
TO: **Mayor & Council**

FROM: **General Manager, Planning & Development**

DATE: **March 31, 2023** FILE: **7922-0255-00**

RE: **Agenda Item B.5 – April 3, 2023, Regular Council – Public Hearing
Development Application No. 7922-0255-00
Comments from the Fleetwood Community Association**

A Planning Report for Development Application No. 7922-0255-00 was presented to Council at the March 6, 2023, Regular Council – Land Use meeting. The application proposes an Official Community Plan (“OCP”) Amendment from “Suburban” to “Urban” and Rezoning from A-1 to CD to permit the development of 57 townhouse units. After considering the Planning Report, Council granted First and Second Reading to the OCP Amendment and Rezoning By-laws (Nos. 20898 and 20899) and scheduled the related Public Hearing for April 3, 2023.

It has recently come to staff’s attention that there was an error in the pre-notification process conducted as part of the standard development application review process for this application. A pre-notification letter was inadvertently sent to the Cloverdale Community Association (“CCA”) instead of the Fleetwood Community Association (“FCA”). The subject site is in Fleetwood.

To rectify the situation in advance of the Public Hearing, staff met with representatives from the FCA on March 28, 2023. Comments from the FCA are summarized below with staff comments in *italics*.

1. Public Engagement

The FCA are concerned that they were not consulted as part of the initial review of Application No. 7922-0255-00. In their view, the pre-notification letters did not engage enough potentially affected neighbors in this part of the Fleetwood Plan area. The FCA has requested that any amendment to a Stage 1 Plan should be accompanied by a Public Information Meeting (“PIM”) to ensure neighbors are adequately consulted.

Staff acknowledge that a clerical error resulted in the FCA not receiving a pre-notification letter. To rectify the situation, staff held a meeting with the FCA to capture their concerns and have summarized them for Council’s consideration in advance of the Public Hearing.

Staff have confirmed that, with the exception of the community association error, the remainder of the pre-notification letters were mailed in accordance with the City’s standard practice for development applications. Pre-notification letters were sent on November 30, 2022, and a development proposal sign was erected on the site on January 16, 2023. Staff received comments from three residents, and those comments are summarized in the March 6, 2023, Planning Report.

PIMs are not a requirement of the application review process but are recommended when an application receives strong opposition from the community. A PIM was not recommended

for this application given the relatively low volume of responses received in response to the pre-notification letters and development sign.

2. Proposed Amendment to Stage 1 Fleetwood Plan

The FCA expressed concern regarding the proposed amendment to the recently approved Stage 1 Fleetwood Plan. The FCA noted that they have been actively involved in providing feedback on the form, character, and anticipated densities they feel would be appropriate for the community in the new Fleetwood Plan area. They expressed concerns that amending a plan this early creates a clear precedence for the development of other townhouse projects on adjacent and adjoining residential half-acre and one-acre sites in the vicinity.

The subject application includes a proposed amendment to the Stage 1 Fleetwood Plan from “Urban Residential” to “Townhouse”. The Urban Residential designation would permit small lots, semi-detached housing, row houses and/or lower density townhouses – up to 15 units per acre – on the subject site. As outlined in the Planning Report, the proposed amendment to “Townhouse” has merit at this location given the context of existing townhouse projects to the south of the site (across 80 Avenue). The proposed townhouse development at a density of 24 units per acre features all double side-by-side garage units (no tandem units) and the number of units in a block has been limited to no more than five to create more openness on the site and reduced building massing along the streets. The proposed townhouse development will provide more variety in housing options in this area of Fleetwood.

3. Proposed Density and Traffic

It is the FCA’s preference that the developer returns with a proposal that better reflects the outcomes anticipated in the Fleetwood Stage 1 Plan’s “Urban Residential” designation. This includes housing typologies like laneway, semi-detached, attached, and row housing, and/or a lower density townhouse; all within a maximum density of approximately 15 units per acre. The FCA identifies that semi-detached, attached, and row housing are typologies which are underrepresented in Fleetwood.

The FCA contends that this area is generally poorly equipped with sidewalks and other critical infrastructure to support the safe circulation of pedestrians and cyclists. The FCA note that there is no signalized pedestrian crossing in the area to facilitate safe crossing to the east-west multi-use pathway which is aligned with the south side of 80 Avenue.

The FCA suggested that the distance between the subject site and the planned future Skytrain station near the intersection of 166 Street and Fraser Highway (1.2 kilometres) means that the proposed townhouse project will be a car-dependent development. In the short term, this addition to Fleetwood will place additional vehicular traffic on area roads without necessarily providing for enough of an increase in infrastructure to support connectivity for those who move on foot and on bicycle, and for all ages and abilities.

Redevelopment within the Fleetwood Plan area will facilitate the build out of necessary sidewalks and road infrastructure to service the planned growth. The subject site is in walking distance (i.e., 700 metres) to current bus stops on Fraser Highway, as well as being 1.2 kilometres from the future Skytrain station at 166 Street.

4. School Capacities

The FCA notes that school capacity in the area remains constrained. The FCA question the rationale behind the proposed Town Centre Plan (“TCP”) Amendment to a “Townhouse” designation in an environment where area schools are currently operating over capacity.

The School District notes that Coast Meridian Elementary is operating below the school’s capacity and enrolment is projected to stay below 100% building capacity over the next 10 years. North Surrey Secondary is operating at 121% capacity and projected to grow to 1,500+ students by the middle of this decade. As part of the 2023/2024 Five Year Capital Plan submission to the Ministry of Education, the School District is requesting a 325-seat capacity addition. This project has not yet been approved by the Ministry.

5. Tree Retention

The FCA are disappointed by the lack of an attempt to retain mature trees as part of the proposed development. As noted in Appendix IV, the developer will be removing 53 by-law sized trees, and zero will be retained.

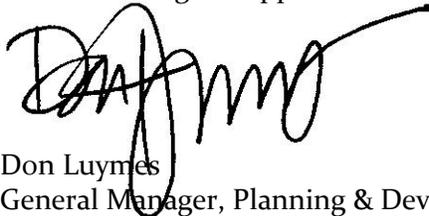
A total of 114 replacement trees are proposed to be planted on site, which exceeds the City’s replacement tree requirements. These replacement trees will include spruce, redbud, katsura, dogwood, and maple trees.

6. Internal Site Layout

The FCA expressed concern about the lack of safe pedestrian circulation along internal driveways in the development. Where the driveway is to be shared, the FCA felt that the applicant should explore opportunity for traffic calming measures (i.e., speedbumps, landscaped traffic bulges, etc.).

The proposed drive aisle configuration meet typical design standards for a townhouse development.

Staff confirmed with the FCA that their comments would be presented to Council in advance of the Public Hearing for Application No. 7922-0255-00 on April 3, 2023.



Don Luymes
General Manager, Planning & Development

RO/ss

c.c. City Manager
City Clerk

RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Form and Character.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Official Community Plan (OCP) and Stage 1 Fleetwood Plan to permit the proposed land use and density.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed OCP Amendment from Suburban to Urban was anticipated in this area to achieve land uses and densities identified in the Stage 1 Fleetwood Plan.
- The proposed townhouse development will provide more variety in housing options in this area of Fleetwood and is compatible with other townhouse developments located just south of the subject site along Fraser Highway.
- The proposal townhouse development complies with the Development Permit requirements in the OCP for Form and Character. The proposed design achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed townhouse development features all double side-by-side garage units (no tandem units) and the number of units in a block has been limited to no more than 5 to create more openness on the site and reduced building massing along the streets.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Stage 1 Fleetwood Plan and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The proponent has proposed a 6-metre rear yard condition along the northern property line, and a 3-metre side yard condition along the western property line. These proposed setbacks are appropriate for an interface with what is anticipated to become future small residential lot development in the Stage 1 Fleetwood Plan.
- 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 amend the OCP Figure 3: General Land Use Designations for the subject site from 'Suburban' to 'Urban' and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from 'General Agriculture Zone (A-1)' to 'Comprehensive Development Zone (CD)' and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0255-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone;
 - (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 80 Avenue 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;
 - (l) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands; and
 - (m) Stage 2 approval of the Fleetwood Plan.
6. Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from 'Urban Residential' to 'Townhouse' when the project is considered for Final Adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/Stage 1 TCP Designation	Existing Zone
Subject Site	Single family dwellings on one-acre parcels	Suburban / Urban Residential	A-1
North:	Single family dwellings on a one-acre parcel	Suburban / Urban Residential	A-1
East:	Single family dwellings on one-acre parcels	Suburban / Urban Residential	A-1
South (Across 80 Ave):	Single family dwelling on a 889 sq. m. lot	Urban / Urban Residential	RF
	Single family dwelling on a one-acre lot	Suburban / Parks & Natural Areas	RA
West (Across):	Single family dwelling on one-half-acre lot	Suburban / Urban Residential	RH

Context & Background

- The subject site is comprised of two large properties, approximately 1.16 hectares in size, and is located along 80 Avenue, just east of 170A Street.
- The site is designated 'Suburban' in the Official Community Plan (OCP), 'Urban Residential' in the Stage 1 Fleetwood Plan and is zoned 'General Agriculture Zone (A-1)'.

- The site is currently utilized for two single family residential dwellings, each on lots that are more than one-acre in area.
- A Class C ditch has been confirmed along the northern and eastern property line. The ditch on the eastern property line will be infilled as part of the subject development application.

DEVELOPMENT PROPOSAL

Planning Considerations

- In order to accommodate the proposed townhouse development consisting of a total of 57 residential dwelling units, the applicant proposes the following:
 - OCP Amendment for the site from 'Suburban' to 'Urban';
 - TCP Amendment for the site from 'Urban Residential' to 'Townhouse';
 - Rezoning from A-1 to CD (based on RM-30);
 - Consolidation/subdivision from two lots into one lot; and
 - A Development Permit (Form and Character) to establish 57 townhouse units.
- Specific details on the development proposal are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	11,599 square metres / 1.16 hectares
Road Dedication:	2,126 square metres / 0.21 hectares
Net Site Area:	9,473 square metres / 0.95 hectares
Number of Lots:	2 existing, 1 proposed
Building Height:	< 13 metres
Unit Density:	24 upa / 60 uph (net)
Floor Area Ratio (FAR):	0.90
Floor Area	
Residential:	8,488 square metres*
Residential Units:	
4-Bedroom:	57 dwelling units

**Excluding garages and the indoor amenity building.*

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

11 students at Coast Meridian Elementary School
6 students at North Surrey 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 Summer of 2024.

Parks, Recreation & Culture: No concerns.

The closest active park and natural area is Coast Meridian Park and is 650-metres away. This park has many amenities including a soccer field and walking trails.

Surrey Fire Department: No concerns.

Transportation Considerations

- The site is approximately a 700-metre walk from bus stop 55351 which services westbound passenger traffic on Fraser Highway (west of 168 Street intersection). This stop services bus routes 320 (Surrey Central Station), 395 (King George Station), 502 (Surrey Central Station), 503 (Surrey Central Station).
- The site is approximately a 700-metre walk from bus stop 55247 which services eastbound passenger traffic on Fraser Highway (east of 168 Street intersection). This stop services bus routes 502 (Langley Centre) and 503 (Langley Centre / Aldergrove).
- The future Surrey-Langley SkyTrain extension is planned to have a Station at Fraser Highway and 166 Street which is approximately 1.2-kilometres from the subject site.

Road Network & Infrastructure

- In order to achieve the ultimate 30-metre arterial road allowance along 80 Avenue, the application will be required to dedicate approximately 4.942 metres along the south property line. In addition, the applicant will be required to construct the north side of 80 Avenue with a concrete sidewalk.

- A new north-south local road (171 Street) will be introduced along the east property line of the subject site, where the applicant will dedicate a 11.5-metre half road for an ultimate 20.0-metre road allowance. The applicant will be required to construct the west side of 171 Street.

Access and Parking

- The townhouse development will gain access to the road network via a driveway and curb let-down on to 171 Street; the configuration of which has been found to be acceptable by staff.
- The townhouse development will provide a total of 126 parking spaces. 12 of the proposed parking spaces are for the purposes of visitor parking and are situated in various locations across the common areas of the development. 114 of the proposed parking spaces are for residential purposes and are located in each of the unit's garages at a rate of two parking spaces per residential unit.
- The applicant has provided six visitor bike parking spaces on bike racks located immediately adjacent to the indoor amenity building.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as 'General Urban' in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan

Land Use Designation

- The subject site is designated 'Suburban' in the OCP (Appendix VI.). The suburban designation allows for densities up to 10 units per hectares (4 units per acre).
- An OCP amendment is required to redesignate the subject site to 'Urban' which allows for density up to 72 units per hectares (30 units per acre) in urban centres, and where specifically allowed in Secondary Plan Areas.

Amendment Rationale

- Corporate Report No. R049 (Fleetwood Stage 1 Plan), 2022, notes that OCP land use designations are anticipated to be updated and aligned with the Fleetwood Plan land use designations following the adoption of the Stage 2 Plan. Staff anticipate that the OCP

designation of the subject site will be amended to 'Urban' irrespective of the status of Development Application No. 7922-0255-00, to better reflect the densities detailed in the Stage 1 Fleetwood Plan.

Public Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Themes/Policies

- A1.3.c. – Accommodate urban land development according to the following order of growth management priorities: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The surrounding neighbourhood consists of a mixture of small-lot single family subdivisions and lower-density townhouse developments. Where larger half-acre or one-acre lots remain undeveloped, staff anticipate these sites will, in future, be developed to follow the small-lot pattern; or develop into lower density townhouses where land assembly is achieved. The subject site is also in close proximity to Coast Meridian Elementary school and Coast Meridian Park which will offer amenity to future residents. Overall, staff support this infill development and note that its scale and density is appropriate to the neighbourhood context).

- B4.7 – Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape, and public realm.

(The applicant has proposed housing units that front directly onto 80 Avenue and 171 Street. The townhouse units are well articulated, with high quality materials chosen, and each unit provides legible front entries facing the street. Staff also note that each unit provides ample glazing facing the public street which will facilitate good CPTED outcomes. Overall, staff are of the view that the development facilitates a safe, welcoming public streetscape).

Secondary Plans

Land Use Designation

- The site is designated 'Urban Residential' in the Stage 1 Fleetwood Plan. The applicant is proposing to redesignate the subject site to 'Townhouse' (Appendix V.).

Amendment Rationale

- As noted in the preceding 'Themes/Policies' section, the proposed townhouse development is generally consistent with the pattern of development in the surrounding neighbourhood that is either existing and/or anticipated under the Stage 1 Fleetwood Plan.

- 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

- The proposed development is consistent with the following guiding principles of the Stage 1 Fleetwood Plan:
 - Green Spaces: Protect, create, and enhance biodiversity, parks, and natural spaces.
 - Active Living: Provide spaces and amenities to foster active living, wellness, and opportunities for social connection.
 - Heart of Fleetwood: Build on the Town Centre's role as a local destination and enrich its sense of place, heritage, and culture.
 - Mobility for All: Develop active transportation and transit infrastructure to support universal access to safe mobility.
 - Robust Economy: Support a thriving and diverse local business environment.
 - Focused Growth: Support thoughtful transit-oriented development guided by the community context.

CD By-law

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 57-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 30 Zone (RM-30)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-30 Zone. Zone and the proposed CD By-law is illustrated in the following table:

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed CD Zone
Unit Density:	75 uph / 30 upa	60 uph / 24 upa
Floor Area Ratio:	1.00	0.9
Lot Coverage:	45%	45%
Yards and Setbacks		
South (Front):	4.5 metres	4.5 metres
East (Side on Flanking Street)	4.5 metres	4.5 metres
North (Rear)	6.0 metres	6.0 metres*
West (Side)	6.0 metres	3.0 metres
Height of Buildings		
Principal buildings:	13.0 metres	13.0 metres
Indoor Amenity Space building	11.0 metres	11.0 metres
Accessory buildings:	4.5 metres	4.5 metres
Amenity Space		

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed CD Zone
Indoor Amenity:	171 square metres	171 square metres <i>(The proposed 169m² + CIL of \$3000 meets the Zoning By-law requirement).</i>
Outdoor Amenity:	171 square metres	171 square metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	114	114
Residential Visitor:	12	12
Total:	126	126
Tandem (%):	n/a	n/a
Bicycle Spaces		
Residential Visitor:	6	6

** The setback can be reduced to 3.0-metres when measured to a side of dwelling configuration.*

- The proposed unit density has been reduced from 75 uph under the RM-30 Zone to 60 uph under the proposed CD Zone. Staff recommend capping the development at 60 uph to ensure the density of the subject townhouse development is in keeping with the surrounding residential context.
- The proposed side yard (west) building setback has been reduced from 6.0-metres to 3.0-metres. The reduced setback is a side of unit condition and therefore does not impact functional back-yard space for the townhouse units.
- The proposed rear yard (north) building setback has been reduced from 6.0-metres to 3.0-metres for building 11 specifically which is in the northeast corner of the subject site. The reduced setback is a side of unit condition and therefore does not impact functional back-yard space. The remainder of the buildings facing the northern property line comply with the 6.0-metre setback as a rear yard condition.

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 Fleetwood Stage 1 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, and the current rate for the Fleetwood Stage 1 Plan is \$15,000 per unit.

Affordable Housing Strategy

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

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 30, 2022, and the Development Proposal Signs were installed on January 16, 2023. Staff received the following responses from neighbours in the vicinity (*staff comments in italics*):
 - Three (3) residents express their opposition to the project based on housing typology, and the increase in density and its resultant increase in traffic generation:

(With the advent of SkyTrain through the Fleetwood Stage 1 NCP, staff anticipate that densities will increase. The surrounding neighbourhood consists of a mixture of small-lot single family subdivisions and lower-density townhouse developments. Where larger half-acre or one-acre lots remain undeveloped, staff anticipate these sites will, in future, be developed to follow the small-lot pattern; or develop into lower density townhouses where land assembly is achieved. The subject site is also in close proximity to Coast Meridian Elementary school and Coast Meridian Park which will offer amenity to future residents.

On matters relating to traffic generation, as part of the broader land use planning process for the Fleetwood Plan, anticipated transportation impacts were assessed. This assessment has informed required improvements to service the development growth, including road widening, intersection improvements, and road network changes that will be delivered through redevelopment within the Plan area.

The subject site in particular is currently planned to be required to dedicate and construct a new north-south road, which would serve as the site's primary access. As per above, any additional servicing requirements would be determined as part of a broader transportation study).

- One (1) of these residents also expressed their concern on the increase in density and its resultant traffic generation on existing agricultural uses established to the east of the subject site:

(The subject site falls outside of the City's OCP requirements for Farm Protection DPs for development projects located within 50-metres of the edge of the Agricultural Land Reserve. Where projects are subject to the Farm Protection DP, they would ordinarily need to respond by providing landscape buffers, through park/trail design, through building design, and through the registration of a restrictive covenant notifying future owners of normal farm practices occurring the vicinity. This requirement ensures that agri-urban conflicts are mitigated.

A Farm Protection DP is not a requirement for the subject townhouse proposal given its location outside the 50-metre buffer measured from the edge of the ALR to the east. However, staff note that the subject proposal is in close proximity to a series of greenhouses located 200-metres to the east. To ensure future owners and occupants of the townhouse development are familiar with the realities of a year-round greenhouse operation, staff have recommended the registration of a restrictive covenant identifying that farm operations will be occurring in the adjacent agricultural lands).

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 Stage 1 Fleetwood Plan.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Fleetwood Stage 1 Plan.
- The proposed development consists of 57 conventional townhouse units in 13 buildings. All proposed units contain 4-bedrooms with double side-by-side garages (Appendix I.).
- Access to the site will be provided by a driveway and curb-let-down from the future 171 Street. The driveway will be used exclusively for the future owners and visitors of the subject townhouse development.
- The applicant has worked with staff to ensure the provision of a high-quality public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance for each unit. Outdoor visitor parking has been screened from the public realm through the provision of landscaping.
- The buildings present as a three-storey form, which are emphasized vertically to facilitate the identification of individual units. Ample glazing is proposed on the facades of each unit which will facilitate optimal Crime Prevention Through Environmental Design (CPTED) values.
- The primary cladding materials include brick veneer, hardie plank siding, and window trims. The colour scheme consists primarily of white, gray, and other natural tones to blend in with the surrounding residential context.
- Each unit will have a small private balcony and ground-floor patio.

Landscaping

- Landscaping within and around the townhouse development will consist of coniferous and deciduous trees such as spruce, redbud, katsura, dogwood, and maples. A wide variety of shrubs, grasses, perennials, and ground covers are also proposed which will provide a high degree of amenity for future residents.
- Trees are proposed on the south side of each block of units, which will help to soften the appearance of the buildings along the drive aisle. This will also assist in addressing the issues of the urban heat island effect, by increasing the tree canopy established within the development.

Indoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 171 square metres of indoor amenity provided (3.0 sq. m. per dwelling unit). The amount of indoor amenity space proposed is 169 square metres with a cash-in-lieu contribution for the remaining shortfall, based on one unit, which meets the Zoning By-law requirement. The character of the amenity building is consistent with that of the overall development, and contains a kitchen on the ground floor, bathrooms on both stories, and is directly adjacent to, and accessible from, the outdoor amenity space.

Outdoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 171 square metres of outdoor amenity provided (3.0 sq. m. per dwelling unit). The amount of outdoor amenity space proposed exceeds the zoning requirement. The character of the outdoor amenity is consistent with the overall development, and contains a playground, outdoor seating, and landscaping.

Parking

- A total of 114 parking spaces are provided within the garages, and an additional 12 visitor parking spaces are interspersed through the site. The proposed parking satisfies the minimum parking requirements in the Zoning By-law No. 12000.

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. These generally include further review of site grading, further review of building articulation and roofline expression, and an assessment of whether any signage is proposed. In addition, the applicant will be required to provide an acoustical report to demonstrate noise attenuation can be achieved for units adjacent to 80 Avenue.
- 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

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	1	1	0
Cherry	2	2	0
Holly	2	2	0
Apple Variety	4	4	0
Oak	2	2	0
Beech	1	1	0
Horse Chestnut	1	1	0
Mountain Ash	2	2	0
Walnut	2	2	0
Coniferous Trees			
Douglas Fir	16	16	0
Grand Fir	1	1	0
Fir	1	1	0
Dawn Redwood	1	1	0
Western Red Cedar	6	6	0
Deodar Cedar	1	1	0
Norway Spruce	4	4	0
Blue Spruce	2	2	0
Smaragd	1	1	0
Scot Pine	1	1	0
Pine	1	1	0
Total (excluding Alder and Cottonwood Trees)	52	52	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		114	
Total Retained and Replacement Trees		114	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there are a total of 52 mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 1.8 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into

consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 105 replacement trees on the site. The applicant is proposing 114 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including spruce, redbud, katsura, dogwood, and maples.
- In summary, a total of 114 trees are proposed to be replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	TCP Redesignation Map
Appendix VI.	OCP Redesignation Map

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar

DEVELOPMENT PERMIT APPLICATION



2023/02/28

TOWNHOUSE DEVELOPMENT
17101, 17111 - 80 AVENUE
SURREY, BC



DRAWING LIST

• COVER	A-0.1
• PROJECT SUMMARY	A-0.2
• TOPOG SURVEY	A-0.3
• BASE PLAN	A-0.4
• CONTEXT PLAN	A-0.5
• SITE PLAN	A-1.0
• FIRE ACCESS PLAN	A-1.1
• STREET VIEW	A-1.2
• FLOOR PLAN	A-2.0
• ELEVATIONS	A-3.0
• SECTIONS	A-4.0 - 4.1
• UNIT PLANS	A-5.0

PROJECT TEAM

ARCHITECT- DAVID EATON ARCHITECT INC.

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

SURVEYOR- TARGET LAND SURVEYING LTD

112-10422 168th Street
Surrey, BC V4N 1R9
604-583-6161
adam@targetlandsurveying.ca

CIVIL HUB ENGINEERING INC.

#212 12992 76 AVENUE
Surrey, BC V3W 2V6
604-572-4328
mgj@hub-inc.com

LANDSCAPE MPG LANDSCAPE

Suite C100 - 4185 Still Creek Drive
Burnaby, BC V5C 6G9
604-294-0022
pat@pmglandscape.com

PROGRAM SUMMARY

LOT INFO	ADDRESS	17101 & 17111 - 80 AVENUE, SURREY, BRITISH COLUMBIA							
	LEGAL DESCRIPTION	LOT 2 SECTION 30 TOWNSHIP 8 PLAN NWP10587 NWD LOT 1 SECTION 30 TOWNSHIP 8 PLAN NWP10587 NWD PART SW 1/4							
LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)				
	GROSS AREA	124,858	11,599	2.87	1.16				
	ROAD DEDICATION	22,886	2,126	0.53	0.21				
	NET AREA (AFTER DEDICATION)	101,972	9,473	2.34	0.95				
ZONING	CURRENT		PROPOSED						
	ZONING	A1		CD					
	AREA LAND USE PLAN	FLEETWOOD PLAN							
	SETBACKS		PROPOSED						
	SOUTH (ALONG 80 AVE)		4.5m						
	NORTH (ALONG NEIGHBOURING LOT)		6.0m & 3.0m						
	EAST (ALONG 171 STREET)		4.5m						
	WEST (ALONG NEIGHBOURING LOT)		3.0m						
	BLDG HEIGHT		PERMITTED	PROPOSED					
			13 m	3 STOREY < 13 m					
ZONING	DENSITY		PERMITTED	PROPOSED					
	UPA (UNITS PER ACRE)			24					
	TOWNHOUSE DWELLING UNITS			57					
ZONING	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)					
	PROPOSED	38945	3,618	38.19%					
	PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION							
GROSS AREA		GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA
(EXCLUDING GARAGE & AMENITY)		(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)		(Sqft)
UNIT-A / 4 BEDROOM		415	230	645	624	701	1,555	25	38,875
UNIT-B / 4 BEDROOM		447	243	690	673	752	1,668	18	30,024
UNIT-C / 4 BEDROOM		415	210	625	604	681	1,495	9	13,455
UNIT-D / 4 BEDROOM		447	288	735	717	796	1,801	5	9,005
							TOTAL	57	91,359
							TOTAL FAR (NET)		0.90
OFF STREET PARKING		PARKING REQUIREMENTS BREAKDOWN							
	RESIDENTIAL	NO. OF UNITS	PERMITTED	REQUIRED STALLS	PROVIDED STALLS				
	TOWHHOUSE	57	2 CAR / UNIT	114	114				
	VISITORS	57	0.2 CAR / UNIT	11.4 SAY 11	12				
	TOTAL				126				
AMENITY CALCULATIONS	AMENITY		REMARKS						
	INDOOR AMENITY	REQUIRED (Sqft)	1,824	32 Sqft / UNIT					
		PROPOSED (Sqft)	1,820						
	OUTDOOR AMENITY	REQUIRED (Sqft)	1,824	32 Sqft / UNIT					
		PROPOSED (Sqft)	2,700						



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2022-11-16	DP Application
2022-07-26	DP Application
2022-06-07	Revised / comments
2022-01-07	Preliminary Application
Date	Description
Issues / Revisions	

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU00_2501

Sheet Title
PROJECT SUMMARY

Scale

Sheet No.

A-0.2



2023/02/28

2023/02/24	Revised comments
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2023/06/07	Revised comments
2023/03/07	Preliminary Application
	Date
	Description
	Issues / Revisions
	Sheet

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
 Checked By
 Sheet Title

Scale
 Sheet No.

A-0.3

TOPOGRAPHIC SITE PLAN OF LOT 1 AND 2 SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 10587

CIVIC ADDRESSES:
 17101 80 Ave. Surrey, BC P.L.D. 009-394-701
 17111 80 Ave. Surrey, BC P.L.D. 009-394-646

- LEGEND**
- DENOTES STANDARD IRON POST FOUND
 - ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES CATCH BASIN - TOP ENTRY
 - ⊕ DENOTES GUY WIRE
 - ⊕ DENOTES UTILITY POLE
 - ⊕ DENOTES STREET LIGHT - DAVIT
 - ⊕ DENOTES WATER VALVE
 - ⊕-S DENOTES SANITARY MANHOLE
 - ⊕-D DENOTES STORM MANHOLE
 - ⊕ DENOTES TREE AND CANOPY EXTENT
 - × DENOTES GROUND ELEVATION
 - ⊕ DENOTES GATE OPENING
 - ⊕ DENOTES CATCH BASIN - ROUND
 - ⊕ DENOTES SPTIC LD
 - ⊕-SAN DENOTES SANITARY INSPECTION CHAMBER
 - ⊕-IC DENOTES INSPECTION CHAMBER

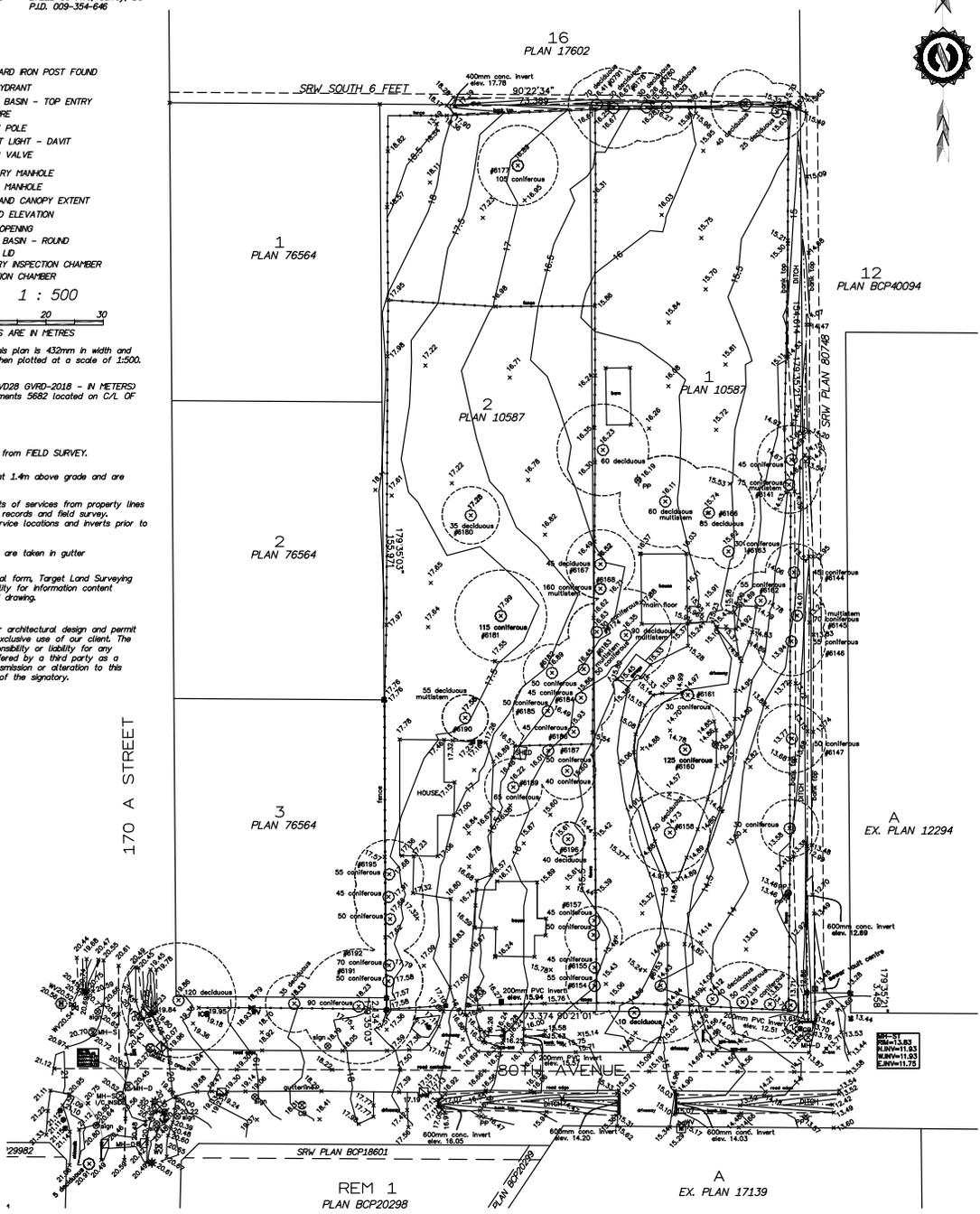
SCALE 1 : 500

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 432mm in width and 560mm in height (C size) when plotted at a scale of 1:500.

Elevations are Geodetic (CVD28 GVD-2018 - IN METERS)
 Derived from Control Monument 5682 located on C/L OF 80AVE. at 172 ST.
 Elevation = 8.915m

Lot boundaries are derived from FIELD SURVEY.
 Tree diameters are taken at 1.4m above grade and are shown in cm.
 Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.
 Spot elevations along curb are taken in gutter.
 If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.
 This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.



CERTIFIED CORRECT
 DATED THIS 30th DAY OF November, 2021.

M. Adam Fulkerson

B.C.L.S.

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Project Title
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Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
YG

Date
2022-01-04

Checked By
PY

Project ID
SUD02_2501

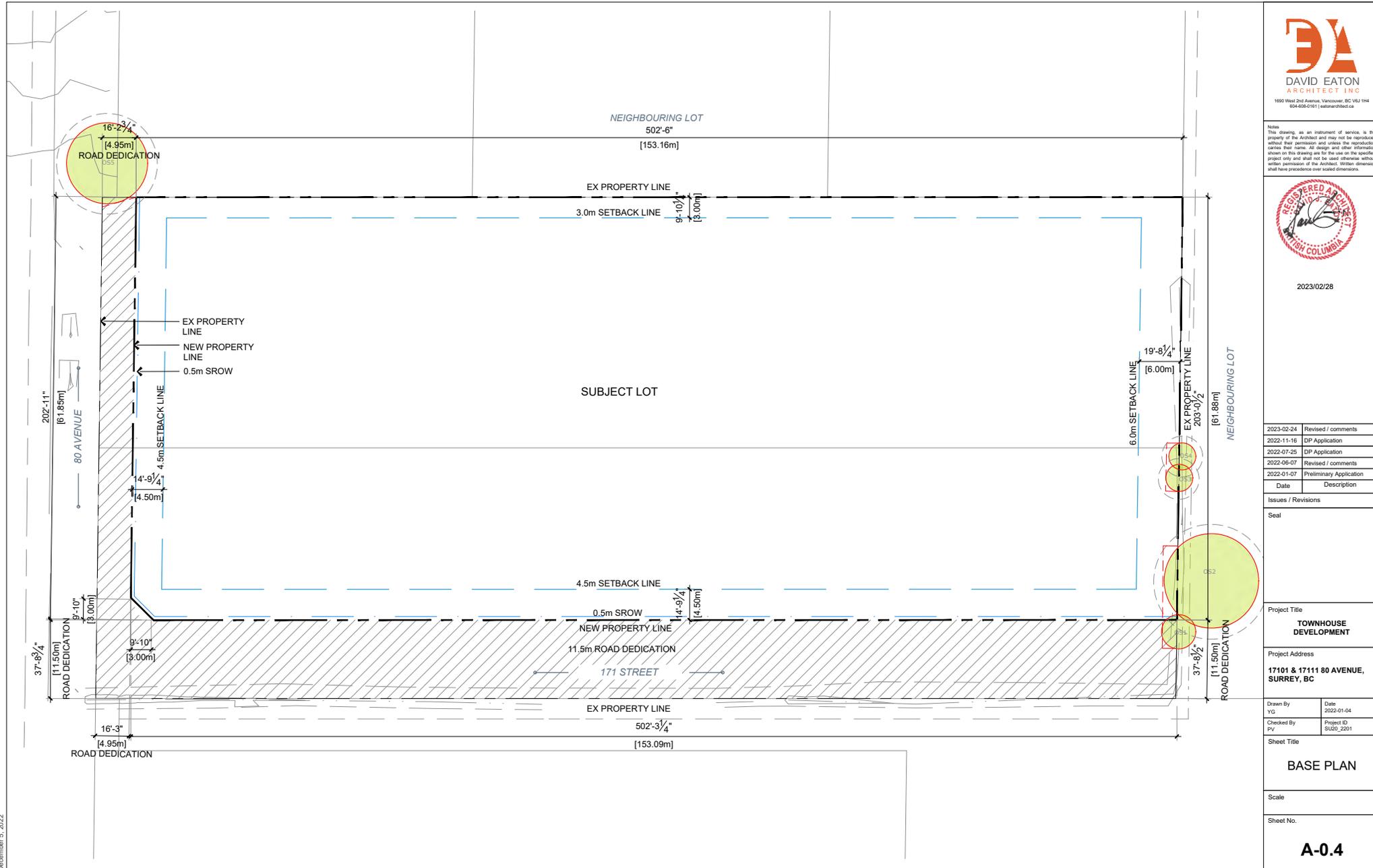
Sheet Title

BASE PLAN

Scale

Sheet No.

A-0.4



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Issues / Revisions

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Project Title
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Project Address
17101 & 17111 80 AVENUE, SURREY, BC

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Checked By PY	Project ID SU20_2201

Sheet Title

CONTEXT PLAN

Scale

Sheet No.

A-0.5



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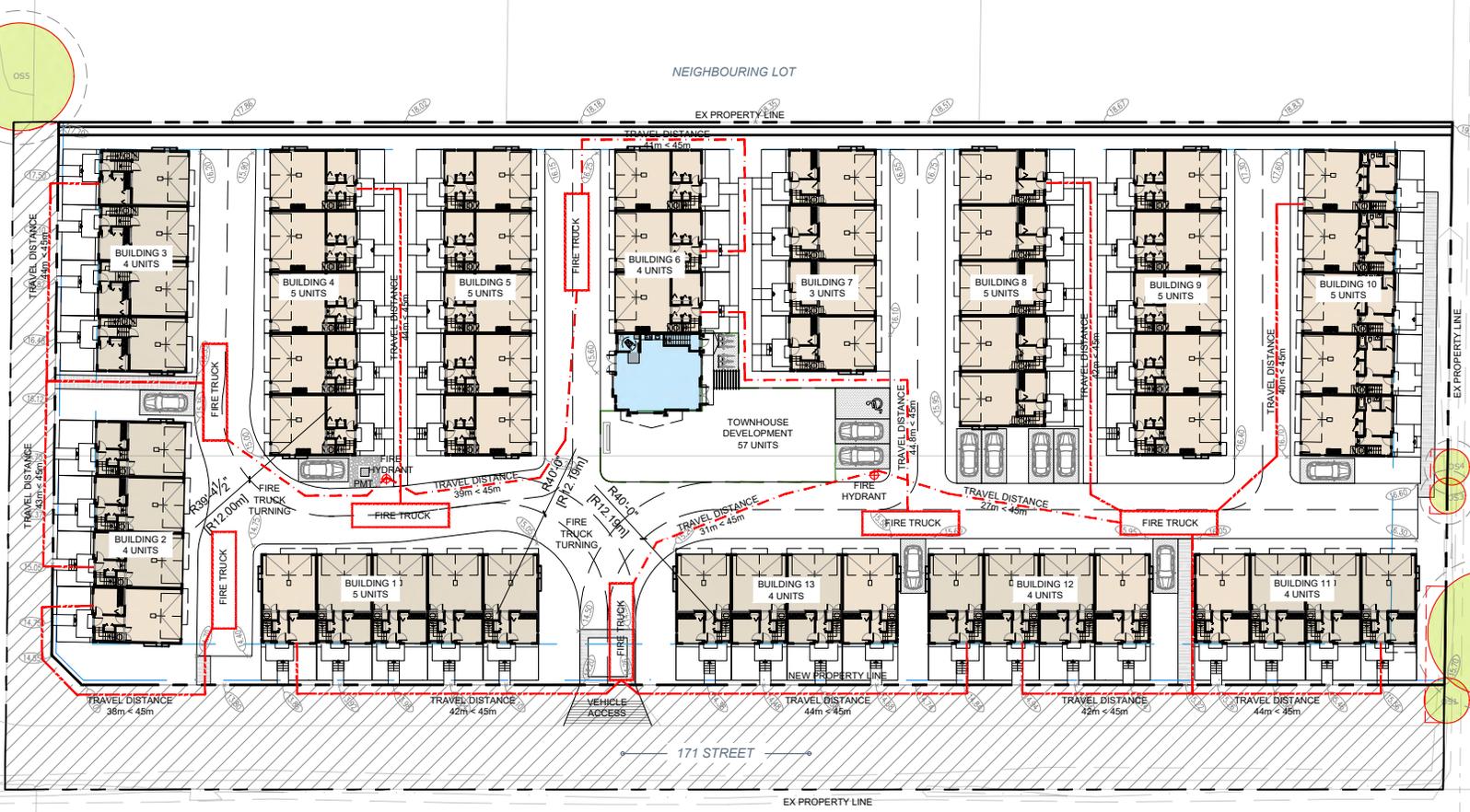
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Sheet Title
FIRE ACCESS PLAN

Scale

Sheet No.

A-1.1



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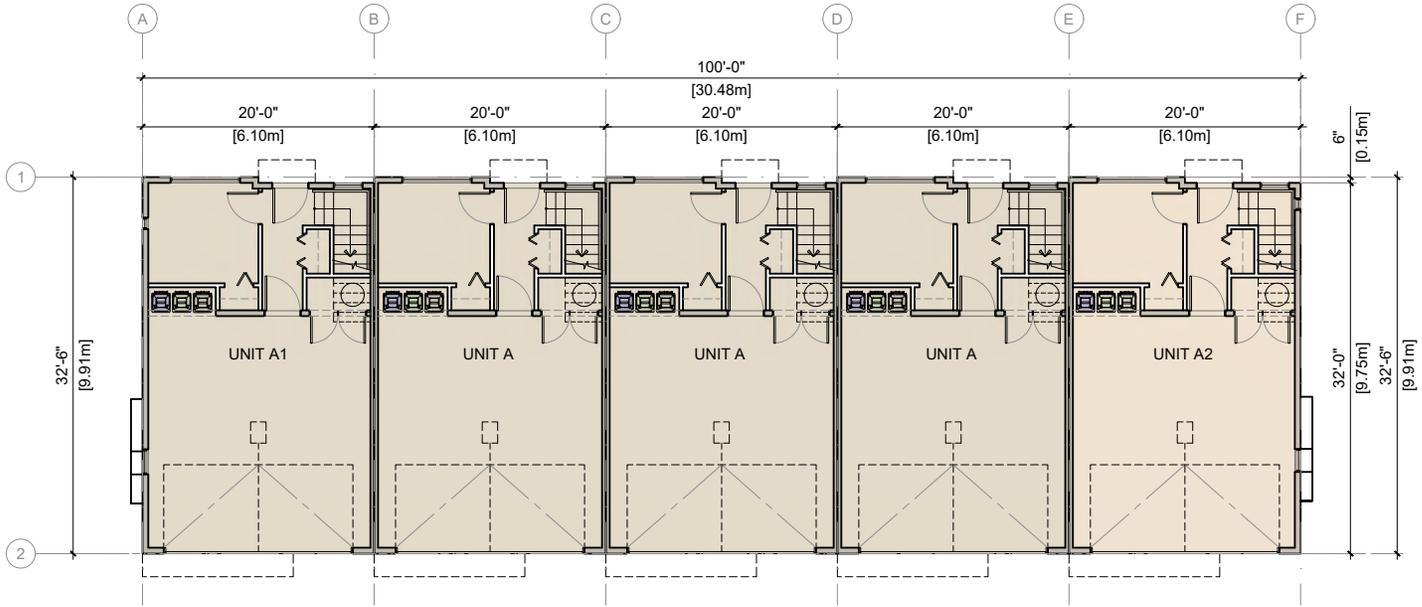
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Checked By PY	Project ID SU02_2501

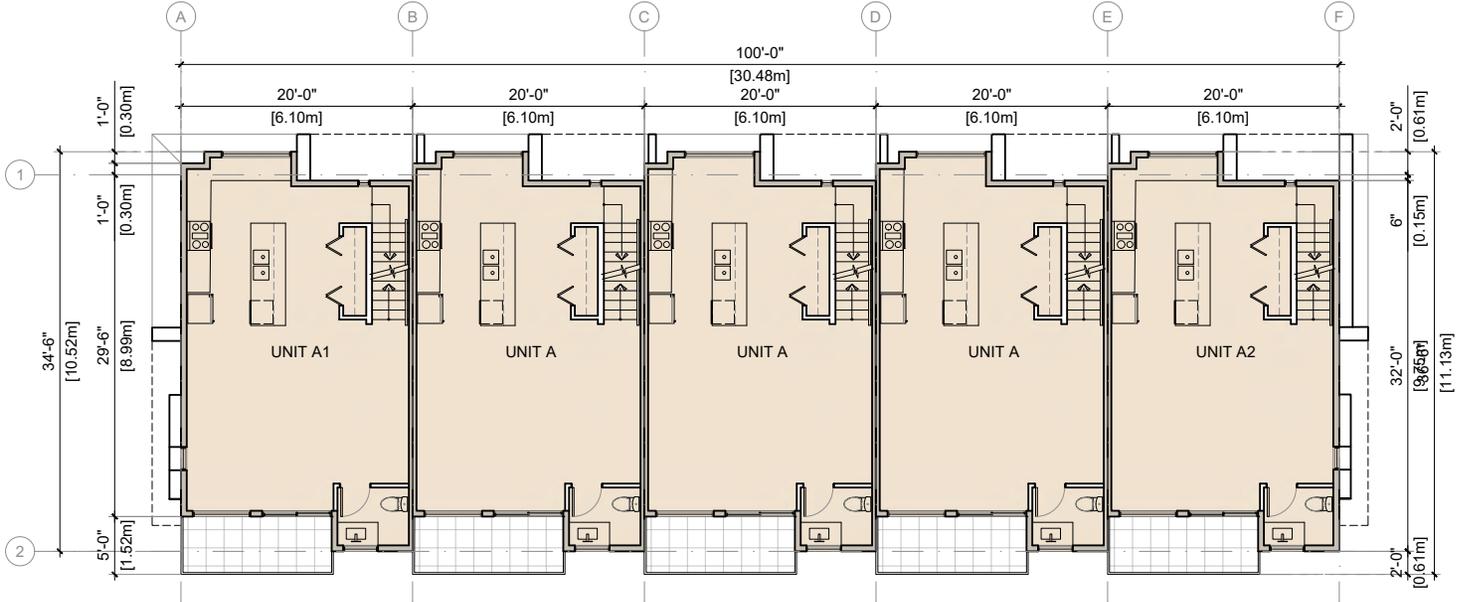
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FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

A-2.0



1 BUILDING 1
MAIN FLOOR



1 BUILDING 1
MAIN FLOOR

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1 BUILDING 1
THIRD FLOOR

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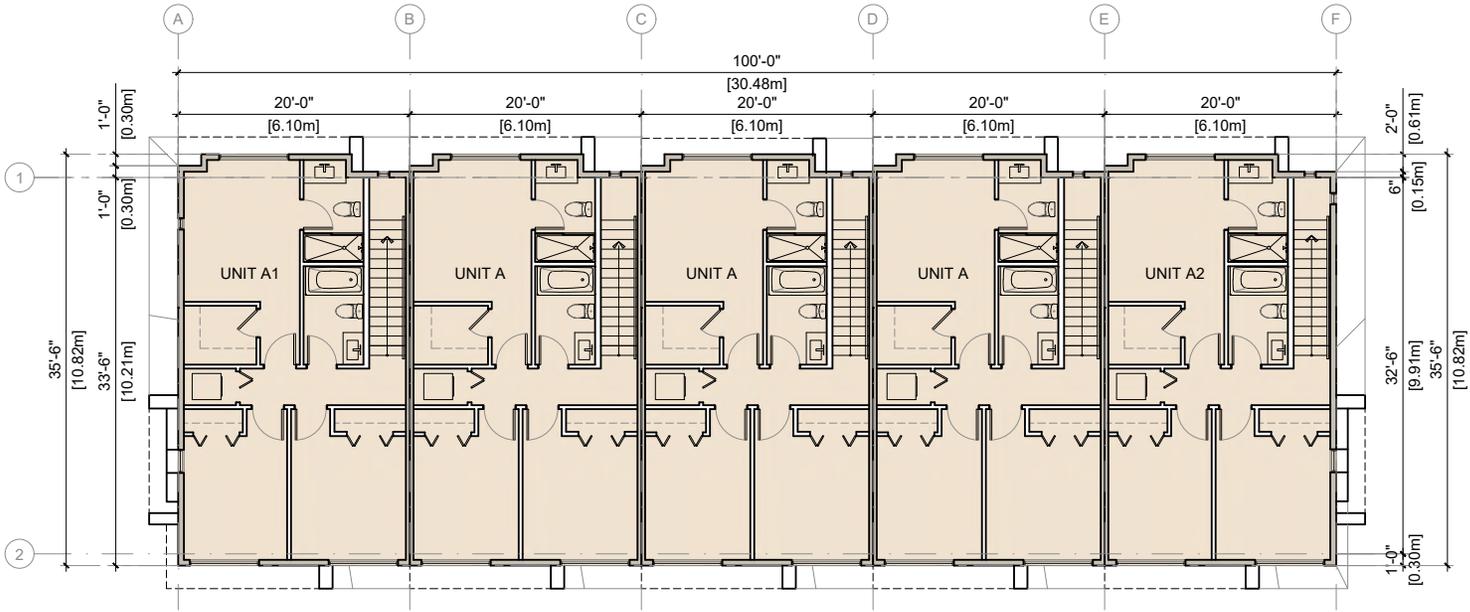
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FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

A-2.1

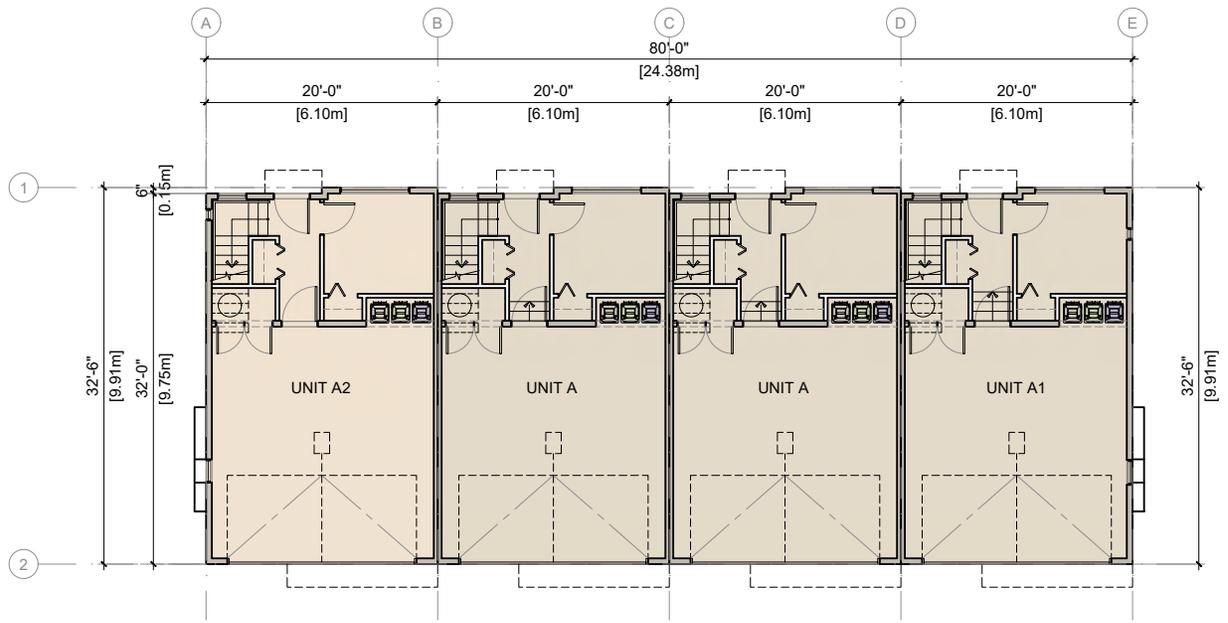


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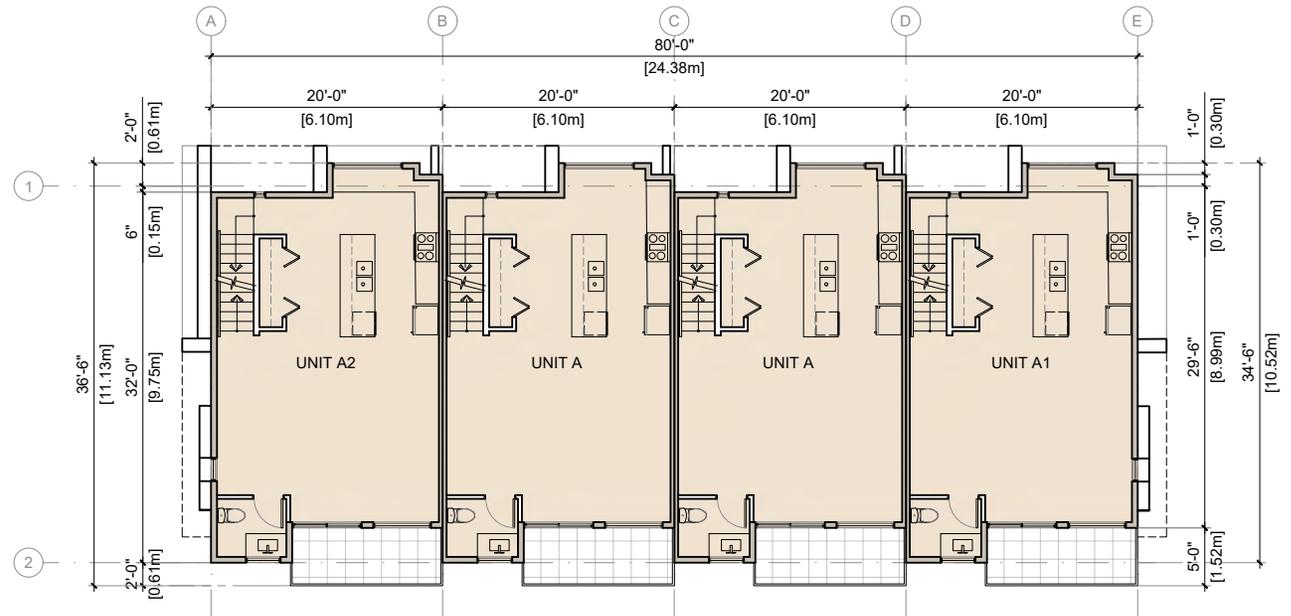


2023/02/28

1 BUILDING 2
MAIN FLOOR



2 BUILDING 2
SECOND FLOOR



2023-02-24	Revised / comments
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Issues / Revisions

Issue	Description
1	Seal

Project Title
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Sheet Title

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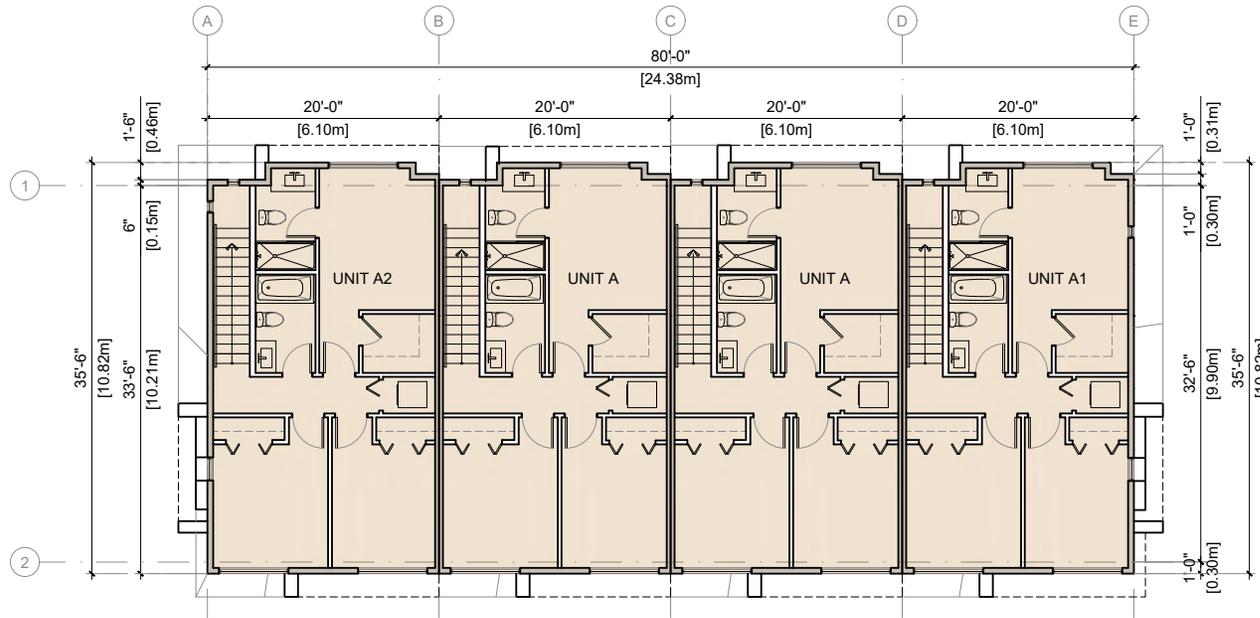
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KEY PLAN 

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1 BUILDING 2
MAIN FLOOR



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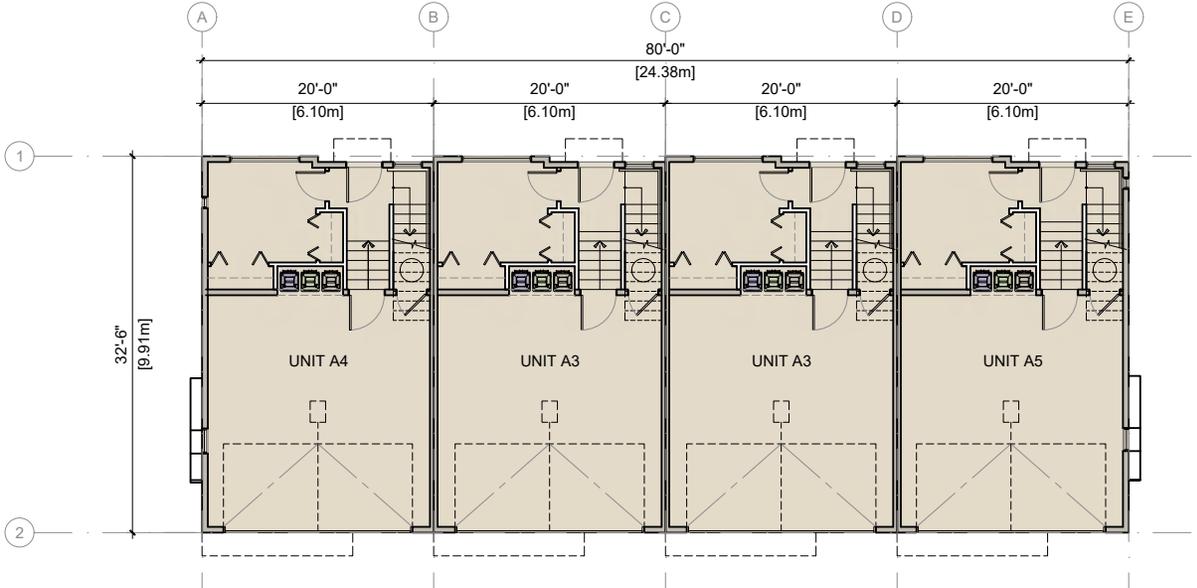
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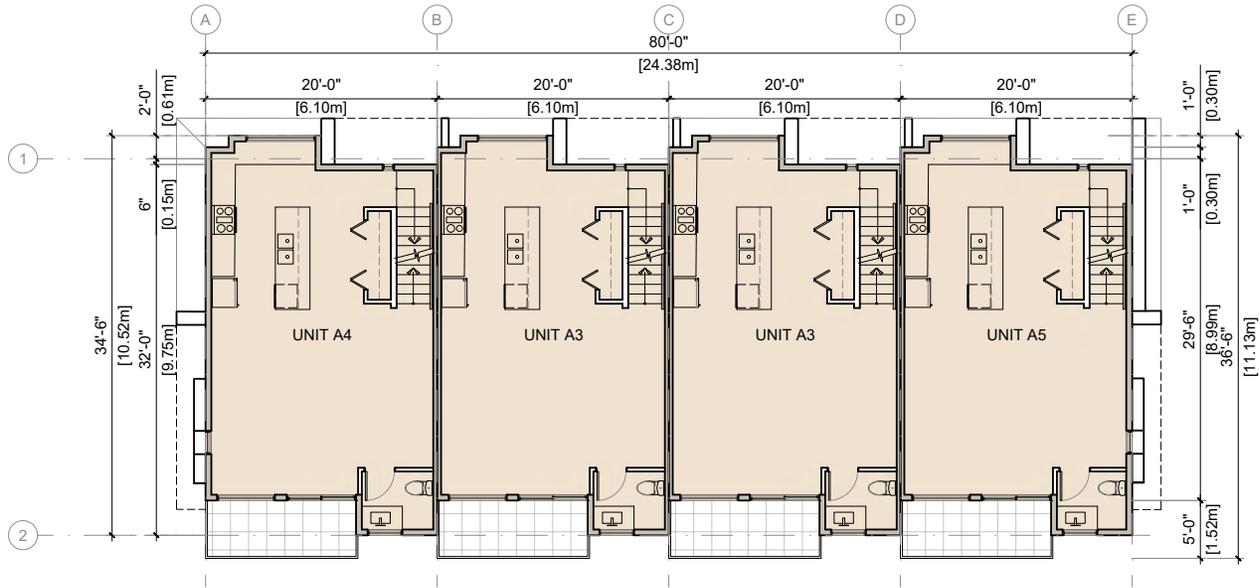


KEY PLAN 

2023/02/28



1 BUILDING 3
MAIN FLOOR



2 BUILDING 3
SECOND FLOOR

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Issues / Revisions

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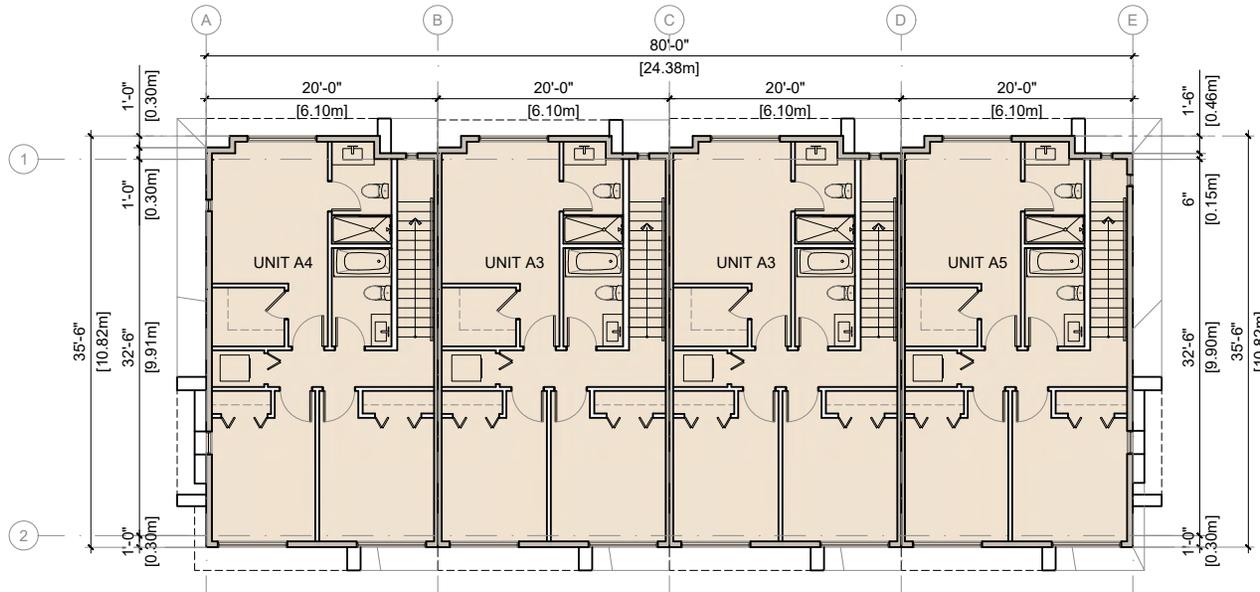
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1 BUILDING 3
THIRD FLOOR



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FLOOR PLANS

Scale
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A-2.5

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KEY PLAN 

2023/02/28

1 BUILDING 4
MAIN FLOOR

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Issues / Revisions

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Project Title
TOWNHOUSE DEVELOPMENT

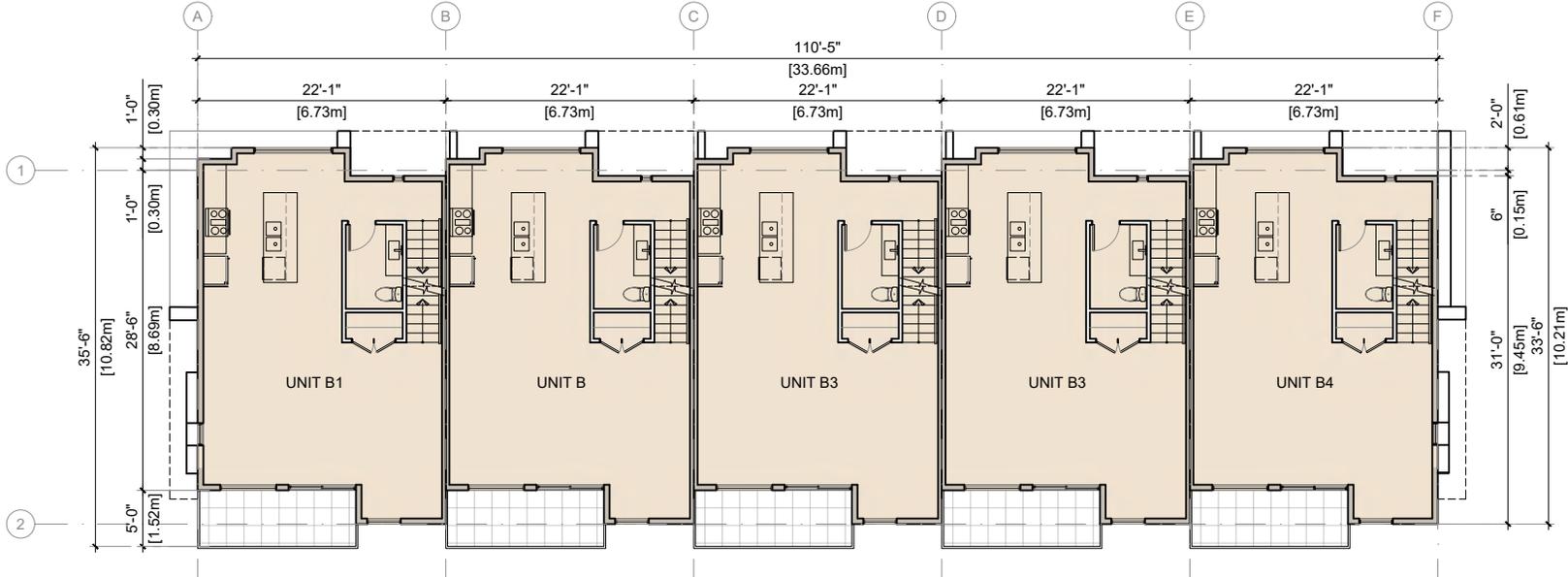
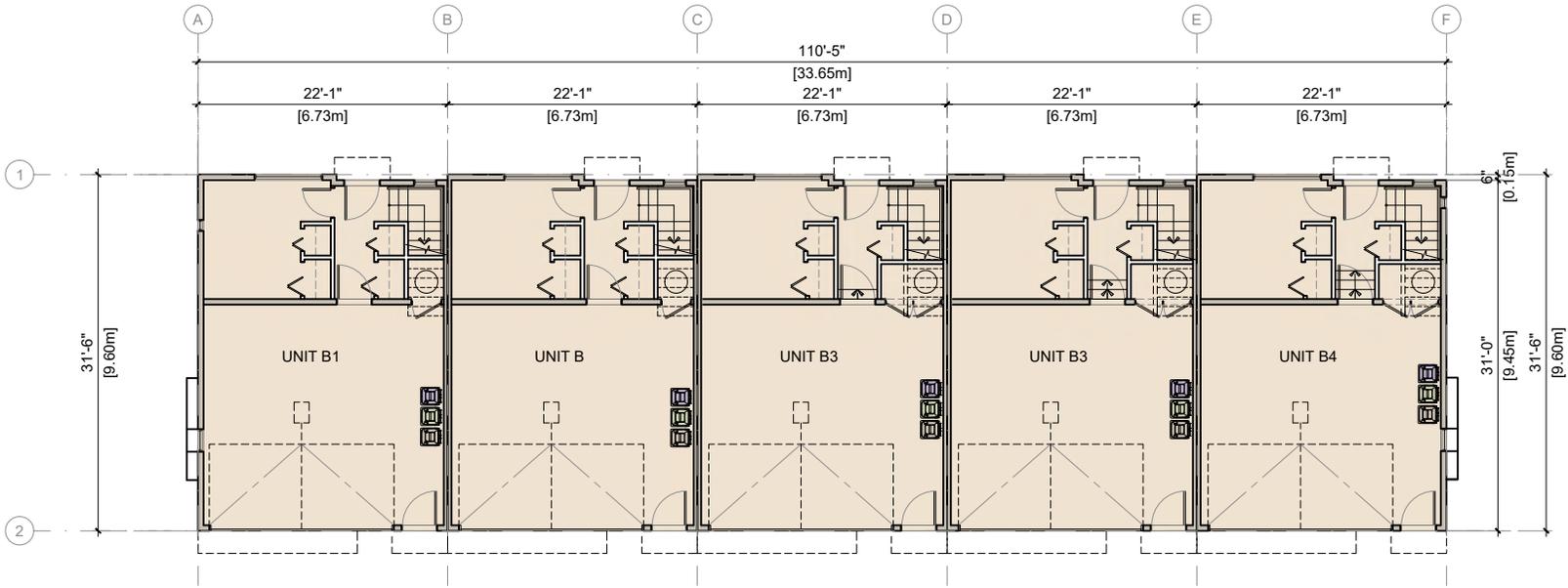
Project Address
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Drawn By YG	Date 2022-01-04
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Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

A-2.6



2 BUILDING 4
SECOND FLOOR

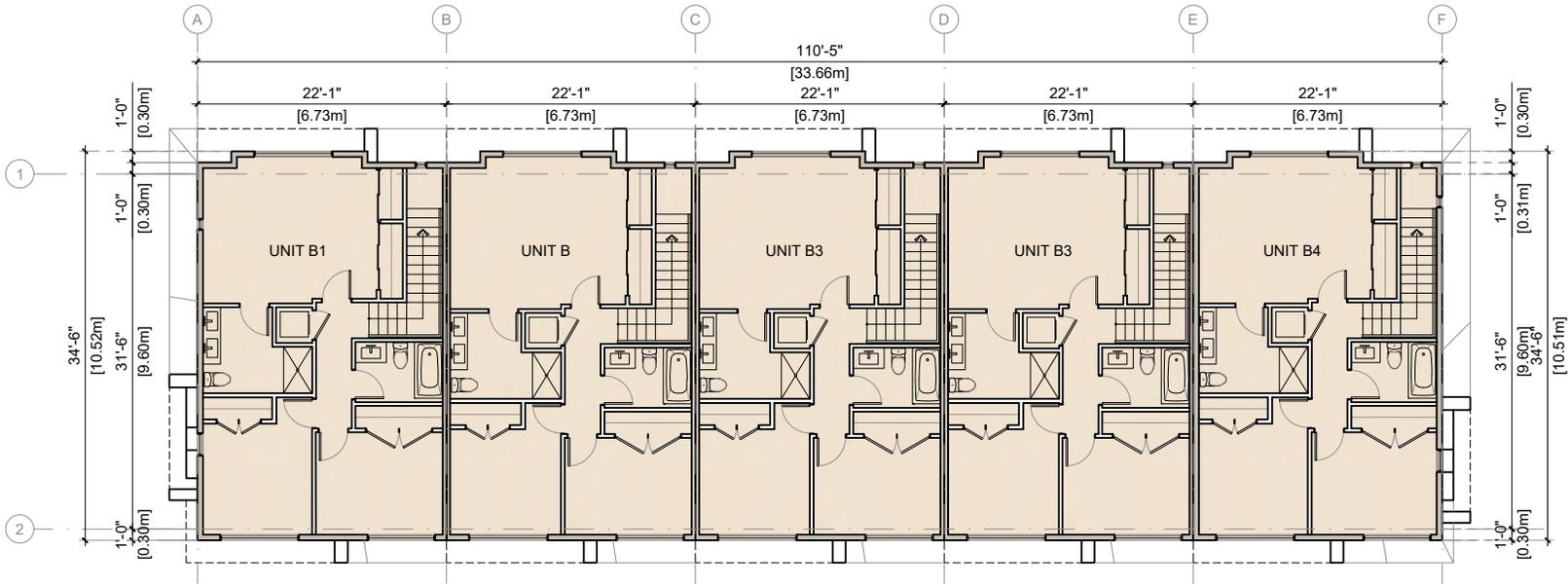
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KEY PLAN

2023/02/28

1 BUILDING 4
THIRD FLOOR



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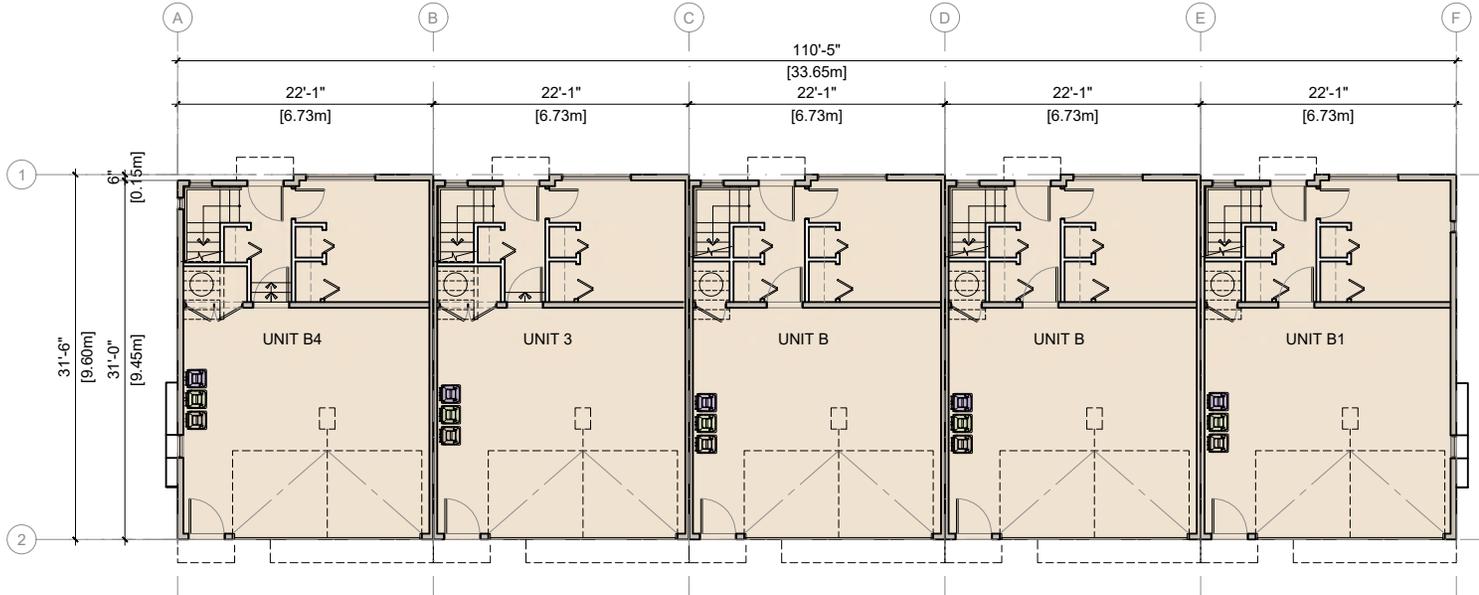
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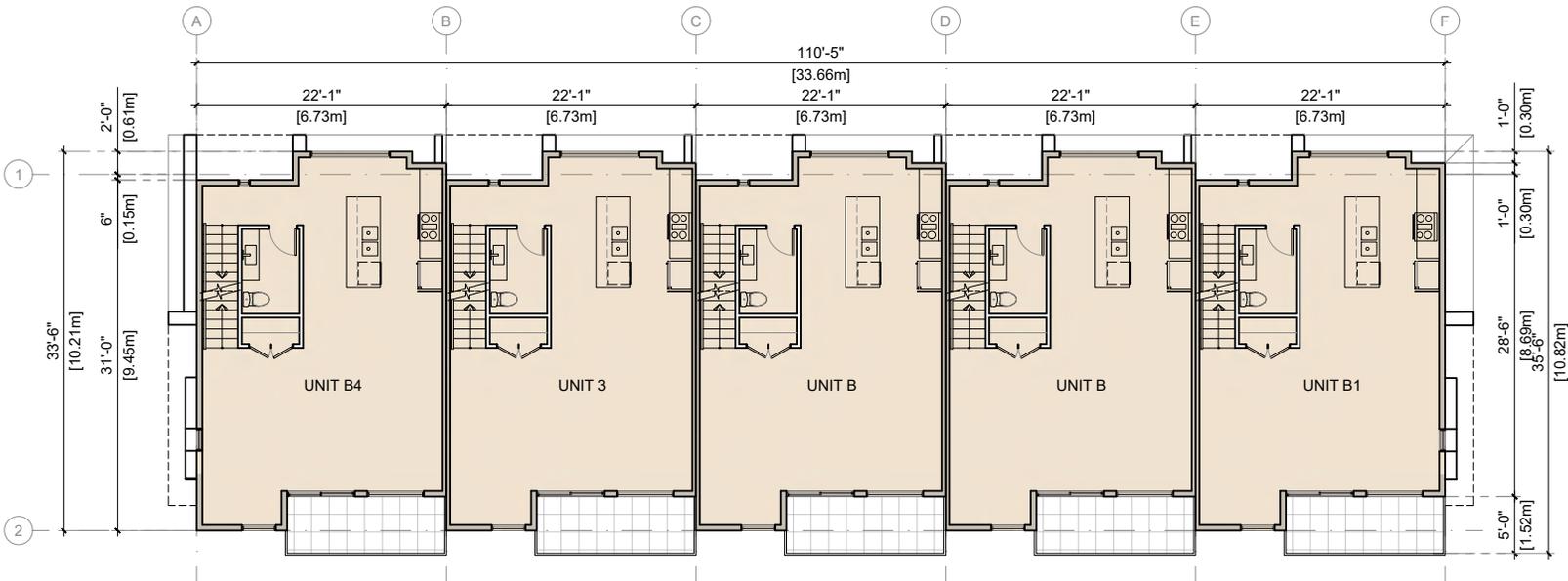


2023/02/28

1 BUILDING 5
MAIN FLOOR



2 BUILDING 5
SECOND FLOOR



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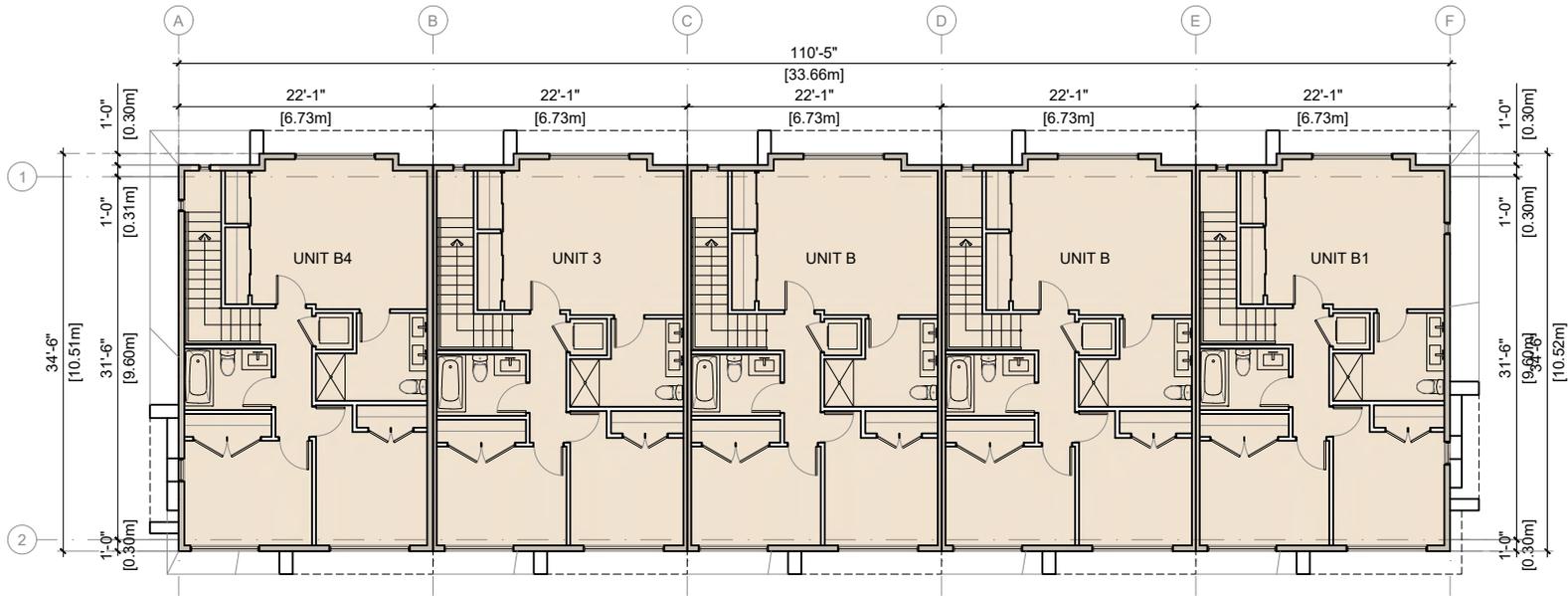
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KEY PLAN 

2023/02/28

1 BUILDING 5
THIRD FLOOR



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2022-06-07	Revised / comments
2022-01-07	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_201

Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

A-2.9

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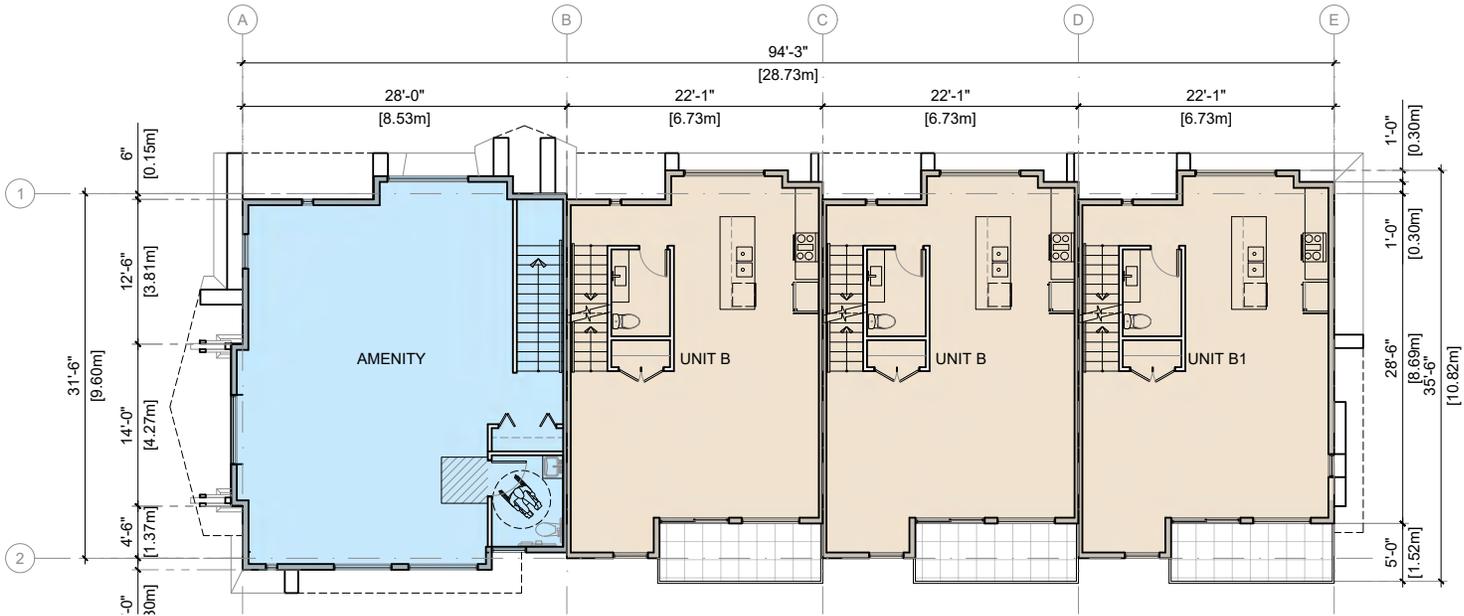
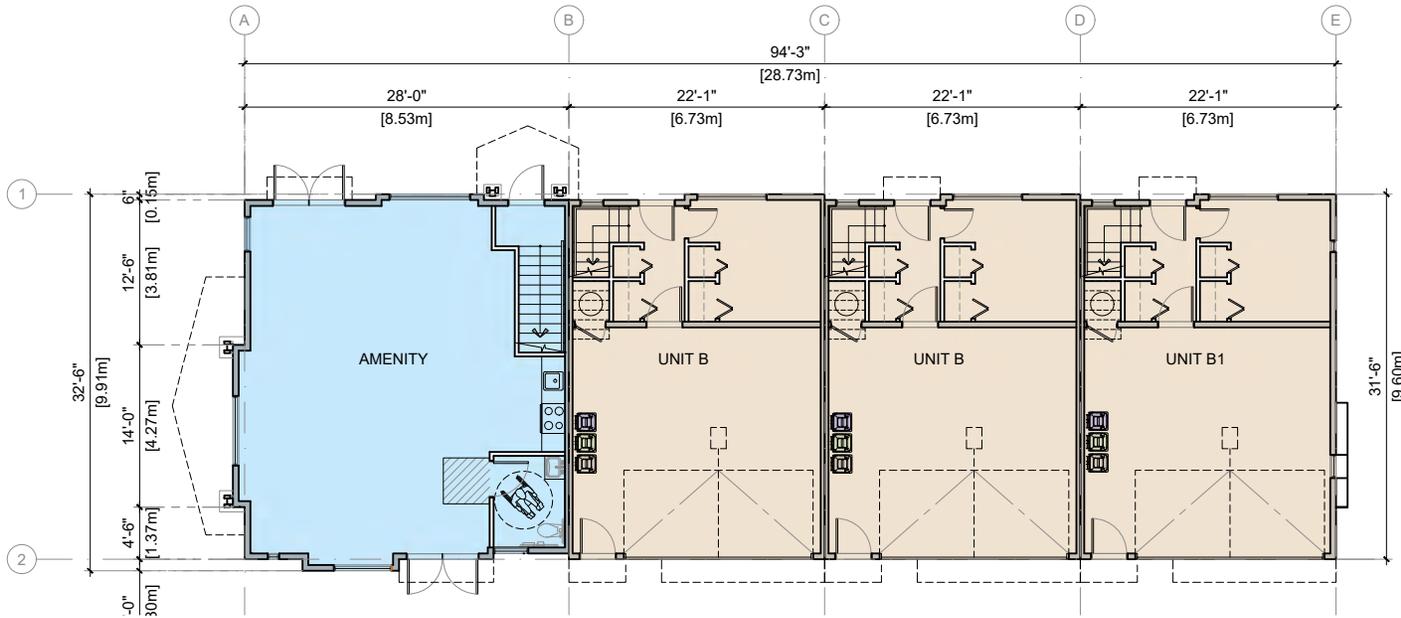


KEY PLAN 

2023/02/28

① BUILDING 6
MAIN FLOOR

② BUILDING 6
SECOND FLOOR



2023-02-24	Revised / comments
2022-11-16	DP Application
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Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

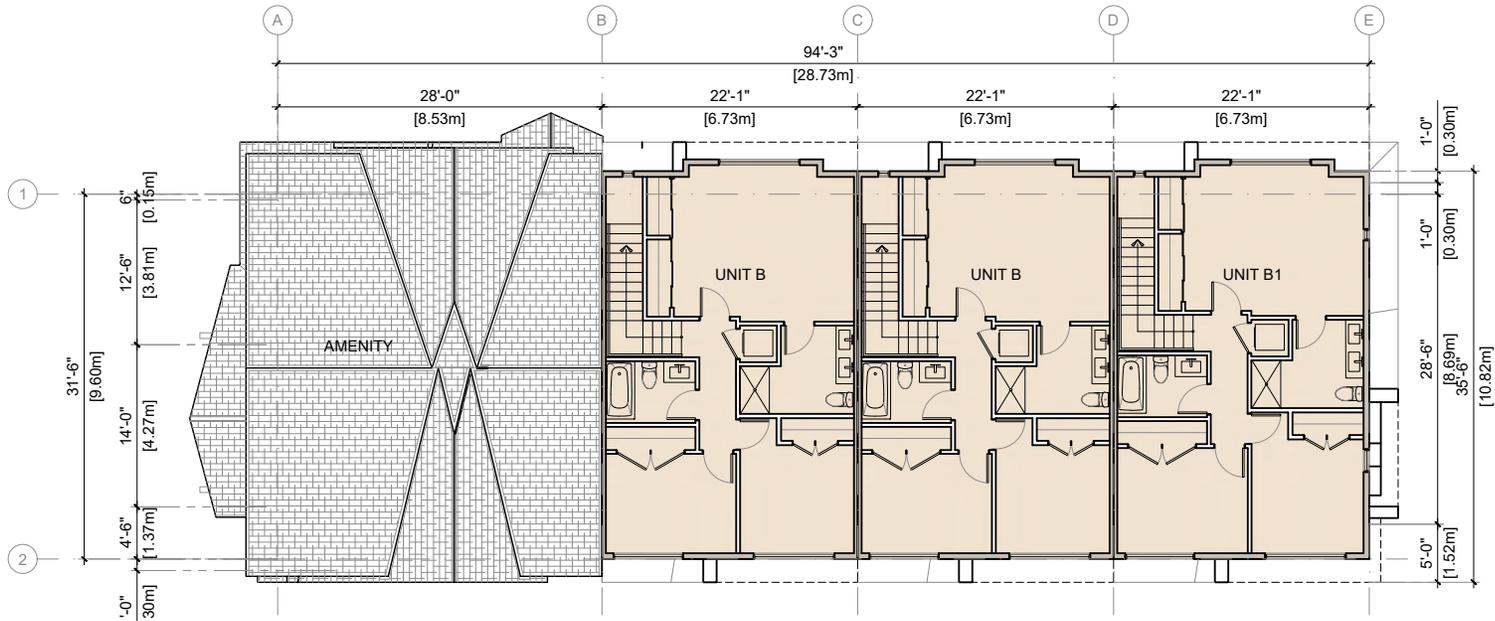
Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2501

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

A-2.10



1 BUILDING 6
THIRD FLOOR

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2023/02/28

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_201

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

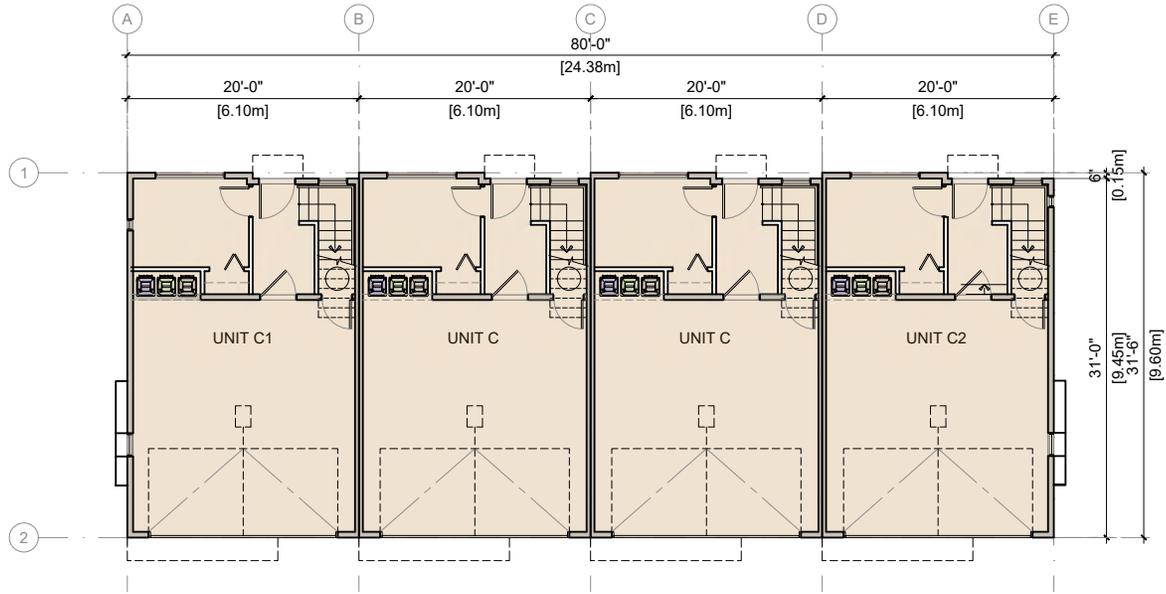
A-2.11

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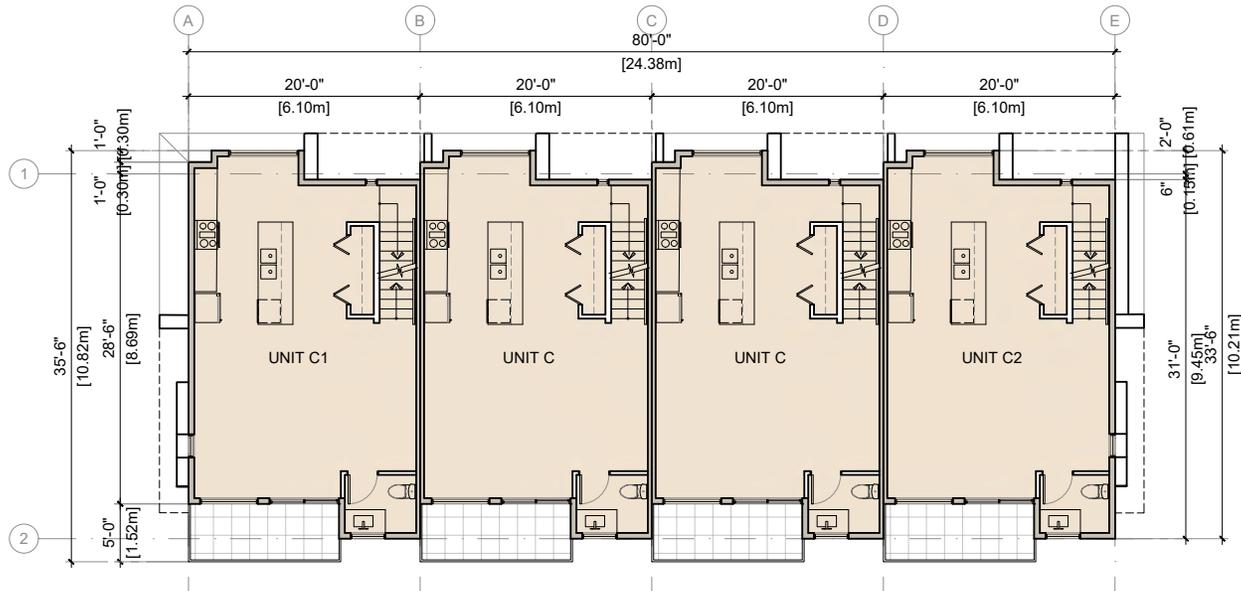


2023/02/28

① BUILDING 7
MAIN FLOOR



② BUILDING 7
SECOND FLOOR



2023-02-24	Revised / comments
2022-11-16	DP Application
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Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_2501

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

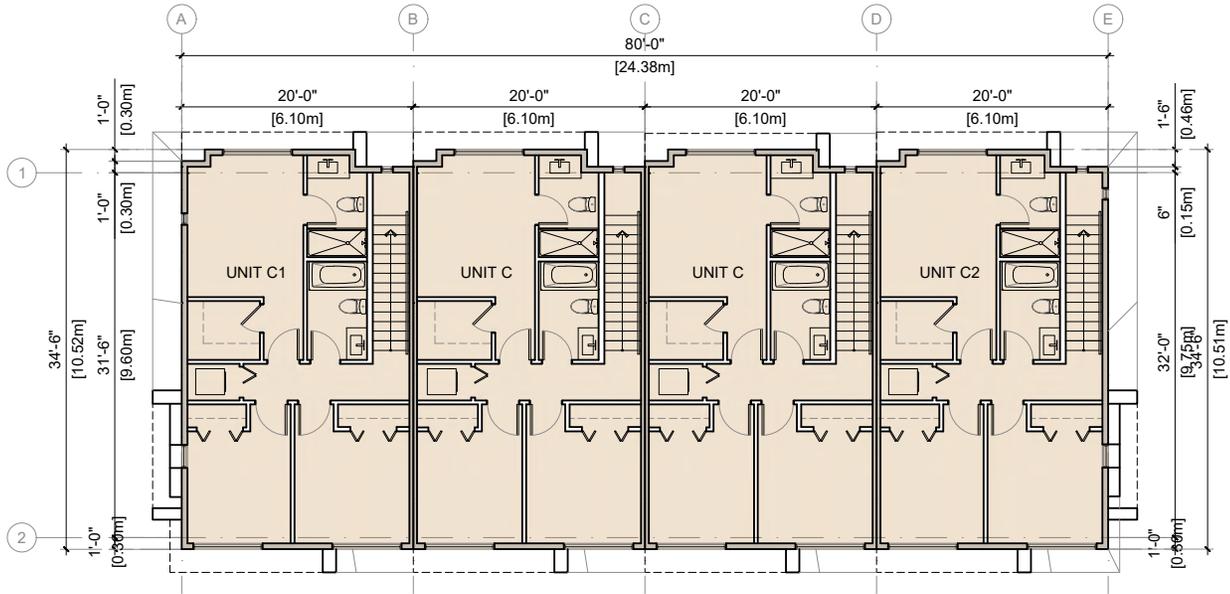
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KEY PLAN 

2023/02/28



① BUILDING 7
THIRD FLOOR

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_201

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

A-2.13

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2023/02/28

1 BUILDING 8
MAIN FLOOR

2023-02-24	Revised / comments
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2022-06-07	Revised / comments
2022-01-07	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

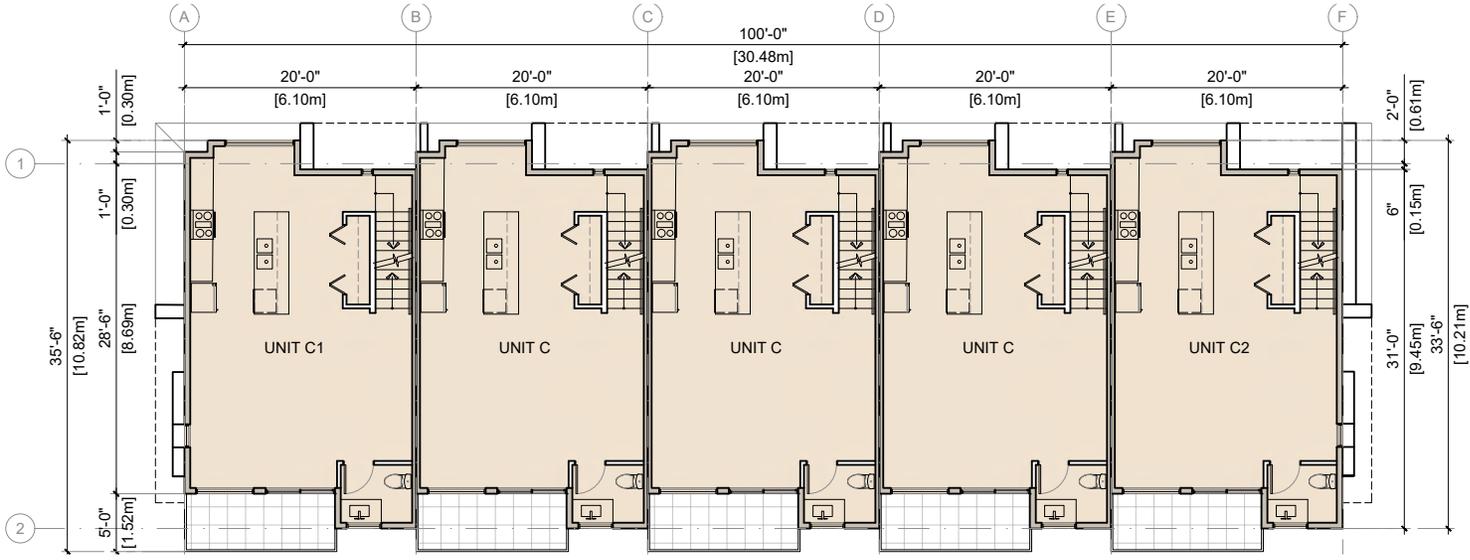
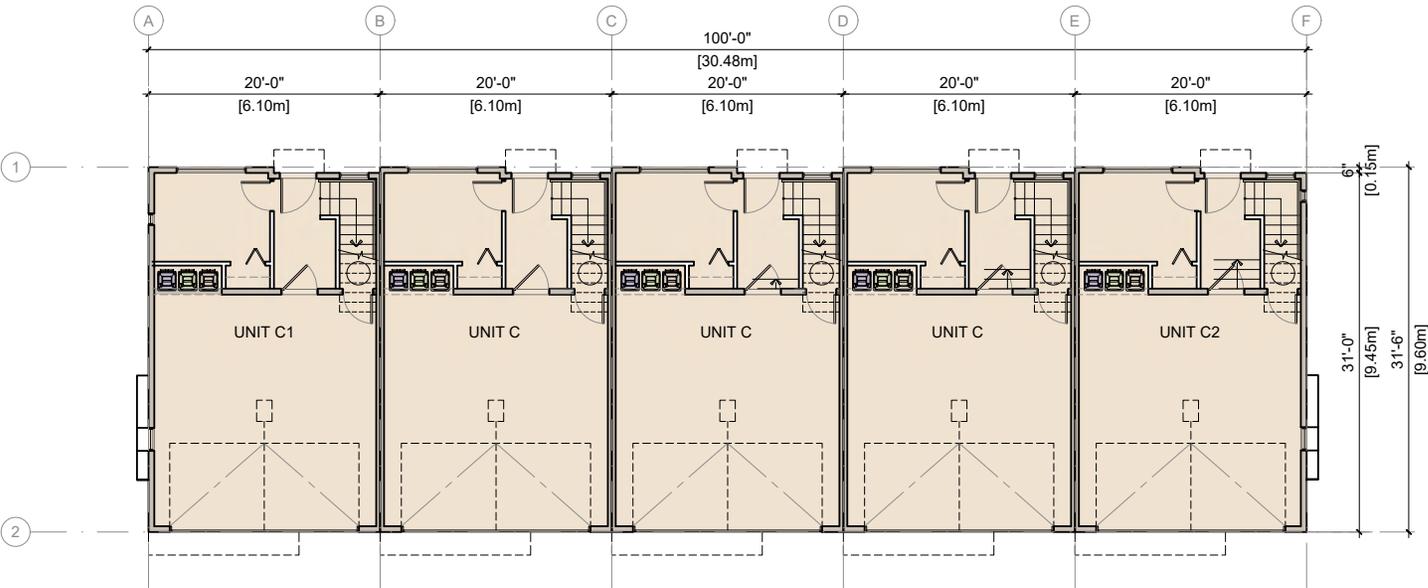
Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2501

Sheet Title
FLOOR PLANS

2 BUILDING 8
SECOND FLOOR

Scale
3/32" = 1'-0"
Sheet No.



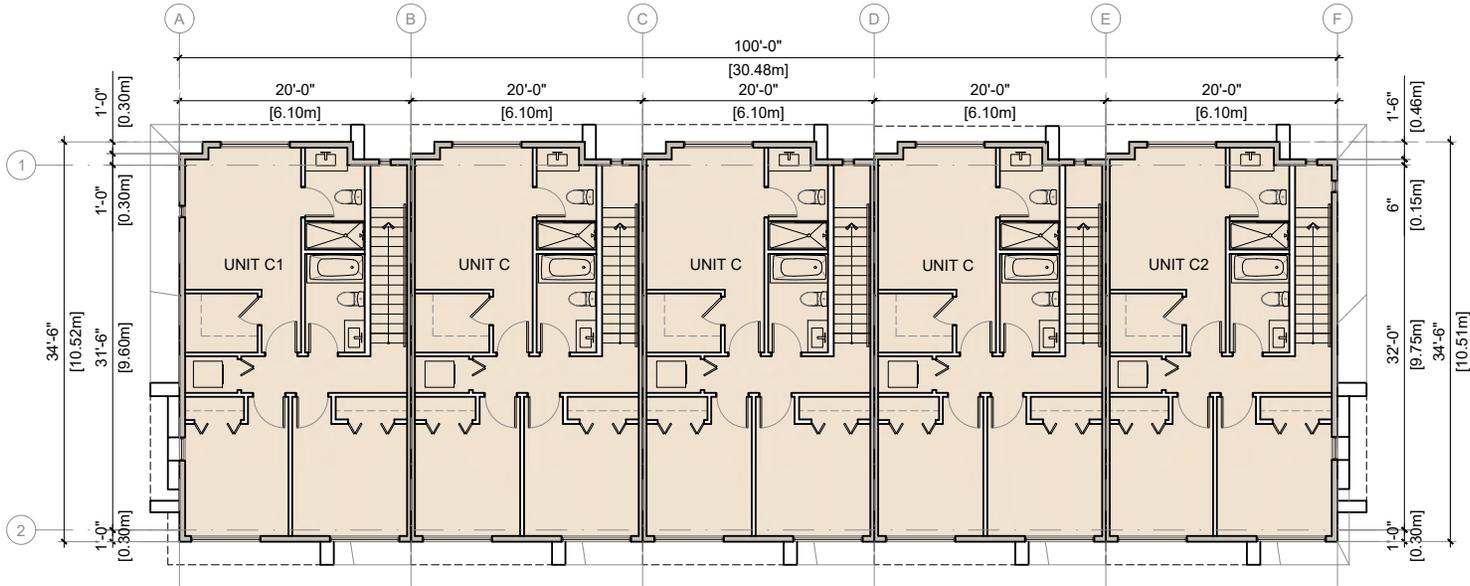
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KEY PLAN

2023/02/28

1 BUILDING 8
THIRD FLOOR



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------	-------------

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
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Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

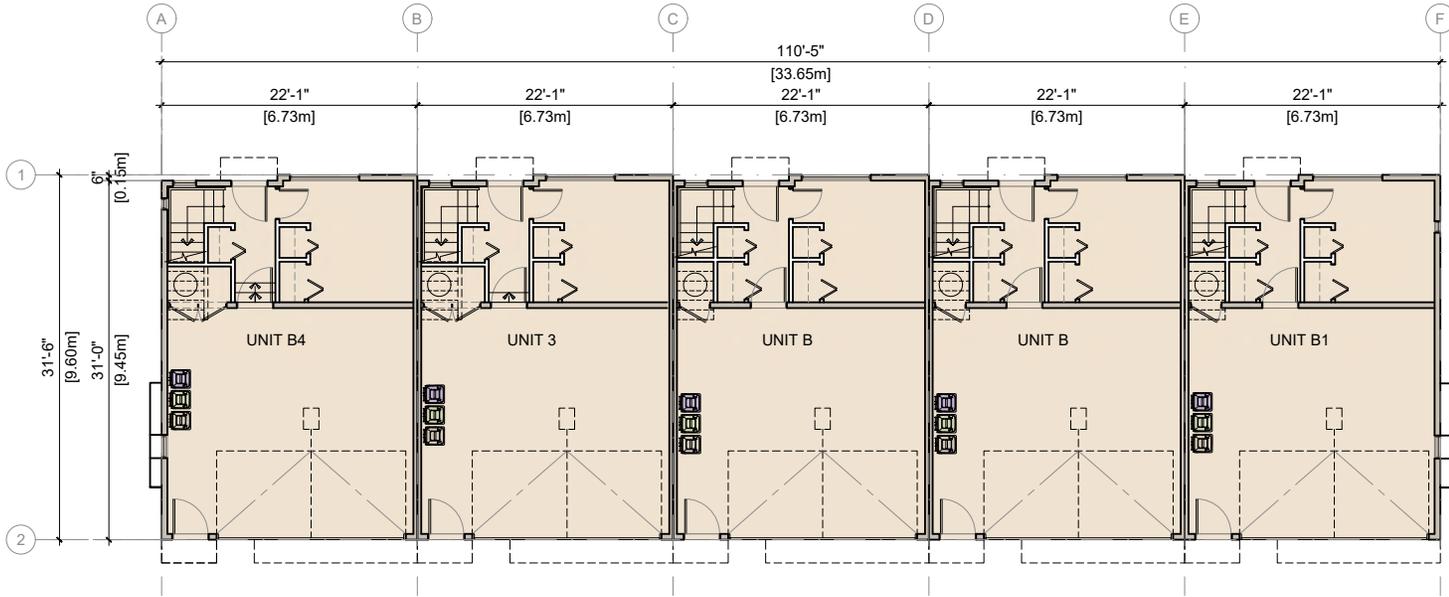
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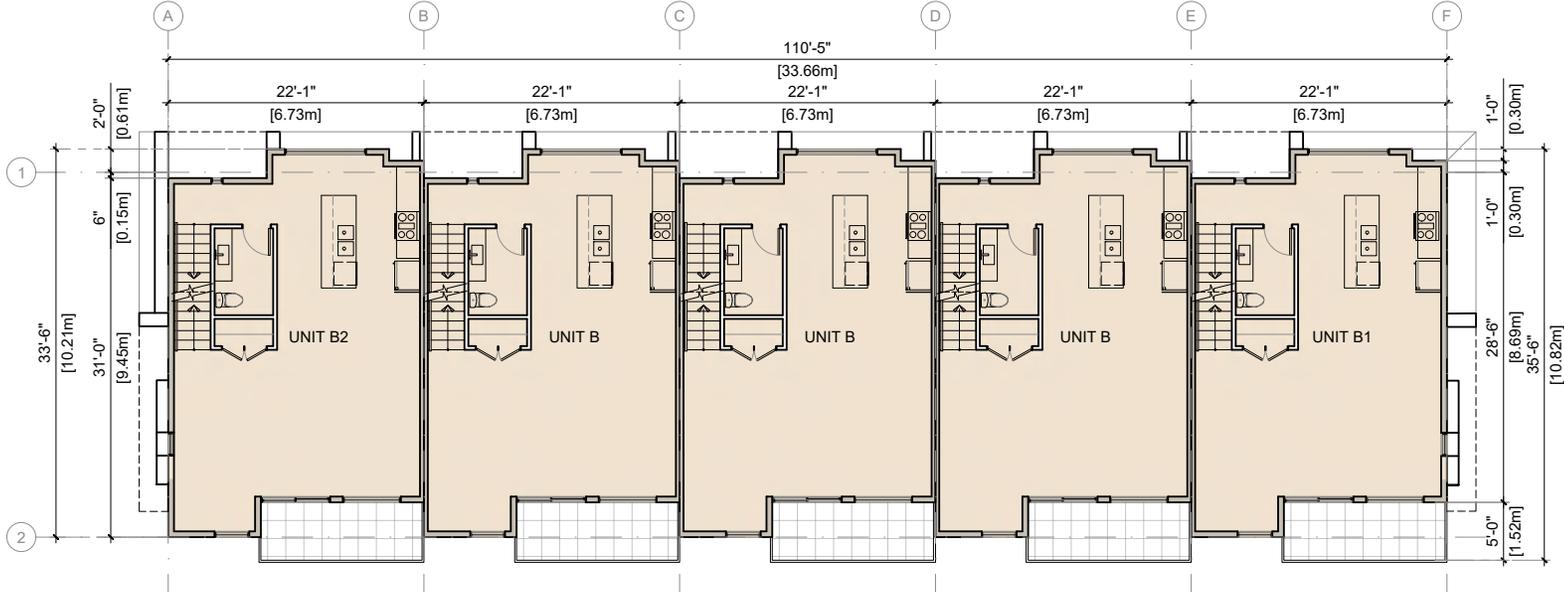


2023/02/28

1 BUILDING 9
MAIN FLOOR



2 BUILDING 9
SECOND FLOOR



2023-02-24	Revised / comments
2022-11-16	DP Application
2022-07-25	DP Application
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Date	Description

Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_2501

Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

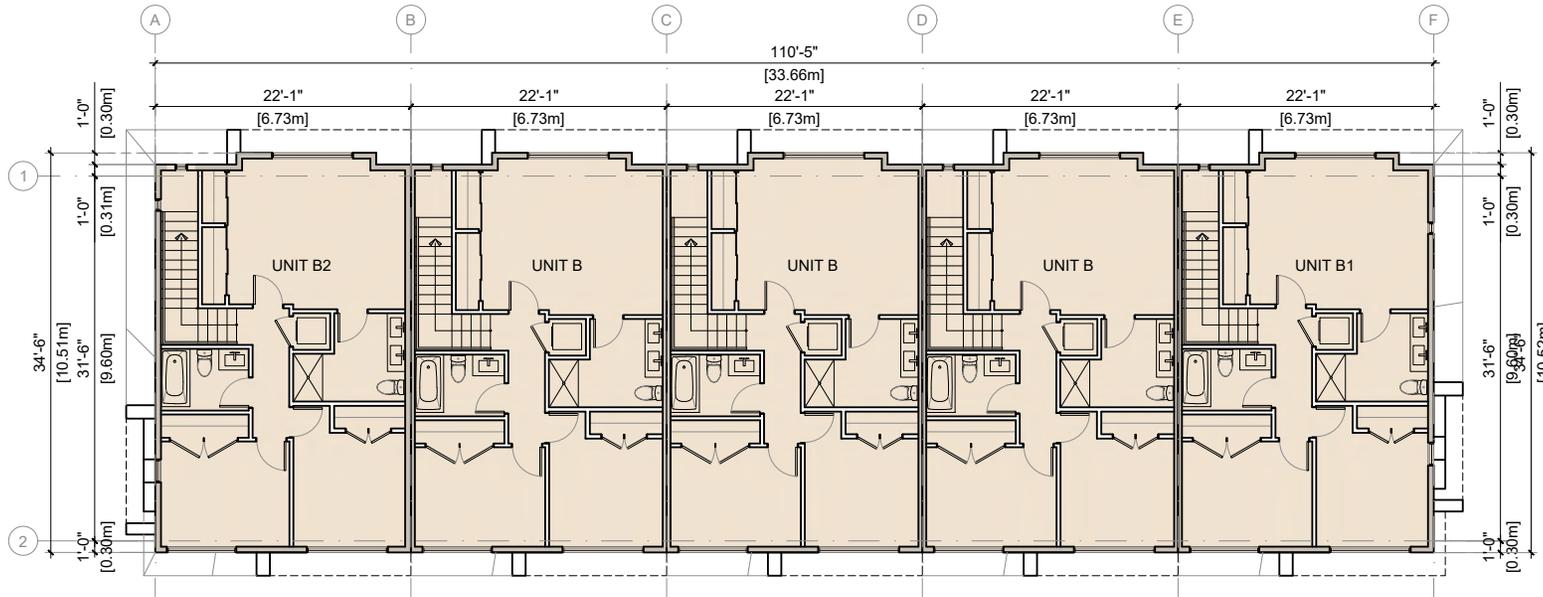
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KEY PLAN 

2023/02/28

1 BUILDING 9
THIRD FLOOR



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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By
YG Date
2022-01-04

Checked By
PV Project ID
SU02_2501

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

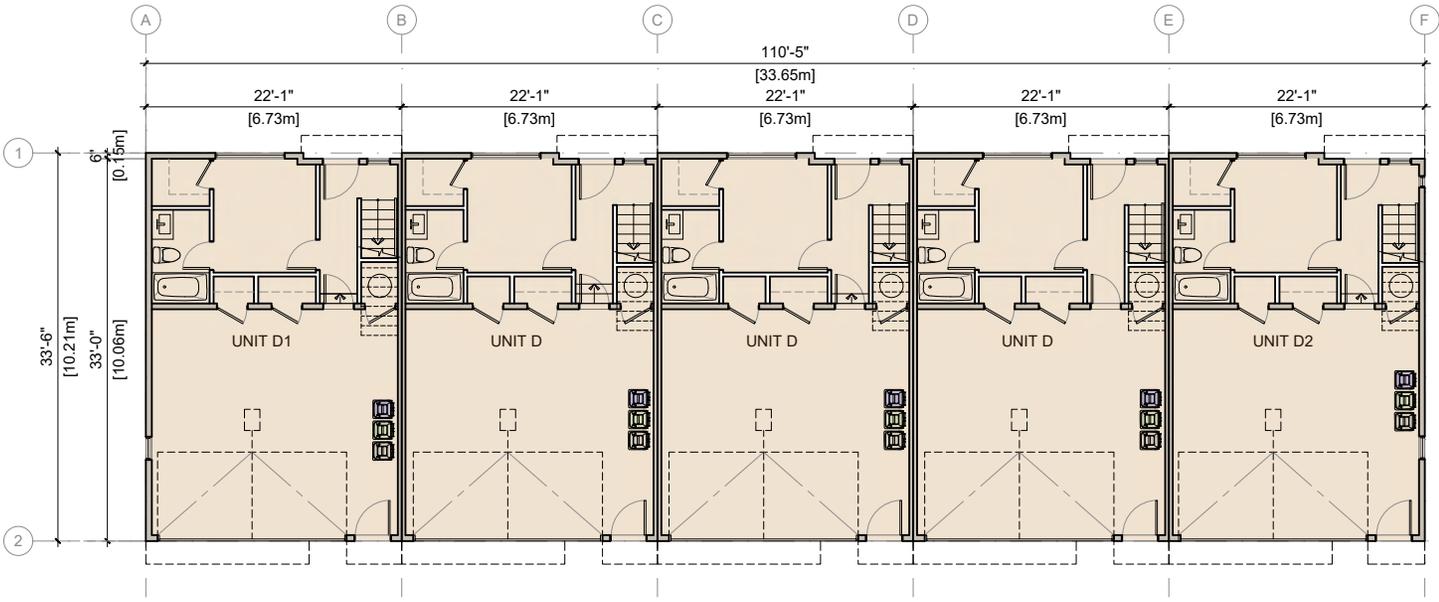
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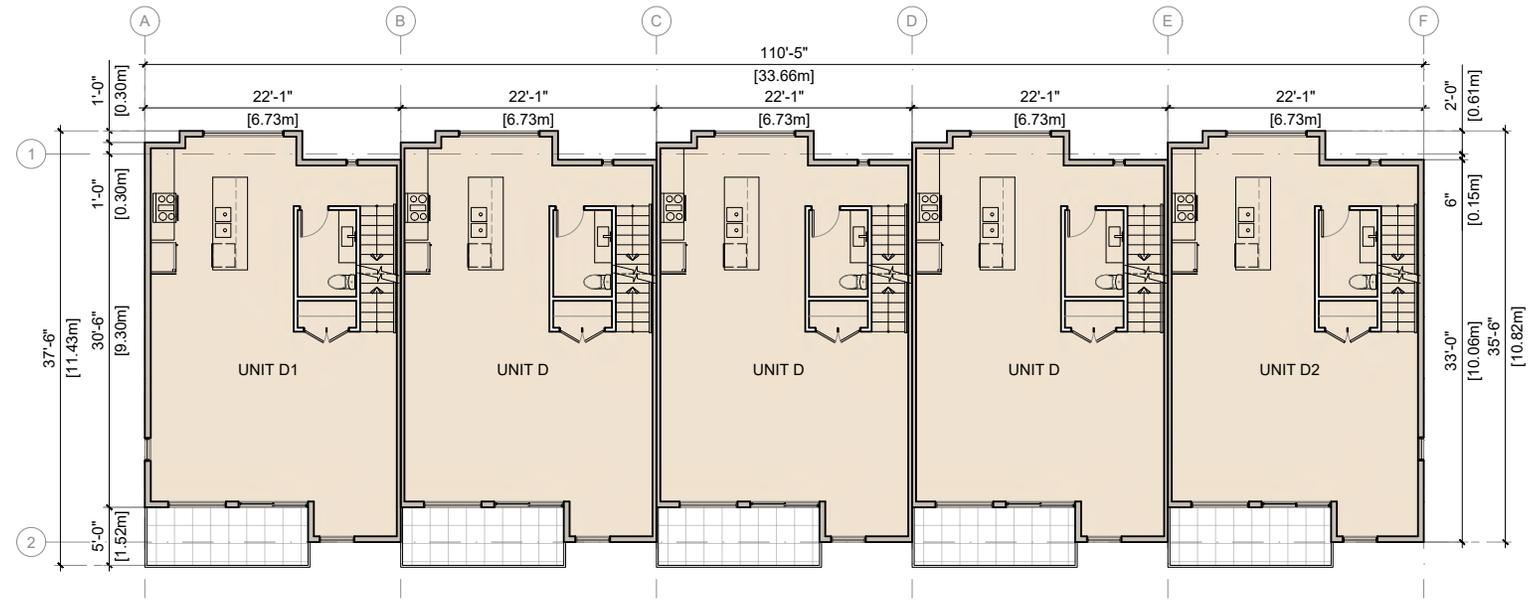


2023/02/28

1 BUILDING 10
MAIN FLOOR



2 BUILDING 10
SECOND FLOOR



2023-02-24	Revised / comments
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Date	Description
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Issues / Revisions

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
YG

Date
2022-01-04

Checked By
PV

Project ID
SU02_2501

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

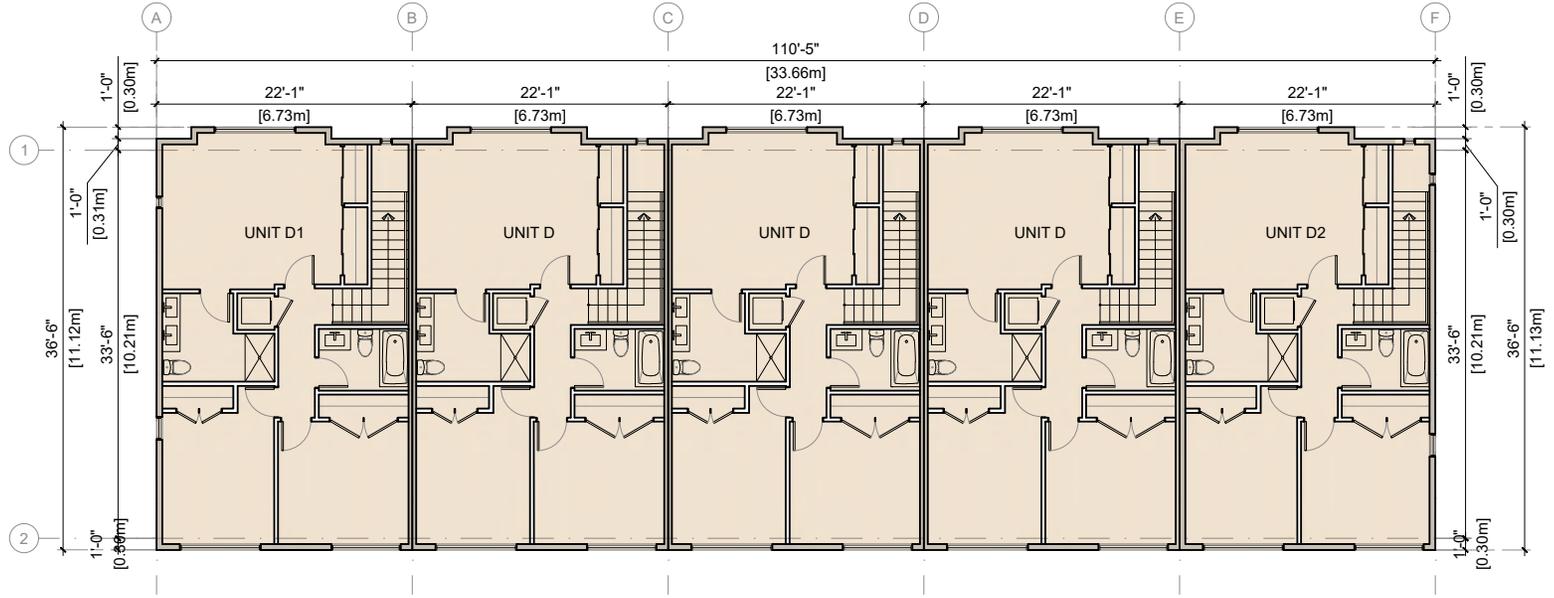
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KEY PLAN 

2023/02/28

1 BUILDING 10
THIRD FLOOR



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Issues / Revisions

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Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By
YG Date
2022-01-04

Checked By
PY Project ID
SU02_201

Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

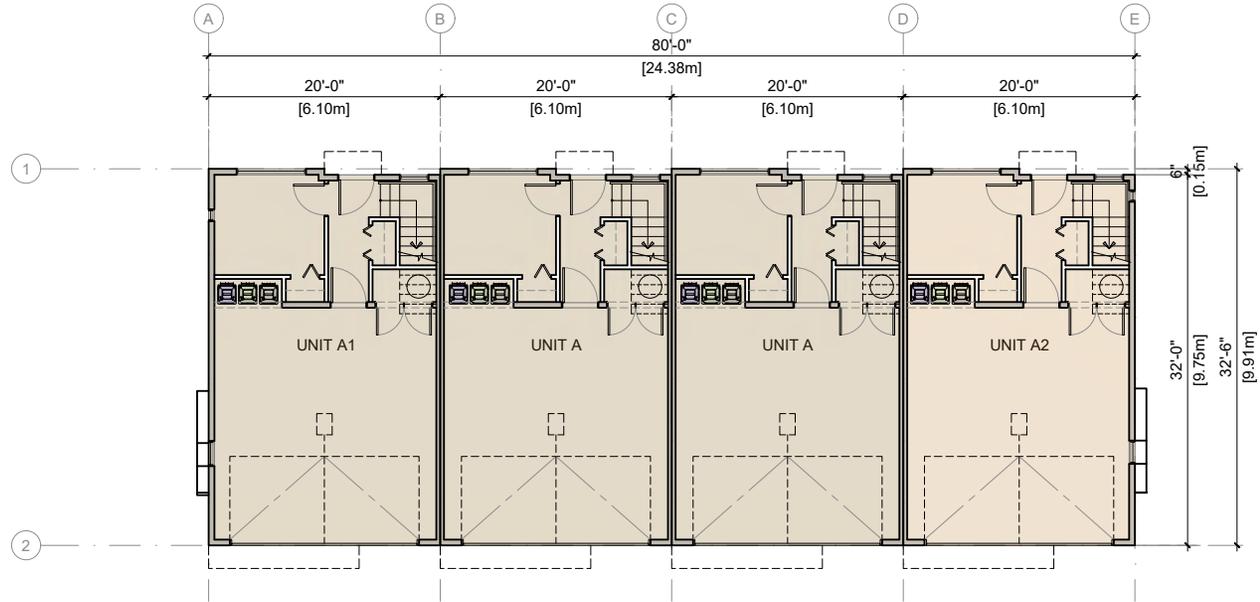
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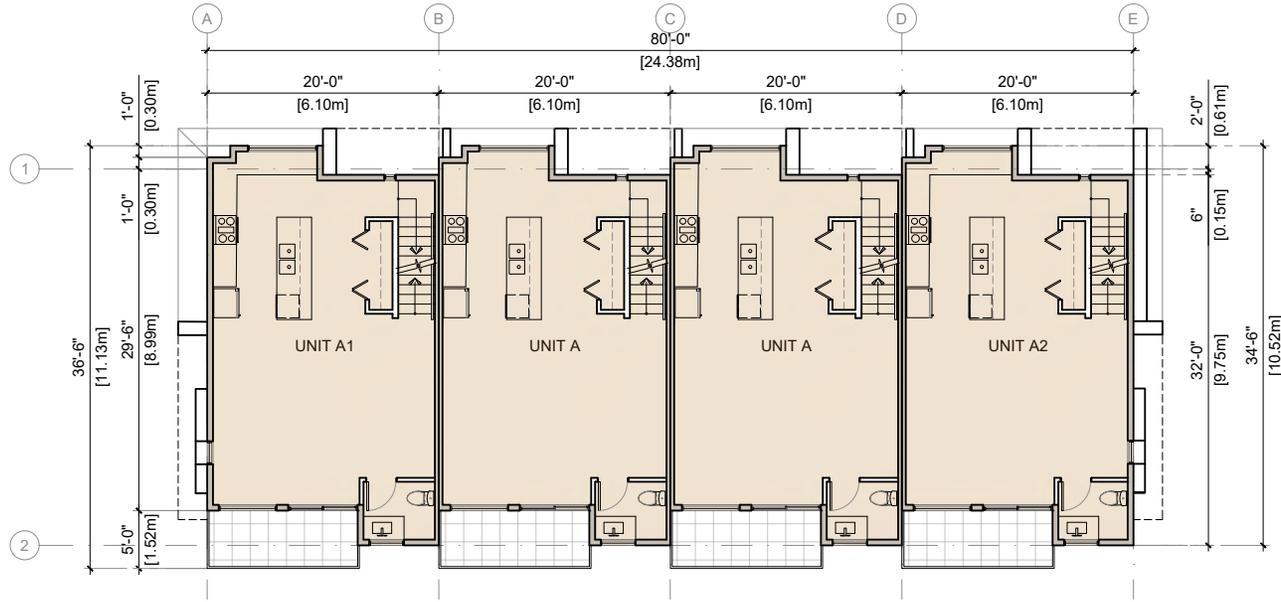


2023/02/28

1 BUILDING 11
MAIN FLOOR



2 BUILDING 11
SECOND FLOOR



2023-02-24	Revised / comments
2022-11-16	DP Application
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2022-06-07	Revised / comments
2022-01-07	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
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Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

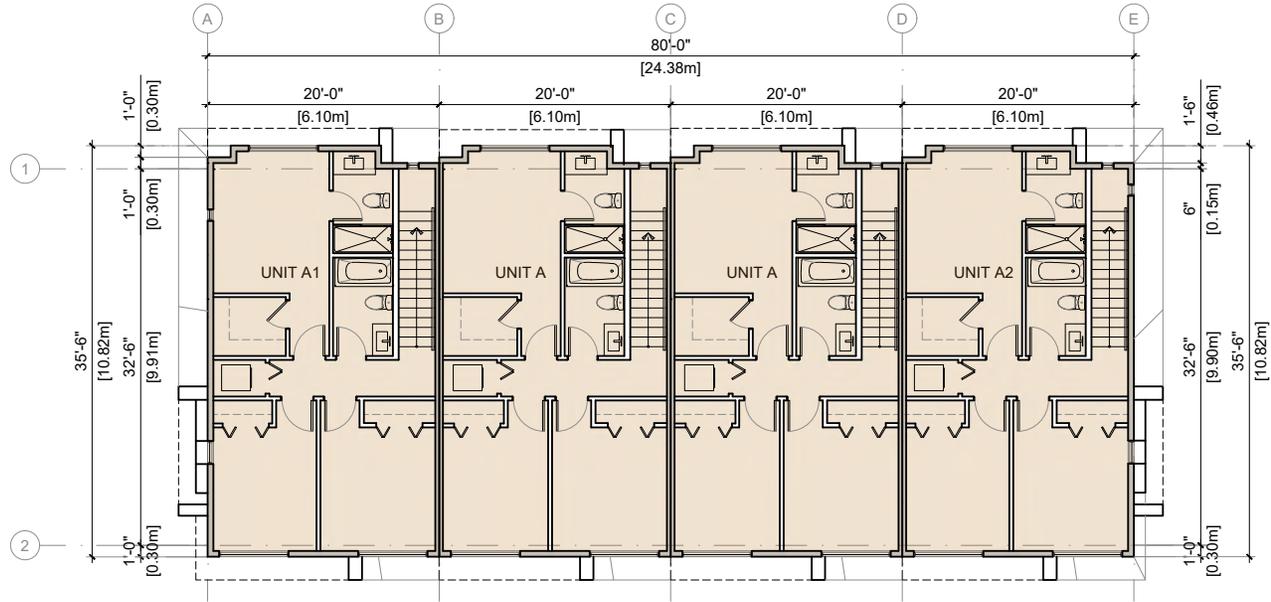
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2023/02/28

1 BUILDING 11
THIRD FLOOR



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Issues / Revisions

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Project Title
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Sheet Title

FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

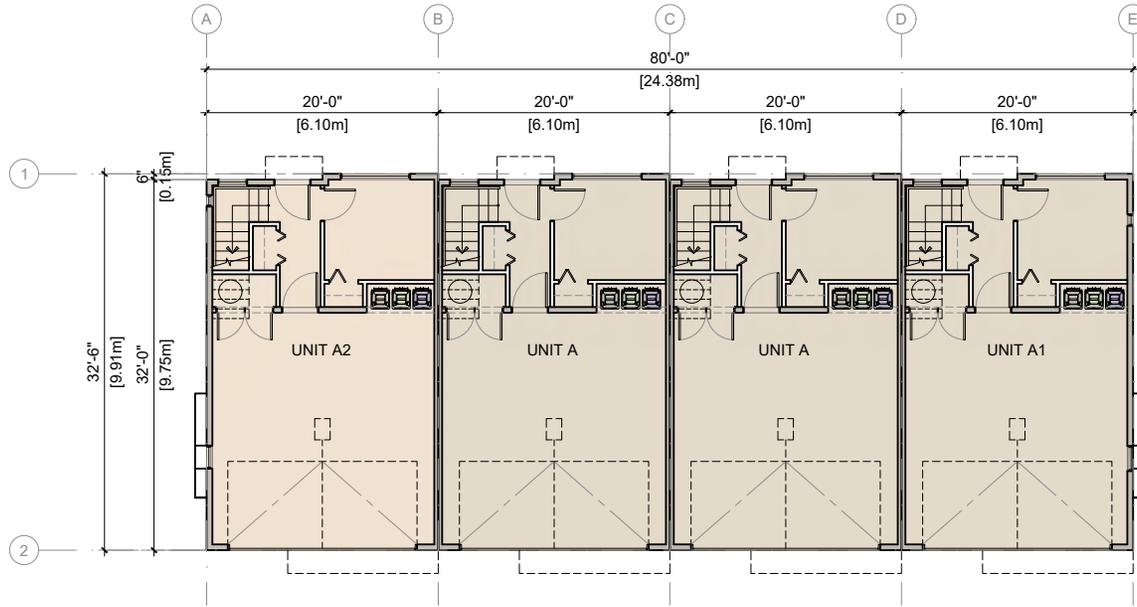
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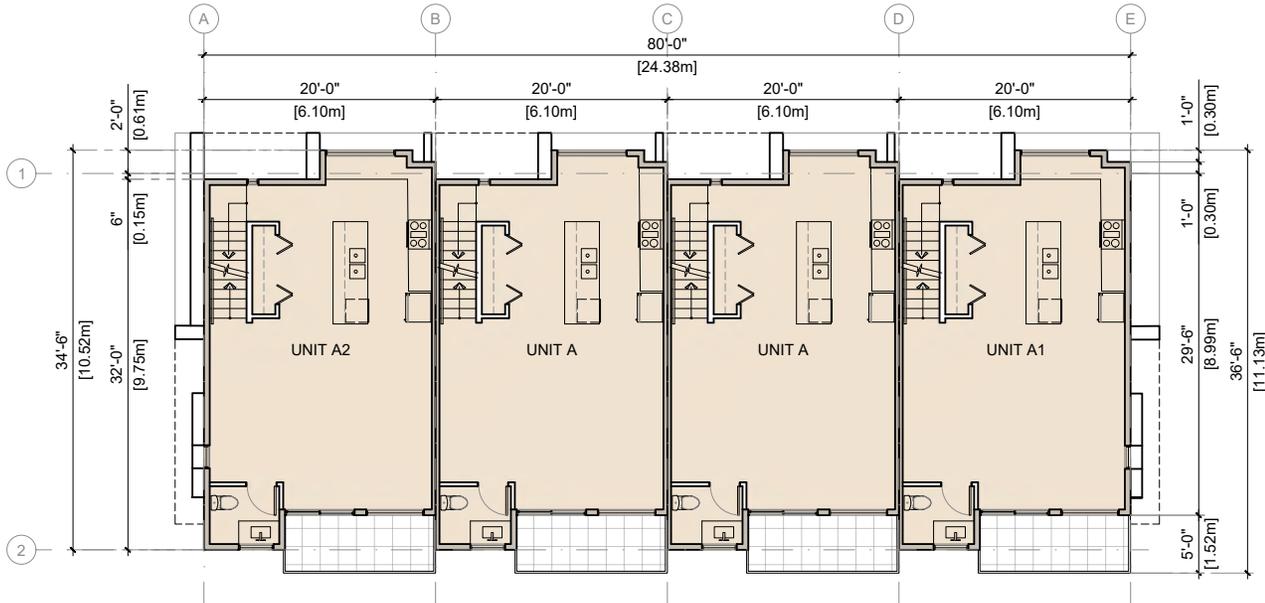


2023/02/28

1 BUILDING 12
MAIN FLOOR



2 BUILDING 12
SECOND FLOOR



2023-02-24	Revised / comments
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Date	Description
------	-------------

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
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Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

A-2.22

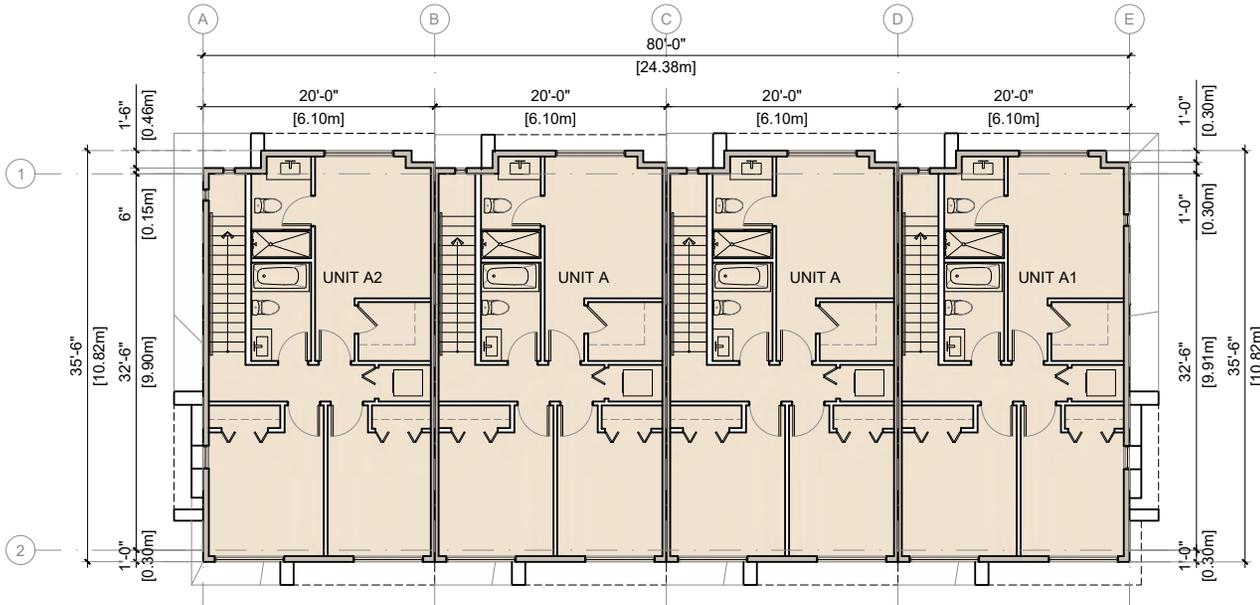
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KEY PLAN

2023/02/28

1 BUILDING 12
THIRD FLOOR



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Date	Description
------	-------------

Issues / Revisions

Seal

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Drawn By YG	Date 2022-01-04
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Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"
Sheet No.

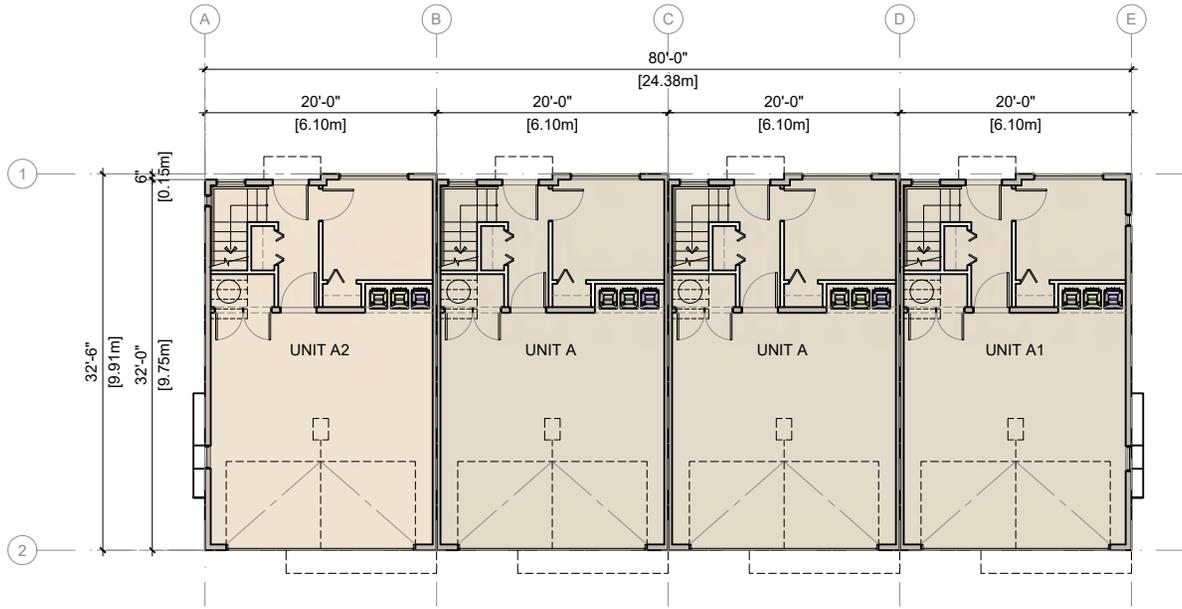
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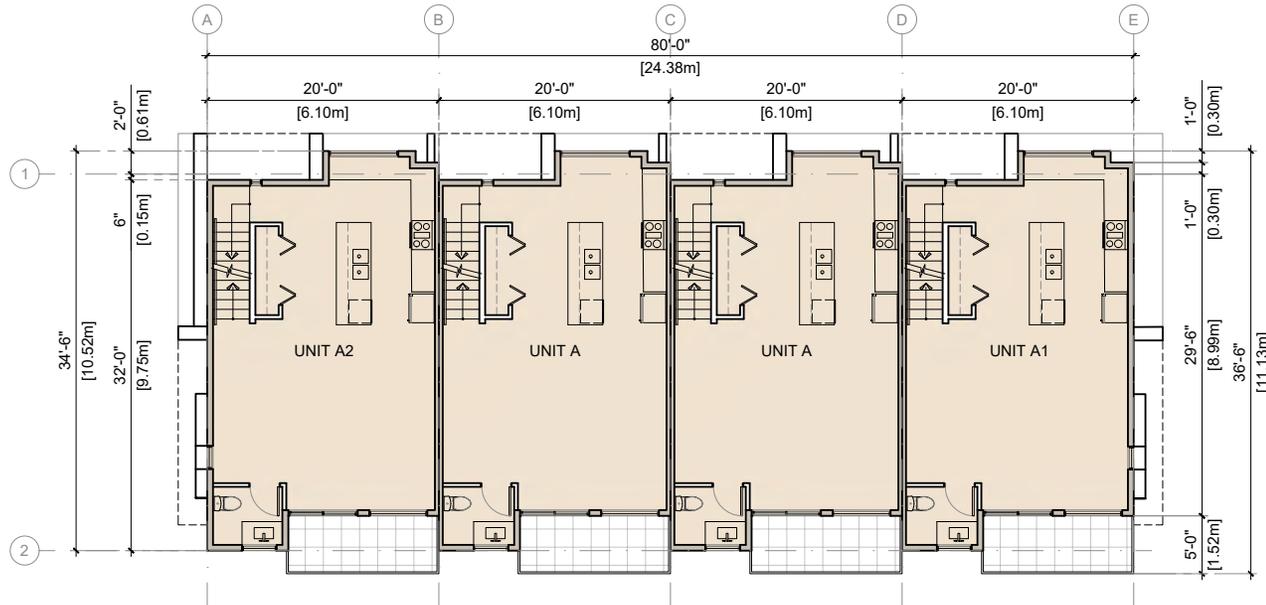


2023/02/28

1 BUILDING 12
MAIN FLOOR



2 BUILDING 12
SECOND FLOOR



2023-02-24	Revised / comments
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Issues / Revisions

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Project Title
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Sheet Title

FLOOR PLANS

Scale
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Sheet No.

A-2.24

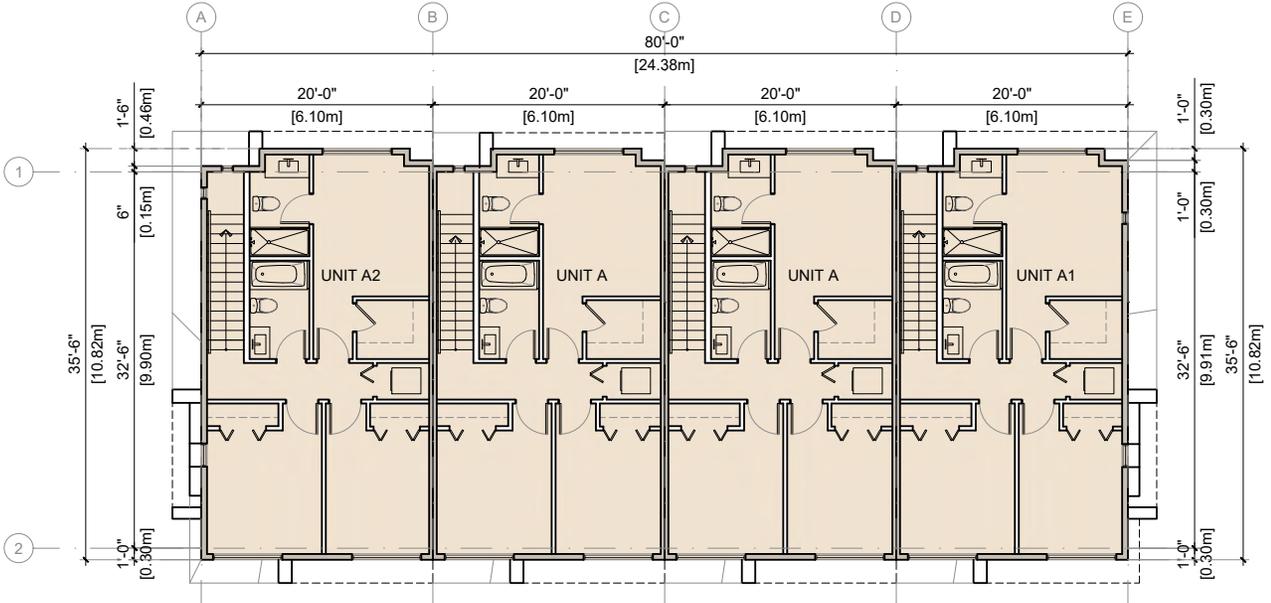
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KEY PLAN 

2023/02/28

**1 BUILDING 12
THIRD FLOOR**



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Issues / Revisions

Seal

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Sheet Title
FLOOR PLANS

Scale
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Sheet No.

A-2.25

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2023/02/28

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

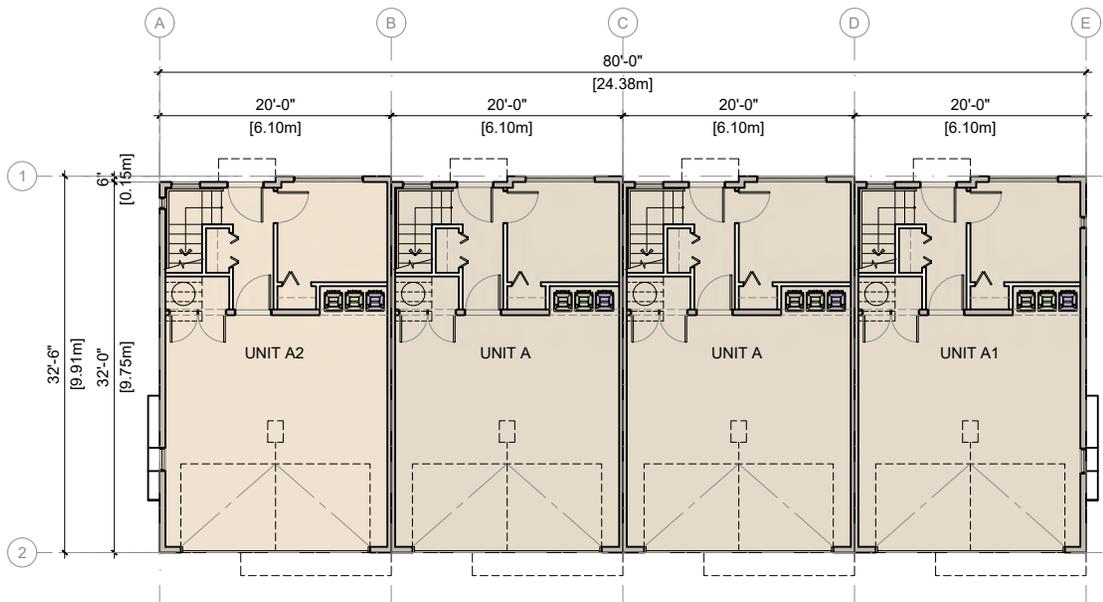
Project Address
**17101 & 17111 80 AVENUE,
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Drawn By YG	Date 2022-01-04
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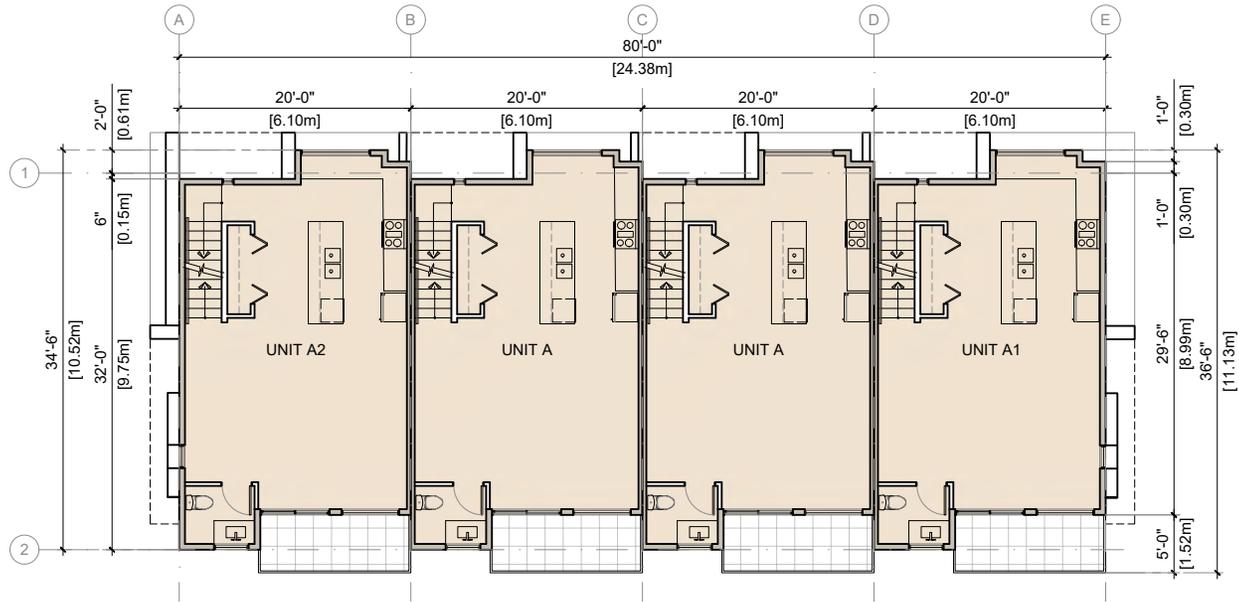
Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"

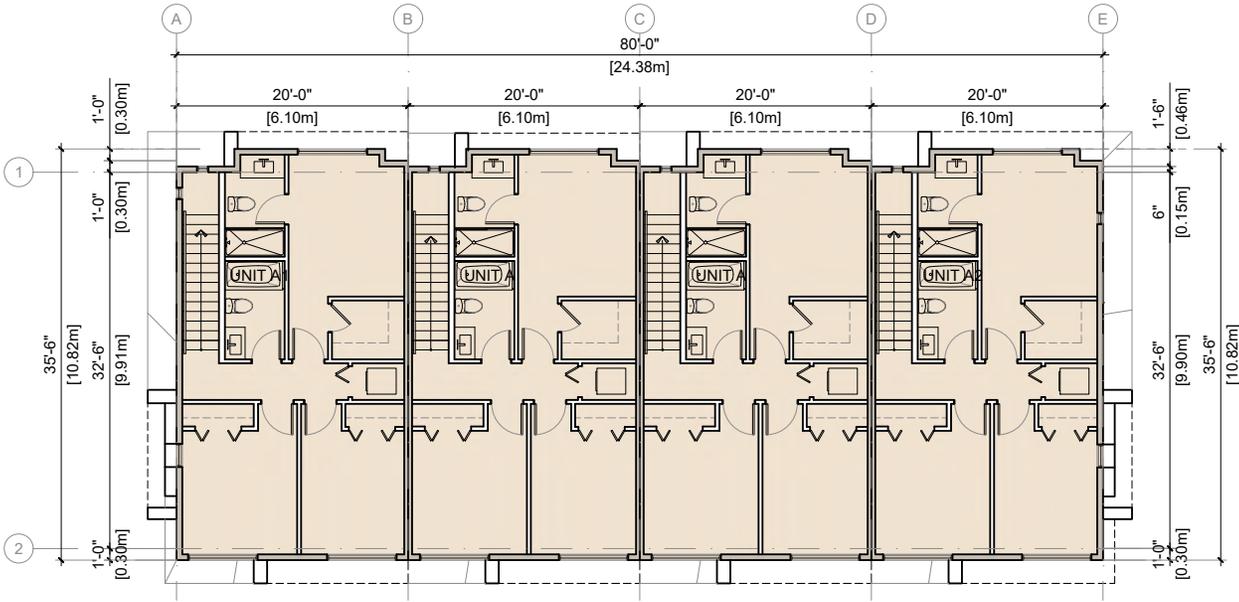
Sheet No.
A-2.26



1 BUILDING 13
MAIN FLOOR



1 BUILDING 13
SECOND FLOOR



1 BUILDING 13
THIRD FLOOR



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2023/02/28

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Issues / Revisions

Seal

Project Title
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Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2501

Sheet Title
FLOOR PLANS

Scale
3/32" = 1'-0"

Sheet No.

A-2.27

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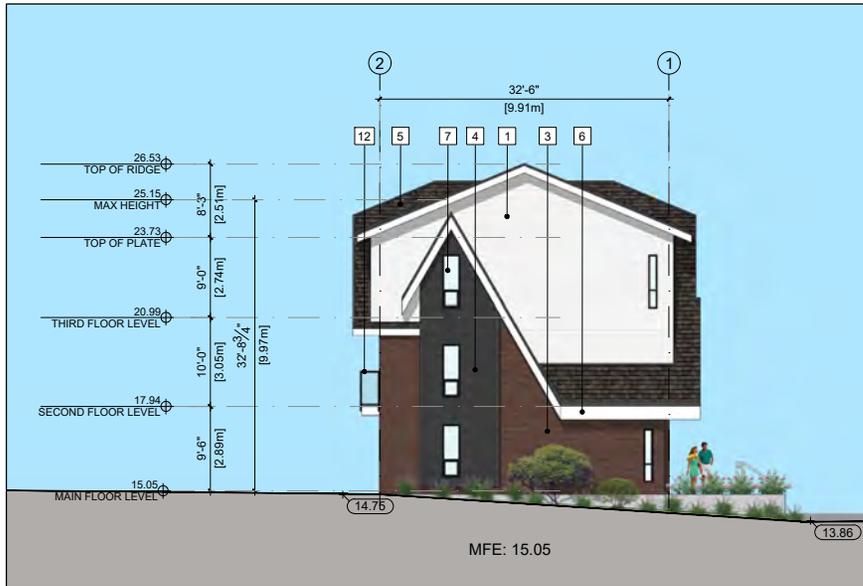


KEY PLAN

2023/02/28



1 BUILDING 1
WEST ELEVATION



2 BUILDING 1
SOUTH ELEVATION

SCHEDULE OF FINISHES			
	1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE		7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
	2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY		8. SOLID CORE WOOD DOORS COLOR: WHITE
	3. BRICK COLOR: BROWN		9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
	4. BRICK COLOR: DARK GRAY		10. GARAGE DOORS COLOR: WHITE
	5. ASPHALT SINGLE ROOF COLOR: BLACK		11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

2023-02-24	Revised / comments
2022-11-16	DP Application
2022-07-25	DP Application
2022-06-07	Revised / comments
2022-01-07	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
YG

Date
2022-01-04

Checked By
PV

Project ID
SU02_2001

Sheet Title

Scale
3/32" = 1'-0"

Sheet No.

A-3.0

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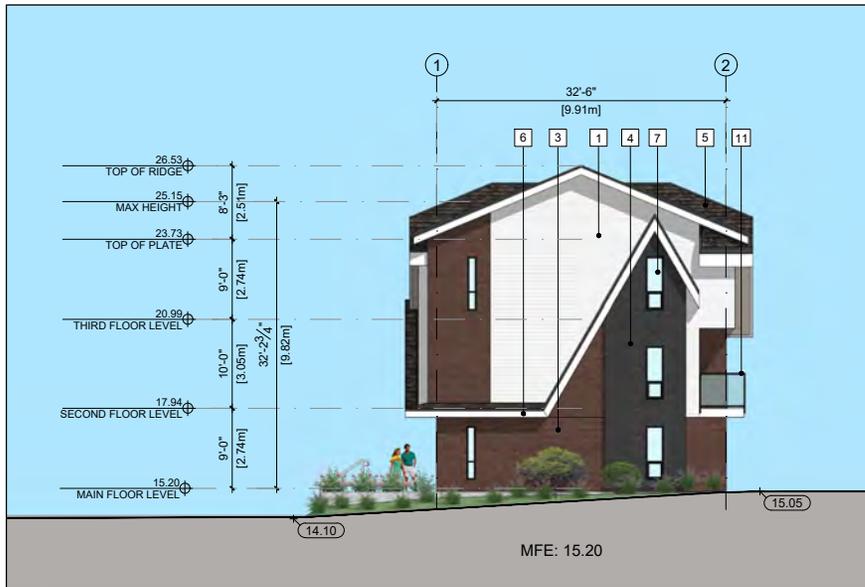


KEY PLAN

2023/02/28



1 BUILDING 1
EAST ELEVATION



2 BUILDING 1
NORTH ELEVATION

SCHEDULE OF FINISHES			
	1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE		7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
	2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY		8. SOLID CORE WOOD DOORS COLOR: WHITE
	3. BRICK COLOR: BROWN		9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
	4. BRICK COLOR: DARK GRAY		10. GARAGE DOORS COLOR: WHITE
	5. ASPHALT SINGLE ROOF COLOR: BLACK		11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

Date	Description
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2022-06-07	Revised / comments
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Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_2501

Sheet Title

Scale
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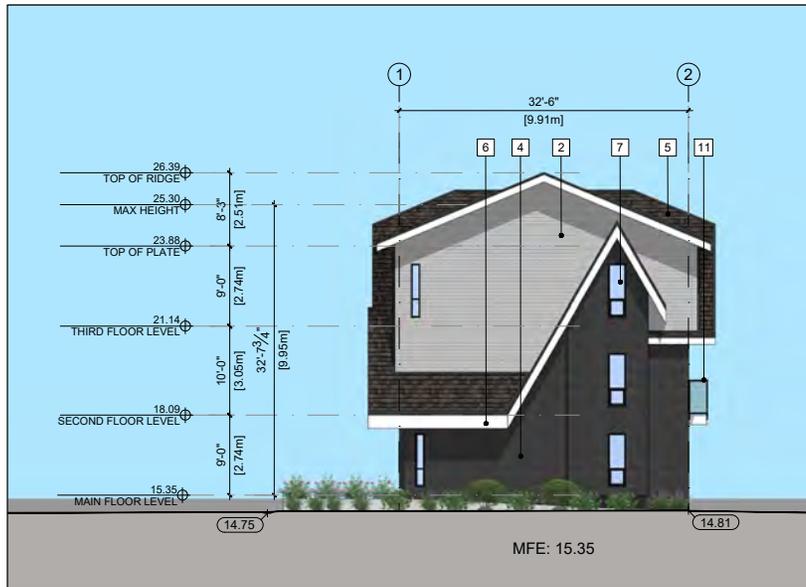


KEY PLAN

2023/02/28



1 BUILDING 2 SOUTH ELEVATION



2 BUILDING 2 EAST ELEVATION

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY	8. SOLID CORE WOOD DOORS COLOR: WHITE
3. BRICK COLOR: BROWN	9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
4. BRICK COLOR: DARK GRAY	10. GARAGE DOORS COLOR: WHITE
5. ASPHALT SINGLE ROOF COLOR: BLACK	11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	

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Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
YG Date
2022-01-04

Checked By
PV Project ID
SU02_2001

Sheet Title

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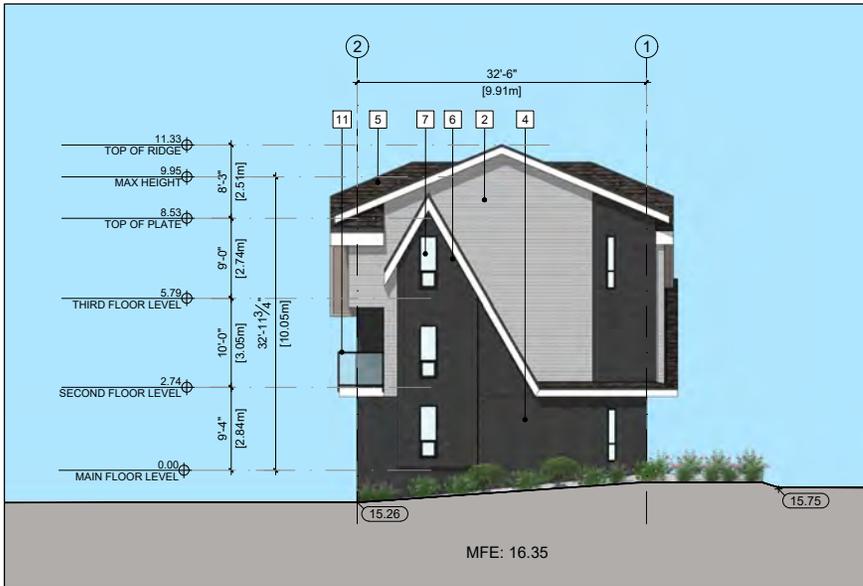


KEY PLAN 

2023/02/28



1 BUILDING 2 NORTH ELEVATION



2 BUILDING 2 WEST ELEVATION

SCHEDULE OF FINISHES			
	1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE		7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
	2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY		8. SOLID CORE WOOD DOORS COLOR: WHITE
	3. BRICK COLOR: BROWN		9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
	4. BRICK COLOR: DARK GRAY		10. GARAGE DOORS COLOR: WHITE
	5. ASPHALT SINGLE ROOF COLOR: BLACK		11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
	6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE		

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Project Title
TOWNHOUSE DEVELOPMENT

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17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_2501
Sheet Title	

Scale
3/32" = 1'-0"

Sheet No.

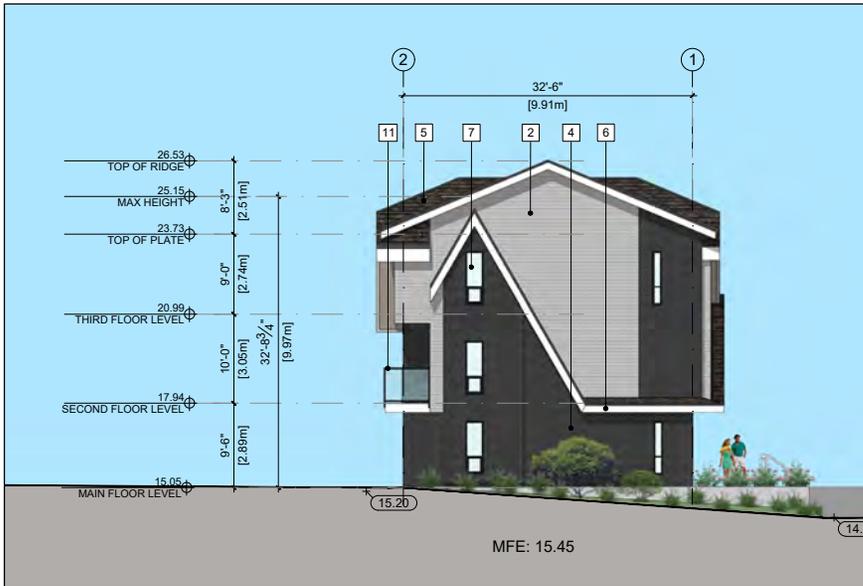
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2023/02/28



1 BUILDING 13
WEST ELEVATION



2 BUILDING 13
SOUTH ELEVATION

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY	8. SOLID CORE WOOD DOORS COLOR: WHITE
3. BRICK COLOR: BROWN	9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
4. BRICK COLOR: DARK GRAY	10. GARAGE DOORS COLOR: WHITE
5. ASPHALT SINGLE ROOF COLOR: BLACK	11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	

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2022-01-07	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By VG	Date 2022-01-04
Checked By PV	Project ID SU02_2501

Sheet Title

Scale
3/32" = 1'-0"
Sheet No.

A-3.24

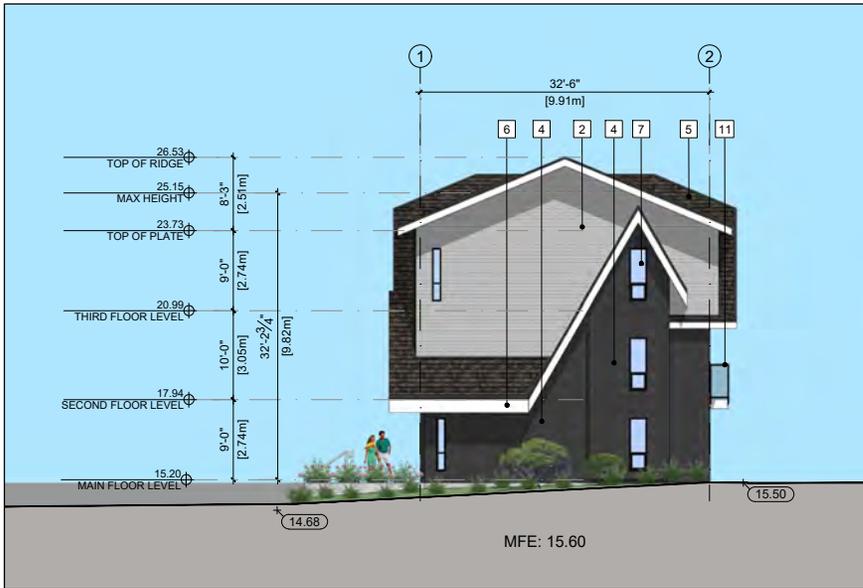
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2023/02/28



1 BUILDING 13
EAST ELEVATION



2 BUILDING 13
NORTH ELEVATION

SCHEDULE OF FINISHES	
1. SMOOTH FINISH HARDIE SIDING COLOR: WHITE	7. PAINTED VINYL WINDOWS COLOR: BENJAMIN MOORE 2127-10
2. SMOOTH FINISH HARDIE SIDING COLOR: LIGHT GRAY	8. SOLID CORE WOOD DOORS COLOR: WHITE
3. BRICK COLOR: BROWN	9. SOLID CORE WOOD DOORS COLOR: LIGHT GRAY
4. BRICK COLOR: DARK GRAY	10. GARAGE DOORS COLOR: WHITE
5. ASPHALT SINGLE ROOF COLOR: BLACK	11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (CLEAR AND TRANSLUCENT) COLOR: BENJAMIN MOORE 2127-10
6. SMOOTH FINISH HARDIE PANEL COLOR: WHITE	

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Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU02_2501

Sheet Title

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By
YG Date
2022-01-04

Checked By
PY Project ID
SU20_2201

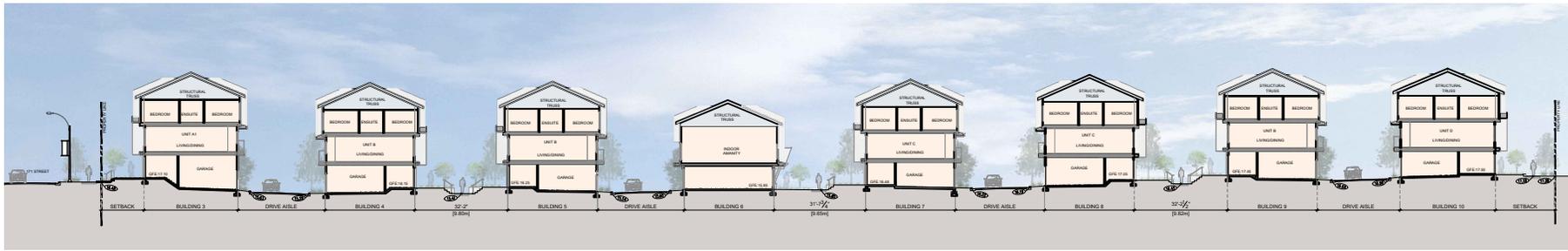
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SITE SECTIONS

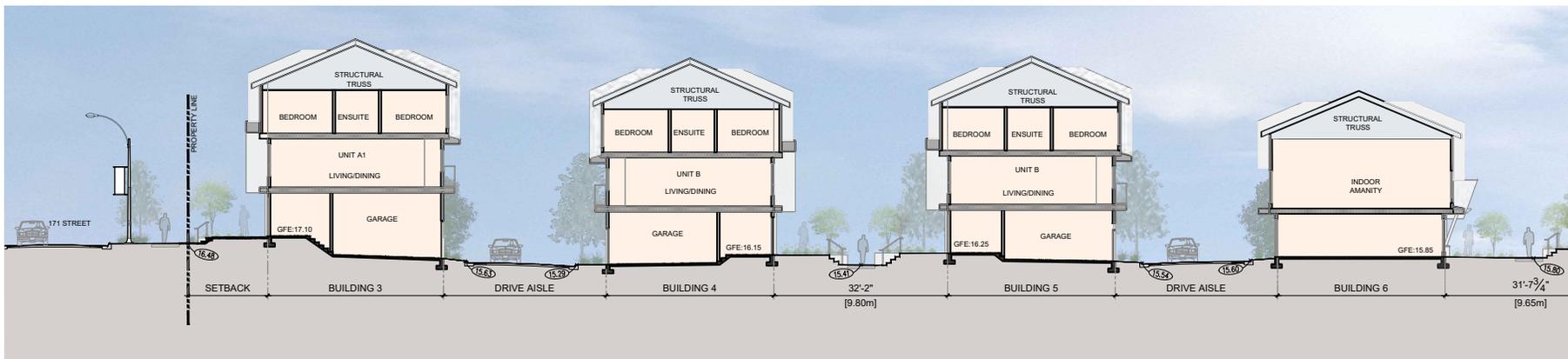
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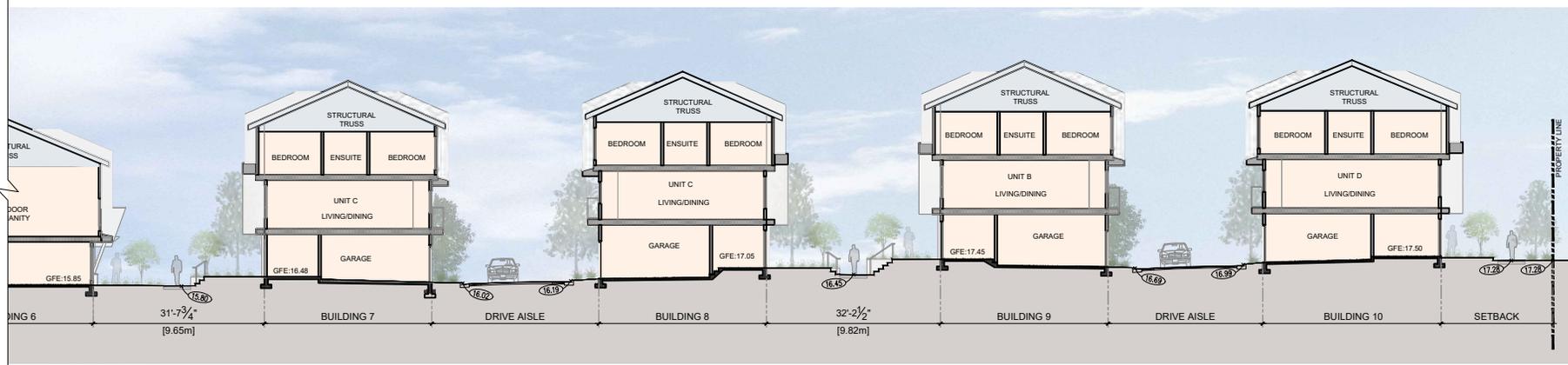
A-4.0



1 SECTION A-A
Scale: N.T.S



2 SECTION A-A (PARTIAL)
Scale: N.T.S



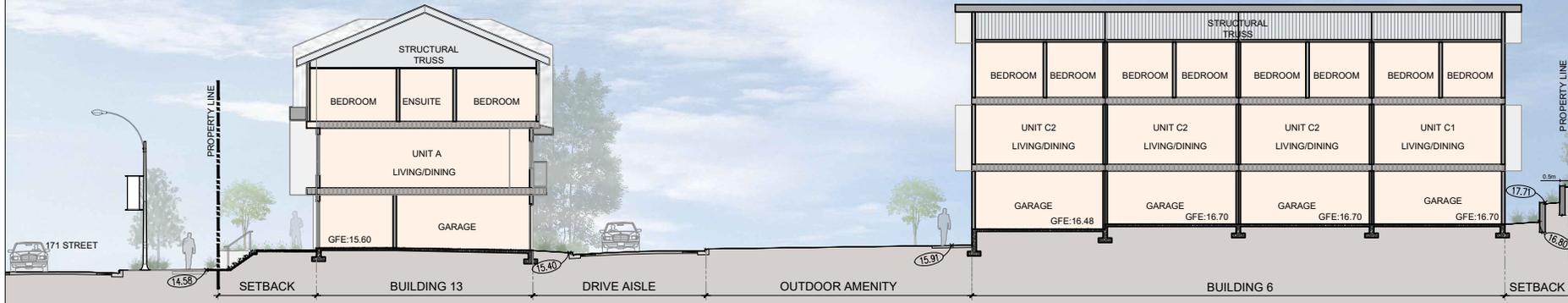
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February 27, 2023

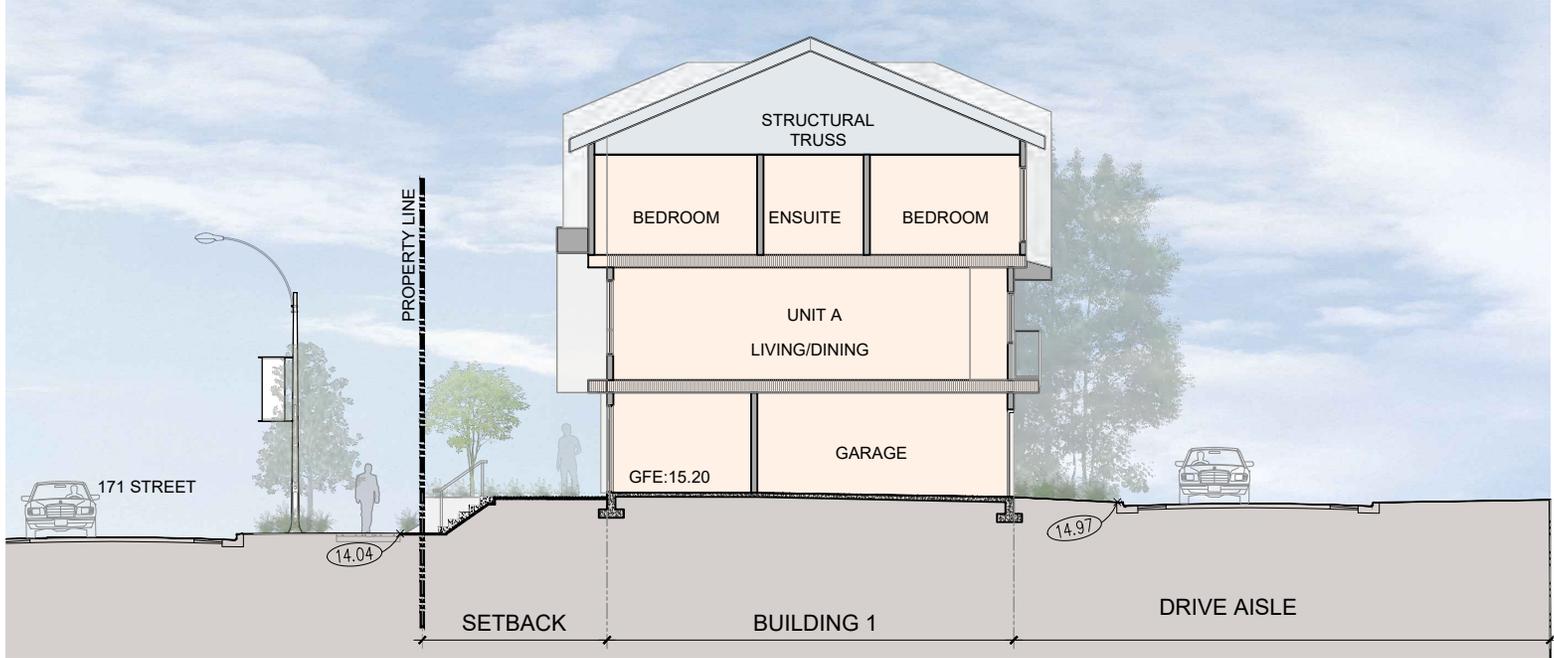
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2023/02/28



1 SECTION EE
SCALE: NTS



2 SECTION B
SCALE: NTS

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Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU20_2501

Sheet Title

SITE SECTIONS

Scale

Sheet No.

A-4.1

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Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2201

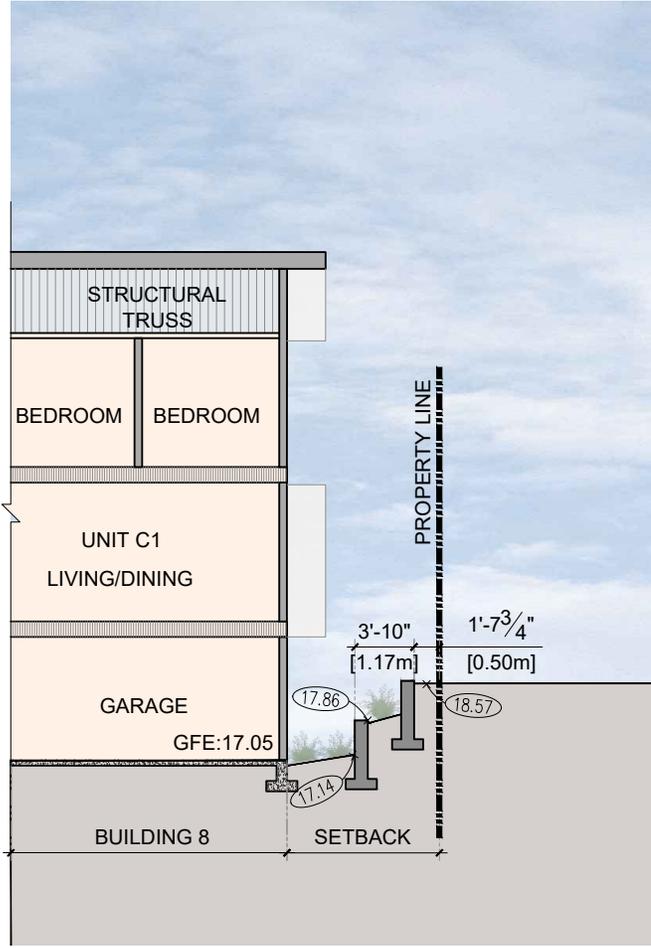
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PART SECTIONS

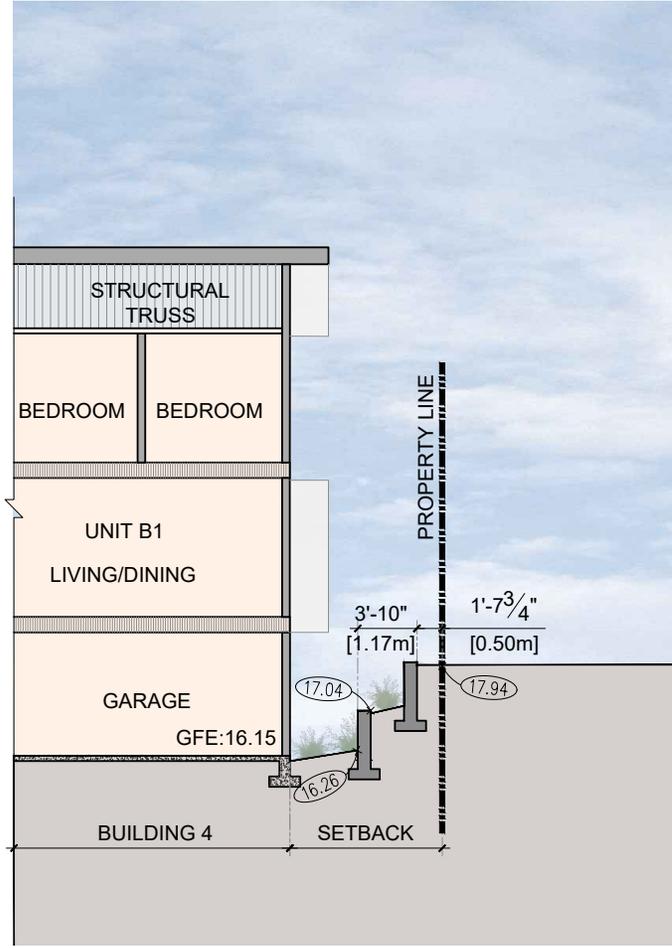
Scale

Sheet No.

A-4.2



① SECTION C
SCALE: 1/8" = 1'-0"



② SECTION D
SCALE: 1/8" = 1'-0"

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Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU00_2201

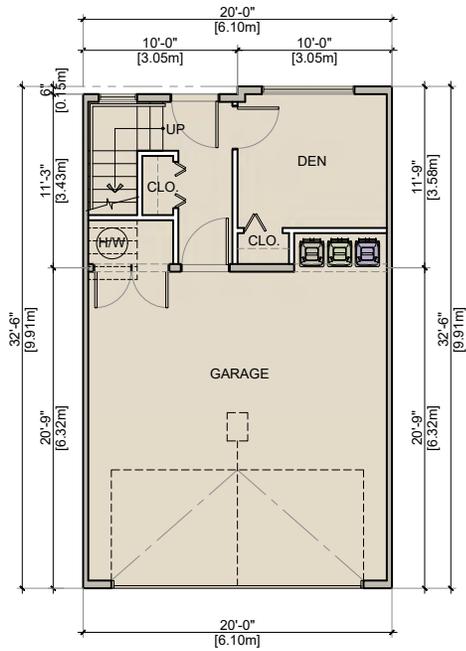
Sheet Title

UNIT PLANS

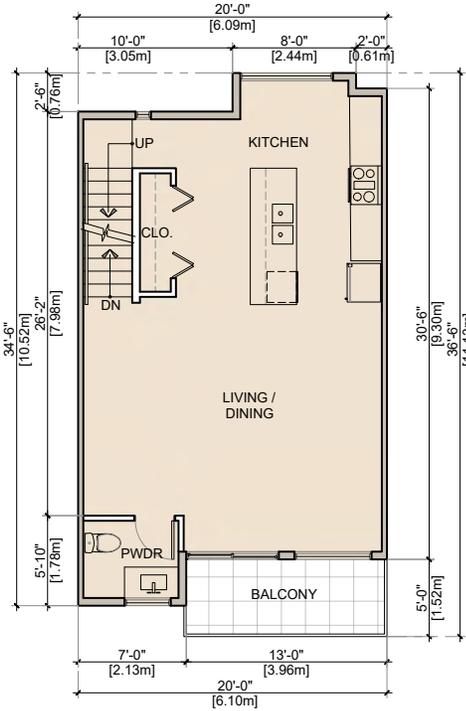
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Sheet No.

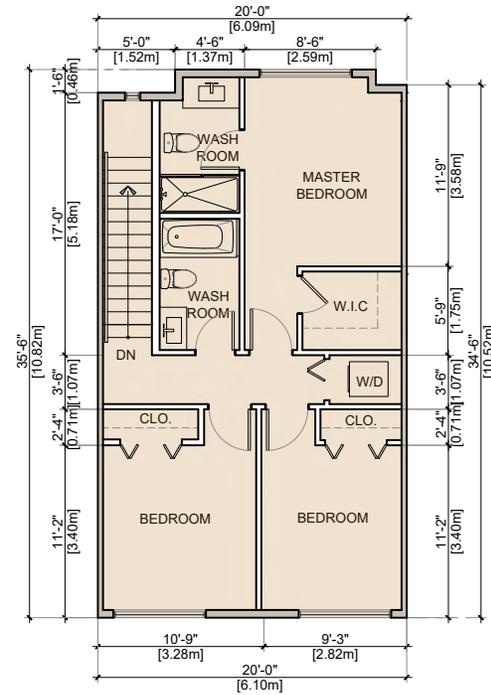
A-5.0



① UNIT-A(LVL-1)
AREA=230 sqft



② UNIT-A(LVL-2)
AREA=624 sqft



③ UNIT-A(LVL-3)
AREA=701 sqft

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

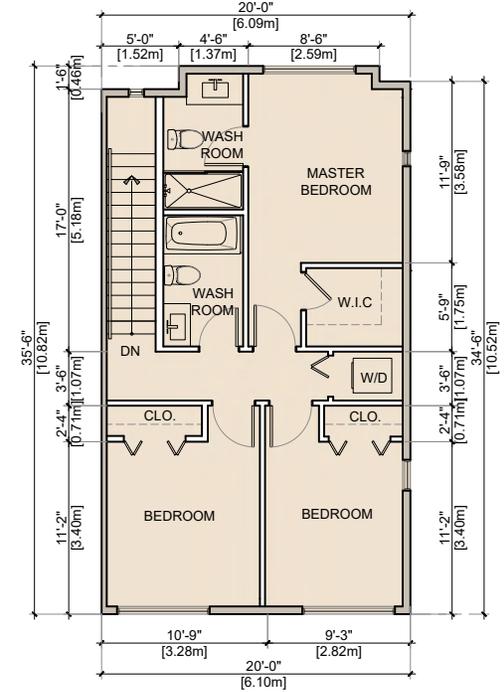
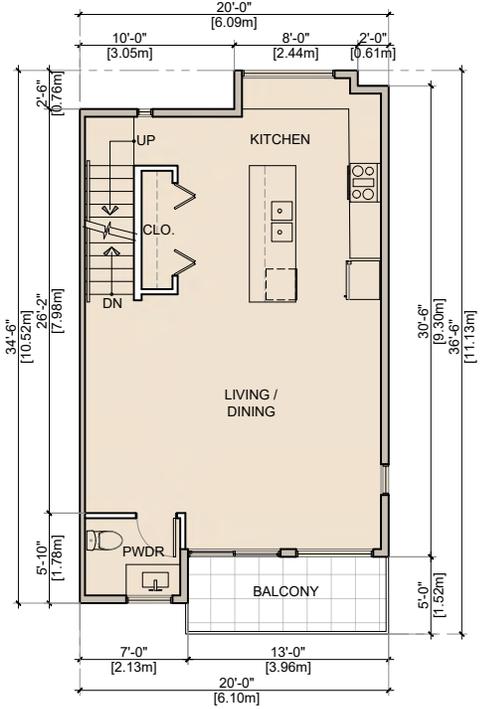
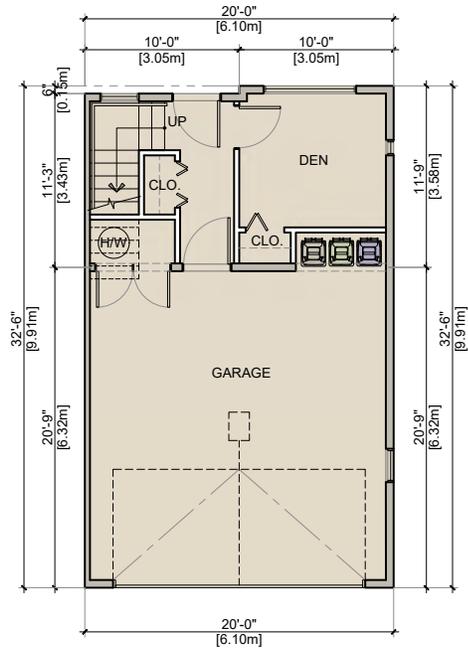
Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SUD02_2501

Sheet Title

UNIT PLANS

Scale
1/8" = 1'-0"
Sheet No.

A-5.1





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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

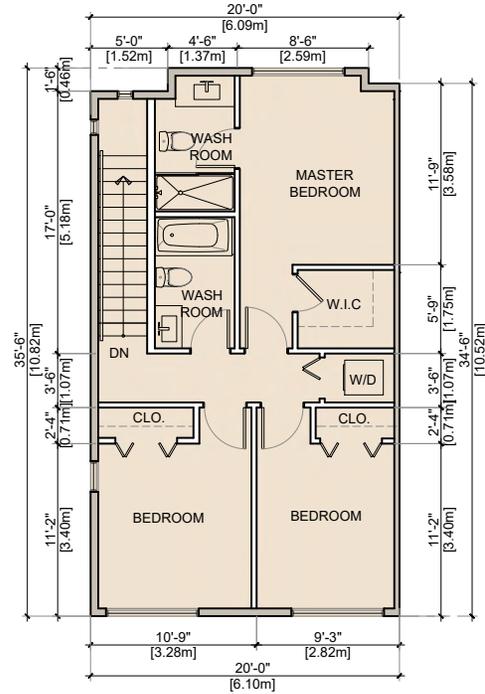
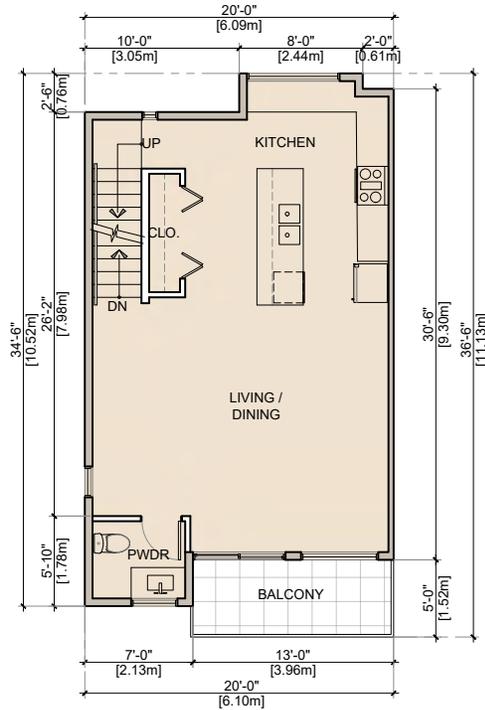
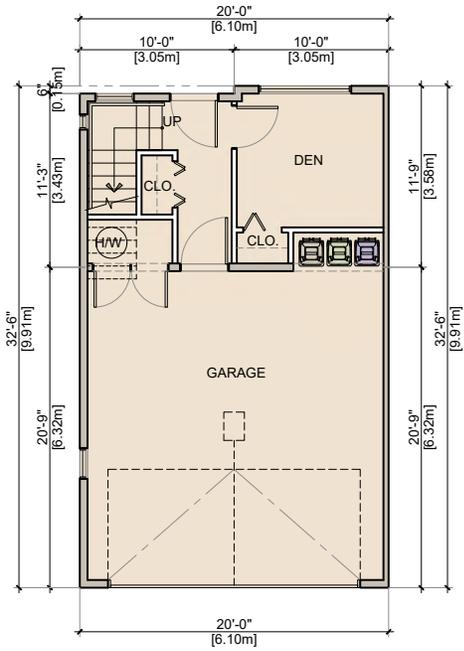
Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU00_2501

Sheet Title

UNIT PLANS

Scale
1/8" = 1'-0"
Sheet No.

A-5.2





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604-696-1913 | eata@architectura.ca

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Issues / Revisions

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Project Title
TOWNHOUSE DEVELOPMENT

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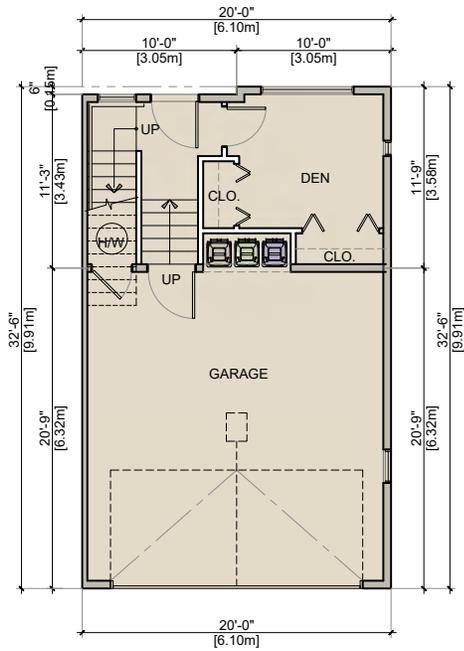
Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2501

Sheet Title

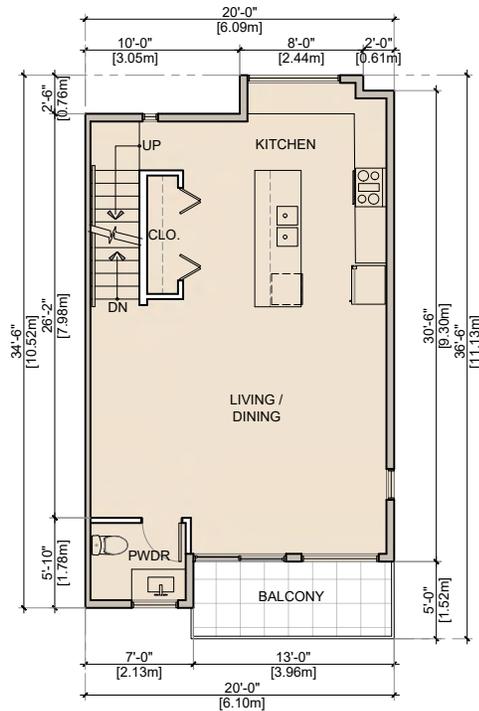
UNIT PLANS

Scale
1/8" = 1'-0"
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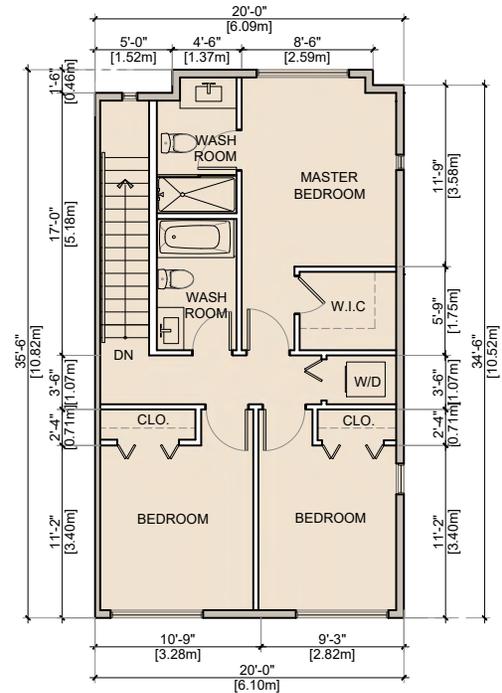
A-5.4



① UNIT-A4(LVL-1)
AREA=230 sqft



② UNIT-A4(LVL-2)
AREA=624 sqft



③ UNIT-A4(LVL-3)
AREA=701 sqft



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Issues / Revisions	

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

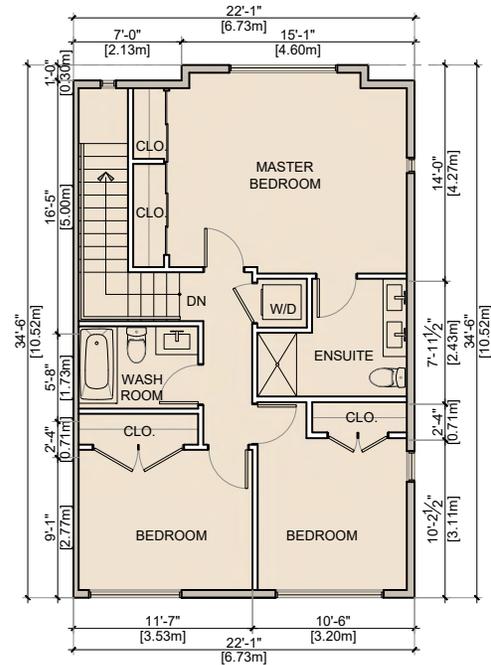
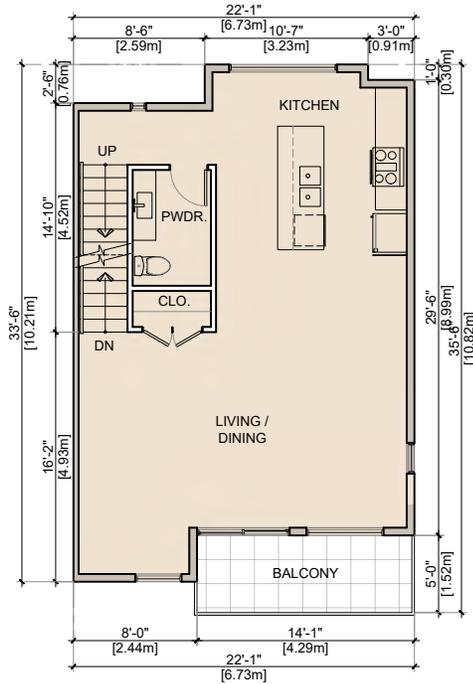
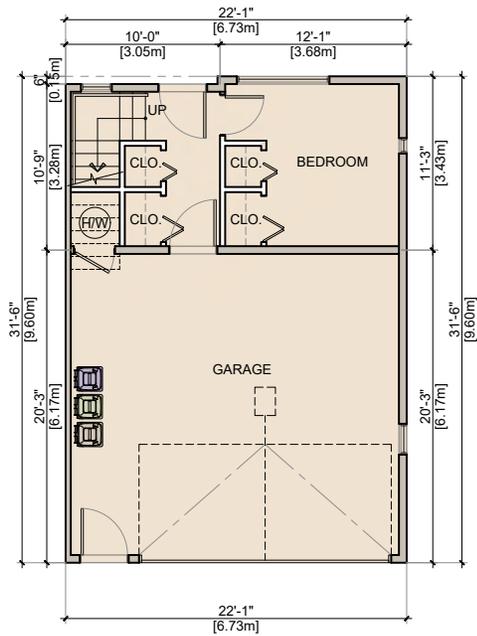
Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU00_2501

Sheet Title

UNIT PLANS

Scale
1/8" = 1'-0"
Sheet No.

A-5.7



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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

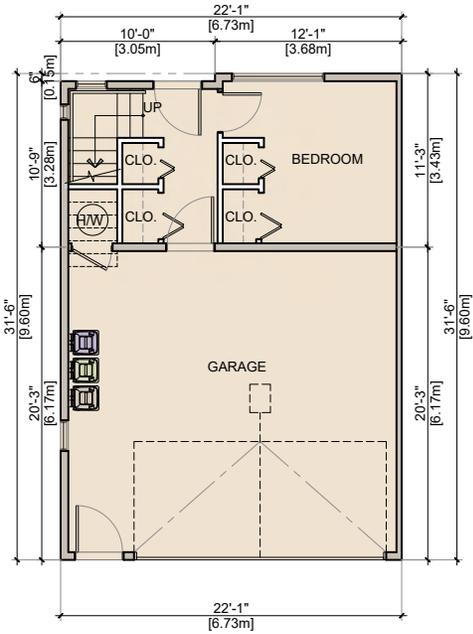
Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU00_2501

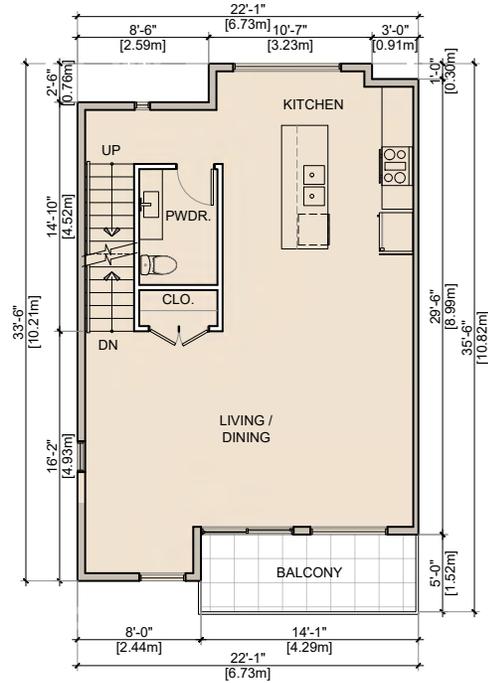
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UNIT PLANS

Scale
1/8" = 1'-0"
Sheet No.

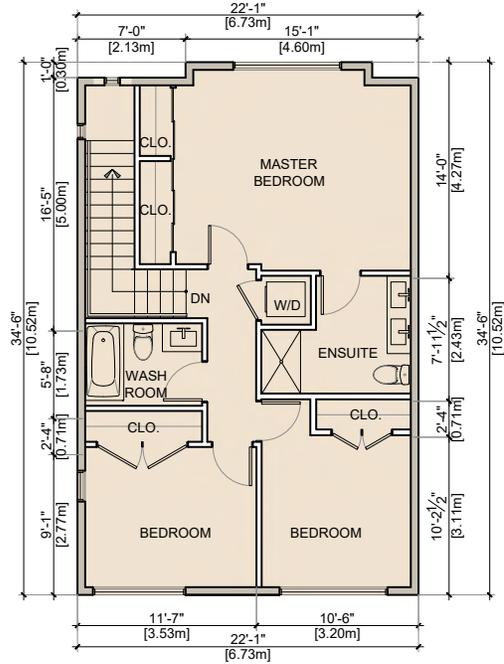
A-5.8



① UNIT-B2(LVL-1)
AREA=243 sqft



② UNIT-B2(LVL-2)
AREA=673 sqft



③ UNIT-B2(LVL-3)
AREA=752 sqft

Notes
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2023/02/28

2023-02-24	Revised / comments
2022-11-16	DP Application
2022-07-25	DP Application
2022-06-07	Revised / comments
2022-01-07	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

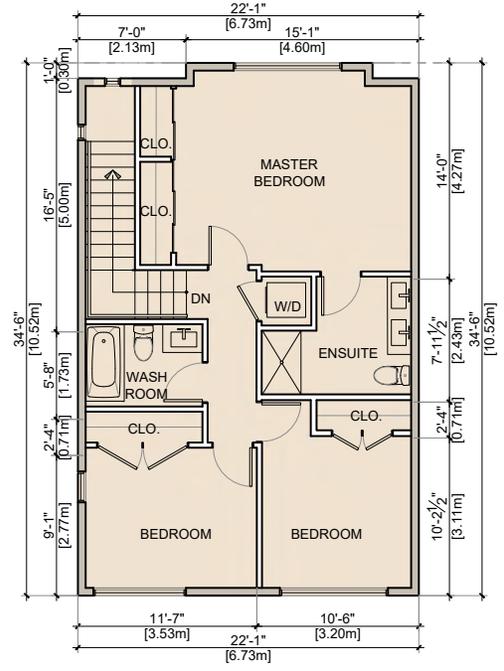
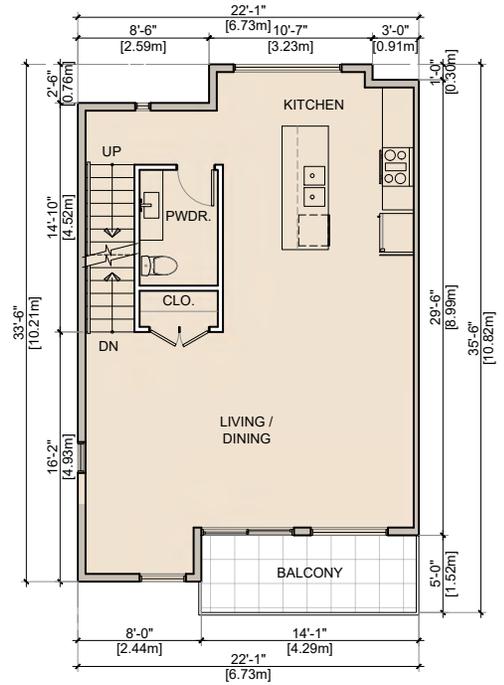
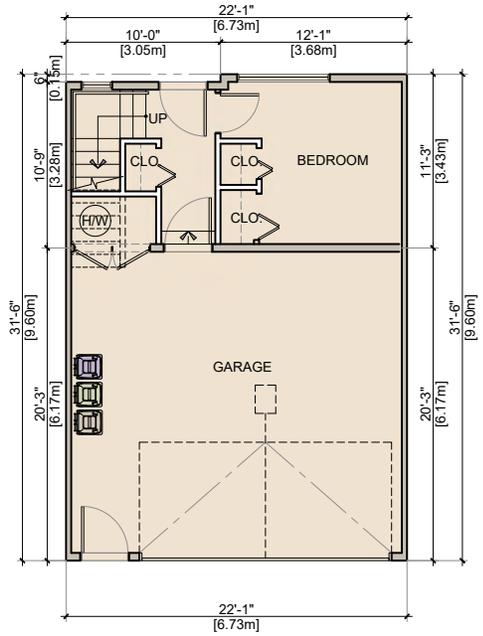
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Checked By PY	Project ID SUD02_2501

Sheet Title

UNIT PLANS

Scale
1/8" = 1'-0"
Sheet No.

A-5.9





DAVID EATON
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1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-696-1911 | info@eatonarchitect.com

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Issues / Revisions

Seal

Project Title
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Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SU02_2501

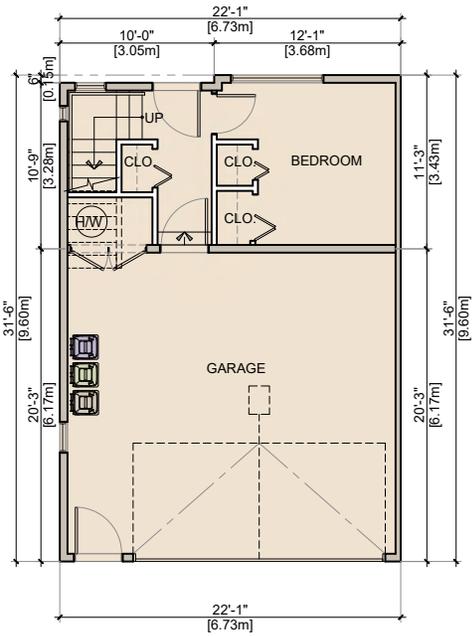
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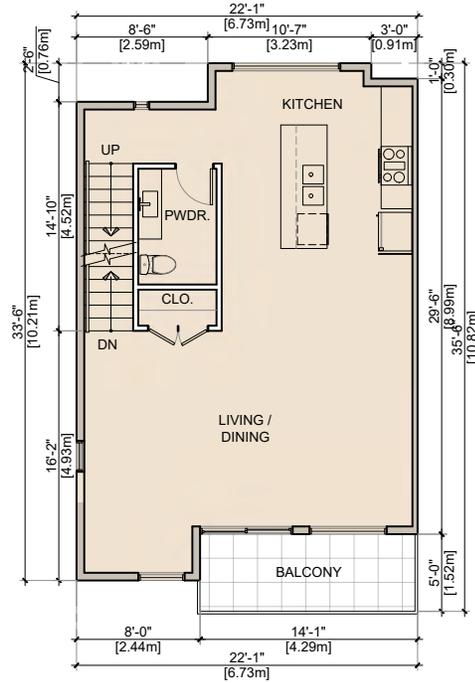
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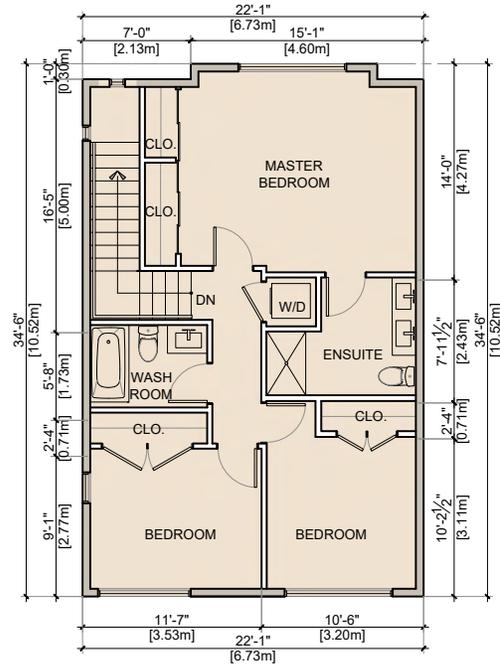
A-5.10



① UNIT-B4(LVL-1)
AREA=243 sqft



② UNIT-B4(LVL-2)
AREA=673 sqft



③ UNIT-B4(LVL-3)
AREA=752 sqft

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Date	Description
Issues / Revisions	

Seal

Project Title
TOWNHOUSE DEVELOPMENT

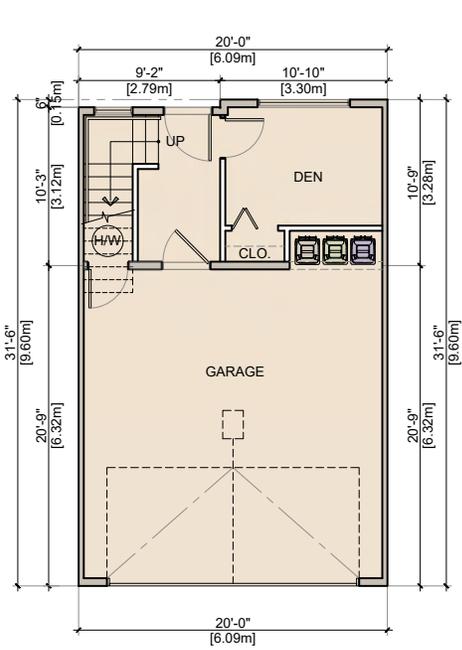
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**17101 & 17111 80 AVENUE,
SURREY, BC**

Drawn By YG	Date 2022-01-04
Checked By PY	Project ID SUD02_2501

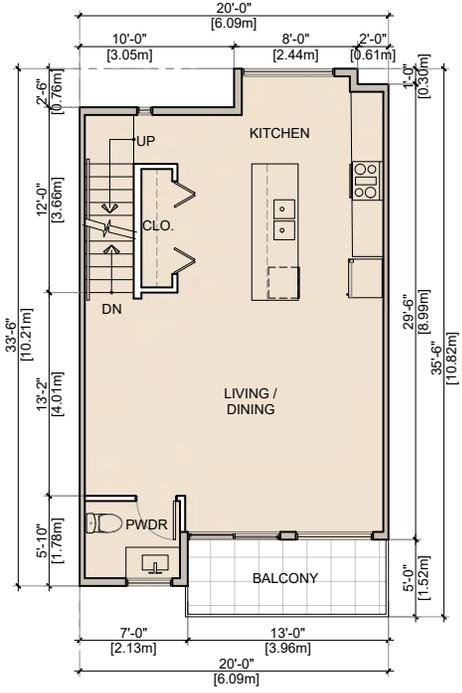
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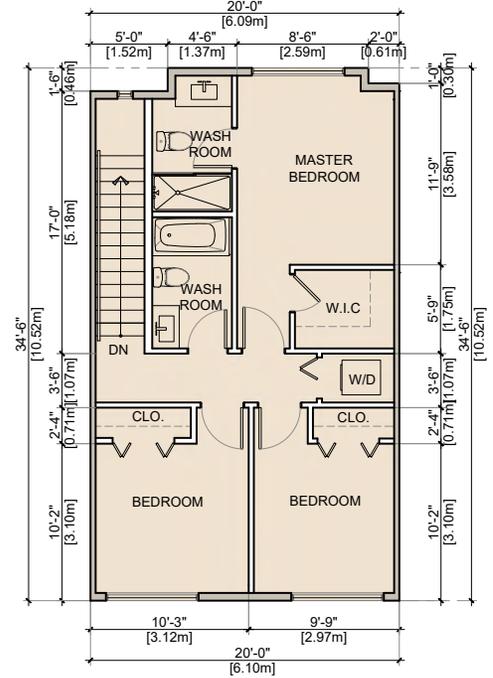
A-5.11



① UNIT-C(LVL-1)
AREA=210 sqft



② UNIT-C(LVL-2)
AREA=604 sqft



③ UNIT-C(LVL-3)
AREA=681 sqft

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2022-07-26	DP Application
2022-06-07	Revised / comments
2022-01-07	Preliminary Application

Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**17101 & 17111 80 AVENUE,
SURREY, BC**

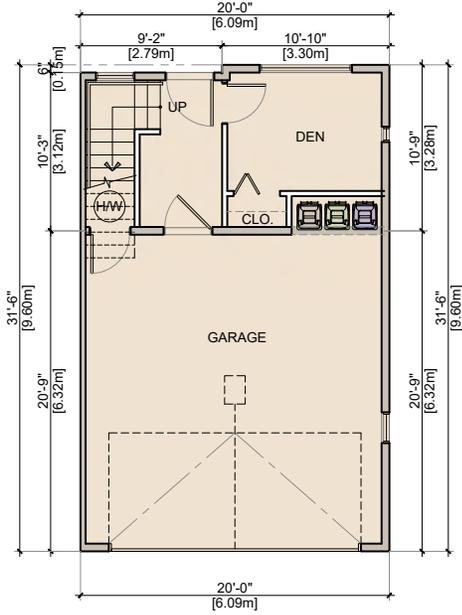
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Checked By PV	Project ID SU00_2001

Sheet Title

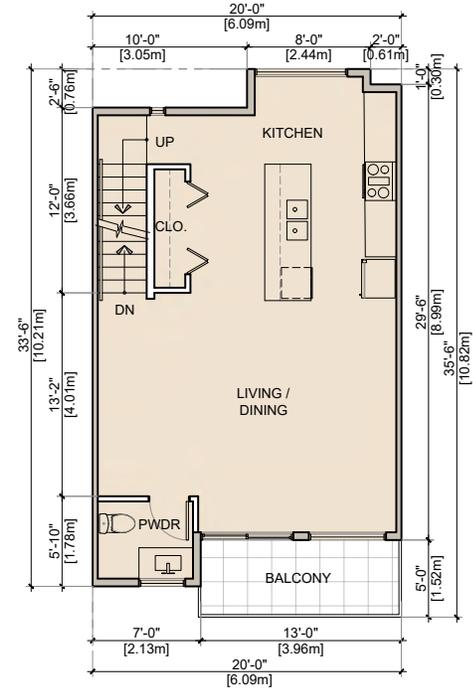
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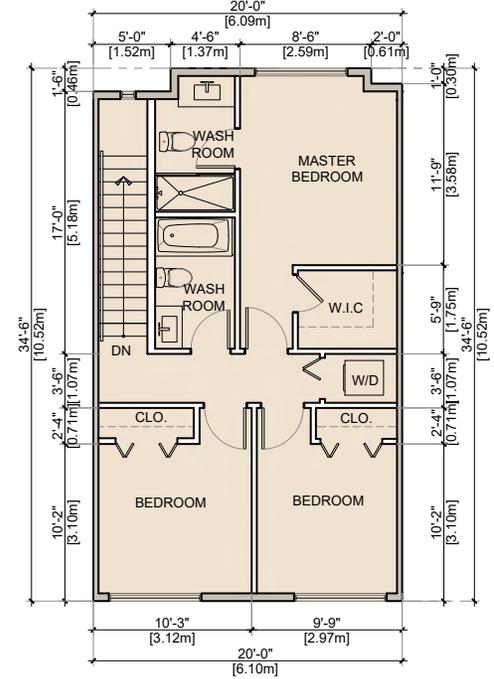
A-5.12



① UNIT-C1(LVL-1)
AREA=210 sqft



② UNIT-C1(LVL-2)
AREA=604 sqft

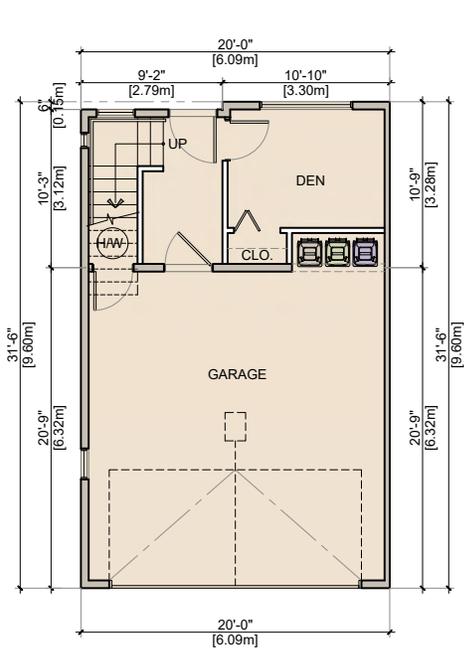


③ UNIT-C1(LVL-3)
AREA=681 sqft

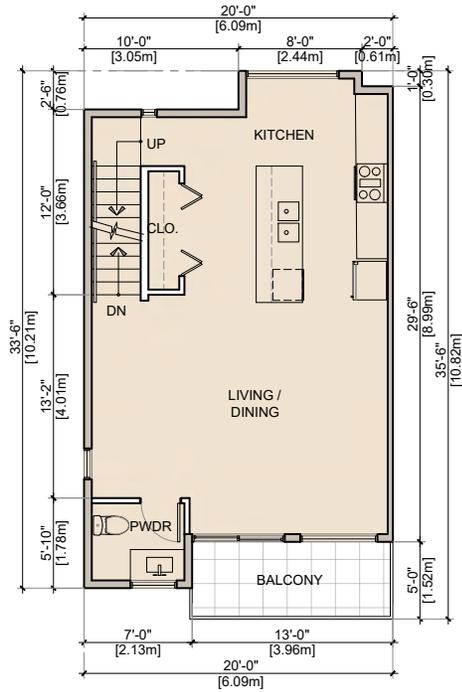
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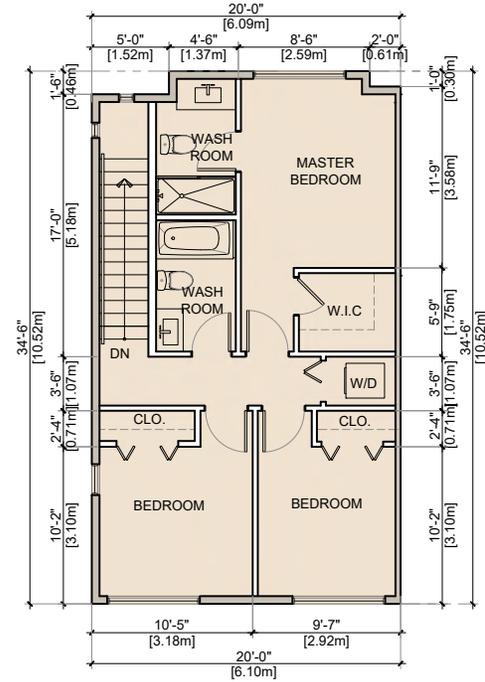
2023/02/28



① UNIT-C2(LVL-1)
AREA=210 sqft



② UNIT-C2(LVL-2)
AREA=604 sqft



③ UNIT-C2(LVL-3)
AREA=681 sqft

2023-02-24	Revised / comments
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2022-07-25	DP Application
2022-06-07	Revised / comments
2022-01-07	Preliminary Application
Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
17101 & 17111 80 AVENUE, SURREY, BC

Drawn By YG	Date 2022-01-04
Checked By PV	Project ID SU00_2501

Sheet Title

UNIT PLANS

Scale
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A-5.13

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Issues / Revisions

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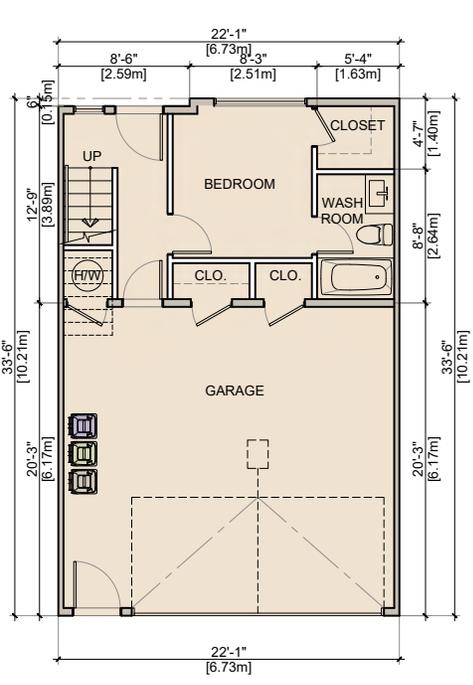
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Checked By PY	Project ID SU00_2501

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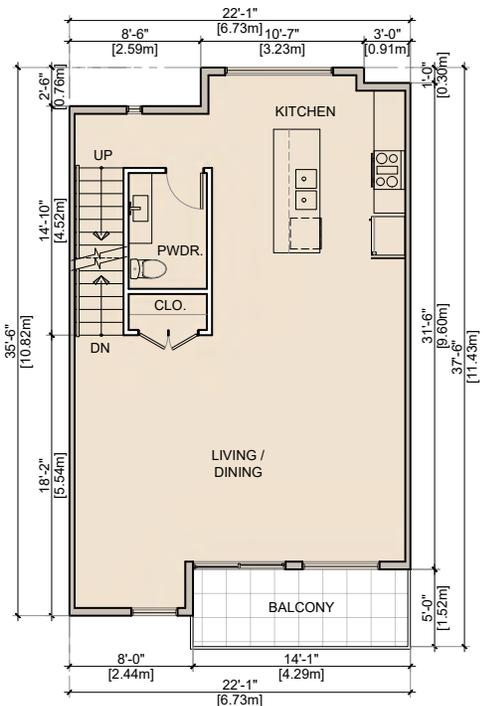
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Scale
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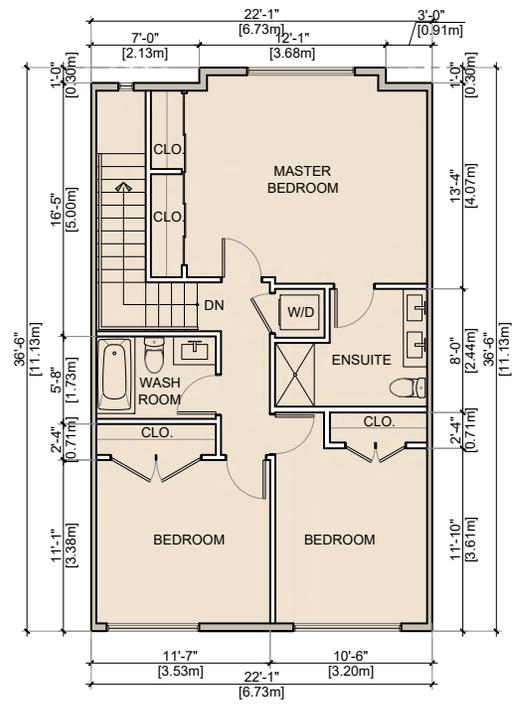
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① UNIT-D(LVL-1)
AREA=288 sqft



② UNIT-D(LVL-2)
AREA=717 sqft



③ UNIT-D(LVL-3)
AREA=796 sqft

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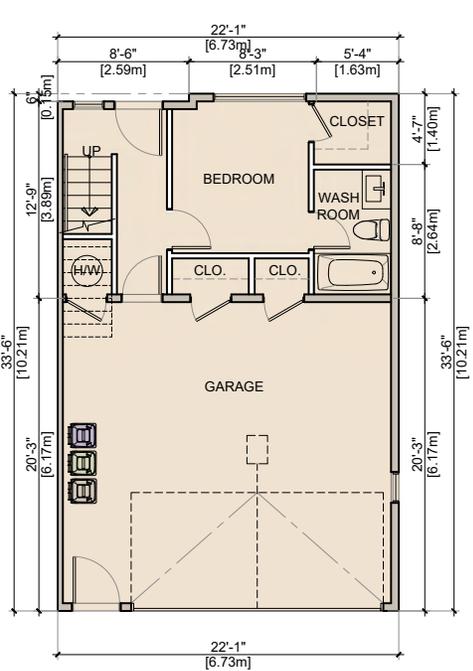
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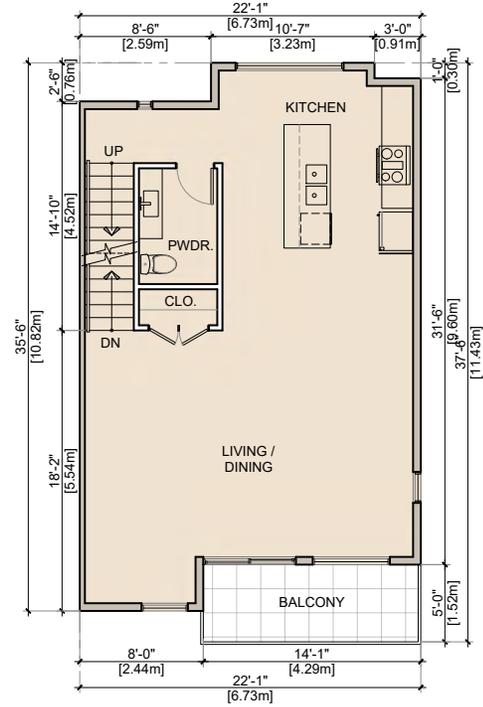
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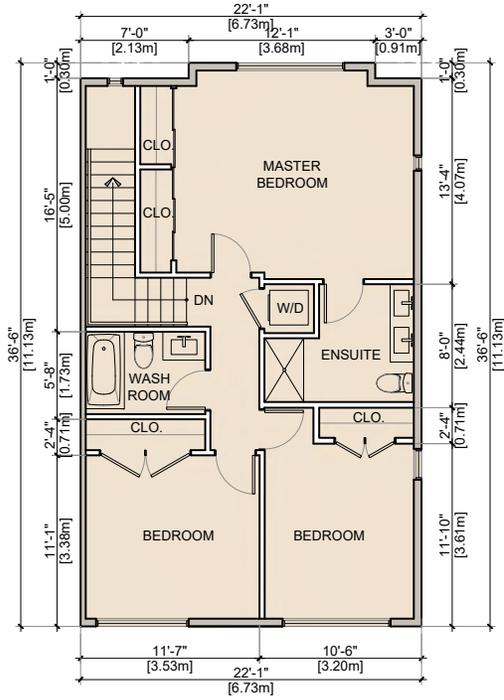
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① UNIT-D1(LVL-1)
AREA=288 sqft



② UNIT-D1(LVL-2)
AREA=717 sqft



③ UNIT-D1(LVL-3)
AREA=796 sqft

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Checked By PY	Project ID SU02_2501

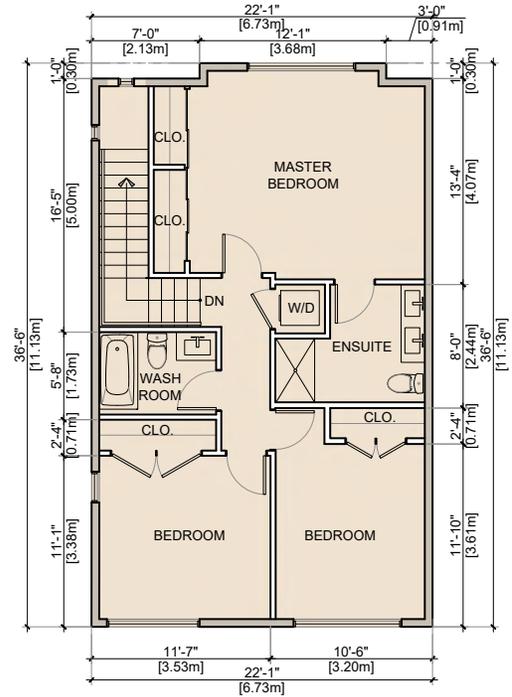
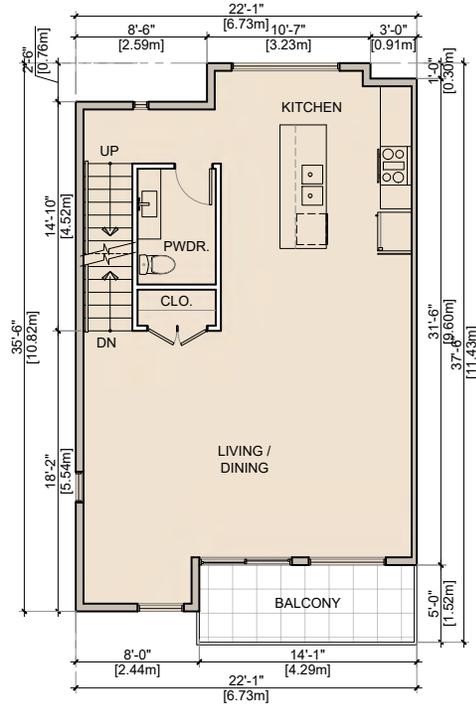
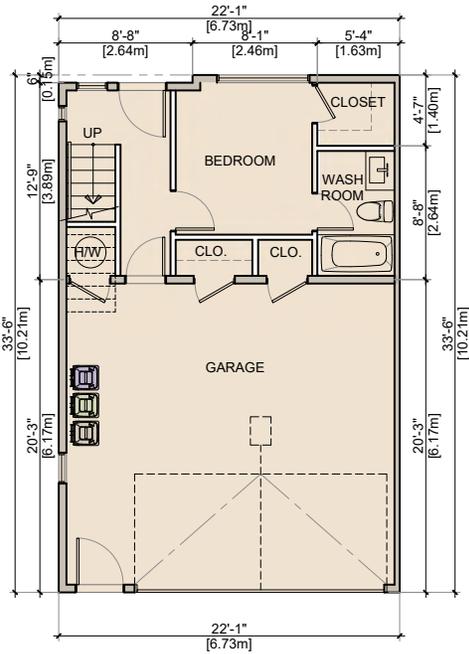
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UNIT PLANS

Scale
1/8" = 1'-0"

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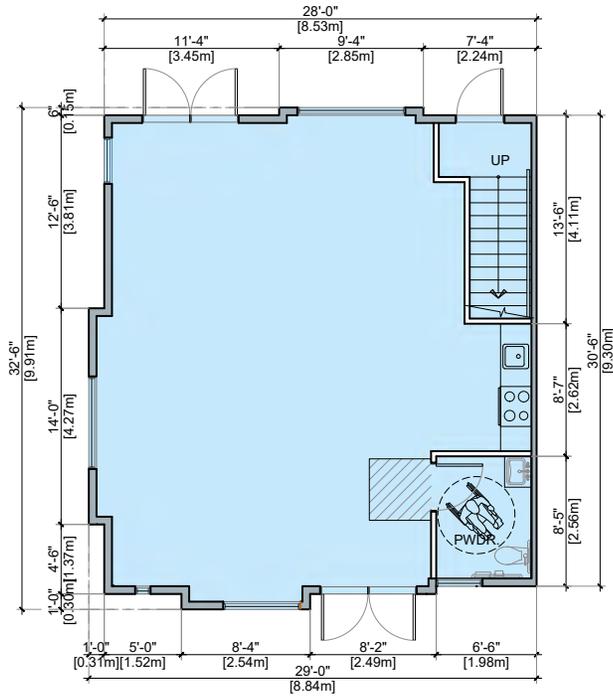
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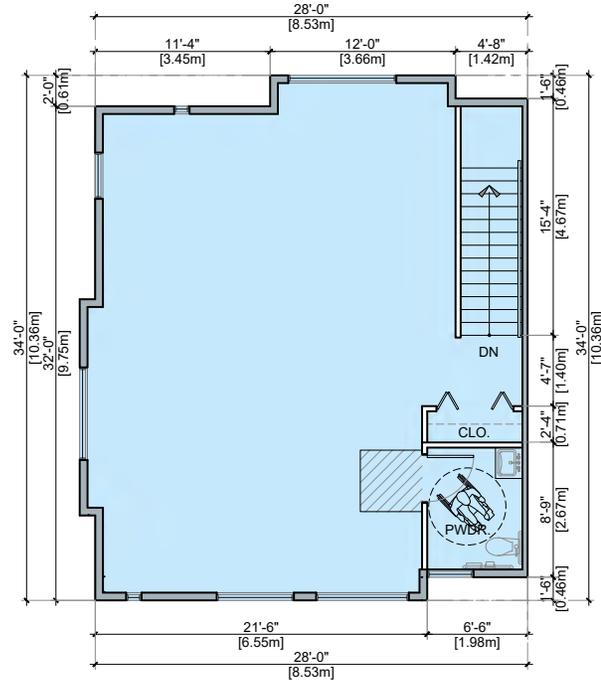
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① UNIT-AMENITY(LVL-1)
AREA=892 sqft



① UNIT-AMENITY(LVL-2)
AREA=927 sqft

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2022-01-07	Preliminary Application

Date	Description
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Issues / Revisions

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Project Title
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Project Address
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A-5.17



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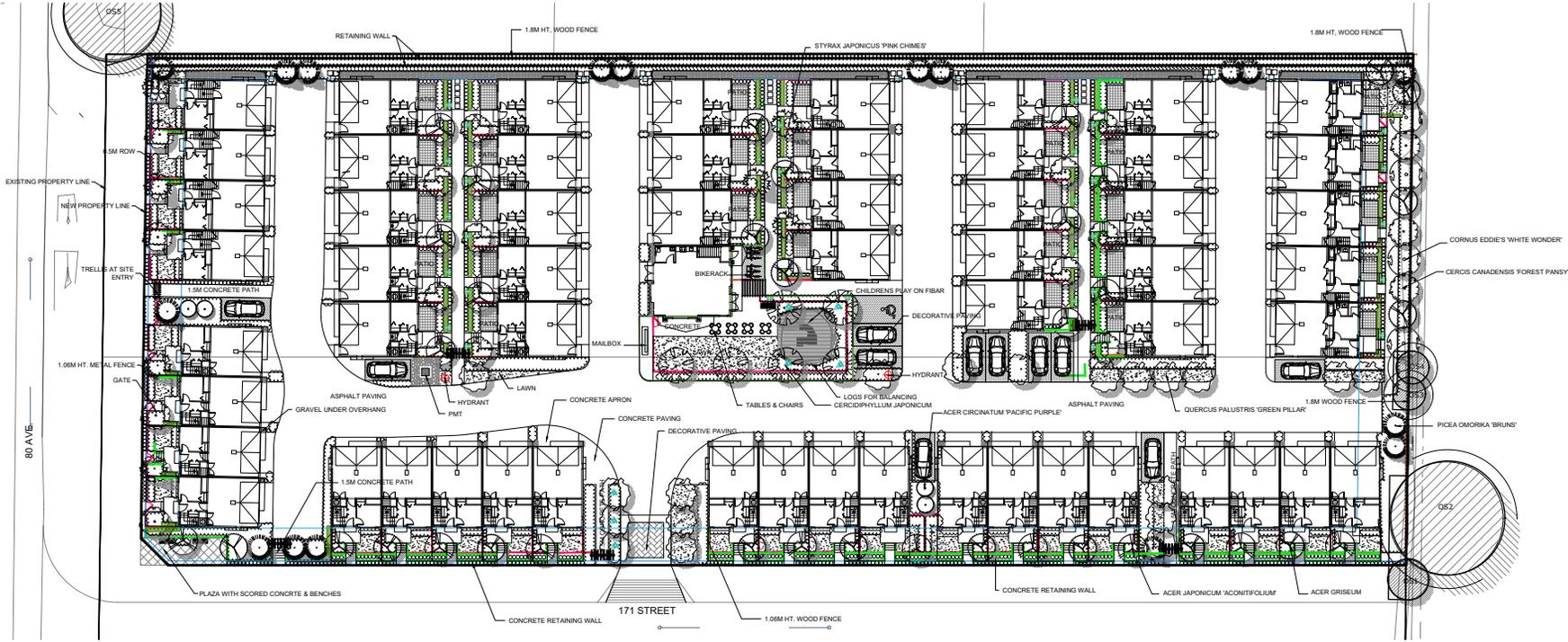
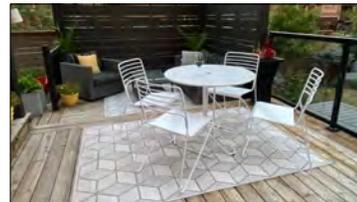
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0111, f. 604 294-0022

SCALE:

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
4		ACER CIRCINATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	2.5M HT. BAB, 3 STEM CLUMP
17		ACER GRISEUM	PAPERSHAW MAPLE	6CM CAL. 1.8M STD. BAB
20		ACER JAPONICUM 'ACONITIFOLIUM'	FERN LEAF FULLMOON MAPLE	3.0M HT. BAB.
6		CERCIDIPHYLLUM JAPONICUM	KATSURKA TREE	6CM CAL. 1.8M STD. BAB
17		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. 1.8M STD. BAB
4		CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	6CM CAL. 1.8M STD. BAB
3		EX. TREE		
17		PICEA OMOROKA 'BRUN'S'	BRUN'S SERBIAN SPRUCE	2.5M HT. BAB
19		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL. 1.8M STD. BAB
7		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL. 1.8M STD. BAB

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 ONA 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



NO.	DATE	REVISION DESCRIPTION	DR.
4	23 FEB. 27	NEW SITE PLAN	MC
3	23 JAN. 18	NEW SITE PLAN COMMENTS	MC
2	22 DEC. 15	NEW SITE PLAN	MM
1	22 NOV. 16	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
17101 & 17111 80TH AVE.
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 22 NOV. 01 | DRAWING NUMBER:
SCALE: 1:250
DRAWN: MM
DESIGN: MM
CHKD: MCY | **L1**
OF 9



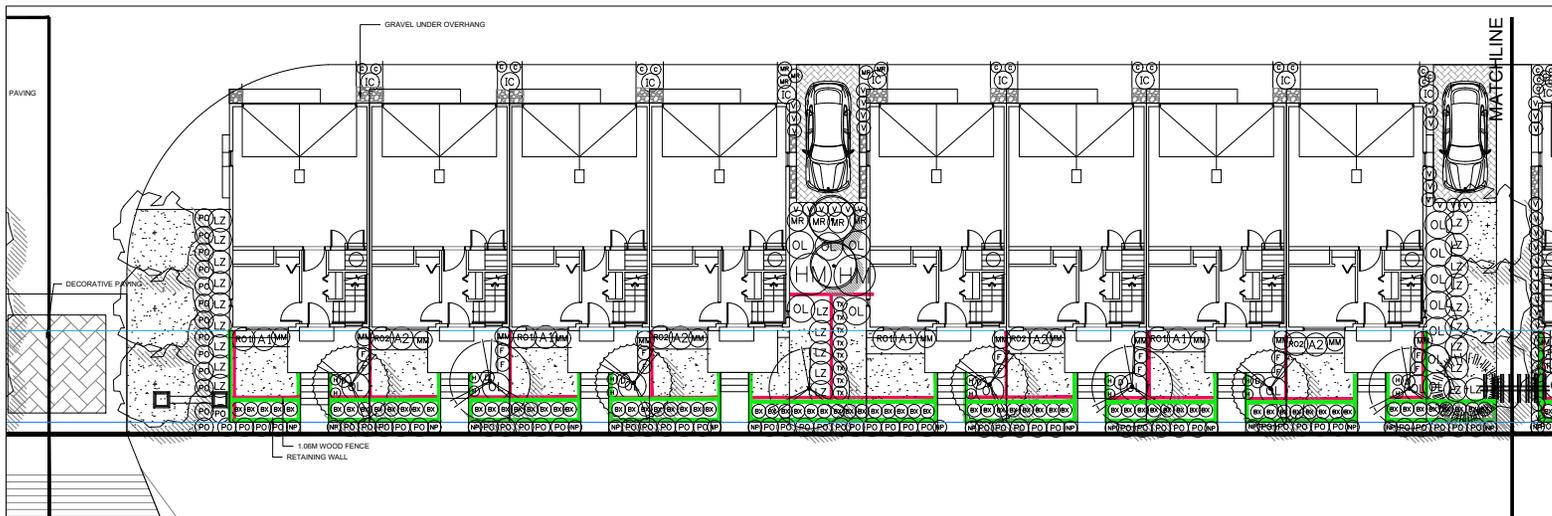
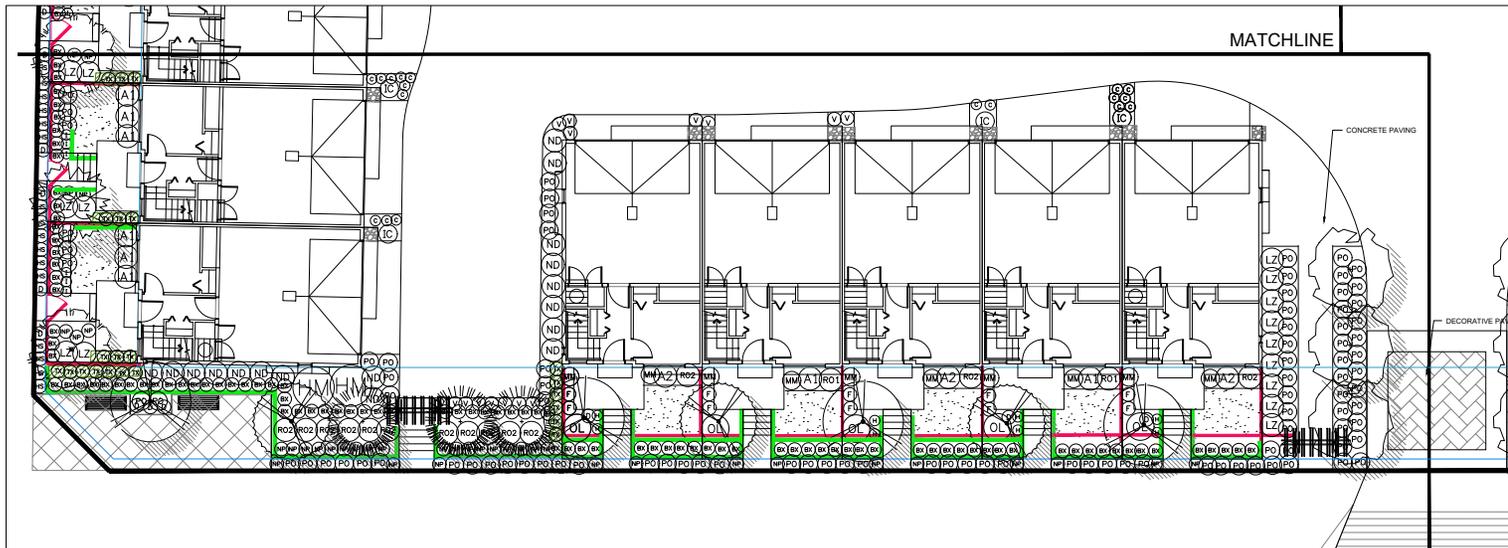


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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	23.FEB.27	NEW SITE PLAN	MC
3	23.JAN.18	NEW SITE PLAN COMMENTS	MC
2	22.DEC.15	NEW SITE PLAN	MM
1	22.NOV.16	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

17101 & 17111 80TH AVE.
SURREY, B.C.

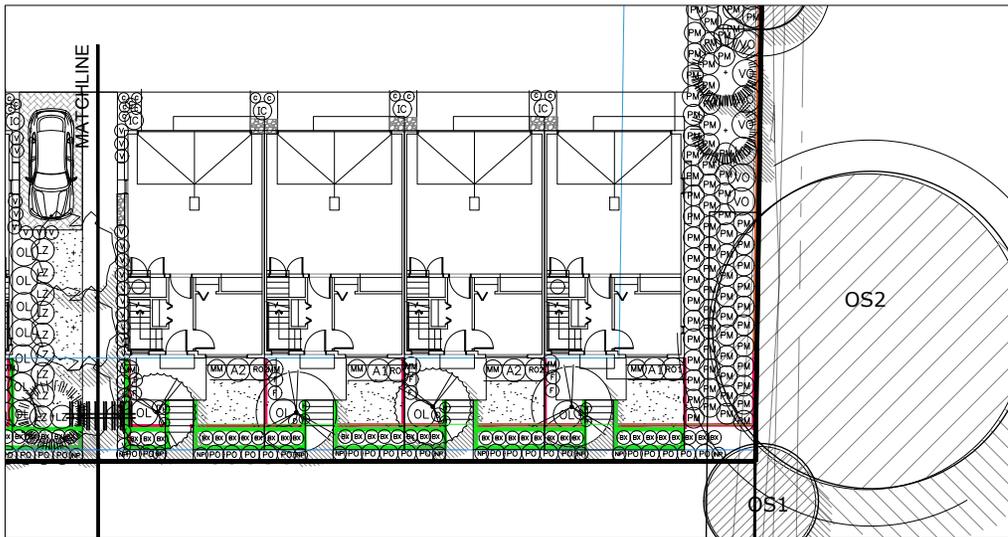
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LANDSCAPE SHRUB PLAN

DATE: 22.NOV.01 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHKD: MCY OF 9





SEAL:



PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
⑨	9	AZALEA JAPONICA 'HARDIER'S BEAUTY'	AZALEA, LIGHT PINK
⑩	32	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA, RED-VIOLET
⑪	8	AZALEA NOBLE'S 'SAMUEL T. COLLIERIDGE'	DECIDUOUS AZALEA, PURPLE/ORANGE BLOTCH
⑫	605	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX
⑬	8	CARYOPTERIS x CLANDONENSIS 'DARK KNIGHT'	BLUEBEARD
⑭	140	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH
⑮	34	FUSCIA LORD BYRON	HARDY FUSCIA
⑯	10	HYDRANGEA PANICULATA 'WIMS RED'	FIRE & ICE HYDRANGEA
⑰	16	HYDRANGEA SERATA 'BEE-GUM'	MT. HYDRANGEA
⑱	67	ILEX CRENATA 'DWARF POGGDA'	JAPANESE HOLLY
⑲	32	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
⑳	47	LEUCODIODE FONTANESIANA 'ZABLO SCARLETTA'	LEUCODIODE, RED NEW GROWTH
㉑	92	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO
㉒	135	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL
㉓	5	RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON, BLUSH PINK
㉔	20	ROSA 'NOARE'	CARPET ROSE, RED
㉕	12	ROSA 'MIDLAND 'BONICA'	MIDLAND ROSE, PINK
㉖	351	TAXUS x MEDIA 'HICKSII'	HICKS YEW
㉗	56	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY
㉘	8	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM
㉙	88	ACORUS GRAMINEA 'ODON'	GOLDEN VAREGATED SWEETFLAG
㉚	329	CAREX GIBBERNENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE
㉛	473	HAKONECHLOA MACRA 'AUREOLA'	GOLD VAREGATED JAPANESE FOREST GRASS
㉜	228	HELICTOTRICHON SEMPERVIRENS	BLUE DAT GRASS
㉝	52	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS
㉞	232	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS
㉟	35	HEMEROCALLIS 'RED MAGIC'	DAYLILY, RED AND YELLOW
㊱	13	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW
㊲	105	BERBERIS BERGIRENSIS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF
㊳	76	NEPETA x FAASSIBENI 'DORNBLOSE'	BLUE CATMINT
㊴	8	MAHONIA NERVOSA	LONGLEAF MAHONIA
㊵	9	MAHONIA REPENS	CREeping OREGON GRAPE
㊶	88	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
㊷	173	VACCINIUM VITIS-IDAEA	LINGONBERRY

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 CSA 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 GARARDENS 'SNOWFLAKE' 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. * REFER TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONING 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.

ALL LANDSCAPED AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY - DESIGN BUILD SYSTEM THAT MEETS IAABC STANDARDS

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 FEB. 27	NEW SITE PLAN	MC
3	23 JAN. 18	NEW SITE PLAN COMMENTS	MC
2	22 DEC. 15	NEW SITE PLAN	MM
1	22 NOV. 16	NEW SITE PLAN	MM

CLIENT:

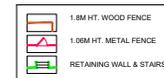
PROJECT:

TOWNHOUSE DEVELOPMENT

17101 S 17111 80TH AVE.
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN



DATE: 22 NOV 01 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHKD: MCY OF 9

L6





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 FEB.27	NEW SITE PLAN	MC
3	23 JAN.18	NEW SITE PLAN COMMENTS	MC
2	22 DEC.15	NEW SITE PLAN	MM
1	22 NOV.16	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

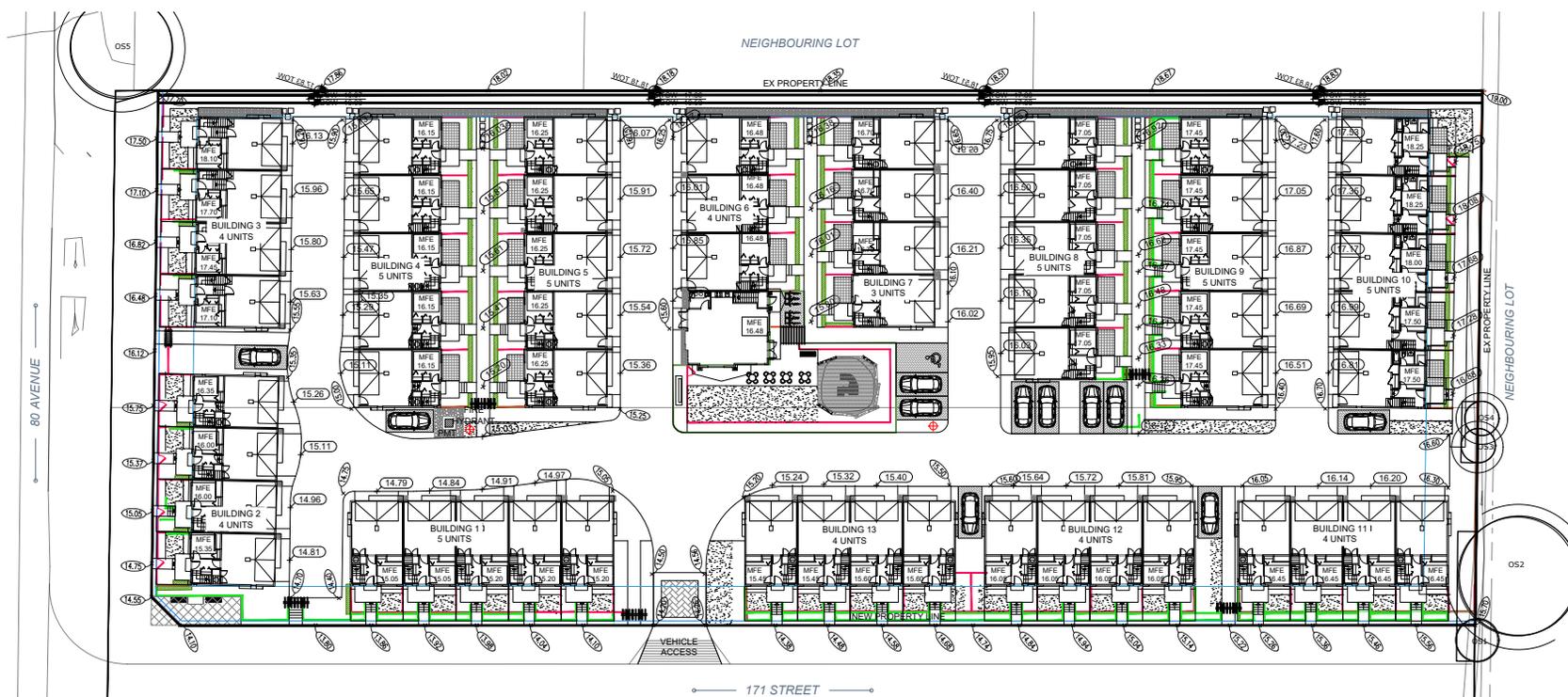
17101 & 17111 80TH AVE.
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE GRADING

DATE: 22.NOV.01 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MM
DESIGN: MM
CHKD: MCY OF 9

L7



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

FROM: Development Services Manager, Engineering Department

DATE: February 24, 2023 **PROJECT FILE: 7822-0255-00**

**RE: Engineering Requirements
Location: 17101 80 Ave**

NCP AMENDMENT

- Assess downstream capacities for storm and sanitary and address accordingly.

REZONE/DEVELOPMENT PERMIT

Property and Right-of-Way Requirements

- Dedicate gazetted road (northerly 10.058 meters of 80 Avenue).
- Dedicate approximately 4.942 m along 80 Avenue.
- Dedicate 11.5 m for 171 Street.
- Dedicate 3.0 m x 3.0 m corner cuts at 80 Avenue and 171 Street.
- Register 0.5 m Statutory Right-of-Way (SRW) along 80 Avenue and 171 Street.

Works and Services

- Construct north side of 80 Avenue with concrete sidewalk.
- Construct west side of 171 Street.
- Construct storm, sanitary, and water mains along 171 Street.
- Provide adequately sized storm, sanitary and water service connections.
- Register applicable legal documents on title as determined through detailed design.

A Servicing Agreement is required prior to Rezone.



Jeff Pang, P.Eng.
Development Services Manager

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.

Coast Meridian Elementary is operating below the school's capacity and enrolment is projected to stay below 100% building capacity over the next 10 years. New higher housing counts anticipated to come to support the Skytrain have not been included in these projections. Once the amendment to the Fleetwood plan has been adopted, then the District will include the enrolment impact. It is expected that the proposed higher housing densities will be significant enough to counter act the flat trend with a modest growth trend over the decade.

North Surrey Secondary is operating at 121% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2023/2024 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

THE IMPACT ON SCHOOLS

APPLICATION #: 22 0255 00

SUMMARY

The proposed 57 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:	6

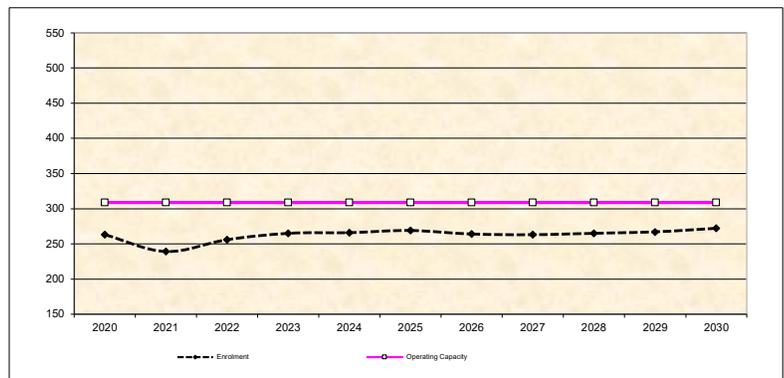
September 2022 Enrolment/School Capacity

Coast Meridian Elementary	
Enrolment (K/1-7):	33 K + 223
Operating Capacity (K/1-7)	76 K + 233
North Surrey Secondary	
Enrolment (8-12):	1478
Capacity (8-12):	1175

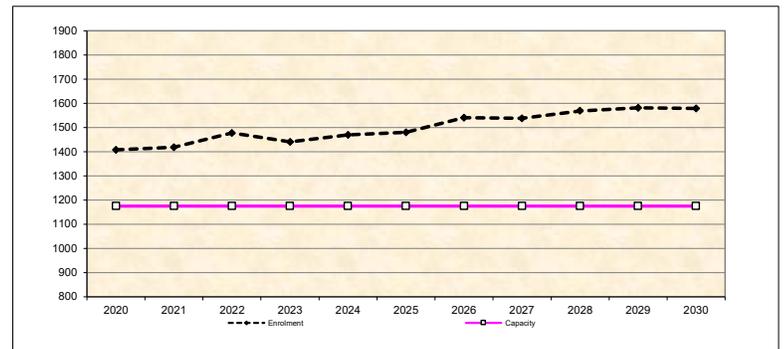
Projected population of school-age children for this development:	22
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Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Coast Meridian Elementary



North Surrey 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: 17101 & 17111 80 Ave

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio- PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	53	Protected Trees Identified	11
Protected Trees to be Removed	53	Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 52 X two (2) = 104 	105	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2 - All other species to be removed (2:1) 6 X two (2) = 12 	14
Replacement Trees Proposed	-	Replacement Trees Proposed	0
Replacement Trees in Deficit	-	Replacement Trees in Deficit	12
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

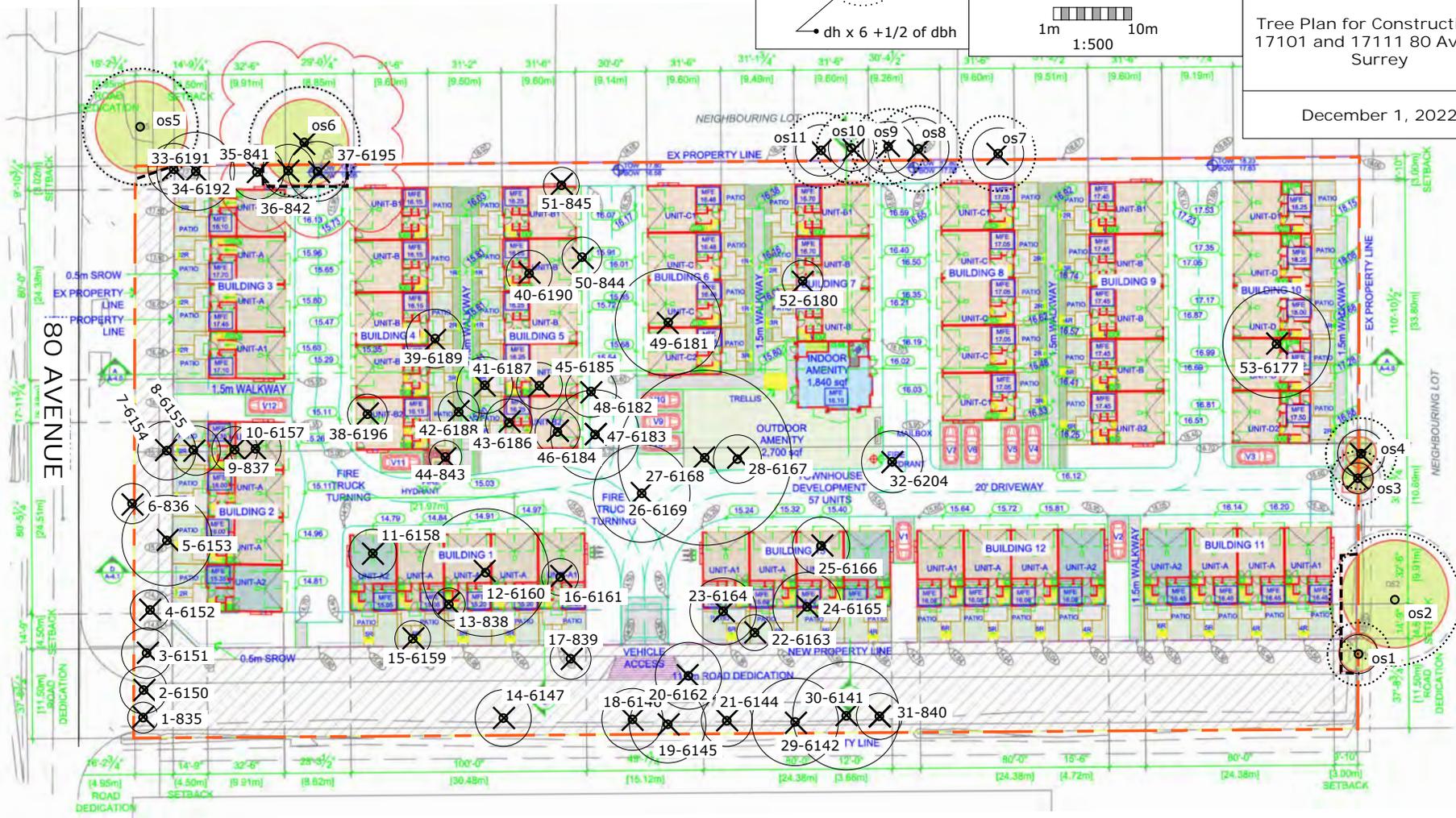
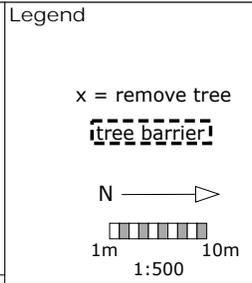
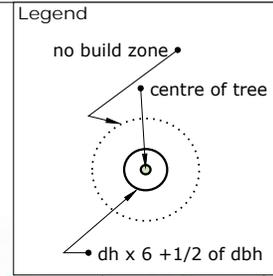
Summary, report and plan prepared and submitted by:

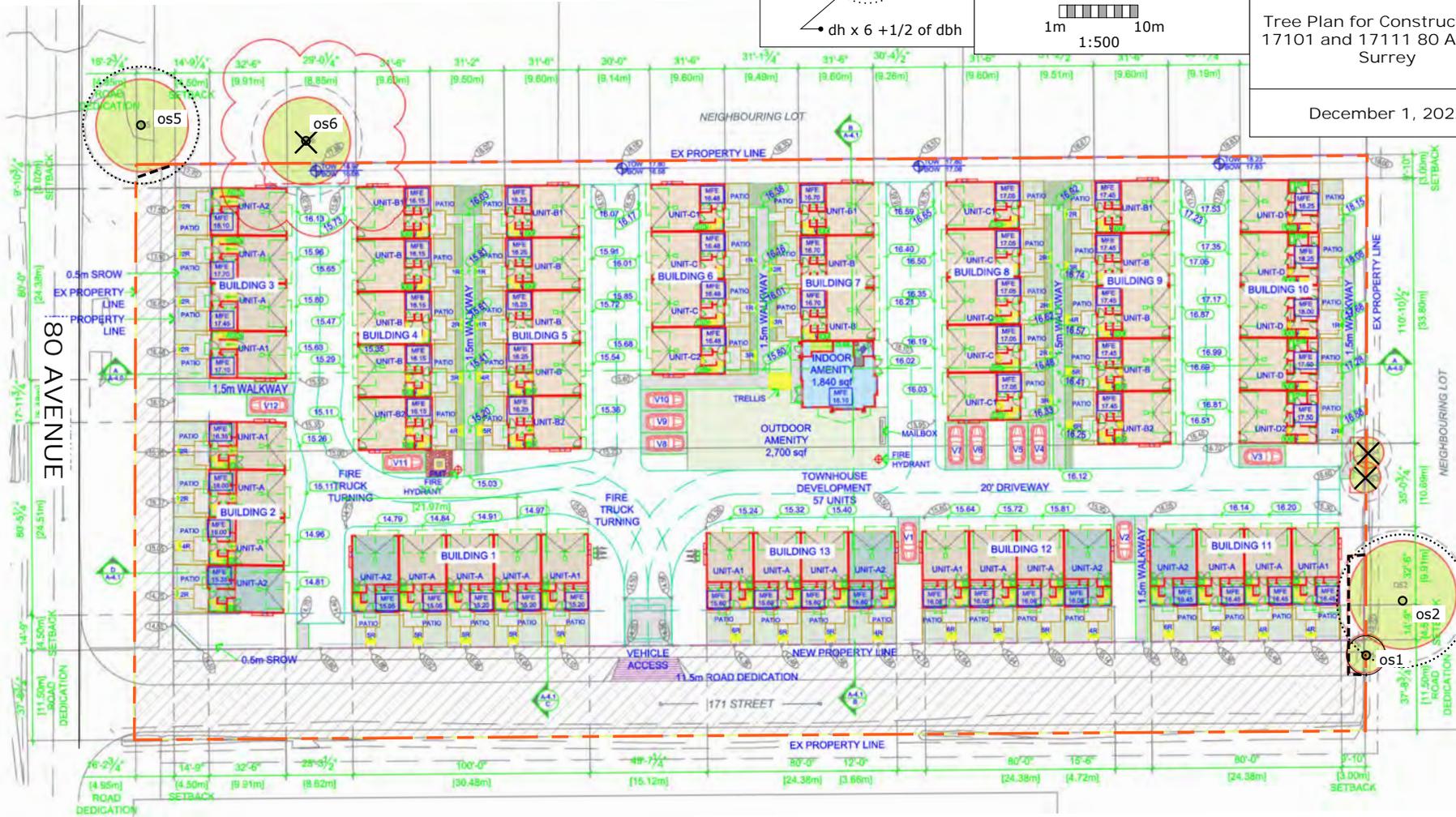
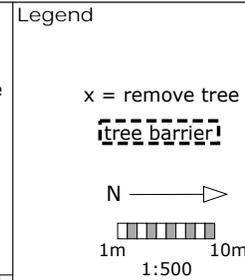
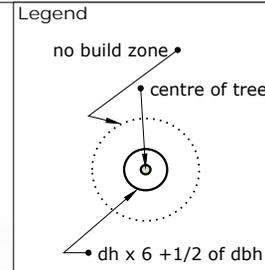


(Signature of Arborist)

December 1, 2022

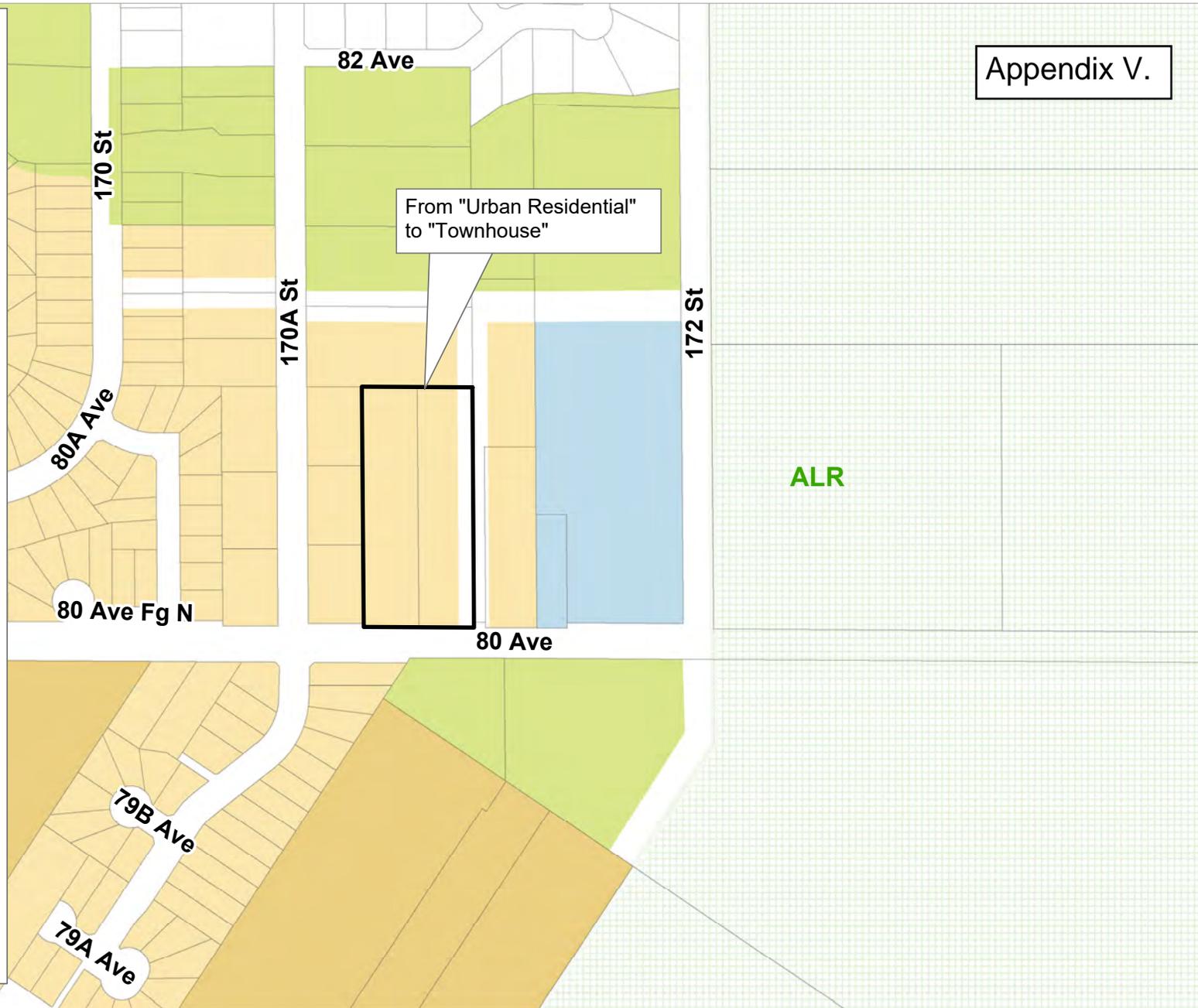
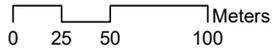
Date





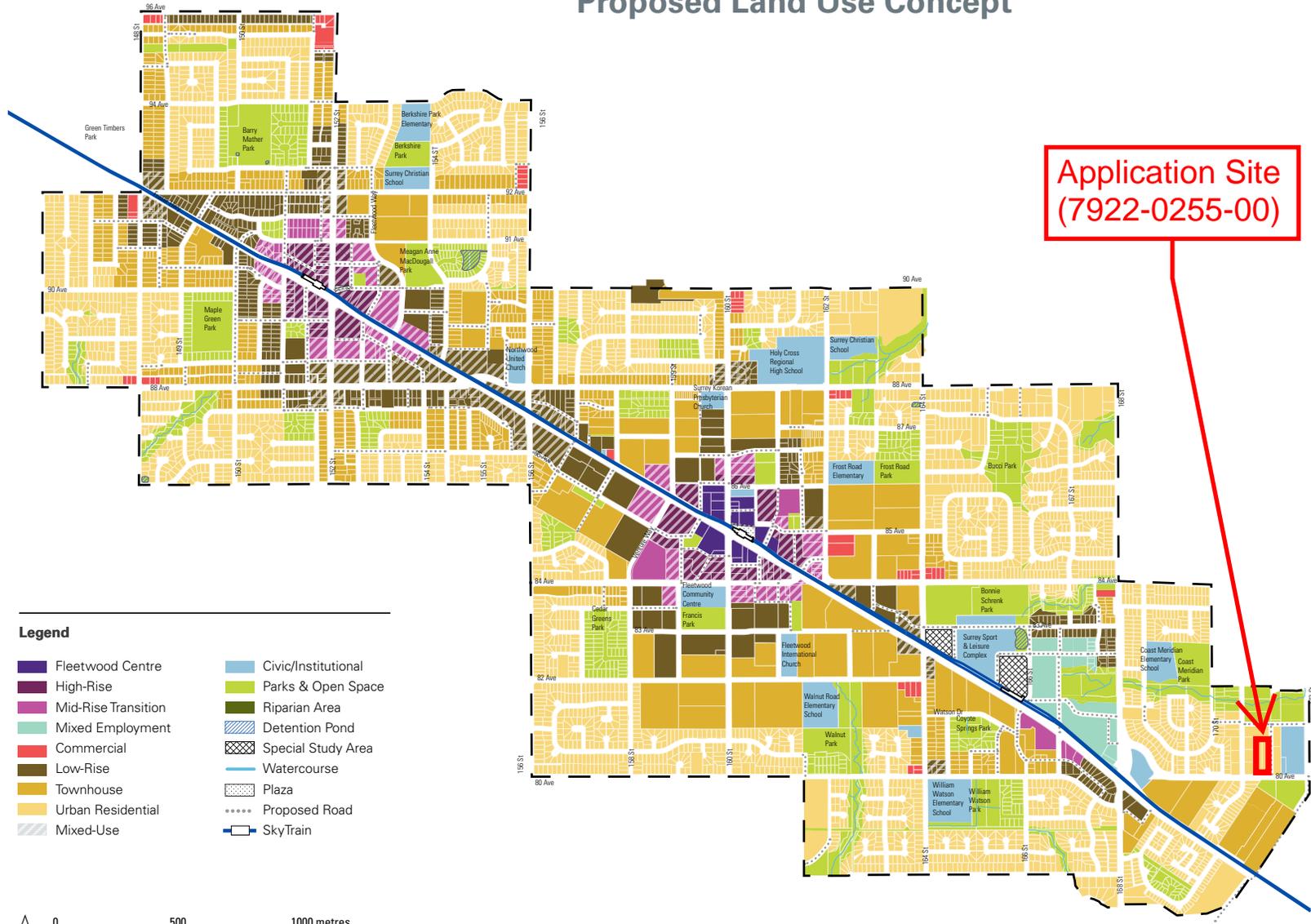
Legend

- SPATIAL.tinRoadCentrelines
-  Development Applications selection
-  Fleetwood Centre
-  High Rise Mixed Use
-  High Rise Residential
-  Transitional Mixed Use
-  Transitional Residential
-  Mixed Employment
-  Commercial
-  Low Rise Mixed Use
-  Low Rise Residential
-  Townhouse
-  Urban Residential
-  Civic/Institutional
-  Plaza
-  Parks & Open Space
-  Special Study Area
-  Detention Pond
-  Agricultural Land Reserve



Stage 1 Fleetwood Plan | Summary

Proposed Land Use Concept



Legend

- | | |
|---------------------|---------------------|
| Fleetwood Centre | Civic/Institutional |
| High-Rise | Parks & Open Space |
| Mid-Rise Transition | Riparian Area |
| Mixed Employment | Detention Pond |
| Commercial | Special Study Area |
| Low-Rise | Watercourse |
| Townhouse | Plaza |
| Urban Residential | Proposed Road |
| Mixed-Use | SkyTrain |

