

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0224-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **OCP Amendment** from Mixed Employment to Multiple Residential
- **LAP Amendment** to introduce a new land use designation: Townhouses
- **LAP Amendment** to redesignate a portion of the site from Business Park and Commercial/Business Park to Townhouses and for changes to the road network.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

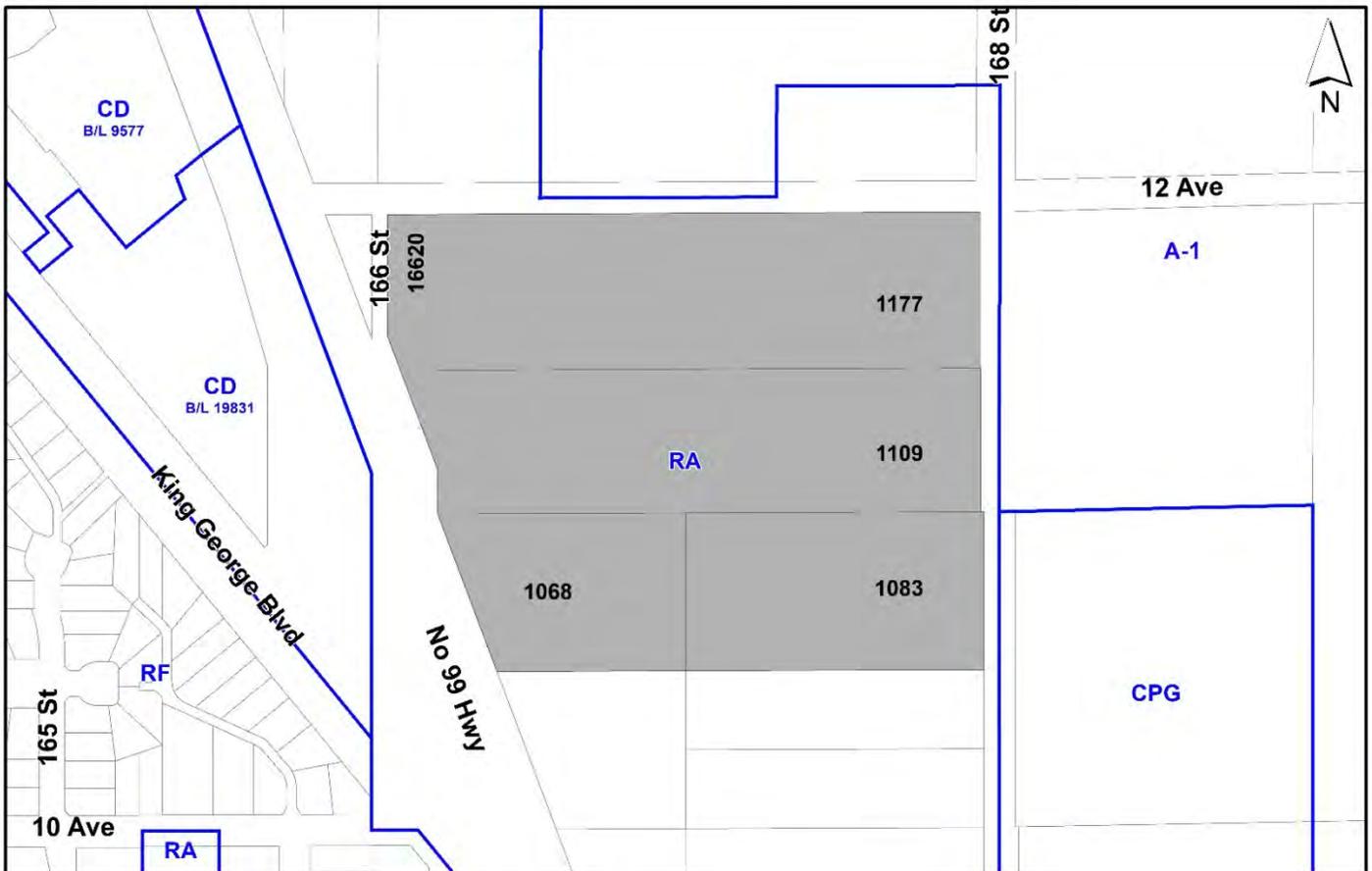
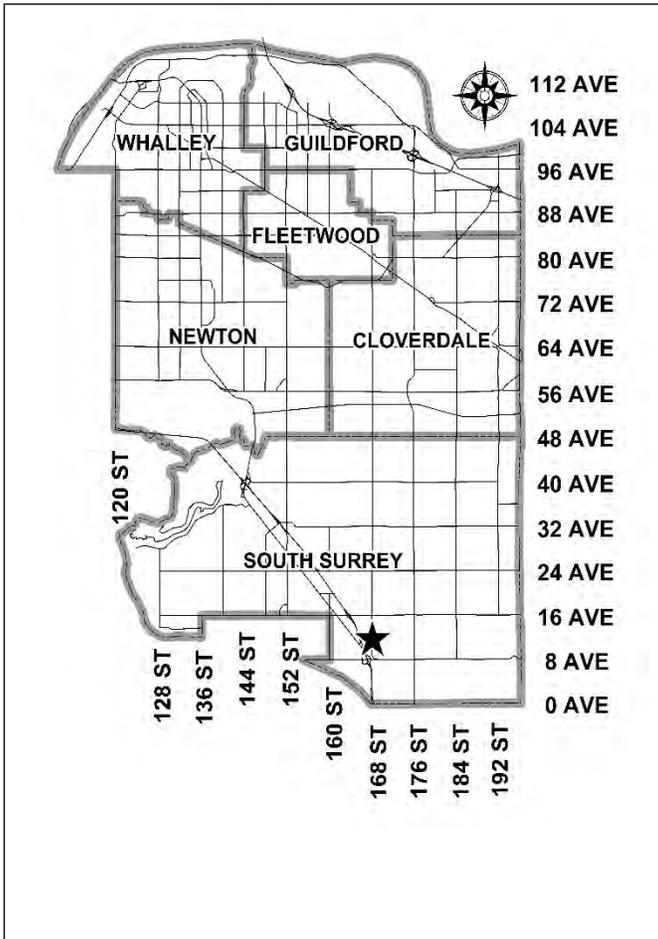
to permit the development of 482 townhouse units.

LOCATION: 1083, 1109 and 1177 - 168 Street
1068 - Highway No. 99
16620 - 12 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park,
Commercial/Business Park, and
Habitat Preservation Area



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character, Sensitive Ecosystems, Hazard Lands, and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) from Mixed Employment to Multiple Residential.
- Proposing an amendment to the Highway 99 Corridor Local Area Plan (LAP) to introduce "Townhouses" as a new land use designation, to amend the northerly portion of the site from Business Park and Commercial/Business Park to Townhouses, and to adjust the road network for this quadrant.

RATIONALE OF RECOMMENDATION

- At the November 23, 2020, Regular Council – Land Use meeting, Council considered a Planning Report for the subject application that proposed an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential and referred the project back to staff to:
 - *to complete the application review process and to prepare the rezoning report including all By-laws and Development Permits for Council's consideration at a future Regular Council - Land Use meeting.*
- Since the November 23, 2020, Regular Council – Land Use meeting, staff have worked to complete the application review process. The proposal is now being presented for Council's consideration and by-law introduction.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas), Hazard Lands (Steep Slopes) and Farming Protection.
- The applicant is proposing to convey a 0.54 hectare (1.33 acres) public active park site, at no cost to the City, in support of the proposed Official Community Plan amendment and to serve the future residents of this proposed large townhouse project.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Mixed Employment to Multiple Residential and a date for Public Hearing be set.
2. A By-law be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Mixed Employment designation for the subject site and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7920-0224-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan and finalized geotechnical report.
6. Council approve Development Variance Permit No. 7920-0224-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 4.5 metres to 3.0 metres to the side of unit;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.5 metres to the principal building face;
 - (c) to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.5 metres to the principal building face, and to 3.0 metres to the side of unit;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.8 metres to the principal building face; and
 - (e) to reduce the minimum south rear yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.
7. Should Council grant Third Reading to the proposal, Council authorize staff to bring forward a bylaw amendment to Development Cost Charge By-law No. 20260 to incorporate a residential charge within the Highway 99 Corridor Local Area Plan.

8. Should Council grant Third Reading to the proposal, Council authorize staff to bring forward a bylaw amendment to Schedule G of Zoning Bylaw No. 12000, to add a Community Specific Capital Projects Contribution for residential uses for the Highway 99 Corridor Local Area Plan (Appendix VII).
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of the 168 Street Class B watercourse;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff and submission of a peer review for the Ecosystem Development Plan to the satisfaction of City staff;
 - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff, and submission of a peer review for the Geotechnical Report to the satisfaction of City Staff;
 - (k) conveyance of riparian areas to the City, at no cost to the City;
 - (l) conveyance of a 0.54 hectare (1.33 acres) public active park site, at no cost to the City, in support of the proposed Official Community Plan amendment;
 - (m) completion of a P-15 agreement, to the satisfaction of the Parks, Recreation and Culture Department, for monitoring and maintenance of planting for Pacific Water Shrew habitat enhancement, invasive management, and GIN Hub offsets in the conveyed riparian areas;
 - (n) 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;

- (o) submission of an acoustical report for the units adjacent to Highway No. 99 and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (p) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (q) 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; and
 - (r) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.
10. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce "Townhouses " as a new land use designation, to redesignate the properties located at 1083/ 1109/1177 – 168 Street, 1068 – Highway No. 99 and 16620 – 12 Avenue from Business Park and Commercial/Business Park to Townhouses, and to adjust the road network for this quadrant, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant. Site has several watercourses and is partially treed.	Mixed Employment/ Business Park and Commercial/Business Park	RA
North (Across 12 Avenue [unopened]):	Fergus Watershed Biodiversity Preserve.	Mixed Employment/ Business Park and Habitat Preservation Area	A-1 and RA
East (Across 168 Street):	Golf course, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
South:	Single family dwelling and a vacant lot.	Mixed Employment/ Commercial/Business Park	RA
West:	Highway No. 99	n/a	n/a

Context & Background

- The subject site (10.4 hectares) consists of 5 parcels located at 1083, 1109, 1177 – 168 Street, 1068 No. 99 Highway and 16620 – 12 Avenue. The site contains pasture land, some forested areas, a portion of Fergus Creek, and other watercourses. The site is zoned "One-Acre Residential Zone" (RA) and is designated Mixed Employment in the Official Community Plan (OCP) and Business Park, Commercial/Business Park, and Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP).
- The site is located between No. 99 Highway and 168 Street, immediately south of the Fergus Watershed Biodiversity Preserve. Meridian Golf Par 3 golf course is located to the east across 168 Street, within the Agricultural Land Reserve (ALR). There are several large acreage parcels to the south of the site.
- In 2016, an application was made on the subject site for an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential to permit a townhouse development and a private school (Development Application No. 7916-0118-00). Staff prepared a "Stage 1" planning report recommending that the proposed development be referred back to the applicant to undertake major revisions to the proposal to be consistent with the OCP and the Highway 99 Corridor Local Area Plan (LAP).
- At the June 27, 2016, Regular Council – Land Use meeting, Council considered the "Stage 1" planning report and referred the project to staff to resolve various items and bring the project back to Council for consideration. The project was presented to Council for consideration on October 2, 2017, and the project received First and Second Reading.
- A Public Hearing for Development Application No. 7916-0118-00 was held on October 23, 2017. At the November 6, 2017, Regular Council – Public Hearing meeting, the project was denied Third Reading. Council noted that the townhouse proposal was contrary to the Official Community Plan (OCP), the Highway 99 Corridor Local Area Plan (LAP) and the Employment Lands Strategy, and concerns were expressed regarding the lack of infrastructure and school capacity in the area. The bylaws for Development Application No. 7916-0118-00 were subsequently filed and the application was closed.
- In September 2020 the subject application was submitted. The subject application is similar to the previous application (Application No. 7916-0118-00), except that there is no private school component and approximately 100 more townhouse units are proposed.
- Staff prepared a "Stage 1" planning report recommending that the proposed development be referred back to the applicant to undertake major revisions to the proposal to be consistent with the OCP and the Highway 99 Corridor Local Area Plan (LAP). At the November 23, 2020, Regular Council – Land Use meeting, Council considered the "Stage 1" Planning Report and referred the project back to staff to:
 - *to complete the application review process and to prepare the rezoning report including all By-laws and Development Permits for Council's consideration at a future Regular Council - Land Use meeting.*

- Since the November 23, 2020, Regular Council – Land Use meeting, staff have worked with the applicant to complete the application review process. The proposal is now being presented for Council’s consideration and by-law introduction.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential;
 - a Local Area Plan (LAP) amendment to introduce a new land use designation to the Highway 99 Corridor LAP: Townhouses and to redesignate a portion of the site from Business Park and Commercial/Business Park to Townhouses and for changes to the road network;
 - to rezone the site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) to permit a townhouse development; and
 - a Development Permit for Form and Character to allow for 482 townhouse units, and for Sensitive Ecosystems, Hazard Lands and Farm Protection.
- The applicant is also proposing a subdivision, to create 3 townhouse parcels, a 0.54 hectare (1.33 acres) active public park site, at no cost to the City, and conveyance of the riparian protection areas to the City.

	Proposed
Lot Area	
Gross Site Area:	104,070 sq.m.
Road Dedication:	9,960 sq.m.
Riparian Dedication Area:	15,254 sq.m.
Active Park Area:	5,367 sq.m.
Net Site Area:	73,490 sq.m.
Number of Lots:	3 townhouse lots, 1 riparian lot, 1 active public park lot
Building Height:	13.0m
Unit Density:	27 upa
Floor Area Ratio (FAR):	0.95 to 1.00 on different lots (overall 0.99)
Floor Area	
Residential:	72,361 sq.m.
Residential Units:	
2-Bedroom:	12
3-Bedroom:	470
Total:	482

Referrals

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

School District:

The School District has advised that there will be approximately 192 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

126 Elementary students at Edgewood Elementary School
53 Secondary students at Earl Marriott Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture:

- Parks accepts the conveyance, without compensation, of 1.33 acres of active parkland.
- Units adjacent to active parkland are to have low, permeable fencing on the private property line, not higher than 1.2 m and that landscape materials at mature growth should not exceed this height to protect sight lines over time.
- Parks accepts the voluntary conveyance of the streamside setback protection area as a lot, without compensation, for conservation purposes under the Maximum Safeguarding provision of the DP3 – Sensitive Ecosystem Development Permit Area. The area must be conveyed as a lot on the subdivision plan.
- A P-15 agreement is required for monitoring and maintenance of planting for Pacific Water Shrew habitat enhancement, invasive management, and GIN Hub offsets in the conveyed riparian areas. A detailed planting plan is required for review and approval by Parks.
- Provide strong shared pedestrian connections to the active parkland and to the perimeter path on the development sites.
- All paths for circulation within the development site must be provided on private property.

The closest existing active park 125G – Neighborhood Park and is 1.5 km away. The closest future active park is proposed to be conveyed from the application. The closest natural area is Fergus Watershed Biodiversity Preserve and is adjacent to the application.

Ministry of Transportation & Infrastructure (MOTI):

The MOTI is doing further assessments. Staff and the applicant are working with the MOTI for any requested additional information.

Surrey Fire Department:

No concerns.

Agriculture, Environment, and Investment Advisory Committee (AEIAC): The application was not referred to AEIAC as the proposal is providing a significantly larger Agricultural Land Reserve (ALR) buffer than is required in the Official Community Plan.

Advisory Design Panel: The application was not subject to review by the ADP but was reviewed by staff and found acceptable to bring forward for Council consideration. Some design refinement will be considered as a condition of approval should the application be supported by Council.

Ministry of Forests, Lands and Natural Resource Operations and Rural Development (MFLNRORD): The applicant is required to obtain Water Sustainability Act approval from MFLNRORD for the proposed watercourse relocation along 168 Street, as a condition of Final Reading. The applicant has provided sufficient area on the site plan to accommodate the watercourse relocation.

Transportation Considerations

- The applicant is proposing to dedicate land to allow for the widening of 168 Street and a sufficient streamside setback for the widening.
- The applicant is also proposing to convey 2 new public roads: 11 Avenue and 167 Street.
- 167 Street will create a new access point to Fergus Watershed Biodiversity Preserve, which will make the park more accessible to residents.
- The nearest bus stop is 1.6 kilometres away, at 8th Avenue and 164 Street. This stop is served by the 321 (White Rock/Newton/Surrey Central Station) and 375 (White Rock/Guildford) bus routes.
- A transportation impact analysis was reviewed by Engineering and the Ministry of Transportation and Infrastructure (MOTI). Based on the findings of the transportation impact analysis, the applicant will be required to add a left turn arrow for the signal at 16 Avenue and 164 Street, to allow for protected northbound left turns. The applicant will also be required to provide sufficient pavement widening to add a left turn bay to 168 Street and the future 11 Avenue. MOTI may have additional requirements that have not yet been finalized. The applicant is aware additional conditions may be required.

Parkland and/or Natural Area Considerations

- The applicant is proposing to convey to the City the 15,254 square metre riparian protection area, which contains the main stem of Class A Fergus Creek, a Class B tributary, and a Class B roadside watercourse along 168 Street.

- The November 23, 2020 "Stage 1" Planning report identified that as no residential uses were anticipated in the employment lands of the Highway 99 Corridor Local Area Plan (LAP), there was no requirement for provision of an active public park for this portion of the Highway 99 Corridor LAP. Parks indicated that should residential development be supported in this location, provision of an active, sizable public park would be required in this precinct as an amenity for residents (i.e. the lands between 8 Avenue and 12 Avenue and 168 Street and Highway No. 99).
- The applicant is proposing to convey a 0.54 hectare (1.33 acres) active public park site, at no cost to the City, in support of the proposed Official Community Plan amendment and to serve the future residents of this proposed large townhouse project. The active park site is proposed to contain a dog off-leash area and a children's play area. This park conveyance is an in-kind community benefit contribution in support of the proposed OCP amendment.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The General Urban designation is typically intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities, and public parks. As such, the proposal for townhouses would not require an RGS amendment.

Official Community Plan and Local Area Plan

Land Use Designation

- The site is designated Mixed Employment in the Official Community Plan (OCP). The proposed residential development does not comply with the OCP, and therefore the applicant is proposing an OCP amendment to Multiple Residential.
- The applicant is also proposing to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce "Townhouses " as a new land use designation, to redesignate the properties located at 1083/ 1109/1177 - 168 Street, 1068 - Highway No. 99 and 16620 - 12 Avenue from Business Park and Commercial/Business Park to Townhouses, and to adjust the road network for this quadrant.

Amendment Rationale

- The proposed redesignation is required to support the proposed townhouse development as the Mixed Employment designation under the OCP does not permit residential development.

- Introducing the new Townhouses designation into the Highway 99 Corridor LAP is required to facilitate the proposed residential land use on the subject property.
- As part of the consideration of the November 23, 2020 "Stage 1" Planning Report, Council provided direction to bring forward bylaws and Development Permits to facilitate residential development on the subject site.
- The applicant is proposing to convey a 0.54 hectare (1.33 acres) active public park site, at no cost to the City, in support of the proposed Official Community Plan amendment and to serve the future residents of this proposed large townhouse project.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
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RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	Lot 1: 67 units per hectare (27 upa) Lot 2: 63 units per hectare (26 upa) Lot 3: 63 units per hectare (26 upa)
Floor Area Ratio:	1.0	Lot 1: 1.00 Lot 2: 0.98 Lot 3: 0.95
Lot Coverage:	45%	Lot 1: 42.4% Lot 2: 40% Lot 3: 40%
Yards and Setbacks		
Front yard:	4.5 metres	Lot 1: <ul style="list-style-type: none"> • Front Yard (N): 4.5 metres for front of unit and 3.0 metres for side of unit (DVP) • Side Yard (W): 9 metres • Rear Yard (S): 6 metres • Street Side Yard (E): 4.5 metres
Side yard:	6.0 metres	Lot 2: <ul style="list-style-type: none"> • Front Yard (W): 4.5 metres • Side Yard (N): 4.5 metres (DVP) • Rear Yard (E): 4.5 metres for front of unit (DVP) and 3.0 metres for side of unit (DVP) • Street Side Yard (S): 4.5 metres
Street side yard:	4.5 metres	Lot 3: <ul style="list-style-type: none"> • Front Yard (N): 4.5 metres • Side Yard (W): 4.5 metres (DVP) • Rear Yard (S): 4.5 metres for front of unit and 3.7 metres for side of unit (DVP) • Street Side Yard (E): 4.8 metres
Rear yard	6.0 metres	
Height of Buildings		
Principal buildings:	13 metres	Lot 1: 12.5m
Accessory buildings:	11 metres	Lot 2: 12.5m Lot 3: 12.5m
Amenity Space		
Indoor Amenity:	Lot 1: 960 sq.m. Lot 2: 345 sq.m. Lot 3: 141 sq.m.	Lot 1: 636 sq.m. Lot 2: 168 sq.m. Lot 3: 168 sq.m. The proposed areas + cash-in-lieu meets the Zoning By-law requirement.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Outdoor Amenity:	Lot 1: 960 sq.m. Lot 2: 345 sq.m. Lot 3: 141 sq.m.	Lot 1: 1,115 sq.m. Lot 2: 460 sq.m. Lot 3: 188 sq.m. The proposed areas exceed the Zoning By-law requirement
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 metres	30 metres
Class B (yellow-coded) Stream:	15 metres	15 metres
Class B (yellow-coded) Stream (168 St):	15 metres	15 metres
Parking (Part 5)	Required	Proposed
Number of Stalls – Lot 1		
Residential:	640	640
Residential Visitor:	64	64
Total:	704	704
Tandem (%):	50% (320)	20% (134)
Number of Stalls – Lot 2		
Residential:	232	232
Residential Visitor:	23	23
Total:	255	255
Tandem (%):	50% (116)	9% (20)
Number of Stalls – Lot 3		
Residential:	94	94
Residential Visitor:	11	11
Total:	105	105
Tandem (%):	50% (47)	17% (16)

- The applicant is proposing to provide 966 resident parking spaces and 98 visitor parking spaces, for a total of 1,064 residential parking spaces, which meets the Zoning By-law requirements.

VariANCES

- The applicant is requesting the following variances:
 - to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 4.5 metres to 3.0 metres to the side of unit;
 - to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.5 metres to the principal building face;
 - to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.8 metres to the principal building face, and to 3.0 metres to the side of unit;
 - to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.8 metres to the principal building face; and

- to reduce the minimum south rear yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.
- The proposed 3.0 metre setback along the north interfaces with an unopened 12 Avenue and is required only at the east and west portions, for the side of units. Units facing 12 Avenue will comply with the 4.5 metre setback. The applicant will ensure that the end units are appropriately articulated with sufficient architectural detail through further design refinement as a condition of approval.
- The proposed setback reduction on the north and east sides of proposed Lot 2 to 4.5 metres interfaces with conveyed riparian area.
- The proposed 4.8 metre setback along the west side yard of proposed Lot 3 interfaces with active parkland and will assist in keeping “eyes on the park”.
- The proposed 3.7 metre setback along the south portion of proposed Lot 3 is required only at the east and west portions, for the side of units. Units with backyards along the south portion of the side will have the required 6.0 metre setback.

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 Building Permit issuance. The current rate is \$2,000 per unit.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Updated pre-notification letters, with the current proposal, were sent on June 22, 2022, and the Development Proposal Signs were installed on July 5, 2022.
- Since the initial planning report was presented to Council at the November 23, 2020, Regular Council – Land Use meeting, staff received 7 responses from area residents. Four (4) of the respondents indicated support for the project. Three (3) respondents indicated concerns with the proposed Official Community Plan amendment to allow for residential uses, and loss of trees and natural areas (*staff comments are provided in italics*).

(Council provided direction on the proposed residential land use at the November 23, 2020, Regular Council – Land Use meeting. The applicant is dedicating 15,254 square metres of riparian protection area to the City. In addition, the applicant is proposing to retain 32 trees on the site.)

- The Little Campbell Watershed Society's (LCWS) indicated concerns about the conversion of employment lands to residential uses. The LCWS understood that the Fergus Watershed Biodiversity Preserve was to be larger in area than it's current approximately 30 hectare size, and with the proposed development of the subject site, it may not be possible to achieve this size. The LCWS is concerned that the areas south of the Fergus Watershed Biodiversity Preserve may now go to residential uses and impact the Preserve (*staff comments in italics*).

(The Fergus Watershed Biodiversity Preserve will be fenced off from the subject site to reduce pedestrian access which could negatively impact the sensitive ecosystems in the Preserve. The City purchased the parcels at 16588 and 16631 – 12 Avenue to enlarge the Preserve.)

Public Information Meeting

- The applicant held a virtual Public Information (PIM) meeting on July 7, 2022, from 6pm to 7:15pm. The applicant also provided a website containing information about the project. Approximately 7 individuals attended the PIM. The applicant provided an overview of the project and attendees were invited to ask questions. There were a few questions about parking, park design and how the proposed residential land use may affect riparian habitat. Three (3) individuals provided emails in support of the project through the website. Two phone calls were received through the website, expressing concerns over the conversion from employment lands to residential uses, and concerns about impacts to school capacities and the road network.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse, and associated Class B (yellow-coded) tributaries which flows through the northeastern portion of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, and Class B (yellow-coded) watercourses require a minimum streamside setback of 15 metres as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law. The applicant has demonstrated and the province has accepted that the proposal is compliant with the streamside protection enhancement area (SPEA) under the Riparian Area Protection Regulations (RAPR).
- There is a Class B roadside ditch along the west side of 168 Street. The applicant has proposed additional road dedication to accommodate relocation of the watercourse, showing proposed setbacks complying with both RAPR and Part 7A Streamside Protection setbacks of the Zoning By-law. The applicant is required to obtain Water Sustainability Act approval from MFLNRORD for the proposed watercourse relocation along 168 Street, as a condition of Final Reading. The applicant has provided sufficient area on the site plan to accommodate the watercourse relocation.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Kyla Milne, *R.P. Bio.*, of Pacific Land Resource Group Inc. and dated July 13, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. A peer review was provided by Ian Whyte, *P. Ag.* of Envirowest Consultants Inc. that concluded that the Ecosystem Development Plan was satisfactory. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub located over most of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub F and a Regional BCS Corridor within the subject site, in the Redwood BCS management area, with a High ecological value.

- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor and Hub area of approximately 77,730 square metres which is 75% of the subject property.
- The development proposal conserves 15,254 square metres of the subject site which is 15% of the total gross area of subject site, or 20% of the target Corridor and Hub area. This conservation will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 62,476 square metres would need to be provided for the target Corridor and Hub area. If the full amount of BCS target Hub and Corridor area was provided, it would only leave a 26,340 square metre area of the site available for development, which is only 25% of the gross site area. Through conveyance to the City, the City will be receiving 15,254 square metres of land which is 15% of the gross site area.
- An Ecosystem Development Plan, prepared by Kyla Milne, *R.P. Bio.*, of Pacific Land Resource Group Inc. and dated July 15, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. A peer review was provided by Ian Whyte, *P. Ag.* of Envirowest Consultants Inc. that concluded that the Ecosystem Development Plan was satisfactory. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient within the Fergus Creek streambed. The Hazard Land (Steep Slope) Development Permit is required to protect developments from potentially hazardous conditions.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants and dated July 11, 2022, was peer reviewed by Thanh V. Le, *P. Eng.*, of Terran Geotechnical Consultants Ltd. and found to be generally acceptable by the peer reviewer. Some modifications to content of the report were made on July 18 and found to be acceptable. The peer review is to be updated to reflect these changes, and the finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary (on the east side of 168 Street). The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for multiple family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

(The buildings in the proposal are setback approximately 59 metres from the ALR boundary.)

- Provide a minimum of 3.5 metres of rear yard space between multiple family dwellings and landscaped buffers.

(The east setback to the ALR buffer is 2.7 metres north of 11 Avenue and 4.8 metres south of 11 Avenue. The 2.7 metre setback north of 11 Avenue is for a side yard interface. There are no rear yard spaces fronting the ALR buffer.)

- The minimum vegetated buffer width is 24 metres.

(The applicant is proposing an approximately 30 metres wide vegetated buffer, also containing the relocated Class B watercourse.)

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(A planting plan for the riparian area will be established.)

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour, and dust.

(As a 59-metre wide ALR buffer is proposed, this Restrictive Covenant is not required.)

Form and Character Development Permit Requirement

- The applicant is proposing to construct a total of 482 townhouse units, divided among three separate lots.

Lot 1

- Proposed Lot 1 is located in the north and west portions of the site. A portion of Lot 1 is hooked across 167 Street north of the riparian area. Proposed Lot 1 contains a total of 320 units, with the following breakdown:
 - 91 standard double garage units
 - 6 double garage units (with ground floor bedroom)
 - 2 small double garage units (2-bedroom)
 - 142 back-to-back double garage units
 - 12 small back-to-back double garage units (2-bedroom)
 - 67 tandem garage units

Lot 2

- Proposed Lot 2 is located east of 167 Street and north of 11 Avenue, with the riparian area to the east and north. Proposed Lot 2 contains a total of 115 units, with the following breakdown:
 - 47 standard double garage units
 - 10 double garage units (with ground floor bedroom)
 - 4 small double garage units (2-bedroom)
 - 44 back-to-back double garage units
 - 10 tandem garage units

Lot 3

- Proposed Lot 3 is located on the south side of 11 Avenue, with the active park to the west, and riparian area to the east. Proposed Lot 3 contains a total of 47 units, with the following breakdown:
 - 34 standard double garage units
 - 5 double garage units (with ground floor bedroom)
 - 8 tandem garage units
- The number of dwelling units within each individual building varies from 2 to 7 units. Of all the 482 units, 18 are proposed as two-bedroom units, and the remainder 462 are proposed as 3-bedroom units. Up to 21 units types would allow for work from home, as they provide one bedroom on the ground floor, which could be used as an office.
- Proposed unit sizes range from 111 square metres to 187 square metres. The total proposed floor area on each lot is the following:
 - Lot 1: 47,641 square metres
 - Lot 2: 17,746 square metres
 - Lot 3: 6,973 square metres
 - Total: 72,360 square metres
- Total proposed density and Floor Area Ratio (FAR) complies with the RM-30 on all three lots, with the following break-down:
 - Lot 1: 67 units per hectare (27 upa), FAR 1.00
 - Lot 2: 63 units per hectare (26 upa), FAR 0.98
 - Lot 3: 63 units per hectare (26 upa), FAR 0.95

- The site plan reflects an effort to orient as many buildings as possible to be street-facing, to provide an attractive streetscape. In addition, all of the street-fronting units will contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm.
- For the back-to-back units without a back or front yard, the applicant is proposing roof-top decks for direct access to a private outdoor space.
- The back-to-back units are to have a minimum face-to-face separation of at least 10.5 m along drive aisles and 4.8 metre combined patio and walkway space along side of units abutting a drive aisle.
- The units facing a public realm will have ground-level habitable rooms with a front door and associated outdoor patio space oriented towards the public realm to engage with and provide casual surveillance.
- The proposed development uses fibre cement panels (in gray, yellow, blue colours) and colour matched reveals, long board faux wood siding and brick accents.

Landscaping

- The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 0.9 metre high wood picket fence with concrete posts at unit entries is proposed along portions of the street frontage. The unit entries feature aluminum gates with steel unit numbers inset into the concrete posts. The fence will be set back from the property line to allow for at least 1 metre of planting in front of the fence. Decorative paving is proposed at the vehicular entrances and scored concrete paving is proposed for the visitor parking spaces.
- The applicant is proposing a 6-metre wide landscape buffer along the property line adjacent to Highway No. 99. The buffer will contain a berm, tree and shrub planting, and a solid fence. There will be a 2 metre walkway inside of this landscape buffer.
- A 1.8 metre wide walkway with ground lighting is proposed along the west and south property lines of Lot 3.
- At Lot 1's frontage facing the street intersection with 11 Avenue, it is proposed to have a 9.5 metre wide landscape buffer to screen views of the internal drive aisles and parking areas.
- A publicly accessible open space pedestrian plazas will be located along each street intersection.

Indoor Amenity

- The Zoning By-law requires that a total of 1,446 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.

- The proposed indoor amenity and the cash-in-lieu contribution meet the minimum required of the Zoning By-law. The shortfall will be addressed through a cash-in-lieu payment following approved City Policy at the rate in effect at the time of final adoption. Below is a break-down per proposed lot:

	Required	Proposed	Cash-in-lieu for shortfall
Lot 1	960 square metres	636 square metres	Required
Lot 2	345 square metres	168 square metres	Not required
Lot 3	141 square metres	168 square metres	Not required

- There is one indoor amenity building proposed for each lot. In all three lots, the indoor amenity space is adjacent the outdoor amenity space. They are all centrally located and not facing the street, as per urban design guidelines.
- For the larger lot 1, the indoor amenity space is proposed as a three-storey building, and for lots 2 and 3, it is proposed as a two-storey building.

Outdoor Amenity

- The Zoning By-law requires that a total of 1,446 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed building, based on the requirement of 3 square metres per dwelling unit.
- The proposed outdoor amenity space meets the minimum requirements of the Zoning By-law. They are all centrally located within each lot. For the larger lot 2, there are two outdoor spaces provided, one of which is adjacent the indoor amenity building. Below is a break-down per proposed lot:

	Required	Proposed
Lot 1	960 square metres	1,115 square metres
Lot 2	345 square metres	460 square metres
Lot 3	141 square metres	187 square metres

- Some improvements are required to the programming of the outdoor amenity spaces, as some of the areas shown on the plan have undesirable shapes and are not very usable.

Outstanding Items

- There are a number of Urban Design items that remain outstanding, and which significantly affect the overall building form, character, livability, and quality of the project. These generally include:
 - Coordination of drawings showing site grading, building elevations, streetscapes, and floor plans;
 - Appropriate grading and setbacks at public realm and riparian interfaces;
 - Creating strong and safe public realm interfaces with welcoming entries and screened service aspects;

- Significant design development to create more refined and individualized townhouse expression;
 - Design development to improve the outlook from units for livability;
 - Incorporation of servicing infrastructure; and
 - Incorporation of publicly accessible open spaces.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Mitch Davis, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	72	70	2
Cottonwood	30	30	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Ash	1	1	0
Beaked Hazelnut	2	2	0
Bitter Cherry	2	2	0
Cherry species	1	1	0
Hawthorn	1	1	0
Horsechestnut	3	3	0
Lombardy Poplar	6	6	0
Paper Birch	1	1	0
Silver Maple	8	8	0
Sitka Willow	1	1	0
Weeping Willow	7	7	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas-fir	145	113	32
Japanese Cedar	3	3	0
Norway Spruce	6	6	0
Scots Pine	5	5	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	198	166	32
Additional Estimated Trees in the proposed Park Area and Riparian Area	270	11	259

Tree Species	Existing	Remove	Retain
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		222	
Total Retained and Replacement Trees		256	
Contribution to the Green City Program		\$115,500	

- The Arborist Assessment states that there are a total of 198 mature trees on the site, excluding Alder and Cottonwood trees. One hundred two (102) existing trees, approximately 34 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 34 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 270 protected trees that are located within the proposed park space and the riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. Parks has accepted the proposed removal of 11 trees, subject to compensation of 2 to 1 and fees collected through the Green City Program. If any additional trees are proposed for removal at a later time, additional consultation will be done with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 432 replacement trees on the site. Since only 222 replacement trees are proposed on the site, the deficit of 210 replacement trees will require a cash-in-lieu payment of \$115,500, representing \$550 per tree to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese maple, Grand fir, European beech, sweet gum, white spruce, pin oak, Western red cedar, and Austrian pine.
- In summary, a total of 256 trees are proposed to be retained or replaced on the site with a contribution of \$115,500 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Proposed Highway 99 Corridor Local Area Plan Amendment Map
Appendix VI.	OCP Redesignation Map
Appendix VII.	Proposed Amendment to Schedule G of the Zoning By-law
Appendix VIII.	Development Variance Permit No. 7920-0224-00
Appendix IX.	Original Planning Report dated November 23, 2020

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KB/cm

DEVELOPMENT DATA		
DIVIC ADDRESS	LEGAL DESCRIPTION	
1. 1177 168 St	LOT 14 SECTION 12 TOWNSHIP 1 PLAN NWP26780 NWO PART SE 1/4	
2. 1109 168 St	LOT 13 SECTION 12 TOWNSHIP 1 PLAN NWP26780 NWO PART SE 1/4	
3. 4850 12 Ave	LOT 65 SECTION 12 TOWNSHIP 1 PLAN NWP26780 NWO PART SE 1/4 (EXCEPT PLAN PART NO SC215105)	
4. 3088 168 St	SECTION 12 TOWNSHIP 1 PLAN NWP7213 NWO LOT N/L2/3	
5. 3088 No 19 Hwy	SECTION 12 TOWNSHIP 1 PLAN NWP7213 NWO LOT N311.7 & EXCEPT PLAN 20810	
ZONING INFORMATION		
ZONE		
EXISTING CD	CD BASED ON RM-30	
MCPROPOSED		
LOT AREA		
NET SITE AREA	787,873.89 Sq Ft	73,195.25 Sq M
		18.09 ac
		7.32 ha
PHASE 1		
NET SITE AREA (PART 1 & 2)	512,731.55 Sq Ft	47,634.92 Sq M
		11.77 ac
		4.76 ha
PHASE 2		
NET SITE AREA	195,718.93 Sq Ft	18,182.73 Sq M
		4.49 ac
		1.82 ha
PHASE 3		
NET SITE AREA	78,423.25 Sq Ft	7,278.80 Sq M
		1.82 ac
		0.74 ha
DENSITY ON OVERALL SITE (NET AREA)		26.65 UPA
TOTAL NO. OF DWELLING UNITS PROPOSED		482 D.U.
TOTAL OUT DOOR AMENITY REQUIRED	0.38 Ac	1,446 Sq M
TOTAL OUT DOOR AMENITY PROVIDED	0.44 Ac	1,764 Sq M
AREA OF ACTIVE PARK ON CURRENT SITE	1.35 Ac	5,763 Sq M

SETBACKS		
(FOR LOT 1)	PROPOSED	
NORTH (FROM 12 AVENUE)	15.0 Ft	4.57 M
NORTH (SIDE OF UNIT)	10.0 Ft	3.05 M
SOUTH (FROM NEIGHBORING LOT)	20.0 Ft	6.10 M
EAST (FROM 167 STREET)	15.0 Ft	4.57 M
EAST (FROM FLEX ROAD)	15.0 Ft	4.57 M
WEST (FROM CITY LOT)	29.5 Ft	9.00 M
WEST (FROM HWY NO 99)	39.4 Ft	12.00 M
EAST (FROM RIPARIAN AREA)	10.0 Ft	3.05 M
SOUTH (FROM RIPARIAN AREA)	14.8 Ft	4.50 M

(FOR LOT 2)	PROPOSED	
NORTH (FROM RIPARIAN AREA)	15.0 Ft	4.57 M
SOUTH (FROM 11 AVENUE)	15.0 Ft	4.57 M
EAST (FROM 168 STREET)	9.0 Ft	2.74 M
EAST (FROM RIPARIAN AREA)	15.0 Ft	4.57 M
WEST (FROM FLEX ROAD)	15.0 Ft	4.57 M
WEST (SIDE OF UNIT)	15.0 Ft	4.57 M

(FOR LOT 3)	PROPOSED	
NORTH (FROM 11 AVENUE)	15.0 Ft	4.57 M
SOUTH (SIDE OF UNIT-NEIGHBORING LOT)	12.0 Ft	3.66 M
SOUTH (FROM NEIGHBORING LOT)	20.0 Ft	6.10 M
EAST (FROM 168 STREET)	15.8 Ft	4.80 M
WEST (FROM ACTIVE PARK)	15.0 Ft	4.80 M

HEIGHT		
ALLOWED	3.0 STOREY	13.00 M
PROPOSED (ON NET AREA) - LOT 1		12.50 M
PROPOSED (ON NET AREA) - LOT 2		12.50 M
PROPOSED (ON NET AREA) - LOT 3		12.50 M

SITE COVERAGE		
ALLOWED		45.0%
PROPOSED (ON NET AREA) - LOT 1		42.4%
PROPOSED (ON NET AREA) - LOT 2		40.0%
PROPOSED (ON NET AREA) - LOT 3		40.0%

UPH		
PROPOSED (ON NET AREA)		26.7 UPA
PROPOSED (ON NET AREA) - LOT 1	67.2 UPH	27.2 UPA
PROPOSED (ON NET AREA) - LOT 2	63.2 UPH	25.6 UPA
PROPOSED (ON NET AREA) - LOT 3	63.7 UPH	25.8 UPA

FAR		
PROPOSED (ON NET AREA)	1.00	0.99
PROPOSED (ON NET AREA) - LOT 1		1.00
PROPOSED (ON NET AREA) - LOT 2		0.98
PROPOSED (ON NET AREA) - LOT 3		0.95

FAR CALCULATIONS - LOT 1										
UNIT TYPE	NO. OF BEDROOMS	MAIN LEVEL	2ND LEVEL	3RD LEVEL	ROOF	GARAGE	TOTAL AREA	NO. OF UNITS	TOTAL FAR	
TYPE 'A' (STD)	3-BED	201.40 Sq Ft	647.00 Sq Ft	636.00 Sq Ft	90.00 Sq Ft	411.82 Sq Ft	1,574.40 Sq Ft	91	143,270.40 Sq Ft	13,310.2 SM
TYPE 'B' (STD/BED ON MAIN)	4-BED	315.00 Sq Ft	783.00 Sq Ft	816.00 Sq Ft	98.00 Sq Ft	455.00 Sq Ft	2,012.00 Sq Ft	6	12,072.00 Sq Ft	1,121.5 SM
TYPE 'C' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	745.00 Sq Ft	776.00 Sq Ft	98.00 Sq Ft	410.00 Sq Ft	1,940.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'D' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	765.00 Sq Ft	796.00 Sq Ft	98.00 Sq Ft	430.00 Sq Ft	1,980.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'E' (STD-SMALL)	3-BED	93.00 Sq Ft	646.00 Sq Ft	646.00 Sq Ft	0.00 Sq Ft	473.00 Sq Ft	1,385.00 Sq Ft	2	2,770.00 Sq Ft	257.3 SM
TYPE 'F' (B.T.B-2 BED)	2-BED	79.00 Sq Ft	488.00 Sq Ft	543.00 Sq Ft	88.00 Sq Ft	409.00 Sq Ft	1,198.00 Sq Ft	12	14,976.00 Sq Ft	1,385.6 SM
TYPE 'G' (B.T.B-3 BED)	3-BED	295.00 Sq Ft	690.00 Sq Ft	682.00 Sq Ft	100.00 Sq Ft	400.00 Sq Ft	1,767.00 Sq Ft	142	244,240.00 Sq Ft	22,690.6 SM
TYPE 'H' (TANDEM)	3-BED	127.00 Sq Ft	596.00 Sq Ft	711.00 Sq Ft	0.00 Sq Ft	509.00 Sq Ft	1,434.00 Sq Ft	67	96,078.00 Sq Ft	8,925.9 SM
TOTAL FAR PROPOSED (NET)								320 D.U.	512,806.40 Sq Ft	47,643.3 SM
									1.90	

FAR CALCULATIONS - LOT 2										
UNIT TYPE	NO. OF BEDROOMS	MAIN LEVEL	2ND LEVEL	3RD LEVEL	ROOF	GARAGE	TOTAL AREA	NO. OF UNITS	TOTAL FAR	
TYPE 'A' (STD)	3-BED	201.40 Sq Ft	647.00 Sq Ft	636.00 Sq Ft	90.00 Sq Ft	411.82 Sq Ft	1,574.40 Sq Ft	47	73,996.80 Sq Ft	6,874.5 SM
TYPE 'B' (STD/BED ON MAIN)	4-BED	315.00 Sq Ft	783.00 Sq Ft	816.00 Sq Ft	98.00 Sq Ft	455.00 Sq Ft	2,012.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'C' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	745.00 Sq Ft	776.00 Sq Ft	98.00 Sq Ft	410.00 Sq Ft	1,940.00 Sq Ft	0	19,400.00 Sq Ft	1,802.3 SM
TYPE 'D' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	765.00 Sq Ft	796.00 Sq Ft	98.00 Sq Ft	430.00 Sq Ft	1,980.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'E' (STD-SMALL)	3-BED	93.00 Sq Ft	646.00 Sq Ft	646.00 Sq Ft	0.00 Sq Ft	473.00 Sq Ft	1,385.00 Sq Ft	4	5,540.00 Sq Ft	514.7 SM
TYPE 'F' (B.T.B-2 BED)	2-BED	79.00 Sq Ft	488.00 Sq Ft	543.00 Sq Ft	88.00 Sq Ft	409.00 Sq Ft	1,198.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'G' (B.T.B-3 BED)	3-BED	295.00 Sq Ft	690.00 Sq Ft	682.00 Sq Ft	100.00 Sq Ft	400.00 Sq Ft	1,767.00 Sq Ft	44	77,748.00 Sq Ft	7,223.5 SM
TYPE 'H' (TANDEM)	3-BED	127.00 Sq Ft	596.00 Sq Ft	711.00 Sq Ft	0.00 Sq Ft	509.00 Sq Ft	1,434.00 Sq Ft	10	14,340.00 Sq Ft	1,332.2 SM
TOTAL FAR PROPOSED (NET)								115 D.U.	191,024.80 Sq Ft	17,746.8 SM
									0.96	

FAR CALCULATIONS - LOT 3										
UNIT TYPE	NO. OF BEDROOMS	MAIN LEVEL	2ND LEVEL	3RD LEVEL	ROOF	GARAGE	TOTAL AREA	NO. OF UNITS	TOTAL FAR	
TYPE 'A' (STD)	3-BED	201.40 Sq Ft	647.00 Sq Ft	636.00 Sq Ft	90.00 Sq Ft	411.82 Sq Ft	1,574.40 Sq Ft	34	53,529.60 Sq Ft	4,973.1 SM
TYPE 'B' (STD/BED ON MAIN)	4-BED	315.00 Sq Ft	783.00 Sq Ft	816.00 Sq Ft	98.00 Sq Ft	455.00 Sq Ft	2,012.00 Sq Ft	5	10,060.00 Sq Ft	934.6 SM
TYPE 'C' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	745.00 Sq Ft	776.00 Sq Ft	98.00 Sq Ft	410.00 Sq Ft	1,940.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'D' (STD/BED ON MAIN)	4-BED	321.00 Sq Ft	765.00 Sq Ft	796.00 Sq Ft	98.00 Sq Ft	430.00 Sq Ft	1,980.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'E' (STD-SMALL)	3-BED	93.00 Sq Ft	646.00 Sq Ft	646.00 Sq Ft	0.00 Sq Ft	473.00 Sq Ft	1,385.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'F' (B.T.B-2 BED)	2-BED	79.00 Sq Ft	488.00 Sq Ft	543.00 Sq Ft	88.00 Sq Ft	409.00 Sq Ft	1,198.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'G' (B.T.B-3 BED)	3-BED	295.00 Sq Ft	690.00 Sq Ft	682.00 Sq Ft	100.00 Sq Ft	400.00 Sq Ft	1,767.00 Sq Ft	0	0.00 Sq Ft	0.0 SM
TYPE 'H' (TANDEM)	3-BED	127.00 Sq Ft	596.00 Sq Ft	711.00 Sq Ft	0.00 Sq Ft	509.00 Sq Ft	1,434.00 Sq Ft	8	11,472.00 Sq Ft	1,065.8 SM
TOTAL FAR PROPOSED (NET)								47 D.U.	75,061.60 Sq Ft	6,973.4 SM
									0.85	
TOTAL OVERALL ALL 3 LOTS INCLUDED FAR PROPOSED (NET)								482 D.U.	776,893 D.U.	72,363.9 SM
									0.98	

OFF STREET PARKING				
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAV
LOT - 1				
RESIDENTIAL REQUIRED	320	2	640	640
NO. OF VISITOR CAR PARK REQUIRED	320	0.2	64	64
TOTAL NO. OF PARKING REQUIRED				704
TOTAL NO. OF PARKING PROPOSED				704
PARKING WITHIN UNITS				
				640
NO. OF VISITOR PARKING PROPOSED				64

LOT - 2				
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAV
RESIDENTIAL REQUIRED	116	2	232	232
NO. OF VISITOR CAR PARK REQUIRED	116	0.2	23.2	23
TOTAL NO. OF PARKING REQUIRED				255
TOTAL NO. OF PARKING PROPOSED				255
PARKING WITHIN UNITS				
				232
NO. OF VISITOR PARKING PROPOSED				23

LOT - 3				
	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAV
RESIDENTIAL REQUIRED	47	2	94	94
NO. OF VISITOR CAR PARK REQUIRED	47	0.2	9.4	11
TOTAL NO. OF PARKING REQUIRED				105
TOTAL NO. OF PARKING PROPOSED				105
PARKING WITHIN UNITS				
				94
NO. OF VISITOR PARKING PROPOSED				11

AMENITY SPACE - LOT 1			
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	320	3.0 SQM	960.0 SQM
PROVIDED		111.8%	1,073.6 SQM

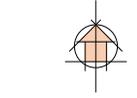
INDOOR AMENITY			
INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	320	3.0 SQM	960.0 SQM
PROVIDED		66.3%	636.2 SQM

AMENITY SPACE - LOT 2			
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	115	3.0 SQM	345.0 SQM
PROVIDED		133.5%	460.5 SQM

INDOOR AMENITY			
INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	115	3.0 SQM	345.0 SQM
PROVIDED		48.7%	168.0 SQM

AMENITY SPACE - LOT 3			
OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	47	3.0 SQM	141.0 SQM
PROVIDED		133.3%	187.9 SQM

INDOOR AMENITY			
INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	47	3.0 SQM	141.0 SQM
PROVIDED		119.1%	168.0 SQM



- 2022-07-15 | FOR BP APPLICATION
- 2022-07-09 | REV AS / CITY COMMENTS
- 2022-06-10 | REV AS / CITY COMMENTS
- 2022-04-20 | REV AS / CITY COMMENTS
- 2022-04-18 | REV AS / CITY COMMENTS
- 2022-03-26 | REV AS / CLIENT COMMENTS
- 2022-03-22 | REV AS / CITY COMMENTS
- 2022-03-22 | REV AS / CITY COMMENTS
- 2021-12-02 | REV AS / CITY COMMENTS
- 2021-08-23 | REV AS / CITY COMMENTS
- 2021-07-02 | REV AS / CITY COMMENTS
- 2021-06-12 | REV AS / CITY COMMENTS
- 2021-05-25 | REV AS / CITY COMMENTS
- 2021-04-15 | REV AS / CITY COMMENTS
- 2021-02-22 | REV AS / CLIENT COMMENTS
- 2020-11-25 | REV AS / CLIENT COMMENTS
- 2020-10-09 | REV AS / CLIENT COMMENTS
- 2020-09-16 | REV AS / CITY COMMENTS
- 2020-08-25 | PRELIMINARY SITE LAYOUT
- 2020-08-25 | PRELIMINARY SITE LAYOUT
- 2020-07-15 | PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND BRITISH COLUMBIA
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 T (604)284-5194 F (604)284-5131
 info@dfarchitect.com

PROJECT:
 PROPOSED MULTI-FAMILY
 DEVELOPMENT
 168 STREET & 12TH AVE
 SURREY, BC

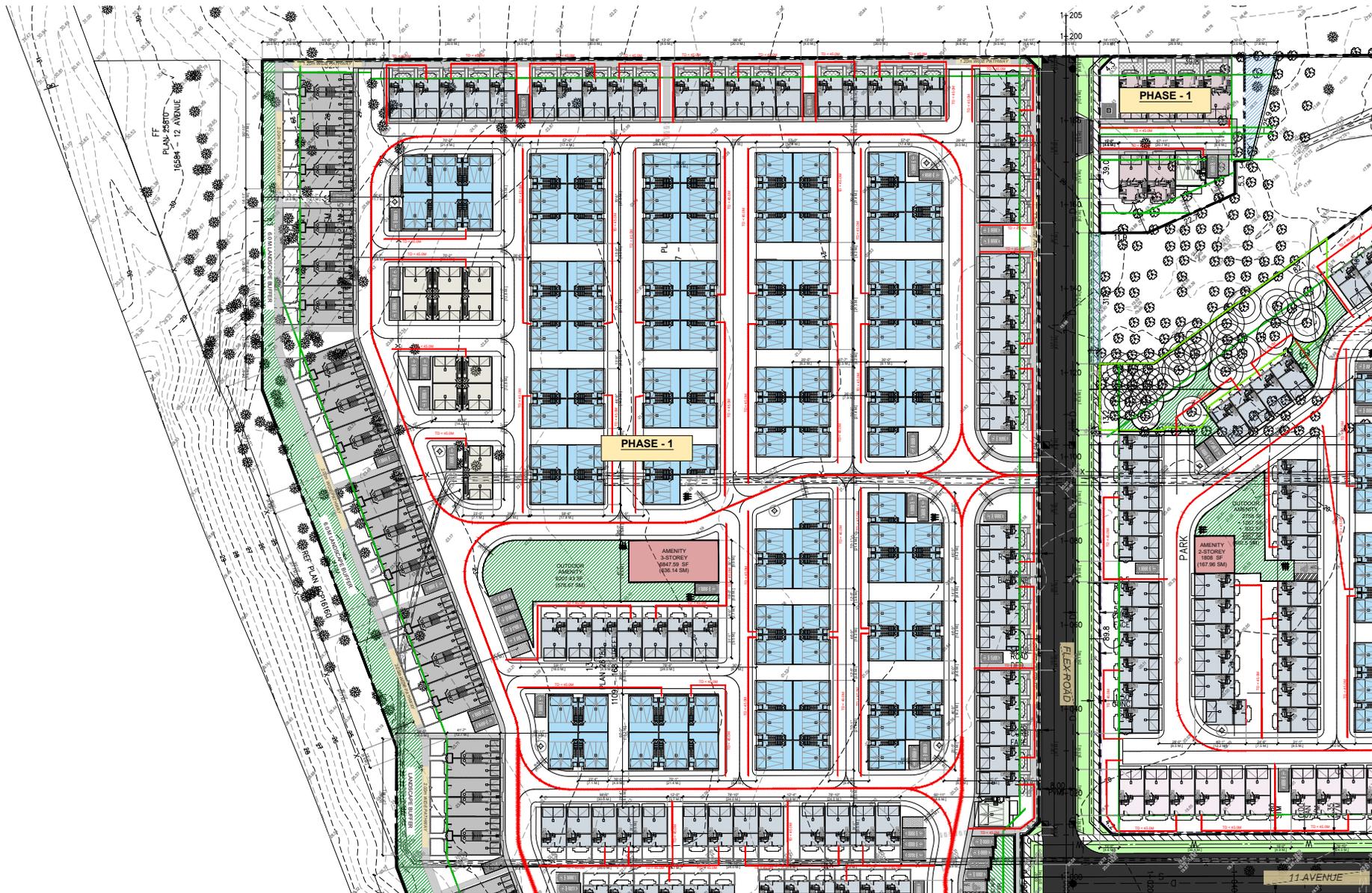
CLIENT:
 FERGUS CREEK DEVELOPMENT
 8026 126 ST
 SURREY, BC
 V3W 4E9

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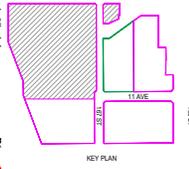
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CHECKED: JA	
SCALE: -	
JOB No.: SM-131	
DATE: -	
SHEET TITLE:	07/15/2022

DETAILED PROJECT STATISTICS

DRAWING NO.:
A-002.A T



NOTES:



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93	A
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95	A
96	B
97	A
98	B
99	A
100	B

df
ARCHITECTURE
inc.

1200-4811 SMELL ROAD
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
8025 128 ST
SURREY, BC
V3W 4E9

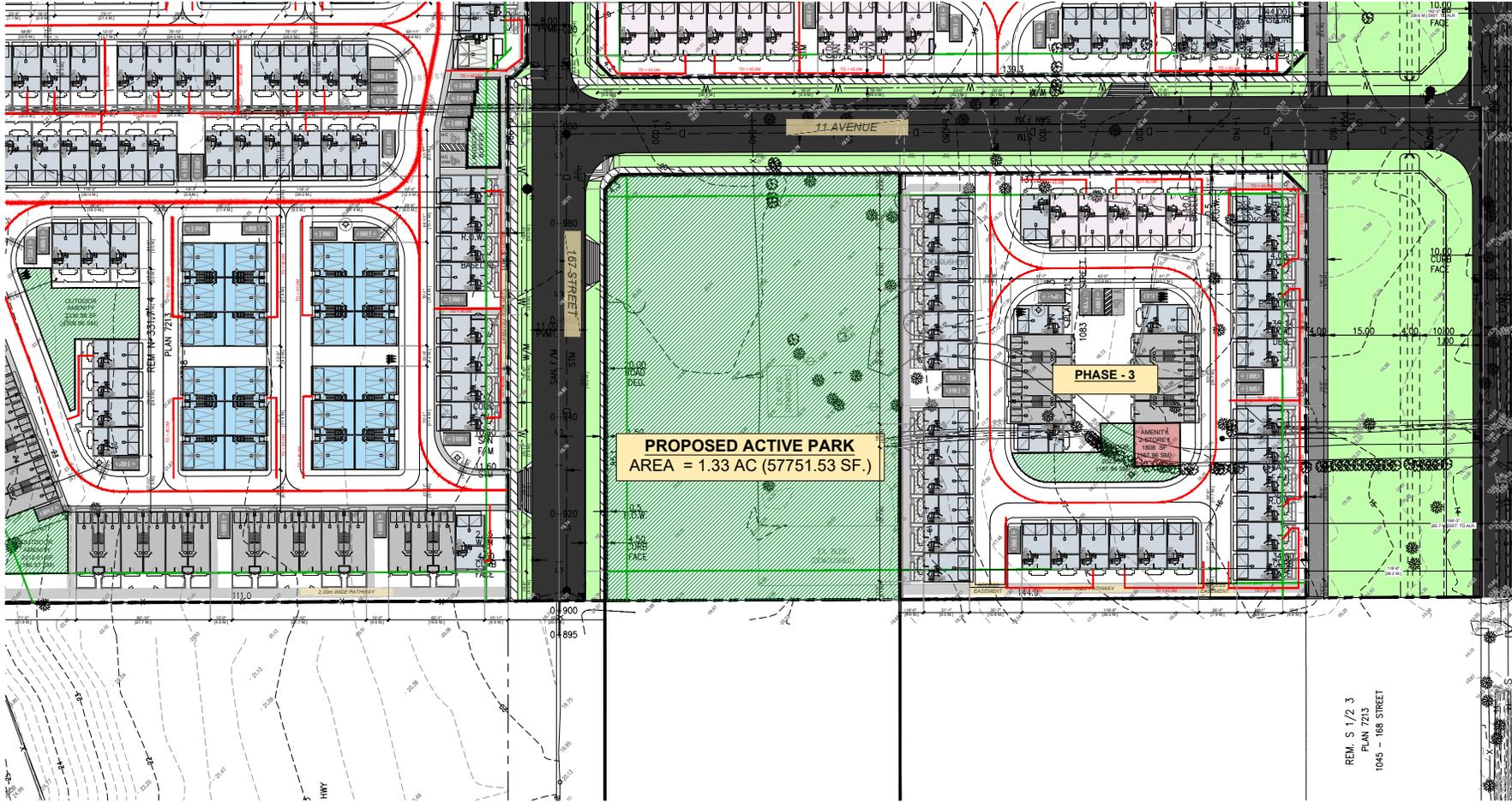
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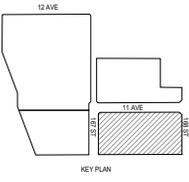
PHASE 1 (PART 1)

DRAWING NO:
A-101 **T**

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NOTES:



KEY PLAN

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2022-07-15 A FOR DP APPLICATION

PROPOSED ACTIVE PARK
AREA = 1.33 AC (57751.53 SF.)

PHASE - 3

ADJACENT
PROPERTY
1083 ST
1045 - 168 ST



1206-4871 SMILL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z5
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info@dfarchitect.com

PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
8026 128 ST
SURREY, BC
V3W 4E8

REV. S 1/2 3
PLAN 7213
1045 - 168 STREET

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PHASE 3

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	A	REV. AS / CITY COMMENTS
2022-04-26	A	REV. AS / CITY COMMENTS
2022-04-18	A	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CITY COMMENTS
2021-02-22	G	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	E	REV. AS / CLIENT COMMENTS
2020-09-09	D	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	B	PRELIMINARY
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z6
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 info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
 V3W 4E9

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JOB NO.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	



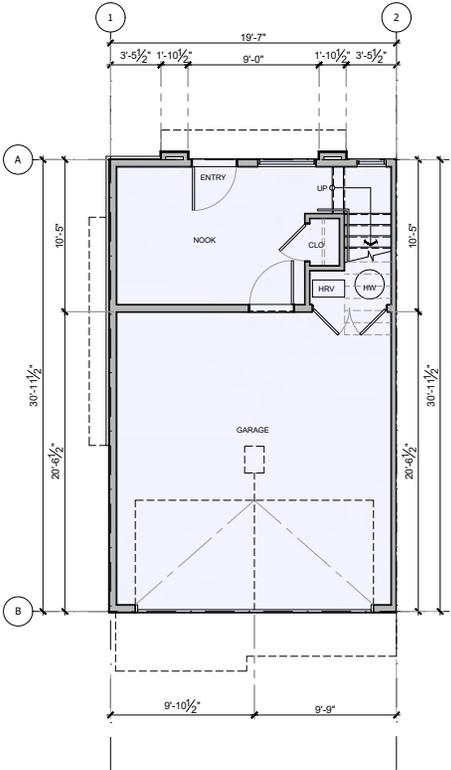
07/15/2022

**PRELIMINARY UNIT
 FLOOR PLANS
 TYPE A**

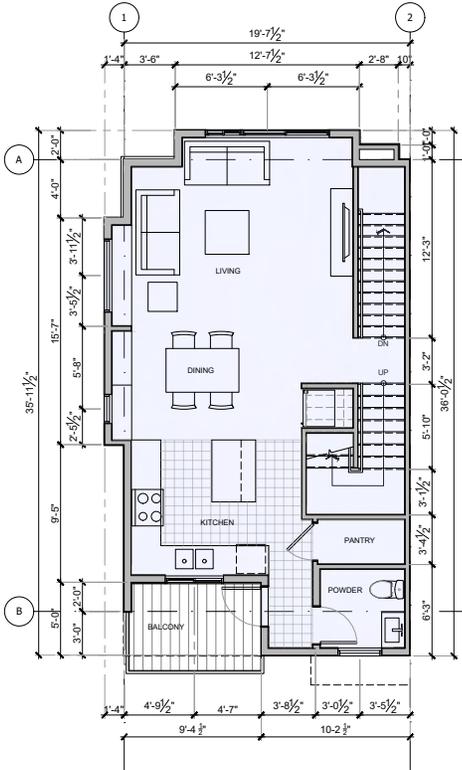
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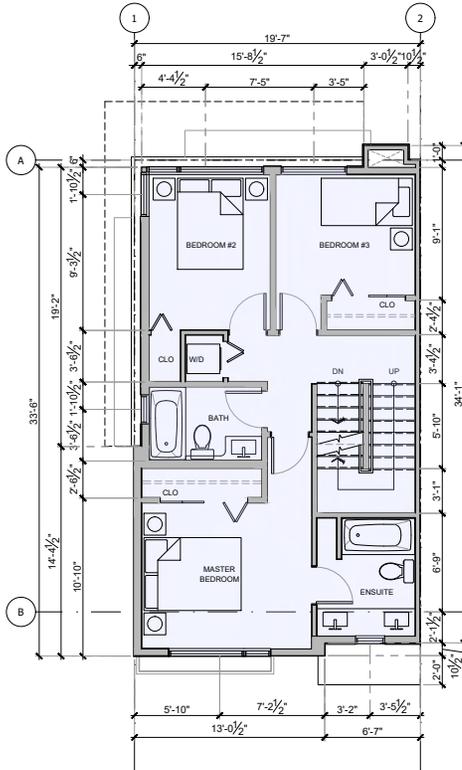
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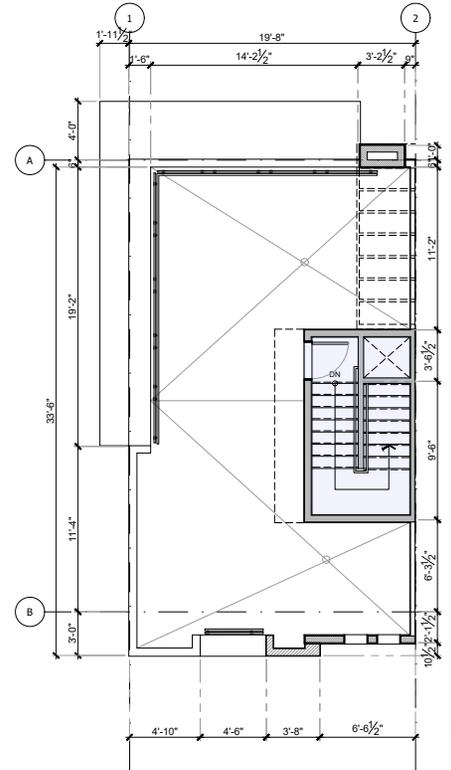
1 UNIT TYPE A-LEVEL 1
 SCALE: 1/4" = 1'-0"



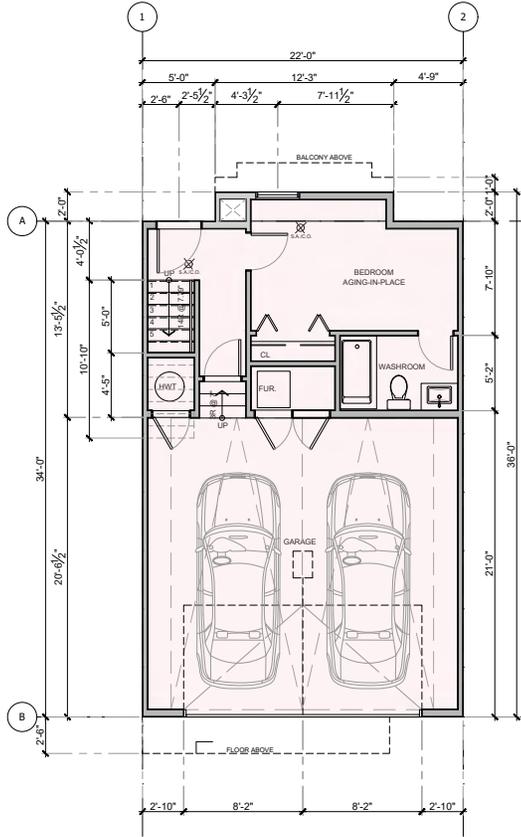
2 UNIT TYPE A-LEVEL 2
 SCALE: 1/4" = 1'-0"



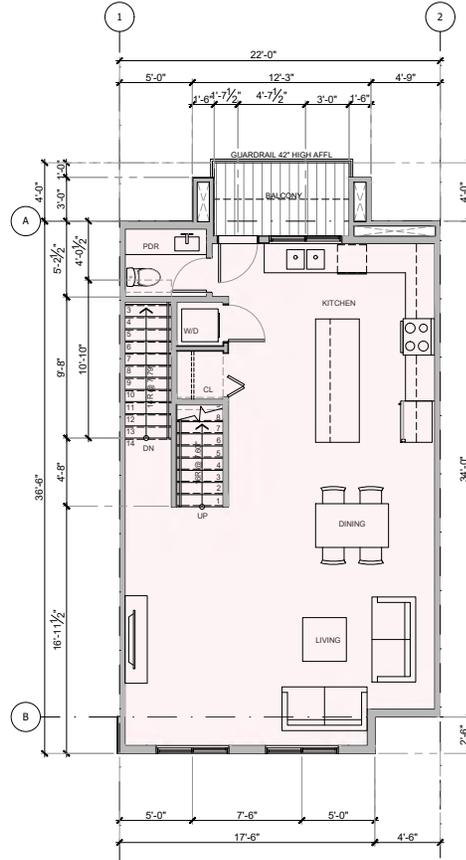
3 UNIT TYPE A-LEVEL 3
 SCALE: 1/4" = 1'-0"



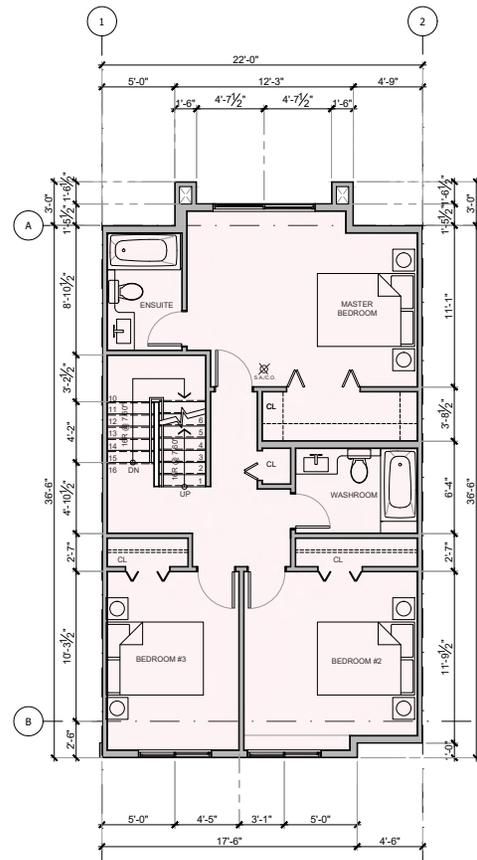
4 UNIT TYPE A-LEVEL ROOF TOP
 SCALE: 1/4" = 1'-0"



1 UNIT TYPE B-LEVEL 1
A-502 SCALE: 1/4" = 1'-0"



2 UNIT TYPE B-LEVEL 2
A-502 SCALE: 1/4" = 1'-0"



3 UNIT TYPE B-LEVEL 3
A-502 SCALE: 1/4" = 1'-0"

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-25	O	REV. AS / CITY COMMENTS
2022-04-18	P	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-06-24	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CITY COMMENTS
2021-02-22	G	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CITY COMMENTS
2020-10-09	E	REV. AS / CLIENT COMMENTS
2020-09-05	D	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
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info@dfarchitecture.ca

PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC**

CLIENT:
**FERGUS CREEK DEVELOPMENT
8028 128 ST.,
SURREY, BC
V3W 4E9**

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JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	



07/15/2022

**PRELIMINARY UNIT
FLOOR PLANS
TYPE B**

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-28	S	REV. AS / CITY COMMENTS
2022-04-18	F	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	T	REV. AS / CITY COMMENTS
2021-04-19	F	REV. AS / CLIENT COMMENTS
2021-02-02	F	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	F	REV. AS / CLIENT COMMENTS
2020-09-05	A	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	A	PRELIMINARY
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z8
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

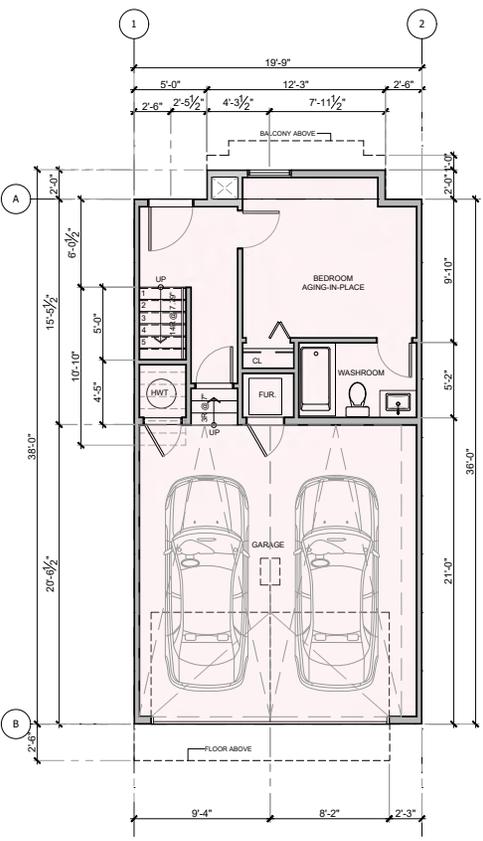
CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
 V3W 4E9

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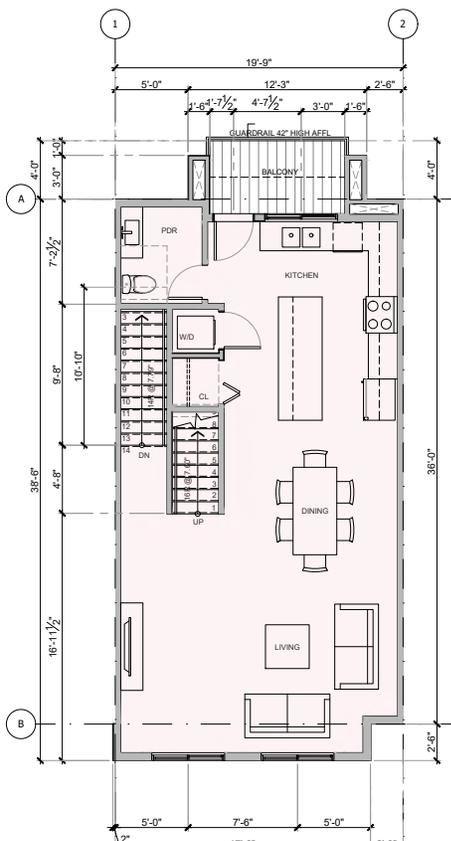
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JOB No.:	SUR 131
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SHEET TITLE:	07/15/2022



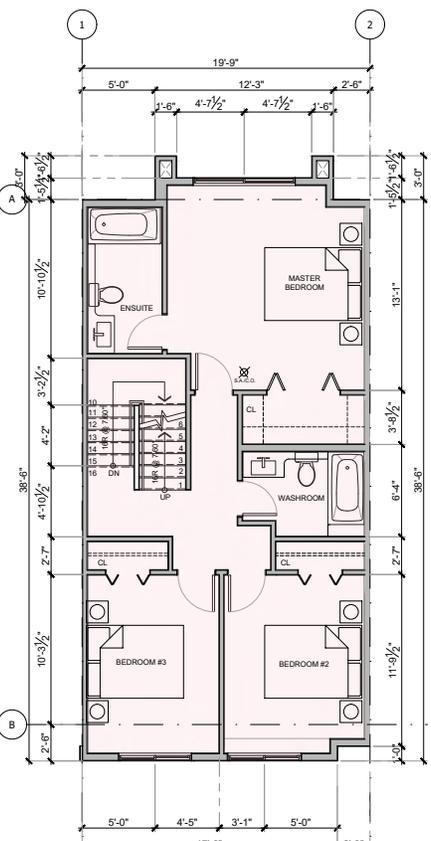
PRELIMINARY UNIT
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 TYPE C



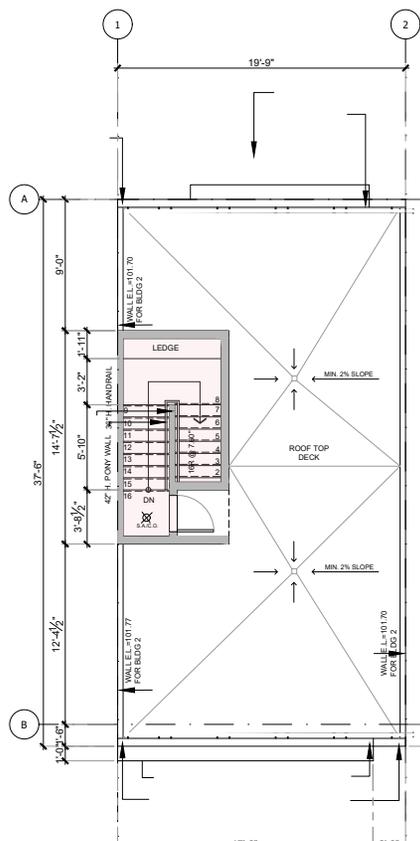
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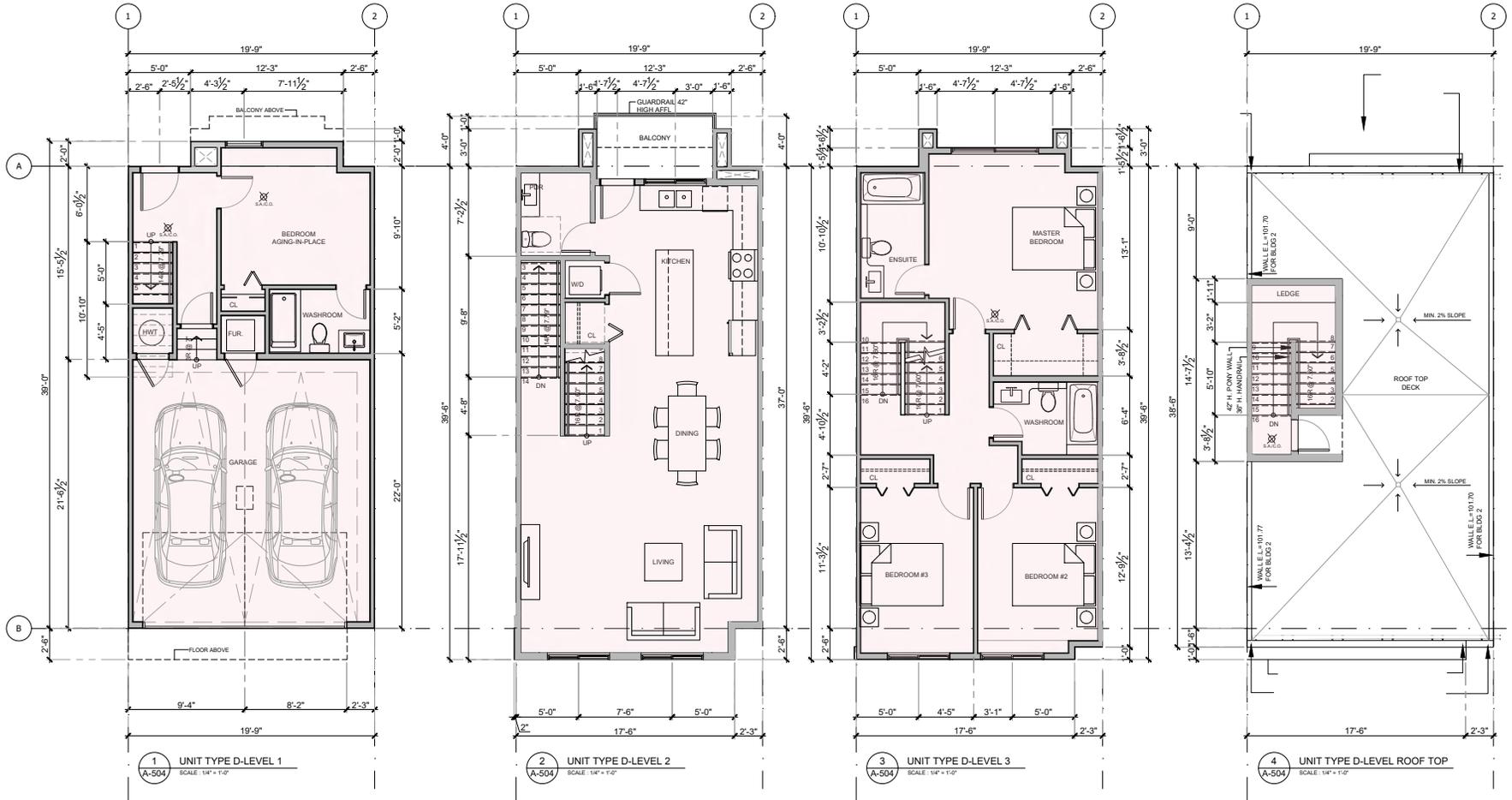
2 UNIT TYPE C-LEVEL 2
 SCALE: 1/4" = 1'-0"



3 UNIT TYPE C-LEVEL 3
 SCALE: 1/4" = 1'-0"



4 UNIT TYPE C-LEVEL ROOF TOP
 SCALE: 1/4" = 1'-0"



2023-07-15	F	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-28	S	REV. AS / CITY COMMENTS
2022-04-18	F	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CITY COMMENTS
2021-02-22	G	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	F	REV. AS / CLIENT COMMENTS
2020-09-05	B	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z8
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 168 STREET & 12TH AVE
 SURREY, BC

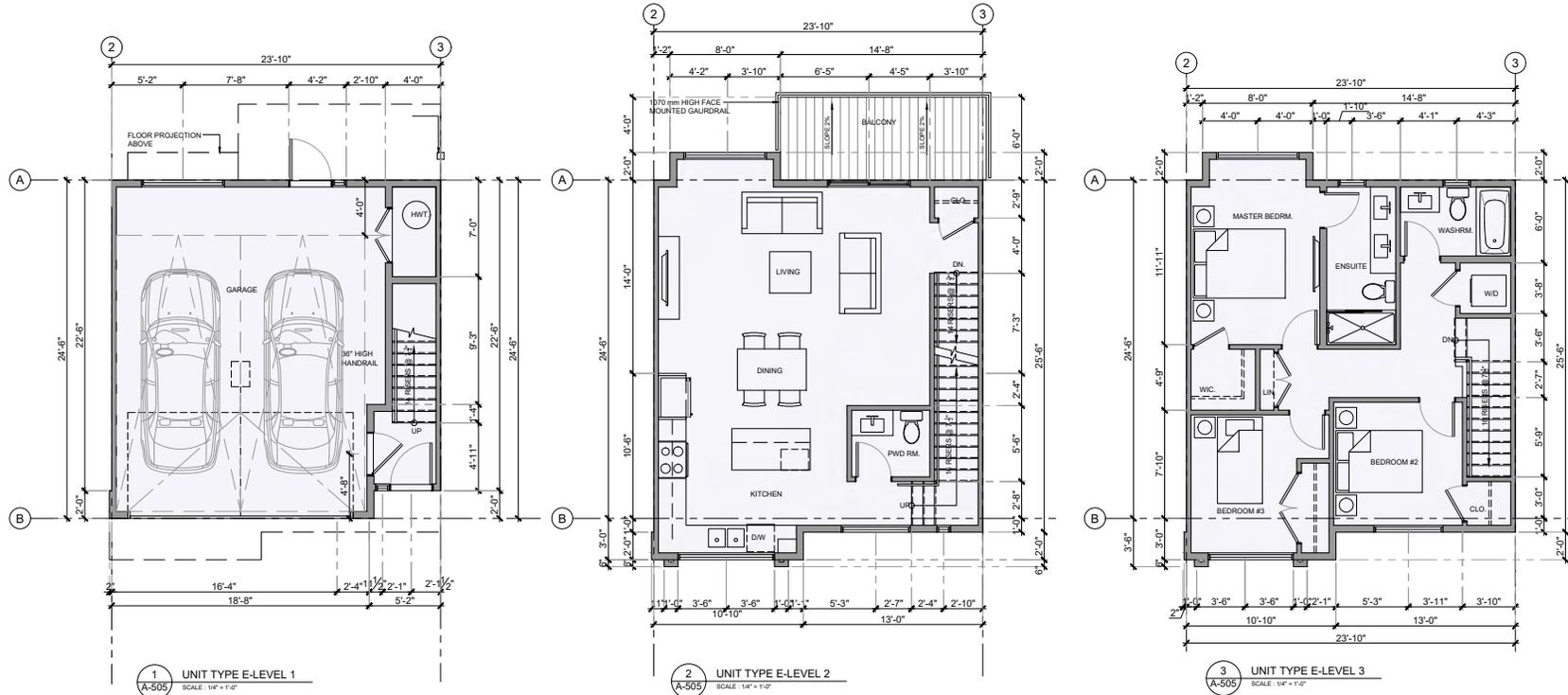
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 SURREY, BC
 V3W 4E9

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DATE:	JULY 2020
SHEET TITLE:	07/15/2022



PRELIMINARY UNIT FLOOR PLANS TYPE D



2022-07-15	I	FOR DP APPLICATION
2022-07-05	I	REV. AS / CITY COMMENTS
2022-06-10	I	REV. AS / CITY COMMENTS
2022-04-26	6	REV. AS / CITY COMMENTS
2022-04-18	I	REV. AS / CITY COMMENTS
2022-03-26	6	REV. AS / CITY COMMENTS
2022-02-22	I	REV. AS / CITY COMMENTS
2021-12-02	I	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	I	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	I	REV. AS / CITY COMMENTS
2021-02-22	6	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	F	REV. AS / CLIENT COMMENTS
2020-09-05	A	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	A	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
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PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT**
168 STREET & 12TH AVE
SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
8028 128 ST.,
SURREY, BC
V3W 4E9

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JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022



**PRELIMINARY UNIT
FLOOR PLANS
TYPE E**

NOTES:

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-28	S	REV. AS / CITY COMMENTS
2022-04-18	F	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CITY COMMENTS
2021-02-22	G	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	E	REV. AS / CLIENT COMMENTS
2020-09-05	D	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	B	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
 V3W 4E9

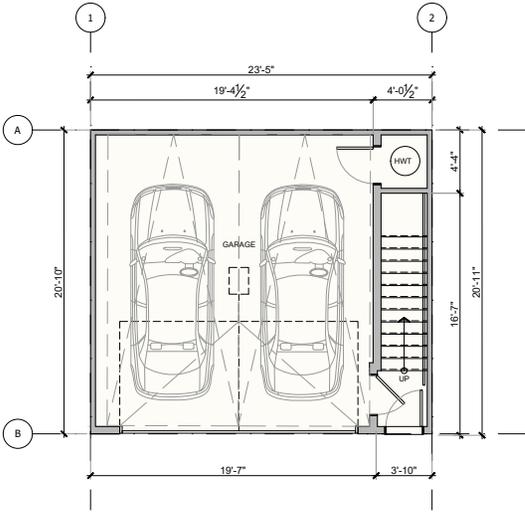
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JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022

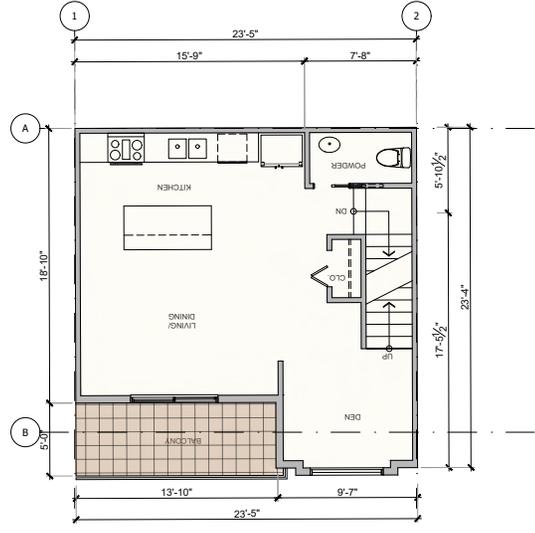


**PRELIMINARY UNIT
 FLOOR PLANS
 TYPE F**

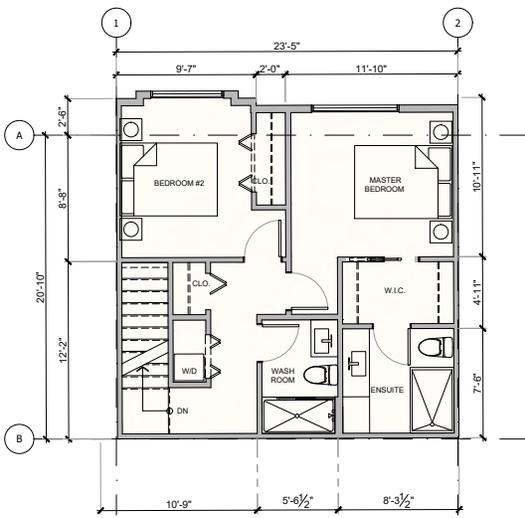
DRAWING NO.:
A-506 T



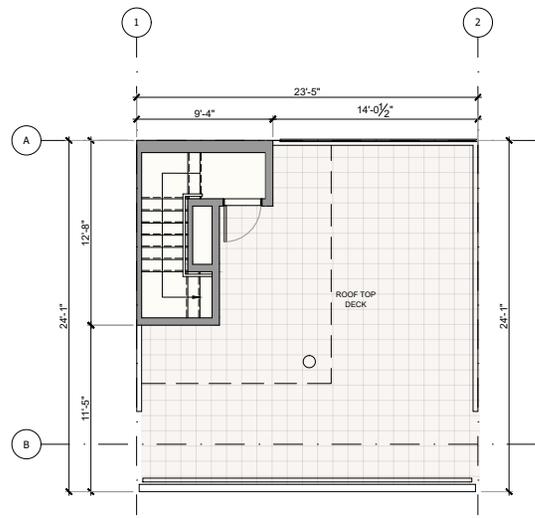
1 UNIT TYPE F-LEVEL 1
 A-506 SCALE: 1/4" = 1'-0"



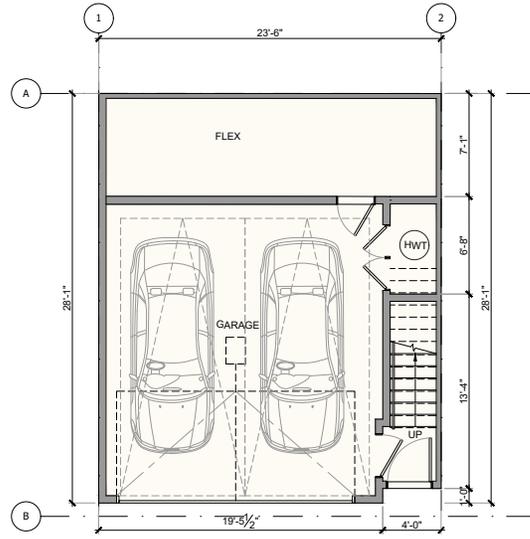
2 UNIT TYPE F-LEVEL 2
 A-506 SCALE: 1/4" = 1'-0"



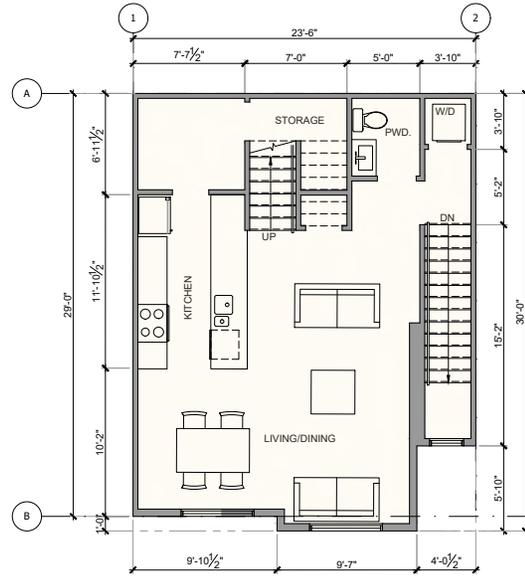
3 UNIT TYPE F-LEVEL 3
 A-506 SCALE: 1/4" = 1'-0"



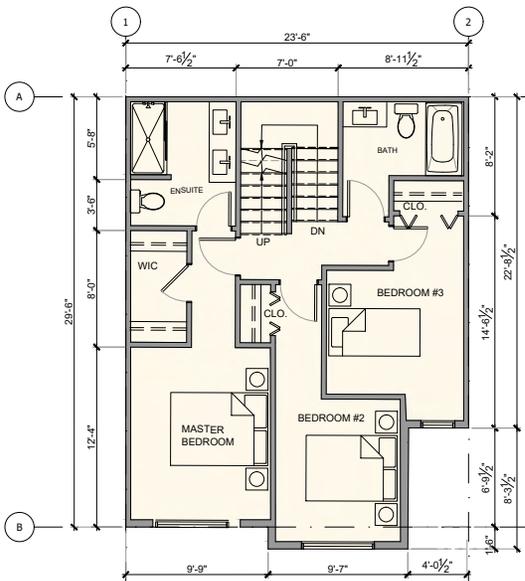
4 UNIT TYPE F-LEVEL ROOF TOP
 A-506 SCALE: 1/4" = 1'-0"



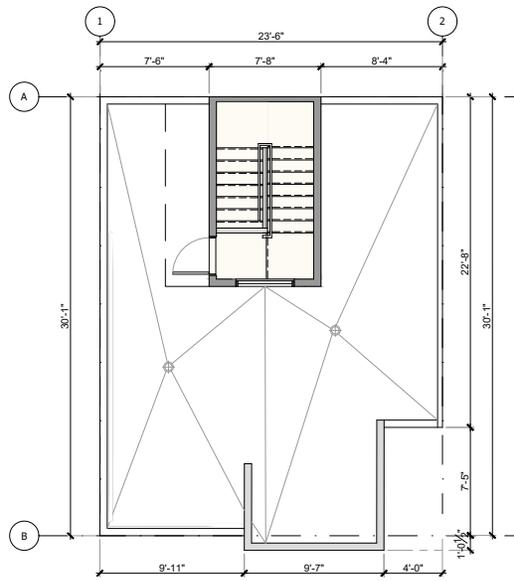
1 UNIT TYPE G-LEVEL 1
A-507 SCALE: 1/4" = 1'-0"



2 UNIT TYPE G-LEVEL 2
A-507 SCALE: 1/4" = 1'-0"



2 UNIT TYPE G-LEVEL 3
A-507 SCALE: 1/4" = 1'-0"



4 UNIT TYPE G-LEVEL ROOF TOP
A-507 SCALE: 1/4" = 1'-0"

2022-07-15	1	FOR DP APPLICATION
2022-07-05	5	REV. AS / CITY COMMENTS
2022-06-10	4	REV. AS / CITY COMMENTS
2022-04-26	3	REV. AS / CITY COMMENTS
2022-04-18	2	REV. AS / CITY COMMENTS
2022-03-26	0	REV. AS / CITY COMMENTS
2022-02-22	1	REV. AS / CITY COMMENTS
2021-12-02	1	REV. AS / CITY COMMENTS
2021-08-23	1	REV. AS / CITY COMMENTS
2021-07-02	1	REV. AS / CITY COMMENTS
2021-06-12	1	REV. AS / CITY COMMENTS
2021-05-25	1	REV. AS / CITY COMMENTS
2021-04-19	1	REV. AS / CITY COMMENTS
2021-02-22	1	REV. AS / CLIENT COMMENTS
2020-11-25	1	REV. AS / CLIENT COMMENTS
2020-10-09	1	REV. AS / CLIENT COMMENTS
2020-09-05	1	REV. AS / CITY COMMENTS
2020-08-25	1	PRELIMINARY SITE LAYOUT
2020-07-15	1	PRELIMINARY



1205-4871 SHELL ROAD
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PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC**

OWNER:
**FERGUS CREEK DEVELOPMENT
8028 128 ST.,
SURREY, BC
V3W 4E9**

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DATE:	JULY 2020
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**PRELIMINARY UNIT
FLOOR PLANS
TYPE G**

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV AS / CITY COMMENTS
2022-06-10	M	REV AS / CITY COMMENTS
2022-04-26	O	REV AS / CITY COMMENTS
2022-04-18	P	REV AS / CITY COMMENTS
2022-03-26	O	REV AS / CITY COMMENTS
2022-02-22	M	REV AS / CITY COMMENTS
2021-12-02	M	REV AS / CITY COMMENTS
2021-08-23	L	REV AS / CITY COMMENTS
2021-07-02	K	REV AS / CITY COMMENTS
2021-06-12	J	REV AS / CITY COMMENTS
2021-05-25	I	REV AS / CITY COMMENTS
2021-04-19	H	REV AS / CITY COMMENTS
2021-02-22	G	REV AS / CLIENT COMMENTS
2020-11-25	F	REV AS / CLIENT COMMENTS
2020-10-09	E	REV AS / CLIENT COMMENTS
2020-09-05	D	REV AS / CLIENT COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	A	PRELIMINARY



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 CANADA V6V 3Z9
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

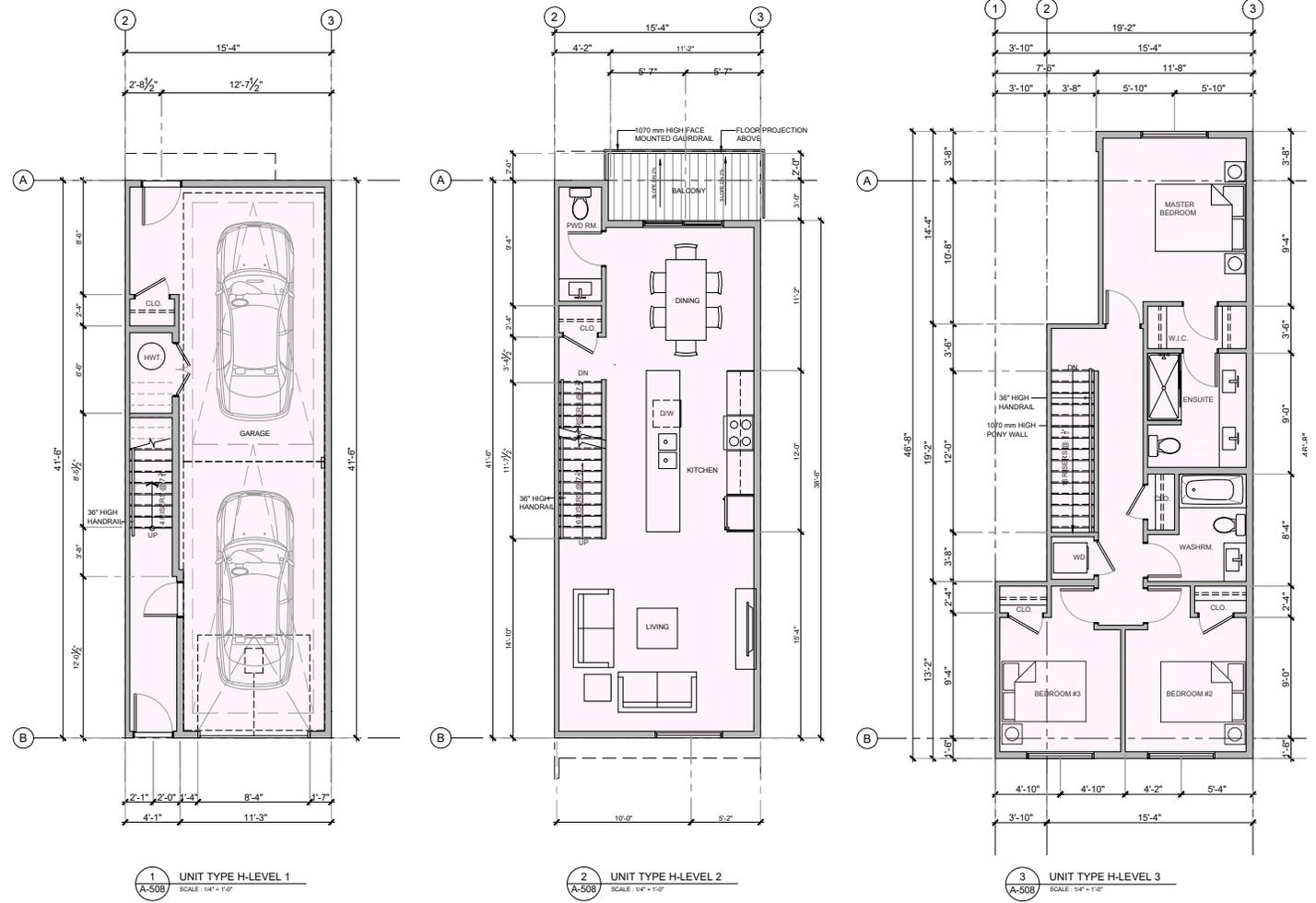
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 SURREY, BC
 V3W 4E9

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JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022



**PRELIMINARY UNIT
 FLOOR PLANS
 TYPE H**



1 UNIT TYPE H-LEVEL 1
 A-508 SCALE: 1/4" = 1'-0"

2 UNIT TYPE H-LEVEL 2
 A-508 SCALE: 1/4" = 1'-0"

3 UNIT TYPE H-LEVEL 3
 A-508 SCALE: 1/4" = 1'-0"

2022-07-10	I	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-26	O	REV. AS / CITY COMMENTS
2022-04-18	F	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	M	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-26	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CLIENT COMMENTS
2021-02-22	O	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	F	REV. AS / CLIENT COMMENTS
2020-09-05	A	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	M	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



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 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z6
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

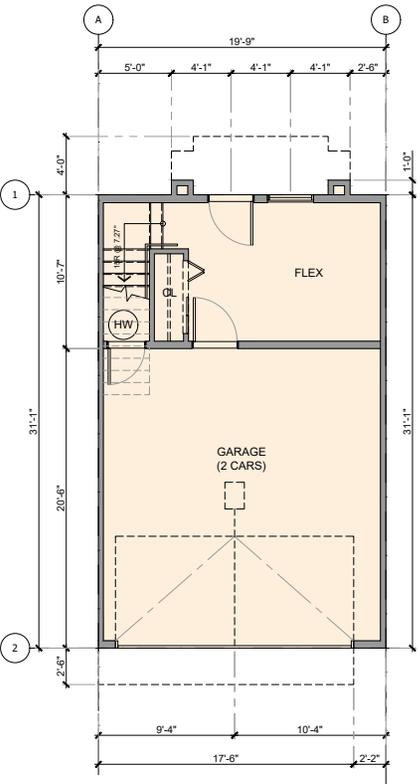
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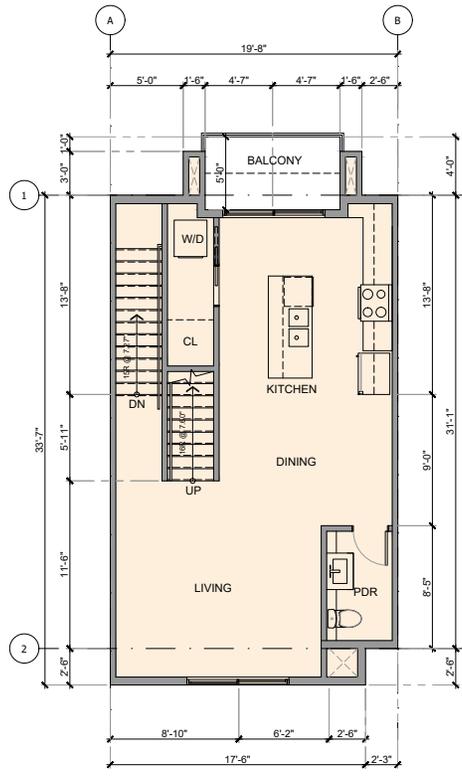
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JOB NO.:	SUR 131
DATE:	JULY 2020
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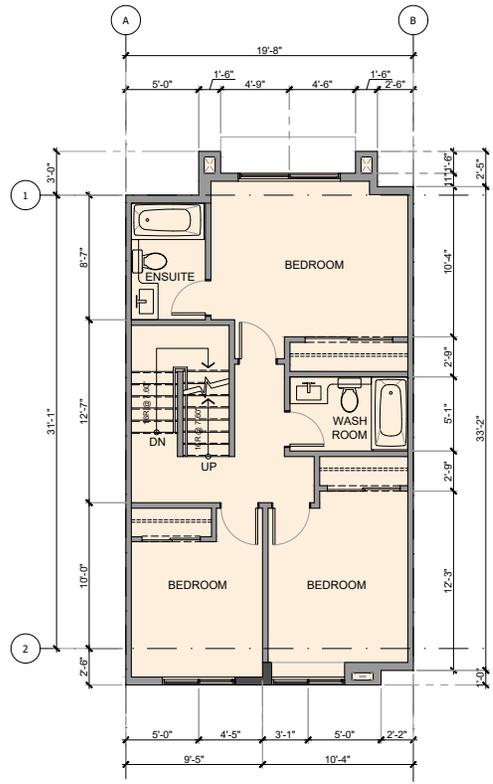
**PRELIMINARY UNIT
 FLOOR PLANS
 TYPE I**



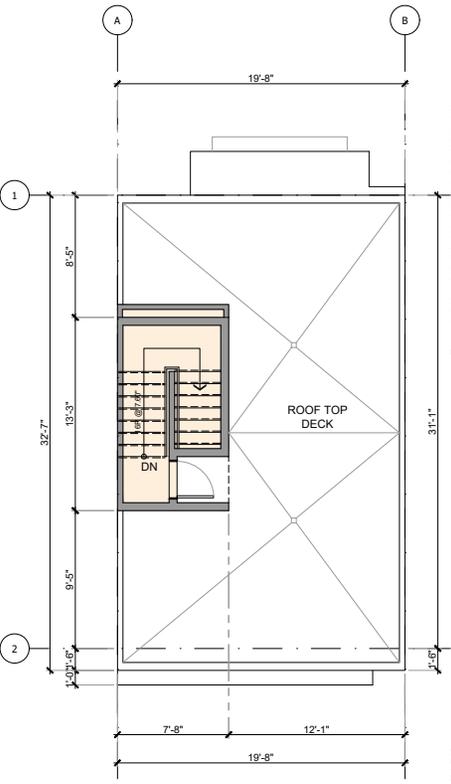
1 UNIT TYPE I - LEVEL 1
 A-509 SCALE: 1/4" = 1'-0"



2 UNIT TYPE I - LEVEL 2
 A-509 SCALE: 1/4" = 1'-0"



3 UNIT TYPE I - LEVEL 3
 A-509 SCALE: 1/4" = 1'-0"



4 UNIT TYPE I - LEVEL ROOF TOP
 A-509 SCALE: 1/4" = 1'-0"

2022-07-10	1	FOR DP APPLICATION
2022-07-05	5	REV. AS / CITY COMMENTS
2022-06-10	4	REV. AS / CITY COMMENTS
2022-04-26	3	REV. AS / CITY COMMENTS
2022-04-18	2	REV. AS / CITY COMMENTS
2022-03-26	1	REV. AS / CITY COMMENTS
2022-02-22	1	REV. AS / CITY COMMENTS
2021-12-02	1	REV. AS / CITY COMMENTS
2021-08-23	1	REV. AS / CITY COMMENTS
2021-07-02	1	REV. AS / CITY COMMENTS
2021-06-12	1	REV. AS / CITY COMMENTS
2021-05-26	1	REV. AS / CITY COMMENTS
2021-04-19	1	REV. AS / CLIENT COMMENTS
2021-02-22	1	REV. AS / CLIENT COMMENTS
2020-11-25	1	REV. AS / CLIENT COMMENTS
2020-10-09	1	REV. AS / CLIENT COMMENTS
2020-09-05	1	REV. AS / CITY COMMENTS
2020-08-25	1	PRELIMINARY SITE LAYOUT
2020-07-15	1	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z9
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

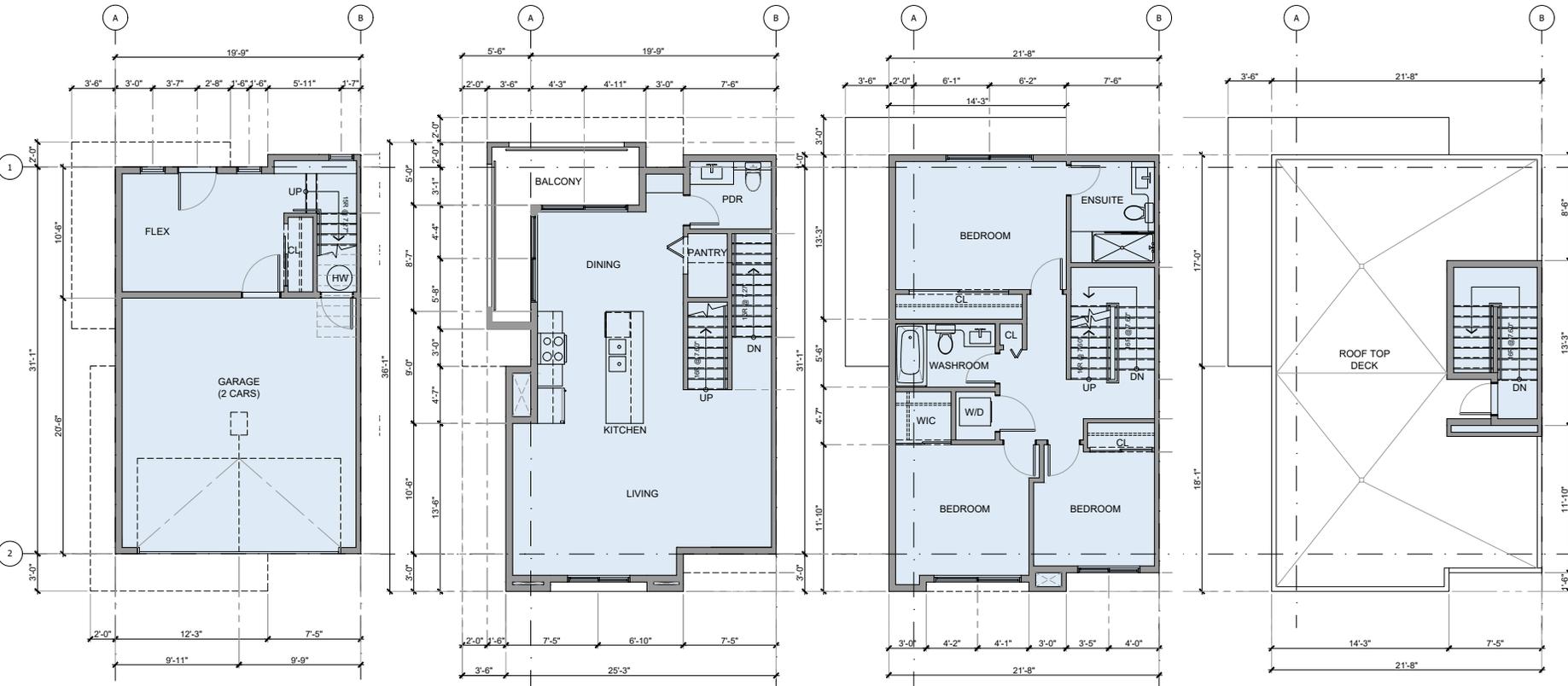
CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
 V3W 4E9

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PRELIMINARY UNIT
 FLOOR PLANS
 TYPE J

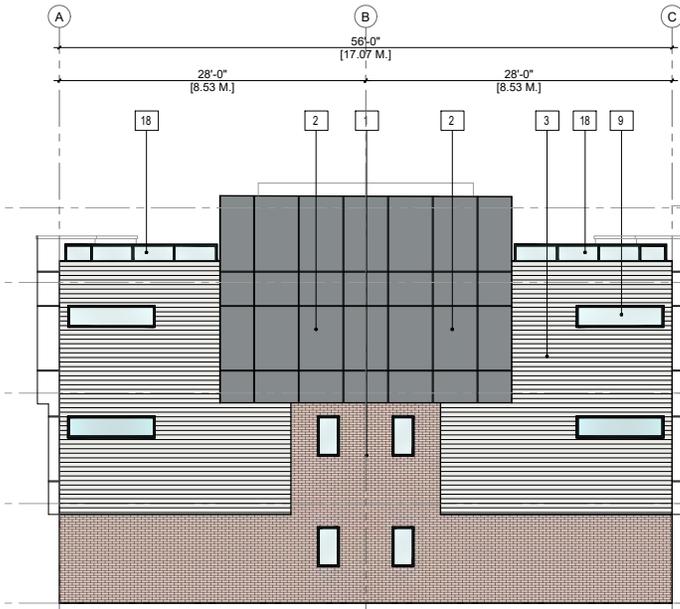


1 UNIT TYPE J - LEVEL 1
 A-510 SCALE: 1/4" = 1'-0"

2 UNIT TYPE J - LEVEL 2
 A-510 SCALE: 1/4" = 1'-0"

3 UNIT TYPE J - LEVEL 3
 A-510 SCALE: 1/4" = 1'-0"

4 UNIT TYPE J - LEVEL ROOF TOP
 A-510 SCALE: 1/4" = 1'-0"



1 ELEVATION - BLDG. SIDE



2 ELEVATION - BLDG. FRONT

SCHEDULE OF FINISHES (OPTION 1)

1	BRICK - 1 X4 GLEN-GERY COLOR: APRICOT-ROSE (STACKED)
2	SMOOTH FINISH HARDIE PANEL-FRY REGLET REVEAL SYSTEM COLOR TO MATCH SW 7074-SOFTWARE
3	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH SW 7086-EXTRA WHITE
4	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH SW 7069-IRON ORE
5	SMOOTH FINISH HARDIE PANEL-FRY REGLET REVEAL COLOR TO MATCH SW 7069-IRON ORE
6	SMOOTH FINISH HARDIE SHIPLAP SIDING COLOR TO MATCH SW 7074-SOFTWARE
7	POWDER COATED ALUMINUM RAILING COLOR TO MATCH SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT) COLOR TO MATCH SW 6422 SHAGREEN
8	POWDER COATED ALUMINUM RAILING COLOR TO MATCH SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT) COLOR TO MATCH SW 6422 SHAGREEN
9	PAINTED VINYL WINDOWS COLOR TO MATCH SW 7069-IRON ORE
10	GLASS AWNING-C CHANNEL COLOR TO MATCH SW 7069-IRON ORE
11	SOLID CORE WOOD DOORS PAINTED TO MATCH SW 6422 SHAGREEN
12	SOLID CORE WOOD DOORS PAINTED TO MATCH SW 6703 FROLIC
13	POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN WITH SAFETY GLASS COLOR TO SW 7069-IRON ORE
14	METAL OVER HEAD GARAGE DOOR COLOR TO MATCH BENJAMIN MOORE "****"
15	METAL DOOR COLOR TO MATCH "****"
16	POWDER COATED ALUMINUM RAILING COLOR TO MATCH SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT)
17	SMOOTH FINISH HARDIE PANEL-FRY REGLET REVEAL SYSTEM COLOR TO MATCH SW 7006-EXTRA WHITE



3 ELEVATION - BLDG. REAR

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	R	REV. AS / CITY COMMENTS
2022-04-26	O	REV. AS / CITY COMMENTS
2022-04-18	P	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	N	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CLIENT COMMENTS
2021-02-22	G	REV. AS / CLIENT COMMENTS
2020-11-25	F	REV. AS / CLIENT COMMENTS
2020-10-09	E	REV. AS / CLIENT COMMENTS
2020-09-06	D	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	B	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
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PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
8028 128 ST.,
SURREY, BC
V3W 4E9

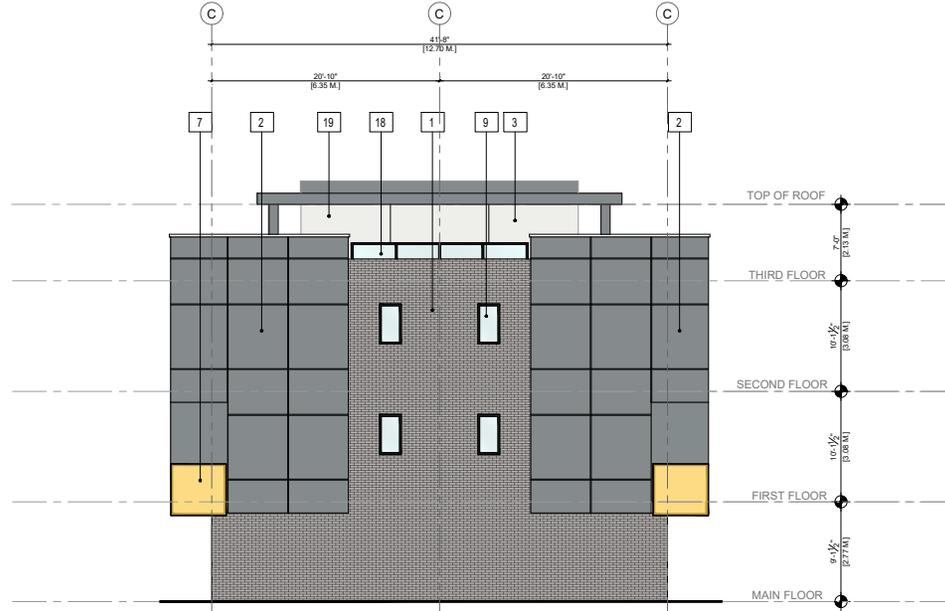
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DATE:	JULY 2020
SHEET TITLE:	07/15/2022

TYPICAL BACK-TO-BACK UNIT - ELEVATIONS



3 TYPICAL RENDERING



1 ELEVATION - BLDG. SIDE

SCHEDULE OF FINISHES (OPTION 3)

1. BRICK - 1X1 GLEN-OREY
COLOR: HEBRON SLATE GRAY (STACKED)
2. SMOOTH FINISH HARDIE PANEL-FRY REDLET REVEAL SYSTEM
COLOR TO MATCH SW 7034-SOFTWARE
3. SMOOTH FINISH HARDIE SHAPLAP SIDING
COLOR TO MATCH SW 7008-EXTRA WHITE
4. SMOOTH FINISH HARDIE SHAPLAP SIDING
COLOR TO MATCH SW 7069-IRON ORE
5. SMOOTH FINISH HARDIE PANEL-FRY REDLET REVEAL COLOR TO
MATCH SW 7069-IRON ORE
6. SMOOTH FINISH HARDIE SHAPLAP SIDING
COLOR TO MATCH SW 7074-SOFTWARE
7. POWDER COATED ALUMINUM RAILING COLOR TO MATCH
SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT) COLOR TO
MATCH SW 6902 DECISIVE YELLOW
8. POWDER COATED ALUMINUM RAILING COLOR TO MATCH
SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT) COLOR TO
MATCH SW 9021 NAPLES YELLOW
9. PAINTED VINYL WINDOWS
COLOR TO MATCH SW 7069-IRON ORE
10. GLASS AWNING-C CHANNEL COLOR TO MATCH SW 6902 DECISIVE
YELLOW
11. SOLID CORE WOOD DOORS PAINTED TO MATCH SW 6902 DECISIVE
YELLOW
12. SOLID CORE WOOD DOORS PAINTED TO MATCH SW 9021 NAPLES
YELLOW
13. POWDER COATED ALUMINUM 6'-0" HIGH PRIVACY SCREEN WITH
SAFETY GLASS
COLOR TO SW 7069-IRON ORE
14. METAL OVER HEAD GARAGE DOOR COLOR TO MATCH SW
7674-PEPPER CORN
15. METAL DOOR COLOR TO MATCH SW 7674-PEPPER CORN
16. POWDER COATED ALUMINUM RAILING COLOR TO MATCH
SW7069-IRON ORE WITH SAFETY GLASS(TRANSPARENT)



2 ELEVATION - BLDG. REAR

2022-07-15	1	FOR DP APPLICATION
2022-07-05	5	REV. AS / CITY COMMENTS
2022-06-10	4	REV. AS / CITY COMMENTS
2022-04-20	0	REV. AS / CITY COMMENTS
2022-04-18	4	REV. AS / CITY COMMENTS
2022-03-26	0	REV. AS / CITY COMMENTS
2022-02-22	4	REV. AS / CITY COMMENTS
2021-12-02	4	REV. AS / CITY COMMENTS
2021-08-23	1	REV. AS / CITY COMMENTS
2021-07-02	4	REV. AS / CITY COMMENTS
2021-06-12	1	REV. AS / CITY COMMENTS
2021-05-25	1	REV. AS / CITY COMMENTS
2021-04-19	4	REV. AS / CITY COMMENTS
2021-02-22	3	REV. AS / CLIENT COMMENTS
2020-11-25	1	REV. AS / CLIENT COMMENTS
2020-10-09	1	REV. AS / CLIENT COMMENTS
2020-09-05	0	REV. AS / CITY COMMENTS
2020-08-25	0	PRELIMINARY SITE LAYOUT
2020-08-25	0	PRELIMINARY SITE LAYOUT
2020-07-15	0	PRELIMINARY



1205-4871 SHELL ROAD
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PROJECT:
**PROPOSED MULTI-FAMILY
DEVELOPMENT
161 STREET & 12TH AVE
SURREY, BC**

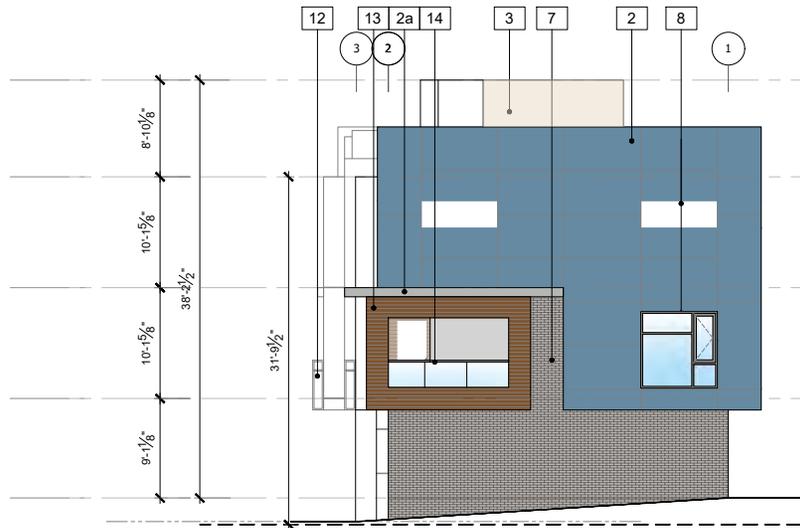
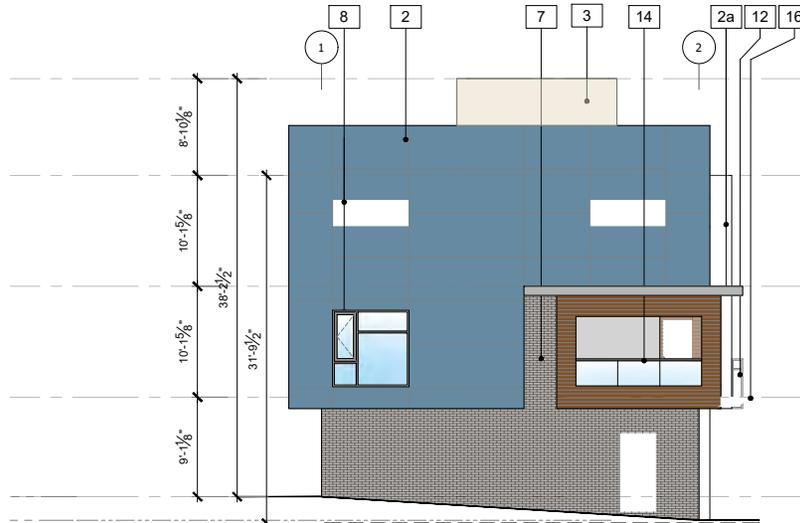
CLIENT:
**FERGUS CREEK DEVELOPMENT
8028 128 ST.,
SURREY, BC
V3W 4E9**

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JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022

TYPICAL BACK-TO-BACK
UNIT - ELEVATIONS

LEGEND OF FINISHES	
	1. DARK GREY PANEL - INTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	2. LIGHT GREY PANEL - INTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	3. DARK WOOD PANEL - INTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	4. LIGHT WOOD PANEL - INTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	5. DARK GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	6. LIGHT GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	7. DARK WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	8. LIGHT WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	9. DARK GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	10. LIGHT GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	11. DARK WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	12. LIGHT WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	13. DARK GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	14. LIGHT GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	15. DARK WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	16. LIGHT WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	17. DARK GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	18. LIGHT GREY PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	19. DARK WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)
	20. LIGHT WOOD PANEL - EXTERIOR FINISH (SEE SPECIFICATIONS FOR MATERIALS AND FINISHES)



DATE	REVISION	DESCRIPTION
2023-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
2022-04-28	S	REV. AS / CITY COMMENTS
2022-04-18	F	REV. AS / CITY COMMENTS
2022-03-26	O	REV. AS / CITY COMMENTS
2022-02-22	M	REV. AS / CITY COMMENTS
2021-12-02	M	REV. AS / CITY COMMENTS
2021-08-23	L	REV. AS / CITY COMMENTS
2021-07-02	K	REV. AS / CITY COMMENTS
2021-06-12	J	REV. AS / CITY COMMENTS
2021-05-25	I	REV. AS / CITY COMMENTS
2021-04-19	H	REV. AS / CITY COMMENTS
2021-02-02	G	REV. AS / CLIENT COMMENTS
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2020-10-09	E	REV. AS / CLIENT COMMENTS
2020-09-05	D	REV. AS / CITY COMMENTS
2020-08-25	C	PRELIMINARY SITE LAYOUT
2020-08-25	B	PRELIMINARY SITE LAYOUT
2020-07-15	A	PRELIMINARY



1205-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z6
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY DEVELOPMENT
 168 STREET & 12TH AVE
 SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
 V3W 4E9

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SCALE:	-
JOB No.:	SUR 131
DATE:	JULY 2020



07/15/2022

TYPICAL SIX-PLEX BLDG - ELEVATIONS

2023-07-15	F	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	M	REV. AS / CITY COMMENTS
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PROJECT:
**PROPOSED MULTI-FAMILY
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168 STREET & 12TH AVE
SURREY, BC**

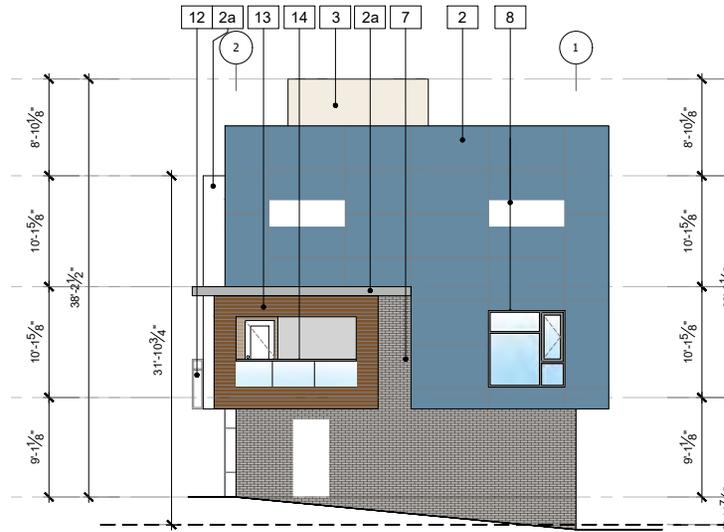
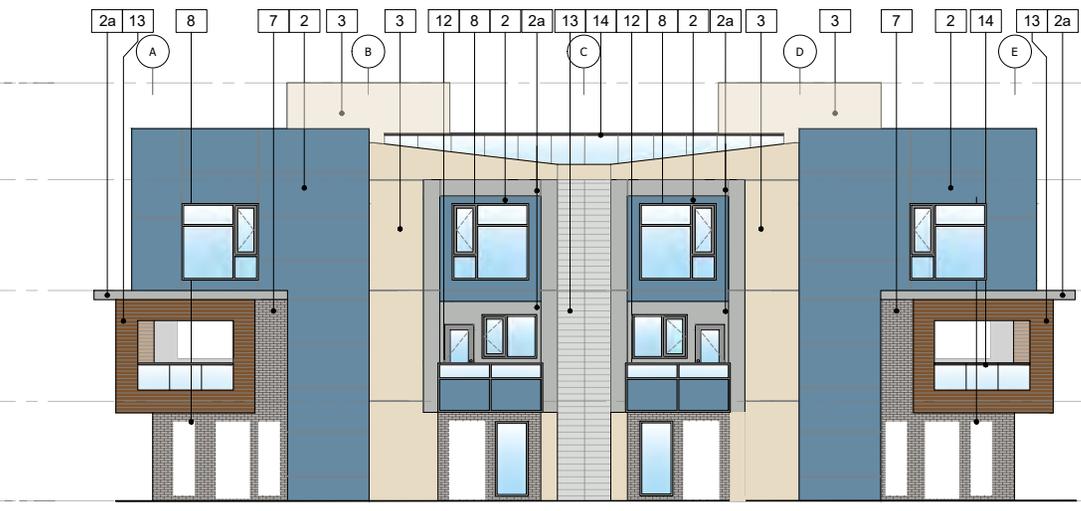
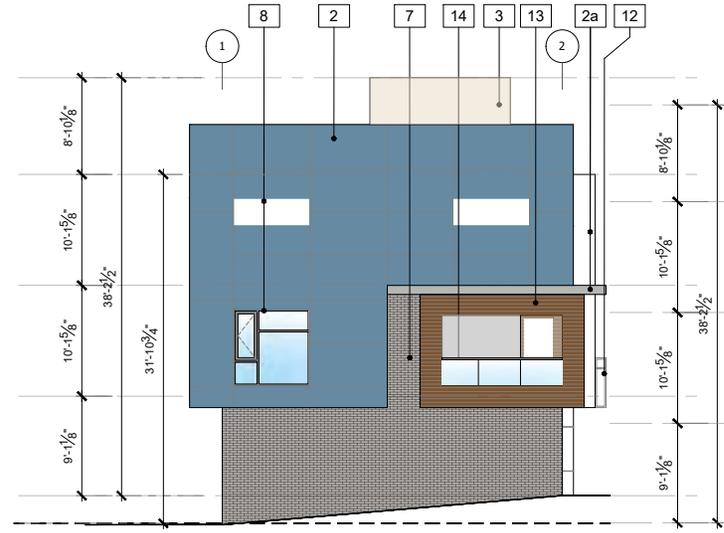
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V3W 4E9**

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SCALE:	-
JOB No.:	SUR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022

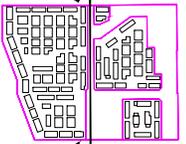


**TYPICAL FOUR-PLEX
BLDG. - ELEVATIONS**





NOTES:



KEYPLAN

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A	FOR DP APPLICATION
REVISION	

2022-07-15



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SHEET TITLE:	



07/15/2022

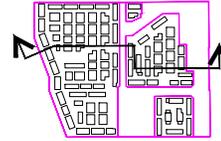
STREET SCAPE

DRAWING NO.:

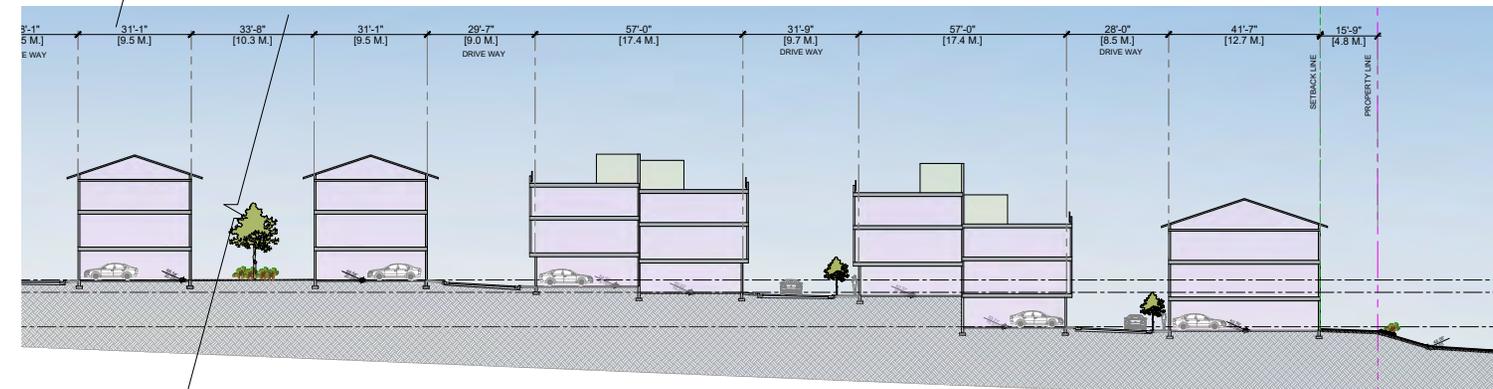
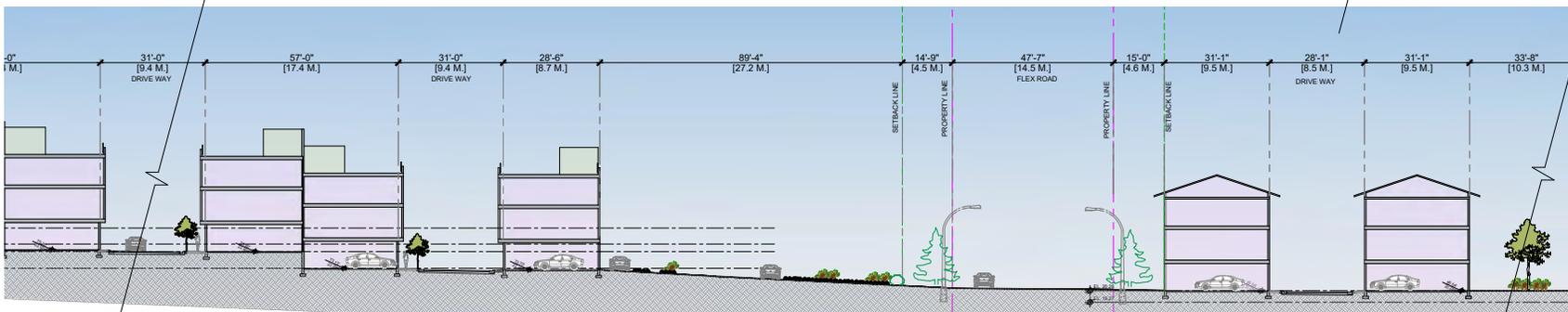
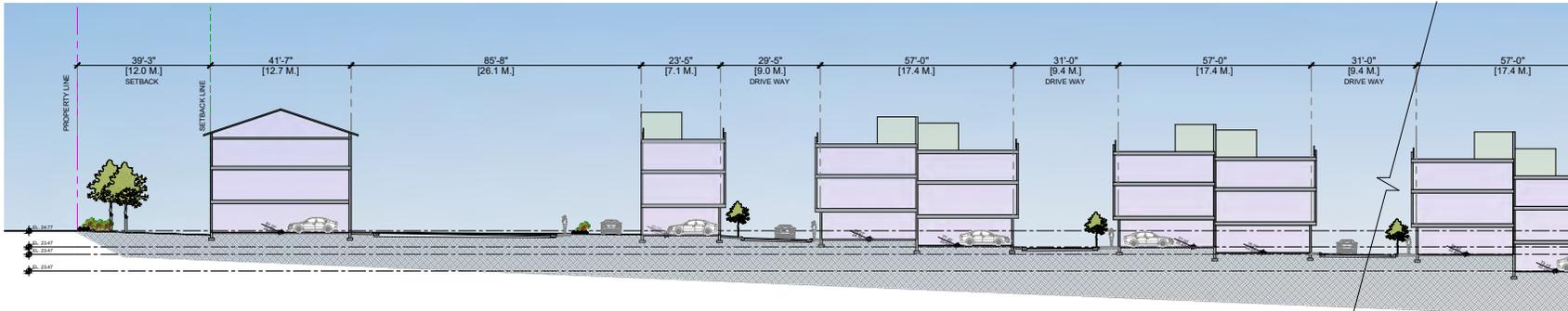
A-701

T

NOTES:



KEYPLAN



2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
2022-06-10	A	REV. AS / CITY COMMENTS
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PROJECT:
**PROPOSED MULTI-FAMILY
 DEVELOPMENT**
 168 STREET & 12TH AVE
 SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
 8028 128 ST.,
 SURREY, BC
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JOB No.:	SUR 131
DATE:	JULY 2020



SHEET TITLE: 07/15/2022

SITE SECTION

DRAWING NO.:

A-700

T



NOTES:

2022-07-15	T	FOR DP APPLICATION
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JOB No.:	SUR 131
DATE:	JULY 2020



SHEET TITLE: 07/15/2022

RENDERING

DRAWING NO.:
A-800 T

NOTES:

2022-07-15	T	FOR DP APPLICATION
2022-07-05	S	REV. AS / CITY COMMENTS
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1 BUILDING ELEVATION FRONT



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DATE:	JULY 2020



SHEET TITLE: 07/15/2022

RENDERING





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Abies grandis / Grand Fir	B&B		3.0m ht	12
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B		3.0m ht	14
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	B&B		5cm	25
	Fagus sylvatica 'Dawycok Purple' / Dawycok Purple European Beech	B&B		5cm	26
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	B&B		5cm	15
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B&B		5cm	14
	Picea glauca / White Spruce	B&B		3.0m ht	12
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	B&B		3.0m ht	17
	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	B&B		3.0m ht	29
	Quercus palustris / Pin Oak	B&B		5cm	7
	Stewartia pseudocamellia / Japanese Stewartia	B&B		5cm	24
	Thuja plicata / Western Red Cedar	B&B		3.0m ht	15
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B		5cm	12

No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct 1, 2021

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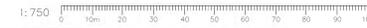
No.	By:	Description	Date

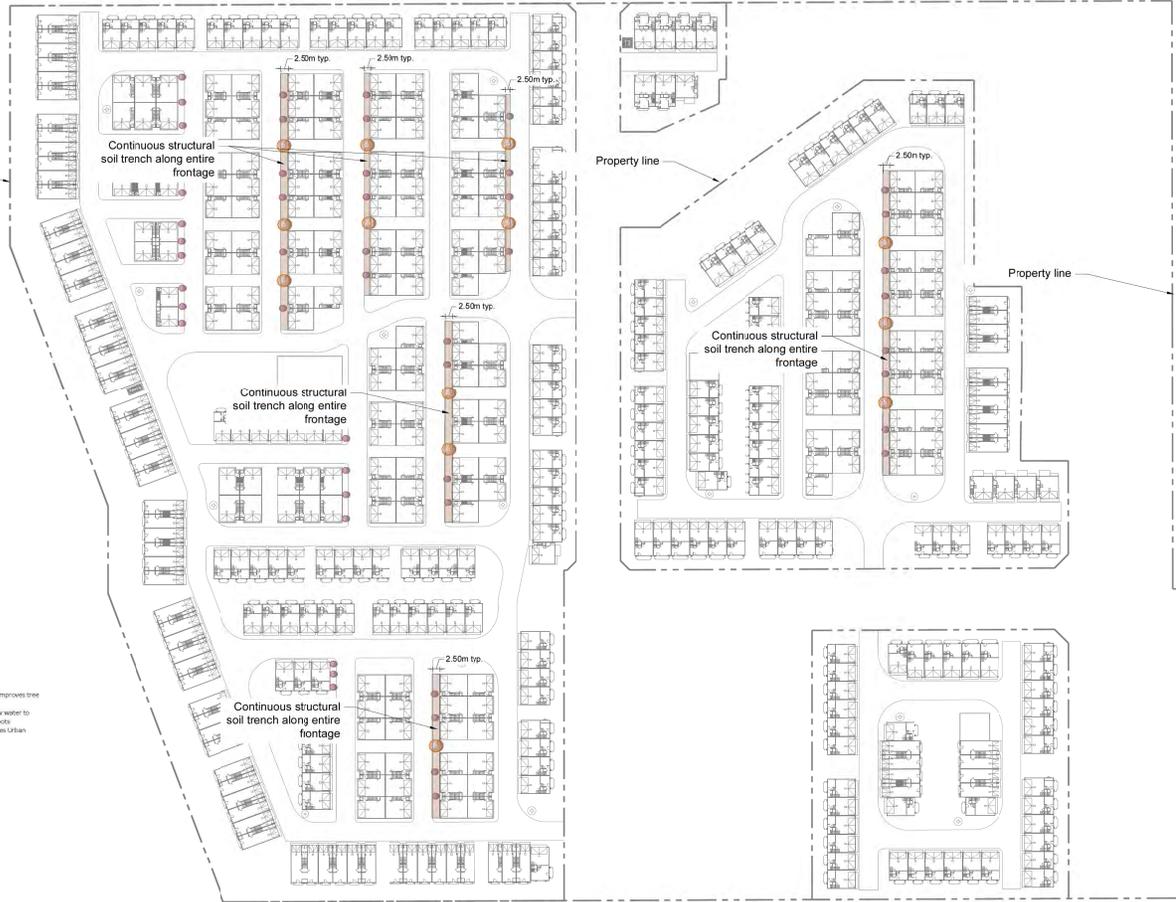
Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, 3.C.

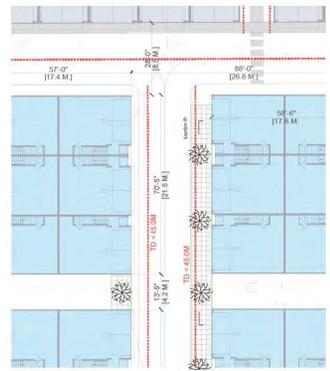
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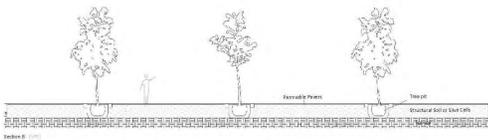




Option B: Subsurface Soil Corridor Beneath Sidewalk



- Increased soil volume improves tree health and growth
- Permeable layers allow water to flow from surface to roots
- Design provides a green urban



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Fagus sylvatica 'Dawyd Purple' / Dawyd Purple European Beech	B&B	5cm	53
	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	B&B	5cm	13

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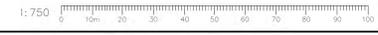
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Project:
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Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

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Scale: 1:750	Original Sheet Size: 24"x36"



2. PRODUCT DEVELOPMENT PHASE DEVELOPED BY FERGUS CREEK DEVELOPMENTS. DRAWINGS ARE FOR INTERIOR SITE TREE PLANTING PLANS ONLY.

1 INTERIOR TREE PLANTING LAYOUT AND DETAIL
N.T.S.

Drawing Title: INTERIOR SITE TREE PLANTING PLAN
 Drawing #: L-02B
 DP2021-54
 NORTH

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	HOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING



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Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

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MATCHLINE ZONE 4 - SEE SHEET L-03B

MATCHLINE - SEE SHEET L-03C



Z:\PROJECTS\DEVELOPMENT\PRINTING\ACTIVATED\54 FERGUS CREEK DEVELOPMENT - DOWNSHIFTS\04A_ZONE 1 - SITE PLAN.dwg

Drawing Title: ZONE 1 - SITE PLAN A
 Drawing #: L-03A
 Project #: DP2021-54
 NORTH

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
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	5 LD-01A	CONCRETE UNIT PAVING
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	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REAR YARD FENCE
	2 LD-02B	SIDE YARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING



MATCHLINE - SEE SHEET L-03A

MATCHLINE ZONE 4- SEE SHEET L-06

MATCHLINE - SEE SHEET L-03D

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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FERGUS CREEK TOWNHOMES

Location:
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Drawing Title: ZONE 1 - SITE PLAN B
 Drawing #: L-03B
 Project #: DP2021-54

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING

MATCHLINE - SEE SHEET L-03A



MATCHLINE - SEE SHEET L-03E



MATCHLINE ZONE 4 - SEE SHEET L-03D

No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2022
1	AD	Issued for DP	Oct 1, 2021

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
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Checked: MVDZ	
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Approved: MVDZ	Original Sheet Size: 24"x36"
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Scale:
1:200

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Drawing Title: **ZONE 1 - SITE PLAN C**
 Drawing #: **L-03C**
 Project #: **DP2021-54**

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REAR YARD FENCE
	2 LD-02B	SIDE YARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING

MATCHLINE - SEE SHEET L-03C

MATCHLINE - SEE SHEET L-03B



MATCHLINE - SEE SHEET L-03F

MATCHLINE ZONE 2 - SEE SHEET L-04B

- Gate typ.
- Property line
- Mailbox trellis
- bench
- Mailbox

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Key Map (nrs)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct. 1, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:400	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL NECESSARY PERMITS AND APPROVALS MUST BE OBTAINED FOR CONSTRUCTION UNLESS LARGELY USED FOR THE USE OF CONSTRUCTION.

Drawing Title: **ZONE 1 - SITE PLAN D**

Drawing #: **L-03D**

Project #: **DP2021-54**

2. PROJECT DEVELOPMENT PRINTED/ACTUATED/DESIGNED BY FERGUS CREEK DEVELOPMENTS, DOWNSHIFTERS AND ZONE 1 - SITE PLAN D.DWG

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct. 1, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn:
AD

Stamp:

Checked:
MVDZ

Approved:
MVDZ

Original Sheet Size:
24"x36"

Scale:
1:200

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
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1	AD	Issued for DP	Oct. 1, 2021

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	
Scale: 1:400	Original Sheet Size: 24"x36"

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MATCHLINE ZONE 2 - SEE SHEET L-04B

MATCHLINE ZONE 2 - SEE SHEET L-04C



MATCHLINE ZONE 3 - SEE SHEET L-05B

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	4 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	PERMEABLE UNIT PAVING
	7 LD-01A	HYDRAPRESSED SLAES
	1 LD-01B	HYDRAPRESSED SLAES
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAE PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE

	4 LD-C2B	AMENITY FENCE
	3 LD-C2B	FRONT YARD FENCE
	2 LD-C3A	BIKE RACK
	1 LD-C3A	BENCH
	3 LD-C3A	PICNIC TABLE
	4 LD-C3A	BOLLARD LIGHT
	5 LD-C3A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING

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Key Map (nrs)



No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:
FERGUS CREEK TOWNHOMES

Location:
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SURREY, B.C.

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Drawing Title: **ZONE 2 - SITE PLAN A**
 Drawing #: **L-04A**
 Project #: **DP2021-54**



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MATCHLINE ZONE 1 - SEE SHEET L-03D

MATCHLINE ZONE 2 - SEE SHEET L-04C



MATCHLINE ZONE 3 - SEE SHEET L-05A

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
	8 LD-01A	VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE

	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING

Key Map (NTS)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
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1	AD	Issued for DP	Oct. 1, 2021

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	
Scale: 1:400	Original Sheet Size: 24"x36"

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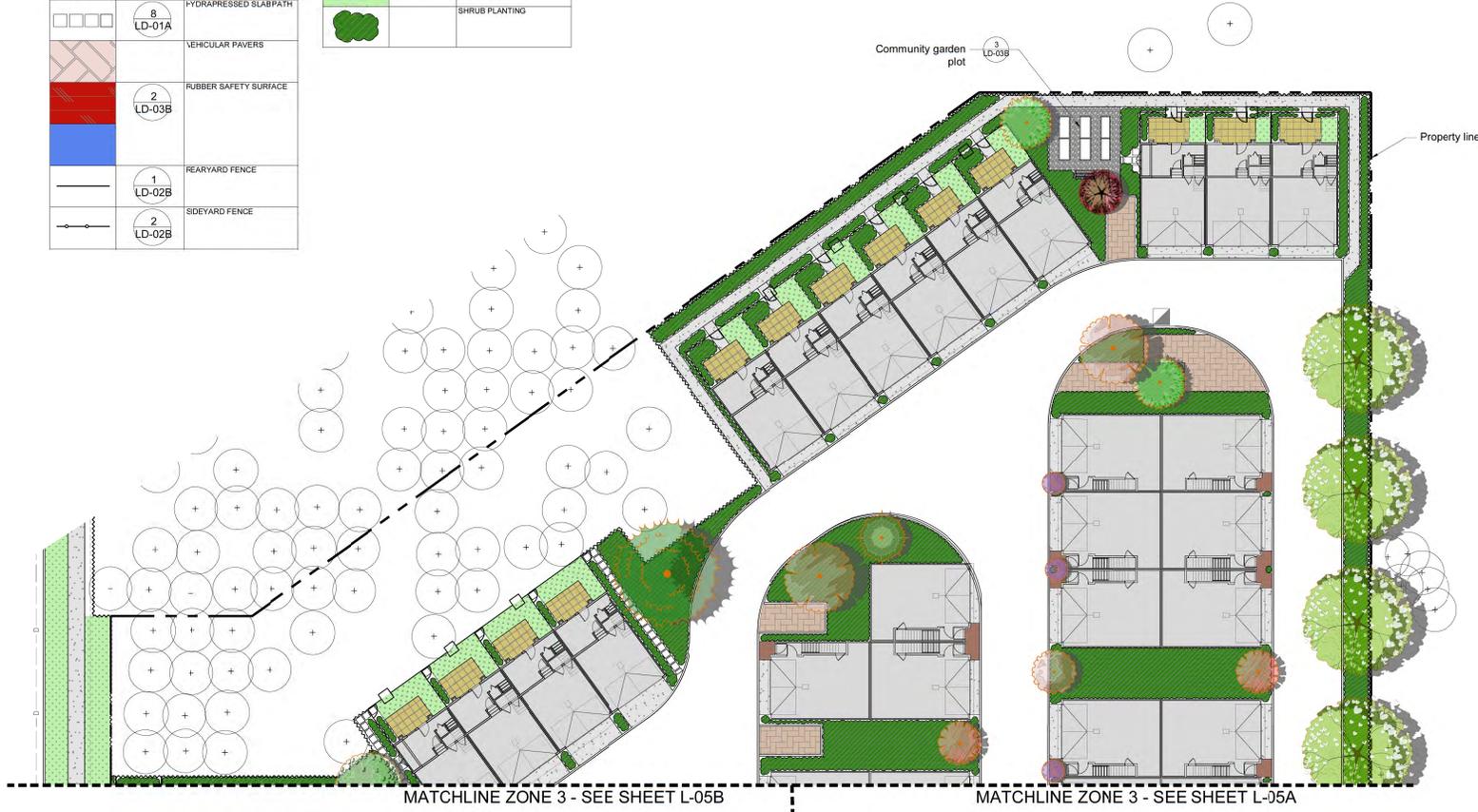
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 V4M 2R8 V5T 3J7
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Drawing Title: ZONE 2 - SITE PLAN B
 Drawing #: L-04B
 Project #: DP2021-54

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE

	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD Site landscape notes for specifications
		SHRUB PLANTING



Key Map (N.T.S.)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2022
1	AD	Issued for DP	Oct 1, 2021

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:200

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Drawing Title: **ZONE 2 - SITE PLAN C**
 Drawing #: **L-04C**
 DP2021-54
 NORTH

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED S.ABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED S.AB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING

167 Street

MATCHLINE ZONE 1 - SEE SHEET L-03F

11 Avenue

MATCHLINE ZONE 2 - SEE SHEET L-04B

MATCHLINE ZONE 3 - SEE SHEET L-05B

Property line

Mailboxes by others



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Key Map (nrs)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
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1	AD	Issued for DP	Oct. 1, 2021

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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, 3.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS FROM THE CONTRACTOR MUST BE RECORDED IN CONSTRUCTION (UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION).



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Drawing Title: ZONE 3 - SITE PLAN A
 Drawing #: L-05A
 Project #: DP2021-54



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		HECULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	NEARYARD FENCE
	2 LD-02B	SIDEYARD FENCE
	4 LD-02B	MENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	SOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		300 See landscape notes for specifications
		SHRUB PLANTING



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 V4M 2R8 | V5T 3J7
 www.vdz.ca 604-882-3024

Key Map (nrs)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct. 1, 2021

No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct. 1, 2021

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2	AD	Issued for DP	June 30, 2021
1	AD	Issued for DP	Oct. 1, 2021

REVISIONS TABLE FOR SHEET

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, 3.C.

Drawn:
AD

Checked:
MVDZ

Approved:
MVDZ

Scale:
1:200

Original Sheet Size:
24"x36"

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Drawing Title: **ZONE 3 - SITE PLAN B**
 Drawing #: **L-05B**
 Project #: **DP2021-54**
 Address: **168 Street**

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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4 LD-01A	CONCRETE PAVING
	4 LD-01A	STAMPED CONCRETE PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	5 LD-01A	CONCRETE UNIT PAVING
	7 LD-01A	PERMEABLE UNIT PAVING
	1 LD-01B	HYDRAPRESSED SLABS
	5 LD-01B	GRANULAR PAVING
	8 LD-01A	HYDRAPRESSED SLAB PATH
		VEHICULAR PAVERS
	2 LD-03B	RUBBER SAFETY SURFACE
	1 LD-02B	REARYARD FENCE
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	4 LD-02B	AMENITY FENCE
	3 LD-02B	FRONT YARD FENCE
	2 LD-03A	BIKE RACK
	1 LD-03A	BENCH
	3 LD-03A	PICNIC TABLE
	4 LD-03A	BOLLARD LIGHT
	5 LD-03A	PEDESTRIAN LIGHT
		SOD See landscape notes for specifications
		SHRUB PLANTING



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Key Map (nrs)



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
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1	AD	Issued for DP	Oct. 1, 2021

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	
Scale: 1:200	Original Sheet Size: 24"x36"

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Drawing Title:
ZONE 4 - SITE PLAN



VDZ Project #:
DP2021-54

Drawing #:
L-06

TREE SCHEDULE

BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
Abies grandis / Grand Fir	B&B		3.0m ht	12
Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B		3.0m ht	14
Acer platanoides 'Crimson Sentry' / Crimson Sentry Norway Maple	B&B		5cm	25
Fagus sylvatica 'Dawydck Purple' / Dawydck Purple European Beech	B&B		5cm	26
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	B&B		5cm	15
Liquidambar styraciflua 'Worpleston' / Worpleston Sweet Gum	B&B		5cm	14
Picea glauca / White Spruce	B&B		3.0m ht	12
Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine	B&B		3.0m ht	17
Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	B&B		3.0m ht	29
Quercus palustris / Pin Oak	B&B		6cm	7
Stewartia pseudocamellia / Japanese Stewartia	B&B		6cm	24
Thuja plicata / Western Red Cedar	B&B		3.0m ht	15
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B&B		6cm	12



PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING
Ab	Abies balsamea 'Nana' / Dwarf Balsam Fir	#2 Pot	0.5m
Ah	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#1 Pot	0.5m
Az	Azalea x 'Blue Danube' / Blue Danube Azalea	#1 Pot	0.75m
Ag	Azalea x 'Girard's Crimson' / Girard's Crimson Azalea	#1 Pot	0.5m
Bl	Blechnum spicatum / Deer Fern	#1 Pot	0.75m
Bs	Buxus x 'Green Velvet' / Green Velvet Boxwood	#1 Pot	0.6m
Ca	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1 Pot	0.6m
C	Carex buchananii / Leather Leaf Sedge	#1 Pot	0.3m
Co	Chamaecyparis obtusa 'Noodin' / Noodin's Hinoki/False Cypress	#2 Pot	0.5m
Cb	Cornus alba 'Bud's Yellow' / Bud's Yellow Dogwood	#3 Pot	2'
Ck	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	#1 Pot	0.6m
E	Echinacea purpurea 'Mikahake' / Mikahake Coniferflower	#1 Pot	0.3m
Eu	Eunymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1.2m
Hb	Hakonechloa macro 'Benikaze' / Benikaze Japanese Forest Grass	#1 Pot	0.5m
Hg	Hemerocallis x 'Gentle Shepherd' / Gentle Shepherd Daylily	#1 Pot	0.5m
Hi	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	#1 Pot	0.5m
H	Hosta x 'Golden Tiara' / Golden Tiara Hosta	#2 Pot	0.75m
Ha	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#2 Pot	1m
Hb	Hydrangea macrophylla 'Endless Summer' TM / Endless Summer Hydrangea	#2 Pot	1m
I	Imperata cylindrica 'Rubra' / Japanese Blood Grass	#1 Pot	0.3m
Is	Iris sibirica 'Butter and Sugar' / Butter and Sugar Siberian Iris	#1 Pot	0.5m
Ja	Juniperus sabina 'Arcadia' / Arcadia Juniper	#2 Pot	1m
La	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Pot	0.5m
L	Liriodendron muscari 'Big Blue' / Big Blue Lilyturf	#1 Pot	0.3m
Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.75m
Ma	Mecanthes sinensis 'Encore' / Encore Eulalia Grass	#2 Pot	1m
Nd	Nandina domestica 'Gulf Stream' TM / Gulf Stream Heavenly Bamboo	#2 Pot	0.75m
Ph	Paladifolius x 'Snow Dwarf' / Snow Dwarf Mock Orange	#2 Pot	0.5m
Pn	Phlox paniculata 'Dabbi' / Dabbi Ninespot	#3 Pot	1m
Pi	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	#3 Pot	1m
Pa	Polystichum acrostichoides / Christmas Fern	#2 Pot	0.5m
Pm	Polystichum munifolium / Western Sword Fern	#2 Pot	0.6m
PI	Potentilla fruticosa 'Abbotswood' / Abbotswood Bush Cinquefoil	#1 Pot	0.5m
Pr	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	#2 Pot	0.6m
Rh	Rhododendron x 'Unique' / Unique Rhododendron	#2 Pot	0.5m
Rg	Rhus glabra 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1m
Ri	Rhus typhina 'Dissecta' / Dissecta Staghorn Sumac	#3 Pot	1.5m
Ra	Ribes alpinum / Alpine Currant	#3 Pot	1m
Rr	Rosa rugosa 'Snow Pavement' / Snow Pavement Rose	#2 Pot	0.75m
R	Rudbeckia hirta 'Autumn Colors' / Autumn Colors Black-eyed Susan	#1 Pot	0.3m
S	Sedum x 'Firecracker' TM / Sunsparker Firecracker Stonecrop	#1 Pot	0.3m
Sj	Spiraea japonica 'Goldflame' / Goldflame Japanese Spiraea	#1 Pot	0.5m
Sp	Spiraea x bumalda 'Magi Carpet' / Spirea	#2 Pot	1m
Sm	Syringa meyeri 'Patino' / Dwarf Korean Lilac	#3 Pot	1.2m
Sv	Syringa vulgaris 'Madame Lemoine' / Madame Lemoine Common Lilac	#3 Pot	1.5m
Tc	Taxus canadensis / American Yew	#3 Pot	0.5m
Tn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#2 Pot	0.5m
Tm	Taxus x media 'Hilli' / Hills Anglo-Japanese Yew	#3 Pot	1.5m
Td	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	#3 Pot	0.5m
Ts	Thuja occidentalis 'Skybound' / Skybound American Arborvitae	#3 Pot	1m
Tt	Thuja occidentalis 'Techy Cedar' / Dwarf Techy Cedar	#3 Pot	1.2m
Vd	Viburnum davidii / David Viburnum	#2 Pot	1m
Vb	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	#2 Pot	0.5m



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Z:\PROJECTS\DEVELOPMENT\PLANTING\ACTIVATION\5010 FERGUS CREEK DEVELOPMENT - DIVERSITY OF PLANTING PALETTE.DWG

No.	By:	Description	Date
3	AD	Issued to DP	July 19, 2022
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD Stamp:

Checked: MVDZ

Approved: MVDZ Original Sheet Size: 24"x36"

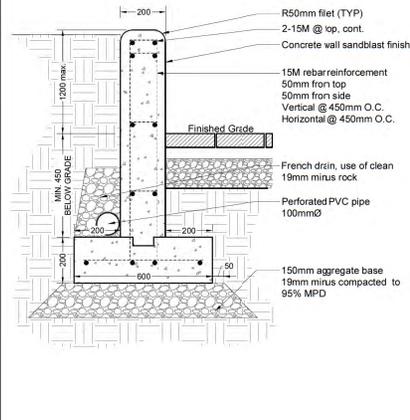
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Drawing Title:
PLANTING PALETTE



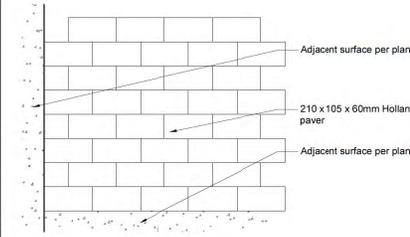
VDZ Project #:
DP2021-54

Drawing #:
L-07

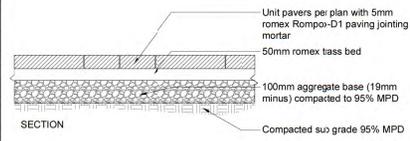


- Notes:**
- Vertical Control Joints Every 3000mm on center.
 - Wall heights vary. Refer to Grading Plan.
 - Perforated pipe to drain to daylight or to tie into storm system.
 - Ensure 50mm concrete cover over all rebar.
 - Walls over 1200mm in height to be structurally engineered.

1 CONCRETE RETAINING WALL
Scale 1:10



- NOTES:**
- Or approved substitute.
 - Aluminum edge restraint to be installed at all edges abutting planting beds and sod areas.

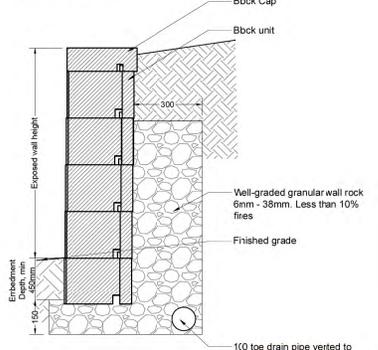


Unit Paver Details:
Type: Holland
Size: 201mm x 105mm x 60mm
Colours: Autumn brown
Pattern: Running Bond
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-685-7670

Bands:
Type: Holland
Size: 201mm x 105mm x 60mm
Colours: Charcoal
Pattern: Running Bond
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-685-7670

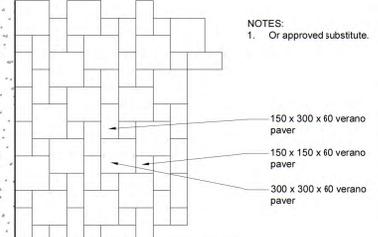
5 CONCRETE UNIT PAVERS
Scale 1:10

BLOCK WALL
Type: Basaltre Valley Stone
Wall Colour: Grey
Cap Colour: Ebony
Size: 460mm x 300mm x 200mm
Setback: Near Vertical 3mm
Manufacturer: Basaltre

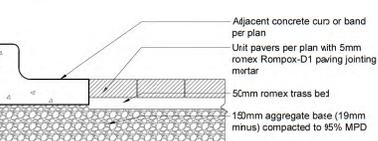


- NOTE:**
- See architectural and structural for block wall attachment to structure.
 - All walls over 1.2m in height will need to be Structurally Engineered.

2 BLOCK RETAINING WALL
Scale 1:10

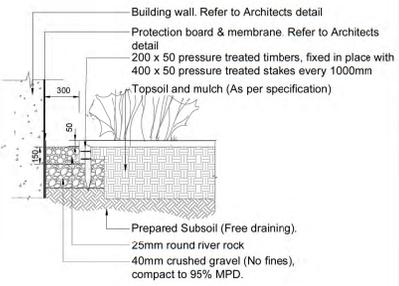


- NOTES:**
- Or approved substitute.



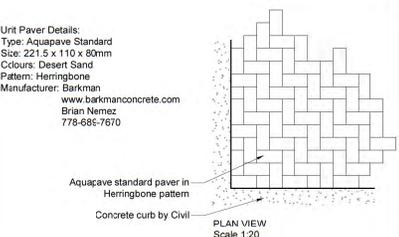
Unit Paver Details:
Type: Verano
Size: Various
Colours: Old Towne
Pattern: Pattern 1
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-685-7670

6 VEHICULAR CONCRETE UNIT PAVERS
Scale 1:10

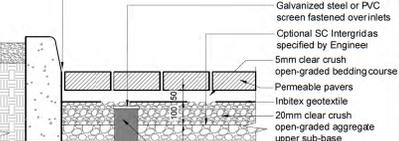


- Building wall. Refer to Architects detail**
Protection board & membrane. Refer to Architects detail
200 x 50 pressure treated timbers, fixed in place with 400 x 50 pressure treated stakes every 1000mm
Topsoil and mulch (As per specification)
- Prepared Subsoil (Free draining).
25mm round river rock
40mm crushed gravel (No fines), compact to 95% MPD.

3 DRIP STRIP
Scale 1:20

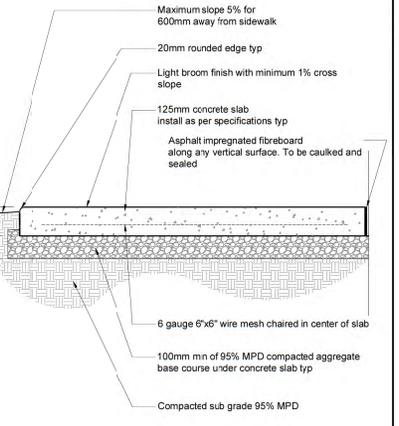


- Unit Paver Details:**
Type: Aquaave Standard
Size: 221.5 x 110 x 80mm
Colours: Desert Sand
Pattern: Herringbone
Manufacturer: Barkman
www.barkmanconcrete.com
Brian Nemez
778-685-7670



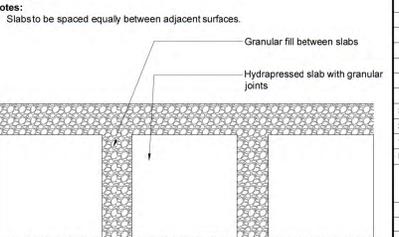
- Notes:**
- Refer to Civil for subgrade base preparation and drainage.
 - Or approved substitute

7 PERMEABLE UNIT PAVERS
Scale 1:10

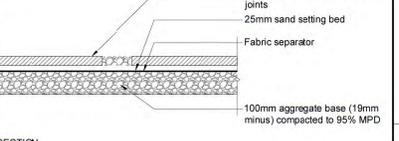


- Notes:**
- Contractor to provide expansion joints where concrete meets all vertical structures
 - Horizontal scoreline 1500mm o.c. for sidewalks. Center scoreline on 150mm smooth finish
 - Refer to landscape drawings for scoreline location in amenity area.

4 CONCRETE PAVING
Scale 1:10



- Notes:**
- Slabs to be spaced equally between adjacent surfaces.



- Notes:**
- Install all components as per manufacturer's specifications.
 - Supplier: Abbotsford Concrete or approved Equal
 - Type: Texada
 - Size: 457mm x 457mm
 - Color: Charcoal

8 HYDRAPRESSED SLAB PATH
Scale 1:10

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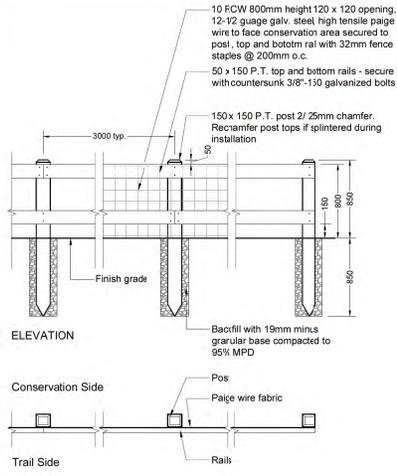
No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
FERGUS CREEK TOWNHOMES

Location:
168 STREET & 12TH AVENUE
SURREY, B.C.

Drawn: AD	Stamp:
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Approved: MVDZ	Original Sheet Size: 24"x36"
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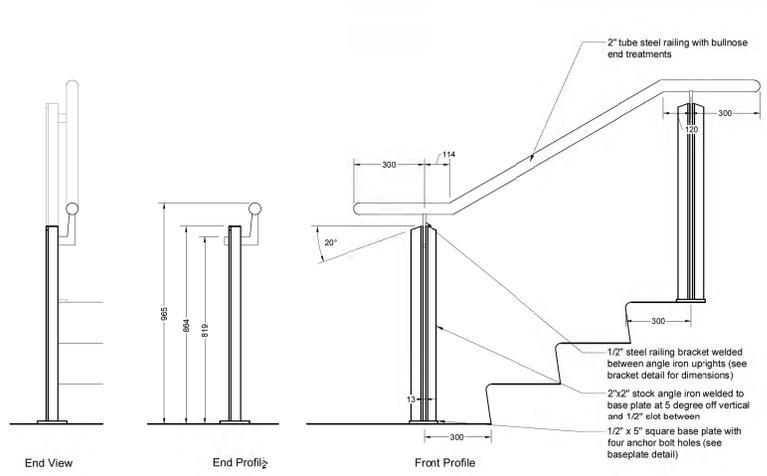
Z:\PROJECTS\DEVELOPMENT\PRINT\ACT\DP2021-54 FERGIUS CREEK DEVELOPMENT\DWG\SHETS\ENVIRONMENTAL FENCE DETAILS.DWG



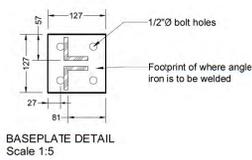
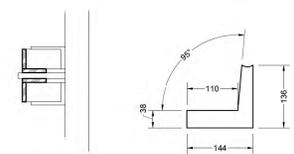
PLAN

- NOTES:
1. Rail end to flush w/post where access openings are 1.2m wide or less from post to post
 2. Rail faces trail/sidewak/road

1 ENVIRONMENTAL FENCE
Scale 1:25



2 HANDRAIL
Scale 1:10



- NOTES:
1. All metal components to be primed and painted "clouq" grey to match other metal work.
 2. All fasteners to be stainless steel
 3. Contractor to provide sitop drawings

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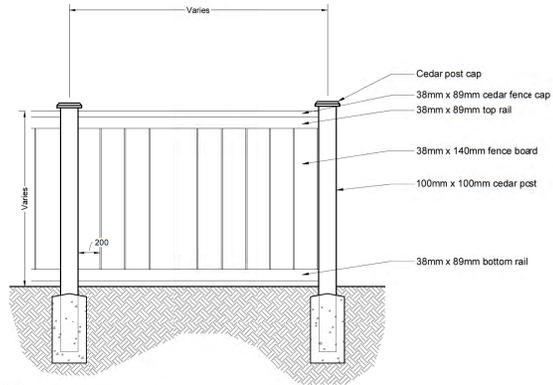
Project:
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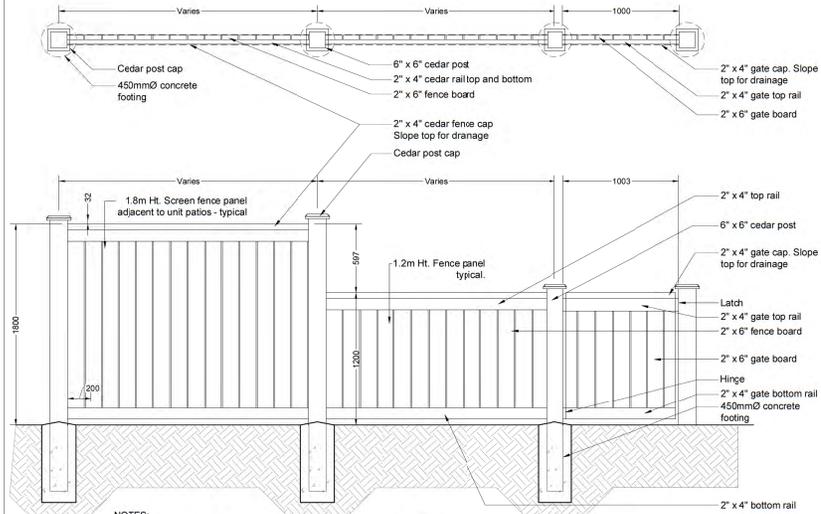
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 Drawing Title: FENCE DETAILS
 VDZ Project #: DP2021-54

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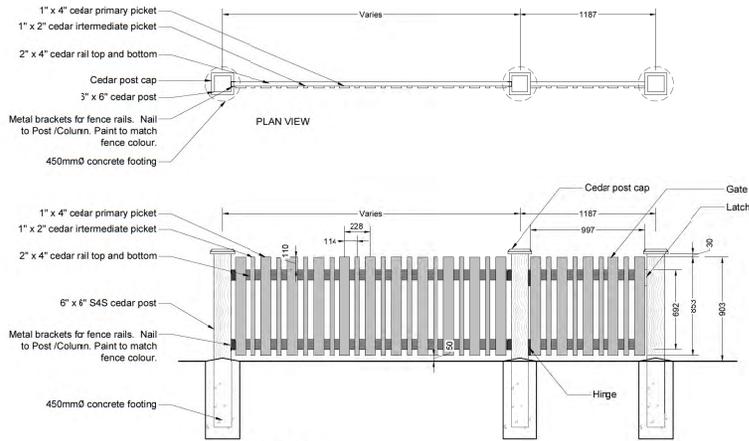
- NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence.
 2. All wood to be S4S western red cedar.
 3. All wood to be sealed and painted charcoal (2 coats).

1 REAR YARD FENCE
Scale 1:20



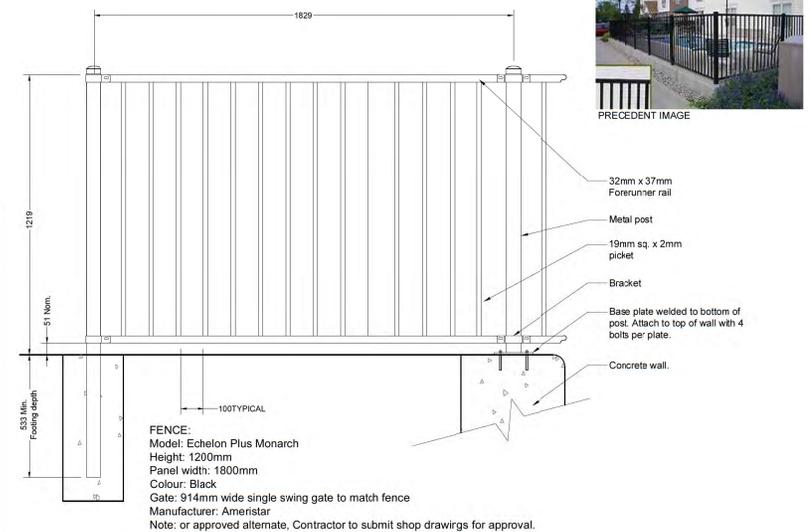
- NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence.
 2. All wood to be S4S western red cedar.
 3. All wood to be sealed and painted charcoal (2 coats).
 4. Spacing between wooden boards to be 13mm (1/2").
 5. Min. 4 screws per board.

2 SIDYARD FENCE
Scale 1:20



- NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence.
 2. All wood to be S4S western red cedar.
 3. All wood to be sealed and painted charcoal (2 coats).
 4. Amenity area gate to be compliant with sentence 3.3.1.13 (c) and (10) respectively.
 5. Min. 4 screws per board.

3 FRONT YARD FENCE
Scale 1:20



FENCE:
Model: Echelon Plus Monarch
Height: 1200mm
Panel width: 1800mm
Colour: Black
Gate: 914mm wide single swing gate to match fence
Manufacturer: Ameristar
Note: or approved alternate, Contractor to submit shop drawings for approval.

4 AMENITY FENCE
Scale 1:10

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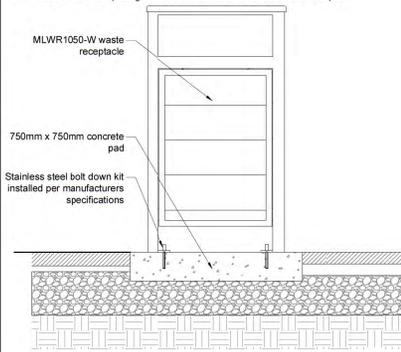
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- NOTES:
1. Install to manufacturers specifications.
 2. Concrete pad to be included at all waste receptacle locations.
 3. Size of concrete pad as noted on details unless shown otherwise on plans.
 4. Or approved substitute.
 5. Refer to concrete paving detail for additional information on concrete pad.

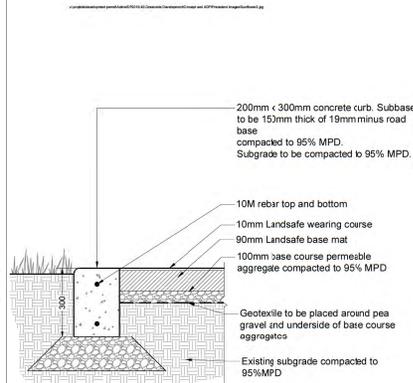


WASTE RECEPTACLE
 Model Number: MLWR1050-W
 Size: 750mm x 537mm x 537mm
 Wood Colour: IPE Wood
 Metal Colour: Gloss Black

Manufacturer: Maglin
 Maglin.com
 Note: or approved equal



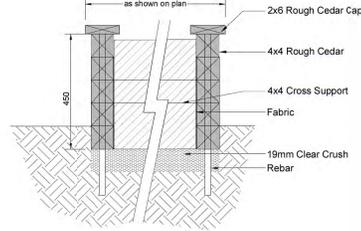
1 WASTE RECEPTACLE
 Scale 1:10



Note:
 Rubber colour to be:
 Softline solutions
 Colour: TBD

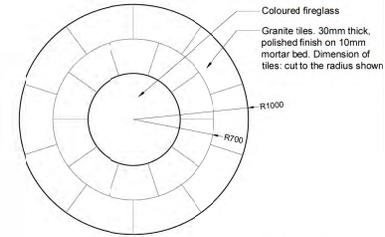
- NOTES:
1. Poured in place rubber safety surface.
 2. Colours and pattern per plan.
 3. By Marathon surfaces or approved alternate.

2 RUBBER SAFETY SURFACE
 Scale 1:10



- NOTES:
1. Cap to be sanded smooth.
 2. Cap and exterior of planter to be treated with Sikken's Cetol WB SRD. Colour: #017 (Cedar)
 3. All fasteners to be hot dipped galvanized
- AT GRADE COMMUNITY GARDEN PLOTS
1. Granular or wood chips around plots.
 2. Plot size 1m x 2m.
 3. Cedar frame.
 4. Top of plot ±300mm above grade.

3 COMMUNITY GARDEN PLOT
 Scale 1:10

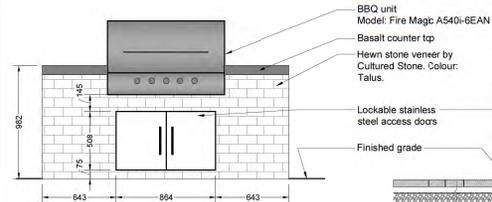
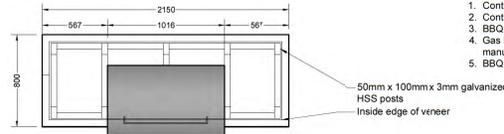


- NOTES:
1. Fire place burner to be supplied by Vancouver Gas Fireplaces at 604-732-3470.

4 FIRE PIT
 Scale 1:20

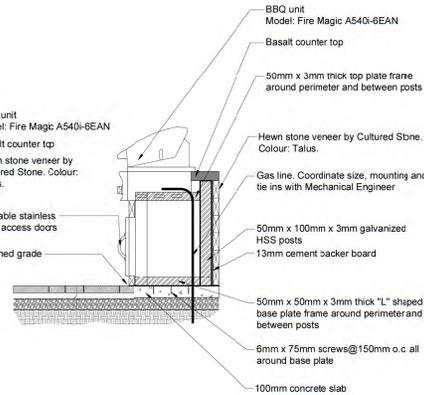


5 GAZEBO
 N.T.S.



6 OUTDOOR KITCHEN
 Scale 1:20

- Notes:
1. Contractor to verify BBQ dimensions prior to construction of BBQ enclosure.
 2. Contractor to submit shop drawings for approval.
 3. BBQ grill to be installed per manufacturers specifications.
 4. Gas line to be coordinated with Mechanical Engineer and to meet BBQ manufacturers specifications.
 5. BBQ Unit model Model: Fire Magic A540i-6EAN or approved substitute.



No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2022
1	AD	Issued for DP	Oct. 1, 2021

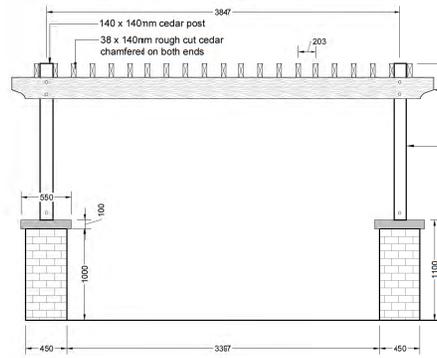
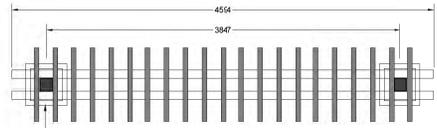
REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

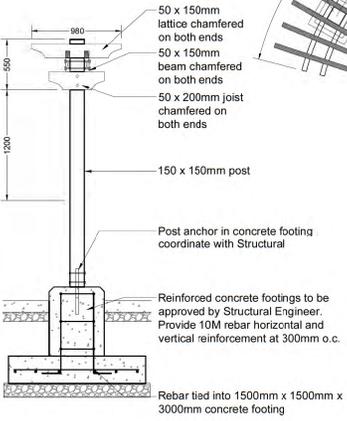
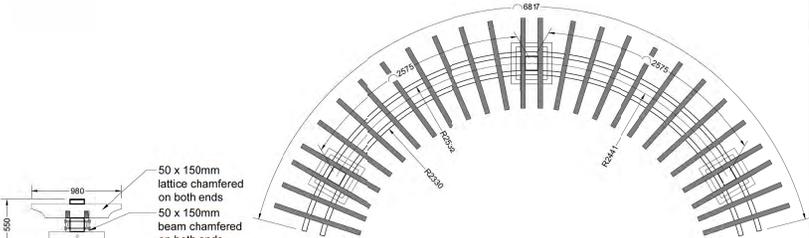
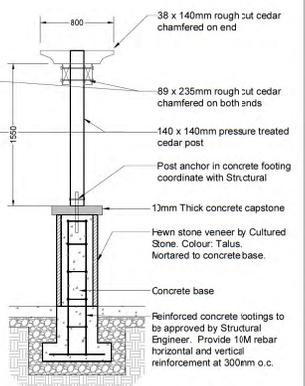
Project:
 FERGIS CREEK TOWNHOMES

Location:
 168 STREET & 12TH AVENUE
 SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS FROM THE CONTRACTOR MUST BE IN WRITING FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



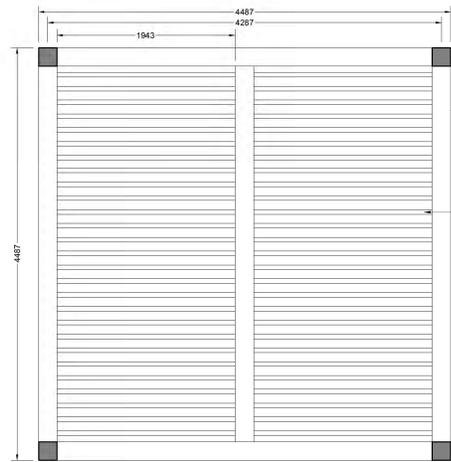
- Notes:
 1. All metal hardware to be hot dip galvanized and painted black.
 2. All wood to be sealed and painted charcoal (2 coats).
 3. Contractor to submit shop drawings for approval.



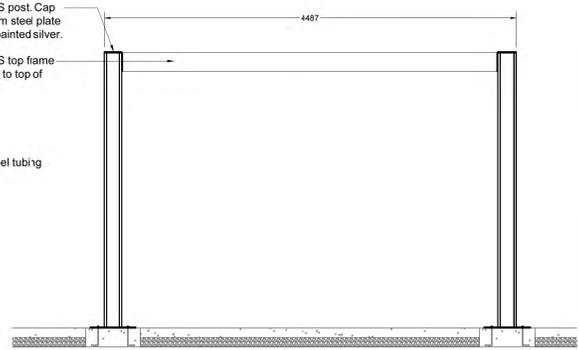
- Notes:
 1. All metal hardware to be hot dip galvanized and painted black.
 2. Use Sikkens oak colour stain on all Wood elements.
 3. All wood to be 34S DF#1.
 4. Contractor to submit shop drawings for review.

1 STRAIGHT TRELLIS
 Scale 1:25

2 CURVED TRELLIS
 Scale 1:25



- NOTES:
 1. All steel to be painted silver to match site furnishings.
 2. All cedar to be treated with Sikkens Cstol SRD. Colour: Mahogany
 3. All hardware and fasteners to be hot dipped galvanized and painted silver.



CABANA SECTION THROUGH POSTS

3 AMENITY TRELLIS
 Scale 1:25

- SQUARE AND RECTANGULAR TRELLIS
 1. Wood members.
 2. Embedded in concrete footings.

4 MAILBOX TRELLIS
 N.T.S.

No.	By:	Description	Date
3	AD	Issued for DP	July 19, 2022
2	AD	Issued for DP	June 30, 2022
1	AD	Issued for DP	Oct 1, 2021

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date

Project:
FERGUS CREEK TOWNHOMES

Location:
 168 STREET & 12TH AVENUE
 SURREY, B.C.

Drawn: AD	Stamp:
Checked: MVDZ	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

Drawing Title: STRUCTURE DETAILS

VDZ Project #: DP2021-54

Drawing #: LD-04A

Z:\PROJECTS\DEVELOPMENT\PRINT\ACTU\DP2021-54 FERGUS CREEK DEVELOPMENT\DWG\STRUCTURE\STRUCTURE DETAILS.DWG

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

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

DATE: **July 21, 2022** PROJECT FILE: **7820-0224-00**

RE: **Engineering Requirements
Location: 1083/1109/1177 - 168 Street, 1068 Highway No.99, 16620 - 12 Avenue**

REZONE/SUBDIVISION

Property and Statutory Rights-of-Way (SRW) Requirements

- 168 street: dedicate 31.808 metres, 3.0 by 3.0 metre corner cuts at 11 Avenue.
- 167 Street north of 11 Avenue: dedicate 14.5 metres, 3.0 by 3.0 metre corner cut at 11 Avenue, 11.0 metre radius cul-de-sac at north end.
- 167 Street south of 11 Avenue: dedicate 20.0 metres, 3.0 by 3.0 metre corner cut at 11 Avenue.
- 11 Avenue: dedicate 20.0 metres, 3.0 by 3.0 metre corner cut truncations at 167 and 168 Streets.
- 12 Avenue: complete review for consolidation of adjacent surplus City lane allowance and provincial lands into the site
- Register 0.5 metre SRW along all frontages.

Works and Services

- Construct 168 Street with multi-use pathway, 167 Street and 11 Avenue.
- Secure necessary Provincial approvals to relocate water course along 168 Street.
- Complete hydrogeological/environmental analysis for Fergus Creek addressing Habitat Preservation Area, creek protection, and development mitigation requirements.
- Construct drainage servicing for the site frontages, internal roadways, Fergus Creek crossing 168 Street, and provide onsite low impact development sustainable drainage features.
- Extend water main for fronting roadways, and install pressure reducing valve station at 14 Avenue.
- Construct gravity sanitary sewer for fronting roadways, community sanitary pump station near 8 Avenue with gravity sewer along 168 Street, force main to Fergus Creek Pump Station and review its operation with completion of upgrade requirements.
- Install water, sanitary and storm service connections to the habitable area of the site

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT / OCP AMENDMENT / HIGHWAY 99 CORRIDOR LAP AMENDMENT

There are no engineering requirements beyond those listed above.

DEVELOPMENT PERMIT (SENSITIVE ECOSYSTEM/HAZARD LANDS-STEEP SLOPE)

Provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the classified watercourses within the site. The SRW/RC is to be registered over the setback from the top of bank.



Jeff Pang, P.Eng.
Development Services Manager
KMH



June 24, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0224 00 (Updated June 2022)

SUMMARY

The proposed 485 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	126
Secondary Students:	53

September 2021 Enrolment/School Capacity

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

Projected population of school-age children for this development:	192
--	-----

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

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

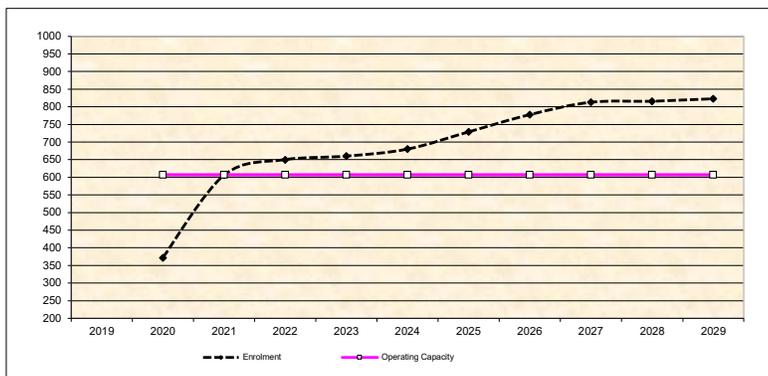
School Enrolment Projections and Planning Update:

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

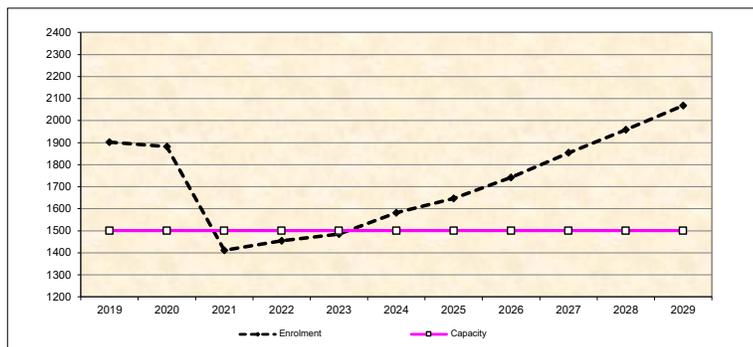
The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity.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

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

Edgewood Elementary



Earl Marriott Secondary



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

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 20-0224
 Site Address 1083, 1109, 1177 168 St and 1068 Highway 99, 16620 12th Ave
 Registered Arborist Mitch Davis, ISA Certified Arborist (PN-9077A)

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)	300
Protected Trees to be Removed	266
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	34
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 100 X one (1) = 100 - All other Trees Requiring 2 to 1 Replacement Ratio 166 X two (2) = 332	432
Replacement Trees Proposed	222
Replacement Trees in Deficit	210
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	270

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

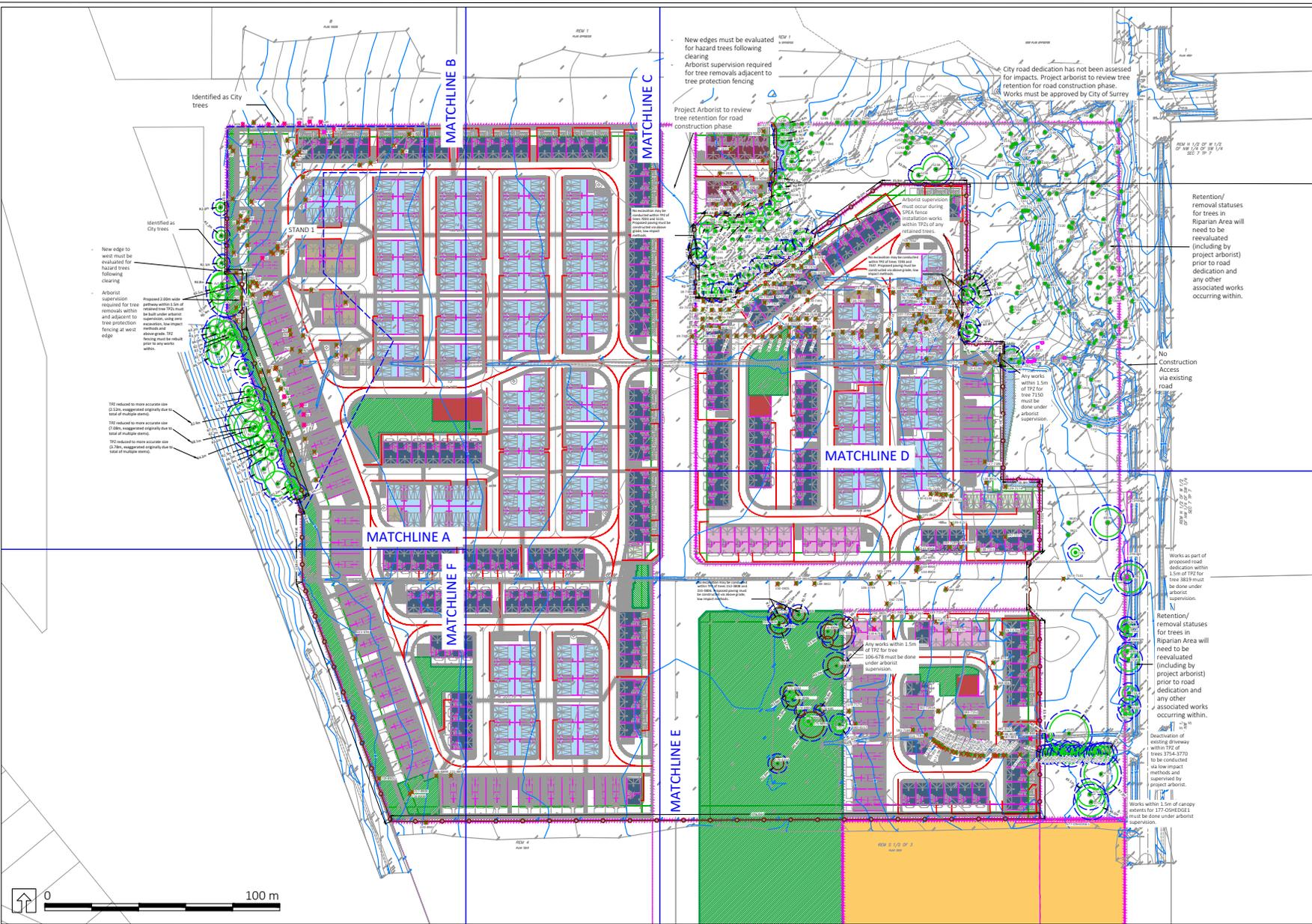
Summary, report and plan prepared and submitted by



Signature of Arborist

July 22, 2022

Date



LEGEND

- TREE PROTECTION ZONE
- NO-BUILD ZONE
- TREE PROTECTION FENCE
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED
- X TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan - Entire Subject Site
Project address: 10th Avenue & 168 Street, Surrey
Client: Pacific Land Group

Drawing No: 05
Date: 2022/07/18
Drawn by: MM/DBE/MD
Page Size: TABLOD(11"x17")

Page #
1 of 5

MATCHLINE C

- New edges must be evaluated for hazard trees following clearing
- Arborist supervision required for tree removals adjacent to tree protection fencing

Project Arborist to review tree retention for road construction phase

City road dedication has not been assessed for impacts. Project arborist to review tree retention for road construction phase. Works must be approved by City of Surrey

Arborist supervision must occur during SPEA fence installation works within TPZs of any retained trees.

No excavation may be conducted within TPZ of trees 7293 and 7347. Proposed paving must be constructed via above grade, low impact methods.

Retention/removal statuses for trees in Riparian Area will need to be reevaluated (including by project arborist) prior to road dedication and any other associated works occurring within.

No Construction Access via existing road

Any works within 1.5m of TPZ for tree 7150 must be done under arborist supervision.

No excavation may be conducted within TPZ of trees 7003 and 5115. Proposed paving must be constructed via above grade, low impact methods.

- LEGEND
- TREE PROTECTION ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION FENCE
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED
 - ✗ TREE TO BE REMOVED

- NOTES
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. $\frac{1}{2}$ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



MATCHLINE D



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan - Northeast Section
Project address: 10th Avenue & 168 Street, Surrey
Client: Pacific Land Group

Drawing No: 05
Date: 2022/07/18
Drawn by: MM/DBE/MD
Page Size: TABLOID(11"x17")

Page #
3 of 5



MATCHLINE B

Identified as City trees

Identified as City trees

STAND 1

MATCHLINE A

- New edge to west must be evaluated for hazard trees following clearing

- Arborist supervision required for tree removals within and adjacent to tree protection fencing at west edge

Proposed 2.00m wide pathway within 1.5m of retained tree TPZs must be built under arborist supervision, using zero excavation, low impact methods and above-grade. TPZ fencing must be rebuilt prior to any works within.

TPZ reduced to more accurate size (2.52m, exaggerated originally due to total of multiple stems).

TPZ reduced to more accurate size (7.08m, exaggerated originally due to total of multiple stems).

TPZ reduced to more accurate size (3.78m, exaggerated originally due to total of multiple stems).

LEGEND	TREE PROTECTION ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED
	TREE PROTECTION FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the

- outer edge of the stem of the tree. (1/3 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
- The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.

- Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan - Northwest Section
Project address: 10th Avenue & 168 Street, Surrey
Client: Pacific Land Group

Drawing No: 05
Date: 2022/07/18
Drawn by: MM/DBE/MD
Page Size: TABLOID 11"x17"

Page #
2 of 5

0 50 m

MATCHLINE D

MATCHLINE E

No excavation may be conducted within TPZ of trees 152-3808 and 155-3806. Proposed paving must be constructed via above grade, low impact methods.

Any works within 1.5m of TPZ for tree 106-678 must be done under arborist supervision.

Works as part of proposed road dedication within 1.5m of TPZ for tree 3819 must be done under arborist supervision.

Retention/ removal statuses for trees in Riparian Area will need to be reevaluated (including by project arborist) prior to road dedication and any other associated works occurring within.

Deactivation of existing driveway within TPZ of trees 3754-3770 to be conducted via low impact methods and supervised by project arborist.

Works within 1.5m of canopy extents for 177-OSHEDGE1 must be done under arborist supervision.

REM N 1/2 OF W 1/2 OF NW 1/4 OF SW 1/4 SEC 7 TP 7

- LEGEND**
- TREE PROTECTION ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION FENCE
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED
 - ✗ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
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3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
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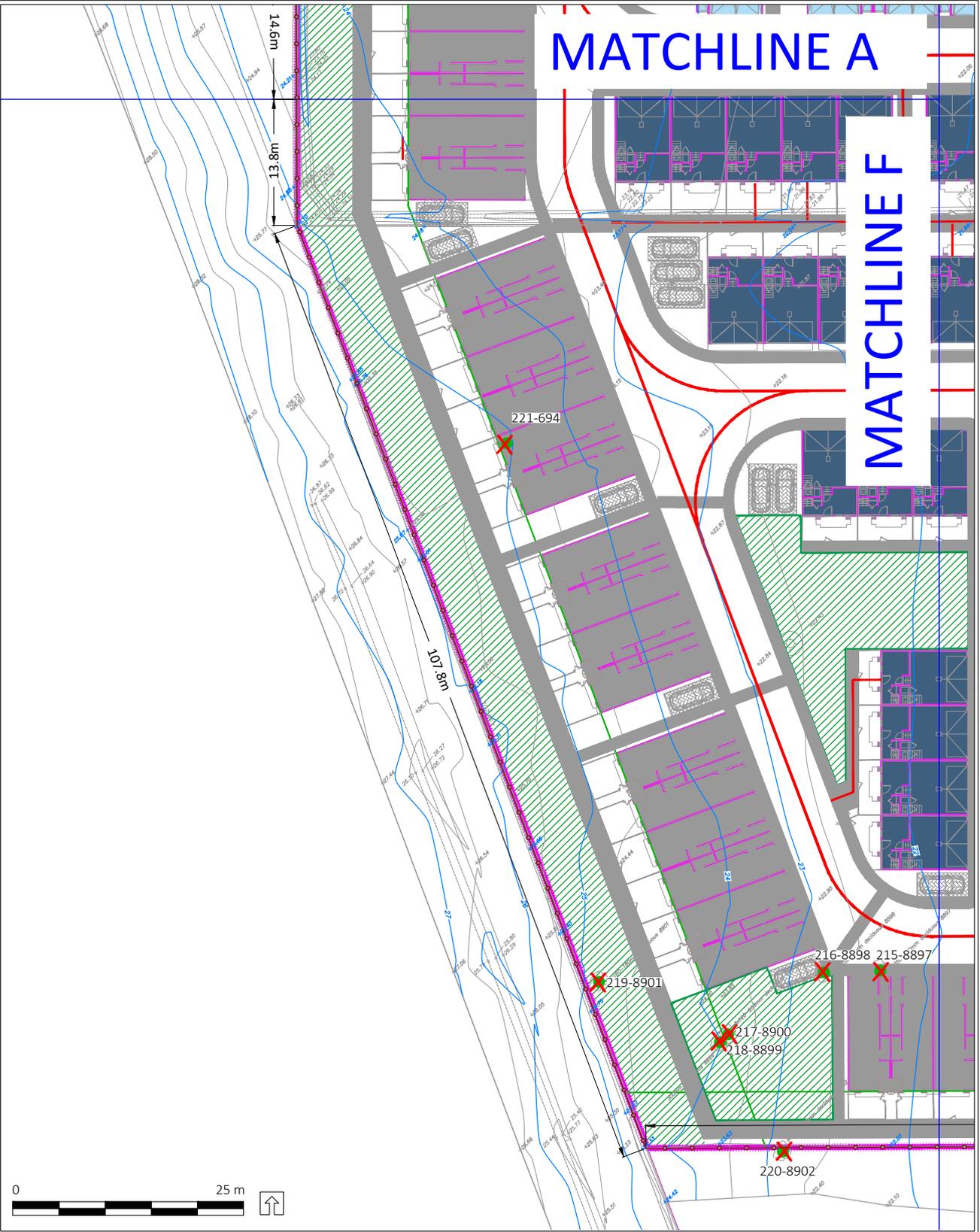
Drawing title: Tree Management Plan - Southeast Section
Project address: 10th Avenue & 168 Street, Surrey
Client: Pacific Land Group

Drawing No: 05
Date: 2022/07/18
Drawn by: MM/DBE/MD
Page Size: TABLOD(11"x17")

Page #
4 of 5

MATCHLINE A

MATCHLINE F



TREE PROTECTION ZONE	NO BUILD ZONE	UN-SURVEYED TREE TO BE RETAINED
TREE PROTECTION FENCING	SURVEYED TREE TO BE RETAINED	TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
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 - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
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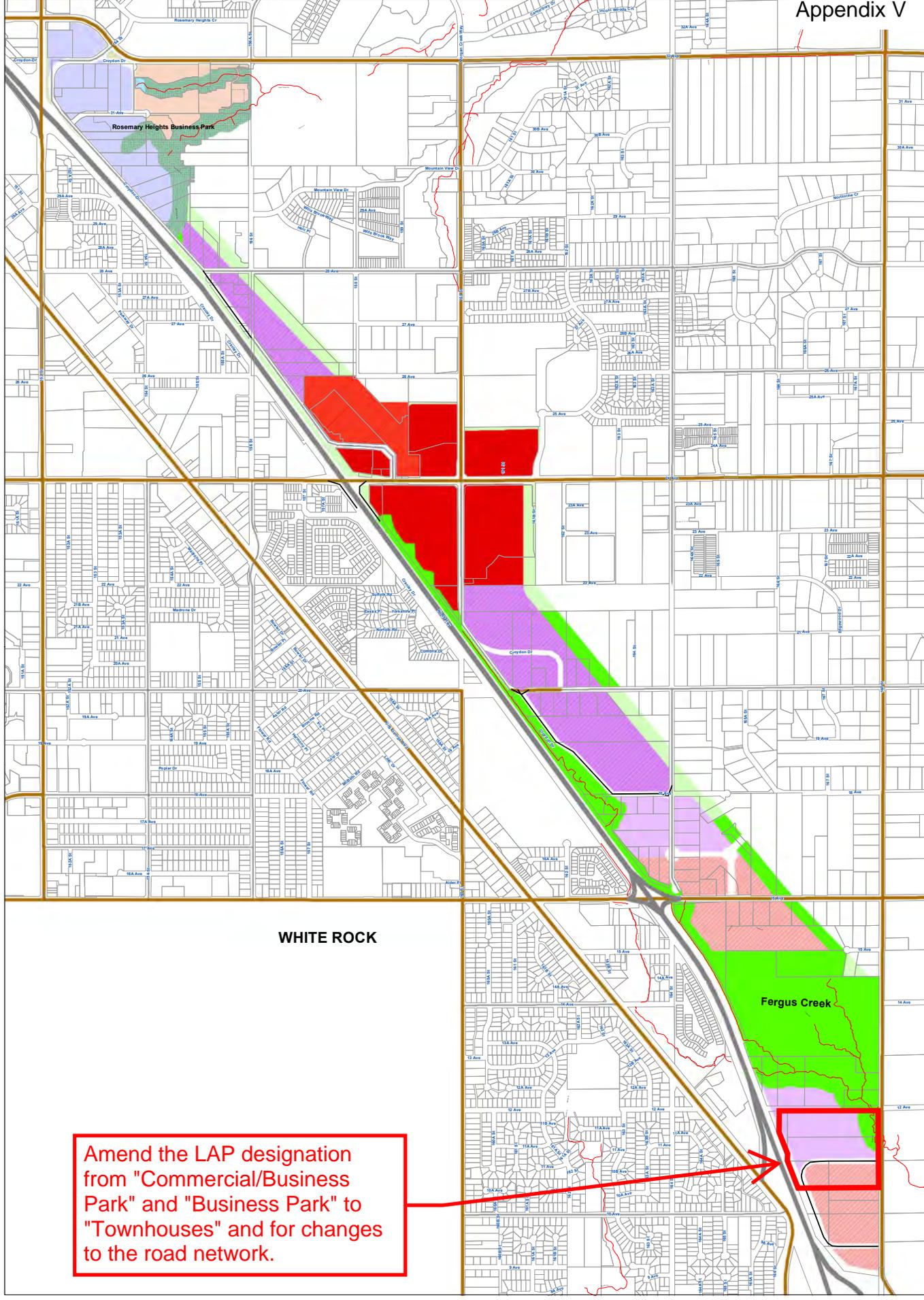


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan - Southwest Section
Project address: 10th Avenue & 168 Street, Surrey
Client: Pacific Land Group

Drawing No: 05
Date: 2022/07/18
Drawn by: MM/DBE/MD
Page Size: TABLOID 11"x17"

Page #
5 of 5



WHITE ROCK

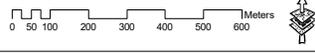
Fergus Creek

Amend the LAP designation from "Commercial/Business Park" and "Business Park" to "Townhouses" and for changes to the road network.

HIGHWAY # 99 CORRIDOR Stage 1
LAND USE CONCEPT PLAN
 City of Surrey Planning & Development Department

- MIXED COMMERCIAL RESIDENTIAL LAND USES
- COMMERCIAL
- COMMERCIAL/BUSINESS PARK
- BUSINESS PARK
- BUSINESS PARK LIGHT INDUSTRIAL
- BUFFERS
- HABITAT PRESERVATION AREA
- CREEKS (CLASS A FISH BEARING)
- HIGHWAYS
- ARTERIAL ROADS
- COLLECTOR ROADS
- PROPOSED ROADS

Approved By Council on December 8, 2003
 Revised 31 March 2016





ME
to
RM

12 Ave

166 St

ME

168 St

AGR

No 99 Hwy

URB

10 Ave

165A St



CITY OF
SURREY
the future lives here.

OCP Amendment 20-0224-00

Proposed amendment from
"Mixed Employment" to "Multiple Residential"



**Proposed Amendments to Schedule G of
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendments are proposed to Schedule G, Community Amenity Contributions Section of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. Sub-section E.20(b), delete the existing "Amenity Contributions" table and replace with the following table:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks ²	TOTAL
RESIDENTIAL¹ \$/dwelling unit	\$82.94	\$358.33	\$186.61	\$4,000.00	\$4,627.88
NON-RESIDENTIAL \$/hectare (\$/acre)	\$712.75 (\$288.44)	\$3,079.65 (\$1,246.29)	n/a	n/a	\$3,792.40 (\$1,534.73)

Explanatory Notes:

- 1 Excludes *secondary suites*.
- 2 Includes pathways and facilities.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0224-00

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: 011-127-937

North Half Lot 3 Section 12 Township 1 New Westminster District Plan 7213

1083 - 168 Street

Parcel Identifier: 011-127-945

North 331.70 Feet Lot 4, Except: Part on SRW Plan 25810 Section 12 Township 1 New Westminster District Plan 7213

1068 - No 99 Highway

Parcel Identifier: 010-148-655

Lot 13 Section 12 Township 1 New Westminster District Plan 26780

1109 - 168 Street

Parcel Identifier: 008-866-350

Lot 14 Section 12 Township 1 New Westminster District Plan 26780

1177 - 168 Street

Parcel Identifier: 008-823-936
Lot "GG", Except Part Dedicated Road on Plan BCP16160 Section 12 Township 1 New
Westminster District Plan 25810

16620 - 12 Avenue

(the "Land")

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

Parcel Identifier:

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

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

- (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 4.5 metres to 3.0 metres to the side of unit;
- (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.5 metres to the principal building face;
- (c) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 2 from 6.0 metres to 4.8 metres to the principal building face, and to 3.0 metres to the side of unit;
- (d) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.8 metres to the principal building face; and
- (e) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, to reduce the minimum south rear yard setback of the RM-30 Zone on proposed Lot 3 from 6.0 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.

5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A.

NOTES:



To reduce the minimum north side yard setback on Lot 2 from 6.0 m to 4.5 m to the principal building face

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2022-07-15 A FOR DP APPLICATION



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z9
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
PROPOSED MULTI-FAMILY
DEVELOPMENT
168 STREET & 12TH AVE
SURREY, BC

CLIENT:
FERGUS CREEK DEVELOPMENT
8025 128 ST.,
SURREY, BC
V3W 4E9

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DRAWN:	ZAB
CHECKED:	JA
SCALE:	-
JOB NO.:	SR 131
DATE:	JULY 2020
SHEET TITLE:	07/15/2022



SITE PLAN

DRAWING NO.:

A-109 T

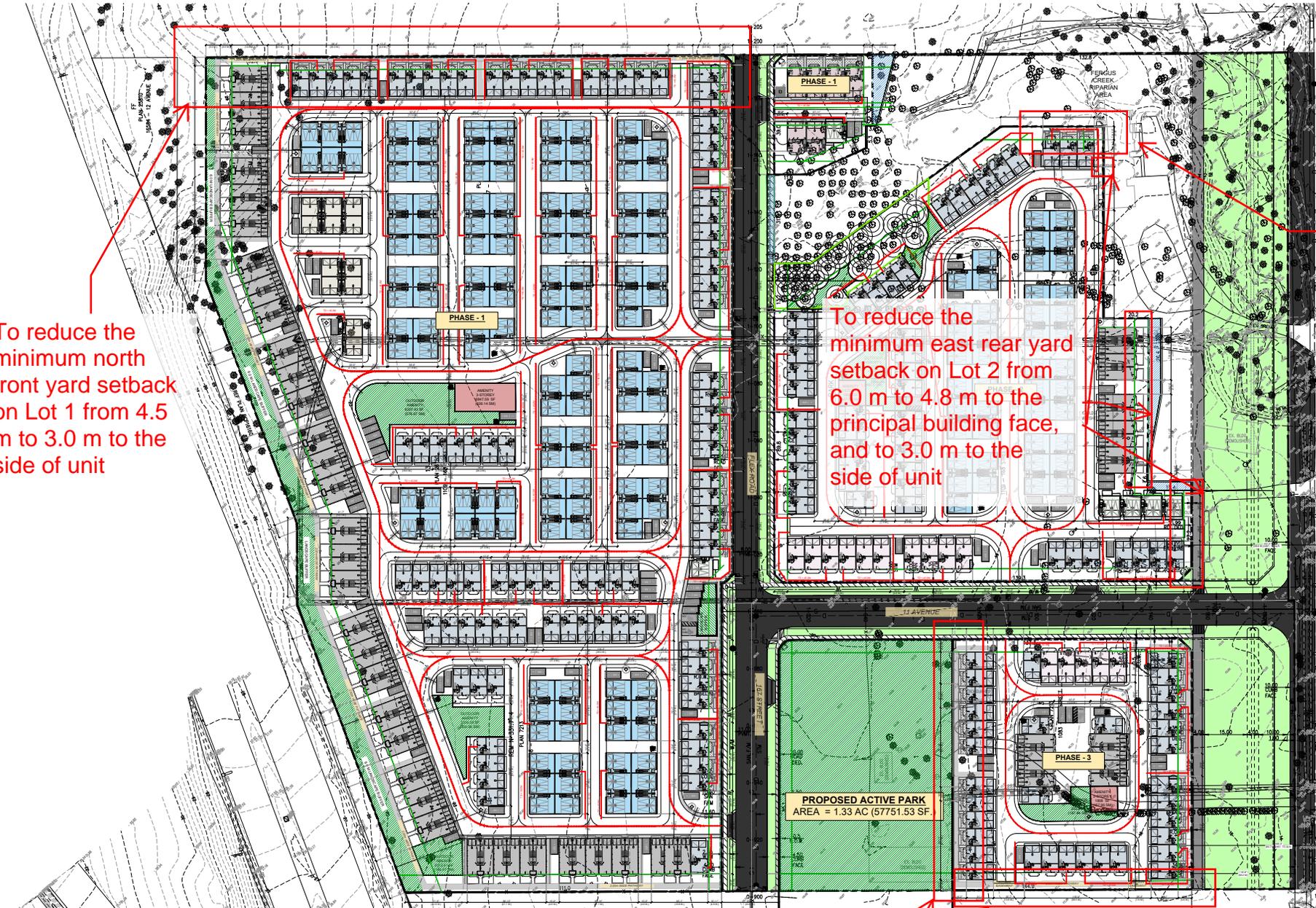
To reduce the minimum north front yard setback on Lot 1 from 4.5 m to 3.0 m to the side of unit

To reduce the minimum east rear yard setback on Lot 2 from 6.0 m to 4.8 m to the principal building face, and to 3.0 m to the side of unit

To reduce the minimum west side yard setback on Lot 3 from 6.0 m to 4.8 m to the principal building face

To reduce the minimum south rear yard setback on Lot 3 from 6.0 m to 4.5 m to the principal building face, and to 3.7 m to the side of unit

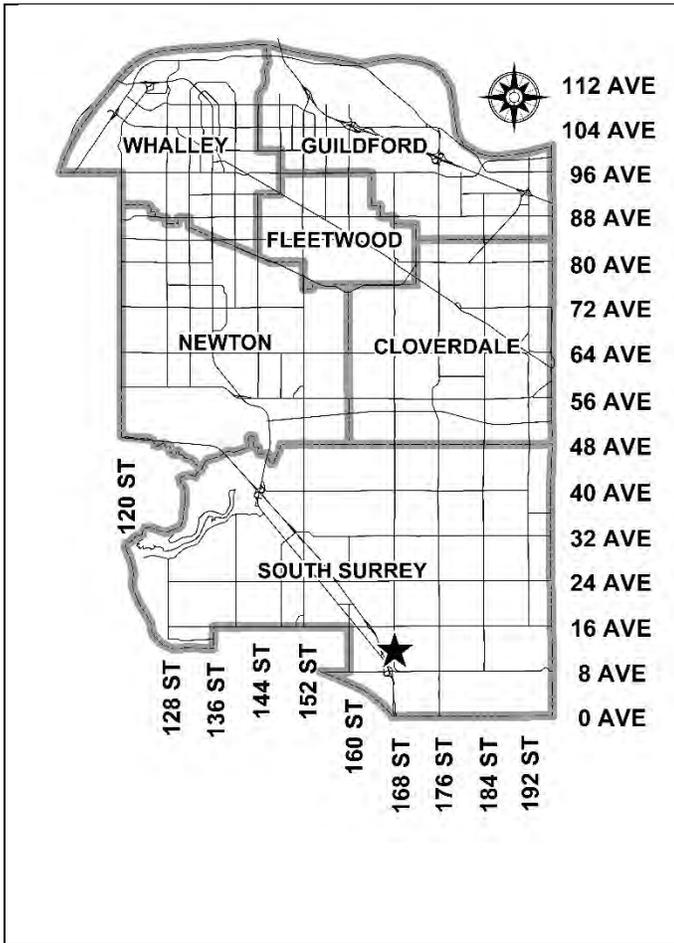
PROPOSED ACTIVE PARK
AREA = 1.33 AC (57751.53 SF)



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0224-00

Planning Report Date: November 23, 2020



PROPOSAL:

- **OCP Amendment** from Mixed Employment to Multiple Residential
- **LAP Amendment** to introduce a new land use designation: Multiple Residential
- **LAP Amendment** to redesignate a portion of the site from Business Park and Commercial/Business Park to Multiple Residential and for changes to the road network.
- **Rezoning** from RA to CD

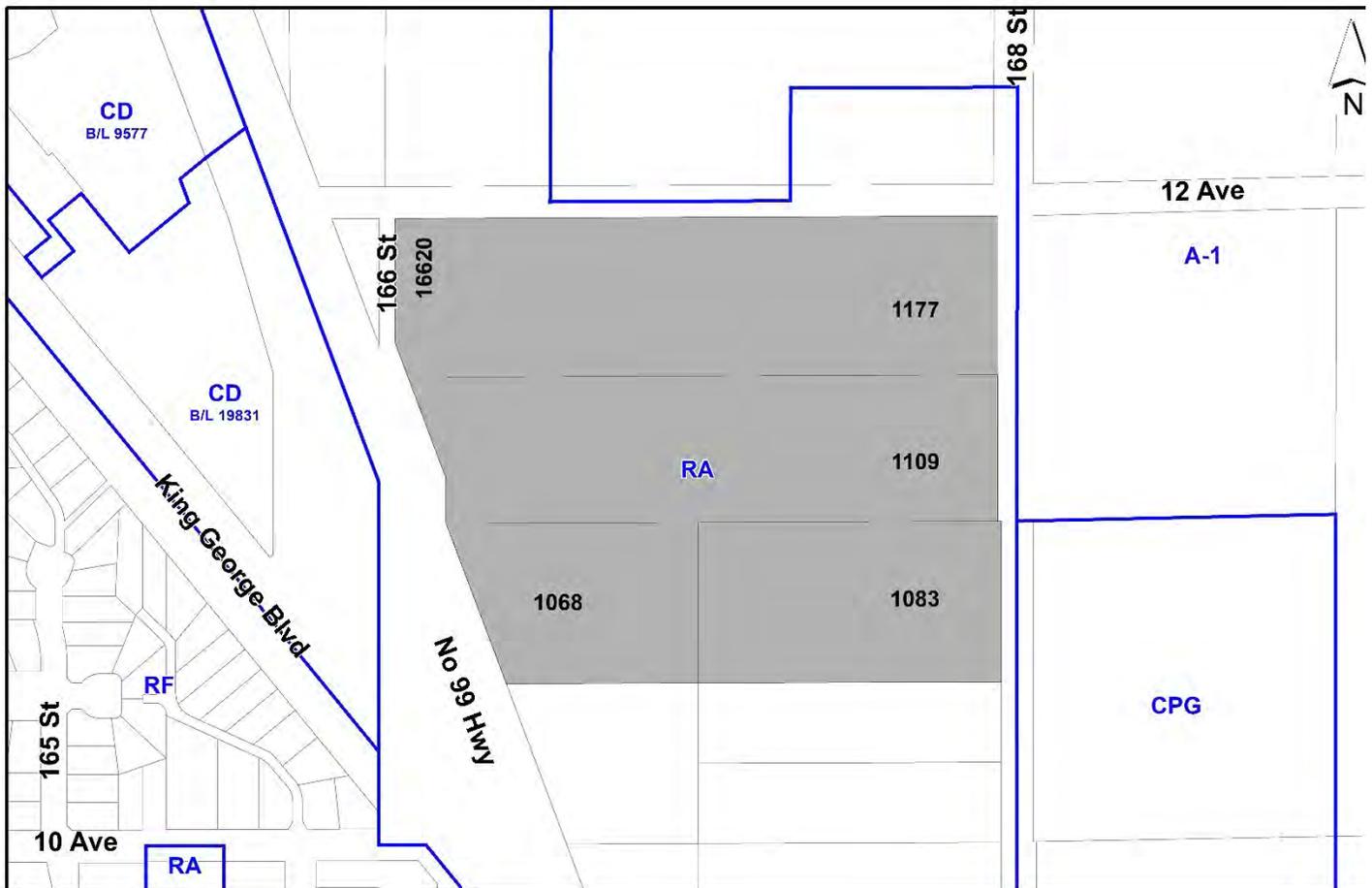
to permit the development of approximately 557 townhouse units.

LOCATION: 1083, 1109 and 1177 - 168 Street,
 1068 - Highway No. 99
 16620 - 12 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park,
 Commercial/Business Park, and
 Habitat Preservation Area



RECOMMENDATION SUMMARY

The Planning & Development Department recommends that the application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from the policies identified in the City of Surrey Official Community Plan (OCP), the Highway 99 Corridor Local Area Plan (LAP) and the Surrey Employment Lands Strategy.

RATIONALE OF RECOMMENDATION

Policy Issues:

- The proposal does not comply with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal does not comply with the Business Park and Commercial/Business Park designation in the Highway 99 Corridor Local Area Plan (LAP).
- The above designations are intended to provide business park and commercial uses in the form of office uses, service uses, warehouse and distribution centres, and retail uses. The area is not intended to have any residential uses. The protection of employment lands is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed to "prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses". These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare".
- Council denied a previous townhouse proposal (Development Application No. 7916-0118-00) on this site on November 6, 2017. Council noted that the townhouse proposal was contrary to the Official Community Plan (OCP), the Highway 99 Corridor Local Area Plan (LAP) and the Employment Lands Strategy, and concerns were expressed regarding the lack of infrastructure and school capacity in the area. This application proposed some employment on the site through the provision of a private school.

Land Use Implications:

- There are ample opportunities for residential development in more appropriate areas of South Surrey, including in Grandview Heights and Douglas. Conversely, the supply of employment lands is limited, as highlighted in Metro Vancouver's 2015 Industrial Land Inventory report. Protecting the supply of employment lands in Surrey is important to meet the current and future needs of the local and regional economy.

- The proposed development, if approved, could put pressure on other Mixed Employment or Industrial lands in Surrey to be converted to residential uses, including other lands located in the Highway 99 Corridor LAP area.

School Impacts:

- The School District advises that this proposal would have a direct impact on enrolment because long term School District planning never envisioned any student population in the Employment Lands within the Highway 99 Corridor Local Area Plan (LAP). For this particular site, the proposed development is anticipated to yield 240 students that were not anticipated in this area of South Surrey.
- Enrolment pressures in this area of South Surrey will lead to new schools (i.e. Edgewood Elementary (anticipated to open in 2021) and Tata'alu Elementary (targeted to open in 2023), both in Sunnyside Heights Neighbourhood Concept Plan (NCP)) reaching capacity very quickly. Until more school projects are approved, growth will have to be addressed with portables if all the existing schools are full. Enrolment pressures will also push the School District's facility plan timeline to require more school sites in the Grandview Heights community.

Economic Impacts:

- The proposed land use amendment represents a loss of valuable employment lands within Surrey. Loss of employment lands negatively impacts Surrey's ability to attract employment generators and does not support Surrey's goal of achieving a higher job to resident ratio.

RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site			
North (Across 12 Avenue [unopened]):	Fergus Watershed Biodiversity Preserve.	Mixed Employment/ Business Park and Habitat Preservation Area	A-1 and RA
East (Across 168 Street):	Golf course, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
South:	Single family dwelling and a vacant lot.	Mixed Employment/ Commercial/Business Park	RA
West (Across lane):	Ministry of Transportation and Infrastructure road right-of-way.	Business Park	RA
West (Across Highway No. 99):	Hotel and single family residential.	Urban/ Tourist Commercial and Single Family Residential (King George Highway Corridor LAP)	CD (By-law No. 9577) and RF

Context & Background

Background

- The subject site (10.4 hectares) consists of 5 parcels located at 1083, 1109, 1177 - 168 Street, 1068 No. 99 Highway and 16620 - 12 Avenue. The site contains pasture land, some forested areas, Fergus Creek, and other watercourses. The site is zoned "One-Acre Residential Zone" (RA) and is designated Mixed Employment in the Official Community Plan (OCP) and Business Park, Commercial/Business Park, and Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP).
- The site is located between No. 99 Highway and 168 Street, immediately south of the Fergus Watershed Biodiversity Preserve. Meridian Golf Par 3 golf course is located to the east across 168 Street, within the Agricultural Land Reserve (ALR). There are several large acreage parcels to the south of the site.

- In 2009, an application was made on the subject site for rezoning and a General Development Permit that proposed a casino, hotel, and convention centre on the site (Application No. 7909-0169-00). The rezoning by-law was given Third Reading on February 1, 2010. Subsequent to this Development Application, the owner applied for a gaming license in 2012 (Application No. 7912-0299-00). This application was denied by Council at the Regular Council – Public Hearing meeting of January 18, 2013.
- In 2016, the owner of the site applied for an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential to permit a townhouse development (Application No. 7916-0118-00). Staff prepared a "Stage 1" planning report recommending that the proposed development be referred back to the applicant to undertake major revisions to the proposal to be consistent with the OCP and the Highway 99 Corridor Local Area Plan (LAP).
- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the "Stage 1" planning report and referred the project back to staff to:
 - *Work with the applicant to address a more contiguous development, for all proposed uses as described in the Application (including commercial);*
 - *Review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection);*
 - *Have the Applicant conduct an extensive Public Consultation process;*
 - *Update the Application to include more current / figures and revise the project but keep with the spirit of the Application as far as employment lands being generated; and*
 - *Once all issues noted at the Regular Council Land Use meeting have been resolved to the satisfaction of staff, bring the project back to Council for consideration.*
- Staff worked with the applicant, following the direction provided by Council on June 27, 2016. The proposal also included a private school which provided approximately 123 jobs, adding an employment aspect to the overall proposal. The project was presented to Council for consideration on October 2, 2017, and the project received First and Second Reading.
- A Public Hearing for the project was held on October 23, 2017. At the November 6, 2017 Regular Council – Public Hearing meeting, the project was denied Third Reading. Council noted that the townhouse proposal was contrary to the Official Community Plan (OCP), the Highway 99 Corridor Local Area Plan (LAP) and the Employment Lands Strategy, and concerns were expressed regarding the lack of infrastructure and school capacity in the area.
- The bylaws for Development Application No. 7916-0118-00 were subsequently filed and the application was closed.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - an Official Community Plan (OCP) amendment from Mixed Employment to Multiple Residential;
 - a Local Area Plan (LAP) amendment to introduce a new land use designation: Multiple Residential and to redesignate a portion of the site from Business Park and Commercial/Business Park to Multiple Residential and for changes to the road network; and
 - to rezone the site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) to permit a townhouse development.
- Only the proposed OCP/LAP amendments and Rezoning, and not a Development Permit, are being presented for Council's consideration at this time. Given the significant departure from the City's plans, policies and practices that the proposal entails, it was deemed appropriate to consult Council on the larger land use issue before proceeding further to detailed development planning of the site, which typically is done through a Development Permit application.

Referrals

School District:

The School District has provided the following projections for the number of students from this development:

139 Elementary students at Pacific Heights Elementary School
89 Secondary students at Earl Marriott School

(Appendix IV)

The School District advises that this proposal would have a direct impact on enrolment because long term School District planning never envisioned any student population in the Employment Lands within the Highway 99 Corridor Local Area Plan (LAP). For this particular site, the proposed development is anticipated to yield 228 students that were not anticipated in this area of South Surrey.

Enrolment pressures in this area of South Surrey will lead to new schools (i.e. Edgewood Elementary (anticipated to open in 2021) and Tata'alu Elementary (targeted to open in 2023), both in Sunnyside Heights Neighbourhood Concept Plan (NCP)) reaching capacity very quickly. Until more school projects are approved, growth will have to be addressed with portables if all the existing schools are full. Enrolment pressures will also push the School District's facility plan timeline to require more school sites in the Grandview Heights community.

Parks, Recreation & Culture:

Parks has concerns with the proposal as there has been no assessment of active park provision for this portion of the Highway 99 Corridor Local Area Plan. If residential development is supported in this location, provision of an active, sizable public park would be required in this precinct (ie. the lands between 8 Avenue and 12 Avenue and 168 Street and Highway No. 99). In addition, a full environmental assessment would be required to determine all watercourses, riparian areas and wetlands.

Parks notes this proposal is adjacent to Fergus Watershed Biodiversity Preserve for which there is a Council adopted management plan. The application must adhere to the management plan's objectives, including:

- Designate and maintain the most sensitive areas of the Biodiversity Preserve as 'off limits' to public access, through planting, fencing, signage, education, enforcement and adaptive management;
- Designate and maintain the entire Biodiversity Preserve as a 'no dogs' zone through education, signage and enforcement; and
- Establish an ongoing Advisory Committee or group to foster stewardship and education about the Biodiversity Preserve and management of its assets.

With the exception of the School District and Parks, Recreation & Culture, formal referrals have not been completed for the subject proposal given the proposed departure from existing City policies and practices. The current focus is on the appropriateness of the land use that is proposed.

Should the proposal proceed to the detailed planning stage, referrals would be made to the following groups for comment. Any requirements would be incorporated into the detailed design for the proposal:

- Engineering;
- Fire Department;
- Agricultural & Food Policy Advisory Committee; and
- Ministry of Transportation & Infrastructure.

Transportation Considerations

- The applicant is proposing an amendment to the road network shown in the Highway 99 Corridor Local Area Plan (LAP). The road network and other transportation considerations, including the possible need for a Traffic Impact Analysis, will be further reviewed should this application proceed to the detailed planning stage.

Parkland and/or Natural Area Considerations

- Parks Recreation & Culture has concerns with the proposal as there has been no assessment of active park provision for this portion of the Highway 99 Corridor Local Area Plan (LAP), as no residents were anticipated in the employment lands of the Highway 99 Corridor LAP. If residential development is supported in this location, provision of an active, sizable public park would be required in this precinct (ie. the lands between 8 Avenue and 12 Avenue and 168 Street and Highway No. 99). In addition, a full environmental assessment would be required to determine all watercourses, riparian areas and wetlands.
- Parks notes this proposal is adjacent to Fergus Watershed Biodiversity Preserve for which there is a Council adopted management plan. The application must adhere to the management plan's objectives.

School Capacity Considerations

- The School District advises that this proposal would have a direct impact on enrolment because long term School District planning never envisioned any student population in the Employment Lands within the Highway 99 Corridor Local Area Plan (LAP). For this particular site, the proposed development is anticipated to yield 228 students that were not anticipated in this area of South Surrey.
- Enrolment pressures in this area of South Surrey will lead to new schools (i.e. Edgewood Elementary (anticipated to open in 2021) and Tata'alu Elementary (targeted to open in 2023)), both in Sunnyside Heights Neighbourhood Concept Plan (NCP)) reaching capacity very quickly. Until more school projects are approved, growth will have to be addressed with portables if all the existing schools are full. Enrolment pressures will also push the School District's facility plan timeline to require more school sites in the Grandview Heights community.
- In addition, the School District highlights the undesirability of having school-aged children cross the busy 16 Avenue arterial road. Long term plans indicate that 16 Avenue is projected to be a major Fraser Valley transportation corridor between Highway 99 and Abbotsford, leading to higher volumes and increased truck traffic, which has a significant impact on children making their way to school.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The General Urban designation is typically intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities and parks. As such, the proposal for townhouses would not require an RGS amendment.

- However, the RGS identifies the protection of industrial land as a key goal in maintaining and enhancing the region's economic well-being. Preservation of industrial lands in the region and within Surrey provides the land base needed to support the local economy and employment.
- In April 2016, Metro Vancouver released the *2015 Industrial Land Inventory* report. The report notes that from 2010 to 2015 there was a net reduction of 350 hectares of industrial lands in Metro Vancouver, due to competition from other land uses. The report also notes that the net industrial land absorption was 76 hectares per year, based on 2010-15, and at this rate, the vacant industrial land in the region may be substantially absorbed by the 2030s.

Official Community Plan

Land Use Designation

- The site is designated Mixed Employment in the OCP. The applicant is proposing an amendment to Multiple Residential.
- The protection of employment lands is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed to "prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses". These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare". Particularly noted is Policy E 1.13, which specifically prohibits the conversion of mixed-employment lands to residential or other non-employment uses.
- The proposed land use amendment represents a loss of valuable employment lands within Surrey, which negatively impacts Surrey's ability to attract employment generators. Preserving lands designated "Mixed Employment" for employment uses helps Surrey achieve a higher job to resident ratio, which results in a more complete city where residents can both live and work within the city.
- If the proposed application is supported, the current Mixed Employment and/or Industrial-designated lands in other areas of Surrey may come under pressure to be amended to allow for non-employment uses.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was necessary to consult specifically with Surrey School District (No. 36) with respect to the proposed OCP amendment.
 - No other agencies and organizations considered to be affected by the proposed OCP Amendment requires specific consultation.

Themes/Policies

The proposed development is not supported by the following policies in the Official Community Plan (OCP):

- A 1.1 Support compact and efficient land development that is consistent with the Regional Growth Strategy (RGS).

(The proposal is not consistent with the intent of the RGS.)

- B 4.6 Direct higher residential densities to locations within walking distance of neighbourhood centres, along main roads, near transit routes and adjacent to major parks or civic amenities.

(The proposed residential use is better suited to be located closer to schools, services and transit routes.)

- B 4.17 Plan neighbourhoods in consultation with School District No. 36 to ensure that urban development and population growth is considered in planning of new, appropriately-sized and well-located public schools.

(The School District advises that the proposed development was not anticipated in their facility planning as this area is designated as Employment Lands. If residential uses are approved, this will place additional strain on school capacity in the area.)

- C 3.7 Plan appropriate sizes, locations and types of parks and greenways in conjunction with land uses, densities and transportation networks in all secondary plan processes (e.g. Neighbourhood Concept Plans, Local Area plans, Infill Areas and Town Centre Plans) to support the parkland needs of future residents.

(Parks Recreation & Culture advises that, should this application proceed to the detailed planning stage, provision of an active, sizable public park would be required in this precinct (ie. the lands between 8 Avenue and 12 Avenue and 168 Street and Highway No. 99.)

- D 1.1 Utilize the *Ecosystem Management Strategy* and the *Biodiversity Conservation Strategy* (as amended) to guide the management and protection of Surrey's diverse ecosystems.

(If this application proceeds to the detailed planning stage, it will be subject to a Sensitive Ecosystem Development Permit for Streamside Areas and Green Infrastructure Areas.)

- E 1.1 Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.

(This application proposes to eliminate and convert 10.4 hectares of employment land into entirely multiple residential use. Loss of these lands for employment purposes will hinder efforts to provide jobs for future Surrey residents that are close to where residents live.)

- E 1.2 Monitor the utilization and availability of industrial lands in conjunction with Metro Vancouver.
- E 1.5 Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.
- E 1.13 Prohibit the conversion of industrial, business park or mixed-employment lands (see Figure 41) to residential or other non-employment uses.

(This application proposes to eliminate and convert 10.4 hectares of employment land into entirely multiple residential use.)

- E 2.2 Promote economic development to achieve and maintain a balanced ratio of one job for every member of Surrey's labour force.

(Loss of these lands for employment purposes will hinder efforts to provide jobs for future Surrey residents that are close to where residents live.)

Secondary Plans

Land Use Designation

- The site is designated Business Park, Commercial/Business Park, and Habitat Preservation Area in the Highway 99 Corridor Local Area Plan (LAP). The applicant is proposing an amendment to the Highway 99 Corridor Local Area Plan (LAP) to introduce a new land use designation: Multiple Residential, to redesignate the portion of the site designated Business Park and Commercial/Business Park to Multiple Residential, and for changes to the road network.
- The Highway 99 Corridor Local Area Plan (LAP) (2004) is a self-contained area defined by strong edges: Highway No. 99 to the west, BC Hydro ROW to the east, 8 Avenue to the south and Rosemary Heights Business Park to the north. The LAP is mostly comprised of Business Park, Light Industrial and Commercial areas, with a small mixed-use area at 24 Avenue, and the Fergus Creek habitat conservation area to the south. The regional accessibility provided by the proximity to the highway, 24 Avenue, 16 Avenue and the Border Crossing makes this a prime location for business development and employment uses.
- The Business Park designation provides for business parks consisting of office uses and service uses as well as warehouse and distribution uses that are comprehensively designed with extensive landscaping and high-quality urban design. No outside storage is permitted. The Commercial/Business Park designation provides for a combination of commercial and business park uses including retail, office and warehouse/distribution uses with no outside storage.

Surrey Employment Lands Strategy (2008)

- Surrey's Employment Lands Strategy, adopted by Council in 2008, outlines the City's commitment to maintaining employment lands for employment uses, as summarized in the excerpts below:
 - recognition of the employment land challenge, combined with the long-term objective of being self-sufficient in local employment, has triggered the City's support for the development and implementation of a strategy for Surrey's employment lands;
 - conversion from an employment use to a non-employment use is only supported where development will align with the City's objectives to create thriving, transit oriented, mixed-use centres and corridors;
 - the City acknowledges port lands and key transportation corridors [e.g. the Highway 99 Corridor] as contributors to local economic well-being and is committed to protecting employment lands in these areas; and
 - there is an opportunity to develop the Highway 99 Corridor lands for higher value industrial as they have good vehicular access (e.g. on the Highway 99 corridor), good visibility and proximity to the population base.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 14, 2020, and the Development Proposal Signs were installed on November 1, 2020. Staff received one response from an area resident and a letter from the Little Campbell Watershed Society (LCWS) and an email from the Semiahmoo Fish and Game Club. The caller was curious about the proposed development and indicated no concerns. (*with staff comments in italics*)
- The Semiahmoo Fish and Game Club requested to be involved in the consultation process should the application proceed to the detailed planning stage.
- The LCWS expressed concern with the proposed development, for the following reasons:
 - LCWS was advised during the South Campbell Heights Local Area Plan (LAP) process that Surrey was lacking employment lands and that was used as justification for the proposed conversion of lands zoned "General Agriculture Zone" (A-1) to employment lands. Amending the subject site from employment lands to residential uses would not appear to be aligned with the justification provided for proposed land use amendments in the South Campbell Heights LAP process.
 - LCWS participated in the lengthy consultation process for the Highway 99 Corridor Local Area Plan (LAP), and their understanding was that 42 hectares of environmental preservation lands were to be set aside in this portion of the LAP. The current size of the Fergus Watershed Biodiversity Preserve is approximately 30 hectares.
 - Locating dense residential development this close to the Fergus Watershed Biodiversity Preserve will cause usage conflicts with the biodiversity goals of the Preserve. Employment uses at this location, as designated in the Official Community Plan (OCP) and LAP will have less conflict with the Preserve.

- Concerns about the quality and quantity of storm water run-off from the development.

(Staff are recommending that the proposed residential land use not be supported and that these employment designated lands be used for employment uses. Should the proposed residential land use proceed to the detailed planning stage then the concerns raised about the Fergus Watershed Biodiversity Preserve and the interface between the proposed residential use and the Preserve will be determined at that time. Stormwater concerns will also need to be resolved at that time.)

Public Information Meeting

- A Public Information Meeting has not been undertaken at this time. Should the proposed residential land use proceed to the detailed planning stage, then a Public Information Meeting would be required before this application is brought forward for Council's consideration to determine the level of neighbourhood support for the proposal.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) and Class B (yellow-coded) watercourses which flow on and adjacent to the subject site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- Should the proposed residential land use proceed to the detailed planning stage, then the applicant would be required to submit a full Ecosystem Development Plan, and also receive any Provincial or Federal environmental approvals that are required, prior to bringing the application forward for Council's consideration.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor and Hub located on most of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub F and a Regional BCS Corridor (#34) within the subject site, in the Redwood BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters. The BCS recommends a target Hub Area that sees additional lands protected, the restoration of forest communities along creeks and creation of wetlands in old fields adjacent to forests.

- Should the proposed residential land use proceed to the detailed planning stage, then the applicant will be required to submit a full Ecosystem Development Plan, and also receive any Provincial or Federal environmental approvals that are required, prior to bringing the application forward for Council's consideration.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient or is within 30 metres from the top of a slope/or 10 metres from the base of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit may be required to protect developments from hazardous conditions.
- Should the proposed residential land use proceed to the detailed planning stage, then the applicant will be required to do further investigation to determine whether a Hazard Land Development Permit is required, as the area of the site with steep slopes may be contained within environmental setback areas (ie. areas that are not proposed for development).

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- Should the proposed residential land use proceed to the detailed planning stage, then the applicant will be required to develop a satisfactory interface with the ALR lands on the east side of 168 Street. This process would involve a referral to the Agricultural & Food Policy Advisory Committee (AFPAC).

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 Highway 99 Corridor Local Area Plan (LAP).
- Should the proposed residential land use proceed to the detailed planning stage, a full detailed urban design review would be undertaken. This review would include resolving site planning and urban design concerns associated with the number and form and character of any proposed residential buildings, including "back-to-back" townhouse units.

PROJECT EVALUATION

- While the applicant's residential proposal may be marketable, there is a significant amount of lands in other parts of the city already designated for residential development.
- There are several key concerns with the proposed land use amendment:
 - The protection of employment lands is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed to "prohibit the conversion of industrial, business park or mixed-employment lands to residential or other non-employment uses". These policies seek to "encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare".
 - The proposed development will reduce the available supply of employment lands in Surrey, which does not support Surrey's goal of achieving a higher job to resident ratio. There is a finite supply of employment lands within the city.
 - There are ample opportunities for residential development in the area, including in the Darts Hill and Redwood Heights Neighbourhood Concept Plan (NCP) areas. These two nearby NCPs alone have the capacity for approximately 5,100 townhouse units. Conversely, the supply of employment lands is limited, as highlighted in Metro Vancouver's 2015 Industrial Land Inventory report.
 - The proposed development, if approved, may also put pressure on other "Mixed Employment" or "Industrial" designated lands in Surrey to be converted to residential uses, particularly those located within the Highway 99 Corridor LAP area.
 - The Highway 99 Corridor Local Area Plan (LAP) did not anticipate residential uses in this area, and accordingly there has been no provision of active park space for residents as no residents were ever anticipated.
 - The impact on available school capacity in the local area given that these lands were not originally identified for residential uses.

RECOMMENDATION

In light of the broader and longer term plan of the City to protect and to ensure a sufficient supply of employment lands to meet the current and future needs of the local and regional economy, staff is not supportive of proposed residential development at this location.

Accordingly, staff recommends that the subject development application be referred back to staff for the applicant to undertake major revisions to the proposal to be consistent with the Official Community Plan (OCP) and the Highway 99 Corridor Local Area Plan (LAP).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Conceptual Site Plan
- Appendix II. Highway 99 Corridor Local Area Plan with Site Highlighted
- Appendix III. OCP Redesignation Map
- Appendix IV. School District Comments

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

**COPIES OF APPENDICIES ARE AVAILABLE AT
THE CITY CLERK'S OFFICE**