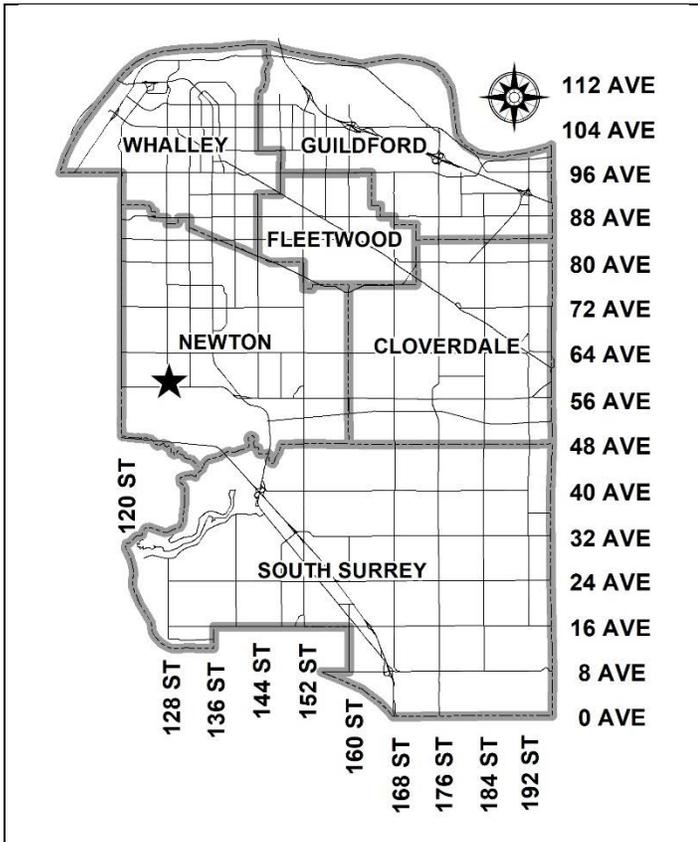


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0327-00

Planning Report Date: July 25, 2022



PROPOSAL:

- **NCP Amendment** from Seniors Housing (20 upa) to Townhouse (25 upa)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 44 townhouse units

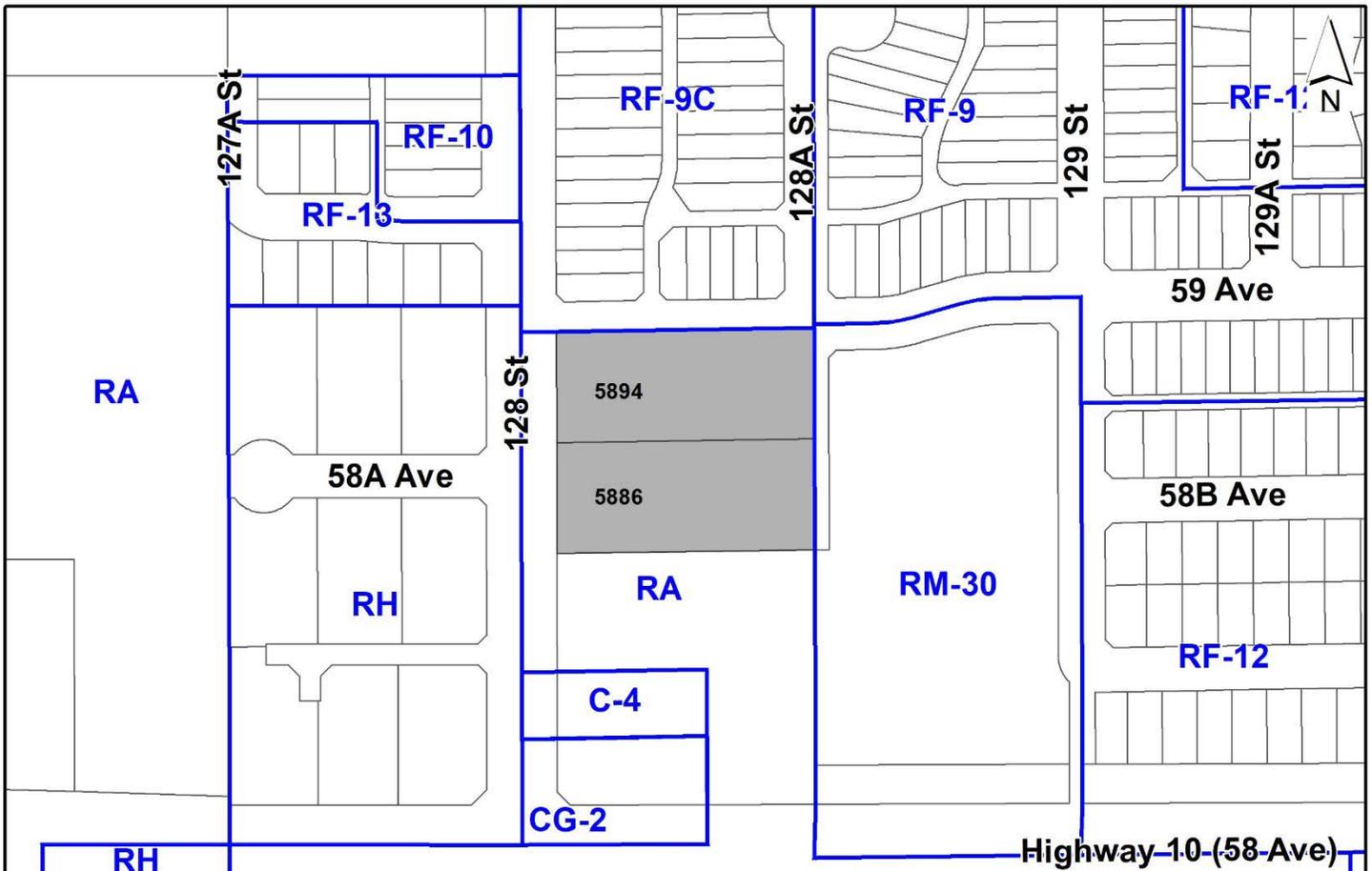
LOCATION: 5894 - 128 Street

5886 - 128 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Seniors Housing (20 upa)



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 West Newton/Highway 10 NCP from "Seniors Housing (20 upa)" to "Townhouses (25 upa)".
- Seeking variances to the setbacks of the "Multiple Residential 30 Zone (RM-30)".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban OCP Designation for the site.
- The proposed density of 66.6 units per hectare (26.8 upa) is slightly over the density supported by the land use designation, but it is consistent with the designation on the property to the east, complies with the density permitted under the proposed RM-30 Zone, and is supported by staff based on the additional dedication required to complete 128A Street, which was not originally envisioned under the West Newton/Highway 10 Neighbourhood Concept Plan.
- The increase in density will help support the planned commercial development to the south of the subject site, as well as provide access from the neighbourhood to the planned commercial site, when constructed.
- The site layout and townhouse orientation will allow for the retention of three (3) large western redcedar trees on the eastern side of the site.
- The proposed setbacks achieve a more urban, pedestrian streetscape.
- 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0327-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0327-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (south) of the "Multiple Residential 30 Zone (RM-30)" Zone from 6.0 metres to 4.7 metres.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend West Newton/Highway 10 NCP to redesignate the land from "Seniors Housing (20 upa)" to "Townhouses (25 upa)" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family	Urban / Seniors Housing (20 upa)	RA
North (Across 59 Ave):	Single Family on small residential lots	Urban / Small Lot with Lane (13 upa)	RF-9C
East (Across future 128A Street):	Townhouses	Urban / Townhouse (25 upa)	RM-30
South:	Vacant lot and gas station	Urban / Proposed Local Commercial, Existing Local Commercial, Buffers/Greenways	RA, C-4, CG-2 (Development Application No. 7921-0371-00 proposes consolidation of a portion of the site and rezoning from C-4 and CG-2 to CD (based on CG-2)).
West (Across 128 Street):	Single Family	Suburban / Existing Half Acre Lots	RH

Context & Background

- The 0.85-hectare subject site is located north of Highway 10, east of 128 Street, south of 59 Avenue in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP) Area.
- The subject site consists of two properties designated Urban in the Official Community Plan (OCP), zoned One-Acre Residential (RA) Zone, and designated "Seniors Housing (20 upa)" in the West Newton/Highway 10 NCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an amendment to the West Newton/Highway 10 NCP from "Seniors Housing (20 upa)" to "Townhouses (25 upa)", rezoning from One-Acre Residential (RA) Zone to Multiple Residential 30 Zone (RM-30), and a Development Permit to permit the development of 44 townhouse units. A Development Variance Permit is also proposed as part of the application, to vary building setbacks (see By-law Variance section).

	Proposed
Lot Area	
Gross Site Area:	0.85 ha
Road Dedication:	0.18 ha
Net Site Area:	0.66 ha
Number of Lots:	1
Building Height:	3 storeys (10.8 metres)
Unit Density:	66.6 uph / 26.8 upa
Floor Area Ratio (FAR):	0.97
Floor Area	
Residential:	6,330 m ²
Residential Units:	44 (all 3 bedroom or larger)

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 20 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

11 Elementary students at Panorama Park Elementary School
8 Secondary students at Panorama Ridge Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture:	No Concerns. The closest active park is West Newton Community Park, approximately 300 metres away. The closest natural area is Panorama Park and is 411 metres away.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.
Surrey Fire Department:	No Concerns.

Transportation Considerations

- Access to the subject site will be provided on 128A Street, which was introduced by the property to the east under Development Application No. 7915-0038-00.
- Completion of the southern portion of 59 Avenue connecting 128 Street to 128A Street will also be required to improve access and circulation to the site and the local neighbourhood.
- Completion of 128A Street along the western property line will also facilitate future access to the commercially designated site to the south.
- The closest transit connection is the 322 Newton Exchange/Scottsdale Exchange bus route with a stop located at 60 Avenue and 128 Street, approximately 225 metres north of the subject site (approximately 3 blocks walking distance).
- There are existing bike lanes on 128 Street and across 128 Street there is a proposed future connection to the Newton Greenway multi-use pathway via 58A Avenue.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The applicant proposes trees along the southern lot line to minimize summer solar gain and covered outdoor space with some trees along the street to improve the microclimate.
 - To mitigate heat loss through windows the applicant proposes large windows instead of smaller ones to decrease overall perimeter and reduce excessive use of window junctions.
 - The 1.5 metre landscape buffer will feature plants along the southern lot line and the mown turf areas have been kept to a minimum to ensure water percolation into the ground.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in Official Community Plan designation.

Secondary Plans

Land Use Designation

- The subject site is designated "Seniors Housing (20 upa)" under the West Newton/Highway 10 Neighbourhood Concept Plan.

Amendment Rationale

- The application proposes an amendment to the West Newton/Highway 10 Neighbourhood Concept Plan from "Seniors Housing (20 upa)" to "Townhouse (25 upa)".
- The proposed NCP amendment will allow an increase in density to permit the development of 44 townhouse units. The increase in density will help support the planned commercial development to the south of the subject site, and along with completion of 128A Street, which was introduced as part of Development Application No. 7915-0038-00 to the east, will provide access from the neighbourhood to the planned commercial site to the south, when constructed.
- The "Townhouse (25 upa)" designation was introduced under Development Application 7915-0038-00 to the east of the subject site. The subject application is consistent with the use and density supported under Development Application No. 7915-0038-00. The proposed density of 66.6 units per hectare (28.6 upa) is slightly over the density supported by the land use designation, but it is consistent with the designation on the property to the east, complies with the density permitted under the proposed RM-30 Zone, and is supported by staff based on the additional dedication required to complete 128A Street, which was not originally envisioned under the West Newton/Highway 10 Neighbourhood Concept Plan.
- The proposed amendment reflects the intent of the NCP to establish ground-oriented units with tree preservation, and further supports a variety of housing choices. The increase in density will help support the planned commercial development to the south, and the improvements to the road network will provide access to the commercial site, as well as better access for all area residents to 128 Street via 59 Avenue.
- 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.

Themes/Objectives**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)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	68 units per hectare
Floor Area Ratio:	1.00	0.96
Lot Coverage:	45%	40%
Yards and Setbacks		
North front:	4.5 metres	4.5 metres
East front:	4.5 metres	4.5 metres
South rear/side:	6.0 metres	4.7 metres*
West front:	4.5 metres	4.5 metres
Height of Buildings		
Principal buildings:	13 metres	12 metres
Accessory buildings:	4.5 metres	n/a
Amenity Space		
Indoor Amenity:	132 m ²	The proposed 75 m ² [+ CIL of \$47,500] meets the Zoning By-law requirement.
Outdoor Amenity:	132 m ²	The proposed 160 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	88 stalls	88 stalls
Residential Visitor:	9 stalls	9 stalls
Total:	97 stalls	97 stalls
Tandem (%):	50%	14% (12 stalls)
Bicycle Spaces		
Residential Secure Parking:	Within garages	Within garages
Residential Visitor:	6	6

*Variance requested.

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 4.7 metres.
- The reduced setback is only for one end unit on Building #6 and the majority of the south property line retains bylaw compliant setback.
- The 3.0 metre landscape buffer and 1.5 m walkway will reduce the impact to the commercial designated property to the south.
- 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 Building Permit issuance. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the West Newton/Highway 10 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 \$20,000 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 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 June 23, 2022, and the Development Proposal Signs were installed on January 28, 2022. Staff did not receive any responses from neighbouring residents.

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 West Newton / Highway 10 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 West Newton / Highway 10 Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to design the units around three large mature trees to be retained in the eastern portion of the site, which will enhance the outdoor amenity area.
- The proposed development consists of 7 buildings containing a total of 44 townhouse units and an indoor amenity space. The number of units within individual buildings ranges from 3 to 8 units. The proposed units range in size from 117 square metres to 157 square metres and consist of 3 bedrooms or 3 bedrooms plus a den or flex space.
- The site plan reflects an effort to orient buildings towards the abutting existing and future streets (59 Avenue, 128 Street, 128A Street), to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain outdoor patio space on the ground floor, doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm.
- Articulation is provided along the elevations. The proposed exterior materials include hardie siding and hardie panel, and asphalt shingle roofing.

Landscaping

- The landscaping includes a variety of trees, shrubs, grasses, perennials, and ground cover.

- Corner plazas are proposed at the two corners at the north end of the site to enhance the public realm. The larger of the two plazas will be located near the main entrance to the site at the north-east corner at 59 Ave and 128A Street. The corner plazas will feature stamped concrete and benches.
- Decorative paving is proposed at the vehicular site entrance.

Indoor Amenity

- The Zoning By-law requires that 132 square metres each of indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.
- The applicant is proposing 75 square metres of indoor amenity space plus cash-in-lieu to meet the requirements of the Zoning By-Law. The indoor amenity building is generally central to the site, adjacent to the outdoor amenity. The indoor amenity includes lounge space on two levels.

Outdoor Amenity

- The applicant is proposing to provide 160 square metres of outdoor amenity space including the tree protection areas, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located adjacent the indoor amenity space and consists of landscaping, benches and seating areas and nature play features. Three (3) large western redcedar trees are proposed for retention and integrated with the outdoor amenity.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Xudong Bao, ISA Certified Arborist of M2 Landscape Architecture prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0

Tree Species	Existing	Remove	Retain
Big leaf maple	5	5	0
Cherry	3	3	0
Chinese dogwood	2	0	2
Freeman maple	5	0	5
Japanese maple	1	1	0
Pacific dogwood	2	2	0
Red oak	3	0	3
Scarlet oak	4	0	4
Sweetgum	3	0	3
Coniferous Trees			
Incense cedar	4	4	0
Douglas Fir	24	24	0
Sierra redwood	1	1	0
Arnold Sentinel Austrian Pine	1	0	1
Spruce	1	1	0
Western Red Cedar	51	48	3
Total (excluding Alder and Cottonwood Trees)	111	90	21
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		121	
Total Retained and Replacement Trees		142	
Contribution to the Green City Program		\$32,450.00	

- The Arborist Assessment states that there are a total of 111 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 21 onsite and city 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.
- The proposed alignment of the sidewalk on 128A Street is proposed to be altered in order to maximize tree preservation on the site.
- 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 180 replacement trees on the site. Since only 121 replacement trees can be accommodated on the site, the deficit of 59 replacement trees will require a cash-in-lieu payment of \$32,450.00 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperback Maple, Eastern Redbud, Glory Ash, Ginkgo Tree, SweetGum and Japanese Snowbell.
- In summary, a total of 142 trees are proposed to be retained or replaced on the site with a contribution of \$32,450.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. NCP Amendment Plan
- Appendix VI. Development Variance Permit No. 7921-0327-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

EM/cm

DEVELOPMENT PERMIT APPLICATION

TOWNHOUSE DEVELOPMENT

5886, 5894 128 STREET
SURREY, BC



DRAWING LIST

COVER	A-0.1
PROJECT SUMMARY	A-0.2
SURVEY	A-0.3
BASE PLAN	A-0.4
SITE PLAN	A-1.0
FIRE ACCESS PLAN	A-1.1
FLOOR PLANS	A-2.0 - A-2.14
ELEVATIONS	A-3.0 - A-3.14
SECTIONS	A-4.0 - A-4.3
UNIT PLANS	A-5.0 - A-5.10

PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC
 1690 West 2nd Avenue
 Vancouver, BC V6J 1H4
 (604) 608-0161
 david@eatonarchitect.ca

SURVEYOR- DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC
 #216 12899-76 AVENUE,
 SURREY, BC V3W 1E6
 (604)501-6188
 info@dhaliwalsurvey.com

CIVIL- KSB ENGINEERING CONSULTANTS LTD
 (236)878-4880
 ksbengg@yahoo.com

LANDSCAPE- M2 LANDSCAPE ARCHITECTURE
 #220 26 Lorne Mews, New Westminster
 New Westminster, BC V3M 3L7
 (604) 553-0044
 bahareh.nassiri@m2la.com

PROGRAM SUMMARY

LOT INFO	ADDRESS	5886,5894 128 STREET, BRITISH COLUMBIA			
	LEGAL DESCRIPTION	LOT 20 SECTION 8 TOWNSHIP 2 PLAN NWP31460 NWD PART SW 1/4, EXCEPT PLAN PT RD BCP12860. LOT 19 SECTION 8 TOWNSHIP 2 PLAN NWP31460 NWD PART SW 1/4, EXCEPT PLAN PART RD ON BCP13125.			
	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	91,041	8,458	2.09	0.85
	DEDICATION	19,913	1,850	0.45	0.18
	NET AREA (AFTER DEDICATION)	71,128	6,608	1.64	0.66

ZONING	ZONING	CURRENT	PROPOSED
		RA	RM-30
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG 59A)		4.5m
	SOUTH (ALONG NEIGHBOURING LOT)		4.74m
	EAST (ALONG 128A STREET)		4.5m
	WEST (ALONG 128 STREET)		4.5m
	BLDG HEIGHT	PERMITTED	PROPOSED
			3 STOREY
	DENSITY	PERMITTED	PROPOSED
	UPA (UNITS PER ACRE)		26.83
	TOWNHOUSE DWELLING UNITS		44

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	28013	2,602	39.38%	

FAR CALCULATION									
GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA	
(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)		(Sqft)	
UNIT-A	418	215	633	678	710	1,603	5	8,015	
UNIT-A1	418	215	633	720	755	1,690	1	1,690	
UNIT-A2	418	215	633	722	755	1,692	1	1,692	
UNIT-A3	418	215	633	680	755	1,650	2	3,300	
UNIT-A4	418	215	633	640	710	1,565	8	12,520	
UNIT-A5	418	215	633	640	710	1,565	2	3,130	
UNIT-A6	418	232	650	700	730	1,662	4	6,648	
UNIT-A7	418	232	650	700	730	1,662	1	1,662	
UNIT-B	418	165	583	630	703	1,498	6	8,588	
UNIT-B1	418	165	583	632	665	1,462	2	2,924	
UNIT-B2	418	165	583	655	699	1,519	2	3,038	
UNIT-B3	418	165	583	665	698	1,528	1	1,528	
UNIT-B4	418	165	583	631	663	1,459	1	1,459	
UNIT-C	490	147	637	658	645	1,450	1	1,450	
UNIT-C1	490	147	637	666	655	1,468	2	2,937	
UNIT-C2	490	147	637	660	644	1,451	2	2,903	
UNIT-C3	490	147	637	559	668	1,374	1	1,374	
UNIT-E	427	220	647	684	720	1,623	1	1,623	
UNIT-G	463	88	551	587	587	1,262	1	1,262	
							44	68,143	
									TOTAL FAR (NET) 0.96

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN				
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS
TOWNHOUSE	44	2 CAR / UNIT	88	88	
VISITORS	44	0.2 CAR / UNIT	8.8 SAY 9	9	
TOTAL			97	97	

AMENITY CALCULATIONS	AMENITY		REMARKS
	REQUIRED (Sqft)	PROPOSED (Sqft)	
INDOOR AMENITY			
REQUIRED (Sqft)	1,408		32 Sqft / UNIT AT GRADE
PROPOSED (Sqft)	810		
OUTDOOR AMENITY			
REQUIRED (Sqft)	1,408		32 Sqft / UNIT AT GRADE
PROPOSED @ ENTRY (Sqft)	1,436		
PROPOSED NEAR INDOOR AMENITY	295		
TOTAL PROPOSED (Sqft)	1,732		



LOCATION PLAN



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2022-08-23	Revisions / comments
2021-10-29	DP APPLICATION
2021-09-02	Revised / comments
2021-07-22	Revised / comments
2021-06-18	Preliminary Application
Date	Description

Issues / Revisions
 Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
5886,5894 128 STREET,SURREY BRITISH COLUMBIA

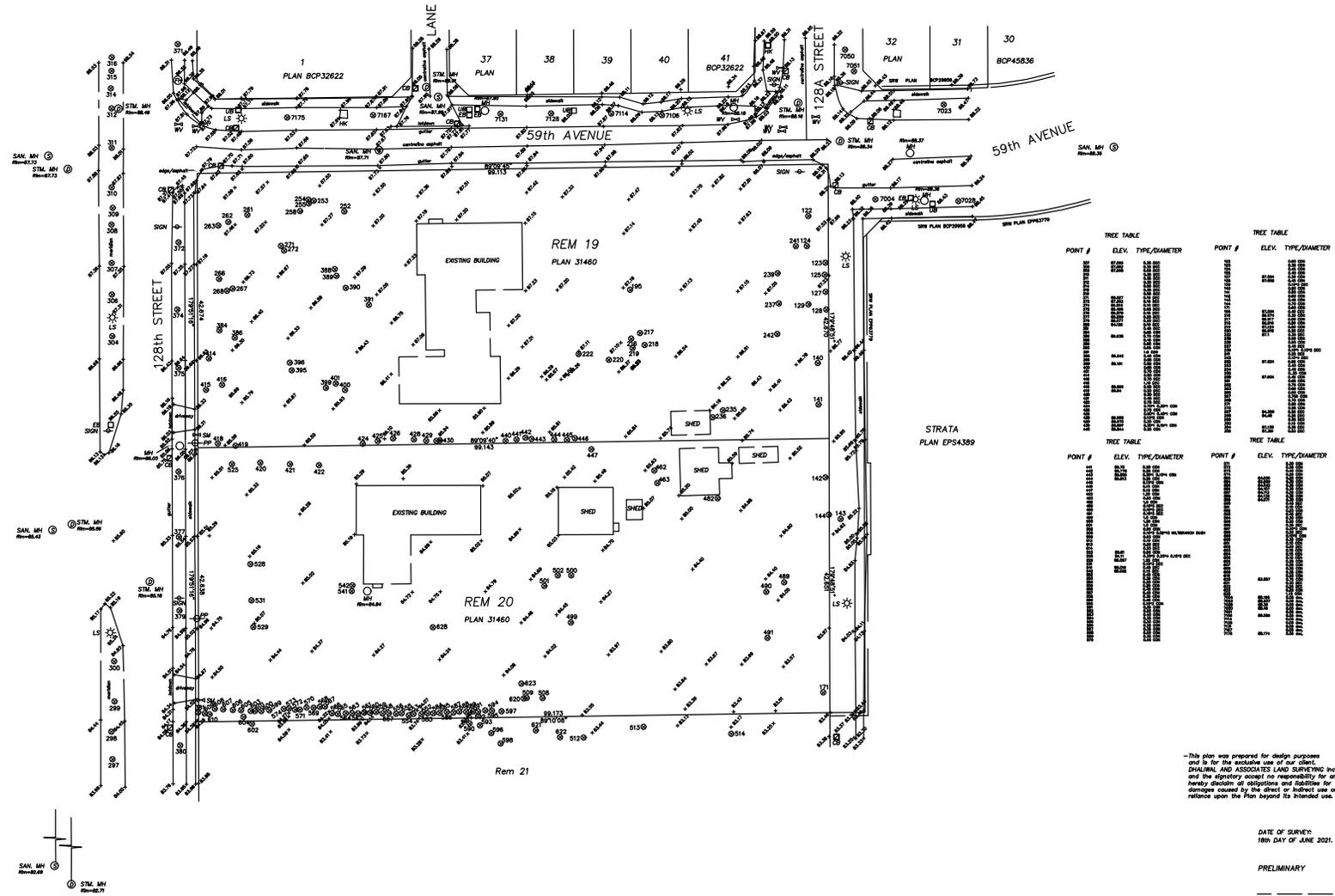
Drawn By AA	Date 2021-08-27
Checked By PV	Project ID SU16_2108

Sheet Title
PROJECT SUMMARY

Scale
 As Noted

Sheet No.
A-0.2

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- LEGEND**
- CB □ ...denotes catch basin
 - cont. ...denotes contour line
 - dec. ...denotes deciduous tree
 - EB □ ...denotes electrical box
 - EH □ ...denotes fire hydrant
 - HK □ ...denotes hydro tank
 - EB □ ...denotes electrical box
 - LS ☼ ...denotes lamp standard
 - MA ○ ...denotes manhole
 - PP ○ ...denotes power pole
 - SAN, MH ⊙ ...denotes sanitary manhole
 - STM, MH ⊙ ...denotes storm manhole
 - SIGN → ...denotes sign
 - SM → ...denotes sanitary meter
 - UB □ ...denotes utility box
 - WV = ...denotes water valve
 - ...denotes tree
 - X ...denotes spot elevation

GENERAL NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Surrey Geodetic datum, monument 5920 elev= 94.130m (C1920/00/09 2010).
- On the subject lot, only trees with a diameter of at least 6.25cm are shown.
- This plan does not show non-plan charges, fees or interests.
- property dimensions are derived from Land Title Office records

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
6214 12200 - 70th Avenue
Surrey, B.C. V0W 1E5
phone: (604) 501-8100
email: info@dhaliwalandsurveying.com
File: 2106002-101
Drawn: 5/2/21

TREE TABLE			TREE TABLE		
POINT #	ELEV.	TYPE/DIAMETER	POINT #	ELEV.	TYPE/DIAMETER
122	125.00	DECIDUOUS	123	125.00	DECIDUOUS
124	125.00	DECIDUOUS	125	125.00	DECIDUOUS
126	125.00	DECIDUOUS	127	125.00	DECIDUOUS
128	125.00	DECIDUOUS	129	125.00	DECIDUOUS
130	125.00	DECIDUOUS	131	125.00	DECIDUOUS
132	125.00	DECIDUOUS	133	125.00	DECIDUOUS
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138	125.00	DECIDUOUS	139	125.00	DECIDUOUS
140	125.00	DECIDUOUS	141	125.00	DECIDUOUS
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2022-06-23	Revisions / comments
2021-10-29	DP APPLICATION
2021-09-02	Revised / comments
2021-07-22	Revised / comments
2021-06-18	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**5886, 5894 128 STREET, SURREY
BRITISH COLUMBIA**

Drawn By AA	Date 2021-06-27
Checked By PV	Project ID SU16_2108

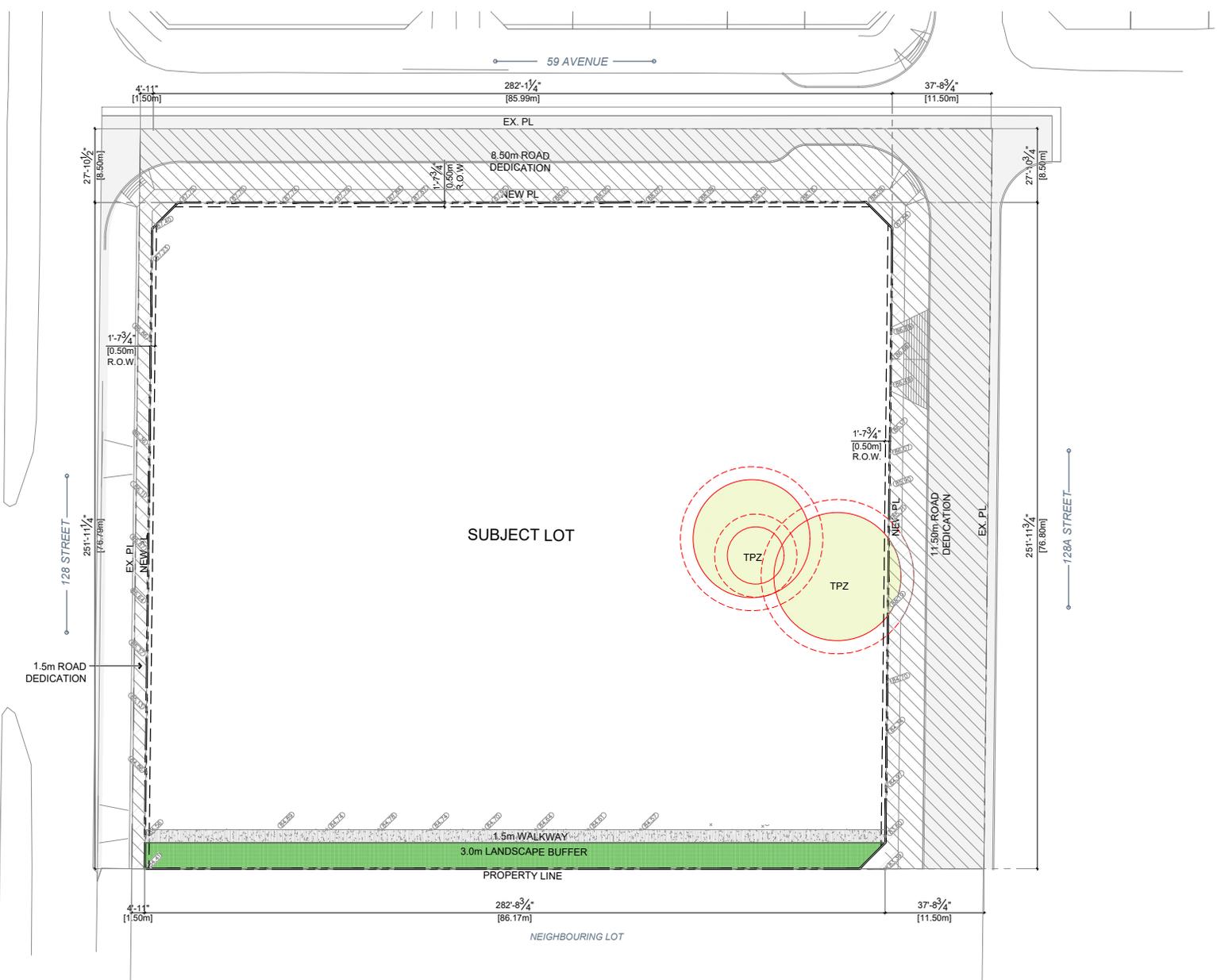
Sheet Title

BASE PLAN

Scale
As Noted

Sheet No.

A-0.4



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Sheet Title
CONTEXT PLAN

Scale
As Noted

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A-05

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Project Address
**5886, 5894 128 STREET, SURREY
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Drawn By AA	Date 2021-08-27
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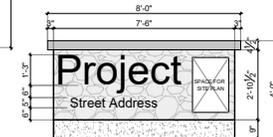
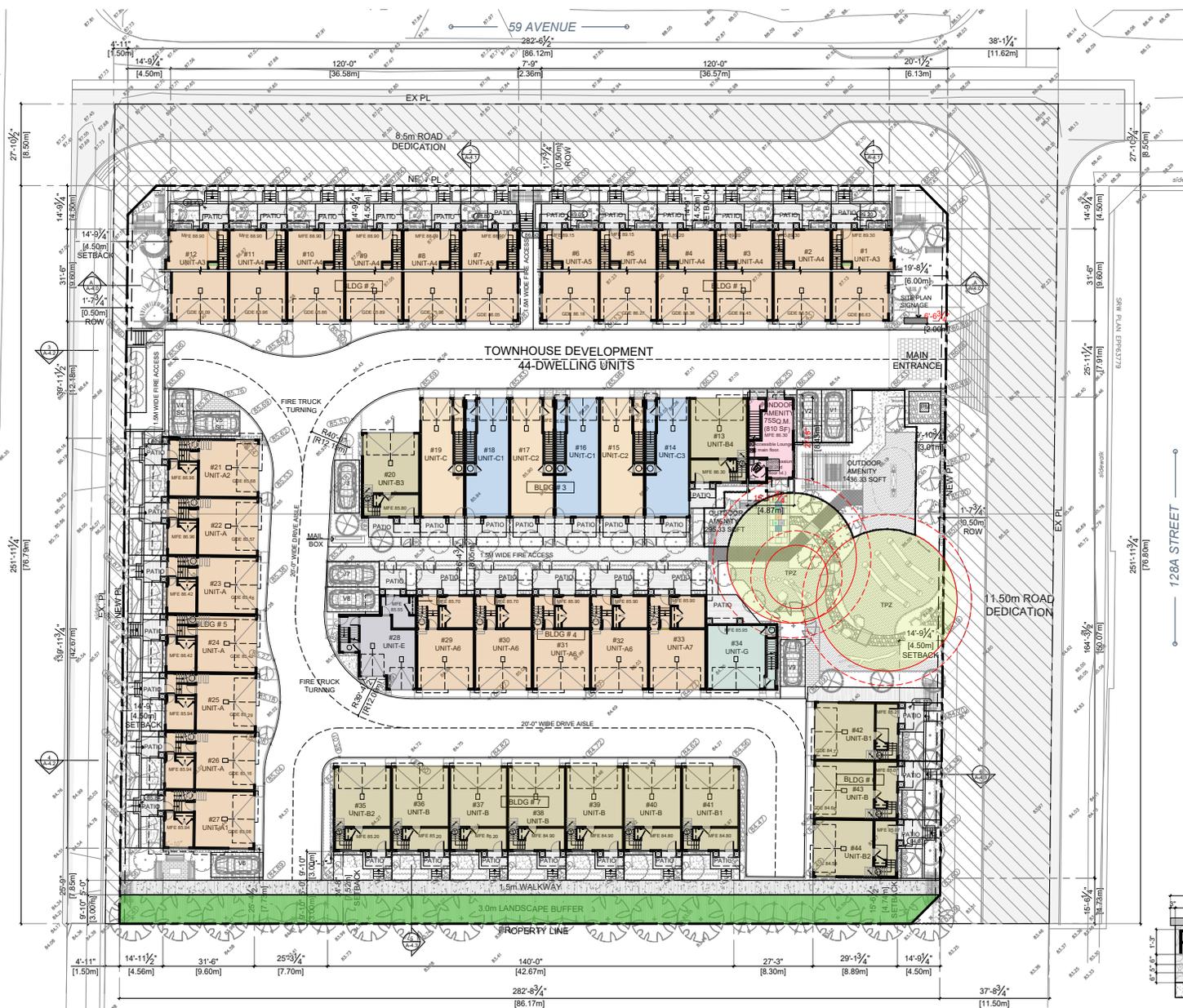
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SITE PLAN

Scale
As Noted

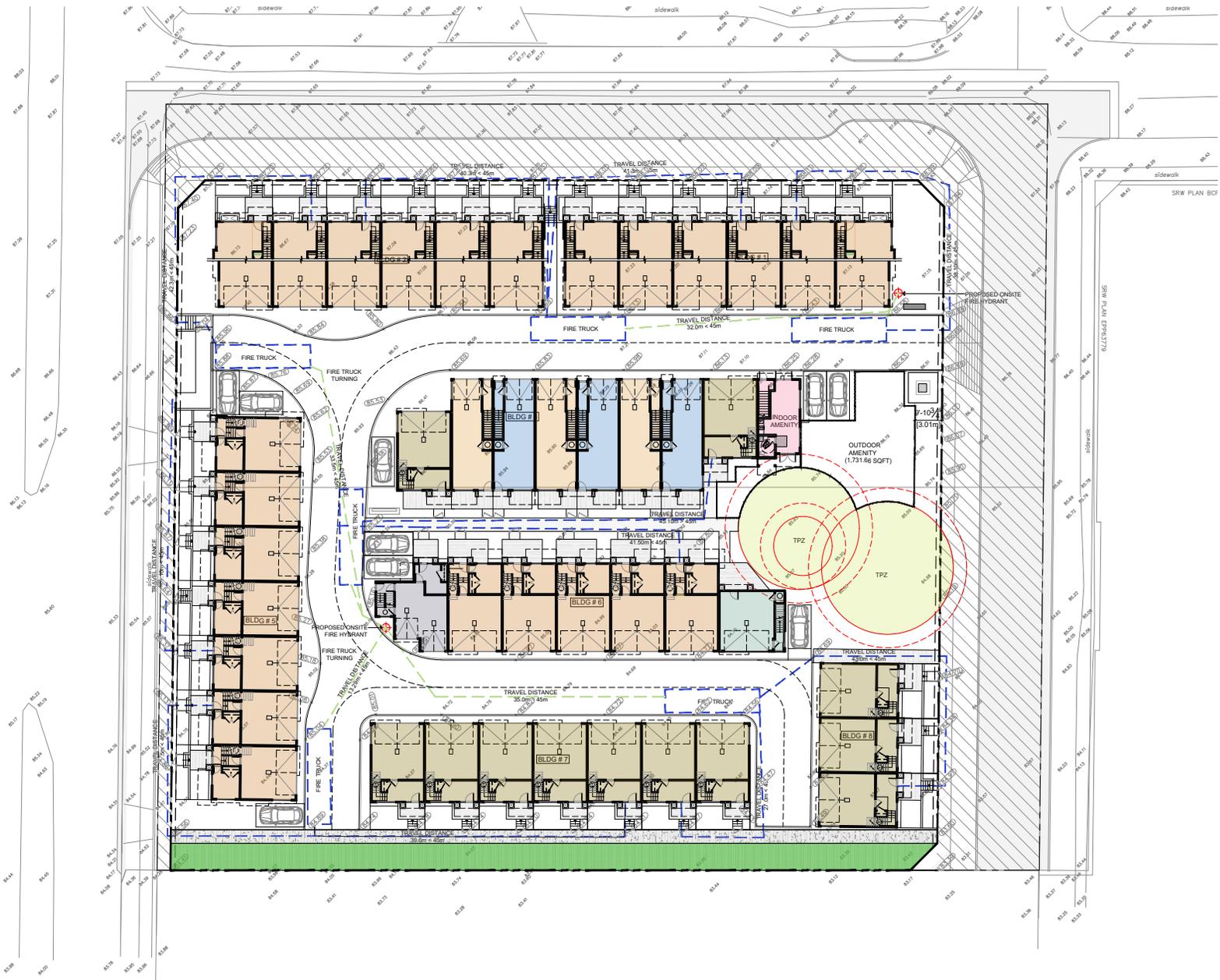
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A-1.0



SIGNAGE DETAIL

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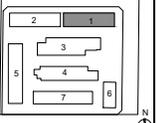
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FIRE ACCESS PLAN

Scale
As Noted

Sheet No.

A-1.1

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Issue / Revision	Date	Description
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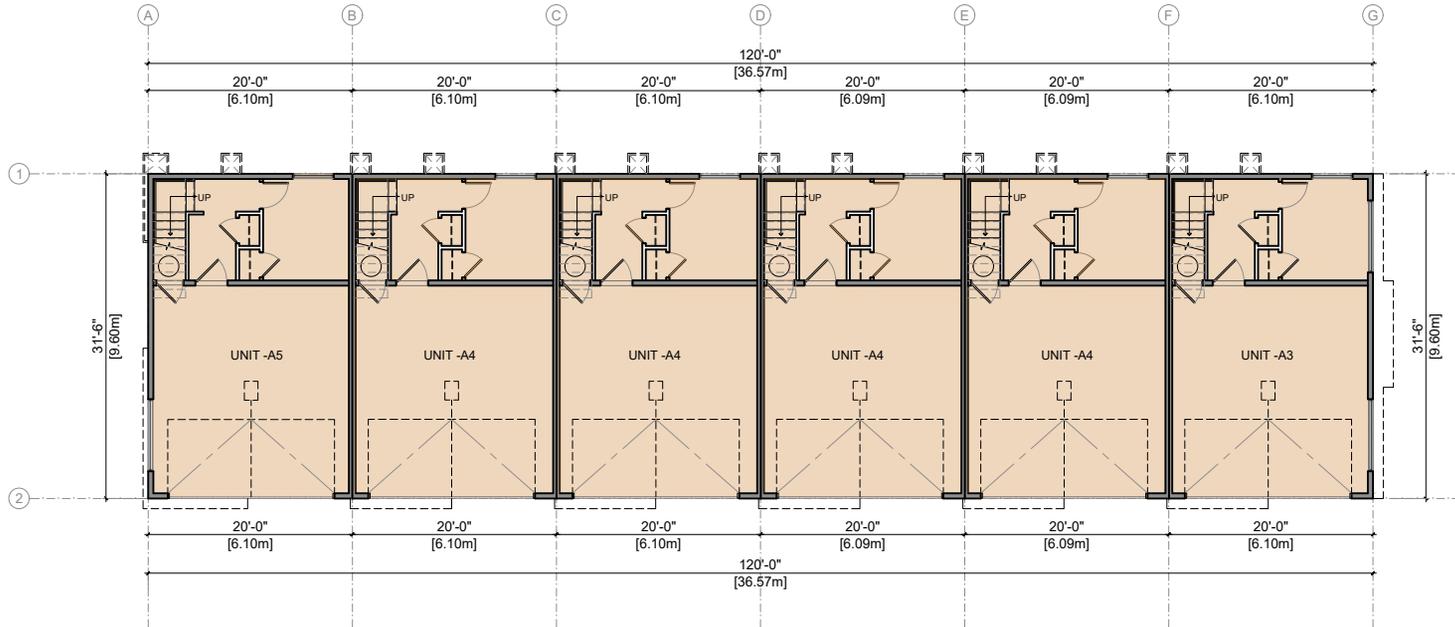
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FLOOR PLANS

Scale
As Noted

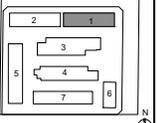
Sheet No.

A-2.0



1 BLDG 1 (LVL-1)
Scale: 3/32" = 1'0"

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Issue / Revision
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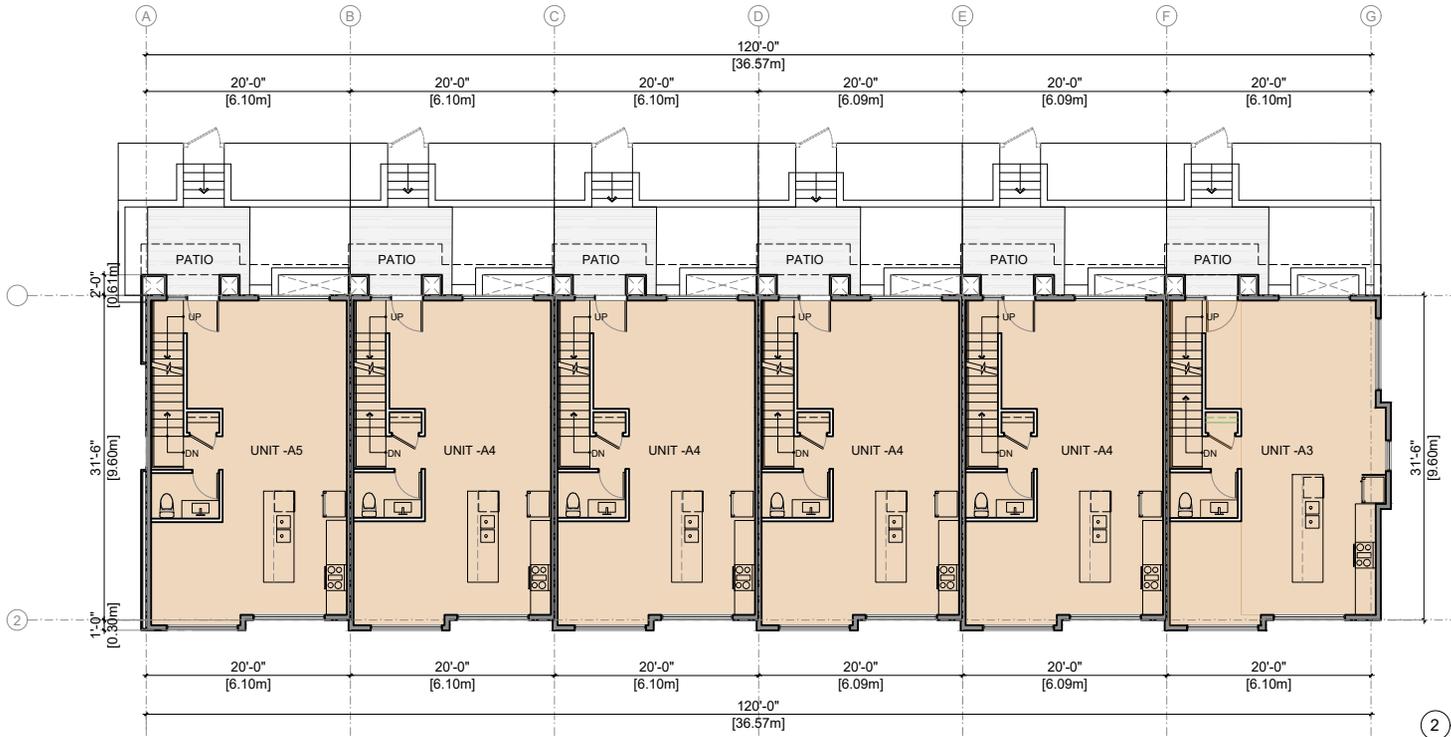
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FLOOR PLANS

Scale
As Noted

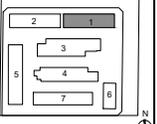
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A-2.1



2 BLDG 1 (LVL-2)
Scale: 3/32" = 1'0"

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Issue / Revision	Date	Description
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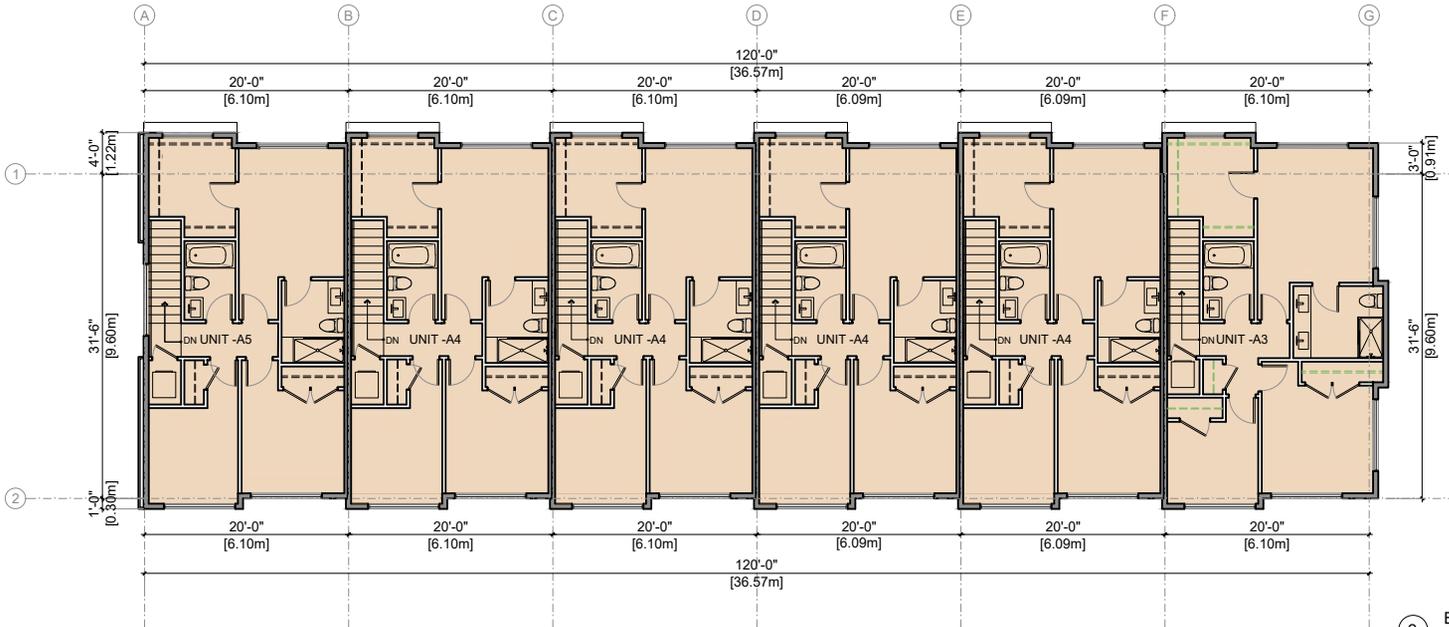
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FLOOR PLANS

Scale
As Noted

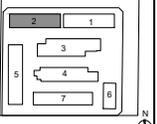
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A-2.2



2 BLDG 1 (LVL-2)
Scale: 3/32" = 1'0"

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Issues / Revisions

Issues / Revisions
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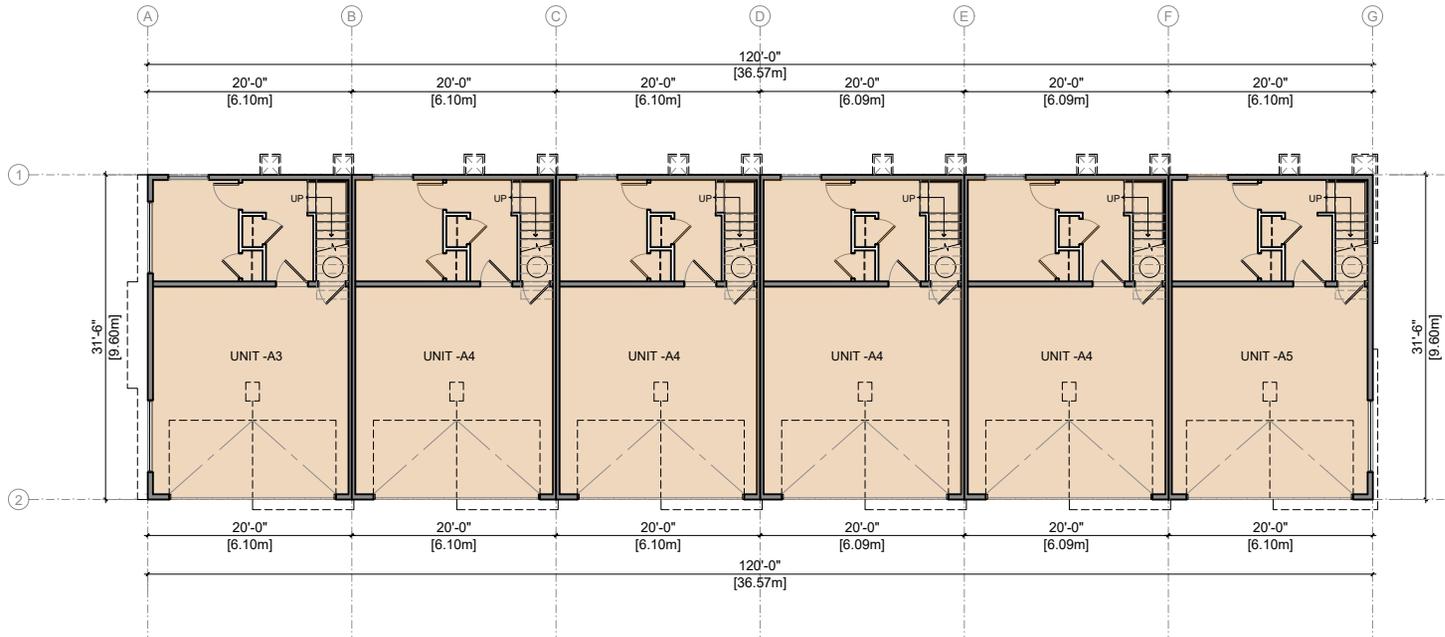
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FLOOR PLANS

Scale
As Noted

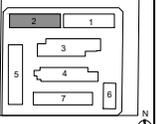
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A-2.3



1 BLDG 2 (LVL-1)
Scale: 3/32" = 1'0"

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Issues / Revisions	
Seal	

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5886,5894 128 STREET,SURREY BRITISH COLUMBIA

Drawn By AA	Date 2021-06-27
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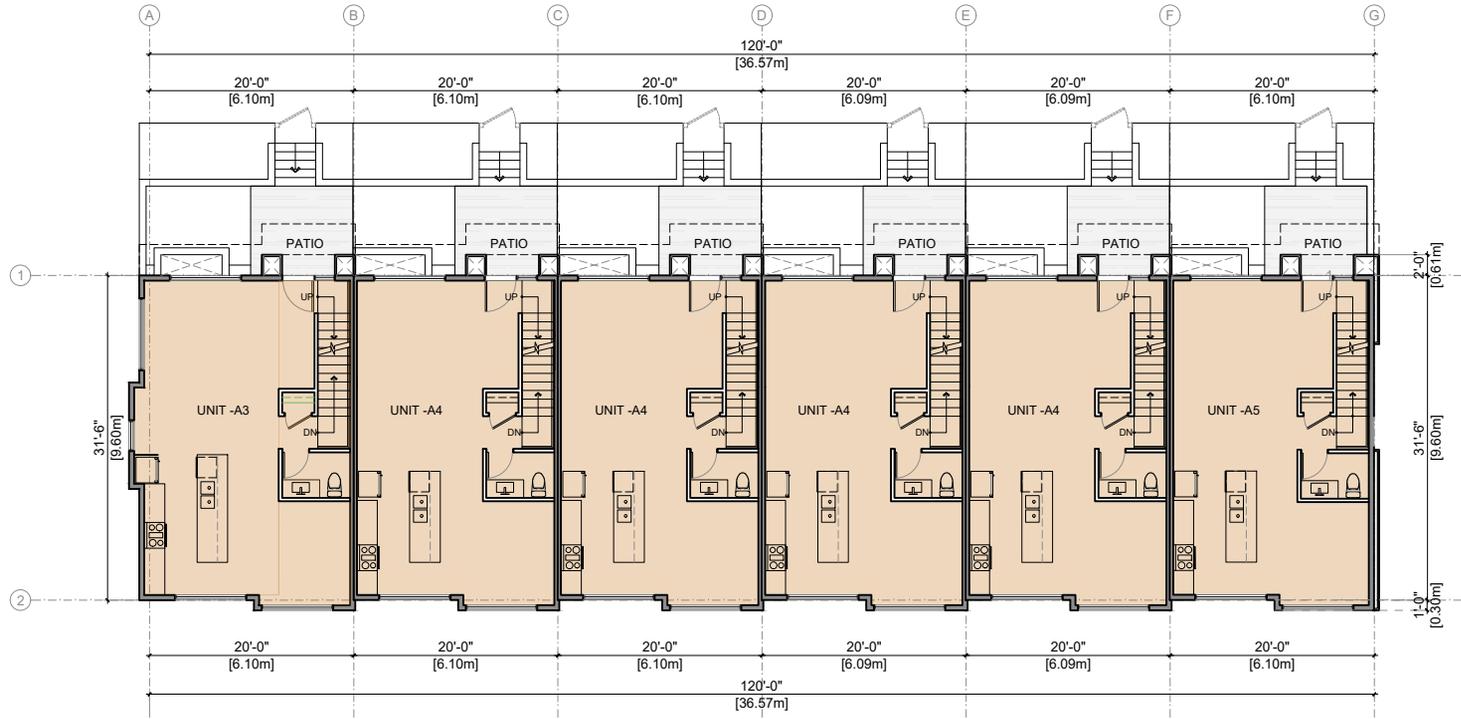
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FLOOR PLANS

Scale
As Noted

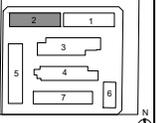
Sheet No.

A-2.4



2 BLDG 2 (LVL-2)
Scale: 3/32" = 1'0"

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Issue / Revision
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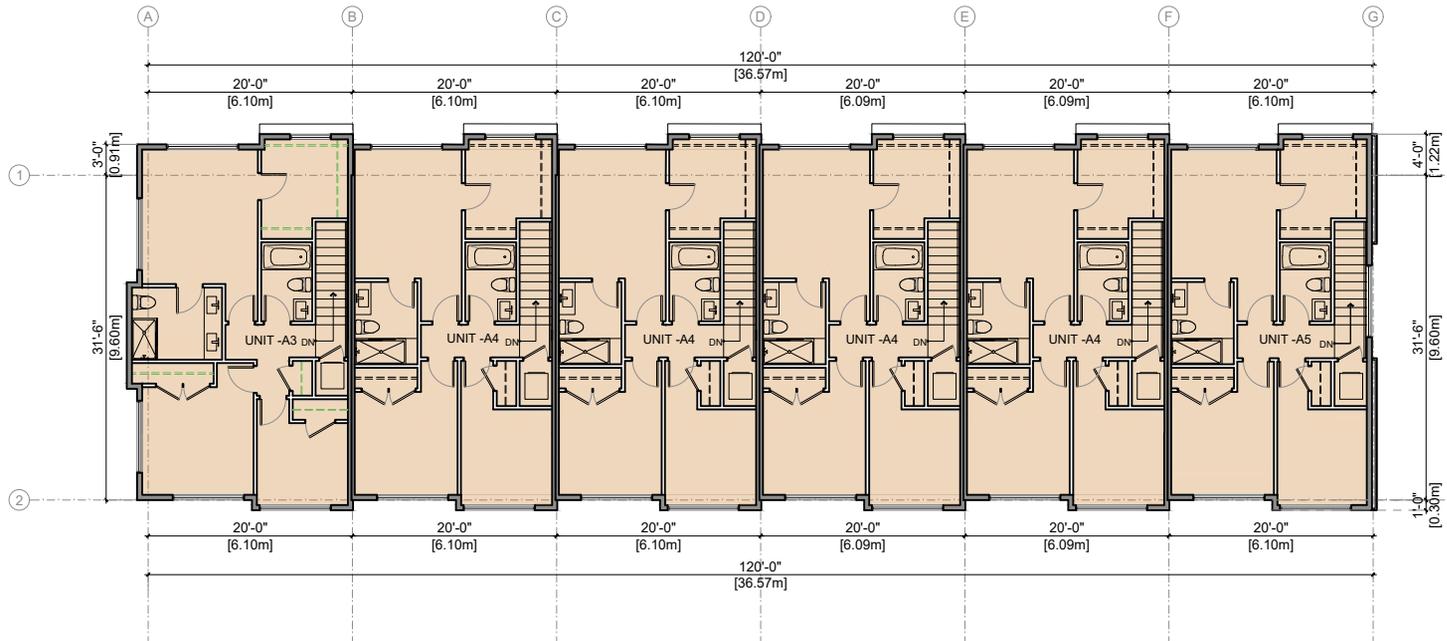
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FLOOR PLANS

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As Noted

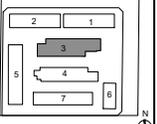
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A-2.5



3 BLDG 2 (LVL-3)
Scale: 3/32" = 1'0"

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KEY PLAN



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2022-06-23	Revisions / comments
2021-10-29	DP APPLICATION
2021-09-02	Revised / comments
2021-07-22	Revised / comments
2021-06-18	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**5886, 5894 128 STREET, SURREY
BRITISH COLUMBIA**

Drawn By AA	Date 2021-06-27
Checked By PV	Project ID SU16_2108

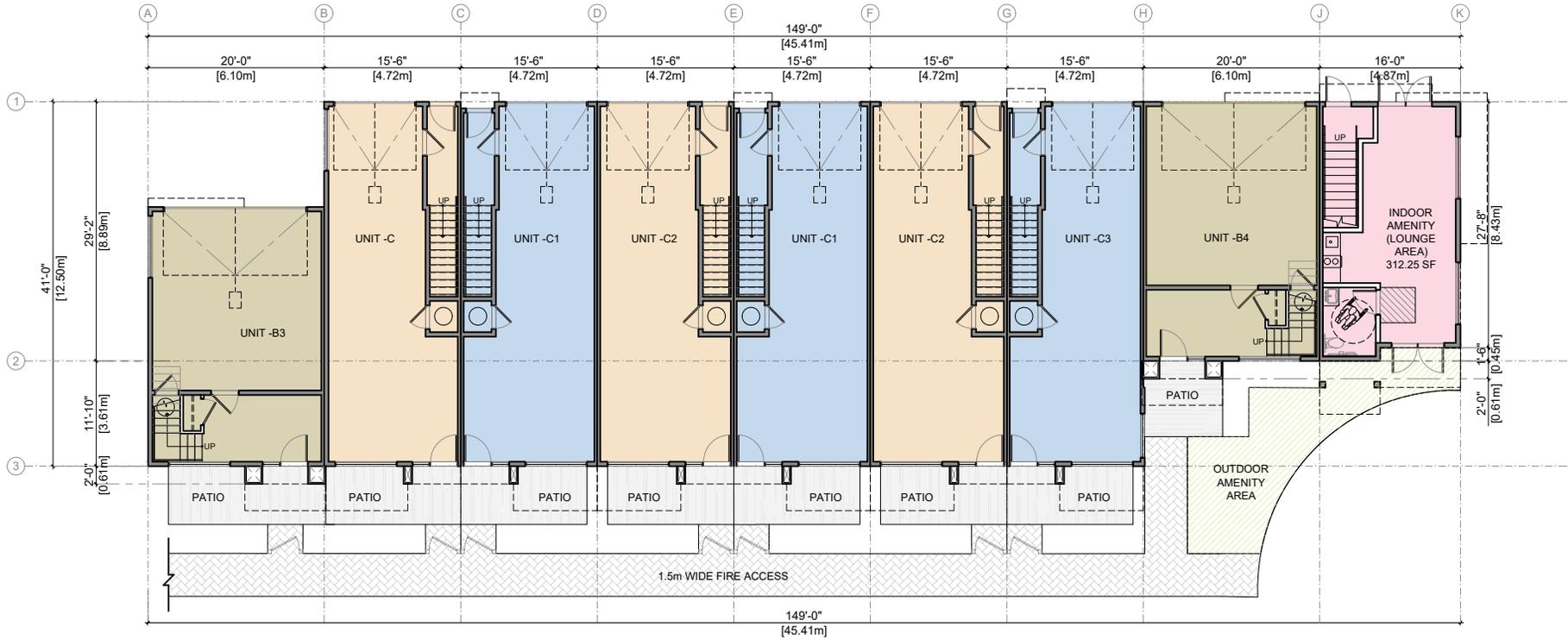
Sheet Title

FLOOR PLANS

Scale
As Noted

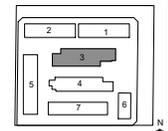
Sheet No.

A-2.6



1 BLDG 3 (LVL-1)
Scale: NTS

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Issues / Revisions

Issue / Revision
Seal

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Project Address
**5886 5894 128 STREET, SURREY
BRITISH COLUMBIA**

Drawn By AK	Date 2021-08-27
Checked By PV	Project ID SU16_2108

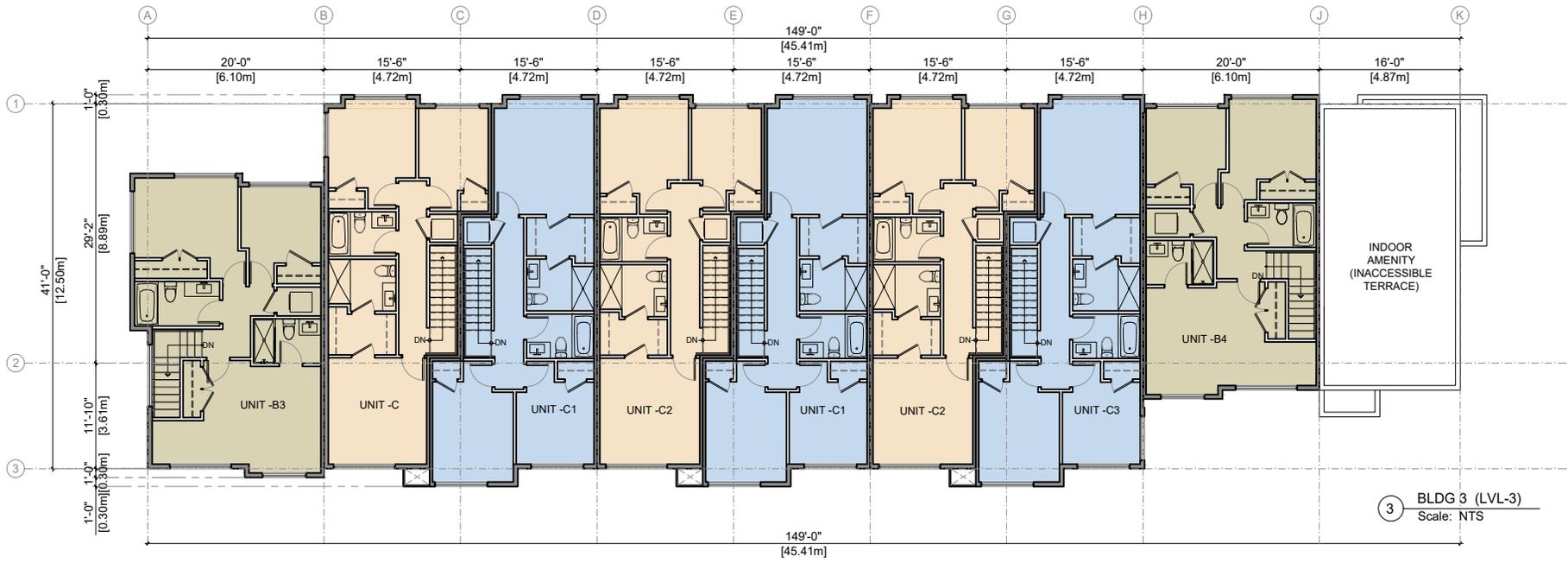
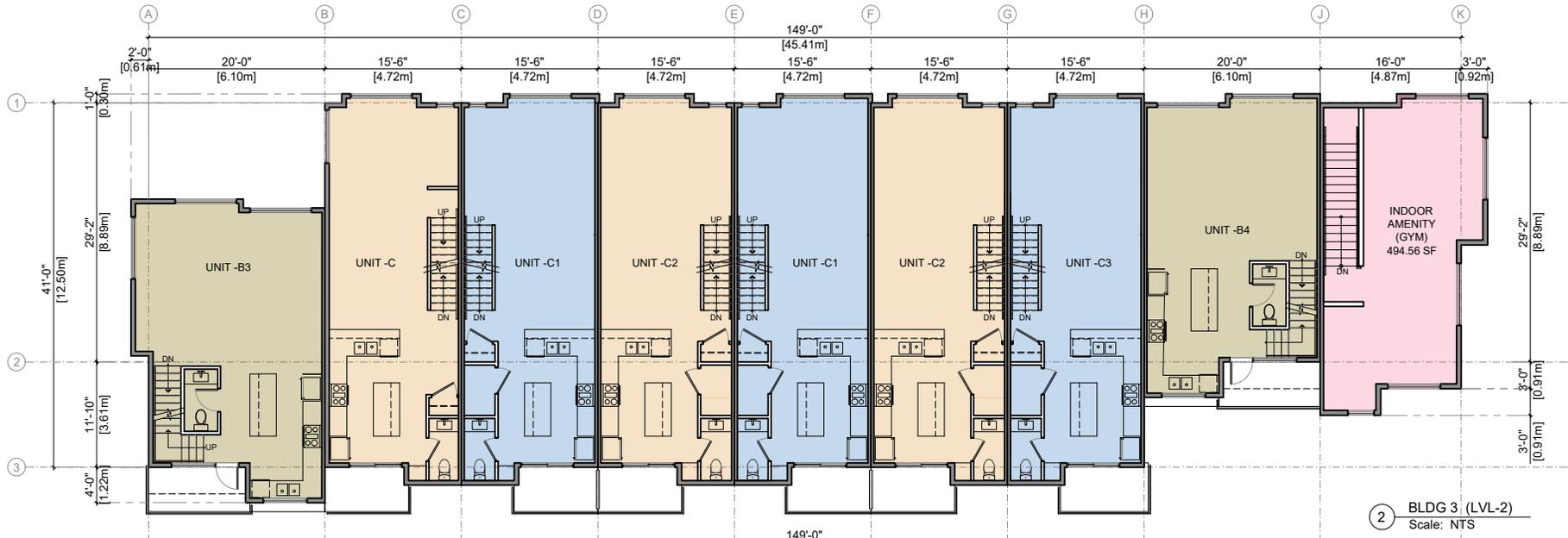
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FLOOR PLANS

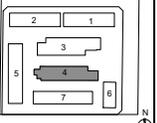
Scale
As Noted

Sheet No.

A-2.7



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Issues / Revisions

Issue / Revision	Seal

Project Title
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Project Address
5886,5894 128 STREET,SURREY BRITISH COLUMBIA

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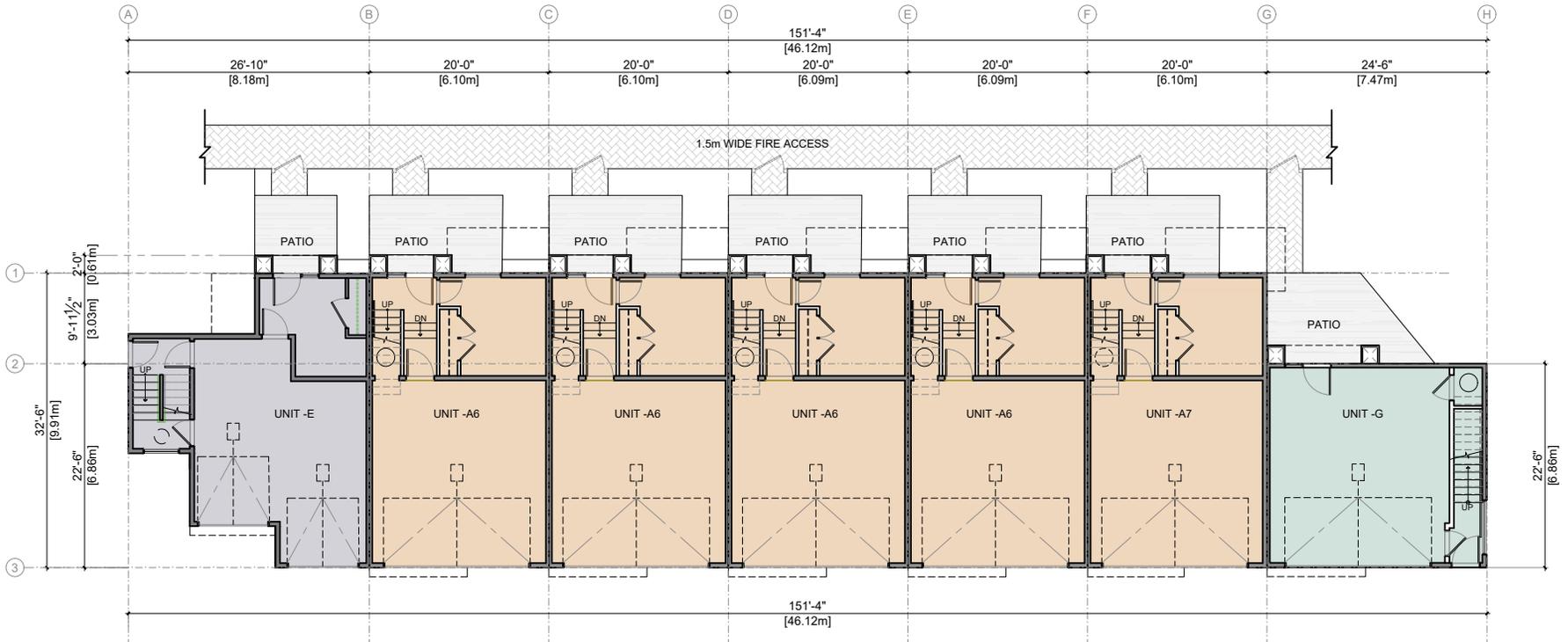
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FLOOR PLANS

Scale
As Noted

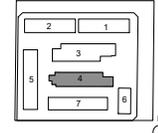
Sheet No.

A-2.8



1 BLDG 4 (LVL-1)
Scale: NTS

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Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**5886, 5894 128 STREET, SURREY
BRITISH COLUMBIA**

Drawn By
AA

Date
2021-08-27

Checked By
PV

Project ID
SU16_2108

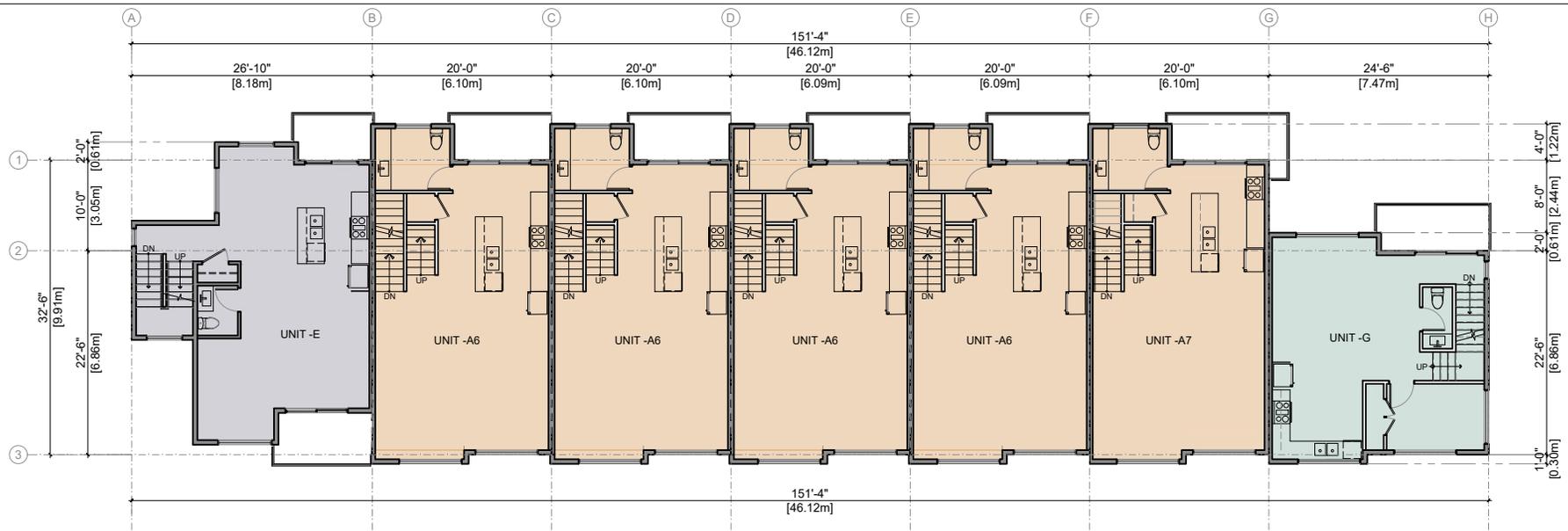
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FLOOR PLANS

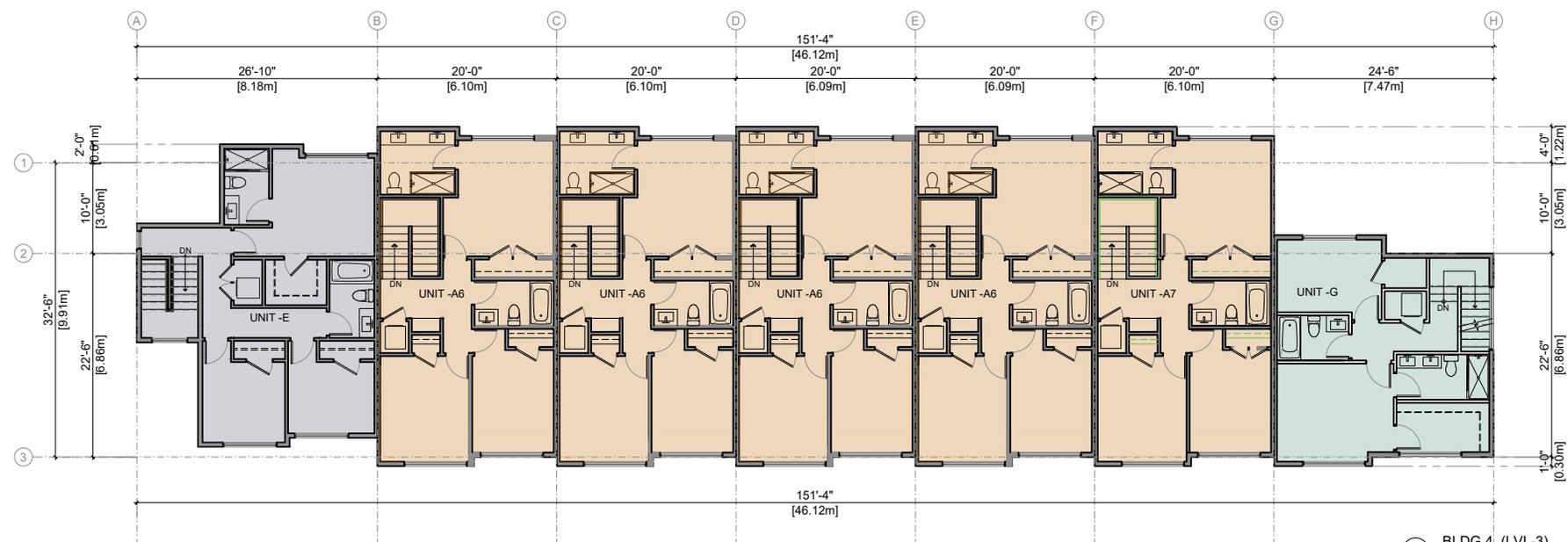
Scale
As Noted

Sheet No.

A-2.9

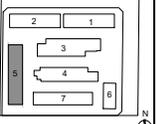


2 BLDG 4 (LVL-2)
Scale: NTS



3 BLDG 4 (LVL-3)
Scale: NTS

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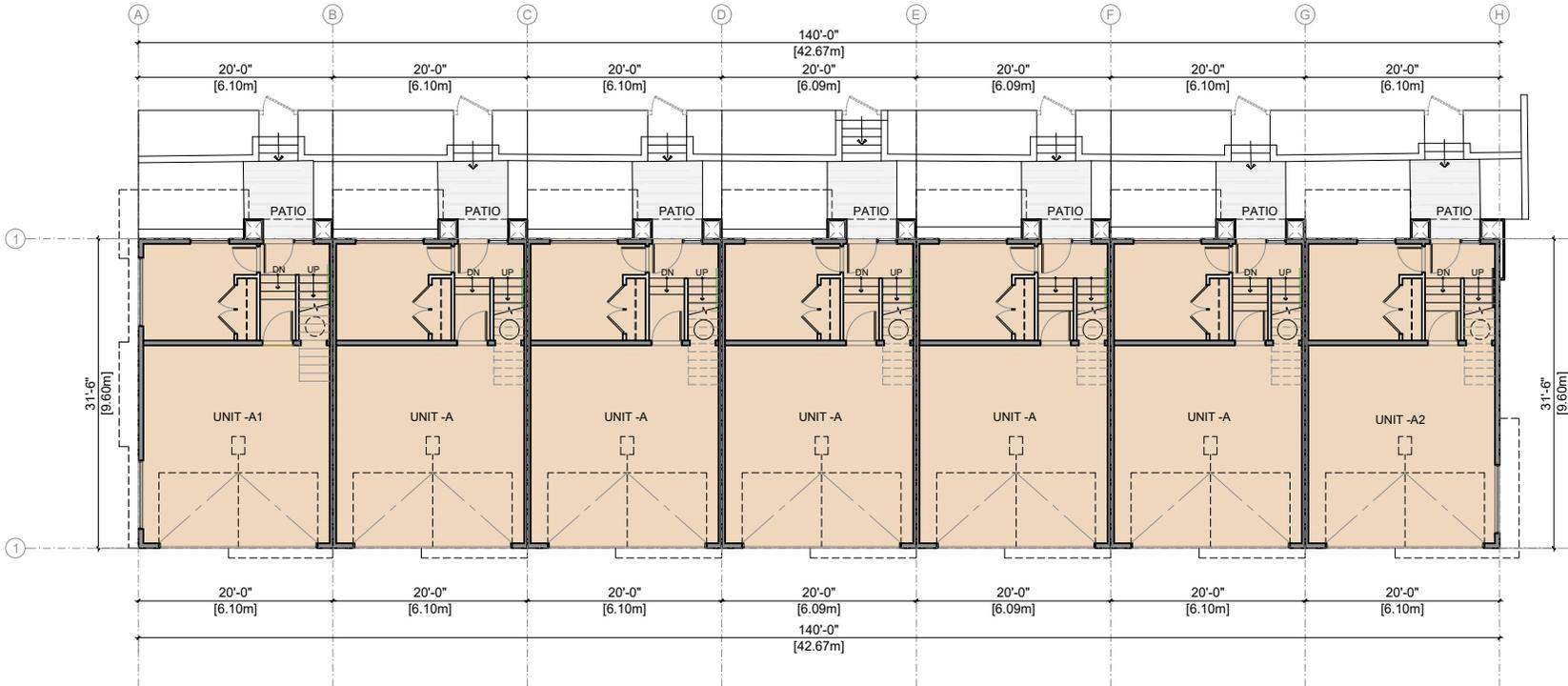
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FLOOR PLANS

Scale
As Noted

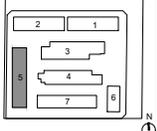
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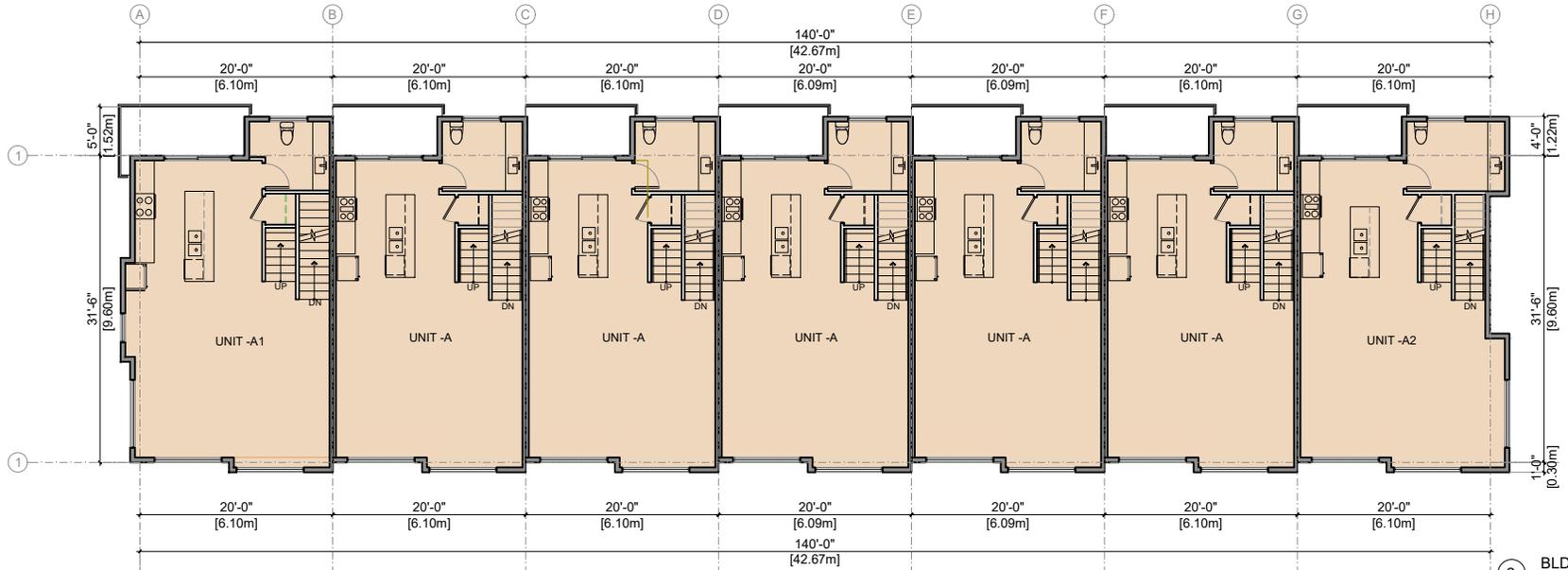


1 BLDG 5 (LVL-1)
Scale: NTS

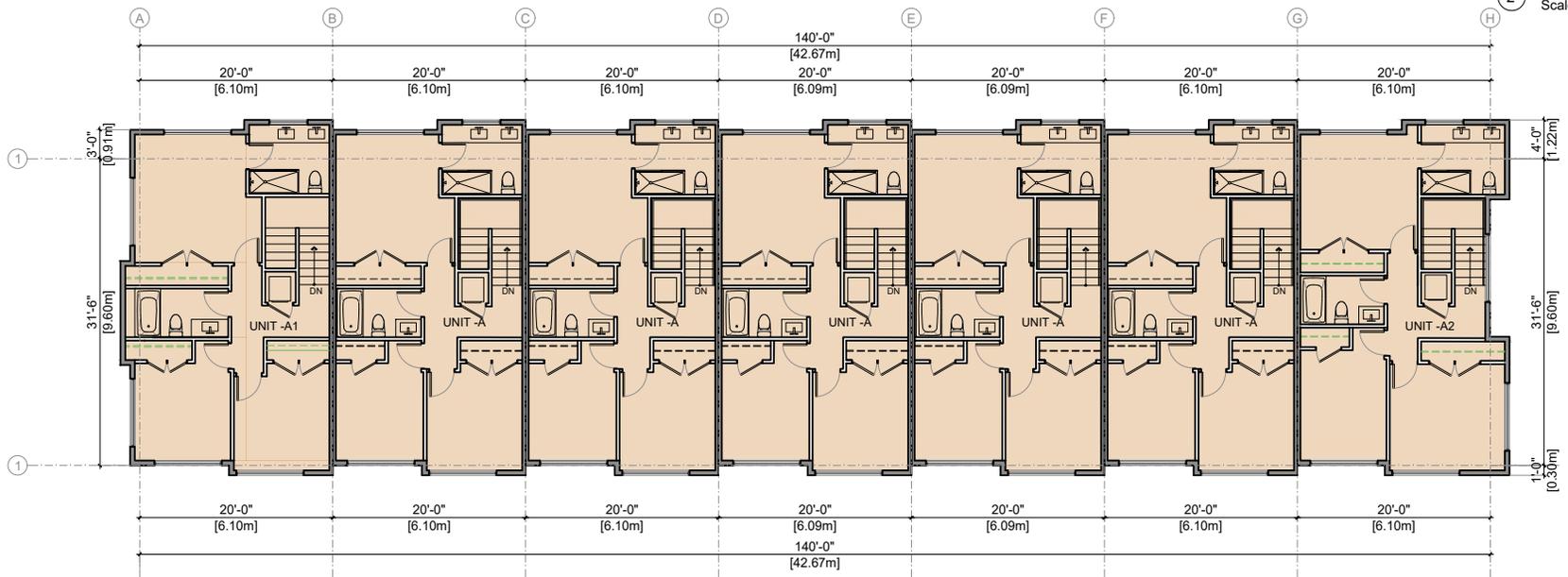
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KEY PLAN



2 BLDG 5 (LVL-2)
Scale: NTS



3 BLDG 5 (LVL-3)
Scale: NTS

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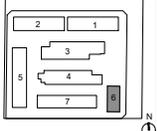
FLOOR PLANS

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A-2.11

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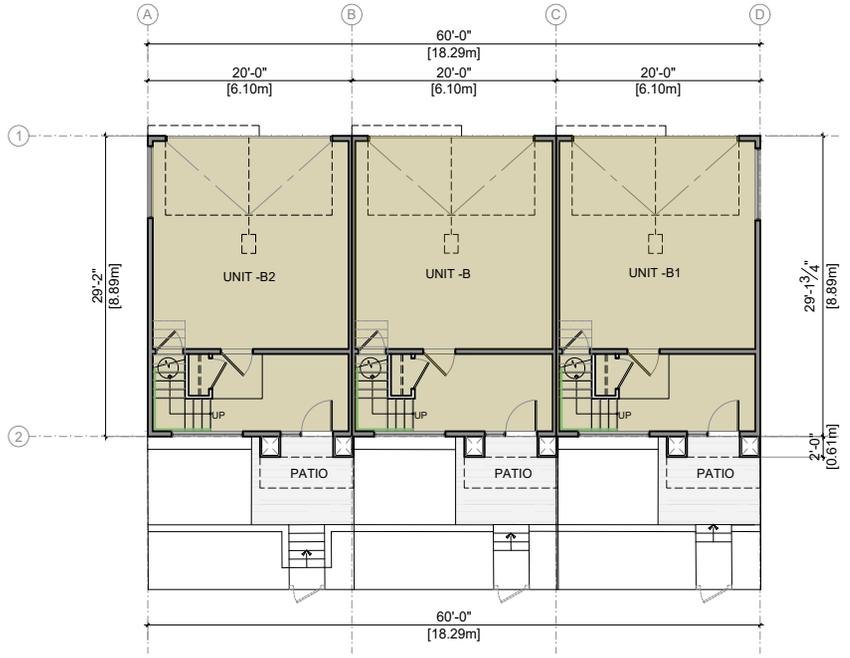
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FLOOR PLANS

Scale
As Noted

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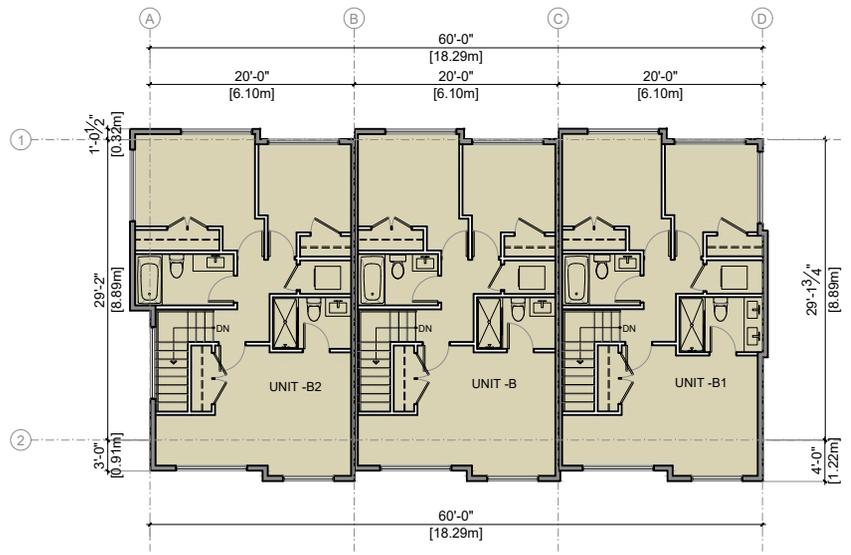
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1 BLDG 6 (LVL-1)
Scale: NTS

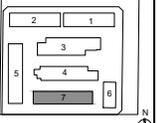


2 BLDG 6 (LVL-2)
Scale: NTS



3 BLDG 6 (LVL-3)
Scale: NTS

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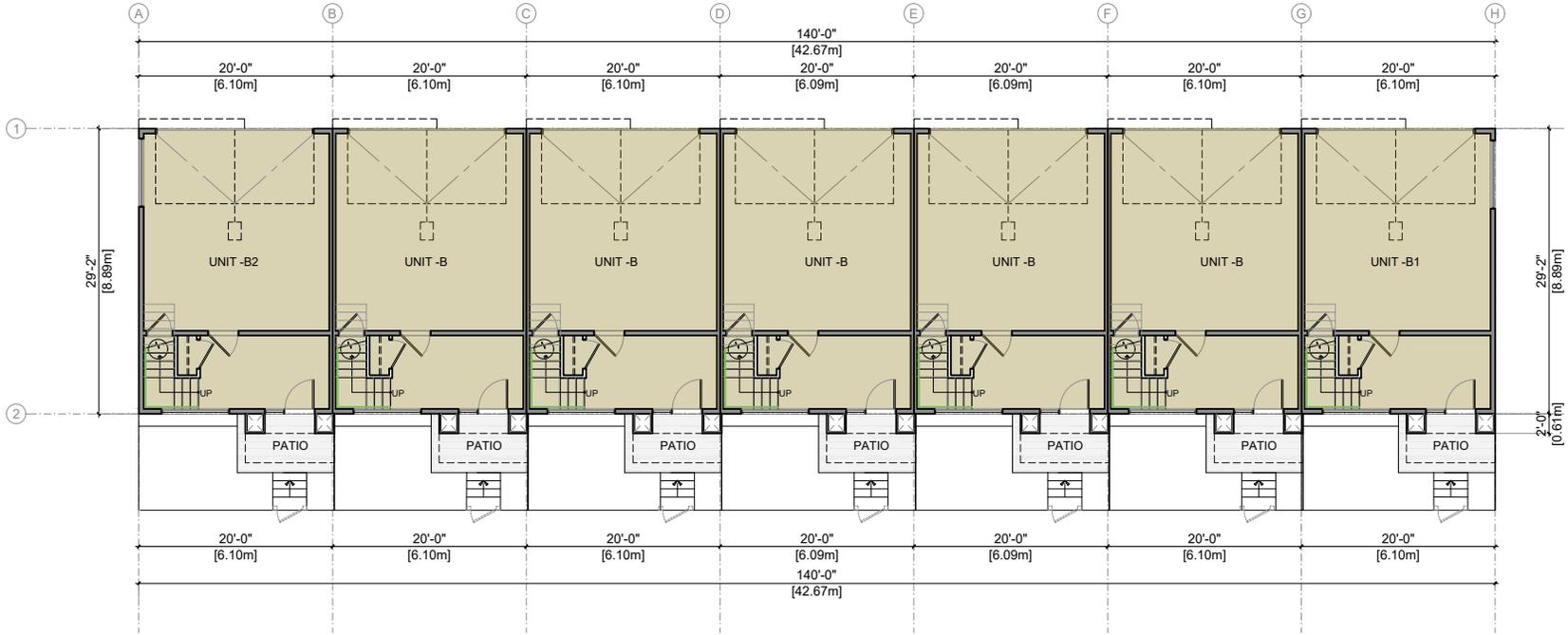
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FLOOR PLANS

Scale
As Noted

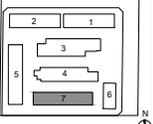
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A-2.13



1 BLDG 7 (LVL-1)
Scale: NTS

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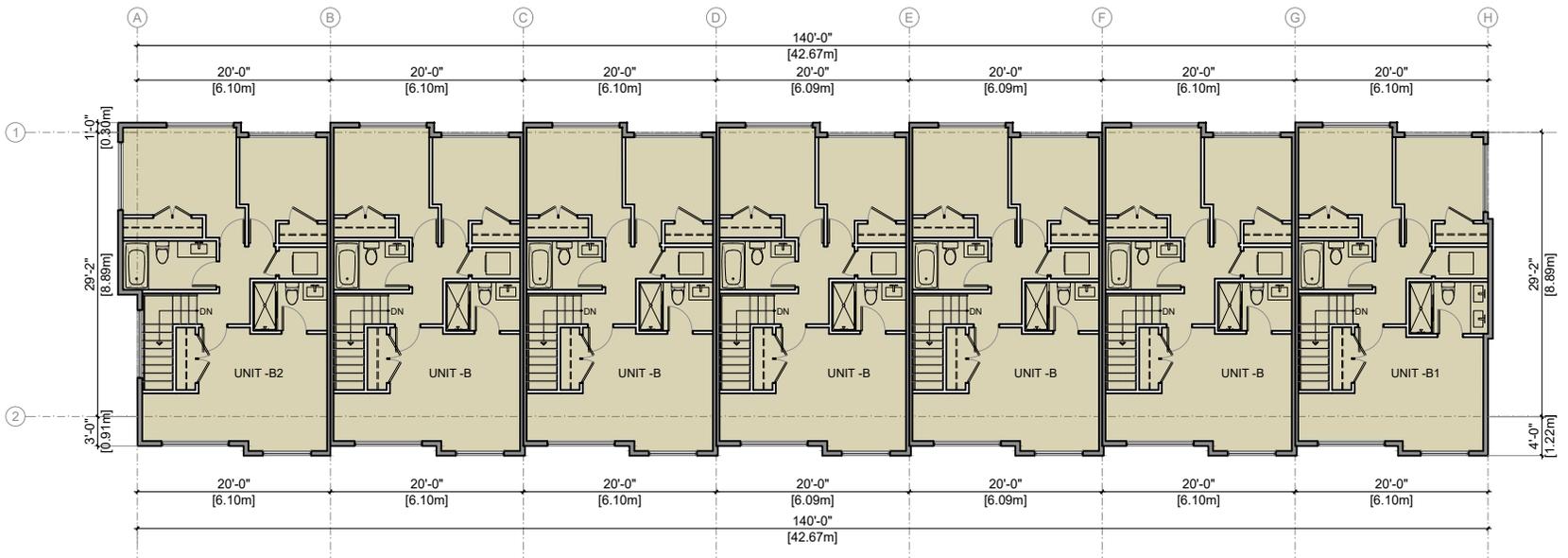
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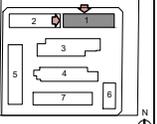


2 BLDG 7 (LVL-2)
Scale: NTS



3 BLDG 7 (LVL-3)
Scale: NTS

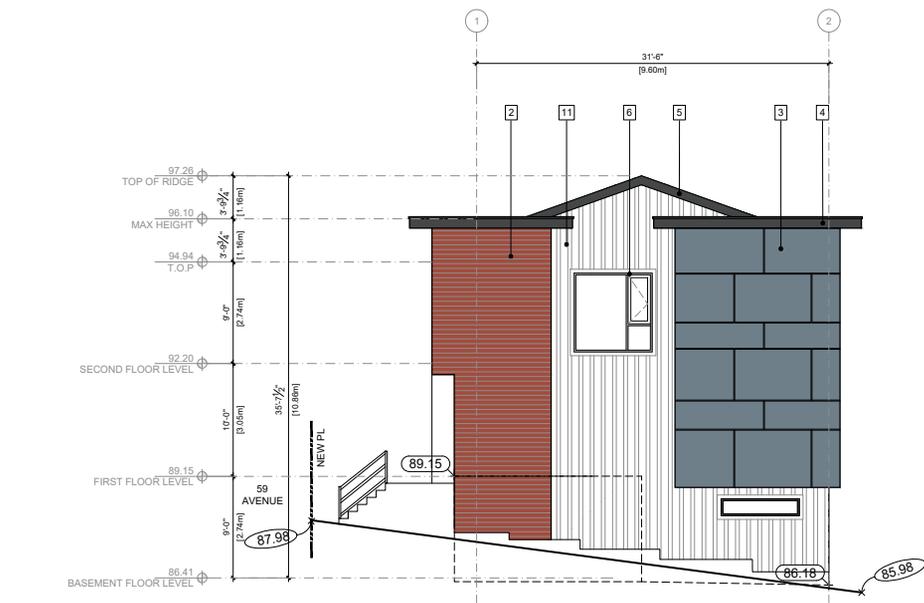
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KEY PLAN



1 NORTH ELEVATION (BLDG-1) - ALONG 59 AVE
Scale: N.T.S



2 WEST ELEVATION (BLDG-1)
Scale: N.T.S

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
- 4. 1"x12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

Date	Description
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Issues / Revisions

Issues / Revisions
Seal

Project Title
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Project Address
5886, 5894 128 STREET, SURREY BRITISH COLUMBIA

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Sheet Title

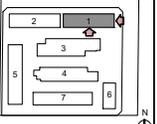
ELEVATION

Scale
As Noted

Sheet No.

A-3.0

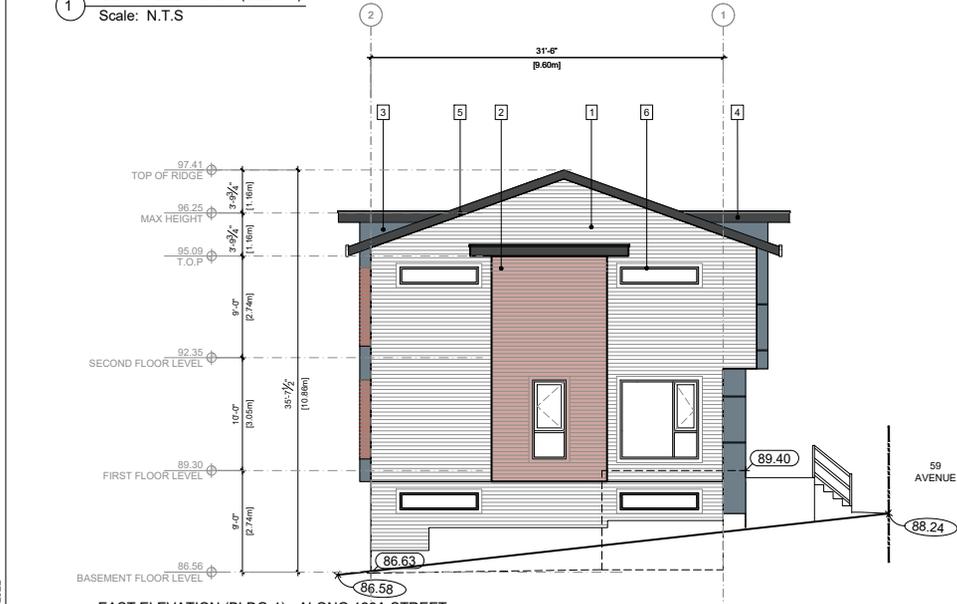
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KEY PLAN



1 SOUTH ELEVATION (BLDG-1)
Scale: N.T.S



2 EAST ELEVATION (BLDG-1) - ALONG 128A STREET
Scale: N.T.S

SCHEDULE OF FINISHES

- | | |
|---|---|
|  | 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE |
|  | 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30 |
|  | 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40 |
|  | 4. 1"x12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603 |
|  | 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603 |
|  | 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603 |
|  | 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK |
|  | 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK |
|  | 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK |
|  | 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603 |
|  | 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE |

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Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
5886,5894 128 STREET,SURREY BRITISH COLUMBIA

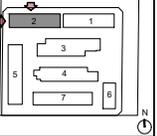
Drawn By AA	Date 2021-08-27
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Sheet Title
ELEVATION

Scale
As Noted

Sheet No.

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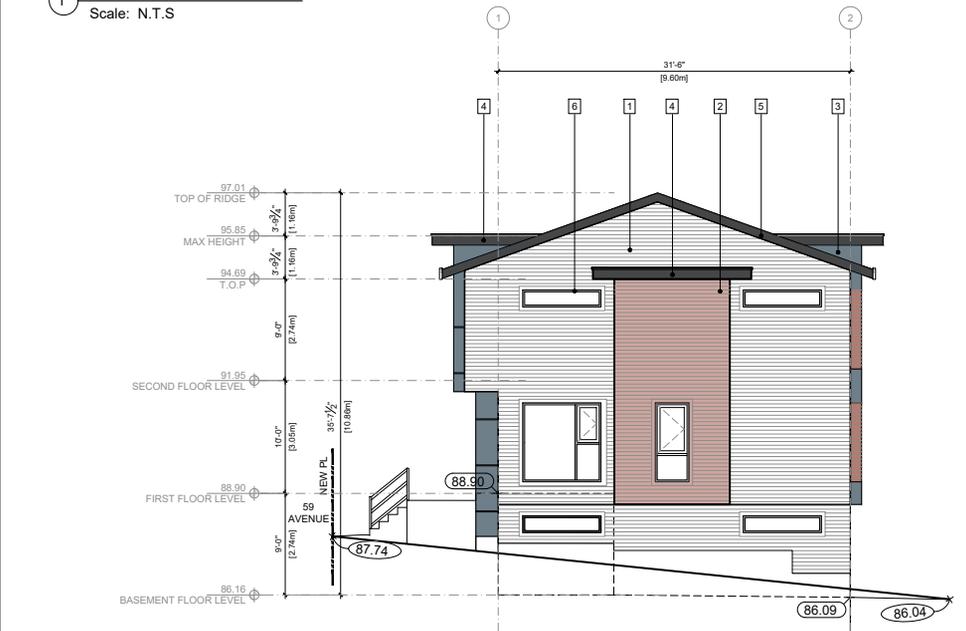
Sheet Title
ELEVATION

Scale
As Noted

Sheet No.



1 NORTH ELEVATION (BLDG-2) - ALONG 59 AVE
Scale: N.T.S

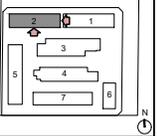


2 WEST ELEVATION (BLDG-2) - ALONG 128 STREET
Scale: N.T.S

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
- 4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

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Drawn By AA	Date 2021-06-27
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Sheet Title
ELEVATION

Scale
As Noted

Sheet No.

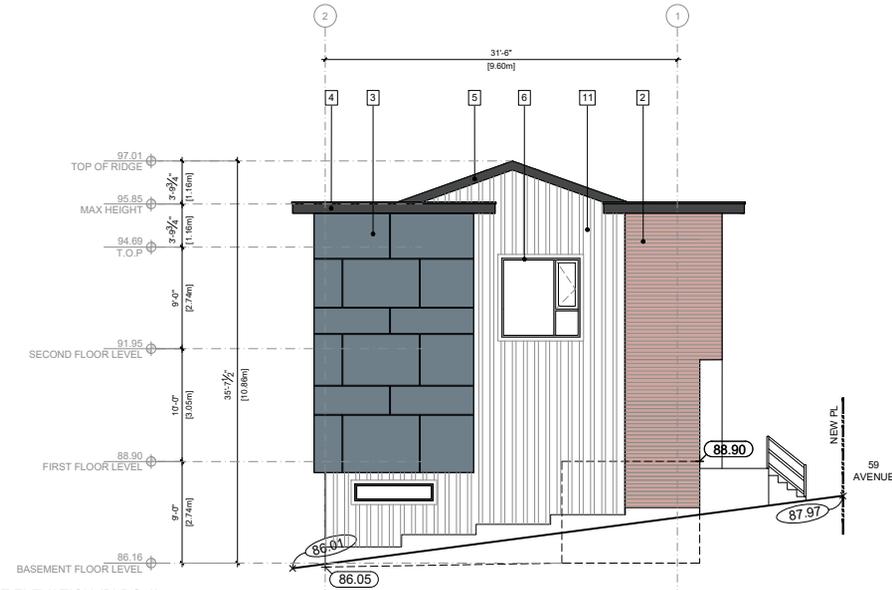
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1 SOUTH ELEVATION (BLDG-2)
Scale: N.T.S

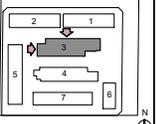
SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
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- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE



2 EAST ELEVATION (BLDG-2)
Scale: N.T.S

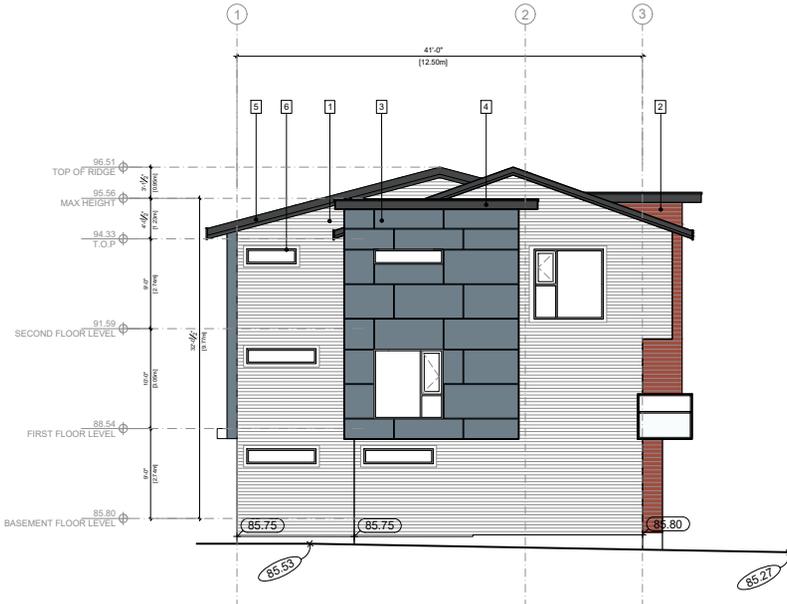
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KEY PLAN



1 NORTH ELEVATION (BLDG-3)
Scale: N.T.S



2 WEST ELEVATION (BLDG-3)
Scale: N.T.S

SCHEDULE OF FINISHES

-  1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
-  2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
-  3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
-  4. 1"x12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
-  8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
-  9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
-  10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

2022-06-23	Revisions / comments
2021-10-29	DP APPLICATION
2021-09-02	Revised / comments
2021-07-22	Revised / comments
2021-06-18	Preliminary Application
Date	Description

Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
5886, 5894 128 STREET, SURREY BRITISH COLUMBIA

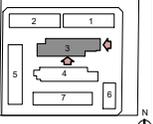
Drawn By AA	Date 2021-06-27
Checked By PV	Project ID SU16_2108

Sheet Title
ELEVATION

Scale
As Noted

Sheet No.

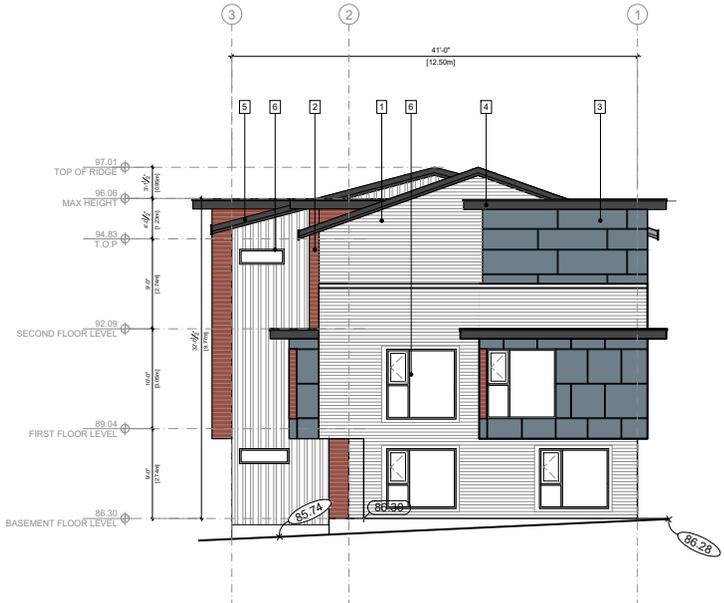
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KEY PLAN



1 SOUTH ELEVATION (BLDG-3)
Scale: N.T.S



2 EAST ELEVATION (BLDG-3)
Scale: N.T.S

SCHEDULE OF FINISHES

-  1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
-  2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
-  3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
-  4. 1"x12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
-  8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
-  9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
-  10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

Project Title
TOWNHOUSE DEVELOPMENT

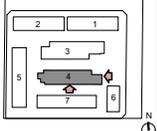
Project Address
5886, 5894 128 STREET, SURREY BRITISH COLUMBIA

Drawn By: AA Date: 2021-08-27
Checked By: PV Project ID: SU16_2108

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Scale: As Noted
Sheet No.

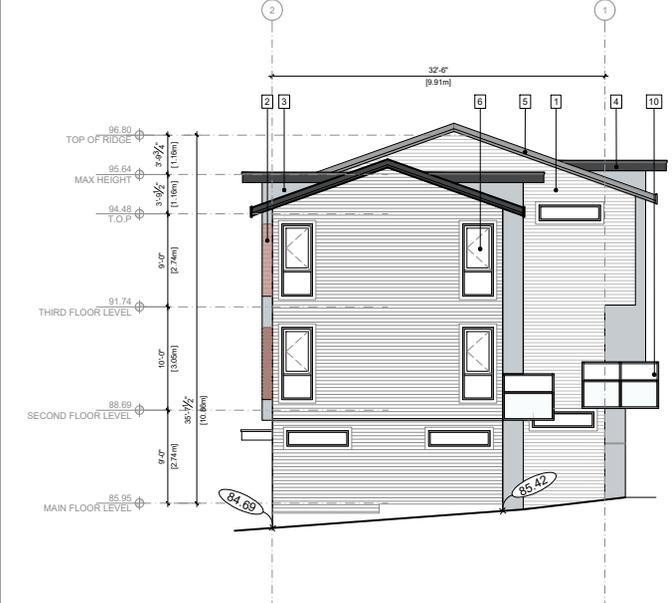
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KEY PLAN



1 SOUTH ELEVATION (BLDG-4)
Scale: N.T.S



2 EAST ELEVATION (BLDG-4)
Scale: N.T.S

SCHEDULE OF FINISHES

-  1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL. COLOR : ARCTIC WHITE
-  2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL. REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
-  3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
-  4. 1"X12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
-  8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
-  9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
-  10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
-  11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

Date	Description
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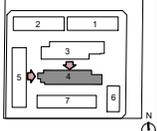
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Sheet No.

A-3.7

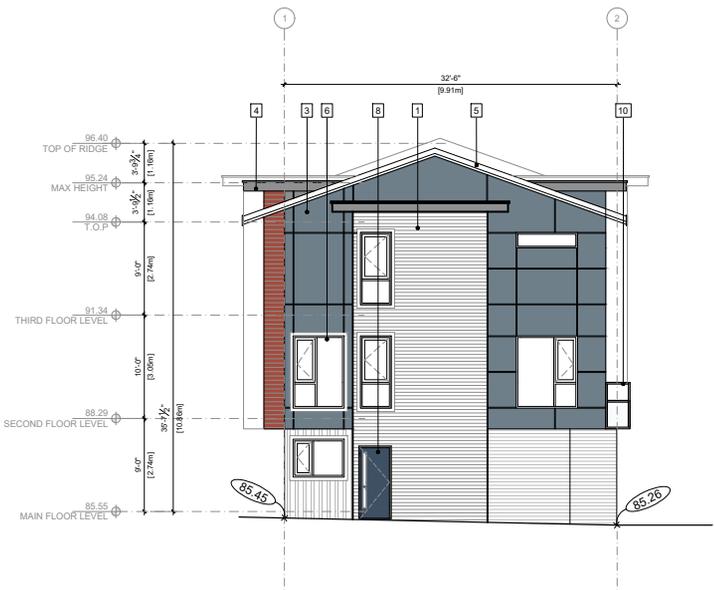
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KEY PLAN



1 NORTH ELEVATION (BLDG-4)
Scale: N.T.S



2 WEST ELEVATION (BLDG-4)
Scale: N.T.S

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL. COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL. REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
- 4. 1"x12" BARGE FASCIA BOARD, COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
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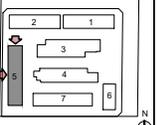
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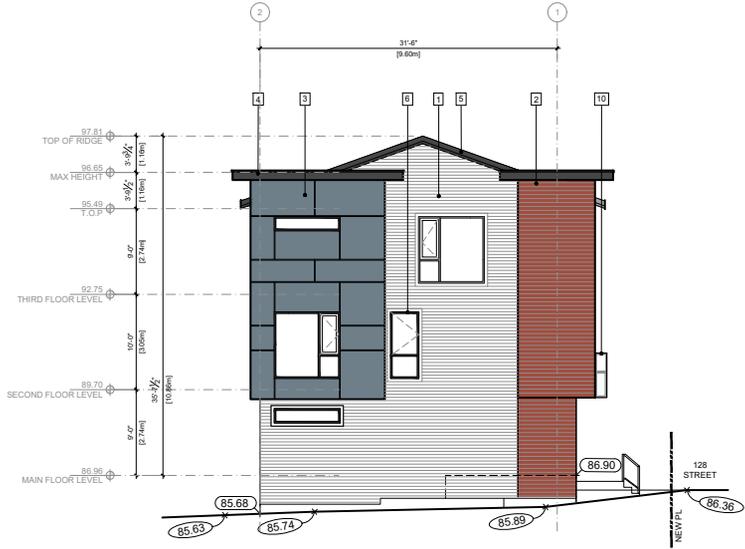
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- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE



1 NORTH ELEVATION (BLDG-5)
Scale: N.T.S



2 WEST ELEVATION (BLDG-5) - ALONG 128 STREET
Scale: N.T.S

2022-06-23 Revisions / comments

2021-10-29 DP APPLICATION

2021-09-02 Revised / comments

2021-07-22 Revised / comments

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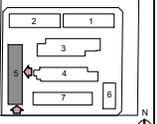
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Scale
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A-3.9

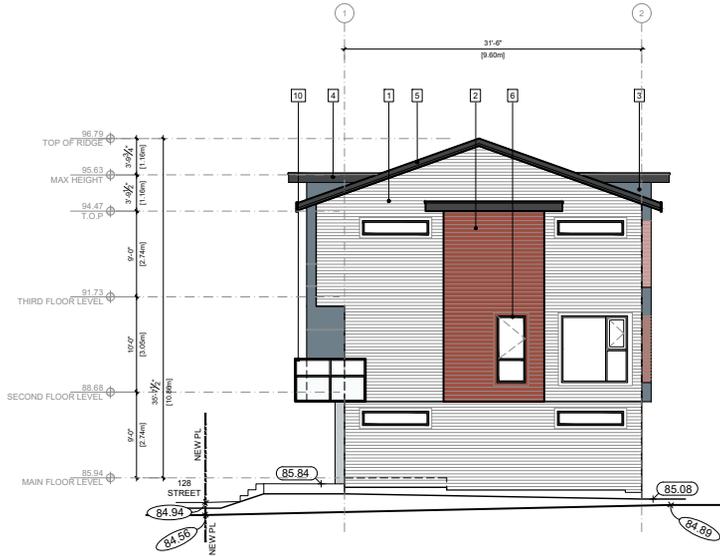
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- 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE



1 SOUTH ELEVATION (BLDG-5) - ALONG NEIGHBOURING LOT

Scale: N.T.S



2 EAST ELEVATION (BLDG-5)

Scale: N.T.S

2022-06-23	Revisions / comments
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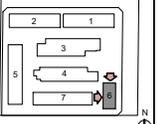
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SCHEDULE OF FINISHES

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- 5. 1"X12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 7. ASPHALT SHINGLES ROOF IKO CAMBRIDGE DUAL BLK
- 8. SOLID CORE WOOD DOORS COLOR SW7602 INDIGO BATIK
- 9. GARAGE DOORS COLOR SW7602 INDIGO BATIK
- 10. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT), RAILING COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE



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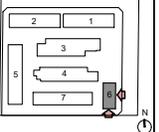
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Scale
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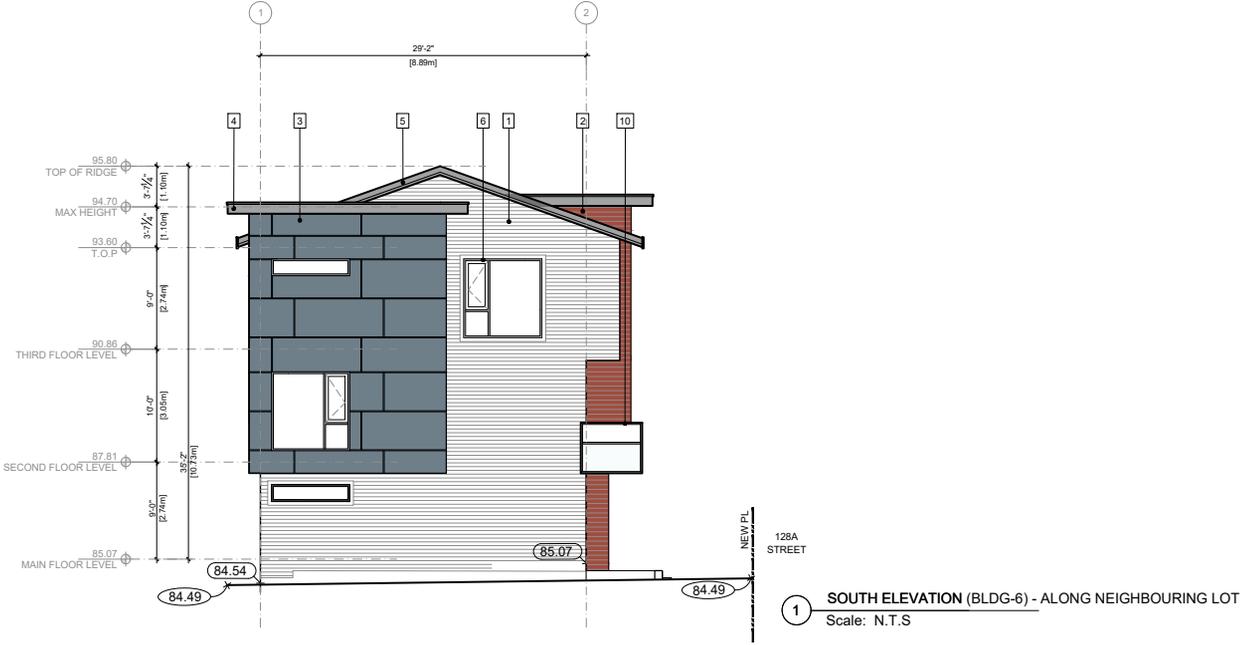
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SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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- 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
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5886, 5894 128 STREET, SURREY
BRITISH COLUMBIA

Drawn By AA	Date 2021-06-27
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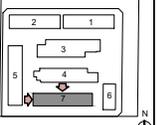
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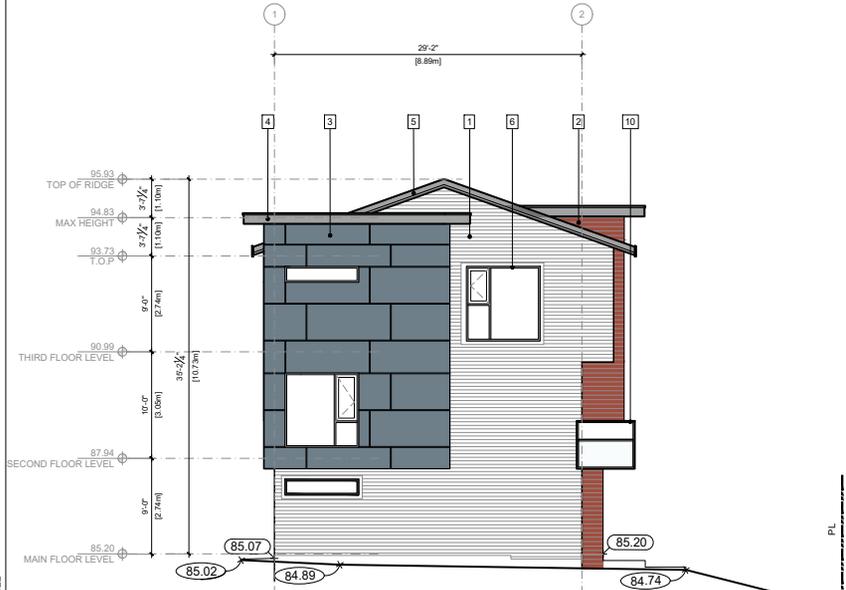
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KEY PLAN



1 NORTH ELEVATION (BLDG-7)
Scale: N.T.S



2 WEST ELEVATION (BLDG-7)
Scale: N.T.S

SCHEDULE OF FINISHES

- 1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
- 2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
- 3. SMOOTH FINISH HARDIE PANEL WITH REVEAL, REVEAL AND PANEL COLOR TO MATCH BENJAMIN MOORE NORMANDY 2129-40
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- 5. 1"x12" FASCIA BOARD PAINTED TO MATCH BENJAMIN MOORE GRAPHITE 1603
- 6. PAINTED VINYL WINDOWS COLOR TO MATCH BENJAMIN MOORE GRAPHITE 1603
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- 11. HARDIE BOARD & BATTEN SIDING COLOR : ARCTIC WHITE

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Project Title	TOWNHOUSE DEVELOPMENT
Project Address	5886,5894 128 STREET,SURREY BRITISH COLUMBIA

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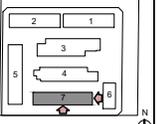
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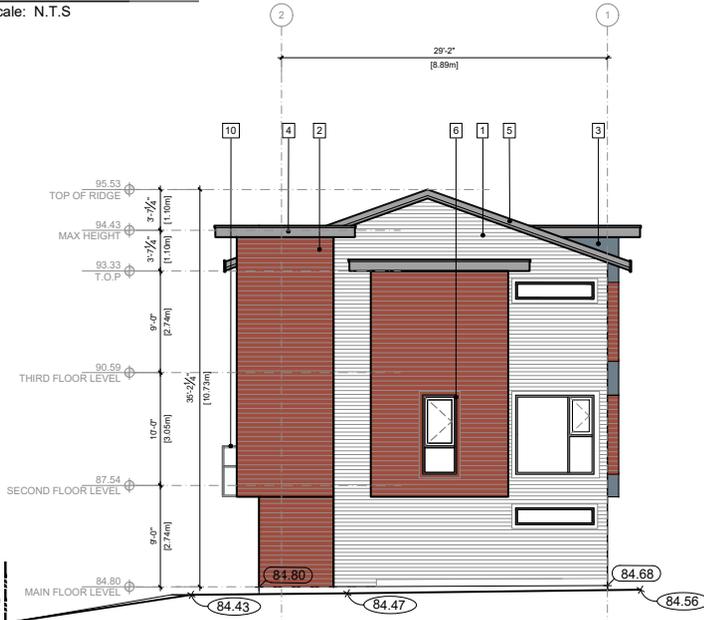
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KEY PLAN



1 SOUTH ELEVATION (BLDG-7) - ALONG NEIGHBOURING LOT
Scale: N.T.S.



2 EAST ELEVATION (BLDG-7)
Scale: N.T.S.

SCHEDULE OF FINISHES

-  1. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, COLOR : ARCTIC WHITE
-  2. SMOOTH FINISH HARDIE ARTISAN LAP SIDING WITH REVEAL, REVEAL AND SIDING COLOR : BM TERRA COTTA TILE 2090-30
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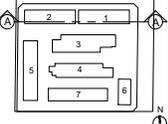
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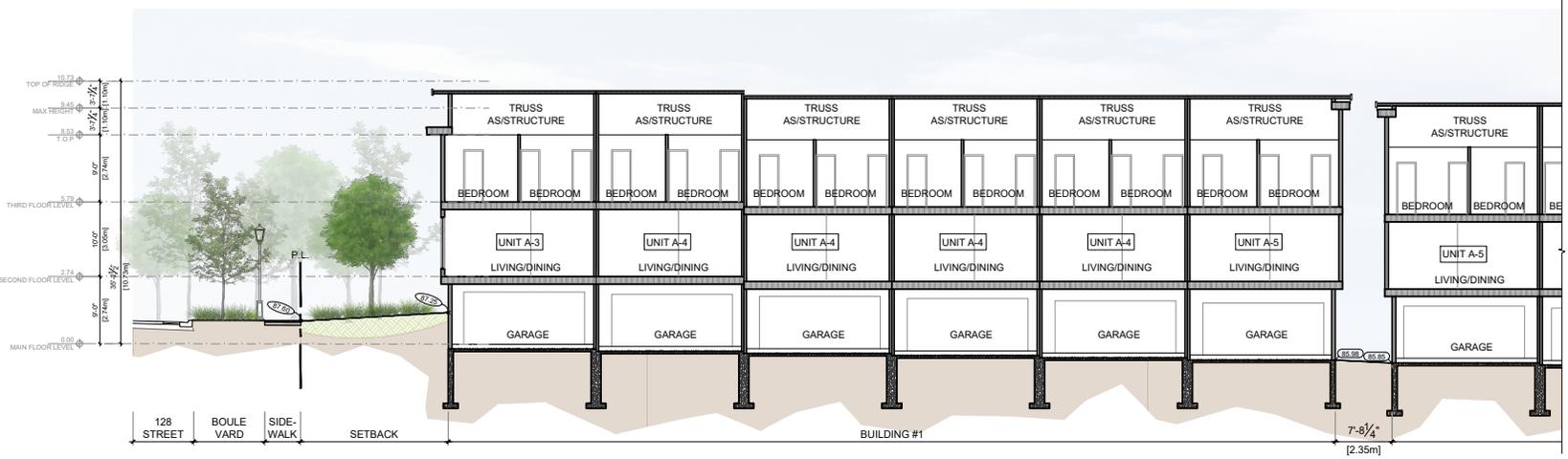
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As Noted

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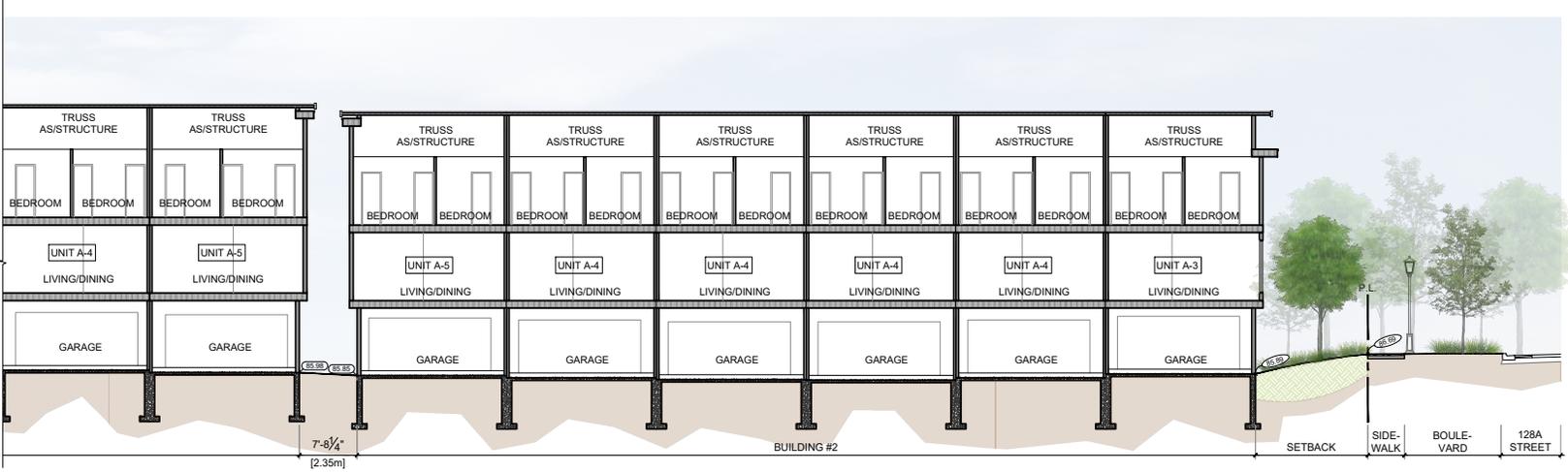
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KEY PLAN



1 SECTION A
Scale: N.T.S



2 SECTION A
Scale: N.T.S

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2021-07-22	Revised / comments
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Project Address
**5886, 5894 128 STREET, SURREY
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Drawn By AA	Date 2021-06-27
Checked By PV	Project ID SU16_2108

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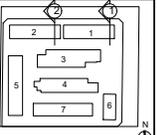
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Scale
As Noted

Sheet No.

A-4.0

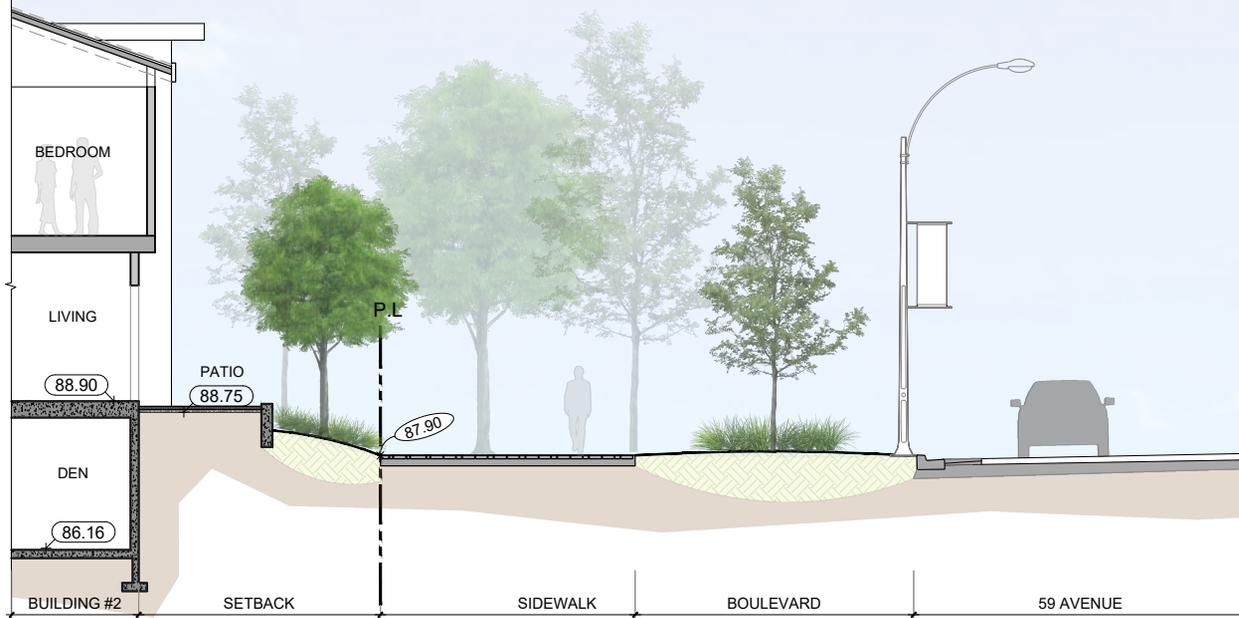
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KEY PLAN



1 SECTION 1
Scale: N.T.S.



2 SECTION 2
Scale: N.T.S.

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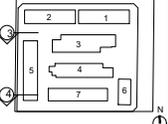
Sheet No.
A-4.1



DAVID EATON
ARCHITECT INC

1650 West 2nd Avenue, Vancouver, BC V6U 1H4
604.686.2161 | vancouver@de.ca

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Scale
As Noted

Sheet No.

A-4.2

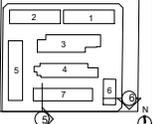


1 SECTION 3
Scale: N.T.S



2 SECTION 4
Scale: N.T.S

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As Noted

Sheet No.

A-4.3

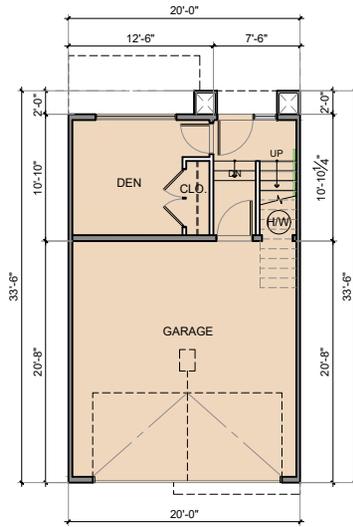


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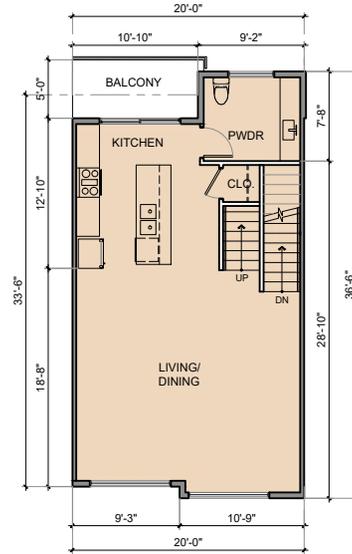


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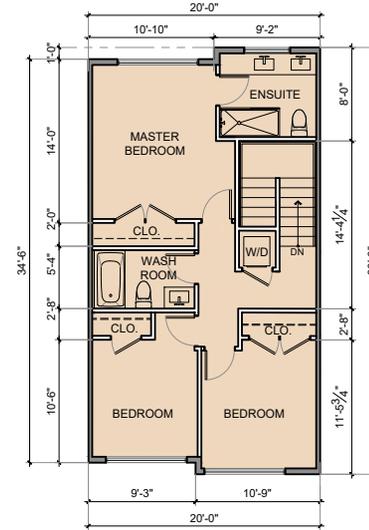
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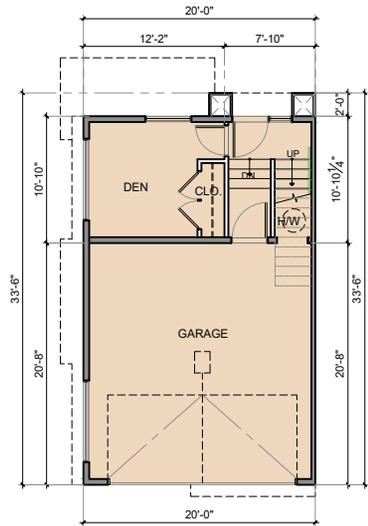
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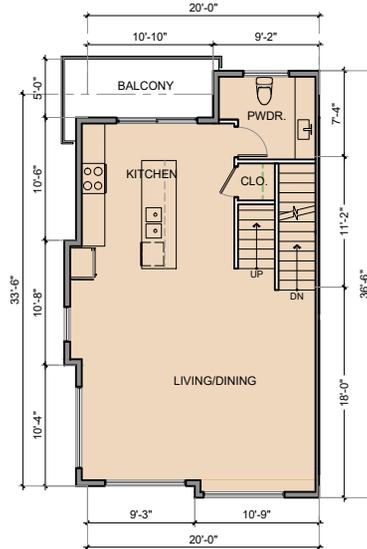
② UNIT-A (LVL-2)
Scale: 3/32" = 1'0"



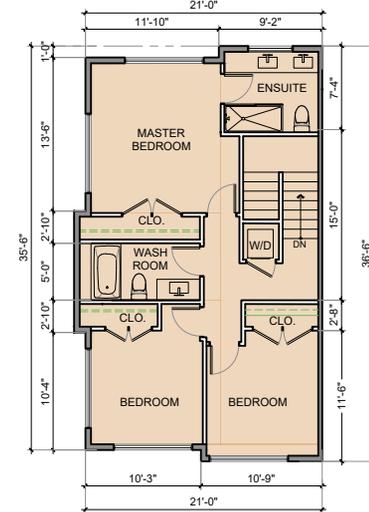
③ UNIT-A (LVL-3)
Scale: 3/32" = 1'0"



④ UNIT-A1 (LVL-1)
Scale: 3/32" = 1'0"



⑤ UNIT-A1 (LVL-2)
Scale: 3/32" = 1'0"



⑥ UNIT-A1 (LVL-3)
Scale: 3/32" = 1'0"

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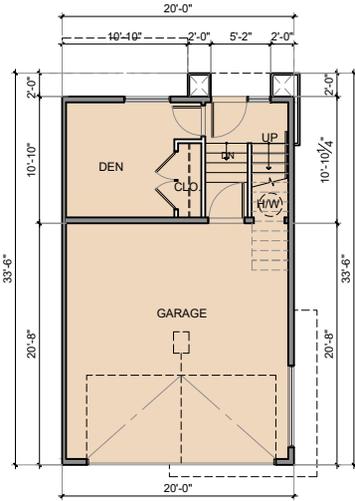
Drawn By AA	Date 2021-08-27
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Scale
As Noted

Sheet No.

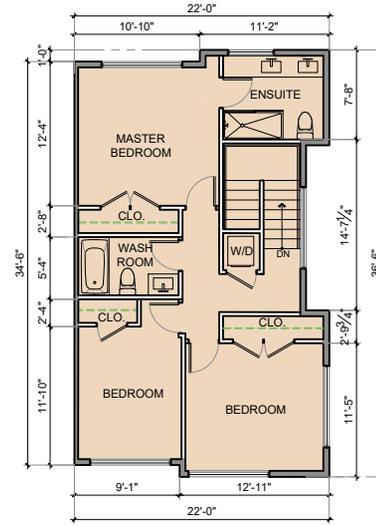
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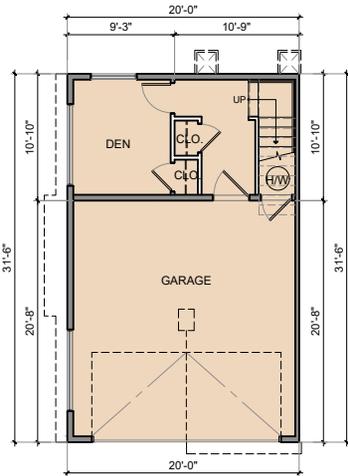
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② UNIT-A2 (LVL-2)
Scale: 3/32" = 1'0"



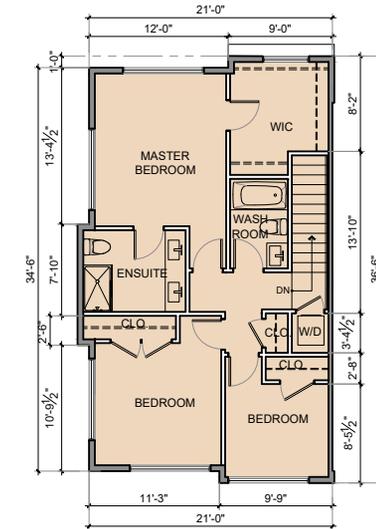
③ UNIT-A2 (LVL-3)
Scale: 3/32" = 1'0"



④ UNIT-A3 (LVL-1)
Scale: 3/32" = 1'0"



⑤ UNIT-A3 (LVL-2)
Scale: 3/32" = 1'0"



⑥ UNIT-A3 (LVL-3)
Scale: 3/32" = 1'0"

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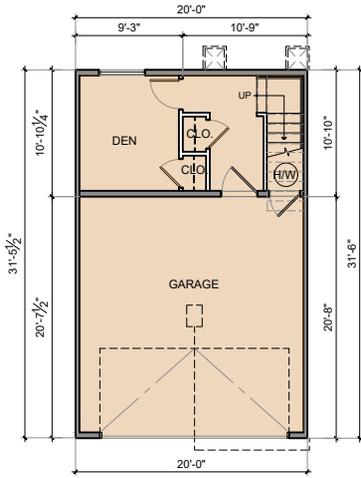
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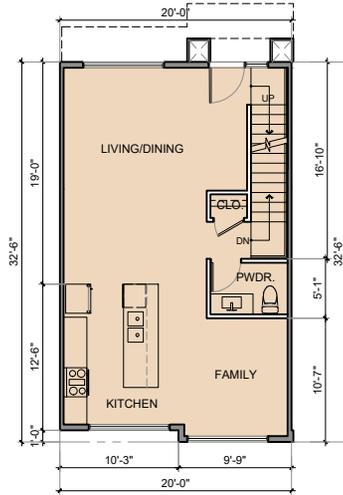
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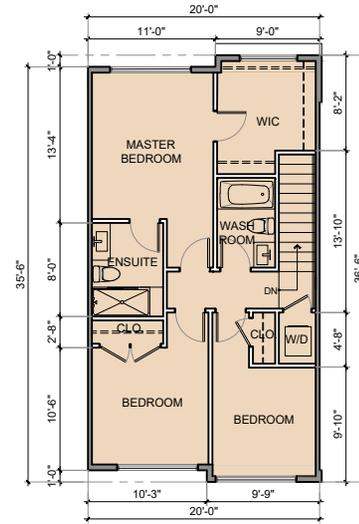
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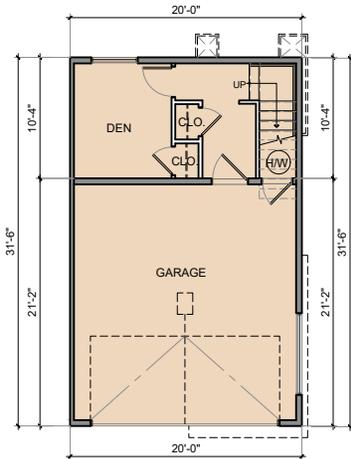
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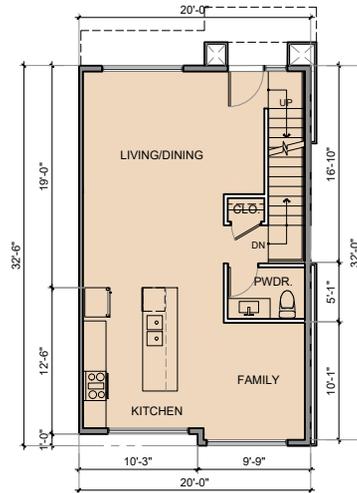
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Scale: 3/32" = 1'0"



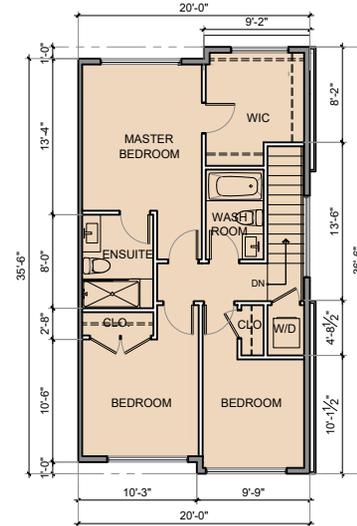
③ UNIT- A4 (LVL-3)
Scale: 3/32" = 1'0"



④ UNIT- A5 (LVL-1)
Scale: 3/32" = 1'0"



⑤ UNIT- A5 (LVL-2)
Scale: 3/32" = 1'0"



⑥ UNIT- A5 (LVL-3)
Scale: 3/32" = 1'0"

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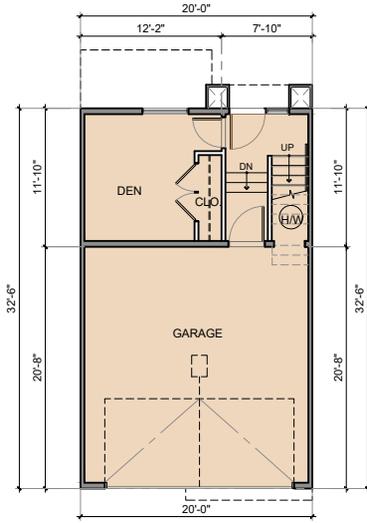
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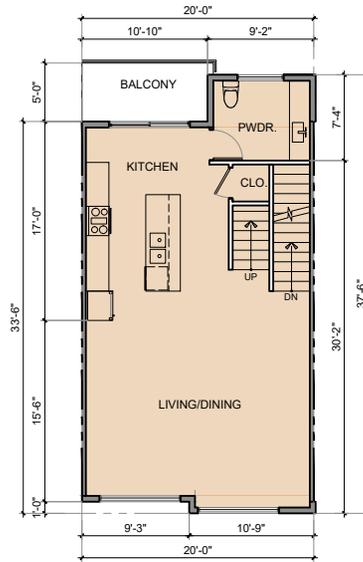
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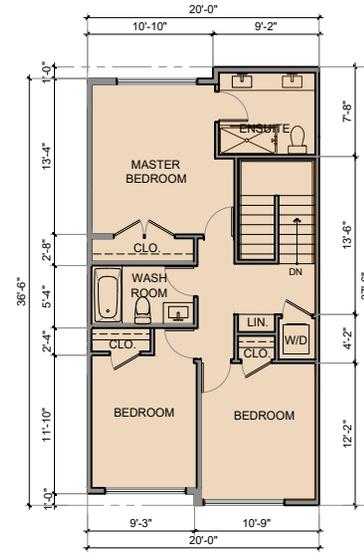
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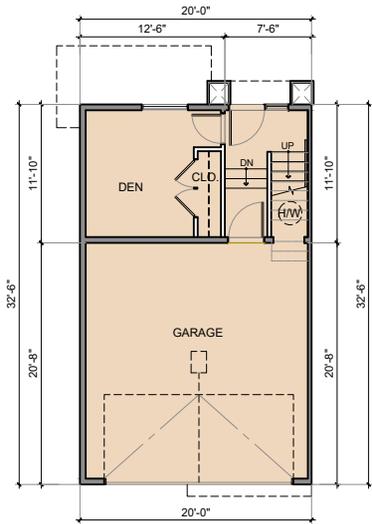
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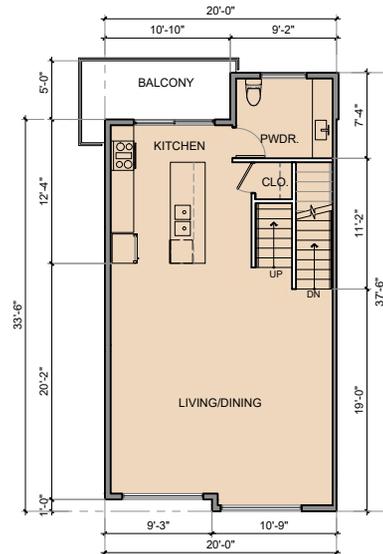
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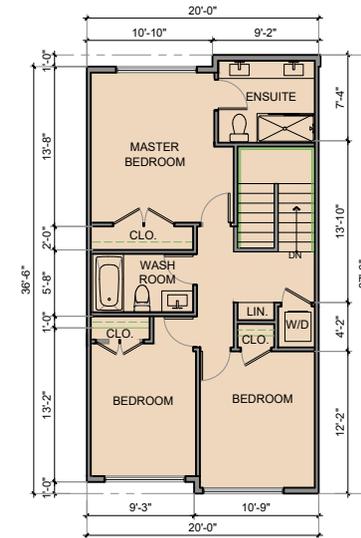
③ UNIT- A6 (LVL-3)
Scale: 3/32" = 1'0"



④ UNIT- A7 (LVL-1)
Scale: 3/32" = 1'0"



⑤ UNIT- A7 (LVL-2)
Scale: 3/32" = 1'0"



⑥ UNIT- A7 (LVL-3)
Scale: 3/32" = 1'0"

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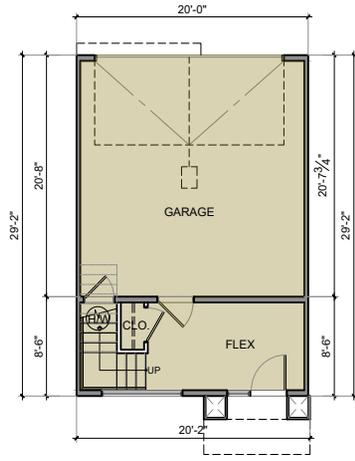
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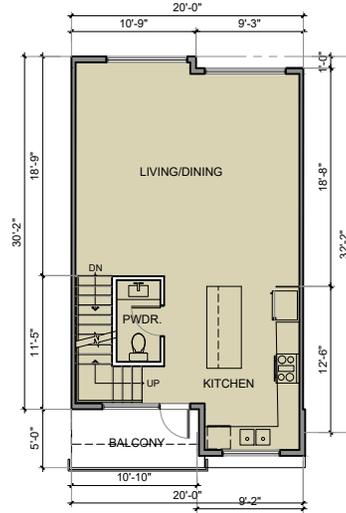
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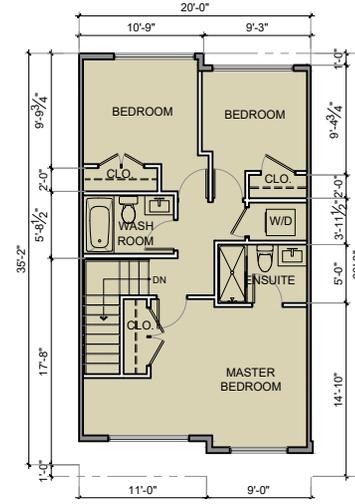
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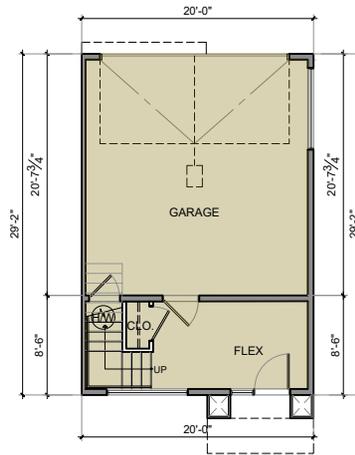
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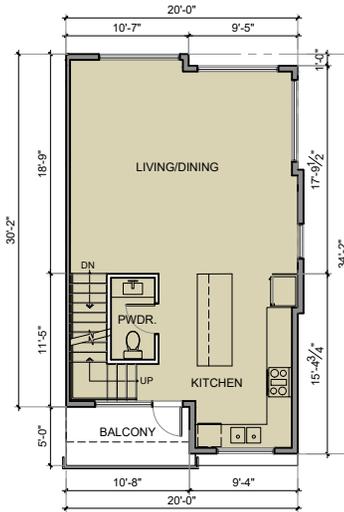
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Scale: 3/32" = 1'0"



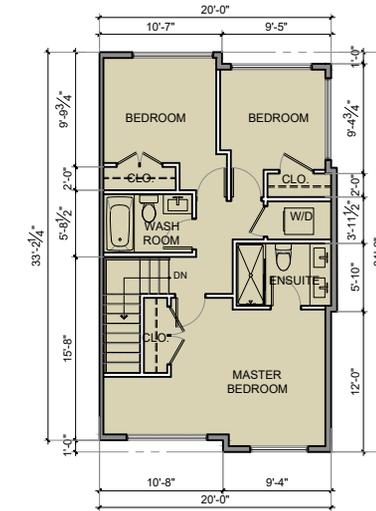
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Scale: 3/32" = 1'0"



4 UNIT-B1 (LVL-1)
Scale: 3/32" = 1'0"



5 UNIT-B1 (LVL-2)
Scale: 3/32" = 1'0"



6 UNIT-B1 (LVL-3)
Scale: 3/32" = 1'0"

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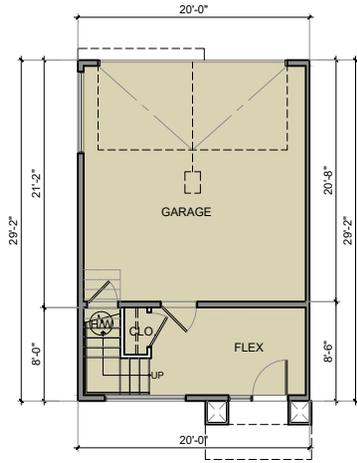
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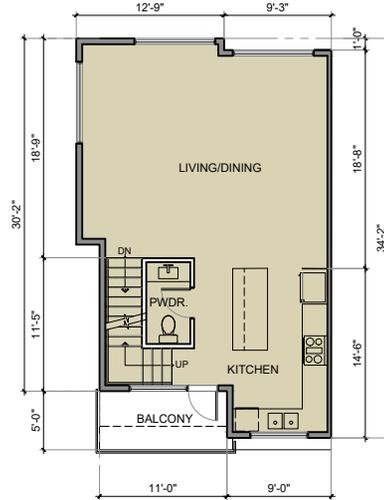
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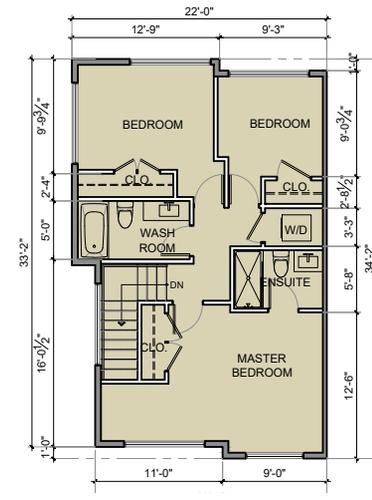
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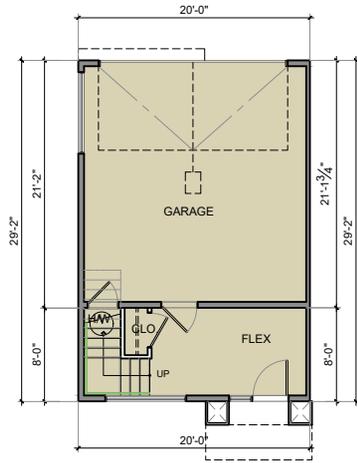
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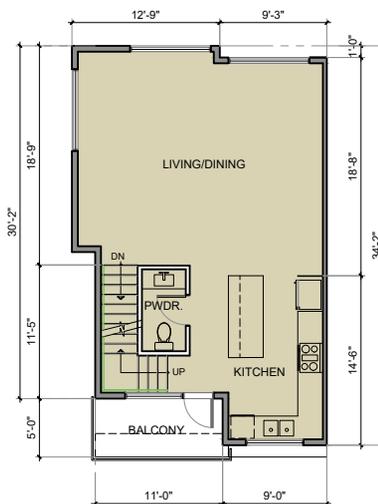
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Scale: 3/32" = 1'0"



3 UNIT- B2 (LVL-3)
Scale: 3/32" = 1'0"



4 UNIT- B3 (LVL-1)
Scale: 3/32" = 1'0"



5 UNIT- B3 (LVL-2)
Scale: 3/32" = 1'0"



6 UNIT- B3 (LVL-3)
Scale: 3/32" = 1'0"

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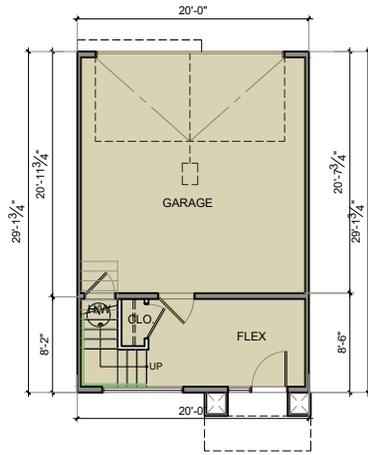
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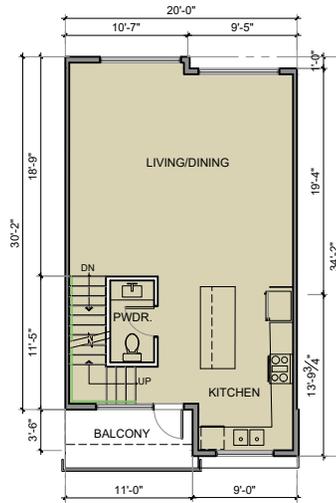
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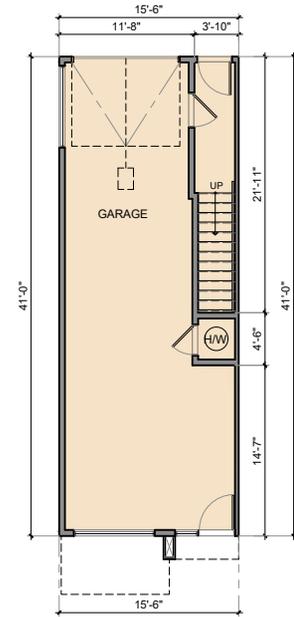
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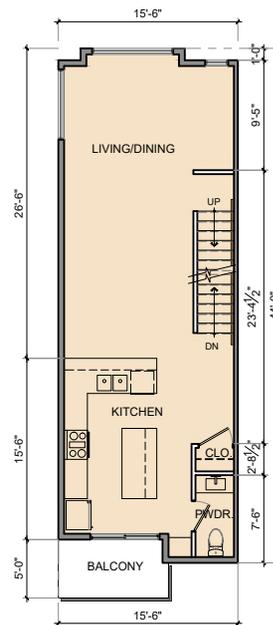
2 UNIT- B4 (LVL-2)
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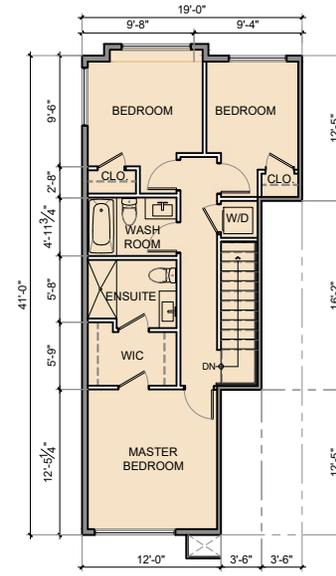
3 UNIT- B4 (LVL-3)
Scale: 3/32" = 1'0"



4 UNIT- C (LVL-1)
Scale: 3/32" = 1'0"



5 UNIT- C (LVL-2)
Scale: 3/32" = 1'0"



6 UNIT- C (LVL-3)
Scale: 3/32" = 1'0"

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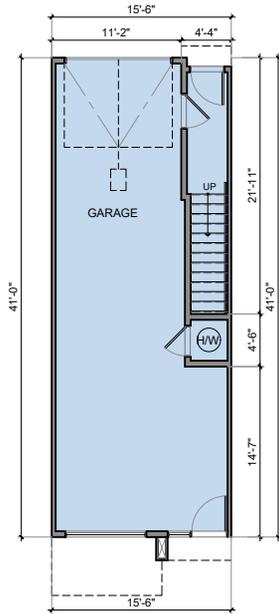
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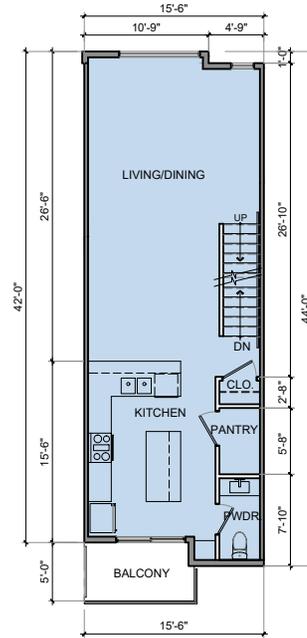
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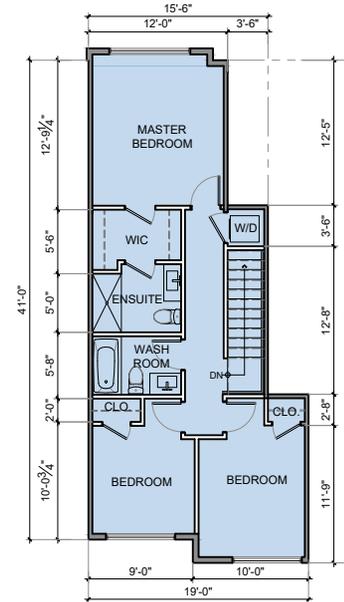
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① UNIT- C1 (LVL-1)
Scale: 3/32" = 1'0"



② UNIT- C1 (LVL-2)
Scale: 3/32" = 1'0"



③ UNIT- C1 (LVL-3)
Scale: 3/32" = 1'0"

Date	Description
2022-06-23	Revisions / comments
2021-10-29	DP APPLICATION
2021-09-02	Revised / comments
2021-07-22	Revised / comments
2021-06-18	Preliminary Application

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
5886,5894 128 STREET,SURREY BRITISH COLUMBIA

Drawn By AA	Date 2021-08-27
Checked By PV	Project ID SU16_2108

Sheet Title

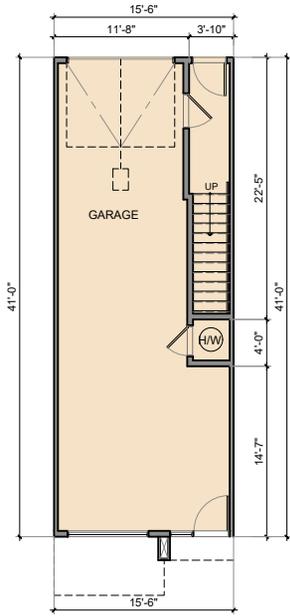
UNIT PLANS

Scale
As Noted

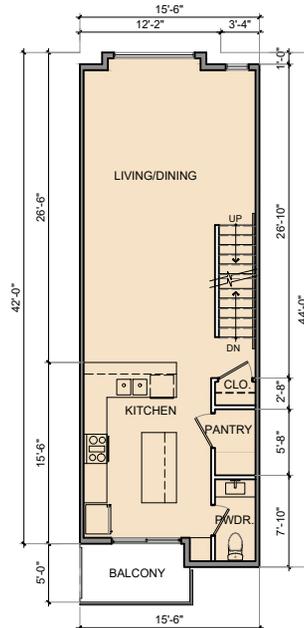
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A-5.7

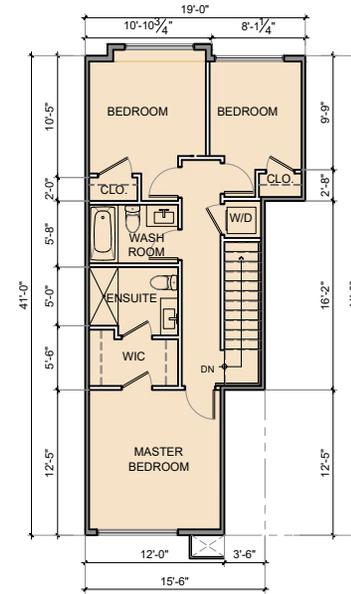
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1 UNIT- C2 (LVL-1)
Scale: 3/32" = 1'0"



2 UNIT- C2 (LVL-2)
Scale: 3/32" = 1'0"



3 UNIT- C2 (LVL-3)
Scale: 3/32" = 1'0"

Date	Description
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Issues / Revisions

Seal

Project Title
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Sheet Title

UNIT PLANS

Scale
As Noted

Sheet No.

A-5.8

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2021-07-22	Revised / comments
2021-06-18	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
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Drawn By AA	Date 2021-08-27
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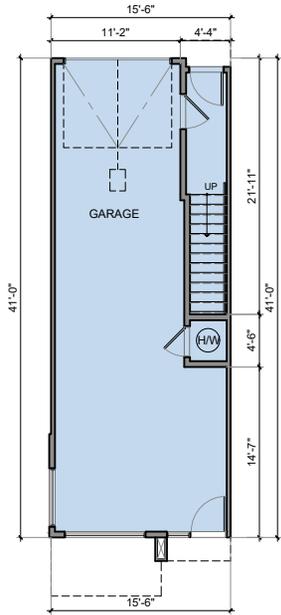
Sheet Title

UNIT PLANS

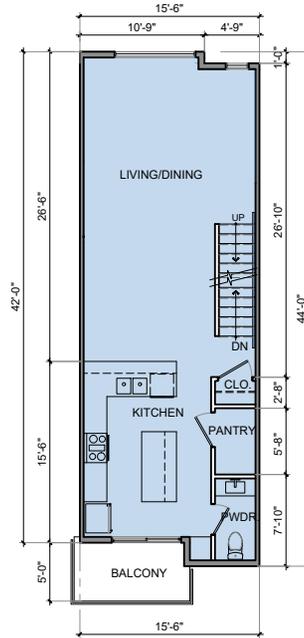
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As Noted

Sheet No.

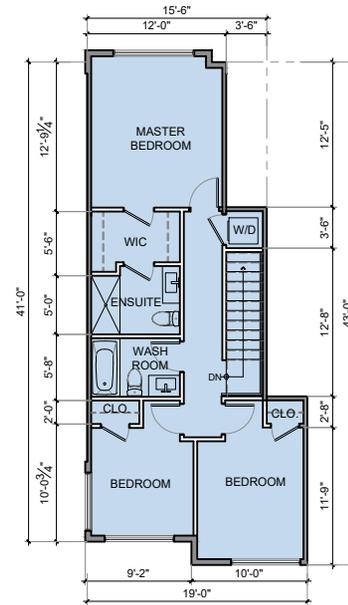
A-5.9



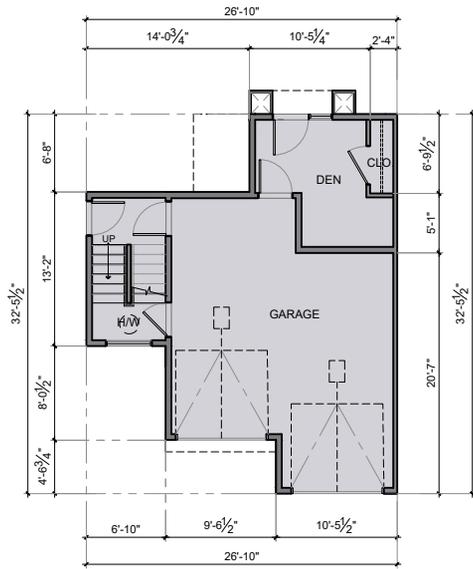
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② UNIT- C3 (LVL-2)
Scale: 3/32" = 1'0"



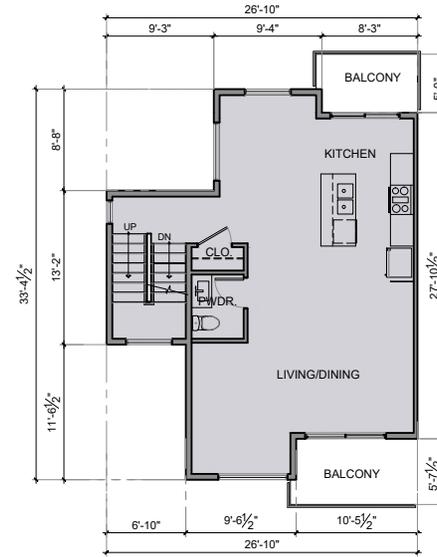
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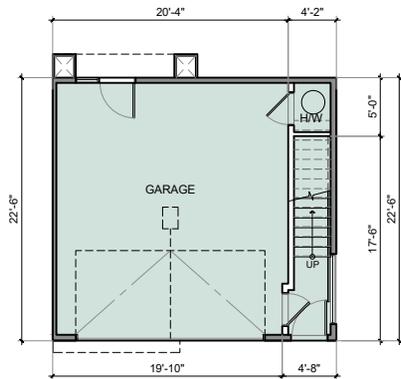
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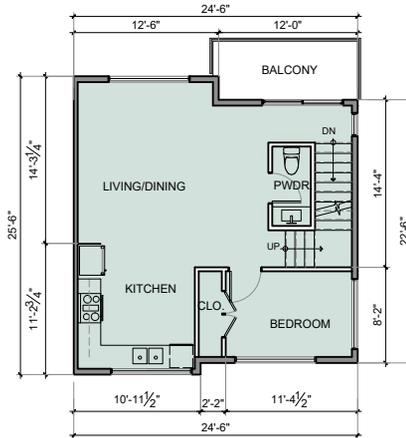
② UNIT - E (LVL-2)
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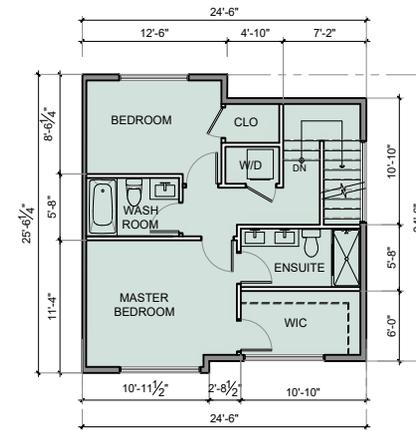
③ UNIT - E (LVL-3)
Scale: 3/32" = 1'0"



④ UNIT - G (LVL-1)
Scale: 3/32" = 1'0"



⑤ UNIT - G (LVL-2)
Scale: 3/32" = 1'0"



⑥ UNIT - G (LVL-3)
Scale: 3/32" = 1'0"

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Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
5886, 5894 128 STREET, SURREY BRITISH COLUMBIA

Drawn By AA	Date 2021-08-27
Checked By PV	Project ID SU16_2108

Sheet Title
UNIT PLANS

Scale
As Noted

Sheet No.

A-5.10

INTER-OFFICE MEMO

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

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

DATE: **June 15, 2022** PROJECT FILE: **7821-0327-00**

RE: **Engineering Requirements
Location: 5886 and 5894 128 Street**

NCP AMENDMENT

The following issue is to be addressed as a condition of the NCP Amendment:

- Provide drainage capacity analysis of the subject application, address any capacity constraints and provide upgrades of the local drainage system where identified through the SWCP; and
- Provide sanitary sewer capacity analysis and resolve any capacity constraints.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.5 metres along 128 Street;
- Dedicate 11.5 metres along 128A Street;
- Dedicate 8.5 metres along 59 Avenue;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along frontages.

Works and Services

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

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



July 18, 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.

Panorama Park Elementary is operating below capacity but is projected to grow the catchment continues to densify through spot infill developments.

Panorama Ridge Secondary will continue to operate above the school's capacity and to rely on portables to support enrolment growth. A 700-capacity addition at Sullivan Heights Secondary targeted to open in 2022 which will provide modest short term enrolment relief to this school. As part of the 2023/2024 Five Year Capital, the District is requesting a 300-capacity addition. The capital project has not been approved for funding by the Ministry of Education.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0327 00 (Updated July 14, 2022)

SUMMARY

The proposed 44 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	11
Secondary Students:	8

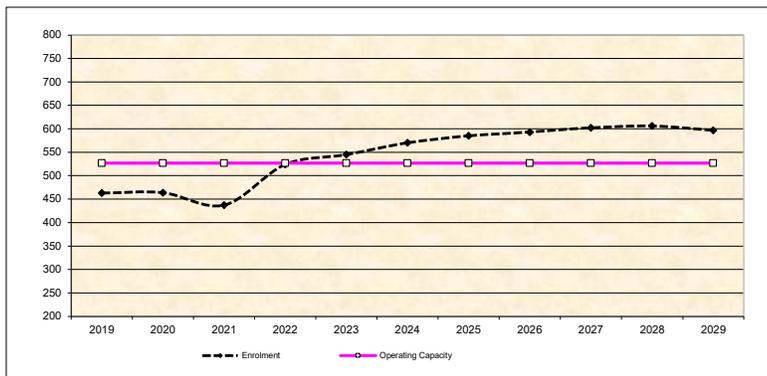
September 2021 Enrolment/School Capacity

Panorama Park Elementary	
Enrolment (K/1-7):	49 K + 388
Operating Capacity (K/1-7)	38 K + 489
Panorama Ridge Secondary	
Enrolment (8-12):	1553
Capacity (8-12):	1400

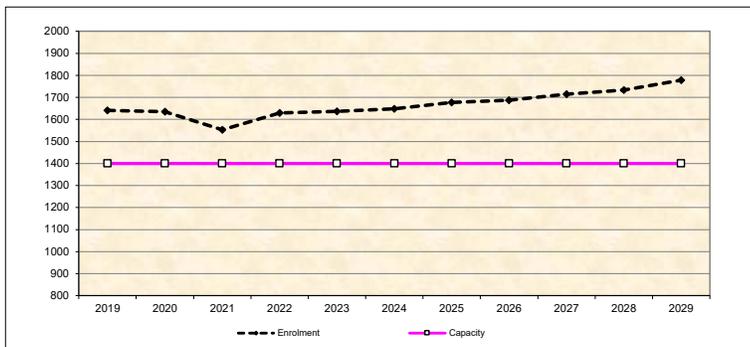
Projected population of school-age children for this development:	20
--	----

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.

Panorama Park Elementary



Panorama Ridge Secondary



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

Tree Preservation Summary

Surrey Project No: -
 Address: 5886/5894 128 St, Surrey
 Registered Arborist: Xudong Bao, PN-8671A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	111
Protected Trees to be Removed	90
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 90 </u> X two (2) = 180	180
Replacement Trees Proposed	121
Replacement Trees in Deficit	59
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

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

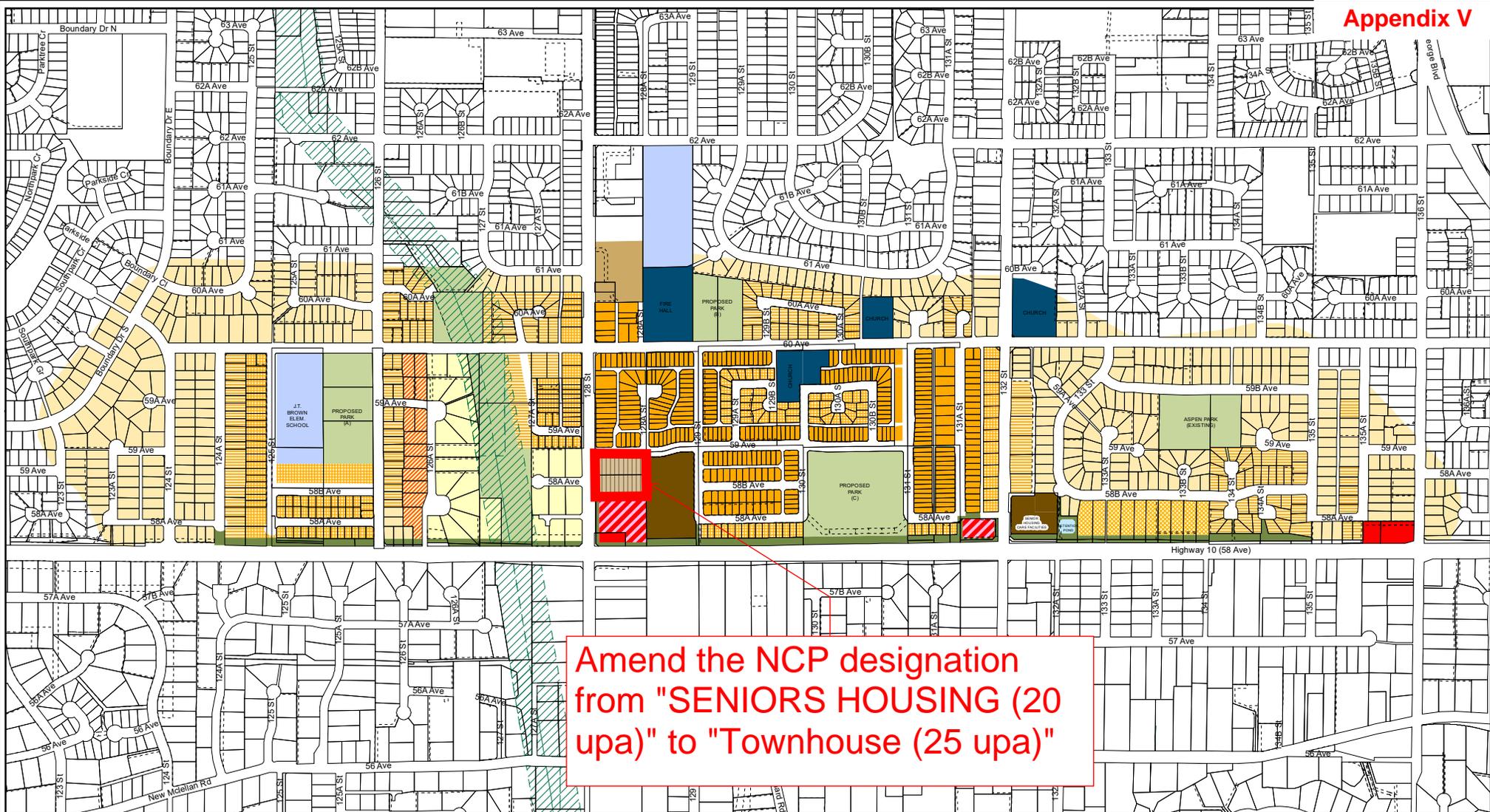
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

19-Jul-22

Date

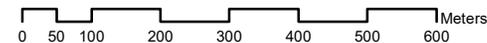


Amend the NCP designation from "SENIORS HOUSING (20 upa)" to "Townhouse (25 upa)"

- | | | | |
|--|---|---|--|
|  EXISTING HALF ACRE LOTS |  APPROVED CLUSTER HOUSING (10 UPA) |  INSTITUTIONAL |  BUFFER / GREENWAYS |
|  SUBURBAN TRANSITION LOTS |  SMALL LOT (10 UPA) |  PROPOSED INSTITUTIONAL |  PARKS |
|  EXISTING SUBURBAN TRANSITION LOTS |  SMALL LOT WITH LANE (13 UPA) |  EXISTING LOCAL COMMERCIAL |  WALKWAYS |
|  PROPOSED SINGLE FAMILY (6 UPA) |  Townhouse (25 upa) |  PROPOSED LOCAL COMMERCIAL |  MUNICIPAL R.O.W. |
|  EXISTING SINGLE FAMILY |  SENIORS HOUSING (20 UPA) |  SCHOOLS |  R.O.W. (BC HYDRO) |

WEST NEWTON/HWY #10 NCP LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0327-00

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: 003-984-893

Lot 19 Except Part in Plan BCP13125 Section 8 Township 2 New Westminster District Plan 31460

5894 - 128 Street

Parcel Identifier: 006-594-182

Lot 20 Except Part in Plan BCP12860 Section 8 Township 2 New Westminster District Plan 31460

5886 - 128 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 22 Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30)” minimum side yard (south) setback is reduced from 6.0 metres to 4.7 metres.
5. The landscaping and the siting of buildings and structures shall be in accordance with Schedule A which is attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

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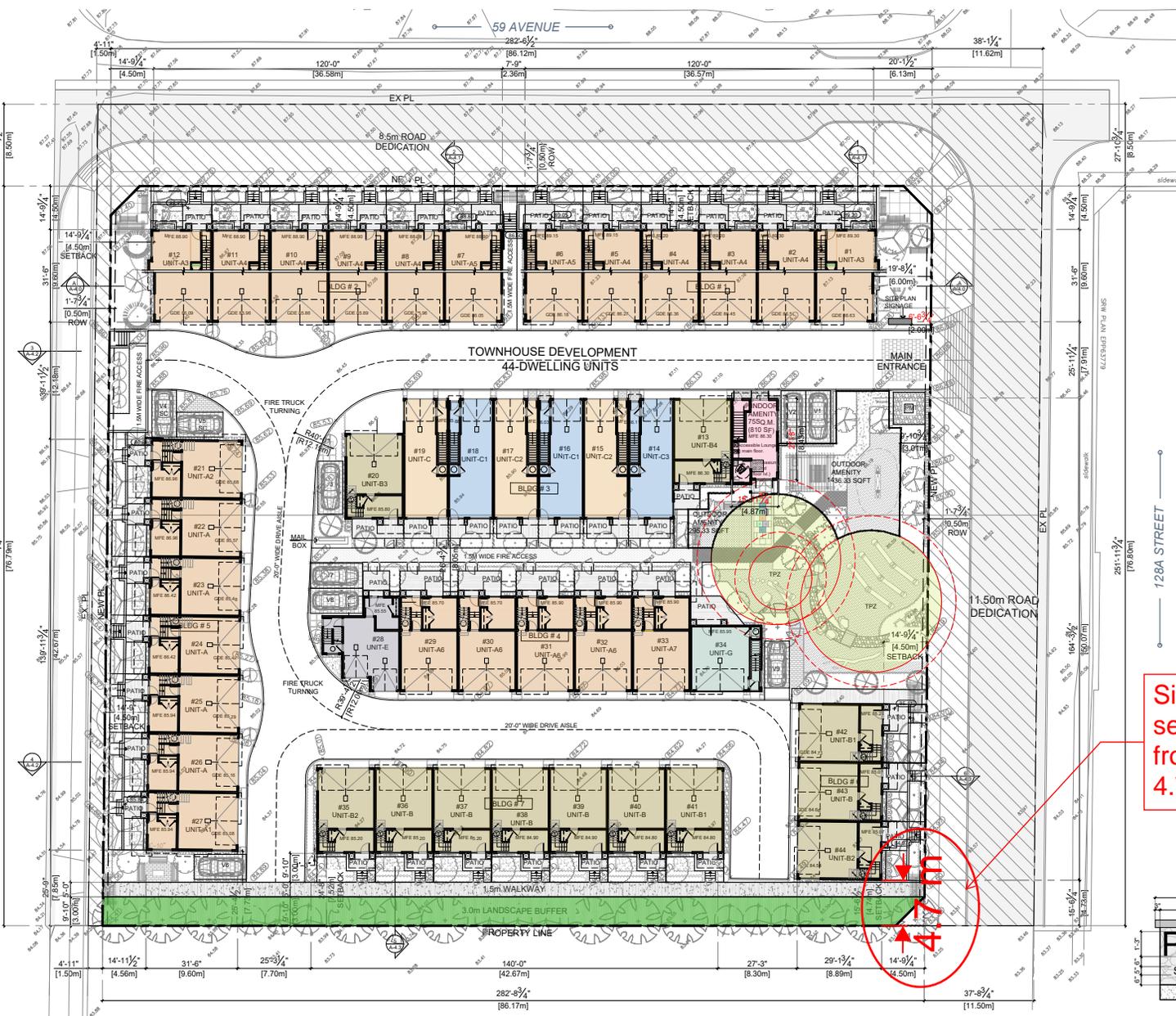
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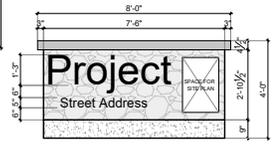
Project Title	TOWNHOUSE DEVELOPMENT
Project Address	5886, 5894 128 STREET, SURREY BRITISH COLUMBIA

Drawn By	AA	Date	2021-08-27
Checked By	PV	Project ID	SU16_2108

Sheet Title	SITE PLAN
Scale	As Noted
Sheet No.	A-1.0



Side yard (south) setback reduced from 6.0 metres to 4.7 metres



SIGNAGE DETAIL