

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0279-00

Planning Report Date: July 25, 2022

**PROPOSAL:**

- **NCP Amendment** from Single Family Small Lot with or without Coach Houses to Townhouses (15-30 upa)
- **Rezoning** from RH to RM-30
- **Development Permit**
- **Development Variance Permit**

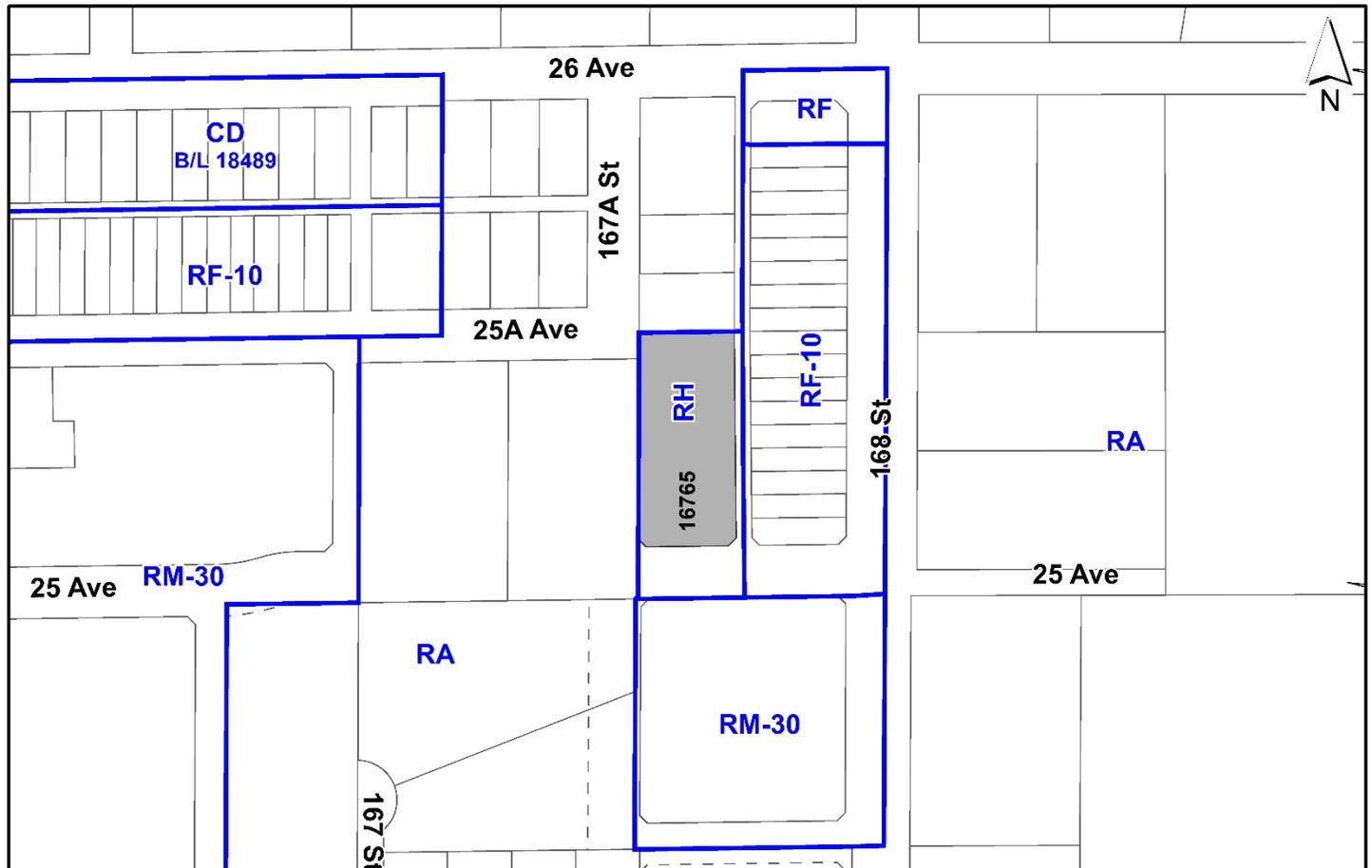
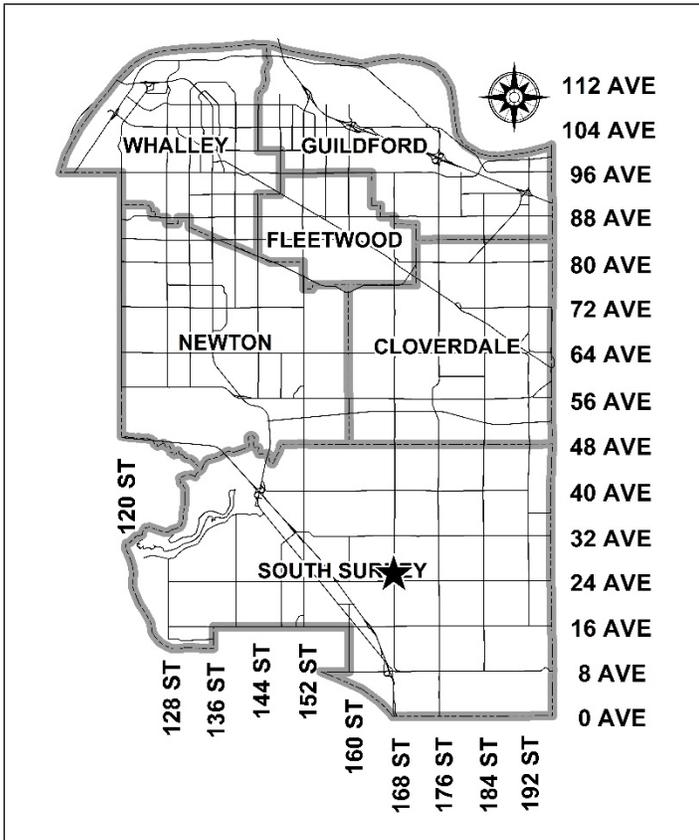
to permit the development of 19 townhouse units

**LOCATION:** 16765 - 25 Avenue

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lot with or without Coach Houses



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) from "Single Family Small Lot with or without Coach Houses" to "Townhouses (15-30 upa)".
- Proposing to reduce the setback requirements for the principal building of the RM-30 Zone.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Orchard Grove.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The grouping of the proposed townhouse units allows for a suitable transition between the Single Family Small Lot designated land to the north and the higher density Multiple Residential designated lands located to the south and west.
- The proposed building setbacks are proposed due to the narrow site condition and for the development to appropriately interface with adjacent existing and planned land uses.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0279-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0279-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum street side yard (west) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face;
  - (b) to reduce the minimum side yard on a flanking lane (east) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face of building 1;
  - (c) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face; and
  - (d) to allow stairs consisting of four (4) risers or less to encroach into the building setback area.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (g) 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.

5. Council pass a resolution to amend the Orchard Grove Neighbourhood Concept Plan (NCP) to redesignate the land from “Single Family Small Lot with or without Coach Houses” to “Townhouses (15-30 upa)” when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant	Single Family Small Lot with or without Coach Houses	RH
North:	Single Family Residential	Single Family Small Lot with or without Coach Houses	RA
East (across the lane):	Single Family Small Lots	Single Family (10 upa) or Townhouses with Tree Preservation (15 upa)	RF-10
South (Across 25 Ave):	Townhouses	Townhouses (15 upa) or Multi-Family with Tree Preservation (30 upa)	RM-30
West:	Single Family Residential	Townhouse (15 – 30 upa)	RA

### Context & Background

- The subject site is located at 16765 – 25 Ave in the Orchard Grove Neighbourhood Concept Plan (NCP) area and is 3,069 square metre in area.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lot with or without Coach Houses" in the Orchard Grove NCP, and zoned "Half-Acre Residential Zone (RH)".
- The Orchard Grove NCP designates the land immediately to the west of the subject property for an extension of 167A Street. The portion of 167A street immediately to the west of the subject site is currently not dedicated or constructed. 167A Street is intended to extend south from its current terminus (northwest of the site) south to 25 Avenue. This dedication and construction will be completed when the lands to the west develop.
- The subject site, along with the "Single Family Residential (10) Zone (RF-10)" properties located to the east of the property that front 168 Street, were created through Development Application No. 7915-0381-00, which received final adoption from Council on June 13, 2016. Development Application No. 7915-0381-00 left the subject site as a remnant property with

future development potential. A concept was shown at the time of subdivision that the subject site had the potential to create nine (9) RF-10 zoned lots.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) from "Single Family Small Lot with or without Coach Houses" to "Townhouses (15-30 upa)"; rezoning from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)"; Development Permit for Form and Character; and a Development Variance Permit to reduce the minimum required setbacks to permit the development of 19 townhouse units.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,069 square metres
Road Dedication:	160 square metres
Undevelopable Area:	N/A
Net Site Area:	2,909 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	9.5 m
<b>Unit Density:</b>	26 upa
<b>Floor Area Ratio (FAR):</b>	0.89
<b>Floor Area</b>	
Residential:	2507.5 square metres
Indoor Amenity:	73 square metres
Total:	2580.5 square metres
<b>Residential Units:</b>	
3-Bedroom:	19
Total:	19

## 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 10 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 5 Elementary students at Pacific Heights Elementary School  
3 Secondary students at Grandview Heights Secondary School
- (Appendix III)
- Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2024.
- Parks, Recreation & Culture:** Parks, Recreation & Culture has no objection to the project.
- The closest active park is Orchard Grove park, which is located across 25 Avenue from the site. The closest natural area is a greenbelt (115a – Greenbelt) that is 400 metres away from the site.

## Transportation Considerations

- Vehicle access to the site will be from the lane that is located along the eastern property line.
- As described in the "Context & Background" section of this report, the Orchard Grove NCP identifies the extension of 167A Street southward from 25A Avenue to 25 Avenue. The dedication and construction of the portion of 167A Street fronting the development will be completed with the redevelopment of 16710 and 6736 – 25A Avenue. Once 167A Street is constructed, the western bank of townhouse units will front 167A Street.
- Through the proposal, the applicant will be required to provide a 2 metre wide strip of dedication along the western property boundary. This dedication is to accommodate a 1.5 metre walkway that will ultimately become the sidewalk for 167A Street.
- The remainder of 167A Street will be constructed once 16710 and 16736 – 25A Avenue consolidate and redevelop. As these neighbouring lots are disproportionately impacted by the dedication of 167A Street, the applicant of the subject proposal has agreed to provide financial land contribution to secure the future 167A Street.

- The site is approximately 300 metres from bus stops located at the intersection of 24 Avenue and 168 Street. This bus route operates between White Rock and Langley City, via Campbell Heights and provides service every 20 – 30 minute.
- The site is located in proximity to two planned greenways. One is the Coast Meridian Greenway which runs along 168 Street, and the other is the Grandview Heights Greenway which runs along 24 Avenue

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

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

### Official Community Plan

#### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP) and the proposed townhouses comply with the "Urban" designation.

#### Themes/Policies

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
  - Comprehensively-planned new neighbourhoods within approved Secondary Plans.
- A 2.1 – Direct residential and mixed-use development into Surrey’s City Centre, Town Centres, Urban Centres, Skytrain Corridor Planning area along Frequent Transit Corridors and in approved Secondary Plan areas, at densities sufficient to encourage commercial development and transit service expansion.
- A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The proposal is located within the Orchard Grove Neighbourhood Concept Plan area. Secondary Plan areas are one of the growth management priorities in the City of Surrey. The proposed density increase will help support future commercial development near the intersection of 24 Avenue and 168 Street, which is designated for mixed-use commercial and residential in both the Orchard Grove and Sunnyside NCP areas. The density increase will also help support the viability of future transit expansion along 24 Avenue. The density increase has been designed in a manner to be sensitive to adjacent low density residential land uses).*

### Secondary Plans

#### Land Use Designation

- The proposal is not compliant with the site's "Small Lot Single Family w/wo Coach House (10 -15 upa)" land use designation in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The applicant is proposing to amend the NCP to redesignate the site to "Townhouses (15-30 upa)".

#### Amendment Rationale

- The Orchard Grove NCP provides a framework for a diversity of housing form. The proposed amendment will increase the supply of townhouse units in the NCP area and increase the overall range of housing in the secondary plan area.
- The proposal clusters the townhouse units into a side by side duplex form along the future 167A street and 25 Avenue. This building form provides a sensitive transition in building form between the single family small lot designated land to the north and east, to the townhouse designated land to the west and south.
- The site is kitty-corner to Orchard Grove Park, a significant feature in the NCP area. The proposed townhouse development will result in dwelling units fronting both 25 Avenue and the future 167A Street, rather than dwelling units fronting only 167A Street which would be the condition under the existing land use designation. Dwelling units facing both 25 Avenue and 167A Street will create a stronger public realm interface with the streets leading to Orchard Grove Park.
- The proposed amendment establishes a public corner plaza at the intersection of 167A Street and 25 Avenue. As the plaza faces Orchard Grove Park, the public amenity will help strengthen ties between the residential uses situated on the block and the park.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

#### Themes/Objectives

- The proposed development is consistent with the following objectives of the Orchard Gove NCP:
  - Providing a diversity of housing form and tenure by increasing the supply of townhouse units in the plan area;
  - Planting native species, including native edible and pollinator plant species, within the resident amenity area and street facing landscaping; and
  - Promoting a high quality and walkable public realm by having units facing all public road and lane frontages and through the provision of the publicly accessible corner plaza.

#### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" 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)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	30 units per acre (75 units per hectare)	26 units per acre (66 units per hectare)
<b>Floor Area Ratio:</b>	1.00	0.89
<b>Lot Coverage:</b>	45%	40.3%
<b>Yards and Setbacks</b>		
North (rear):	6.0 m	3.0 m
East (Side on Flanking Lane):	4.5 m	Building 1: 4.0 m Building 8: 4.5 m
South (Front):	4.5 m	4.5 m
West (Street Side):	4.5 m	4.0 m
<b>Height of Buildings</b>		
Principal buildings:	13 m	9.5 m
Indoor Amenity Space Buildings:	11 m	5.79 m
Accessory buildings and structures (excluding indoor amenity buildings):	4.5 m	4.5 m
<b>Amenity Space</b>		
Indoor Amenity:	57 square metres	73 square metres
Outdoor Amenity:	57 square metres	65 square metres
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Number of Stalls</b>		
Residential:	38	38
Residential Visitor:	4	4
Total:	42	42
Tandem (%):	50%	0%
<b>Bicycle Spaces</b>	6	6

#### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum street side yard (west) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face;
  - to reduce the minimum side yard on a flanking lane (east) setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face of building 1;

- to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face; and
  - to allow stairs consisting of four (4) risers or less to encroach into the building setback area.
- The proposed variance to the west setback and east setback for building 1 are relatively minor and are required due to the narrow parcel dimensions.
- The land to the north is designated for densities that would support development under the "Single Family Residential (10) Zone (RF-10)" under the Orchard Grove NCP. The proposed townhouse buildings will be approximately the same height as the maximum principal building height allowed in the RF-10 Zone and the proposed 3 metre setback will be larger than the minimum side yard setback allowed in the RF-10 Zone.
- The 3 metre setback will be fully landscaped providing screening to the adjacent land use.
- The proposed 3 metre setback is supportable given the compatible massing of the proposed townhouse units and the land use designation of the land to the north.
- The Zoning By-law only permits stairs with three (3) risers or less to encroach into a building setback.
- The Form and Character design guidelines in the OCP encourage the main floor of townhouse units to be 0.6 metres and 1.2 metres above the adjacent street grade. When the main floor elevation is on the higher end of this range, stairs with more than (three) 3 risers are required to connect the townhouse units to the road.
- The site has some minor grading changes that require some units to have stairs with up to four (4) risers within the setback to meet the main floor elevation. The proposed variance is aligned with the objectives of the Form and Character design guidelines.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit that complies with the Secondary Plan density.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for the Grandview Community Area is \$20,000 per unit for townhouses, payable on all units above the current Secondary Plan density.

### **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**

- Pre-notification letters were sent on March 8, 2022, and the Development Proposal Signs were installed on March 11, 2022. The Prenotification letter was sent to the Grandview Heights Stewardship Association. Staff have not received comment from the public regarding the proposal.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to ensure that the building massing and proposed density are appropriately scaled to the surrounding neighbourhood context, given the existing and planned single family small lots to the north and east of the subject site. The side by side duplex building form along 25 Avenue and the future 167A Street will provide an appropriate

transition between the lower density building forms from the north and east to the higher density building forms and Orchard Grove Park to the south and west.

- In keeping with the objectives of the Form and Character design guidelines in the OCP and the design guidelines in the Orchard Grove NCP, the proposal emphasizes a high quality public realm. This is achieved in part by providing access to the site from the municipal lane that runs along the site's east property line. The proposal was able to achieve access without the creation of any new driveway crossings.
- The public realm is also benefited by the provision of a publicly accessible plaza located at the corner of 25 Avenue and the future 167A Street. The plaza features shade trees planted in tree grates and benches. This plaza will be located kitty-corner to Orchard Grove Park, creating a connection between the townhouse development and the public park.
- The design of the proposed townhouse has a complementary blend of contemporary and traditional elements. The entryway features a steep gable roof, which is contrasted by a rectangular window box on the second and third levels. The main roof structure is a low-profile hip roof.
- Building materials are of high-quality that consist of a mix of Hardie shingles, planks, and panels. The development has a grey and white colour scheme, with some blue and green accent colours provided.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover.
- The 3 metre north setback will be entirely landscaped, primarily with shrubs with some trees located at the end of the internal drive aisle and abutting 167A street and the lane.
- In keeping with the Orchard Grove NCP guidelines, emphasis has been placed on the inclusion of edible and pollinator plant species, which include Oregon grape, salal, lavender and an arctic kiwi vine.

### Indoor Amenity

- The Zoning By-law Requires that 57 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.
- The applicant is proposing 73 square metres of indoor amenity space, exceeding the Zoning Bylaw requirements.
- The amenity building is located fronting the internal lane, to the north of the driveway entrance. The amenity building is paired with the outdoor amenity area.
- The building is two stories in height. The ground-level features a washroom and flexible programmable space. The second level includes a kitchen and flexible programmable space.

Outdoor Amenity

- The applicant is proposing 63 square metres of outdoor amenity space, exceeding the Zoning Bylaw requirements.
- The outdoor amenity area is located in between the indoor amenity building and the driveway.
- In keeping with the Orchard Grove NCP design guidelines, the applicant has proposed to plant the following edible plant species in the amenity area: blueberry bushes, red gooseberry, strawberry, and a fuji apple tree.

**TREES**

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Pacific Dogwood	1	1	0
Sitka Willow	1	1	0
Dawn Redwood	1	0	1
Willow	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>9</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>31</b>	
<b>Total Retained and Replacement Trees</b>		<b>32</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there are a total of 10 mature trees on the site and no Alder and Cottonwood trees.
- It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The applicant was unable to secure permission to remove three (3) off-site trees located on the neighbouring property to the west that may be impacted by the development. These trees are located in the future 167A Street road allowance and will likely need to be removed in the future for road construction. The proposed sidewalk will need to be constructed within the tree protection zone (TPZ) of these trees. The applicant has proposed alternative construction methods for the portion of the sidewalk within the TPZ to reduce the impact on these trees. These construction techniques will be further evaluated at the detailed engineering design stage of the project should Council support the application. All work within the TPZ must be supervised by an ISA Certified Arborist.
- The site was largely cleared of trees through Development Application No. 7915-0381-00. As a condition of approval, the applicant submitted securities to ensure the planting of nine (9) trees on the subject property.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. A total of 27 trees are required to be planted on the site, including 18 replacement trees for the trees presently proposed for removal and the nine (9) trees that the City has secured for planting through Development Application No. 7915-0381-00. The applicant is proposing to plant 31 trees on the site, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including: Dawyck Gold Beech, Slender Silhouette Sweetgum, Rustica Red Magnolia, Fuji Apple, Weeping Bruns Serbian Spruce, Green Pillar Pin Oak, and Pink Flowered Japanese Snowbell.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site and a contribution to the Green City Program is not required.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Perspectives, Building Elevations, and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7920-0279-00

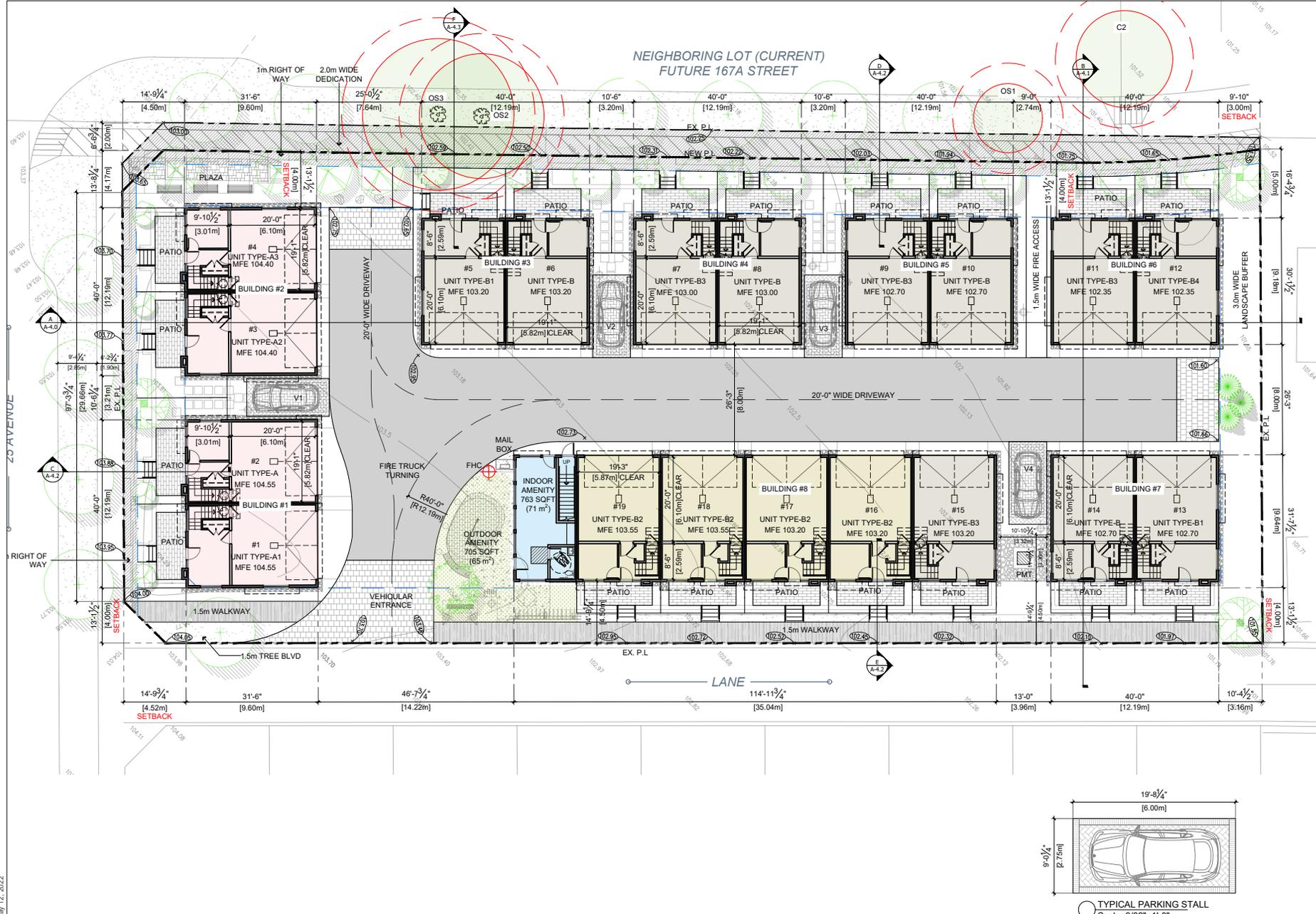
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

BD/cm



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NEIGHBORING LOT

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16786 25 AVE SURREY, BC**

Drawn By  
GS

Date  
2020-10-06

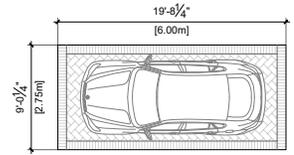
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FV

Project ID  
201069

Sheet Title  
**SITE PLAN**

Scale  
As Noted

Sheet No.  
**A-1.0**

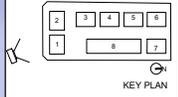


○ TYPICAL PARKING STALL  
Scale: 3/32"=1'-0"

May 12, 2022



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2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description
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Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16765 25 AVE SURREY, BC**

Drawn By GS	Date 2020-10-06
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Checked By FV	Project ID 201066
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Sheet Title

**RENDERINGS**

Scale  
As Noted

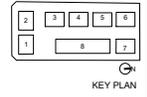
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① PERSPECTIVE-1

**A-3.0**



Note:  
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Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Issues / Revisions

Date	Description

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16785 25 AVE  
SURREY, BC**

Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201066

Sheet Title  
**RENDERINGS**

Scale  
As Noted

Sheet No.

① PERSPECTIVE-2  
ALONG 25 AVE.

**A-3.1**

May 12, 2022

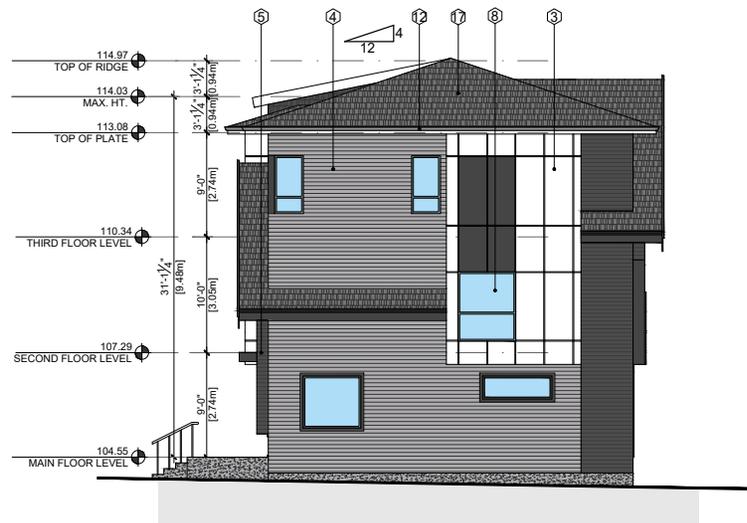
Notes:  
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2	3	4	5	6
7	8	9	10	11

KEY PLAN



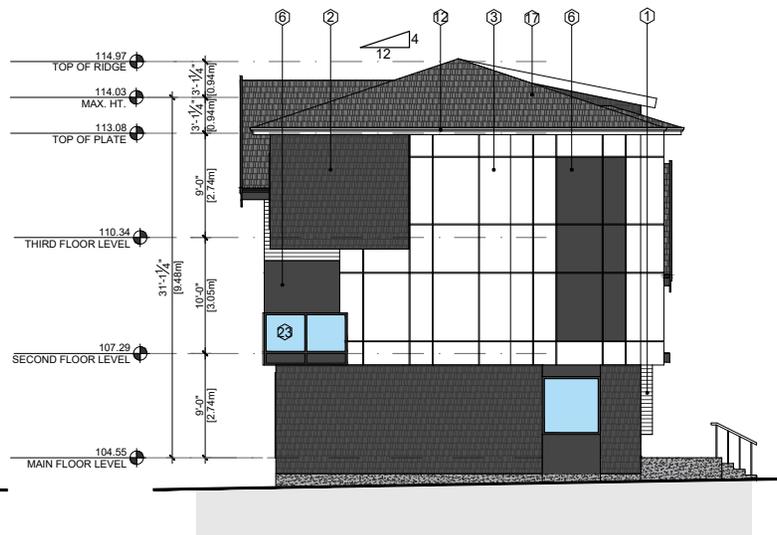
**1 BUILDING 1- SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**2 BUILDING 1- EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**3 BUILDING 1- NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**4 BUILDING 1- WEST ELEVATION**  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 3. SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 6. SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - DARK CHARCOAL
- 7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- 8. VINYL WINDOWS  
COLOR - DARK CHARCOAL
- 9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
- 10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- 12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- 13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- 14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
- 15. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - CHARCOAL GREY
- 16. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - PRIMARY WHITE
- 17. ROOF SHINGLES - 'TWILIGHT GREY' BY BP
- 18. GARAGE DOOR  
COLOR TO MATCH - DARK CHARCOAL
- 19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- 21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- 22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- 23. CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description

Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**  
16785 25 AVE SURREY, BC

Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201095

Sheet Title  
**ELEVATIONS**

Scale  
As Noted

Sheet No.

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2	3	4	5	6
1	8	7		

KEY PLAN

**MATERIAL SCHEDULE**

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
3. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
6. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
8. VINYL WINDOWS  
COLOR - DARK CHARCOAL
9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
15. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - CHARCOAL GREY
16. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - PRIMARY WHITE
17. ROOF SHINGLES - 'TWILIGHT GREY'  
BY BP
18. GARAGE DOOR  
COLOR TO MATCH - DARK CHARCOAL
19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
23. CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
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2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description

Issues / Revisions

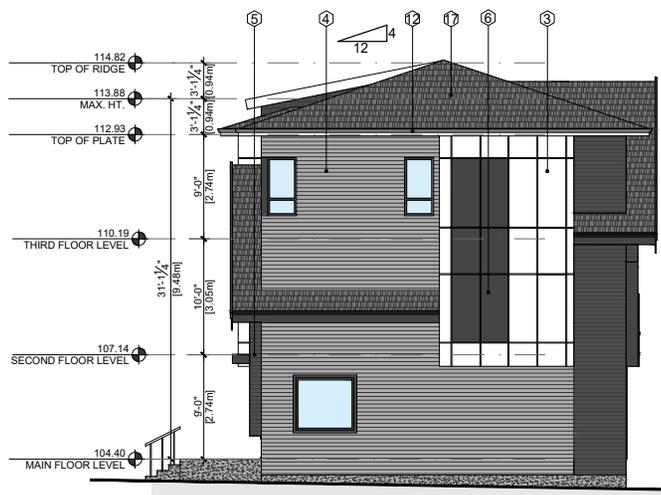
Seal

Project Title	
<b>TOWNHOUSE DEVELOPMENT</b>	
Project Address	
<b>16785 25 AVE SURREY, BC</b>	
Drawn By	Date
GS	2020-10-06
Checked By	Project ID
FV	201095
Sheet Title	

<b>ELEVATIONS</b>	
Scale	
As Noted	
Sheet No.	



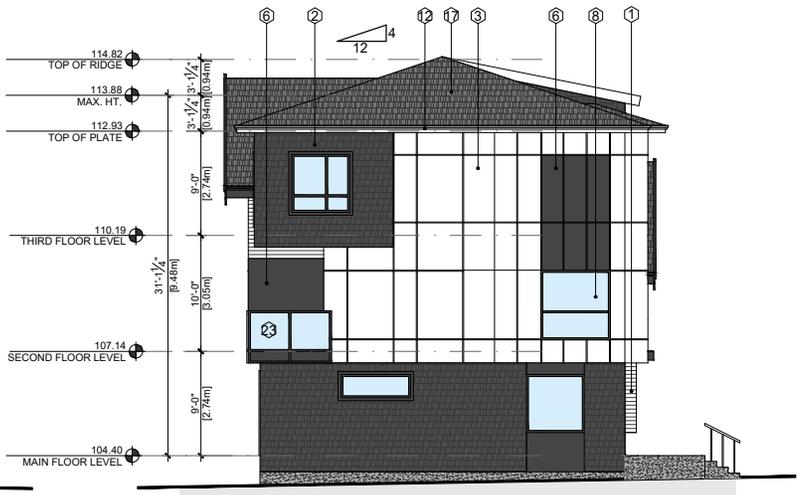
**1 BUILDING 2- SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**2 BUILDING 2- EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**3 BUILDING 2- NORTH ELEVATION**  
Scale: 3/32" = 1'-0"



**4 BUILDING 2- WEST ELEVATION**  
Scale: 3/32" = 1'-0"

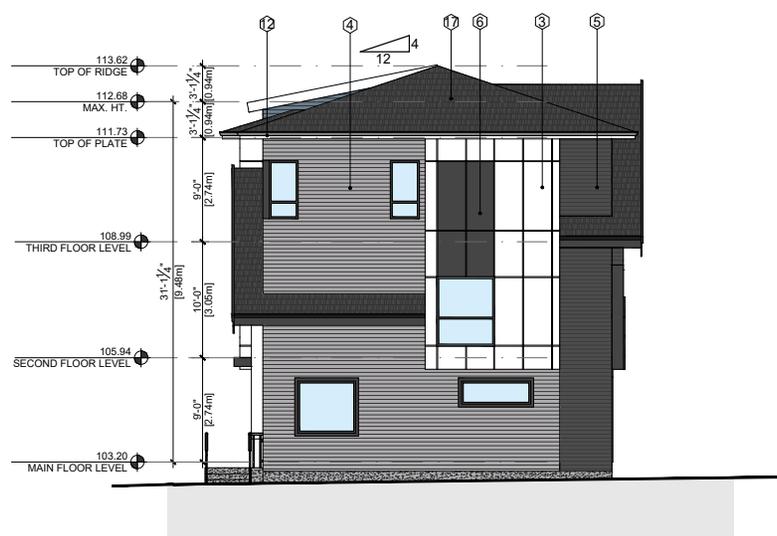
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2	3	4	5	6
1	8	7		

KEY PLAN



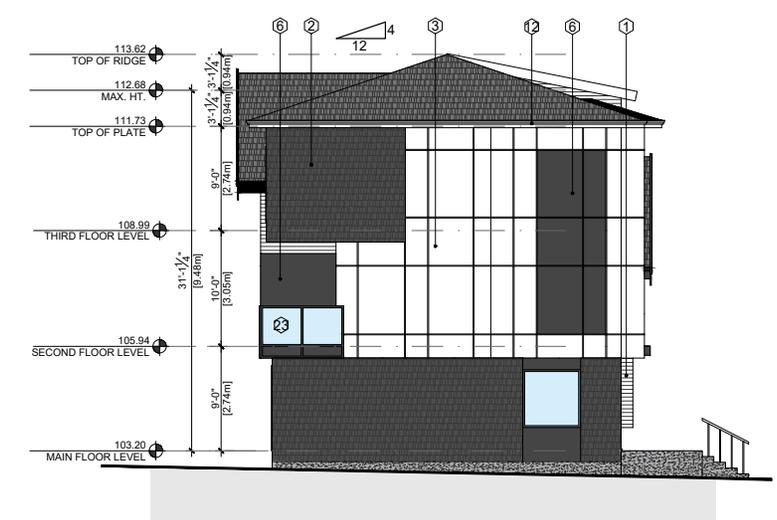
1 BUILDING 3 - WEST ELEVATION  
Scale: 3/32" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



3 BUILDING 3 - EAST ELEVATION  
Scale: 3/32" = 1'-0"



4 BUILDING 3 - NORTH ELEVATION  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 3. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
- 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 6. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
- 7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- 8. VINYL WINDOWS  
COLOR - DARK CHARCOAL
- 9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH DARK CHARCOAL
- 10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- 12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- 13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- 14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
- 15. 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - CHARCOAL GREY
- 16. 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - PRIMARY WHITE
- 17. ROOF SHINGLES - 'TWILIGHT GREY'  
BY BP
- 18. GARAGE DOOR  
COLOR TO MATCH - DARK-DARK CHARCOAL
- 19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- 21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- 22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- 23. CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
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2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description
	Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**  
16786 25 AVE SURREY, BC

Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201095

Sheet Title  
**ELEVATIONS**  
Scale  
As Noted  
Sheet No.

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2	3	4	5	6
1	8	7		

KEY PLAN

**MATERIAL SCHEDULE**

- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - PRIMARY WHITE
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - DARK CHARCOAL
- ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- VINYL WINDOWS  
COLOR - DARK CHARCOAL
- AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
- SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- VINYL WINDOWS  
COLOR - PRIMARY WHITE
- 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - CHARCOAL GREY
- 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - PRIMARY WHITE
- ROOF SHINGLES - 'TWILIGHT GREY'  
BY BP
- GARAGE DOOR  
COLOR TO MATCH - DARK-CHARCOAL
- GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description

Issues / Revisions

Seal

Project Title	
<b>TOWNHOUSE DEVELOPMENT</b>	
Project Address	
<b>16785 25 AVE SURREY, BC</b>	

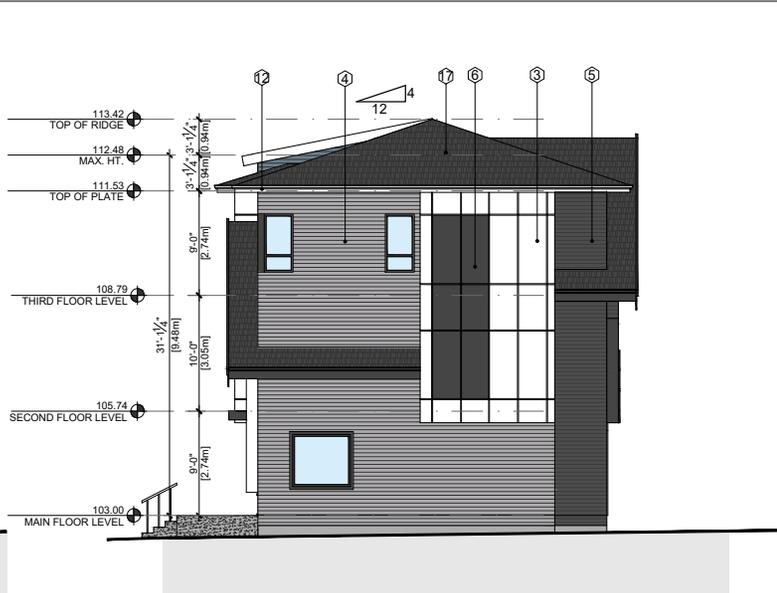
Drawn By	Date
GS	2020-10-06
Checked By	Project ID
FV	201095

Sheet Title	
<b>ELEVATIONS</b>	

Scale	As Noted
Sheet No.	



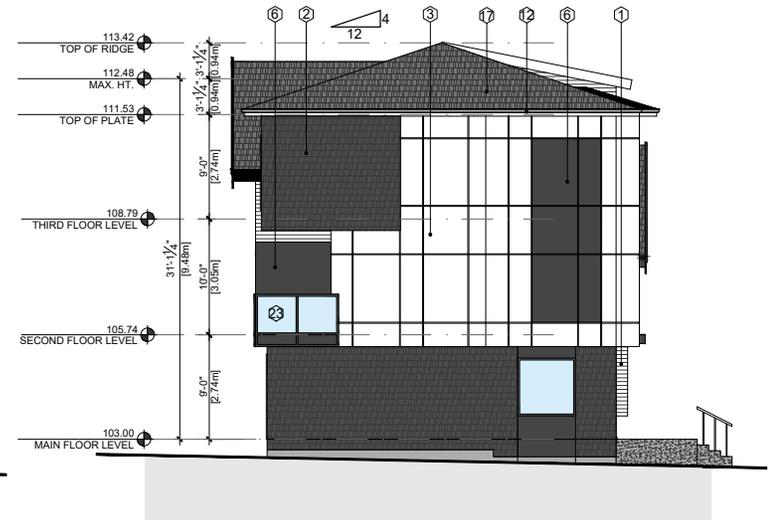
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Scale: 3/32" = 1'-0"



**2 BUILDING 4 - SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"



**3 BUILDING 4 - EAST ELEVATION**  
Scale: 3/32" = 1'-0"



**4 BUILDING 4 - NORTH ELEVATION**  
Scale: 3/32" = 1'-0"

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2	3	4	5	6
1	8	7		

KEY PLAN

**MATERIAL SCHEDULE**

- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
- ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- VINYL WINDOWS  
COLOR - DARK CHARCOAL
- AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
- SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- VINYL WINDOWS  
COLOR - PRIMARY WHITE
- 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - CHARCOAL GREY
- ROOF SHINGLES - 'TWILIGHT GREY'  
BY BP
- GARAGE DOOR  
COLOR TO MATCH - DARK-CHARCOAL
- GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description

Issues / Revisions

Seal

Project Title	
<b>TOWNHOUSE DEVELOPMENT</b>	
Project Address	
<b>16785 25 AVE SURREY, BC</b>	

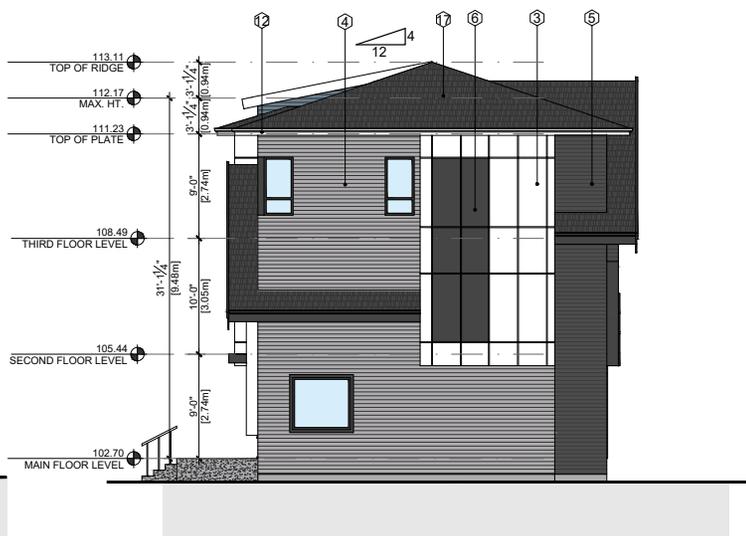
Drawn By	Date
GS	2020-10-06
Checked By	Project ID
FV	201095

Sheet Title	
<b>ELEVATIONS</b>	
Scale	
As Noted	
Sheet No.	

**A-3.9**



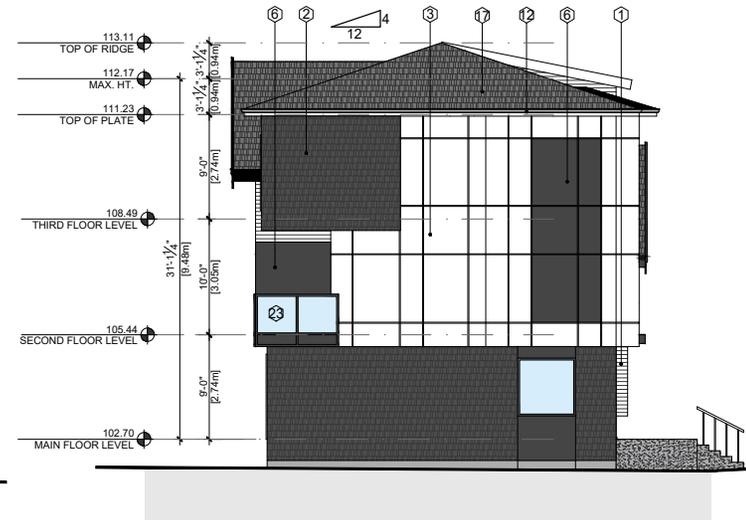
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Scale: 3/32" = 1'-0"



**2 BUILDING 5 - SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"

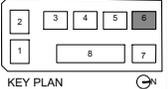


**3 BUILDING 5 - EAST ELEVATION**  
Scale: 3/32" = 1'-0"

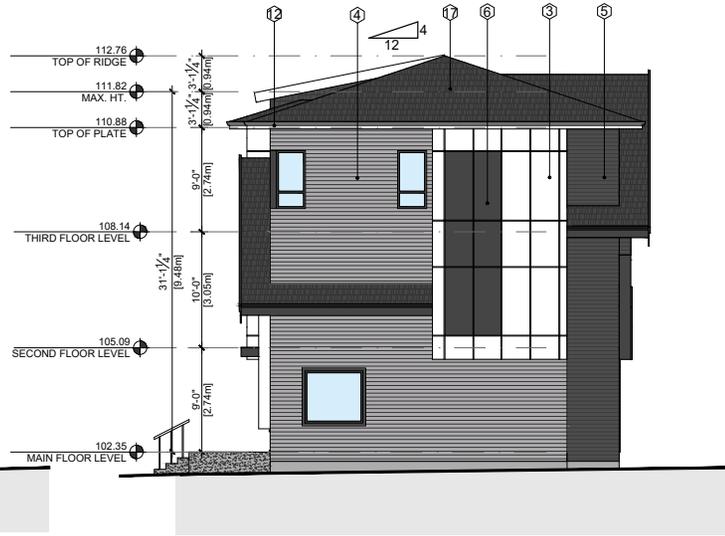


**4 BUILDING 5 - NORTH ELEVATION**  
Scale: 3/32" = 1'-0"

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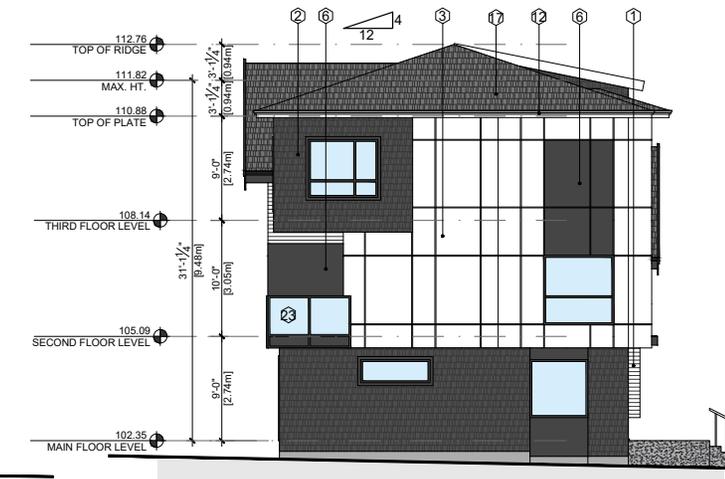
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Scale: 3/32" = 1'-0"



2 BUILDING 6 - SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



3 BUILDING 6 - EAST ELEVATION  
Scale: 3/32" = 1'-0"



4 BUILDING 6 - NORTH ELEVATION  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
3. SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - PRIMARY WHITE
4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
6. SMOOTH FINISH HARDIE PANEL SIDING  
COLOR TO MATCH - DARK CHARCOAL
7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
8. VINYL WINDOWS  
COLOR - DARK CHARCOAL
9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
15. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - CHARCOAL GREY
16. 3.5" WIDE TRIM BOARD  
COLOR TO MATCH - PRIMARY WHITE
17. ROOF SHINGLES - 'TWILIGHT GREY' BY BP
18. GARAGE DOOR  
COLOR TO MATCH - DARK CHARCOAL
19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
23. CLEAR GLASS

Date	Revised / Comments
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2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
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2021-08-31	Revised / Comments
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2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Date	Description
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Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16785 25 AVE SURREY, BC**

Drawn By  
GS

Date  
2020-10-06

Checked By  
FV

Project ID  
201095

Sheet Title  
**ELEVATIONS**

Scale  
As Noted

Sheet No.

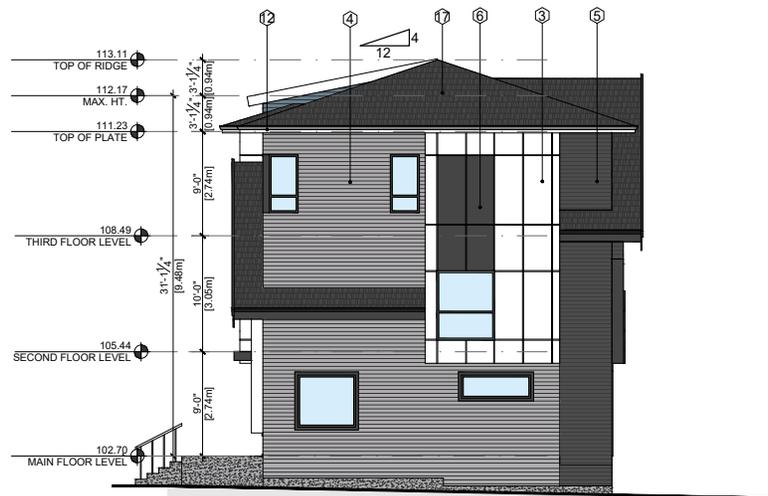
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2	3	4	5	6
1	8	7		

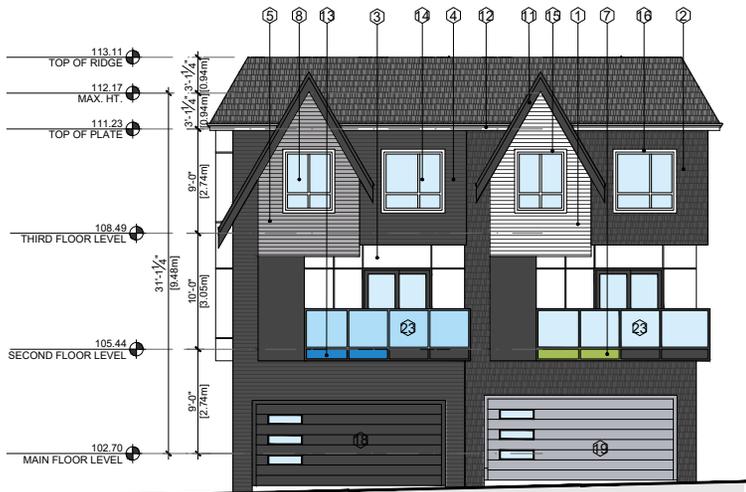
KEY PLAN



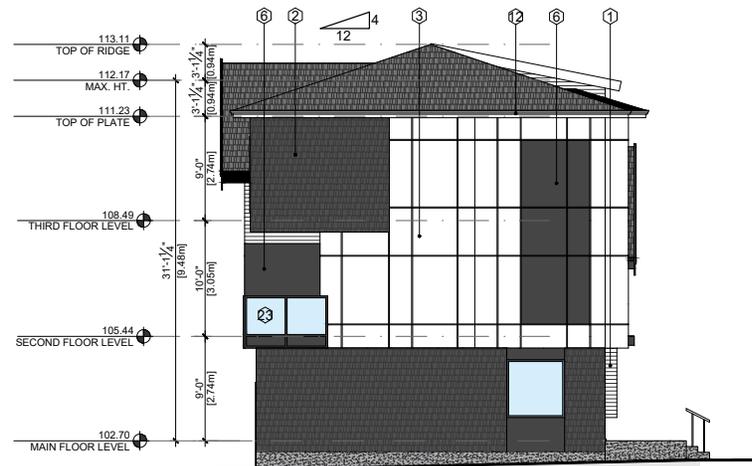
1 BUILDING 7 - EAST ELEVATION  
Scale: 3/32" = 1'-0"



2 BUILDING 7 - NORTH ELEVATION  
Scale: 3/32" = 1'-0"



3 BUILDING 7 - WEST ELEVATION  
Scale: 3/32" = 1'-0"



4 BUILDING 7 - SOUTH ELEVATION  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 3. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
- 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 6. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
- 7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- 8. VINYL WINDOWS  
COLOR - DARK CHARCOAL
- 9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH DARK CHARCOAL
- 10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- 12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- 13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- 14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
- 15. 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - CHARCOAL GREY
- 16. 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH - PRIMARY WHITE
- 17. ROOF SHINGLES - 'TWILIGHT GREY'  
BY BP
- 18. GARAGE DOOR  
COLOR TO MATCH - DARK-CHARCOAL
- 19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- 21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- 22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- 23. CLEAR GLASS

Date	Revised / Comments
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

**Issues / Revisions**

Date	Description
	Seal

**Project Title**

**TOWNHOUSE DEVELOPMENT**  
16785 25 AVE  
SURREY, BC

Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201095

**Sheet Title**

**ELEVATIONS**

Scale  
As Noted

Sheet No.

**A-3.11**

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2	3	4	5	6
1	8	7		

KEY PLAN



**1 BUILDING 8 - EAST ELEVATION**  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 3. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
- 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 6. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
- 7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
- 8. VINYL WINDOWS  
COLOR- DARK CHARCOAL
- 9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH DARK CHARCOAL
- 10. SOLID CORE DOORS  
COLOR TO MATCH - LAZY GREY
- 11. 1"x12" FASCIA  
COLOR TO MATCH - DARK CHARCOAL
- 12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- 13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- 14. VINYL WINDOWS  
COLOR- PRIMARY WHITE
- 15. 3.5" WIDE TRIM BOARD-  
COLOR TO MATCH- CHARCOAL GREY
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- 19. GARAGE DOOR  
COLOR TO MATCH- SW 6254 (LAZY GREY)
- 20. SOFFIT  
COLOR TO MATCH - PRIMARY WHITE
- 21. SOFFIT  
COLOR TO MATCH - DARK CHARCOAL
- 22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- 23. CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

**Issues / Revisions**

Date	Description

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16785 25 AVE SURREY, BC**

Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201066

Sheet Title  
**ELEVATIONS**

Scale  
As Noted

Sheet No.

**A-3.12**



**2 BUILDING 8 - SOUTH ELEVATION**  
Scale: 3/32" = 1'-0"

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2	3	4	5	6
1	8	7		

KEY PLAN



1 BUILDING 8 - WEST ELEVATION  
Scale: 3/32" = 1'-0"

**MATERIAL SCHEDULE**

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - PRIMARY WHITE
- 2. HARDIE SHINGLE SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 3. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - PRIMARY WHITE
- 4. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 6254 (LAZY GREY)
- 5. SMOOTH FINISH HARDIE ARTISAN LAP SIDING  
COLOR TO MATCH - SW 7076 (CYBERSPACE)
- 6. SMOOTH FINISH HARDIE PANEL  
COLOR TO MATCH - DARK CHARCOAL
- 7. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6717 (LIME RICKEY)
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COLOR - DARK CHARCOAL
- 9. AWNING WITH GLASS AT TOP  
COLOR TO MATCH - DARK CHARCOAL
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COLOR TO MATCH - LAZY GREY
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- 12. FASCIA  
COLOR TO MATCH - PRIMARY WHITE
- 13. ICD COATED GLASS PANEL  
COLOR TO MATCH - SW 6954 (RESONANT BLUE)
- 14. VINYL WINDOWS  
COLOR - PRIMARY WHITE
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COLOR TO MATCH - CHARCOAL GREY
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BY BP
- 18. GARAGE DOOR  
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- 19. GARAGE DOOR  
COLOR TO MATCH - SW 6254 (LAZY GREY)
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COLOR TO MATCH - DARK CHARCOAL
- 22. EXTERIOR ALUMINIUM GUARD/ RAILING  
COLOR TO MATCH - DARK CHARCOAL
- 23. CLEAR GLASS

Date	Description
2022-04-12	Revised / Comments
2022-03-03	Revised / Comments
2022-02-10	DP Resubmission
2021-12-09	Revised / Comments
2021-11-03	Revised / Comments
2021-08-31	Revised / Comments
2021-08-12	Revised / Comments
2021-06-29	Revised / Comments
2021-05-04	Revised / Comments
2021-04-22	Revised / Comments
2021-02-04	Revised / Comments
2020-10-29	Issue for DP & Rezoning

Issues / Revisions

Date	Description
	Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16785 25 AVE SURREY, BC**

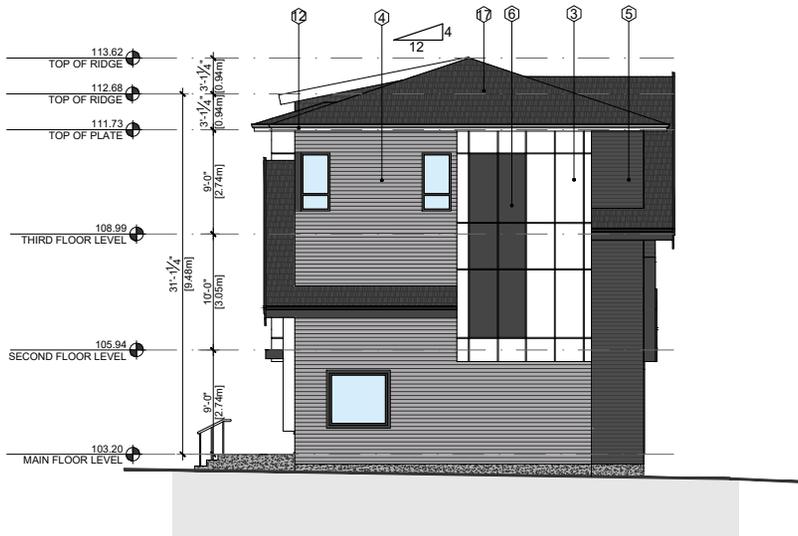
Drawn By GS	Date 2020-10-06
Checked By FV	Project ID 201095

Sheet Title  
**ELEVATIONS**

Scale  
As Noted

Sheet No.

**A-3.13**



2 BUILDING 8 - NORTH ELEVATION  
Scale: 3/32" = 1'-0"

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0111, f. 604 294-0222

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	22 MAY 24	UPDATE TREE PROTECTION ZONE DETAILS	CLG
2	22 JUN 22	REVISE PER CITY ORDINANCE	CLG
3	22 MAR 21	COORDINATE WITH NEW ARBORIST PLAN	CLG
4	22 MAR 20	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

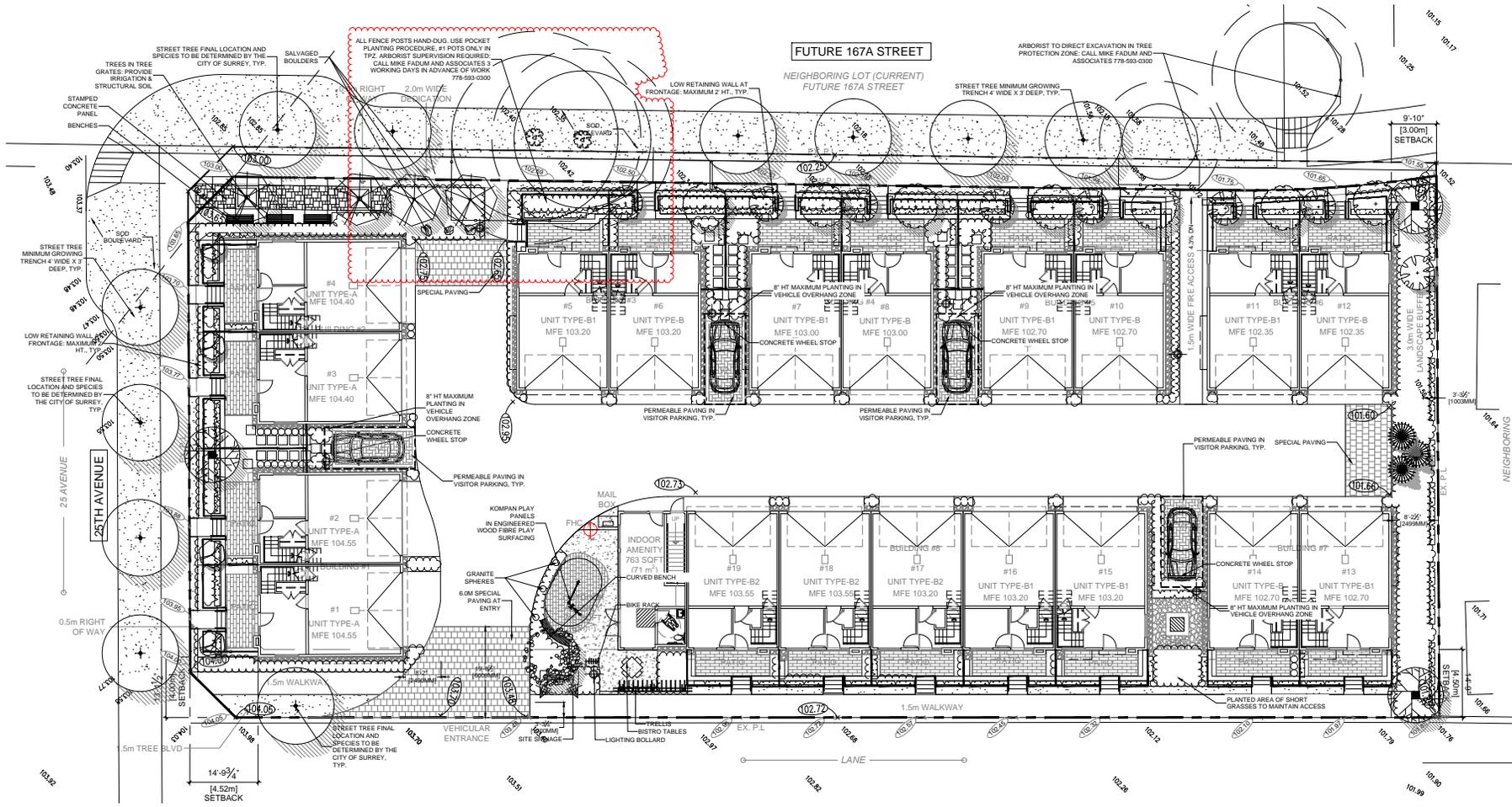
PROJECT:

**RESIDENTIAL PROJECT**  
16765-25TH AVENUE  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 22 JAN 20 DRAWING NUMBER:  
SCALE: 3/32" = 1'-0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC **OF 4**

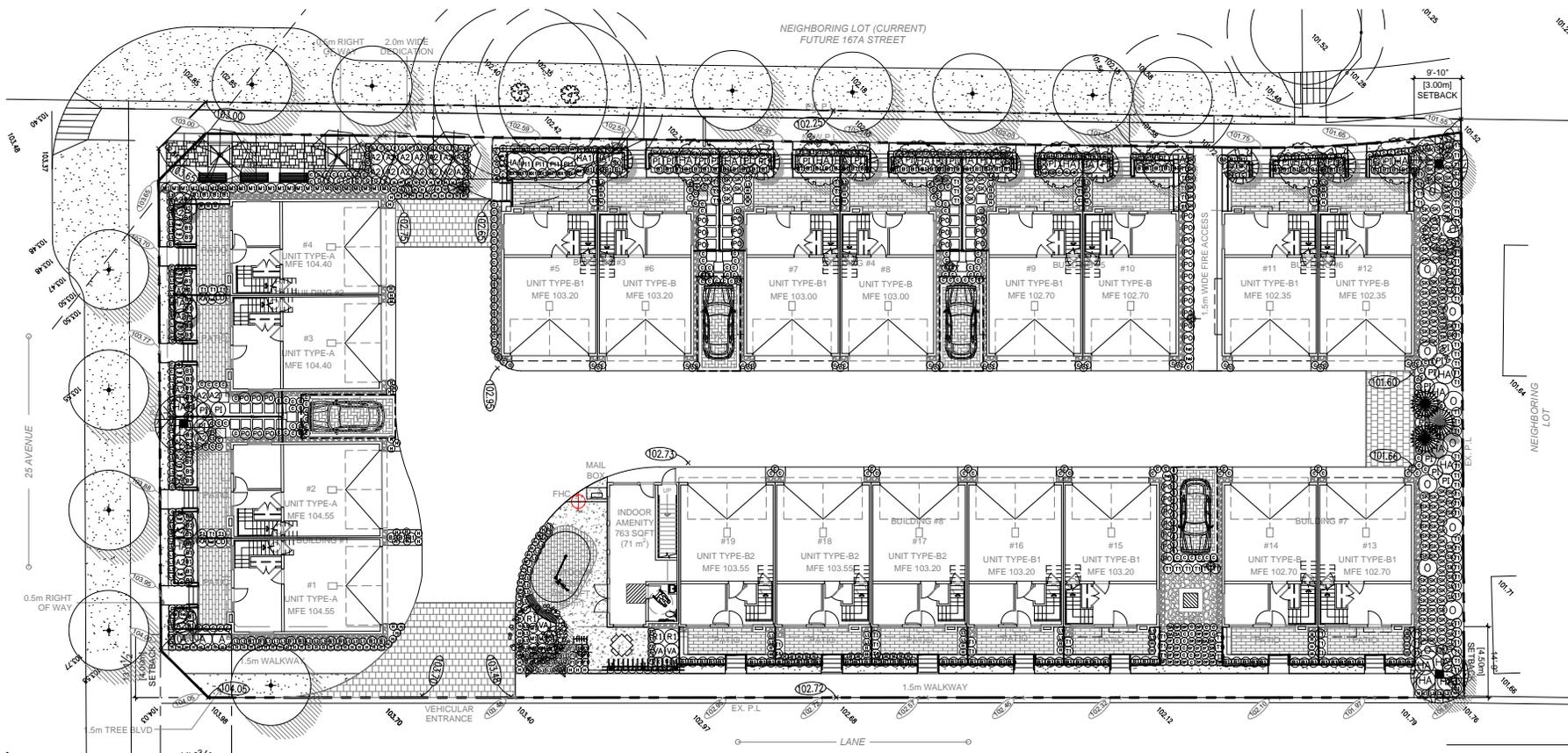
PMG PROJECT NUMBER: 21-234



TREE SCHEDULE		PMG PROJECT NUMBER: 21-234		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
		FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	6CM CAL: B&B
		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL: B&B
		MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	6.0CM CAL: 1.5M STD: B&B
		MALUS DOMESTICA 'FUJI'	FUJI APPLE	#7 POT
		PICEA OMORICA 'BRUNS PENDULA'	WEeping BRUNS SERBIAN SPRUCE	3.0M HT: B&B
		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6.0CM CAL: B&B
		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL: 1.5M STD: B&B

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

21234-4.2P PMG PROJECT NUMBER: 21-234



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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G8  
p. 604 294-0011, f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 MAY 24	UPDATE TREE PROTECTION ZONE DETAILS	CLG
2	22 JUN 22	REVISE PER CITY COMMENTS	CLG
3	22 MAR 21	COORDINATE WITH NEW APPROVED PLAN	CLG
4	22 MAR 15	UPDATE PER NEW SITE PLAN	CLG

CLIENT:

PROJECT:

**RESIDENTIAL PROJECT**  
16765-25TH AVENUE  
SURREY

DRAWING TITLE:  
**PLANTING PLAN**

DATE: 22 JAN 20 DRAWING NUMBER:  
SCALE: 3/32" = 1' 0"  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PC **OF 4**



PLANT SCHEDULE					PMG PROJECT NUMBER: 21-234
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
<b>SHRUB</b>					
3		ARBUTUS UNEDO	STRAWBERRY TREE	#3 POT	80CM
31		AZALEA JAPONICA 'HINO CRIMSON'	AZALEA, SINGLE DEEP CRIMSON	#2 POT	25CM
182		BUXIS SEMPERVIRENS	COMMON BOXWOOD	#2 POT	25CM
2		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT	50CM
28		HYDRANGEA MACROPHYLLA 'AMETHYST'	MOPHEAD HYDRANGEA	#2 POT	50CM
30		MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT	30CM
12		OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#2 POT	30CM
35		PIERIS JAPONICA 'CAVATINE'	DWARF LILY-OF-THE-VALLEY SHRUB	#2 POT	30CM
4		RIBES JONKHEER VAN TETS'	RED GOOSEBERRY	#2 POT	30CM
170		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT	30CM
108		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; B&B	
3		VACCINIUM CORYMBOSUM	BLUEBERRY	#2 POT	
<b>GRASS</b>					
2		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT	
315		CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	
9		CAREX FLACCA	BLUE SEDGE	#1 POT	
189		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
44		LIRIODEPHE MUSCARI 'ROYAL PURPLE'	LILY TURF	#1 POT	
16		ORPHODOSION JAPONICUS	MONKHO GRASS	#1 POT	
7		SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1 POT	
<b>VINE</b>					
2		ACTINIDIA ARGUTA 'ISSAI'	HARDY KIWI VINE	#2 POT	
<b>PERENNIAL</b>					
19		HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT	
110		LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER, COMPACT, VIOLET-BLUE	#1 POT	
<b>GC</b>					
16		FRAGARIA x ANANASSA	GARDEN STRAWBERRY	9CM POT	
10		GALLIOTERIA SHALLOON	SALAL	#1 POT: 20CM; 60CM O.C.	
26		POLYSTICHUM MANTUUM	WESTERN SWORD FERN	#1 POT: 20CM	

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



## INTER-OFFICE MEMO

---

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

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

DATE: **July 19, 2022** PROJECT FILE: **7820-0279-00**

---

RE: **Engineering Requirements  
Location: 16765 25 Ave**

**NCP AMENDMENT**

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

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.

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

- Dedicate 2.0 metres along 167A Street; and
- Register 0.5 metre statutory right-of-way (SRW) along 167A Street.

***Works and Services***

- Construct 1.5 metre wide sidewalk along 167A Street;
- Provide cash-in-lieu for the construction of the east side of 167A Street, including utilities;
- Provide financial contribution towards the land value of the future 167A Street;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone.

**DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



March 17, 2022

Planning

**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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary; then in January 2021, the new Edgewood Elementary opened to provide more enrolment relief in the Grandview Heights community. 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. The 10-year projections indicate that the growth trend will continue to be strong.

Grandview Heights Secondary opened September 2021; to provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0279 00

**SUMMARY**

The proposed 19 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	5
Secondary Students:	3

September 2021 Enrolment/School Capacity

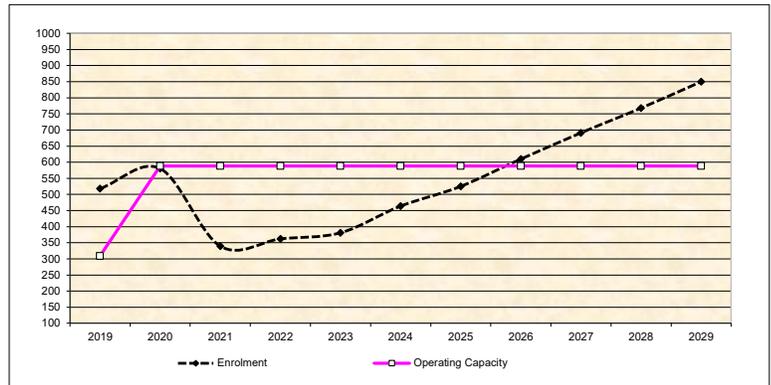
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	41 K + 298
Operating Capacity (K/1-7)	76 K + 512
<b>Grandview Heights Secondary</b>	
Enrolment (8-12):	1143
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	10
--	----

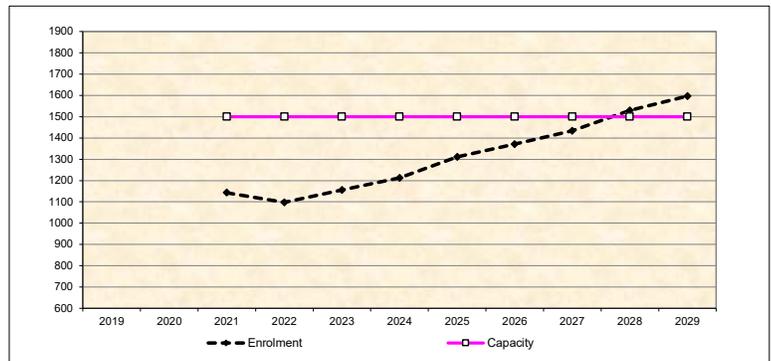
**Population:** The projected population of children aged 0-19 Impacted by the development.

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

**Pacific Heights Elementary**



**Grandview Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

Surrey Project No: 20-0279-00

Address: 16765 – 25 Avenue

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	10
<b>Protected Trees to be Removed</b>	9
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18</li> </ul>	18
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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

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

Signature of Arborist: 	Date: June 6, 2022
--	--------------------



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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

CLIENT

FILE NO.

PROJECT TITLE  
TREE PRESERVATION  
AND PROTECTION PLAN

16765 - 25 AVENUE  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	OCT13/20	MK	SITE PLAN
2	DEC01/21	MK	SITE PLAN
3	JAN13/22	MK	SITE PLAN
4	JAN28/22	AA	SITE PLAN
5	FEB01/22	MK	SITE PLAN
6	MAR18/22	MK	SITE PLAN
7	MAY31/22	MK	GRADING PLAN

SHEET TITLE

T1 - TREE PRESERVATION  
AND REMOVAL PLAN

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DRAWN

MK

SCALE

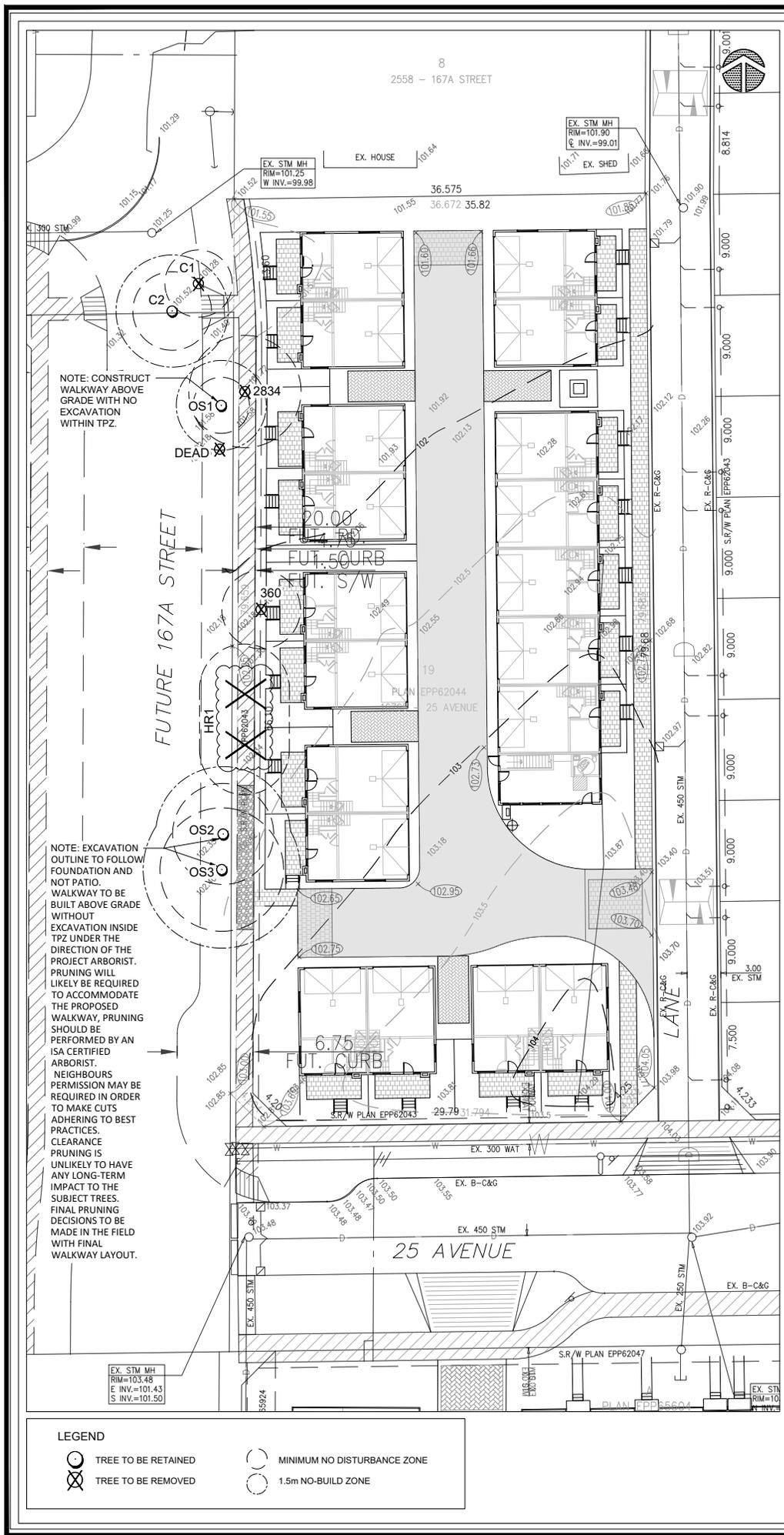
AS SHOWN

DATE

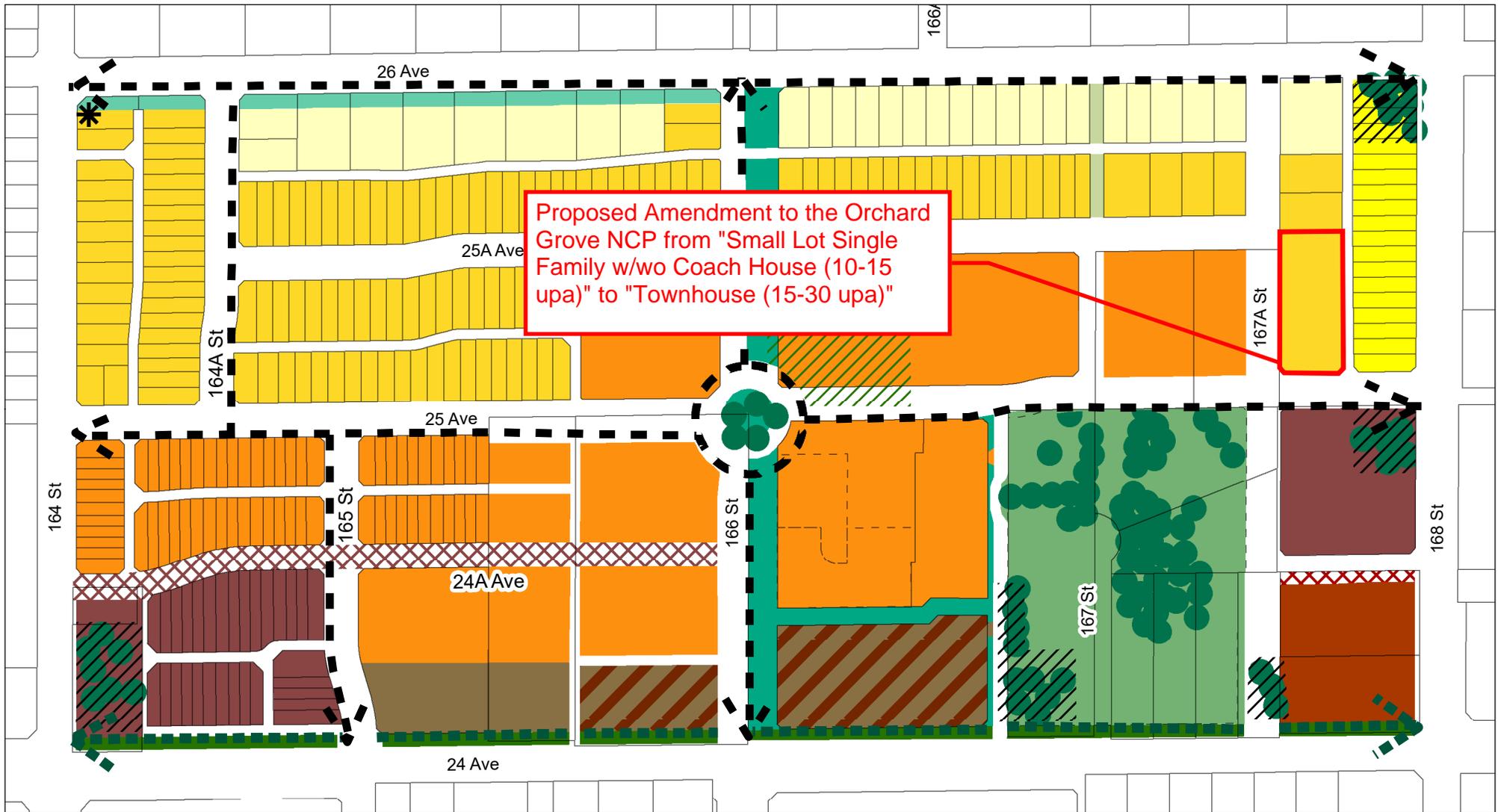
MAY 21, 2020

T - 1

SHEET 1 OF 2







### Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

**Legend**

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0279-00

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: 029-892-643  
 Lot 19 Section 24 Township 1 New Westminster District Plan EPP62044  
 16765 - 25 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 titles has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

- (a) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum street side yard (west) setback is reduced from 4.5 metres to 4.0 metres to the principal building face;

- (b) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum side yard on a flanking lane (east) setback is reduced from 4.5 metres to 4.0 metres to the principal building face of building 1; and
  - (c) In Section F.1 "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum rear yard (north) setback is reduced from 6.0 metres to 3.0 metres to the principal building face.
  - (d) Section B.26.(b) "Setbacks" of Part 4 "General Provisions" is varied to allow stairs consisting of four (4) risers or less to encroach into the building setback area.
- 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   .

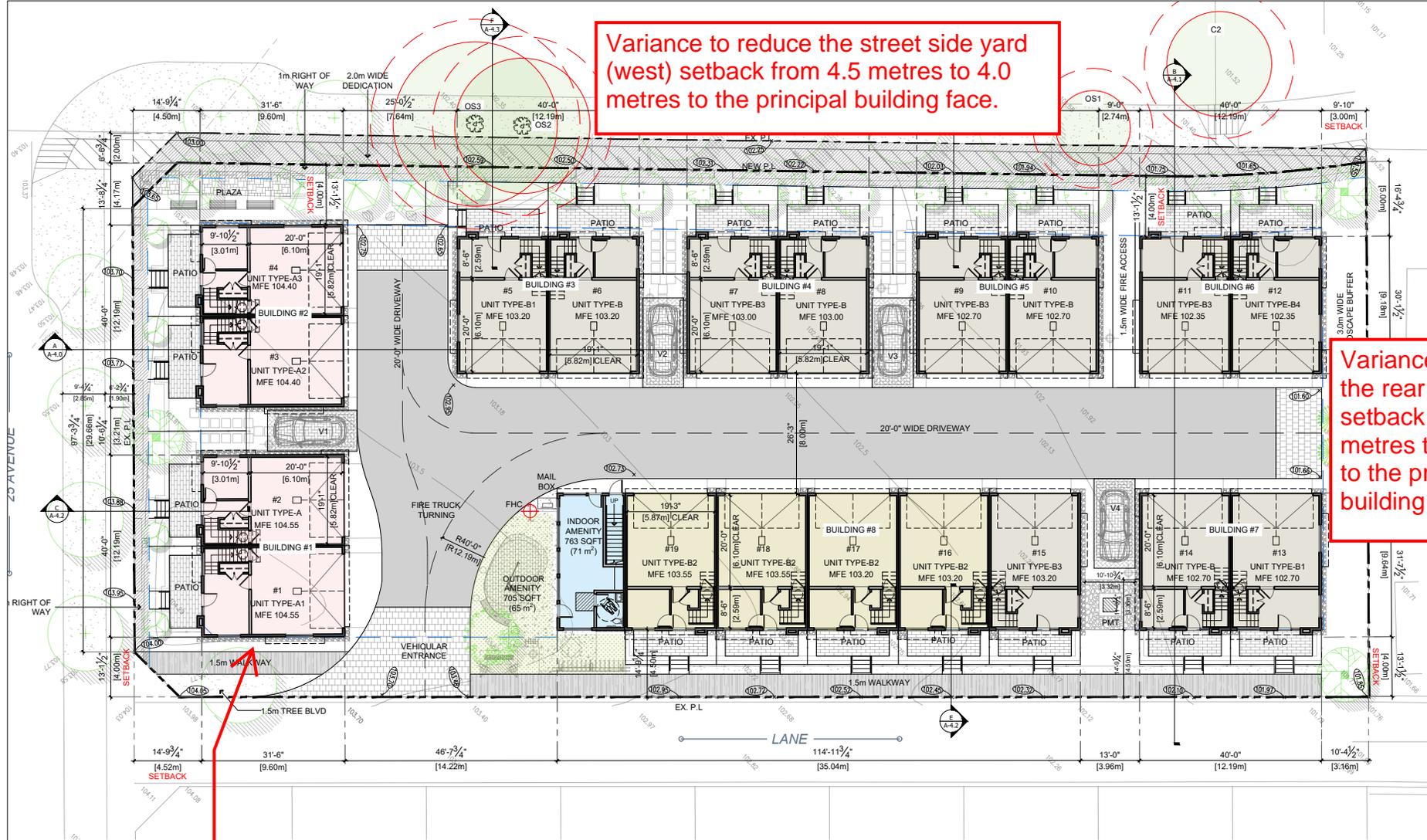
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

Notes:  
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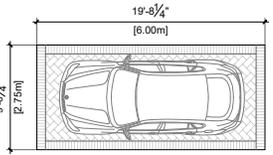


Variance to reduce the street side yard (west) setback from 4.5 metres to 4.0 metres to the principal building face.

Variance to reduce the rear (north) yard setback from 6.0 metres to 3.0 metres to the principal building face.

Variance to reduce the side yard on a flanking lane (east) setback from 4.5 metres to 4.0 metres to the principal building face of Building 1.

Variance to permit stairs with up to four (4) risers to encroach in the building setback area



TYPICAL PARKING STALL  
Scale: 3/32"=1'-0"

Date	Description
Issues / Revisions	
Seal	
Project Title	
TOWNHOUSE DEVELOPMENT	
Project Address	
16786 25 AVE SURREY, BC	
Drawn By	Date
GS	2020-10-06
Checked By	Project ID
FV	201009
Sheet Title	
SITE PLAN	
Scale	
As Noted	
Sheet No.	
A-1.0	