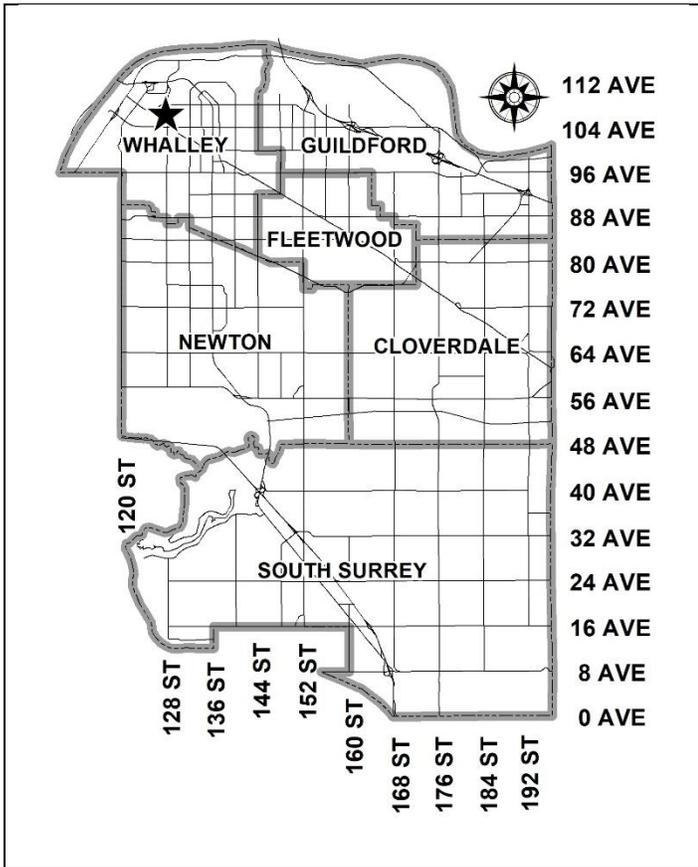


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0178-00

Planning Report Date: July 25, 2022



PROPOSAL:

- **NCP Amendment** from Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) to Low Density Townhouse (15 - 20 UPA Gross).
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 49 townhouse units.

LOCATION: 10665 - 128 Street
 10651 - 128 Street
 10627 - 128 Street

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 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 South Westminster Heights Infill Plan from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross) and to amend the local road network by removing a lane.
- Setback variances are requested along the north and south side lot lines in the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS) and the Urban designation in the Official Community Plan (OCP).
- The proposed amendment to the South Westminster Heights Infill Plan to redesignate the site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross) represents a blending of density between the two existing designations, with an overall increase of approximately 4.2 units per gross acre and accommodates a purely townhouse form without the need for a public lane. This allows for greater site efficiency as well as tree retention in private open space areas.
- The proposed NCP Amendment will accommodate 49 townhouse units at a gross density of 19.5 units per acre (UPA). The proposed development provides ground-oriented multifamily residences with appropriate building setbacks as well as open space, which is to be used as both programmable outdoor amenity space and for the purposes of a tree grove retention area.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed architectural design of the project is intended to complement the emerging residential character developing through new single family homes and townhouses in the South Westminster Heights area. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0178-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0178-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) 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;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (k) registration of a reciprocal access easement, between the subject property and the adjacent lots to the north (10671/83 – 128 Street) and south (10605/17 - 128 Street), to provide for future access though the subject site should the adjacent parcels redevelop to a ground-oriented, multiple residential form; and
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)", and eliminate the lane through the site, when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings on large RF zoned lots.	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
North:	Single family dwelling.	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
East (Across 128 Street):	Single family dwellings.	Urban within the OCP	RF
South:	Single family dwelling.	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
West (Across 127A Street):	Single family lots and vacant lots, under construction	Low Density (Tree Protection) (6-10 UPA)	RF

Context & Background

- The 1.02-hectare subject site is comprised of three lots (10627 to 10665 - 128 Street) in South Westminster Heights. The subject site is designated Urban in the Official Community Plan (OCP), Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) in the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and is currently zoned "Single Family Residential Zone (RF)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes the following in order to permit the development of 49 townhouses units:
 - NCP Amendment from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)";
 - Rezoning from RF to RM-30;
 - Subdivision (consolidation from 3 lots to 1 lot);
 - Development Variance Permit to reduce the south and north side yard setbacks; and
 - Development Permit for Form and Character.

	Proposed
Lot Area	
Gross Site Area:	1.02 hectares
Road Dedication:	1,577 square metres
Undevelopable Area:	
Net Site Area:	8,586 square metres
Number of Lots:	1
Building Height:	12 metres.
Unit Density:	19.5 UPA gross and 23.1 UPA Net
Floor Area Ratio (FAR):	0.85
Floor Area	
Residential:	7,829 square metres
Commercial:	0
Total:	7,829 square metres
Residential Units:	
Studio:	0
1-Bedroom:	0
2-Bedroom:	0
3-Bedroom:	49
Total:	49

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 16 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 10 Elementary students at Prince Charles Elementary School
6 Secondary students at L. A. Matheson 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 end of 2024.
- Parks, Recreation & Culture:** No concerns.
- The closest active and natural park is Royal Kwantlen Park and is 219 metres away.
- Surrey Fire Department:** No concerns.

Transportation Considerations

- The applicant will also be required to dedicate between 4.9 metres and 7.5 metres along 128 Street and 8.5 metres along 127A Street.
- The site is across the street from a bus stop for route no. 373 (mini-bus) with access to the Gateway Skytrain Station. The subject site is approximately 400 metres from the intersection of 104 Avenue and 128 Street, which is serviced by several bus routes (route nos. 323 and 393 - Newton Exchange / Surrey Central; route no. 373 - Guildford / Surrey Central).
- Driveway access to the townhouse site will be from 127A Street.
- The applicant will be required to register a reciprocal access easement, between the subject property and the adjacent lots to the north (10671/83 - 128 Street) and south (10605/17 - 128 Street), to provide for future access though the subject site should the adjacent parcels redevelop to a ground-oriented, multiple residential form.

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:
 - Use of Low-VOC (Volatile Organic Compound) products such as paints, carpeting and adhesives that will achieve an improved air quality;
 - All parking stalls in garages will be equipped with electrical charging outlets;
 - Energy Efficient - LED lighting is proposed to be used for the site lighting and energy efficient bulbs will be used for all fixtures in common areas;
 - Installation of high efficiency low water consumption kitchen and bathroom faucets and toilets have been proposed for reduction of daily water consumption which also will reduce pressure on the sanitary system; and
 - Use of pervious materials for landscaping and sidewalks, etc. to minimize runoff, and planting beds and soft landscaping have been provided in front of the building reducing the overall use of paved areas on the ground level.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is compliant with the "General Urban" designation of Metro Vancouver's Regional Growth Strategy.

Official Community Plan

Land Use Designation

- The subject site is compliant with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - Policy A1.1 – Support compact and efficient land development that is consistent with the *Metro Vancouver Regional Growth Strategy* (RGS).
 - Policy A3 – Encourage the development of urban neighbourhoods to utilize existing infrastructure and amenities and enhance existing neighbourhood character and viability.
 - Policy A3 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
 - Policy A3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability.

Secondary Plans

Land Use Designation

- The subject site is currently designated "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" in the South Westminster Heights Plan. The applicant is proposing an amendment to "Low Density Townhouse (15 – 20 UPA Gross) and to amend the local road network.

Amendment Rationale

- The proposed NCP Amendment from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)", a new designation that will accommodate 49, three-storey townhouse units with a gross density of 19.5 UPA (48.75 units per hectare (UPH)) and a 0.85 floor area ratio (FAR) based on the net site area.
- Based on the site context and existing conditions, there is merit for this new designation to support townhouse development on the subject site:
 - The subject site is located within an existing approved secondary plan area (South Westminster Heights Infill Area).
 - A tree retention area is being proposed in the centre of the site, within private open space areas, which would likely not be possible if small lot single family housing, with rear lane access, was proposed as per the South Westminster NCP.
 - A similar development application (7918-0197-00) for 48 townhouses received Third Reading on May 31, 2021, under the same proposed "Low Density Townhouse (15 – 20 UPA Gross)" designation;
 - The subject site is located approximately 219 metres from Kwantlen Park and 700 metres from K.B. Woodward Elementary School. There is rationale for supporting increased density near schools and parks; and
 - A bus stop is located across 128 Street with direct access to Gateway Skytrain Station. Several bus routes to Surrey Central Skytrain Station are also available along 104 Avenue at 128 Street approximately 400 metres to the southeast of the site.
- 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.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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 (gross):	30 upa/75 uph	19.5 upa/48.75 uph
Unit Density (net):	30 upa/75 uph	23.1 upa/57.75 uph
Floor Area Ratio:	1.00	0.85
Lot Coverage:	45%	32%
Yards and Setbacks		
North (side yard)	6 metres	4.5 metres*
East (front yard):	4.5 metres	4.5 metres
South (side yard):	6 metres	3 metres*
West (front yard):	4.5 metres	4.5 metres
Height of Buildings		
Principal buildings:	13 metres	12 metres
Accessory/amenity buildings:	11 metres	10 metres
Amenity Space		
Indoor Amenity:	3.0 sq. m. per dwelling unit	The proposed 187 sq. m. meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit	The proposed 797 sq. m. meets the Zoning Bylaw requirement.
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Commercial:	0	0
Industrial:	0	0
Residential:	98	98
Residential Visitor:	10	10
Total:	108	108
Tandem (%):	20%	20%
Bicycle Spaces		
Residential Secure Parking:		
Residential Visitor:	6	6

*variance required

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and

- to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.
- The subject lot is considered a "through-lot" with both the east and lot lines being considered front lot lines. The north and south lot lines are considered side lot lines.
- The majority of the north and south setbacks are 6 metres, which comply with the RM-30 Zone. The proposed reduced setbacks are for the northern and southern end units along 127A Street and 128 Street, and are to a side of unit condition not impacting functional backyard space.
- The reduced 3 metre south setback will still be able to accommodate a 1-metre wide screening hedge and a 1.2 metre walkway between the subject units and neighboring property lines.
- Staff support the requested variances to proceed to Public Notification.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$15,000 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 27, 2022, and according to the applicant the Development Proposal Signs were installed on June 28, 2022. Staff received one response from neighbouring residents (*staff comments in italics*):

- A resident would prefer that the NCP plan was adhered to and would prefer to see single family dwellings.
(The proposed NCP amendment from single family dwellings to townhomes is consistent in form and density with Development Application No. 7918-0197-00, approximately 250 metres, to the south.
- A resident has concerns about anticipated increased traffic along 107A Avenue which will be a primary outlet for the townhouses to 128 Street.

(Based on empirical data from the Institute of Transportation Engineers, the 49 townhouse is expected to generate 27 vehicular trips per hour during peak periods. This is equivalent to approximately one vehicle every two minutes. For a comparison basis, the City requires a transportation impact assessment to be conducted when peak trip generation exceed 100 trips per hour. Since the peak trip generation is far below the threshold of 100 trips per hour, a transportation impact assessment is not required.

The neighbourhood currently lacks a critical east-west road network. However, a east-west road connection is planned through the South Westminster Heights Infill Area neighbourhood concept plan. Additionally, the applicant will provide contribution towards an east-west connection for the neighbourhood which will provide another outlet to 128 Street.)

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 South Westminster Heights Infill Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Heights Infill Plan.

Buildings and Parking

- The proposed 49-unit townhouse projects consist of ten, three-storey buildings containing between three to six units each, with garages accessed internally at grade.
- Thirty-nine (39) (or 80%) of the proposed townhouse units consist of double car, side-by-side garages and 10 (or 20%) of the proposed townhouse units have proposed tandem parking.
- All of the proposed townhouse units include a second-floor deck in addition to private, at-grade outdoor space.
- The architectural expression features a broad range of materials including white, various shades of greys as well as maroon hardie boards and white and dark grey hardie/spandrel panels.
- The applicant proposes high-quality building materials including, hardi board panels and horizontal hardi board siding.

Landscaping

- Each individual unit will have either direct access to the street (127A Street or 128 Street), or the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to the centrally located indoor amenity building and outdoor amenity space.
- Each unit will have a small yard and patio space with perimeter planting, consisting of low-lying shrubs and groundcover. Adjacent tree cover will provide shading during the spring and summer months while exterior building and on-site lighting is designed to reduce light-pollution and provide adequate way-finding.
- A row of approximately 8 community gardens plots are proposed alongside the pathway in the middle of the site.
- A play area is proposed in the centre of the site adjacent the tree retention outdoor space.

Indoor Amenity

- The proposed 2-storey amenity building is located in the centre of the site adjacent to the outdoor amenity area. The lower floor is 187 square metre in area and includes a washroom and lounge space.

Outdoor Amenity

- The proposed 216 square metre outdoor amenity area is located at the northwest corner of the site and is adjacent to the grove of trees being retained. The outdoor amenity area includes a child play structure area and a BBQ area.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Deciduous Trees (excluding Alder Trees)			
Cherry	2	2	0
Pacific Dogwood	1	1	0
Holly	1	1	0
Bigleaf Maple	6	6	0
Mountain Ash	1	1	0
Coniferous Trees			
Douglas Fir	15	13	2
Lawson Falsecypress	1	1	0
Western Hemlock	2	2	0
Western Redcedar	50	47	3
Norway Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	80	75	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		67	
Total Retained and Replacement Trees		72	
Contribution to the Green City Program		\$41,800	

- The Arborist Assessment states that there are a total of 80 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 3% of the total trees on the site, are Alder trees. It was determined that a cluster of 5 trees can be retained as part of this development proposal. The proposed retention of the 5-tree cluster was assessed by taking into consideration the location of outdoor amenity area, services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 143 replacement trees on the site. Since only 67 replacement trees can be accommodated on the site, the deficit of 76 replacement trees will require a cash-in-lieu payment of \$41,800, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 127A and 128 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including maple, cedar, katsura, redbud, dogwood, maidenhair, magnolia, ironwood, spruce and snowbell.
- In summary, a total of 72 trees are proposed to be retained or replaced on the site with a contribution of \$41,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, 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 Plan
Appendix VI.	Development Variance Permit No. 7922-0178-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JKS/cm



**BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 34033
SECTION 20 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1006**
**BRITISH COLUMBIA LAND SURVEYOR'S SITE SURVEY PLAN OF LOT 18 AND 21 SECTION 20
BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1006**

Current Civic Address:
10627/10651/10655-128 Street
Surrey, B.C.
PO: 602-886-844
FD: 602-442-441
FAX: 602-434-788
SCALE: 1:250
(All distances are in metres)

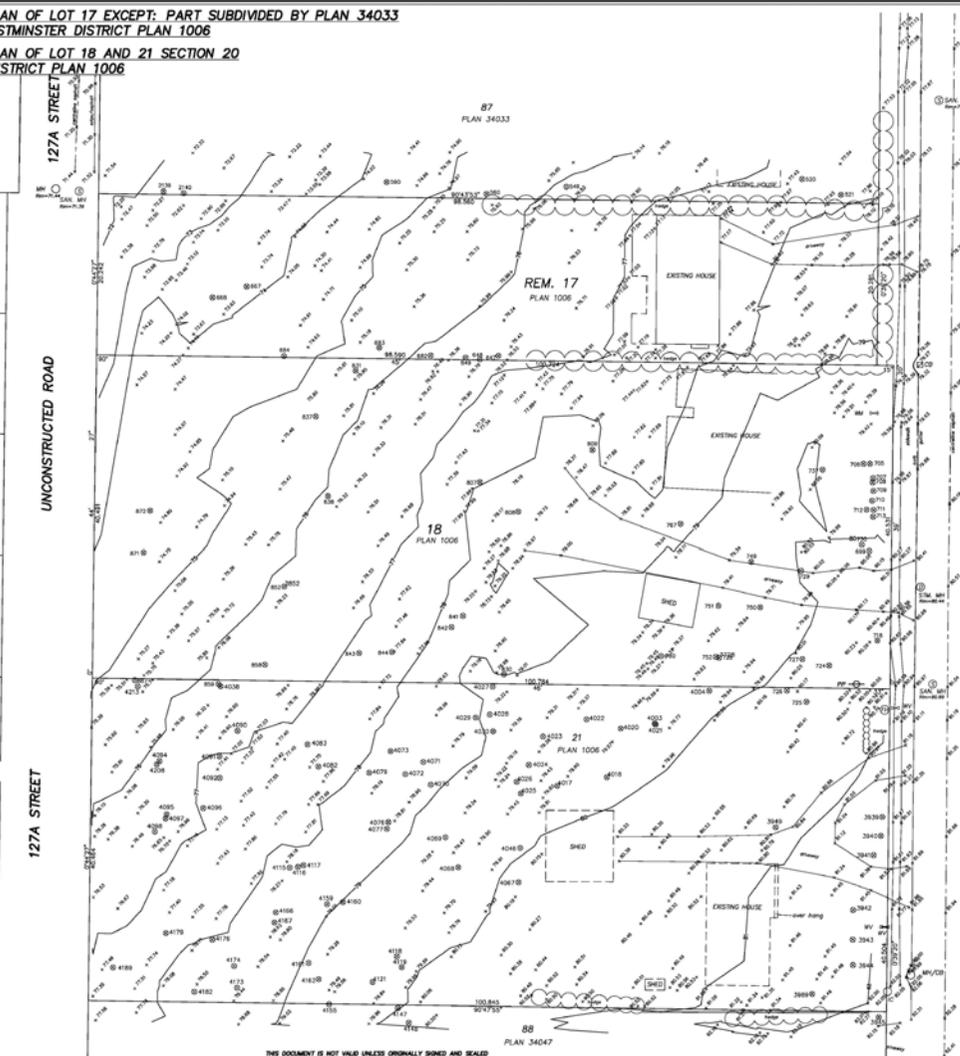
LEGEND

- CS (S) ... denotes catch basin
- ... denotes sandstone tree
- ... denotes deciduous tree
- ... denotes the hybrid
- ... denotes impatiens chamber
- ... denotes manhole
- ... denotes manhole/flushroom
- ... denotes power pole
- ... denotes sanitary manhole
- ... denotes storm manhole
- ... denotes water meter
- ... denotes water valve
- ... denotes tree
- ... denotes spot elevation

GENERAL NOTES

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevation are based on City of Surrey Geodetic datum, monument 5334 epoch: 86.451m (CGD80/84) 2015.
- On the subject lot, only trees with a diameter of at least 150mm are shown.
- This plan does not show non-plan changes, fences or setbacks.
- Property dimensions are derived from Land Title Office records.

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SHAWNEE AND ASSOCIATES
LAND SURVEYING INC.
8074 128th Street
Surrey, B.C. V3W 1Z8
phone: (604) 501-8188
fax: 212553-722
Drawn by SP



SCALE 1:250
(All distances are in metres)

TREE TABLE

POINT #	ELEV.	TYPE/DIAMETER
1000	115.00	...
1001	115.00	...
1002	115.00	...
1003	115.00	...
1004	115.00	...
1005	115.00	...
1006	115.00	...
1007	115.00	...
1008	115.00	...
1009	115.00	...
1010	115.00	...
1011	115.00	...
1012	115.00	...
1013	115.00	...
1014	115.00	...
1015	115.00	...
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1019	115.00	...
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1097	115.00	...
1098	115.00	...
1099	115.00	...
1100	115.00	...

TREE TABLE

POINT #	ELEV.	TYPE/DIAMETER
1101	115.00	...
1102	115.00	...
1103	115.00	...
1104	115.00	...
1105	115.00	...
1106	115.00	...
1107	115.00	...
1108	115.00	...
1109	115.00	...
1110	115.00	...
1111	115.00	...
1112	115.00	...
1113	115.00	...
1114	115.00	...
1115	115.00	...
1116	115.00	...
1117	115.00	...
1118	115.00	...
1119	115.00	...
1120	115.00	...
1121	115.00	...
1122	115.00	...
1123	115.00	...
1124	115.00	...
1125	115.00	...
1126	115.00	...
1127	115.00	...
1128	115.00	...
1129	115.00	...
1130	115.00	...
1131	115.00	...
1132	115.00	...
1133	115.00	...
1134	115.00	...
1135	115.00	...
1136	115.00	...
1137	115.00	...
1138	115.00	...
1139	115.00	...
1140	115.00	...
1141	115.00	...
1142	115.00	...
1143	115.00	...
1144	115.00	...
1145	115.00	...
1146	115.00	...
1147	115.00	...
1148	115.00	...
1149	115.00	...
1150	115.00	...

PRELIMINARY

MARK J.R. DALEY B.C.L.S. 887

2022-06-13 4 DEVELOPMENT PERMIT APPLICATION



4300-10650 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6X 2W9
T (604)284-5194 F (604)284-5131
info@GROUP161.com

PROPOSED TOWNHOUSE DEVELOPMENT
10627, 10651, 10665 - 128 ST.,
SURREY, B.C.

OWNER:
1292900 B.C. LTD. INC.
201-12732 80TH AVENUE
SURREY, BC
V3W 3A7

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OWNER:	
DESIGNER:	
SCALE:	
JOB NO.: SUR 171	
DATE: JUNE 2022	
SHEET TITLE:	

SURVEY PLAN

DRAWING NO.:
A-003 **A**



ACER GRISEUM



MAGNOLIA GRANDIFLORA EDITH BOGUE



CALCEODRUS DECURRENS



PARROTTIA PERSICA VANESSA



CERCIDIPHYLLUM JAPONICUM



PICEA OMORIKA TENEBROSA



CERCIS CANADENSIS LAVENDER TWIST



STYRAX JAPONICUS SNOWCONE



CORNUS KOUSA SATOMI



MAGLIN ICONIC BIKE RACK FINISH: TBD



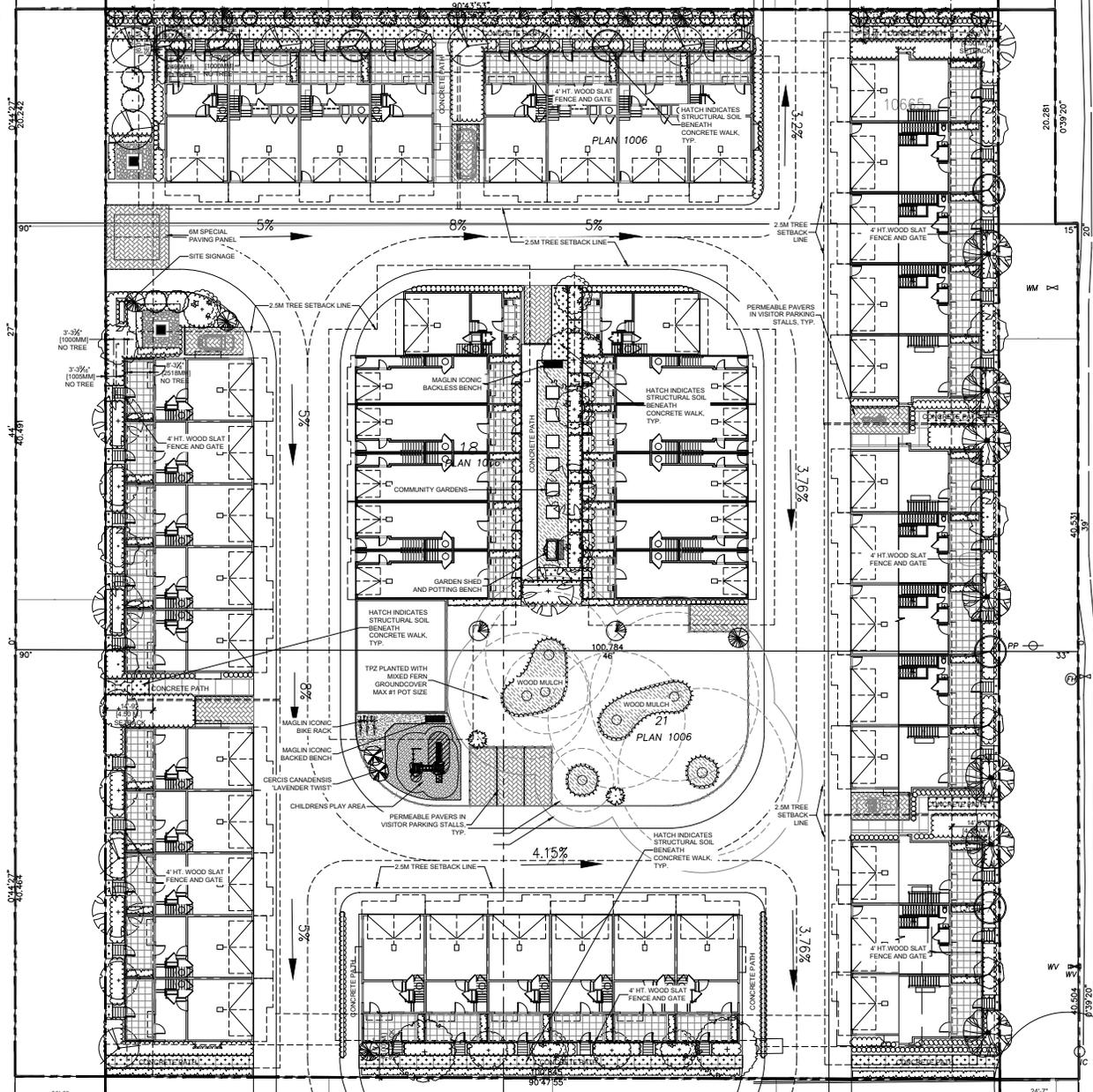
GINKGO BILOBA PRINCETON SENTRY



MAGLIN ICONIC BENCH FINISHES: TBD



MAGLIN ICONIC TABLE FINISHES: TBD



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Burnaby, British Columbia V5C 6G8
p. 604 294-0011 - f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUL 14	UPDATE PER COMMENTS	CLG
2	22 JUL 15	REVIS FOR SUBMISSION	CLG
3	22 JUL 25	DESIGN DEVELOPMENT	CLG

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
10627, 10651, 10665-1285T
SURREY BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22 JUN 30 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

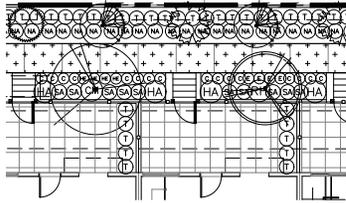
L1
OF 4

PMG PROJECT NUMBER: 22136-4-2P



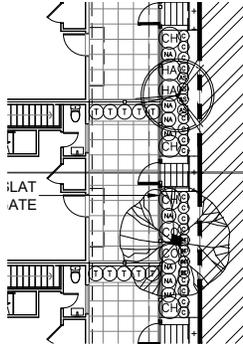
STRUCTURAL SOIL FOR ROOT PERMEABLE BASE MATERIAL

22136-4-2P



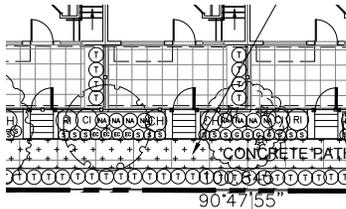
PLANT SCHEDULE - NORTH TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
1	1	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA - PINK	#2 POT: 40CM
1	1	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT: 50CM
1	1	RHOODODENDRON 'P.J.M.'	RHOODODENDRON, LIGHT PURPLE, E. MAY	#2 POT: 30CM
10	10	SARGOLAZA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#1 POT:
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
16	16	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
4	4	HELLEBORUS 'IVORY PRINCE'	LENTEN ROSE	15CM POT
4	4	EPIMEDIUM X VERSICOLOR 'SURLHUREUM'	BARRENWORT	#1 POT: 25CM

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



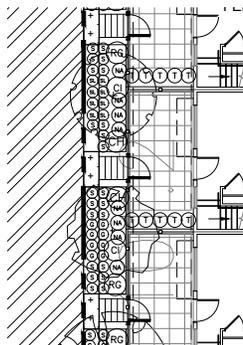
PLANT SCHEDULE - EAST TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
4	4	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT: 50CM
2	2	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT: 50CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
16	16	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
4	4	ASTRANTIA MAJOR 'STAR OF BILLIONS'	GREAT MASTERWORT	#1 POT
4	4	BERGENIA 'BRESSINGHAM WHITE'	HEARTLEAF BERGENIA	15CM POT

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



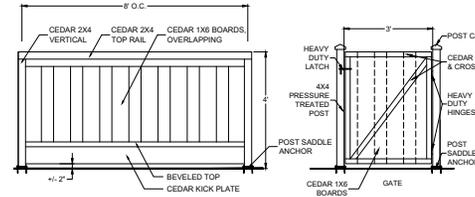
PLANT SCHEDULE - SOUTH TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2	2	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CISTUS X HYBRIDUS	ROCK ROSE	#2 POT: 30CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
2	2	RIBES SANGUINUM 'WHITE ICICLE'	WHITE FLOWERING CURRANT	#2 POT: 50CM
8	8	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
12	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
4	4	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
4	4	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT

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

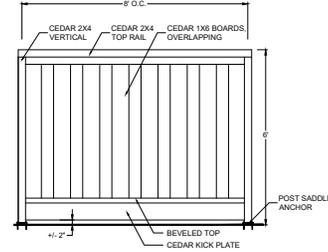


PLANT SCHEDULE - WEST TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2	2	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CISTUS X HYBRIDUS	ROCK ROSE	#2 POT: 30CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
2	2	ROSA GLAUCIA	SHRUB ROSE	#2 POT: 40CM
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
12	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
4	4	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT
4	4	GAULXIA X VILLOSA 'SNOW HILL'	WOOD SAGE	15CM POT

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

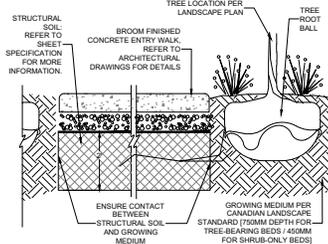


1 4' HT. WOOD FENCE WITH GATE
CEDAR, PECAN OR APPROVED ALTERNATIVE STAIN COLOUR 1/2" = 1'-0"



2 6' HT. WOOD PERIMETER AND BACKYARD FENCE
CEDAR, PECAN OR APPROVED ALTERNATIVE STAIN COLOUR 1/2" = 1'-0"

NOTES: VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION. EXTENT AND LAYOUT STRUCTURAL SOIL PER LANDSCAPE PLAN.



3 STRUCTURAL SOIL UNDER ENTRY WALK
1/2" = 1'-0"



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Burnaby, British Columbia V5C 6G8
p. 604 294-0111 • f. 604 294-0022

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JUL.24	UPDATE PER COMMENTS	CLG
2	22.JUL.25	REVIS FOR WORKSHOP	CLG
3	22.AUG.25	DESIGN DEVELOPMENT	LA

CLIENT: _____

PROJECT: _____
TOWNHOUSE DEVELOPMENT
10627, 10651, 10665-1285T
SURREY BC

DRAWING TITLE:
SHRUB ENLARGEMENT PLAN

DATE: 22.JUN.30 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW

L3

SEAL:

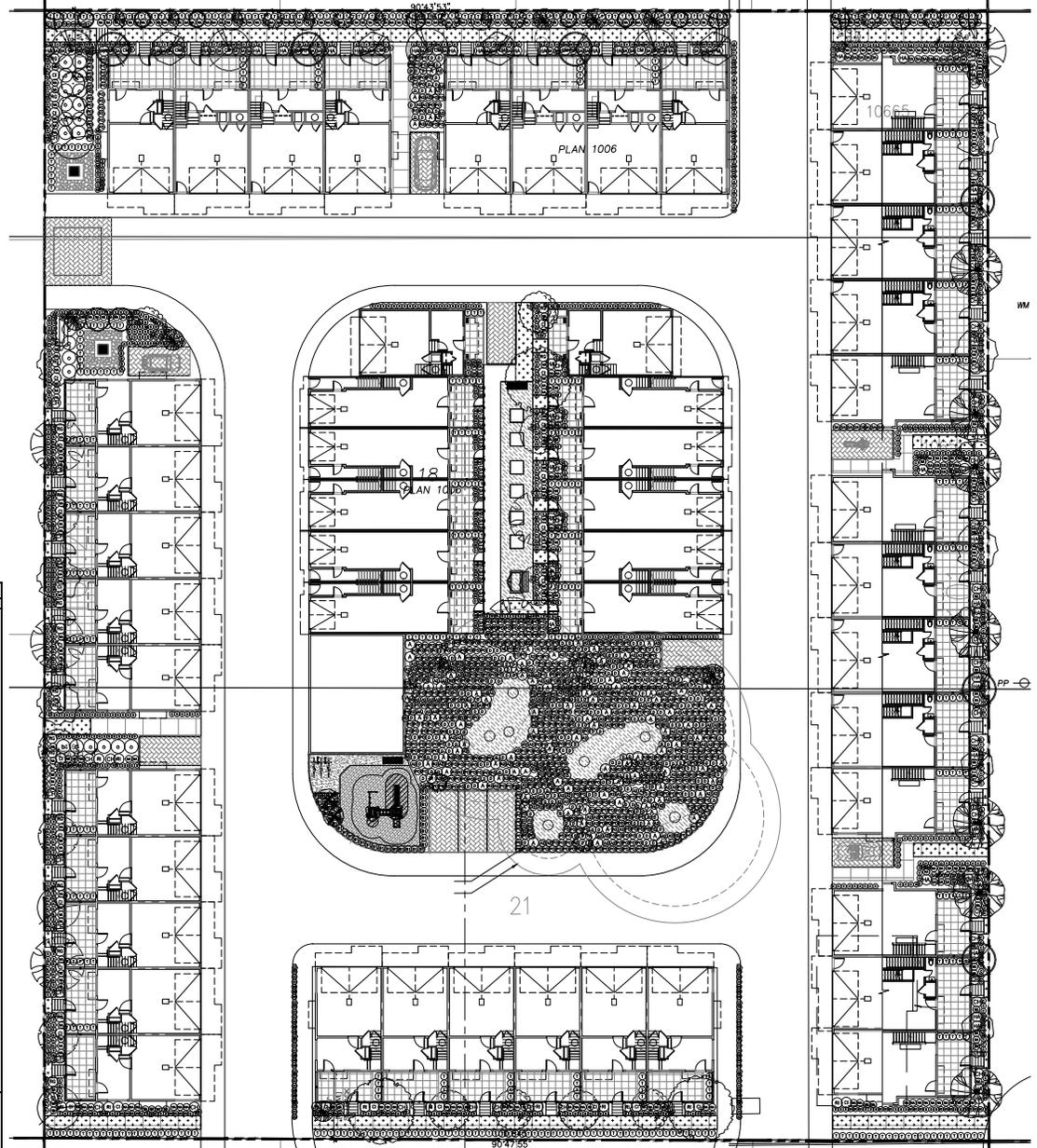
NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUL 24	ISSUED FOR COMMENTS	CLG
2	22 JUL 24	ISSUED FOR SUBMISSION	CLG
1	22 JUL 25	DESIGN DEVELOPMENT	SA

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
10627, 10651, 10665-128ST
SURREY BC

DRAWING TITLE:
SHRUB PLAN

DATE: 22 JUN 30 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHKD: CW **L1**
OF 4



PLANT SCHEDULE		PMG PROJECT NUMBER: 22-136		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
7	7	ACER GRISELUM	PAPERBARK MAPLE	6CM CAL: 1.8M STD: B&B
7	7	CALOCEDRUS DECURRENS	INCENSE CEDAR	3.0M HT: B&B
7	7	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL: 1.5M STD: B&B
7	7	CERCIS CANADENSIS 'LAVENDER TWIST'	WEeping REDBUD	1.5M HT
7	7	CHAMAECYPARIS OBTUSA 'GRAUCILIS'	SLENDER HINKI FALSE CYPRESS	3.0M HT: B&B
7	7	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	6.0CM CAL: 1.8M STD: B&B
7	7	CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6.0CM CAL: 1.8M STD: B&B
7	7	DAVIDA INVOLUCRATA	HANDKERCHIEF (OR DOVE) TREE	6.0CM CAL: 1.8M STD: B&B
7	7	GINOGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6.0CM CAL: 2M STD: B&B
7	7	LIQUIDAMBAR STYRACIFLUM 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWIETE GUM	6.0CM CAL: B&B
7	7	LIQUIDAMBAR STYRACIFLUM 'SLENDER SILHOUETTE SWIETE GUM'	SLENDER SILHOUETTE SWIETE GUM	6.0CM CAL: 1.8M STD: B&B
7	7	MAGNOLIA GRANDIFLORA 'EDITH BOGUE'	EDITH BOGUE SOUTHERN MAGNOLIA	6.0CM CAL: 1.5M STD: B&B
7	7	PARRROTTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL: 1.5M STD: B&B
7	7	PICEA OMORICA 'BRUNS FENDLIIA'	WEeping BRUNS SERBIAN SPRUCE	3.0M HT: B&B
7	7	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	3.0M HT: B&B
7	7	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6.0CM CAL: B&B
7	7	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6.0CM CAL: 1.5M STD: B&B
39	39	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT: 40CM
9	9	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA, PINK	#2 POT: 40CM
55	55	CHOSYVA TERNATA 'SUNDANCE'	MEXICAN MOXO ORANGE	#2 POT: 40CM
30	30	CISTUS x HYBRIDUS	ROCK ROSE	#2 POT: 30CM
2	2	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT: 50CM
48	48	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT: 50CM
367	367	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT: 40CM
22	22	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT: 50CM
3	3	RHOODODENDRON 'P.J.M.'	RHOODODENDRON LIGHT PURPLE; E. MAY	#2 POT: 30CM
12	12	RIBES SANGUINELUM 'WHITE ICICLE'	WHITE FLOWERING CURRANT	#2 POT: 60CM
18	18	ROSA GAUJICA	SHRUB ROSE	#2 POT: 40CM
108	108	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#1 POT:
483	483	TAXUS X MEDIA 'HICKSIF'	HICKS YEW	1.5M B&B
479	479	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
415	415	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
100	100	ASTRANTIA MAJOR 'STAR OF BILLIONS'	GREAT MASTERWORT	#1 POT
4	4	BERGONIA 'BRESSINGHAM WHITE'	HEARTLEAF BERGONIA	15CM POT
49	49	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
16	16	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT
61	61	HELLEBORUS 'WOMY PRINCE'	LIVERTEN ROSE	15CM POT
110	110	SALVIA X SYLVESTRIS 'SNOW HILL'	WOOD SAGE	15CM POT
154	154	ADIANTUM ALUTICUM	MAIDENHAIR FERN	#2 POT: 50CM
217	217	ASPLENIUM SCOLOPENDRIUM	HART'S TONGUE FERN	#1 POT
228	228	BLECHNIUM SPICANT	DEER FERN	#1 POT: 20CM
4	4	EPHEMELIUM X VERSICOLOR 'SULPHUREUM'	BARRENWORT	#1 POT: 25CM
688	688	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 20CM

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

TOTAL PROPOSED TREES = 94
NO MORE THAN 9 TREES OF SAME SPECIES
NO MORE THAN 18 TREES OF SAME GENUS
TOTAL PROPOSED REPLACEMENT-SIZED TREES = 92
TOTAL REQUIRED REPLACEMENT-SIZED TREES = 153

INTER-OFFICE MEMO

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

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

DATE: **July 04, 2022** PROJECT FILE: **7822-0178-00**

RE: **Engineering Requirements
Location: 10627 128 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.37m towards 128 St for road widening.
- Dedicate 8.5m to 11.5m along 127A St for road widening.
- Register 0.5m statutory right-of way along 128 St.
- Register 0.5m statutory right-of-way along 127A St.

Works and Services

- Construct 1.8m sidewalk on the west side of 128 St.
- Construct the east side of 127A St.
- Provide cash contribution, land and construction, for future 106 Ave.
- Upgrade sanitary main along 128 St to 250mm.
- Construct 250mm sanitary main along 127A St.
- Provide storm, sanitary and water service connections to each lot
- Provide on-site stormwater mitigation features.
- Restrictive Covenant for on-site stormwater mitigation features.
- Restrictive Covenant for water quality treatment for on-lot surface parking and driving areas.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

IJ

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.

Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

As of September 2021, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0178 00

SUMMARY

The proposed 49 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	10
Secondary Students:	6

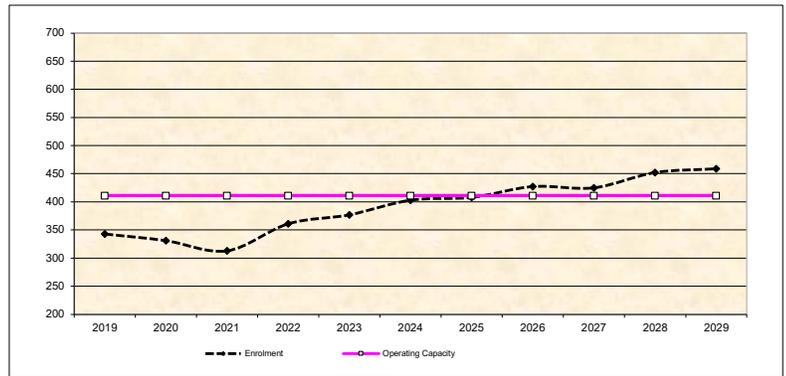
September 2021 Enrolment/School Capacity

Prince Charles Elementary	
Enrolment (K/1-7):	36 K + 277
Operating Capacity (K/1-7)	38 K + 373
L. A. Matheson Secondary	
Enrolment (8-12):	1145
Capacity (8-12):	1400

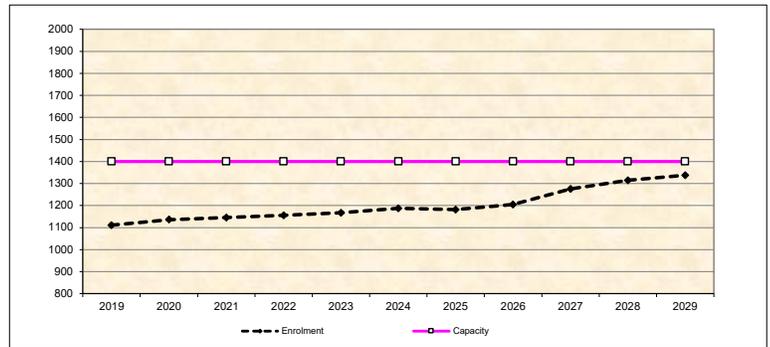
Projected population of school-age children for this development:	20
--	----

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.

Prince Charles Elementary



L. A. Matheson 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.

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry, Bitter	2	2	0
Dogwood, Pacific	1	1	0
Holly	1	1	0
Maple, Bigleaf	6	6	0
Mountain Ash	1	1	0
Coniferous Trees			
Douglas-Fir	15	13	2
Falsecypress, Lawson	1	1	0
Hemlock, Western	2	2	0
Redcedar, Western	50	47	3
Spruce, Norway	1	1	0
Total	83	78	5
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		65	
Total Retained and Replacement Trees		70	



Tree Preservation Summary

Surrey Project No: 22-0178-00

Address: 10627 10651 10665 – 128 Street

Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	83
Protected Trees to be Removed	78
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u> 3 </u> - All other Trees Requiring 2 to 1 Replacement Ratio 75 X two (2) = <u> 150 </u>	153
Replacement Trees Proposed	65
Replacement Trees in Deficit	88
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: July 15, 2022
--	---------------------





NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS- IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED. BUILD WALKWAY ABOVE GRADE WITHIN TPZ.

NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS- IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED. BUILD WALKWAY ABOVE GRADE WITHIN TPZ.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHIN TPZ.

NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS - IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: CONSTRUCT PARKING ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: REASSESS WITH FINAL ROAD DEDICATION PLANS - IF ROAD IS TO BE CONSTRUCTED REMOVAL MAY BE WARRANTED.

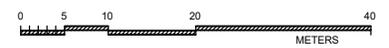
NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHIN TPZ.

UNCONSTRUCTED ROAD

127A STREET

106A AVENUE

128 STREET



LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON-BY-LAW TREE
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE STUMP

NO.	DATE	BY	REVISION
1	JUN23/22	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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

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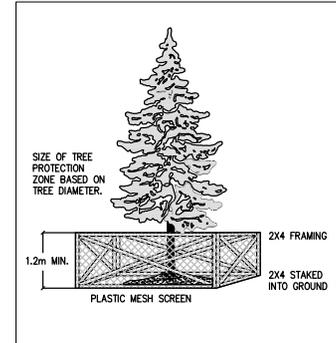
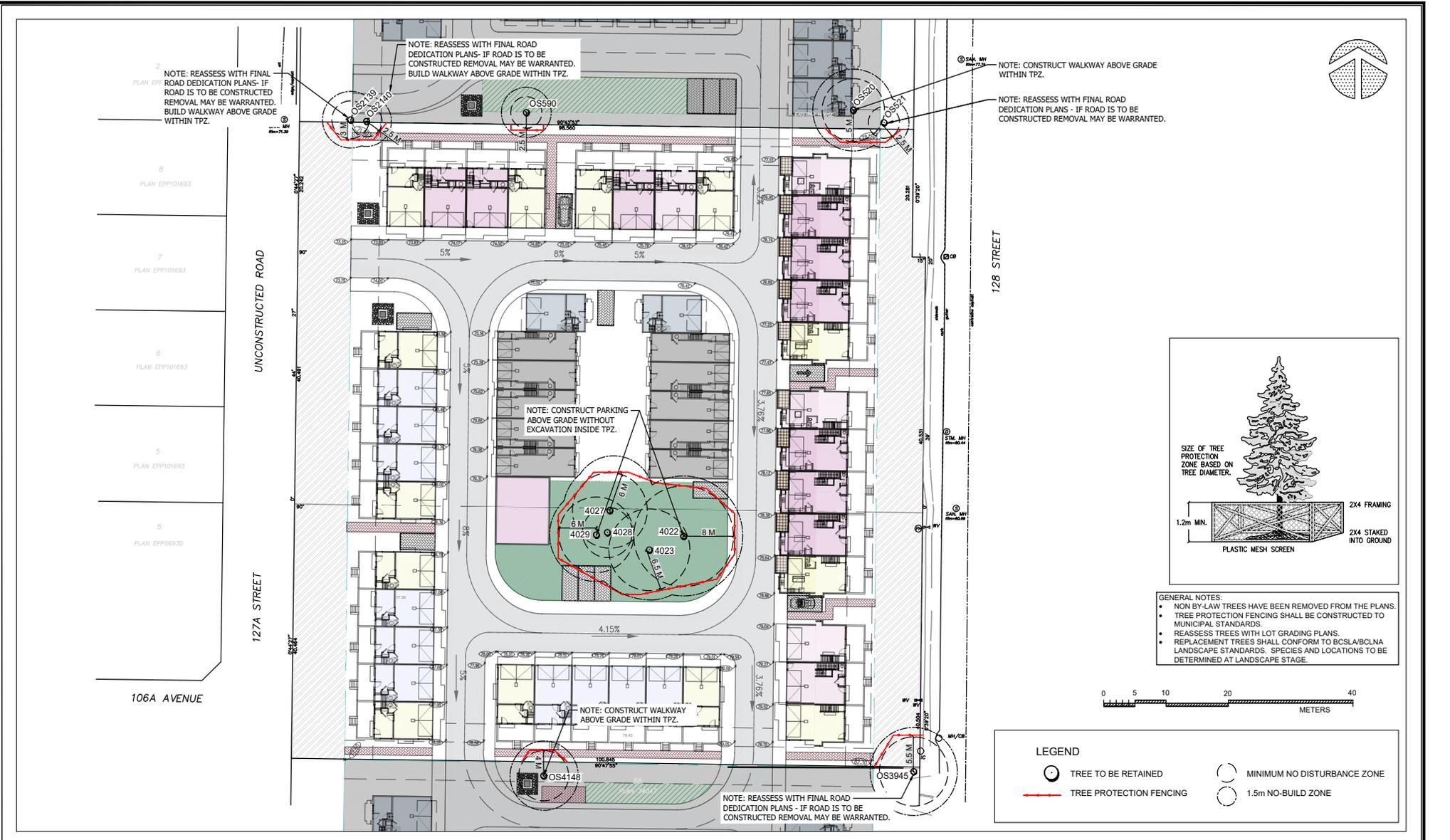
PROJECT TITLE
**10627, 10651, 10665
 128 STREET
 SURREY, B.C.**

SHEET TITLE
**T1 - TREE REMOVAL AND
 PRESERVATION PLAN**

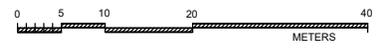
CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE OCTOBER 6, 2021

T-1
 SHEET 1 OF 2



- GENERAL NOTES:**
- NON-BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC/S/AB/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	JUN23/22	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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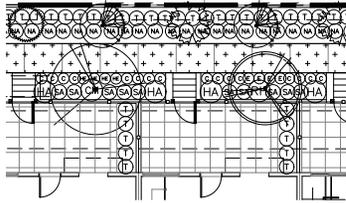
PROJECT TITLE
 10627, 10651, 10665
 128 STREET
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

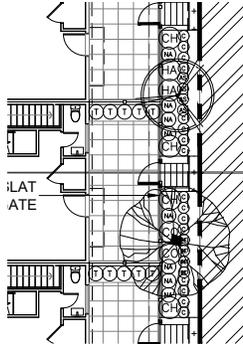
DRAWN MK
SCALE AS SHOWN
DATE OCTOBER 6, 2021

T-2
 SHEET 2 OF 2



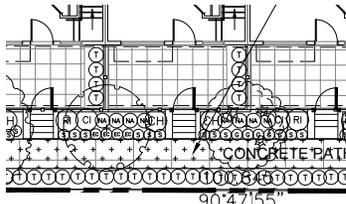
PLANT SCHEDULE - NORTH TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
1	1	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA - PINK	#2 POT: 40CM
1	1	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT: 50CM
1	1	RHOODODENDRON 'P.J.M.'	RHOODODENDRON, LIGHT PURPLE, E. MAY	#2 POT: 30CM
10	10	SARGOLAZA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#1 POT:
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
16	16	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
4	4	HELLEBORUS 'IVORY PRINCE'	LENTEN ROSE	15CM POT
4	4	EPIMEDIUM X VERSICOLOR 'SURLHURELUM'	BARRENWORT	#1 POT: 25CM

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



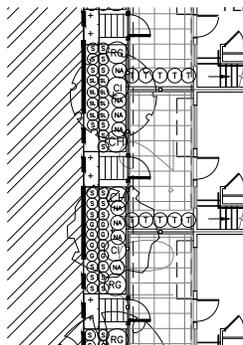
PLANT SCHEDULE - EAST TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
4	4	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT: 50CM
2	2	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA, LIMEGREEN-PINK	#2 POT: 50CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
16	16	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
4	4	ASTRANTIA MAJOR 'STAR OF BILLIONS'	GREAT MASTERWORT	#1 POT
4	4	BERGENIA 'BRESSINGHAM WHITE'	HEARTLEAF BERGENIA	15CM POT

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



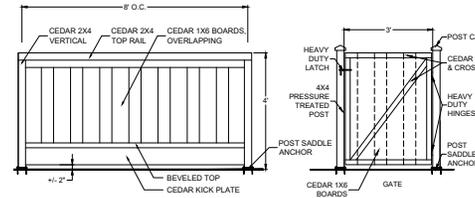
PLANT SCHEDULE - SOUTH TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2	2	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CISTUS X HYBRIDUS	ROCK ROSE	#2 POT: 30CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
2	2	RIBES SANGUINUM 'WHITE ICICLE'	WHITE FLOWERING CURRANT	#2 POT: 50CM
8	8	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
12	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
4	4	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
4	4	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT

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

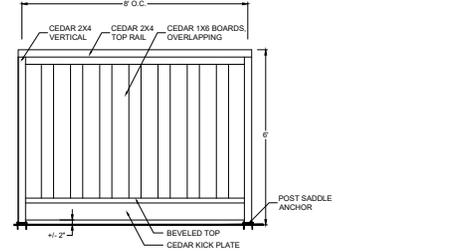


PLANT SCHEDULE - WEST TYP.				PMG PROJECT NUMBER: 22-136
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
2	2	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#2 POT: 40CM
2	2	CISTUS X HYBRIDUS	ROCK ROSE	#2 POT: 30CM
8	8	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO, DWARF	#2 POT: 40CM
2	2	ROSA GLAUCIA	SHRUB ROSE	#2 POT: 40CM
10	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
12	12	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
4	4	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT
4	4	SAUVA X SVL 'SWEETIE'S SNOW HILL'	WOOD SAGE	15CM POT

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

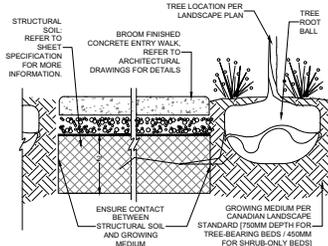


1 4' HT. WOOD FENCE WITH GATE
CEDAR, PECAN OR APPROVED ALTERNATIVE STAIN COLOUR 1/2" x 1'-0"



2 6' HT. WOOD PERIMETER AND BACKYARD FENCE
CEDAR, PECAN OR APPROVED ALTERNATIVE STAIN COLOUR 1/2" x 1'-0"

NOTES: VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION. EXTENT AND LAYOUT STRUCTURAL SOIL PER LANDSCAPE PLAN.



3 STRUCTURAL SOIL UNDER ENTRY WALK
12" x 1'-0"



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G8
p. 604 294-0111 • f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JUL.24	UPDATE PER COMMENTS	CLG
2	22.JUL.25	REVIS FOR WORKSHOP	CLG
3	22.AUG.25	DESIGN DEVELOPMENT	LA

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

10627, 10651, 10665-1285T
SURREY BC

DRAWING TITLE:

SHRUB ENLARGEMENT
PLAN

DATE: 22.JUN.30 DRAWING NUMBER:

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

DRAWN: CLG

DESIGN: CLG

CHKD: CW

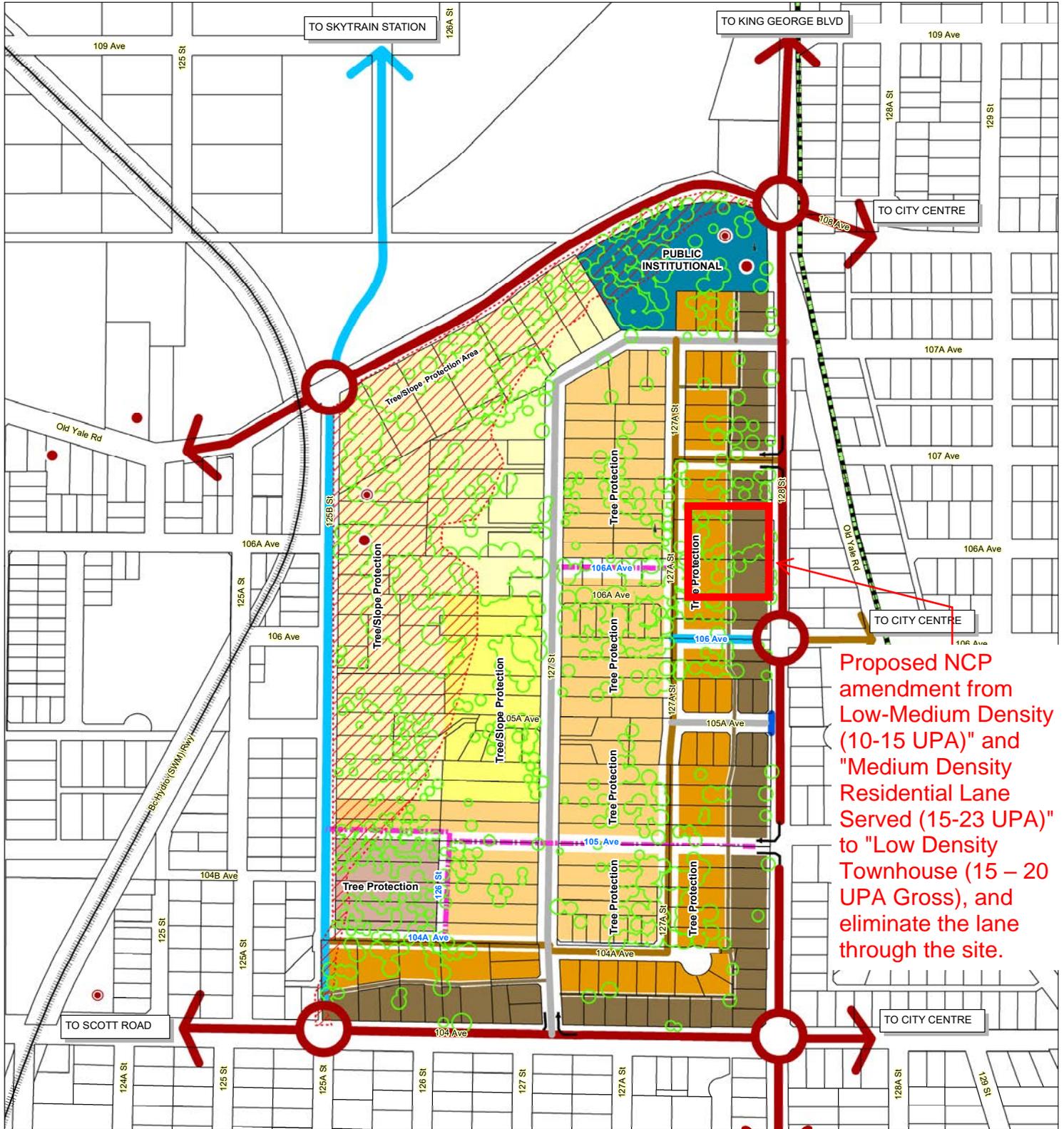
L3

OF 4

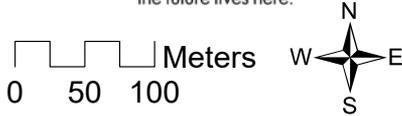
PMG PROJECT NUMBER: 22-136

22136-4.2P

SOUTHWESTMINSTER HEIGHTS: INFILL AREA CONCEPT PLAN



Proposed NCP amendment from Low-Medium Density (10-15 UPA) and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross), and eliminate the lane through the site.



Legend		Heritage Sites		Land Use Designations	
	Flex Road 18-20 m (Future)		Heritage Tree		Hillside Estate ResidentialL (4 UPA)
	Local Road 20m (Future)		Registered		Low Density (Cluster/Panhandle) (4-6 UPA)
	Collector Road 24m		Registered and Protected		Low Density (Tree Protection) (6-10 UPA)
	Existing Local Road 20m				Low-Medium Density (10-15 UPA)
	Lane 6 m				Low Density Townhouse (10-15 UPA Gross)
	Arterial Road 30m				Low Density Residential Lane Served (15-23 UPA)
	Right In Right Out				Public Institutional
	Right in Right Out				Steep Slopes
	Full Movement Intersection				Trees
	Road Closed in Future				

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0178-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 001-447-441

Lot 17 Except: Part Subdivided by Plan 34033; Section 20 Block 5 North Range 2 West New Westminster District Plan 1006

10665 - 128 Street

Parcel Identifier: 011-934-786

Lot 18 Section 20 Block 5 North Range 2 West New Westminster District Plan 1006

10651 - 128 Street

Parcel Identifier: 002-886-944

Lot 21 Section 20 Block 5 North Range 2 West New Westminster District Plan 1006

10627 - 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) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building No. 5 and 3.0 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and
- (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

5. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

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

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

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

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

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

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

