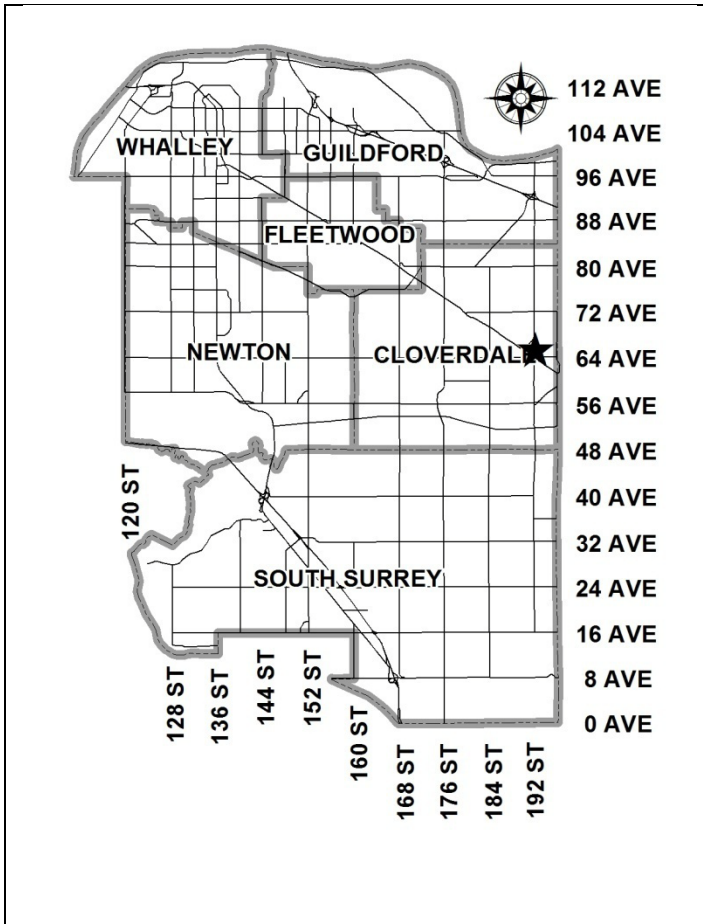


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0314-00

Planning Report Date: May 30, 2011



PROPOSAL:

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** of a portion from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of approximately forty-nine (49) townhouse units.

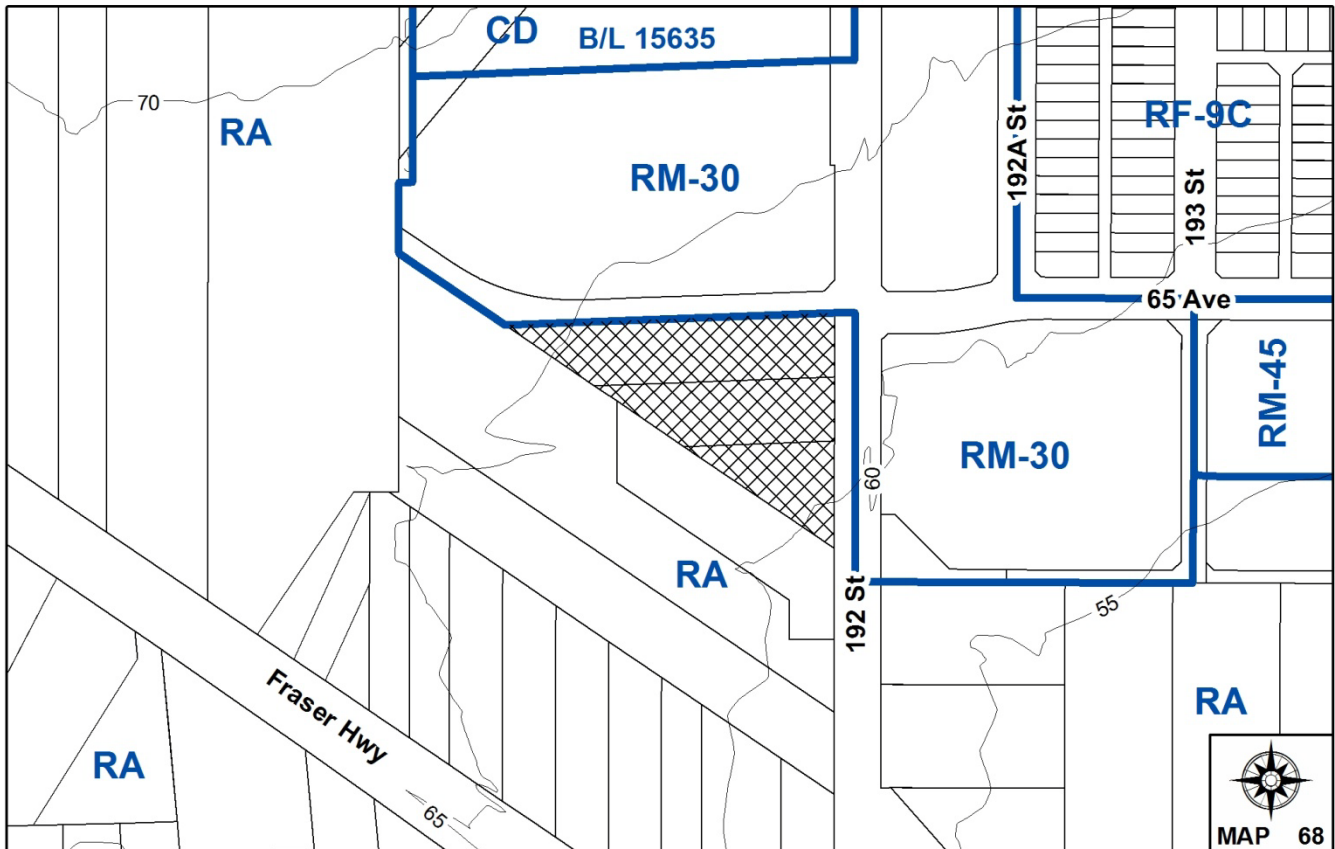
LOCATION: 6529, 6541 and 6561 - 192 Street

OWNER: Mackenzie Properties Ltd

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: 22 - 45 upa (High Density) and Riparian Protection Area



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP Amendment from Urban to Multiple Residential is required on the developable portion of the site.

RATIONALE OF RECOMMENDATION

- Requires an OCP Amendment to comply with NCP Designation.
- Complies with the East Clayton Neighbourhood Concept Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix I).
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 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing..
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7910-0314-00 generally in accordance with the attached drawings (Appendix II).
6. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) the applicant adequately address the impact of no indoor amenity space;
 - (i) registration of a statutory right-of-way to allow for future shared access with the property to the west;

- (j) registration of a 6.0-metre (20 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway; and
- (k) the applicant to enter into a monitoring and maintenance agreement for replanting in the riparian area as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

REFERRALS

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

School District: **Projected number of students from this development:**

8 Elementary students at Hazelgrove Elementary School
4 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 31, 2012.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department supports the development proposal. The applicant will be required to enter into a license and monitoring agreement with the City in accordance with Policy No. P-15 and conditions as stipulated by the Realty Services Division. The applicant should construct the portion of public walkway on the subject site.

Environmental Review Committee (ERC): This application was reviewed at the February 23, 2011 ERC meeting. The proposed reduced top-of-bank setback from 30 metres (100 ft.) to 20 metres (66 ft.) from the north side of McLellan Creek (a yellow-coded watercourse) is acceptable. Proposed landscaping of the riparian area requires final approval by the Department of Fisheries and Oceans and the Parks, Recreation & Culture and Engineering Departments.

SITE CHARACTERISTICS

Existing Land Use: Vacant treed acreage parcels.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 65 Avenue):	Townhouse development.	15-25 upa (Medium-High Density)	RM-30
East (Across 192 Street):	Townhouse development.	15-25 upa (Medium-High Density)	RM-30
South:	Vacant treed lot and single family dwellings, bisected by McLellan Creek.	Natural Area	RA
West:	Vacant treed lot and single family dwellings, bisected by McLellan Creek under application (File No. 7908-0192-00) for one, 4-storey apartment building consisting of 119 units (Third Reading).	22-45 upa (High Density)	RA

JUSTIFICATION FOR OCP AMENDMENT

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate the developable portion of the site from Urban to Multiple Residential to permit the proposed 49-unit townhouse project with a proposed floor area ratio (FAR) of 0.88 and proposed unit density of approximately 70 units per hectare (28 upa) (Appendix VI).
- The proposed OCP amendment from Urban to Multiple Residential is consistent with the East Clayton Neighbourhood Concept Plan (NCP) and is appropriate (Appendix VII).

DEVELOPMENT CONSIDERATIONS

- The subject site is located south of 65 Avenue, west of 192 Street and encompasses three (3) properties located at 6529, 6541 and 6561 - 192 Street.
- The subject site is designated Urban in the Official Community Plan (OCP) and 22-45 upa (High Density) in the East Clayton Neighbourhood Concept Plan (NCP). As described above, the proposal requires an OCP amendment on the developable portion.
- The applicant is proposing to rezone the developable portion of the site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD), based on the RM-30 Zone, in order to allow the development of forty-nine (49) townhouse units with a proposed unit density of 28 units per acre (upa) and a floor area ratio (FAR) of 0.88.

- The proposed density of 28 upa and FAR of 0.88 conform to the maximum 30 upa and 0.90 FAR of the RM-30 Zone for sites 1 hectare (2.5 acres) or larger. However, since the subject site is less than a hectare in size, the maximum density permissible on this 0.70-hectare (1.73-acre) site (based on the RM-30 Zone sliding scale calculation) is 24 upa and 0.74 FAR. As a result, the applicant is proposing a CD Zone to accommodate the proposed FAR of 0.88 and unit density of 28 upa.
- The proposal consists of three (3) 2-bedroom units, thirty (30) 2-bedroom and flex units, eight (8) 3-bedroom units and eight (8) 3-bedroom and flex units, ranging in floor area from 116 square metres (1,251 sq.ft.) to 154 square metres (1,659 sq.ft.), with a total floor area of 6,157 square metres (66,279 sq.ft.).

Proposed CD By-law

- The proposed CD By-law is based on the RM-30 Zone with modifications to the density, building setbacks and parking space configuration. The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 based on 1-hectare site	RM-30 Zone, based on 0.70-hectare site	Proposed CD By-law
Units per Acre	30 upa	24 upa	28 upa
FAR	0.90	0.74	0.88
Lot Coverage	45%	43%	43%
Building Setbacks	7.5 m (25 ft.) from all lot lines	7.5 m (25 ft.) from all lot lines	north: 4.5 metres (15ft.) east: 4.5 metres (15 ft.) west 3.0 metres (9.8 ft.) south: 13 metres (43 ft.)
Tandem Parking	All tandem parking spaces enclosed	All tandem parking spaces enclosed	A minimum of 60% of all parking spaces must be enclosed.

- The reduced setbacks along the north (65 Avenue) and east (192 Street) property lines reinforce the urban character, create a strong street orientation and are in keeping with the design guidelines of the East Clayton Neighbourhood Concept Plan.
- The townhouse units fronting 65 Avenue and 192 Street have direct pedestrian access from the street, promoting social interaction, as well as casual surveillance.
- The reduced setback along the west is to the rear corners of proposed Units 24 and 38. The applicant is proposing landscaping along the western edge, which includes trees and shrubs to provide a visual separation and privacy between this development and the property to the west, which is also designated 15-25 upa (Medium-High Density) in the East Clayton Neighbourhood Concept Plan.
- The proposed parking variation is requested in order to accommodate 39 unenclosed tandem parking spaces.

- The RM-30 Zone requires all tandem parking spaces to be enclosed and attached to ground-oriented units. The applicant is proposing that one tandem parking space be located on the driveway for 39 of the proposed 49 units.
- The proposed change to the parking configuration provides for more marketable units as an additional room can be accommodated on the ground level which also provides an opportunity for natural surveillance of the outdoor amenity area and front yards.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Meredith Mitchell, Certified Arborist of DMG Landscape Architects. The report has identified 62 mature trees within the developable portion of the site. As the development proposal reflects a multiple residential development, all the trees within the development footprint will need to be removed. Five (5) trees at the southeast corner of the subject site are proposed to be retained within the riparian setback area which will be dedicated as parkland. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Red Alder	35	0	35
Bigleaf Maple	1	0	1
Black Cottonwood	14	0	14
Western Red Cedar	0	0	0
Douglas Fir	11	0	11
Norway Spruce	0	0	0
Fruiting Cherry	1	0	1
Total	62	0	62

- The proposal indicates that 136 trees will be planted on site, which meets the 136 replacement trees required by the Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on April 18, 2011 and staff did not receive any comments.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

DESIGN PROPOSAL AND REVIEW

Building Design, Access and Circulation

- The proposed townhouse project consists of three (3) 2-bedroom units, thirty (30) 2-bedroom and flex units, eight (8) 3-bedroom units and eight (8) 3-bedroom and flex units in 7 buildings, with an average floor area of 126 square metres (1,352 sq.ft.) per dwelling unit.
- The proposal includes 7 buildings. Building 1, 2, 3, 6 and 7 consist of units that include tandem parking with one enclosed parking space in a garage and one located on the parking apron.
- Building 4 consists of 2 units with fully enclosed tandem garages and 5 units that include tandem parking with one enclosed parking space in a garage and one located on the parking apron.
- Building 5 consists of 8 units with fully enclosed tandem garages.
- The proposal indicates 3-storey buildings with garages at grade. Units with tandem parking with one enclosed parking space in a garage and one located on the parking apron also have a bonus room at grade. The kitchen, dining and living rooms are located at the second floor, with the bedrooms at the third floor area.
- There are two vehicular entry points to the site with a walkway on one side; one from 65 Avenue at the north-west corner of the site and one from 192 Street at the south-east corner of the site.
- A separate pedestrian entrance from 192 Street is located south of the north-east corner of the site, connecting to the internal drive-aisle.
- A 6.0-metre (20 ft.) wide statutory right-of-way for public access will be registered over an east-west pedestrian connection along the edge of the riparian area setback, to accommodate a 4-metre (13 ft.) wide multi-use pathway. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed (see Riparian Area section).
- Buildings 1-3 front 65 Avenue and consist of twenty-three (23) street-oriented units with direct street access from the front yard.
- Buildings 6 and 7 front 192 Street and consist of eleven (11) street-oriented units with direct street access from the front yard.
- The proposed building materials include black roof shingles. Cladding materials include horizontal vinyl siding in beige and grey and stucco in olive green and deep blue. White will provide an accent colour for window trim, wood trim, window shutters, flower boxes and garage doors. Metal work, front doors and wood lattice will be black.

Riparian Area

- On the adjacent properties to the south, there is an existing Class B watercourse, McLellan Creek. The riparian setback from the creek falls within the south-east corner of the subject site. The applicant is providing a 20-metre (66 ft.) setback from the top-of-bank of this watercourse.
- The proposed setback relaxation from 30 metres (100 ft.) was approved in principle by the Department of Fisheries and Oceans (DFO), subject to satisfaction of riparian area compensation.
- The applicant is proposing to dedicate 188 square metres (2,024 sq. ft.) as open space to accommodate the watercourse and riparian area. The proposed open space, which is to be conveyed to the City, will remain in its natural state.
- In addition to the dedication of open space, the applicant is required to provide compensation planting for the riparian area setback relaxation. The Parks, Recreation & Culture Department is working with the applicant to ensure compensation planting is achieved.
- To secure the compensation, the applicant will be required to enter into a license and monitoring agreement with the City as per Policy No. P-15 with conditions as stipulated by the Realty Services Division.

Indoor Amenity Space

- No indoor amenity space is being proposed. The applicant has indicated that due to the number of units proposed, the project does not have the economy-of-scale to warrant the additional maintenance costs for an amenity building. The applicant has agreed to provide a monetary contribution of \$51,450 (based on \$1,050 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- The 65 Avenue and 192 Street streetscape elevations include an aluminum picket fence with Japanese Holly shrubs and Autumn Blaze Maple trees in front, with each pedestrian entry defined by columns and a picket gate.
- The 65 Avenue site entrance is framed by a stone column with an aluminum pedestrian entry gate on one side of the drive aisle and a stone column and decorative feature wall with the project address.
- A tree orchard is proposed at the north-west corner of the site, west of the entrance feature, and includes Autumn Blaze Maple, Holden Beech and Crabapple trees.
- A low decorative stone wall with the project name is proposed as a landscape feature at the corner of 65 Avenue and 192 Street.

- An outdoor amenity area is provided in the central portion of the site adjacent to the west property line. This area includes a children's playground structure on fibre play material, a large lawn area and benches.
- A sidewalk surrounds the outdoor amenity area and provides direct access to the park-oriented units.
- The outdoor amenity space measures 205 square metres (2,207 sq.ft.), exceeding the minimum 147 square metres (1,582 sq.ft.) required under the proposed CD By-law and the RM-30 Zone based on 3 square metres (32 sq.ft.) per dwelling unit.
- A combination of trees and shrubs are to be planted around the perimeter of the site.

Parking

- The proposed development includes a total of 108 parking spaces for the 49 units, consisting of 98 resident parking spaces and 10 spaces for visitors, which complies with the Surrey Zoning By-law. Visitor parking spaces are located throughout the site.
- Resident parking spaces will be provided in a tandem garage for ten (10) of the units and one parking space to be located inside the garage, with the second space behind on the driveway for thirty-nine (39) of the units.
- To ensure that the tandem garage parking spaces are not converted into livable space, the applicants are required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.

ADVISORY DESIGN PANEL

This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	School District Comments

Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	OCP Redesignation Map
Appendix VII	East Clayton NCP Map
Appendix VIII	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Robert Ciccozzi, Robert Ciccozzi Architecture Inc.
Address: 2339 Columbia Street Unit 200
Vancouver BC
V5Y 3Y3
Tel: 604-687-4741

2. Properties involved in the Application

- (a) Civic Address: 6529, 6541 and 6561 - 192 Street
- (b) Civic Address: 6529 - 192 Street
Owner: Mackenzie Properties Ltd., Inc. No. 703100
PID: 000-526-029
Lot 4 Section 16 Township 8 New Westminster District Plan 10068
- (c) Civic Address: 6541 - 192 Street
Owner: Mackenzie Properties Ltd
PID: 009-236-112
Lot 5 Section 16 Township 8 New Westminster District Plan 10068
- (d) Civic Address: 6561 - 192 Street
Owner: Mackenzie Properties Ltd
PID: 000-897-272
Lot 6 Section 16 Township 8 New Westminster District Plan 10068

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the property.
- (b) Introduce a By-law to rezone a portion of the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in the RM-30 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		8,787 m ²
Road Widening area		1,596 m ²
Undevelopable area		188 m ²
Net Total		7003 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	43 ⁰ %	43 ⁰ %
Paved & Hard Surfaced Areas		27 ⁰ %
Total Site Coverage		70 ⁰ %
SETBACKS (in metres)		
Front (192 Street)	7.5 m	4.5 m
North side yard	7.5 m	4.5 m
West side yard	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11 m
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Two bedroom		3
Two Bedroom + flex		30
Three bedroom		8
Three Bedroom + flex		8
Total		49
FLOOR AREA: Residential	5,182 m ²	6,158 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,182 m ²	6,158 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in the RM-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	60 upHa/24 upa	70 upHa/28 upa
FAR (gross)		
FAR (net)	0.74	0.88
AMENITY SPACE (area in square metres)		
Indoor	147 m ²	0
Outdoor	147 m ²	205 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	98	98
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	108	108
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		100%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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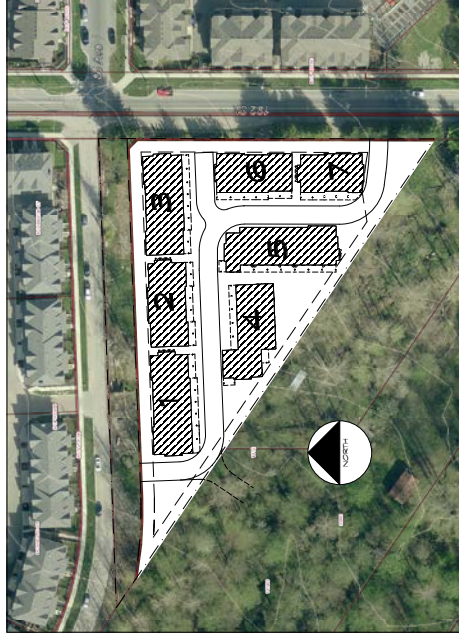
SUBMITTED FOR DEVELOPMENT PERMIT MAY 24, 2011

CURRENT LEGAL ADDRESSES:

- PID: 000-526-029 LOT 4, SEC 16, TWP 8, NWD PLAN 10069
- PID: 009-236-112, LOT 5, SEC 16, TWP 8, NWD PLAN 10069
- PID: 000-597-572, LOT 6, SEC 16, TWP 8, NWD PLAN 10069

CURRENT LVC ADDRESSSES:

- 6529-1921d STREET, SURREY, B.C.
- 654-1921 STREET, SURREY, B.C.
- 656-1921d STREET, SURREY, B.C.



LEGEND

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DATE: 05/24/2011
TIME: 10:30 AM
BY: [Signature]

RCA
Robert Cecil Architects Inc.
200 - 2900 Columbia Street
Vancouver, B.C.
Canada V6T 3T9
Tel: (604) 271-8800
Fax: (604) 271-4941
admin@robertcecilarchitects.com

**1921d STREET
TOWNHOMES**
SURREY, BC

COVER SHEET
NO. 101
REV. 01
DATE: 05/24/2011

AC.00
3

ITEM	DESCRIPTION	UNITS	NET AREA (m ²)	GROSS AREA (m ²)	NET AREA (m ²)	GROSS AREA (m ²)	NET AREA (m ²)	GROSS AREA (m ²)	NET AREA (m ²)	GROSS AREA (m ²)
GROSS SITE AREA			9458.11 sq ft	8786.9 m ²	0.88 HA					
DEDICATION (ROAD)			17176.1 sq ft	1595.7 m ²	0.16 HA					
NET SITE AREA			7381.7 sq ft	7008.1 m ²	0.70 HA					
PERMITTED (BASED ON RM-30)				68 UMS	28.04 HA					
PROPOSED				70 UMS	28.04 HA					
FAR (BASED ON NET)				0.74	= 57.81.9 sqft					
PROPOSED (EXCLUDING GARAGE AREAS)				0.88	= 61.82.3 m ²					
PROPOSED (INCLUDING GARAGE AREAS)				1.09	= 7637.2 m ²					
PERMITTED (BASED ON RM-30)				49%	= 3011.3 m ²					
PROPOSED				45%	= 3025.0 m ²					
BUILDING HEIGHT			13m							
PERMITTED (Maximum)			10.7m							
UNIT COUNT										
A (3 storey, 2 bed + flex, 13' x 41')		19 units	at 1261.5 /unit	at 1521.0 /unit						
Aa (3 storey, 2 bed + flex, 13'2" x 41')		6 units	at 1265.9 /unit	at 1538.8 /unit						
Ab (3 storey, 2 bed + flex, 13'2" x 41')		3 units	at 1315.0 /unit	at 1584.5 /unit						
B (3 storey, 3 bed, 13' x 41')		2 units	at 1338.7 /unit	at 1611.1 /unit						
Ba (3 storey, 3 bed, 13' x 41')		1 units	at 1353.5 /unit	at 1631.7 /unit						
Bb (3 storey, 3 bed, 15'2" x 42'6")		1 units	at 1325.3 /unit	at 1631.9 /unit						
Bc (3 storey, 3 bed, 15'2" x 42'6")		2 units	at 1461.6 /unit	at 2030.1 /unit						
Bd (3 storey, 3 bed, 15'2" x 42'6")		2 units	at 1461.6 /unit	at 2030.1 /unit						
Ca (3 storey, 3 bed + flex, 3 bed, 15' x 41')		1 units	at 1550.4 /unit	at 1830.5 /unit						
Cb (3 storey, 2 bed + flex, 2 bed, 15' x 41')		1 units	at 1550.4 /unit	at 1830.5 /unit						
Cc (3 storey, 2 bed + flex, 3 bed, 15' x 42'6")		3 units	at 1550.4 /unit	at 1830.5 /unit						
Cd (3 storey, 2 bed + flex, 3 bed, 15' x 42'6")		1 units	at 1550.4 /unit	at 1830.5 /unit						
Ce (3 storey, 2 bed + flex, 3 bed, 15' x 42'6")		1 units	at 1550.4 /unit	at 1830.5 /unit						
Da (3 storey, 2 bed + flex, 3 bed, 15'2" x 42'6")		1 units	at 1604.9 /unit	at 2035.2 /unit						
De (3 storey, 2 bed + flex, 3 bed, 15'2" x 42'6")		1 units	at 1466.5 /unit	at 1864.6 /unit						
TOTALS		49 units		6279.2 sq ft				82906 sq ft		
REQUIRED (AS PER RM-30)										
RESIDENT VISITOR										
REQUIRED (AS PER RM-30)										
INDOOR PROPOSED*										
OUTDOOR PROPOSED										
INDOOR REQUIRED (AS PER RM-30)										
OUTDOOR REQUIRED (AS PER RM-30)										

DRAWING LIST

NO.	SCALE
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A1.98	1:1
A1.99	1:1
A1.100	1:1

CONTACT LIST

CLIENT BOGDANSZ DE GARDENS LTD. 200 - 1400 CREEKSIDE DRIVE VANCOUVER, B.C. V6L 5S3 CONTACT: JAMES R. HOWARD T: 604-758-6845 (Ext. 229) F: 604-758-6845 email: jhoward@vancouvergardens.com	ARCHITECT ROBERT CECIL ARCHITECTS INC. 200 - 2900 COLUMBIA STREET VANCOUVER, B.C. V6T 3T9 CONTACT: ROB COZZI/BRYAN WATT T: 604-271-8800 F: 604-271-4941 email: rcozzi@robertcecilarchitects.com	CONSULTING ENGINEER & SURVEYING LTD. (CESL) 17922 80 AVE. SURREY, B.C. V3R 5V4 CONTACT: MIKE HELLE T: 604-593-8700 F: 604-593-6000 email: mhelle@cesl.com	LANDSCAPE NATURE'S EDGE ARCHITECTS SUITE 100 - 1185 STILL CREEK DRIVE SURREY, B.C. V3C 6S9 CONTACT: ALLISON GOOD T: 604-457-3842 F: 604-457-3842 email: agood@naturese.com	ASBESTOS CANADIAN ASBESTOS CONSULTANTS INC. SUITE 600 - 1185 STILL CREEK DRIVE SURREY, B.C. V3C 6S9 CONTACT: MEREDITH MITCHELL T: 604-457-3842 F: 604-457-3842 email: hmc@canadianasbestos.com
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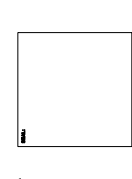
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NO.	DATE	DESCRIPTION
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2	11/15/10	REVISED
3	01/11/11	REVISED
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REVISIONS

DATE: 02/01/11
 BY: J.C. TAN
 DESCRIPTION: REVISED



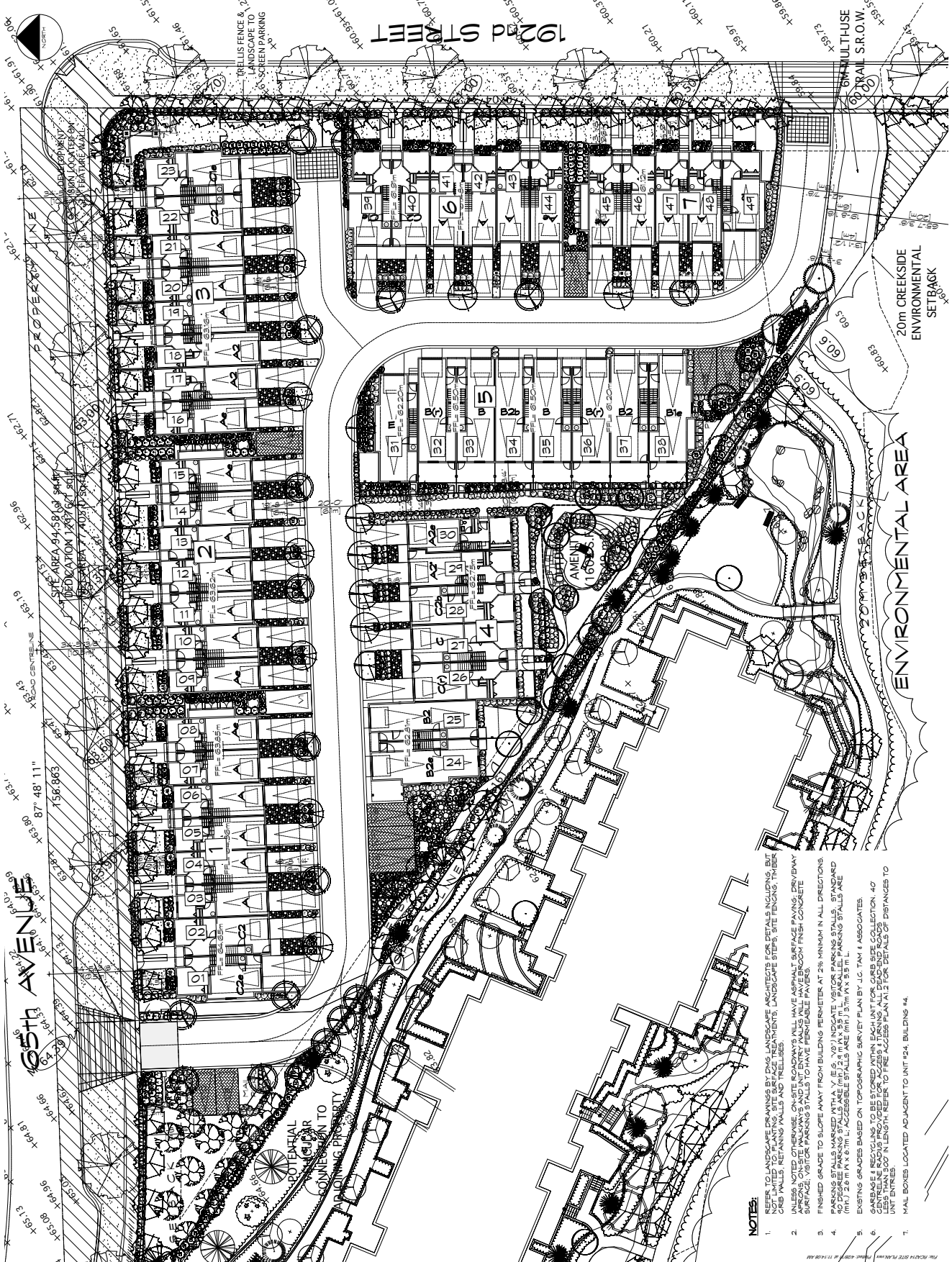
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 Fax: (604) 681-4641
 email: info@robertcooperarchitecture.com

192ND STREET
 SURREY

DATE	10/21/10
BY	J.C. TAN
SCALE	AS SHOWN

SITE PLAN

5
 A110



- NOTES:**
1. REFER TO INDICATE DRAWING BY DIMENSIONS AND LOCATIONS FOR DETAILS INCLUDING BUT NOT LIMITED TO: CURBS, WALKWAYS, TRELLIS, LANDSCAPE STOPS, SITE FENCING, WALKWAYS, CRIB WALLS, RETAINING WALLS AND TRELLISES.
 2. UNLESS NOTED OTHERWISE, ON-SITE ROADWAYS SHALL HAVE ASPHALT SURFACE PAVING, DRIVEWAY SURFACES SHALL BE CONCRETE, VISITOR PARKING STALLS TO HAVE PERFORATED PAVES.
 3. FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETERS AT 2% MINIMUM IN ALL DIRECTIONS.
 4. PARKING STALLS MARKED WITH 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S', 'T', 'U', 'V', 'W', 'X', 'Y', 'Z' INDICATE VISITOR FOR PARKING STALLS. STANDARD 40 DEGREE PARKING STALLS ARE (M) 2.8 M X 5.5 M, STANDARD 90 DEGREE PARKING STALLS ARE (M) 2.8 M X 5.5 M, STANDARD 90 DEGREE PARKING STALLS ARE (M) 2.8 M X 5.5 M, STANDARD 90 DEGREE PARKING STALLS ARE (M) 2.8 M X 5.5 M.
 5. EXISTING GRASSES BASED ON TOPOGRAPHIC SURVEY PLAN BY J.C. TAN & ASSOCIATES.
 6. GARBAGE RECYCLING TO BE STORED WITHIN EACH UNIT FOR CURB SIDE COLLECTION. 40 LITRE BIN LENGTH REFERS TO FREE ACCESS PLAN AT 3 FOR DETAILS OF DISTANCES TO UNIT ENTRIES.
 7. MAIL BOXES LOCATED ADJACENT TO UNIT 124, BUILDING #4.

102ND STREET
 192ND STREET
 102ND STREET
 192ND STREET

ENVIRONMENTAL AREA
 ENVIRONMENTAL SETBACK

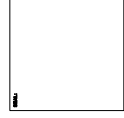
20m CREEKSIDE ENVIRONMENTAL SETBACK

ENVIRONMENTAL SETBACK

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3	FINAL	11/15/23	JK	JK
4	PERMITS	11/15/23	JK	JK
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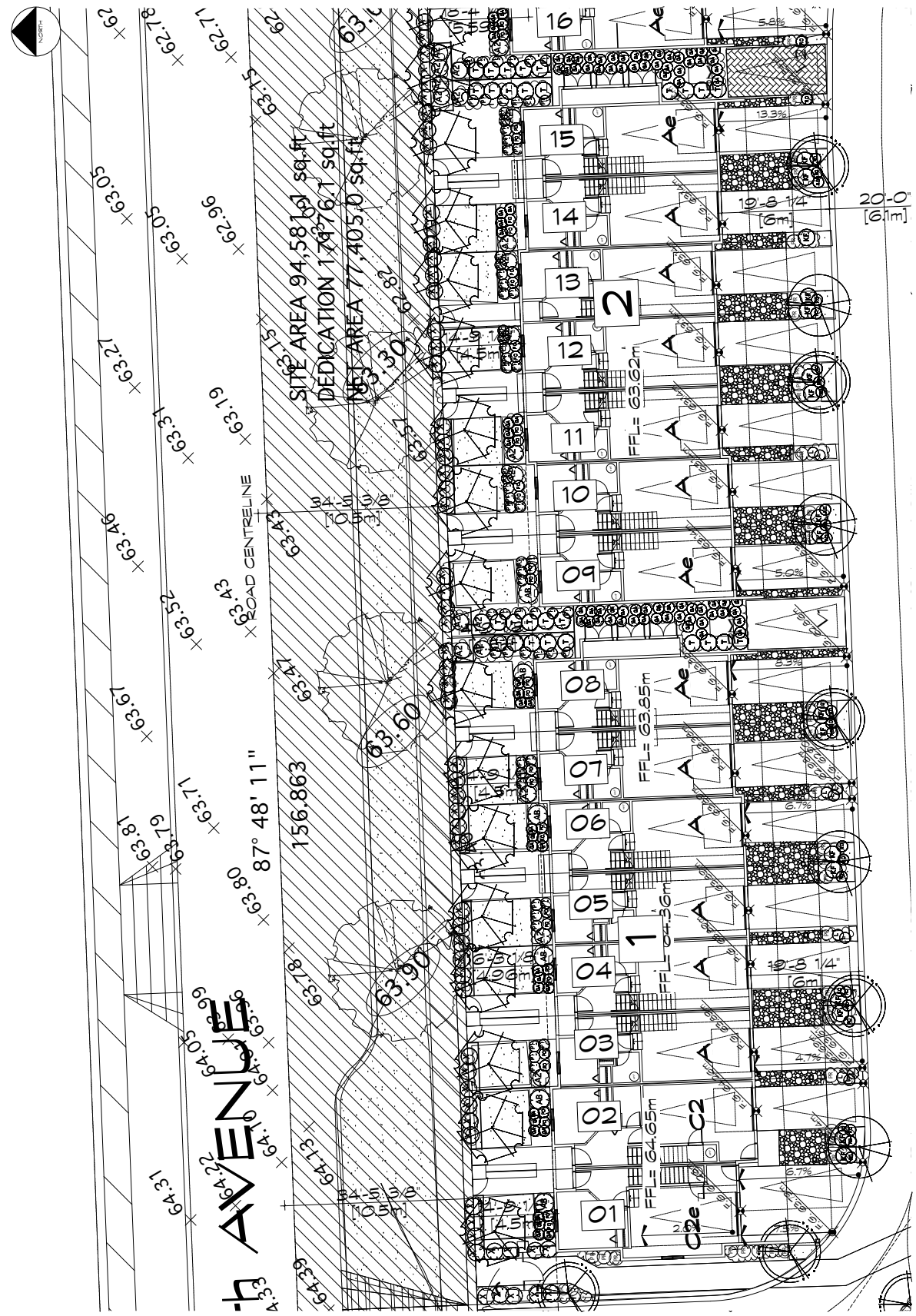
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192ND STREET
SURREY

NO.	REV.	DATE	DESCRIPTION
1	1923-1-07	2024	

SITE PLAN
BLDG #E2

NO.	5
SCALE	A:1:11



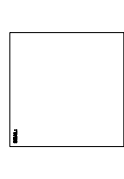
1 BUILDING #E2 BLOW-UP
SCALE 1/8"=1'-0"

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23	11.01.17	REVISION



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192ND STREET
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1	10.20.17	PRELIMINARY
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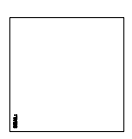
1 BUILDING 3 BLOW-UP
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3	02.28.18	PLANNING REVIEW
4	03.28.18	CITY COMMENTS
5	05.24.18	UP DATE PER CITY COMMENT
6	08.24.18	UP DATE PER CITY COMMENT

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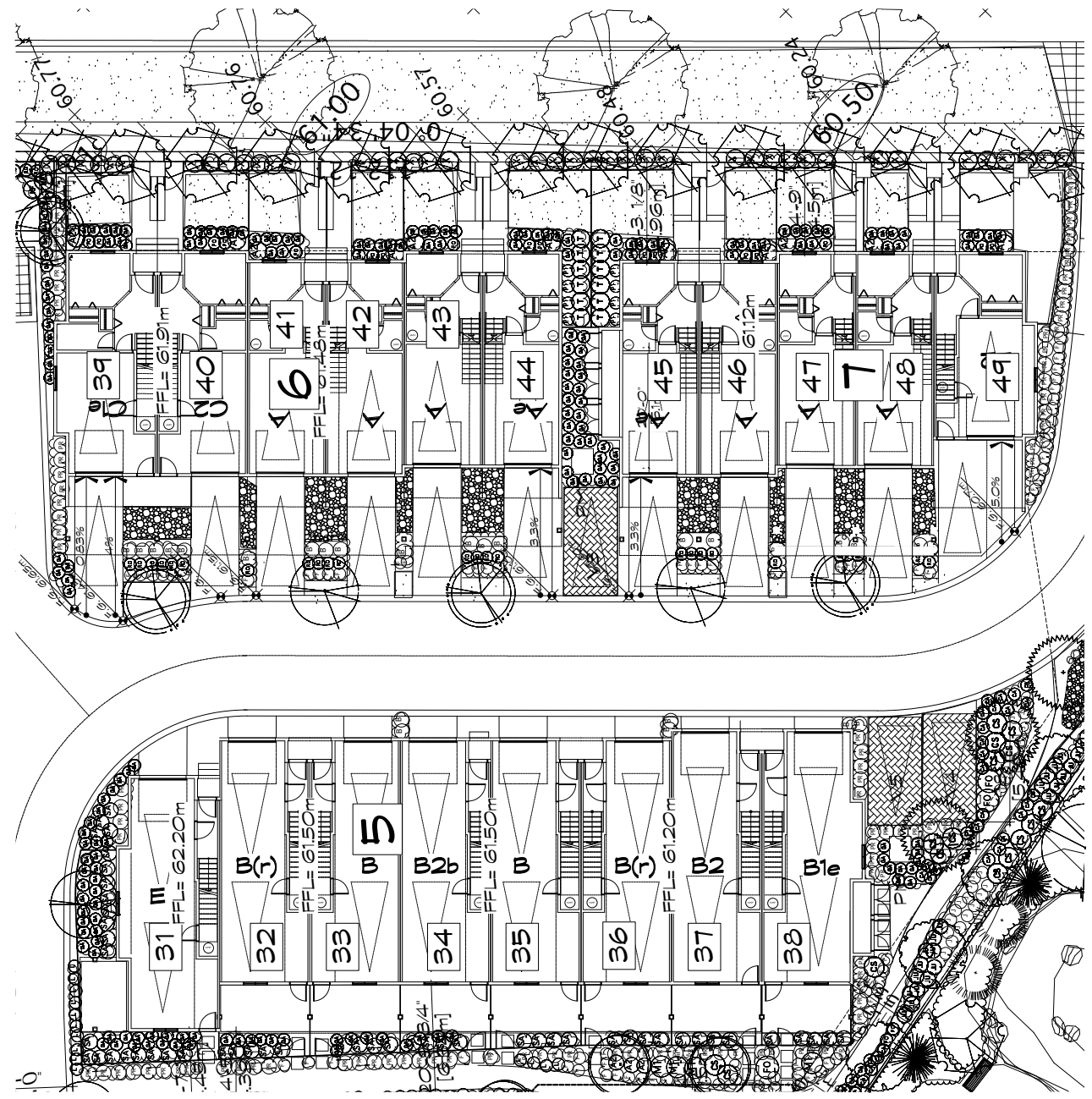


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192ND STREET
 SURVEY

NO.	DATE	REVISION
1	12.15.17	PRELIMINARY
2	01.23.18	PERMIT
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SITE PLAN
 BLDG 6&7



1 BUILDING 6&7 BLOW-UP
 SCALE 1/8"=1'-0"

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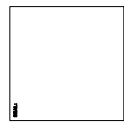
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REVISIONS

NO. DATE DESCRIPTION

1 10/20/17 DEVELOPMENT PERMIT

2 10/20/17 REVISION FOR PER



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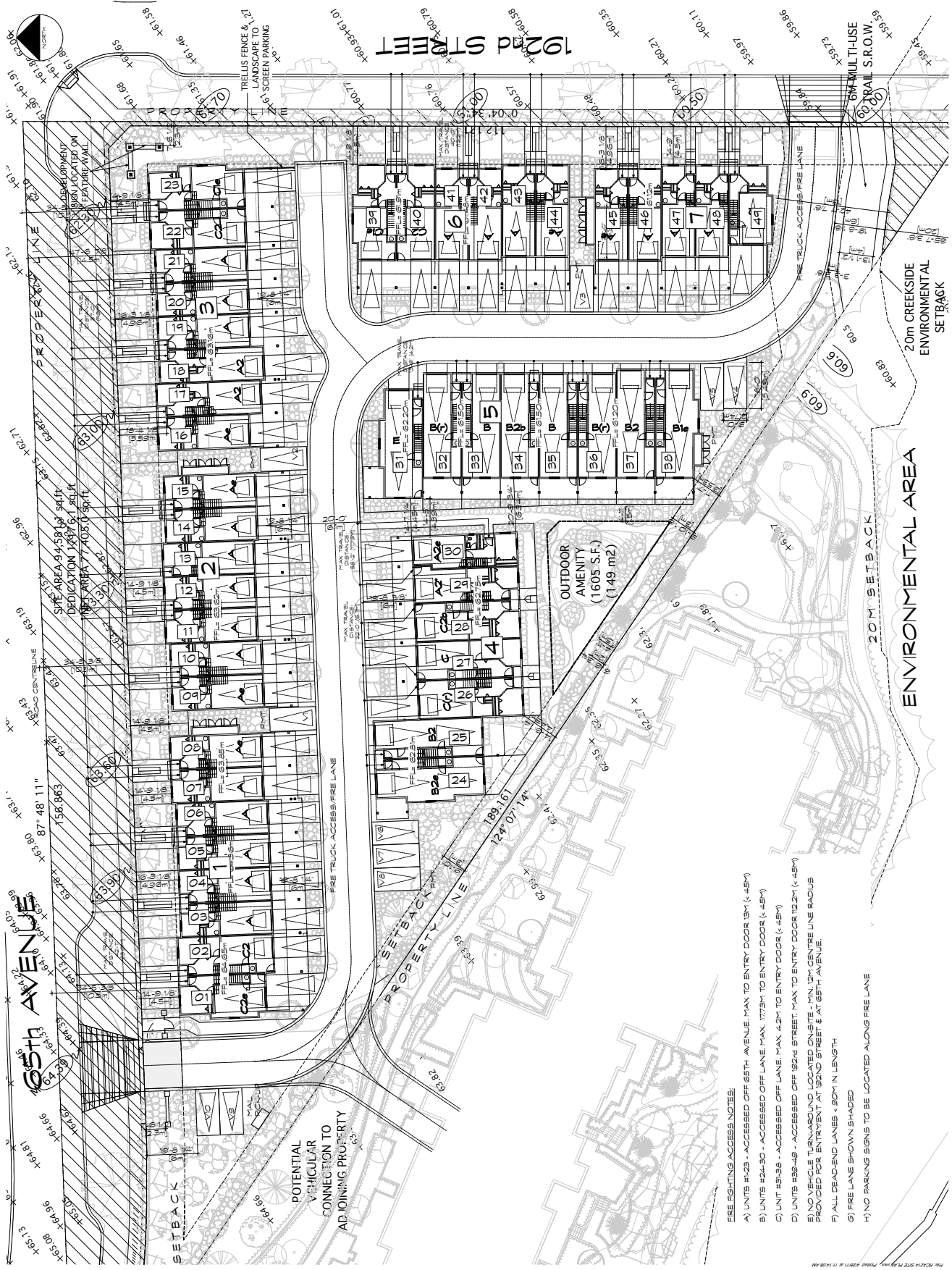
192ND STREET
 SURREY

DATE	BY	RC
10/20/17		

FIRE ACCESS PLAN

2

A1:20

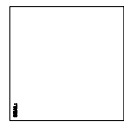


- FIRE FIGHTING ACCESS NOTES:**
- A) UNITS #1-23 - ACCESSED OFF 65TH AVENUE. MAX TO ENTRY DOOR 19M (< 45M)
 - B) UNITS #24-30 - ACCESSED OFF LANE. MAX. 177M TO ENTRY DOOR (< 45M)
 - C) UNIT #31-35 - ACCESSED OFF LANE. MAX. 4.2M TO ENTRY DOOR (< 45M)
 - D) UNITS #36-48 - ACCESSED OFF 192ND STREET. MAX TO ENTRY DOOR 12.2M (< 45M)
 - E) NO VEHICLE TURNAROUND LOCATED ON-SITE - MIN. 12M CENTRE LINE RADIUS PROVIDED FOR ENTRY AT 192ND STREET & AT 68TH AVENUE.
 - F) ALL DEAD-END LANES < 90M IN LENGTH
 - G) FIRE LANE SHOWN SHADDED
 - H) NO PARKING SIGNS TO BE LOCATED ALONG FIRE LANE

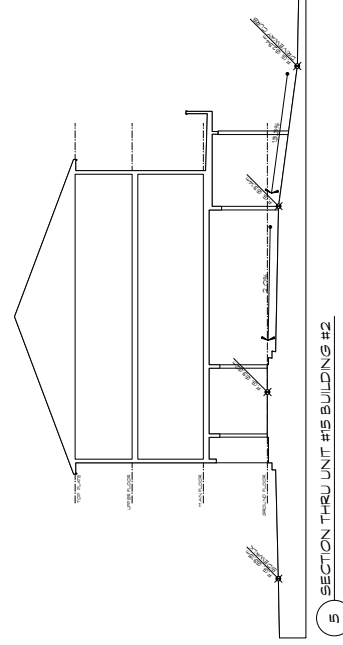
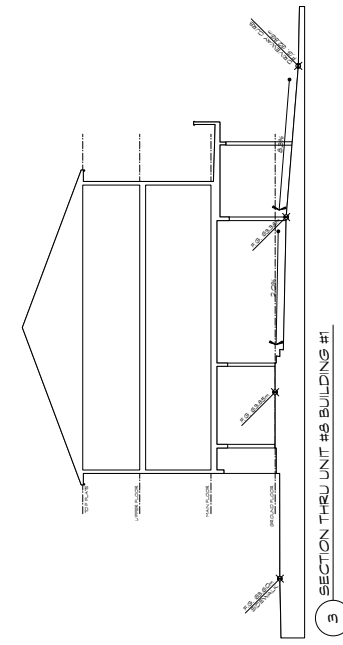
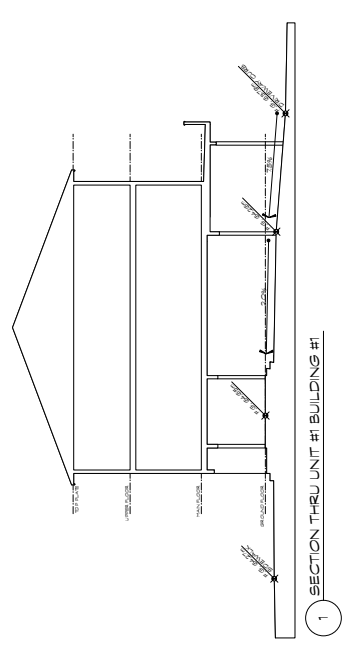
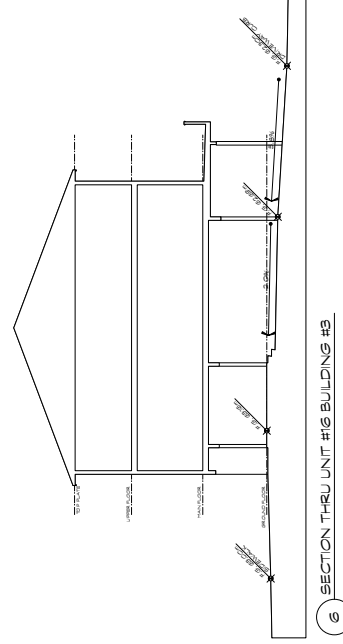
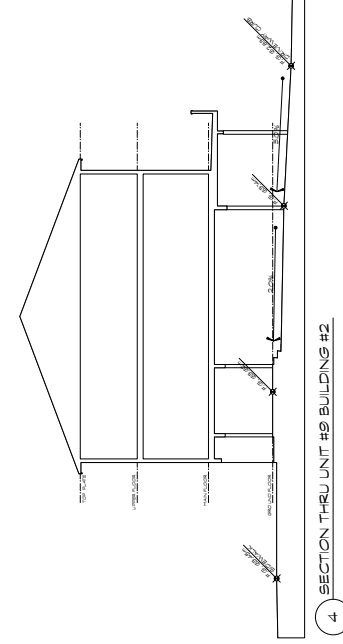
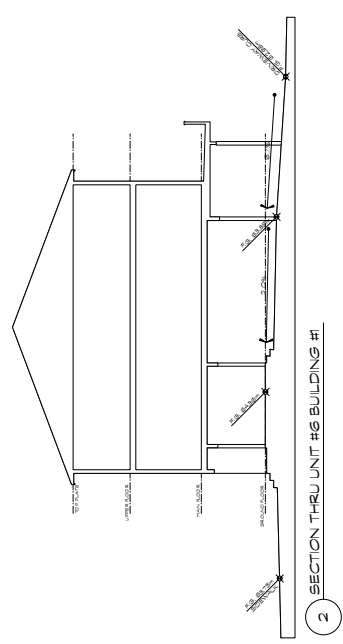
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PROJECT:	192ND STREET SURREY
DATE:	2018-08-20
SCALE:	AS SHOWN
DESIGNER:	ROBERT GIBCOZZI ARCHITECTURE INC.
CLIENT:	RESIDENTIAL FOR SIA

PROJECT:	192ND STREET SURREY
DATE:	2018-08-20
SCALE:	AS SHOWN
DESIGNER:	ROBERT GIBCOZZI ARCHITECTURE INC.
CLIENT:	RESIDENTIAL FOR SIA



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 200 - 2500 Schenck St. Street
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 Tel: (604) 273-4444
 Fax: (604) 273-4441
 email@gibcozziarchitecture.com



192ND STREET SURREY

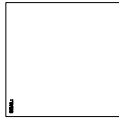
PROJECT:	192ND STREET SURREY
DATE:	2018-08-20
SCALE:	AS SHOWN
DESIGNER:	ROBERT GIBCOZZI ARCHITECTURE INC.
CLIENT:	RESIDENTIAL FOR SIA

A1.30

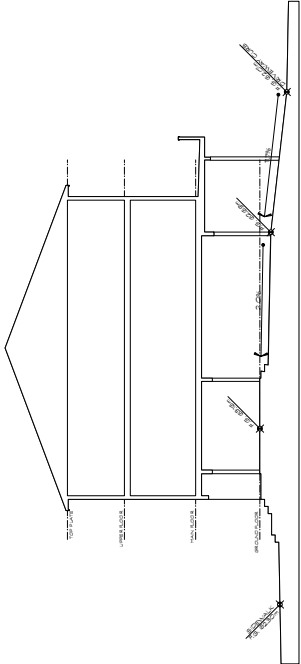
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NO.	DATE	DESCRIPTION

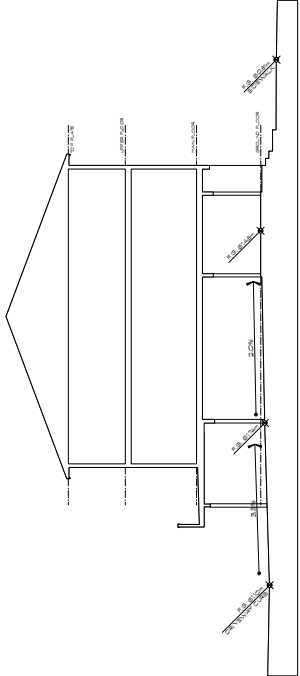
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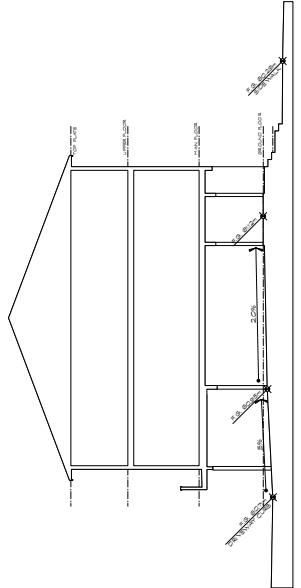
RGCA
 Robert Gibcozzi Architecture Inc.
 200 - 2500 Schomberg Street
 Toronto, Ontario M2N 5R7
 Canada 416 779 7779
 Fax: (416) 887-4641
 admin@rgcaarchitecture.com



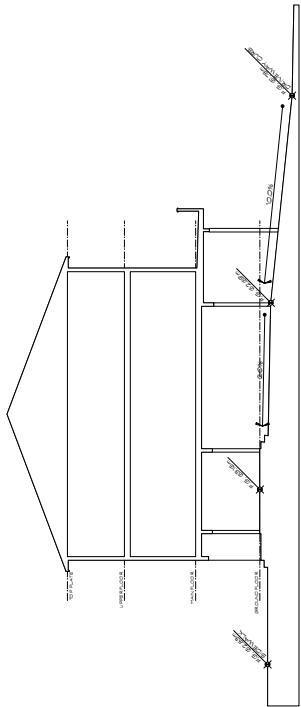
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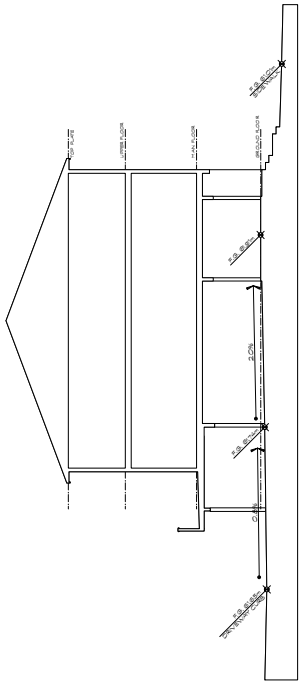
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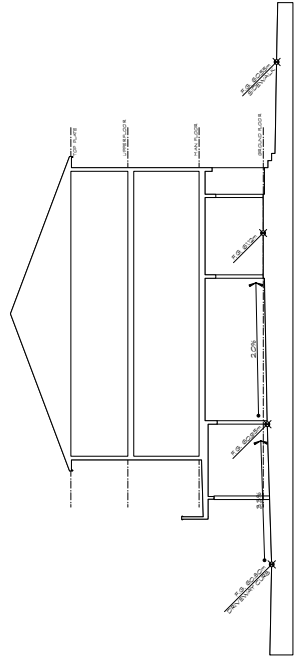
6 SECTION THRU UNIT #49 BUILDING #7



1 SECTION THRU UNIT #23 BUILDING #3



3 SECTION THRU UNIT #39 BUILDING #6



5 SECTION THRU UNIT #45 BUILDING #7

192ND STREET
 SURREY

NO.	DATE	DESCRIPTION

A1.31

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DATE:	NOV 2014	REVISION:	
NO.	1	DESCRIPTION:	

PROJECT:	192ND STREET TOWNHOMES
CLIENT:	DEVELOPMENT PRESENT
DATE:	REVISION FOR EIR

RCA
 Robert Gloucester Architecture Inc.
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 Fax: (604) 687-4941
 admin@rcaarchitecture.com

192ND STREET TOWNHOMES
 SURREY, BC

CD:	BC
YEAR:	2014
SCALE:	AS SHOWN

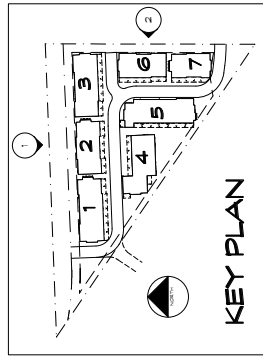
STREET ELEVATIONS
 A1.10



1. 65TH AVENUE STREETSCAPE
 SCALE 1/8"=1'-0"



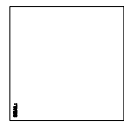
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 SCALE 1/8"=1'-0"



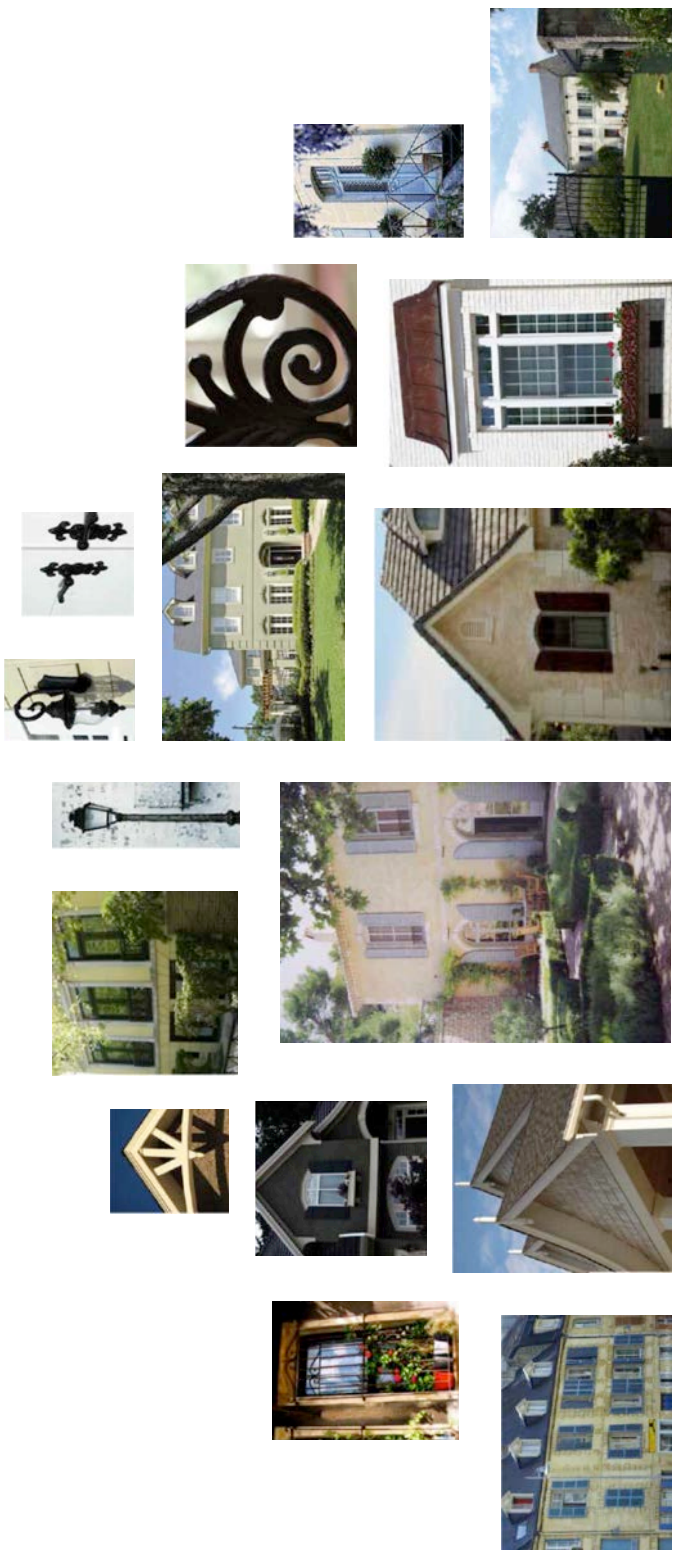
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DATE:	12/15/2016
BY:	ARCHITECTURE
PROJECT:	
DESCRIPTION:	

PROJECT:	192ND STREET
DESCRIPTION:	CONCEPT BOARD
SCALE:	RESCALE FOR PER



RCA
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 200 - 2800, Schumburg, Street
 Cambridge, NY 13713
 Tel: (518) 887-4941
 Fax: (518) 887-4941
 admin@rcaarchitecture.com



192ND STREET
 SURREY

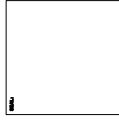
DATE:	12/15/2016
BY:	ARCHITECTURE
PROJECT:	
DESCRIPTION:	

SCALE: A1:50

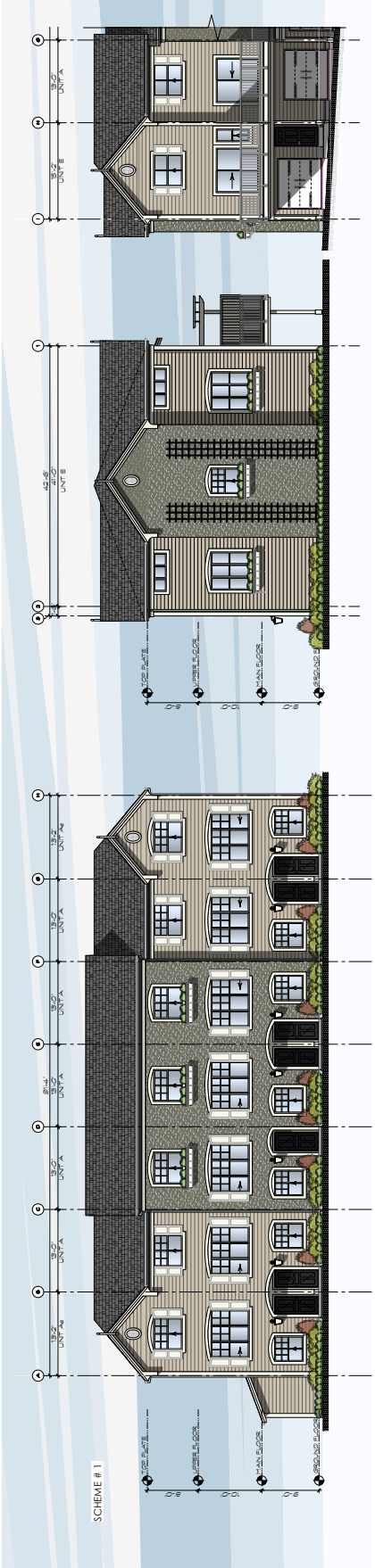
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NO.	DATE	REVISIONS

PROJECT:
 122nd Street
 Development Permit
 28.0411
 REBISUB FOR EIR



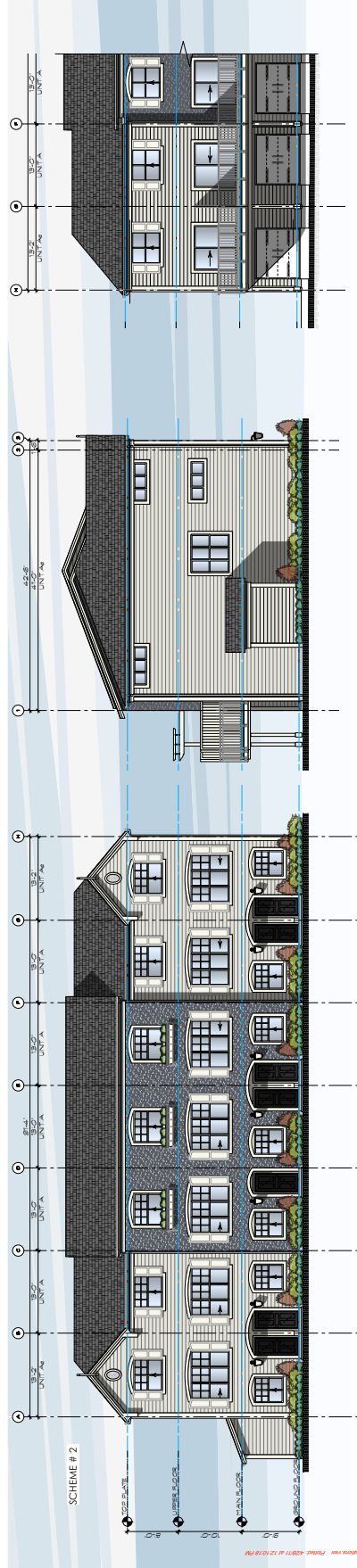
RCOA
 Robert Chiccazi Architecture Inc.
 200 - 2888 Columbia Street
 Vancouver, B.C.
 Canada V6L 3T9
 Phone: (604) 887-4641
 admin@robertchiccaziarchitecture.com



WHITE RAIN WATER LEADERS & GUTTERS

SCHEME # 1

- Vinyl Siding
Millen
7011
- Vinyl Siding
Genesis
Staining
- WOOD (PINE)/
SHUTTERS/
GARAGE DOORS
Benjamin Moore
"Dark Olive"
21.40.30
- WOODWORK/
FRONT DOORS/
WOOD LATTICE
Benjamin Moore
"Rock Jack"
21.133.20
- ASTM A186
SHINGLES
CRC
Traditional
"Dove Block"
- STUCCO
Benjamin Moore
"Dark Olive"
21.40.30
- STUCCO
Benjamin Moore
"Deep Space"
21.15.50



SCHEME # 2

122nd STREET
 TOWNHOMES
 SURREY, BC

NO.	DATE	REVISIONS

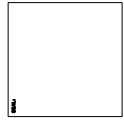
SCALE: 1/8" = 1'-0"
 PROJECT NO.: RCOA-204
 SHEET TITLE:
 COLOUR SCHEMES

DATE: -
 DRAWN BY: A1.60

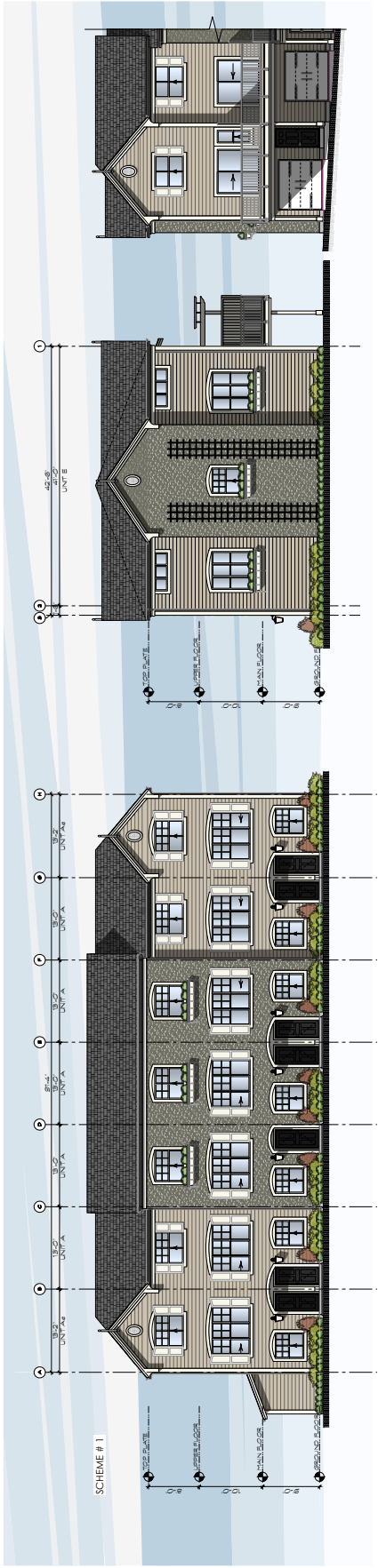
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NO.	DATE	DESCRIPTION

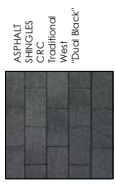
REVISIONS:
 1. REVISED PER COMMENTS FROM CLIENT
 2. REVISED PER COMMENTS FROM CLIENT
 3. REVISED PER COMMENTS FROM CLIENT



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 Robert Chocazi Architecture Inc.
 200 - 2888 Columbia Street
 Vancouver, B.C.
 Canada V6J 3T9
 Phone: (604) 687-4641
 admin@robertchocaziarchitecture.com



BLACK RAIN WATER LEADERS & GUTTERS



ASPHALT SHINGLES
 CIBC
 Traditional
 Weir
 "Dark Back"



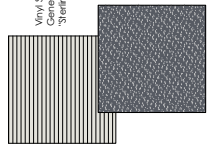
METALWORK / METAL LATH
 WOOD LATHICE
 Benjamin Moore
 "Swiss Coffee"
 2133-20



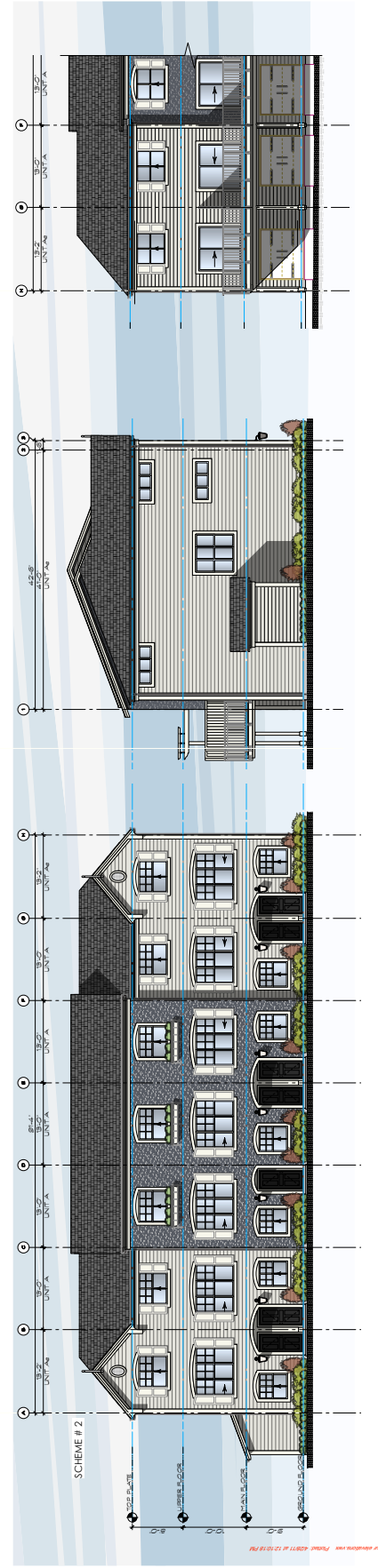
WOOD TRIM / WOOD LATHICE
 GARAGE DOORS
 Benjamin Moore
 "Swiss Coffee"
 CC 60



SCHEME # 1
 Vinyl Siding
 Millen
 "Ash"
 STUCCO
 Benjamin Moore
 "Dark Olive"
 2140-30



SCHEME # 2
 Vinyl Siding
 Genesis
 "Sterling"
 STUCCO
 Benjamin Moore
 "Deep Space"
 2125-20



102nd STREET TOWNHOMES
 SURREY, BC

NO.	DATE	DESCRIPTION

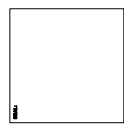
COLOUR SCHEMES

A1G1

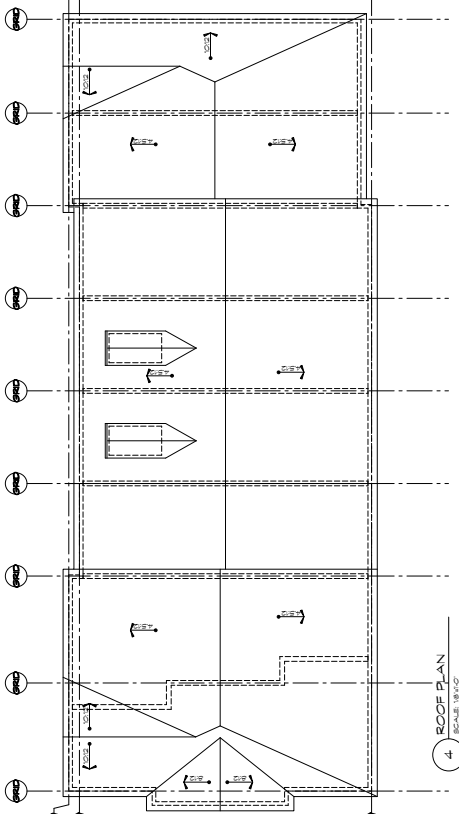
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NO.	DATE	DESCRIPTION

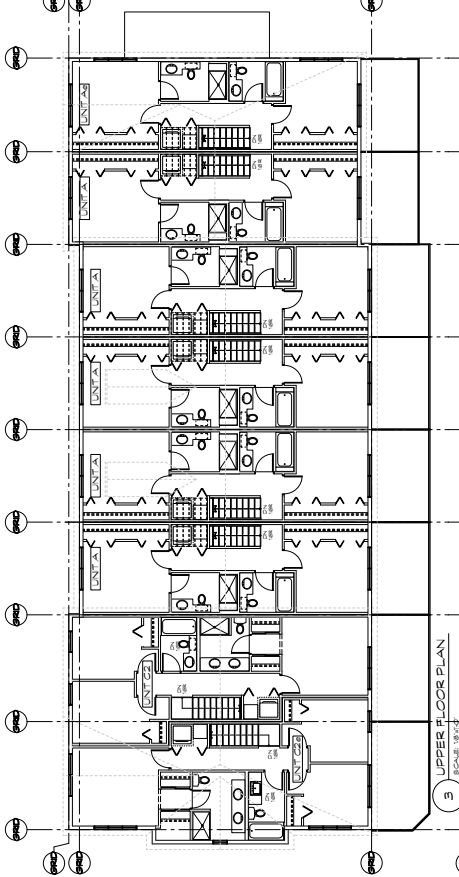
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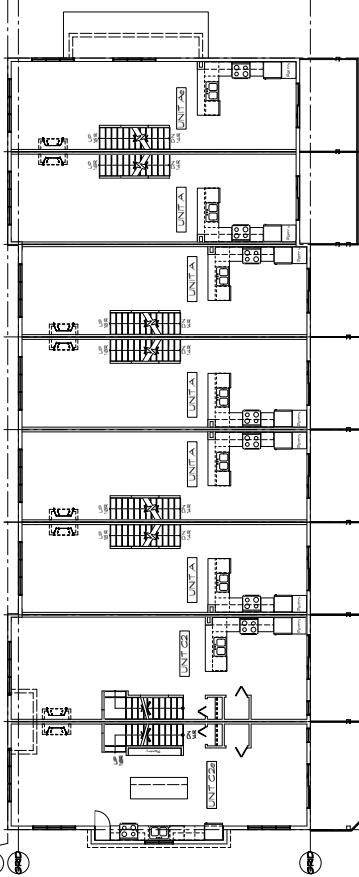
RCA
 Robert Cecozzi Architecture Inc.
 200 - 2688 Coquitlam Street
 Vancouver, B.C.
 Canada V3K 3V3
 Fax: (604) 857-4941
 admin@rcaoccezararchitecture.com



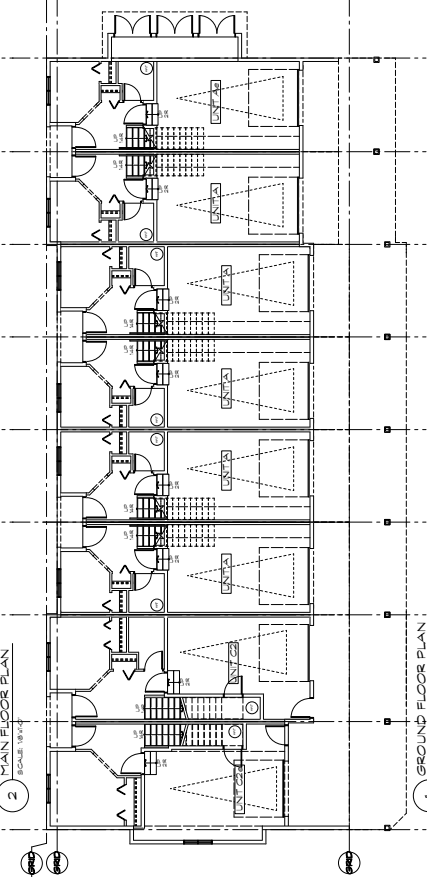
4 ROOF PLAN
 SCALE 1/8"=1'-0"



3 UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



2 MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"

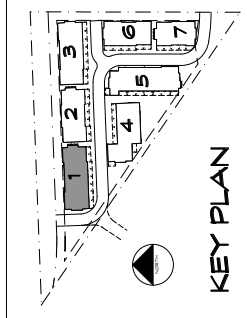


1 GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"

192nd STREET
 TOWNHOMES
 SURREY, BC

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

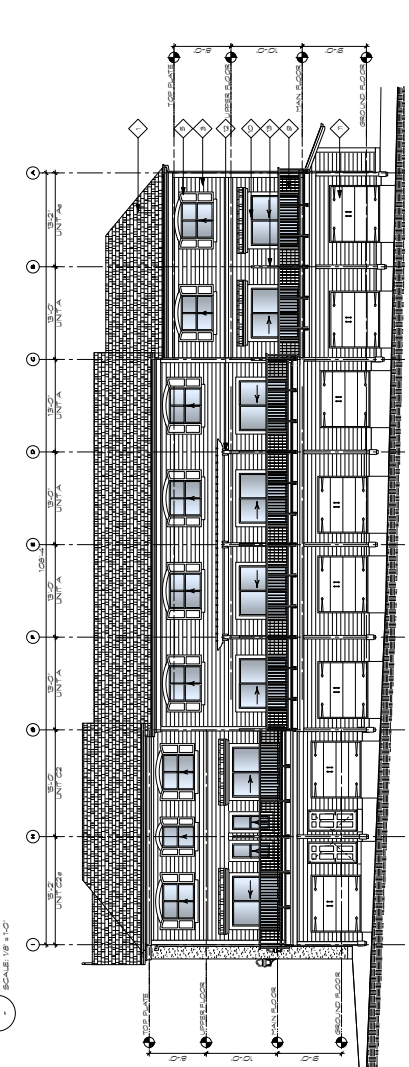
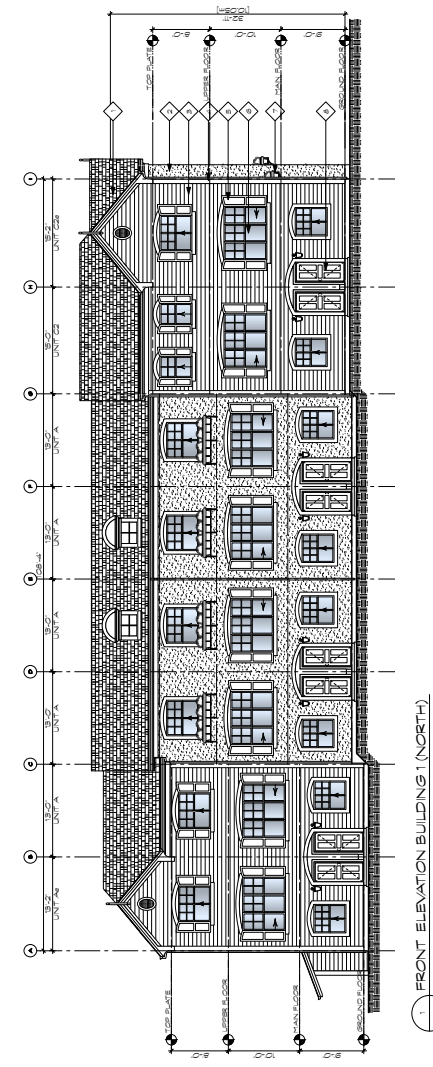
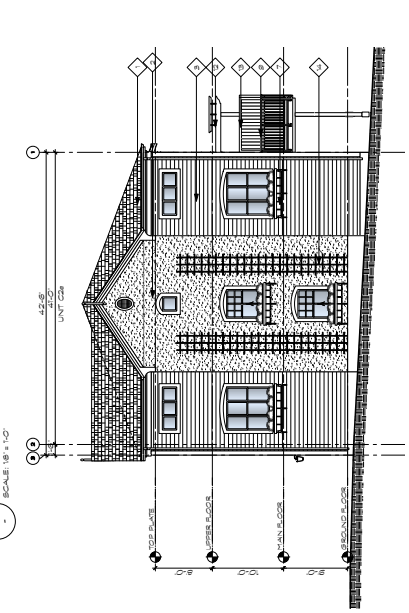
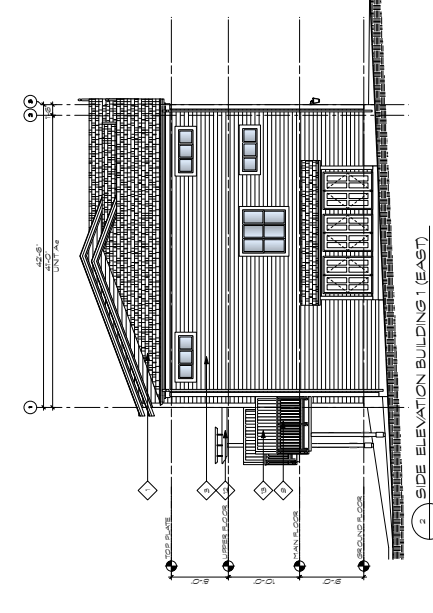


KEY PLAN

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NO.	DATE	DESCRIPTION
1	18/10/20	ISSUED FOR PERMIT
2	28/04/21	REVISION FOR DR

PROJECT:
 192ND STREET TOWNHOMES
 192ND STREET, SURREY, BC
 CLIENT: DEVELOPMENT PRESENT
 DRAWN BY: ROBERT GLOUCESTER
 CHECKED BY: ROBERT GLOUCESTER
 DATE: 28/04/21

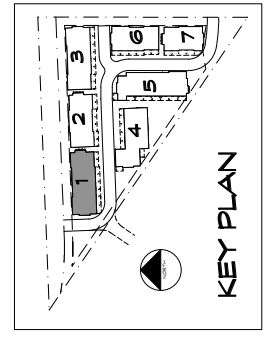


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 Fax: (604) 287-4941
 admin@robertgloucesterarchitecture.com

192ND STREET
 TOWNHOMES
 SURREY, BC

NO.	DATE	DESCRIPTION
1	18/10/20	ISSUED FOR PERMIT
2	28/04/21	REVISION FOR DR

BUILDING 1
 ELEVATIONS
 A2.01

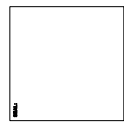


- MATERIALS LIST**
 Refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE SIDING
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL BIAXIAL
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRILLS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

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DATE:	NOV 14 2012	DESCRIPTION:	CONCEPT PLAN
DATE:		DESCRIPTION:	CONCEPT PLAN
DATE:		DESCRIPTION:	CONCEPT PLAN

PROJECT: 192ND STREET TOWNHOMES
 CLIENT: SURREY CITY COUNCIL
 DRAWING NO: 192ND STREET TOWNHOMES
 SHEET NO: 192ND STREET TOWNHOMES

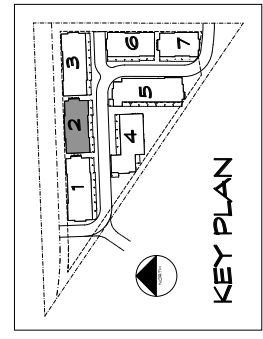
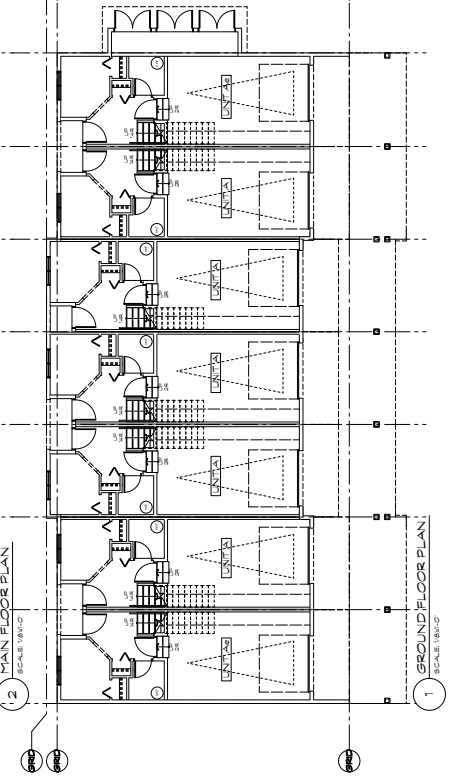
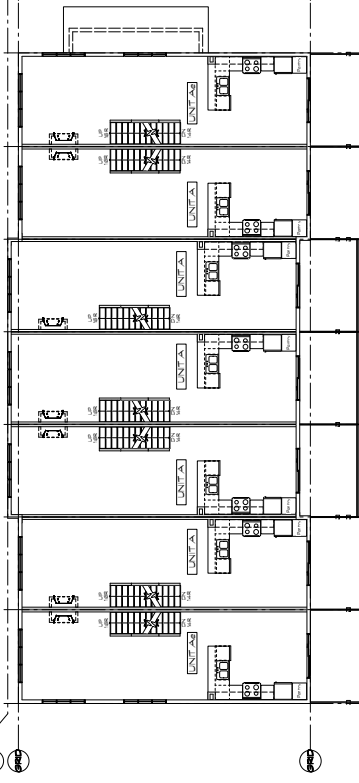
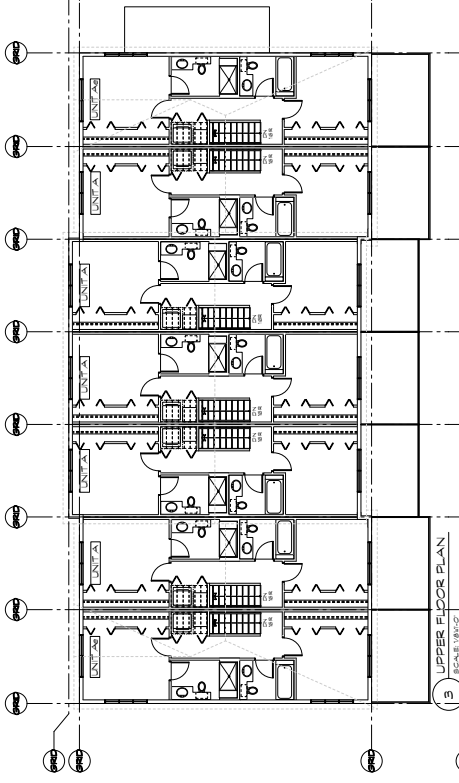
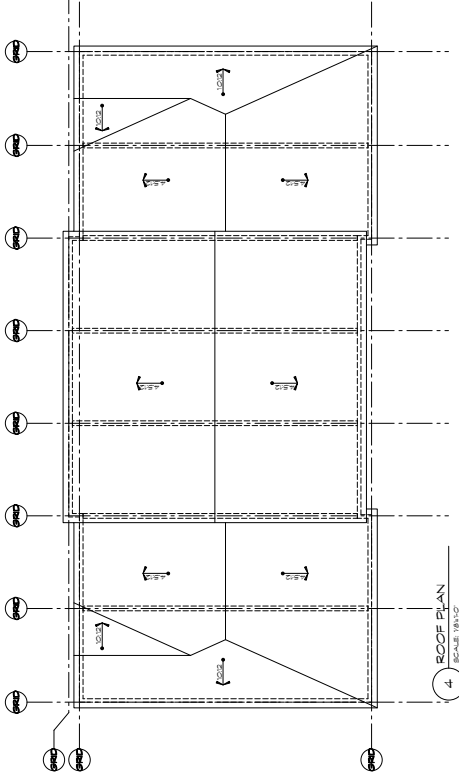


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192ND STREET TOWNHOMES
 SURREY, BC

DATE:	NOV 14 2012	DESCRIPTION:	CONCEPT PLAN
DATE:		DESCRIPTION:	CONCEPT PLAN
DATE:		DESCRIPTION:	CONCEPT PLAN

BUILDING 2 PLANS
 SHEET NO: 192ND STREET TOWNHOMES



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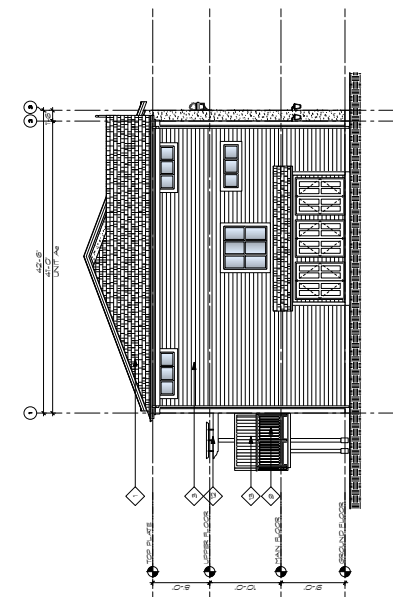
NO.	DATE	DESCRIPTION

REVISIONS:

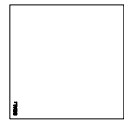
NO. DATE DESCRIPTION

01 01/15/2024 DEVELOPMENT PRELIM

02 01/15/2024 REVISION FOR IPR

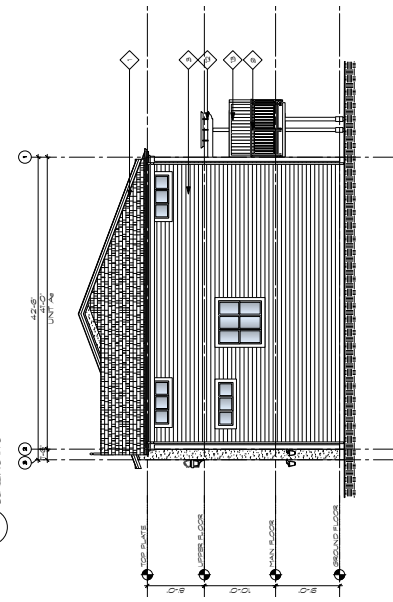


2 SIDE ELEVATION BUILDING 2 (EAST)
SCALE 1/8" = 1'-0"

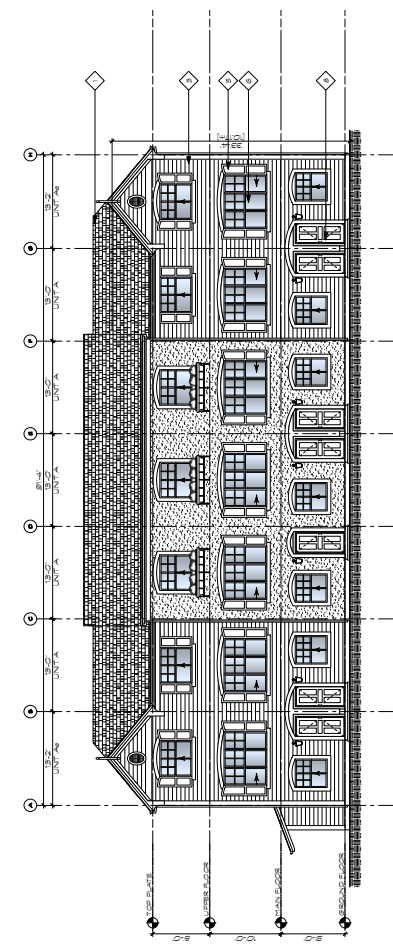


RCA

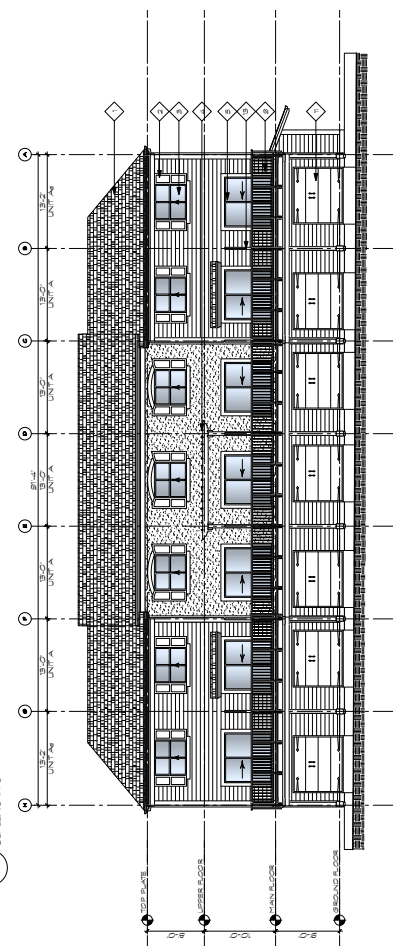
Robert Clouston Architecture Inc.
200 Columbia Street
Victoria, BC
V8V 1Y7
Canada
Tel: (250) 887-4941
admin@robertclouston.com



4 SIDE ELEVATION BUILDING 2 (WEST)
SCALE 1/8" = 1'-0"

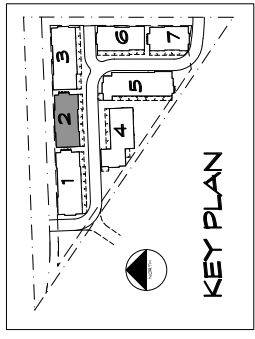


1 FRONT ELEVATION BUILDING 2 (NORTH)
SCALE 1/8" = 1'-0"



3 REAR ELEVATION BUILDING 2 (SOUTH)
SCALE 1/8" = 1'-0"

- MATERIALS LIST**
refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE SIDING
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ ENTRY DOOR
 - ◇ METAL SKIIRAL
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRILLS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK



192ND STREET TOWNHOMES
SURREY, BC

NO.	DATE	DESCRIPTION

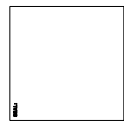
BUILDING 2 ELEVATIONS

A2.03

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PROJECT:	192nd STREET TOWNHOMES
DATE:	2024.04.04
SCALE:	AS SHOWN

DESIGNED BY: ROBERT CECOZZI ARCHITECTURE INC.
 PROJECT NO: 2024.04.04
 CLIENT: DEVELOPMENT PERMIT
 DRAWING NO: 2024.04.04



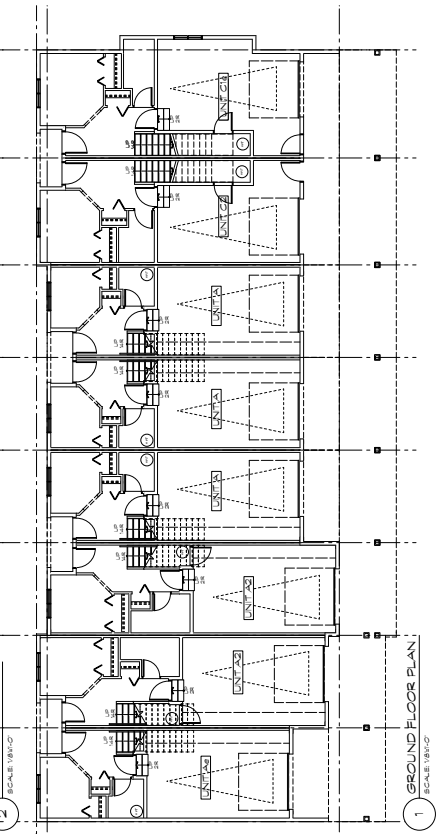
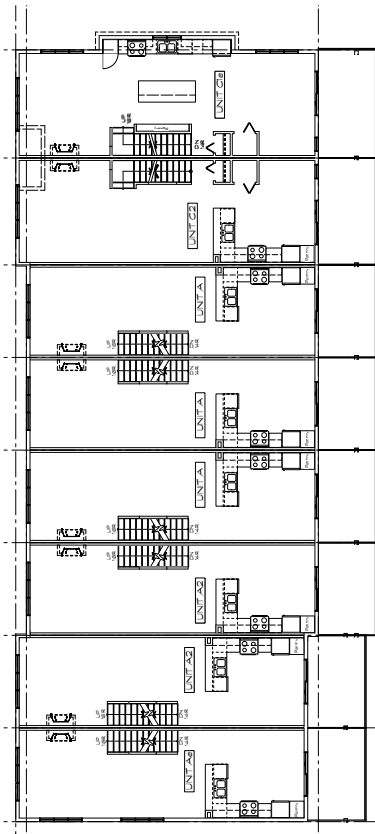
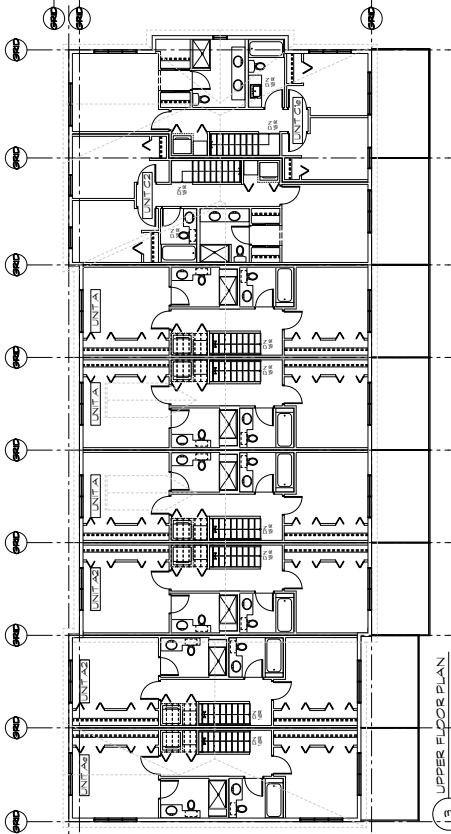
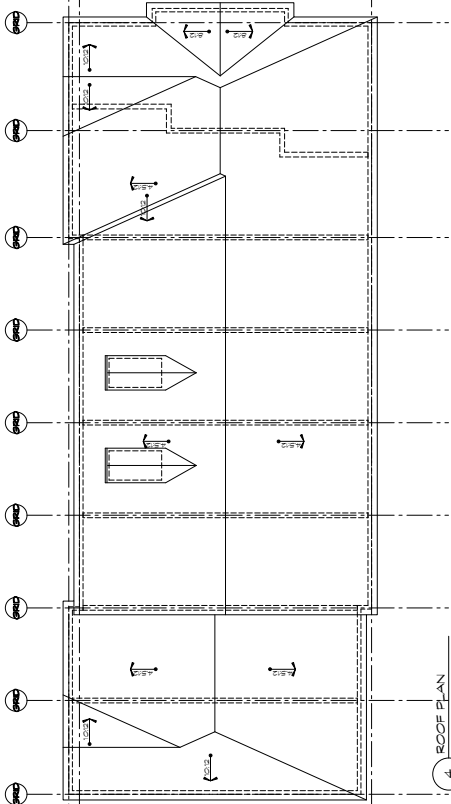
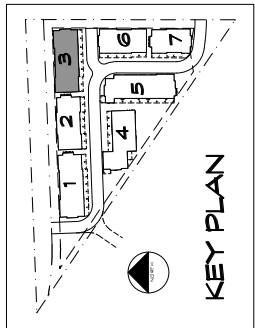
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192nd STREET TOWNHOMES
 SURREY, BC

DATE:	2024.04.04
SCALE:	AS SHOWN
PROJECT:	192nd STREET TOWNHOMES
CLIENT:	DEVELOPMENT PERMIT
DESIGNER:	ROBERT CECOZZI ARCHITECTURE INC.

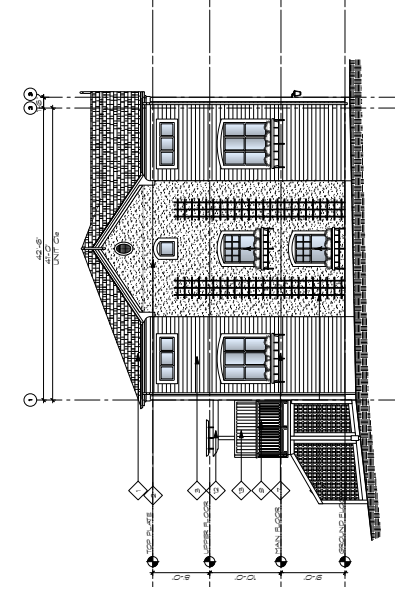
2024.04.04
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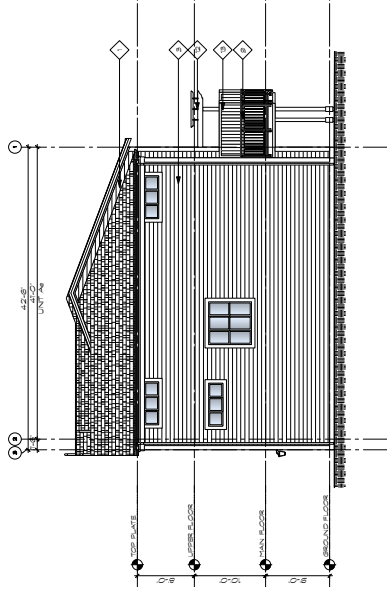
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NO.	DATE	DESCRIPTION

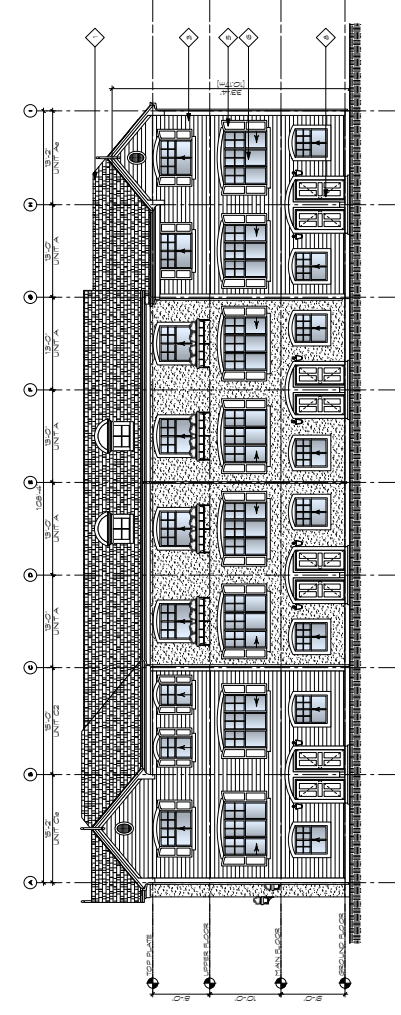
REVISIONS:
 NO. DATE DESCRIPTION
 01 01/20/2017 DEVELOPMENT PRESENT
 02 01/20/2017 REVISION FOR DPR



2 SIDE ELEVATION BUILDING 3 (EAST)
 SCALE 1/8" = 1'-0"



4 SIDE ELEVATION BUILDING 3 (WEST)
 SCALE 1/8" = 1'-0"



1 FRONT ELEVATION BUILDING 3 (NORTH)
 SCALE 1/8" = 1'-0"



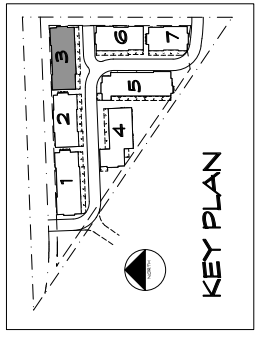
3 REAR ELEVATION BUILDING 3 (SOUTH)
 SCALE 1/8" = 1'-0"

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192ND STREET TOWNHOMES
 SURREY, BC

NO.	DATE	DESCRIPTION

BUILDING 3 ELEVATIONS
 A2.05

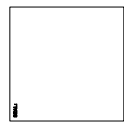


- MATERIALS LIST**
 refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE SIDING
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL BIAMBRAL
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRELLIS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

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PROJECT:	192nd STREET TOWNHOMES
DATE:	2024.06.06
SCALE:	AS SHOWN

DESIGNED BY: ROBERT COCCOZ ARCHITECTURE INC.
 DRAWN BY: ROBERT COCCOZ ARCHITECTURE INC.
 CHECKED BY: ROBERT COCCOZ ARCHITECTURE INC.
 APPROVED BY: ROBERT COCCOZ ARCHITECTURE INC.

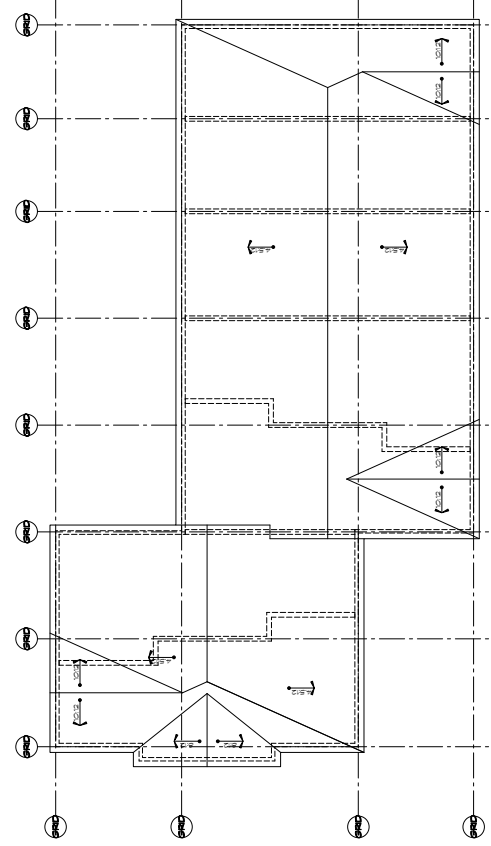


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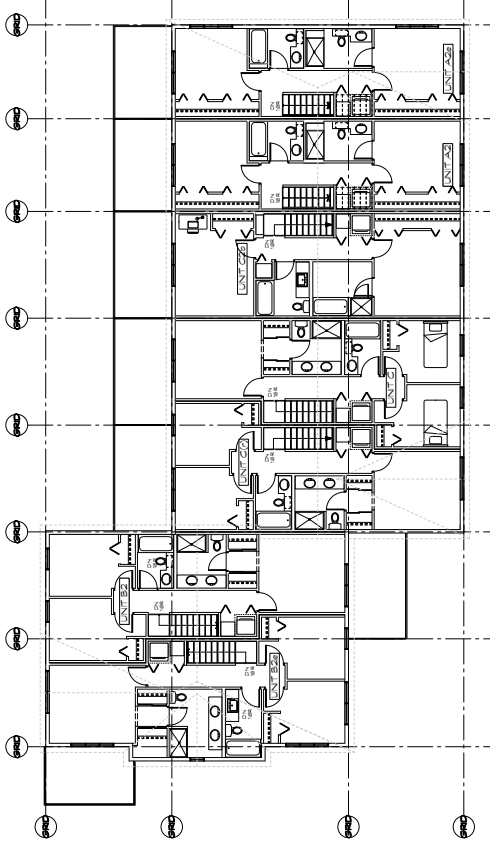
192nd STREET
 TOWNHOMES
 SURREY, BC

DATE:	2024.06.06
SCALE:	AS SHOWN
PROJECT:	192nd STREET TOWNHOMES
REV:	01

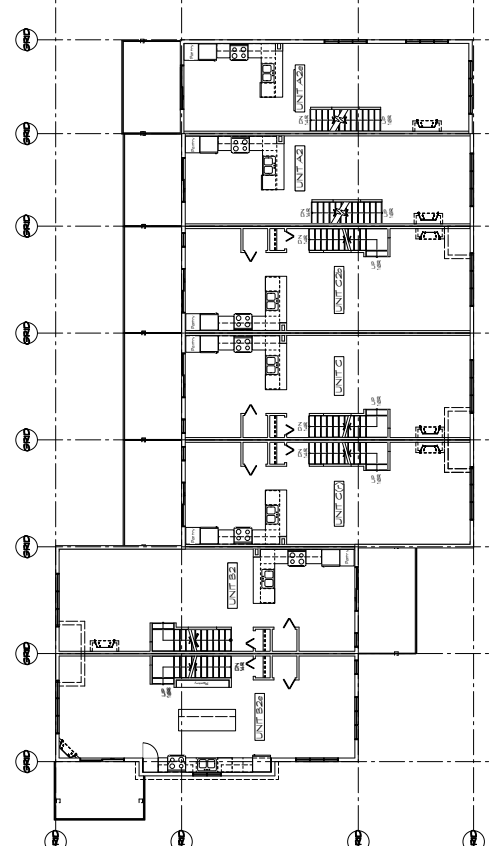
BUILDING 4
 PLANS
 A2.06



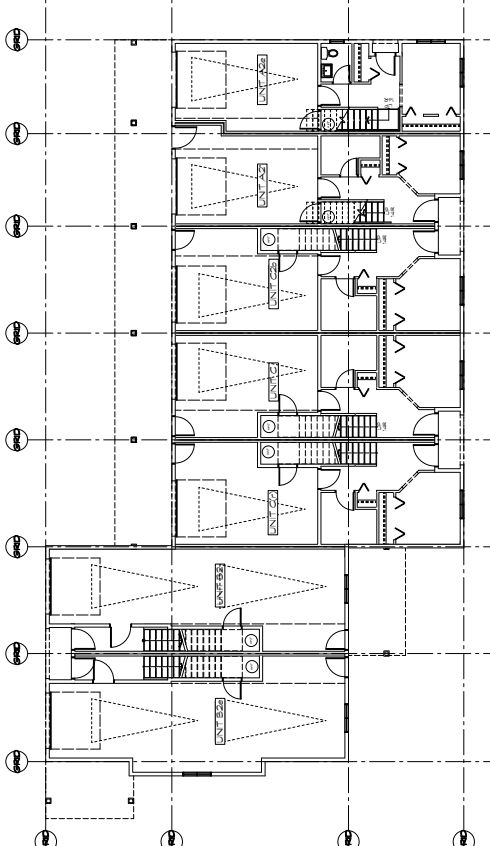
4 ROOF PLAN
 SCALE: 1/8"=1'-0"



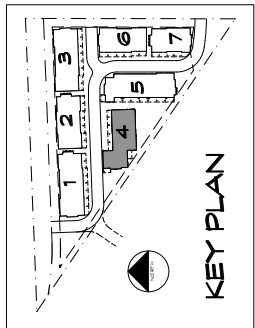
3 UPPER FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN
 SCALE: 1/8"=1'-0"

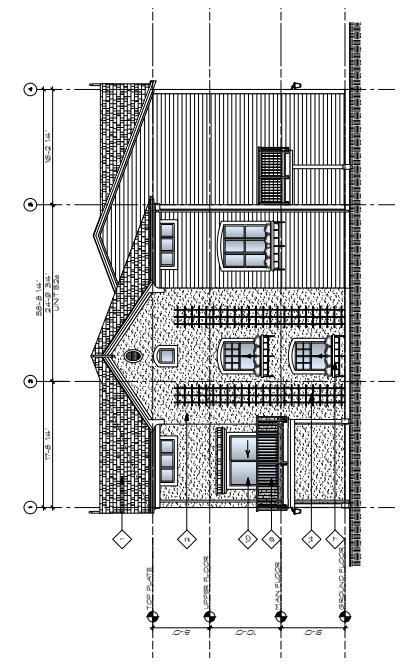


KEY PLAN

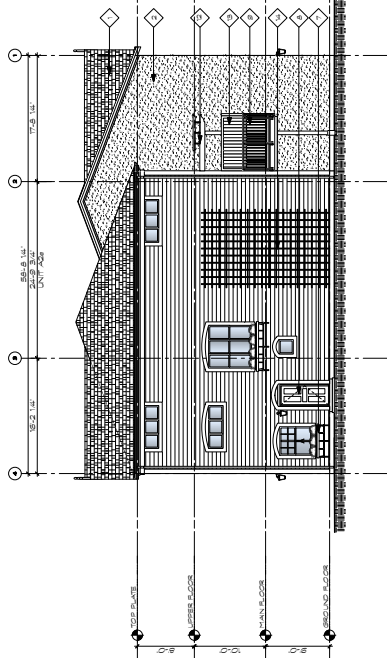
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DATE	DESCRIPTION
18.11.17	ISSUE FOR PERMIT
18.11.17	ISSUE FOR PERMIT
18.11.17	ISSUE FOR PERMIT

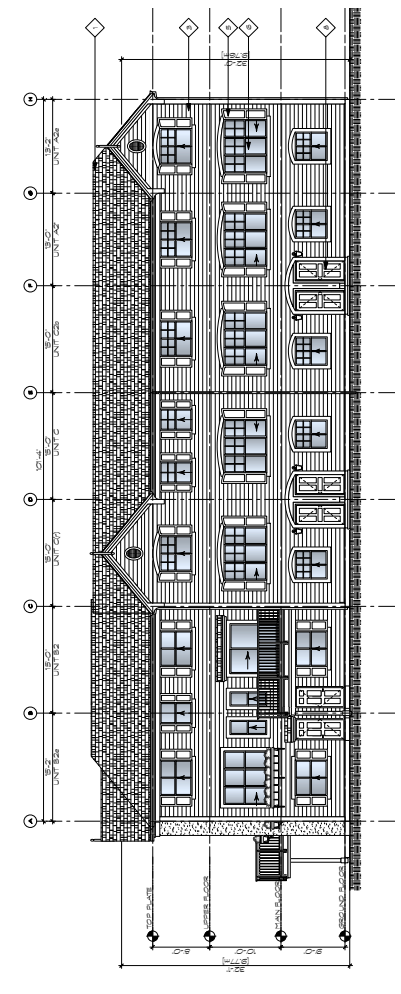
PROJECT: 192ND STREET TOWNHOMES
 CLIENT: DEVELOPMENT PRESENT
 DRAWN: 28.04.17
 REVISION: FOR 2D



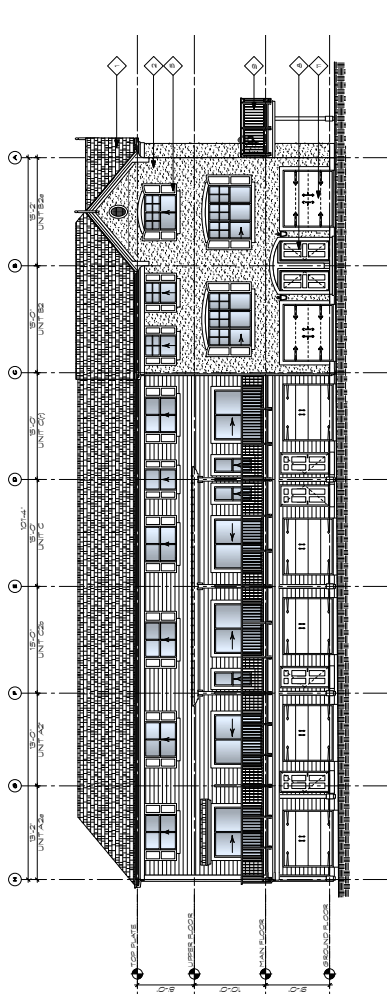
1. FRONT ELEVATION BUILDING 4 (SOUTH)
 SCALE 1/8" = 1'-0"



2. SIDE ELEVATION BUILDING 4 (WEST)
 SCALE 1/8" = 1'-0"



3. REAR ELEVATION BUILDING 4 (NORTH)
 SCALE 1/8" = 1'-0"



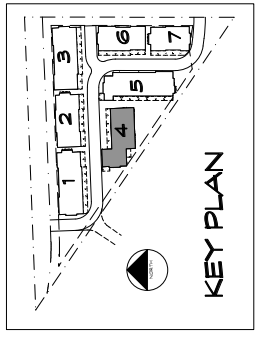
4. SIDE ELEVATION BUILDING 4 (EAST)
 SCALE 1/8" = 1'-0"

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192ND STREET TOWNHOMES
 SURREY, BC

CD	SC
18.11.17	RCA-214
BUILDING 4 ELEVATIONS	

A2.07

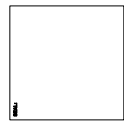


- MATERIALS LIST**
 refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE BONGS
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL BIAXIAL
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRELLIS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

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PROJECT:	192ND STREET TOWNHOMES
NO.:	18-008
DATE:	2018-08-08

DESIGNER:	ROBERT GREGOZ ARCHITECTURE INC.
CLIENT:	192ND STREET TOWNHOMES
DATE:	2018-08-08

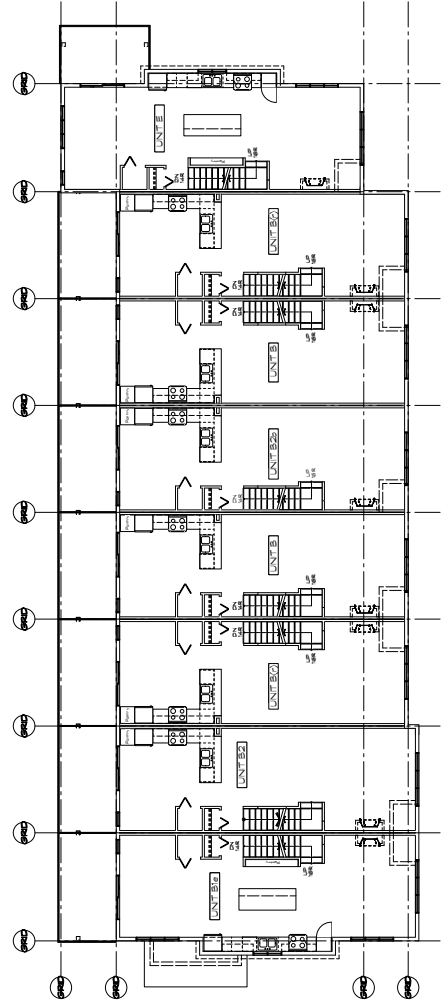
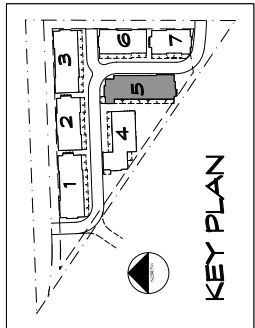


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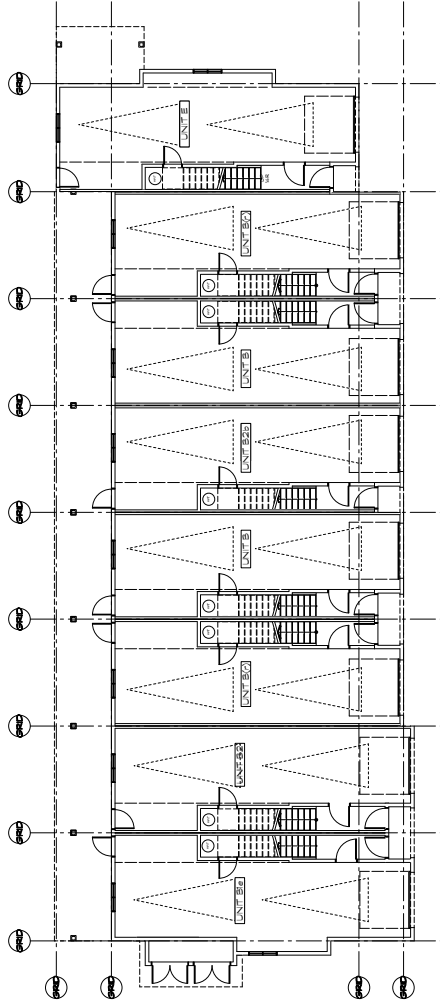
PROJECT:
192ND STREET TOWNHOMES
 SUDBURY, BC

NO.:	18-008
DATE:	2018-08-08
DESIGNER:	ROBERT GREGOZ ARCHITECTURE INC.

SCALE:
 -
 SHEET NO.:
 A2.08



2 MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"

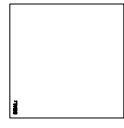


1 GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"

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NO.	DATE	DESCRIPTION

PROJECT:
NO. 192ND STREET TOWNHOMES
DATE: 2024.01.15
SCALE: 1/8" = 1'-0"



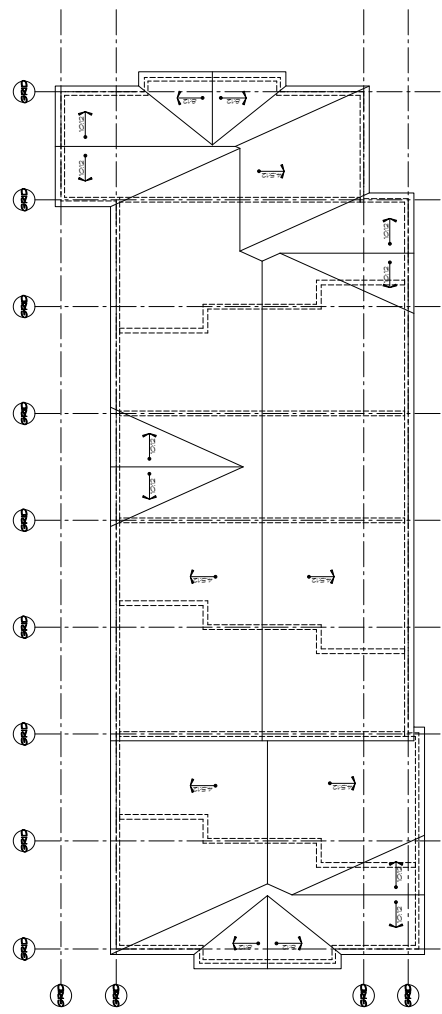
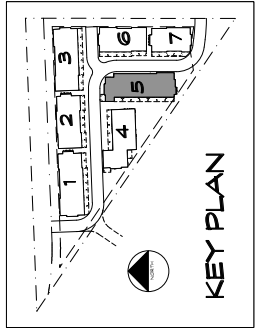
RCA

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 admin@rcaarchitecture.com

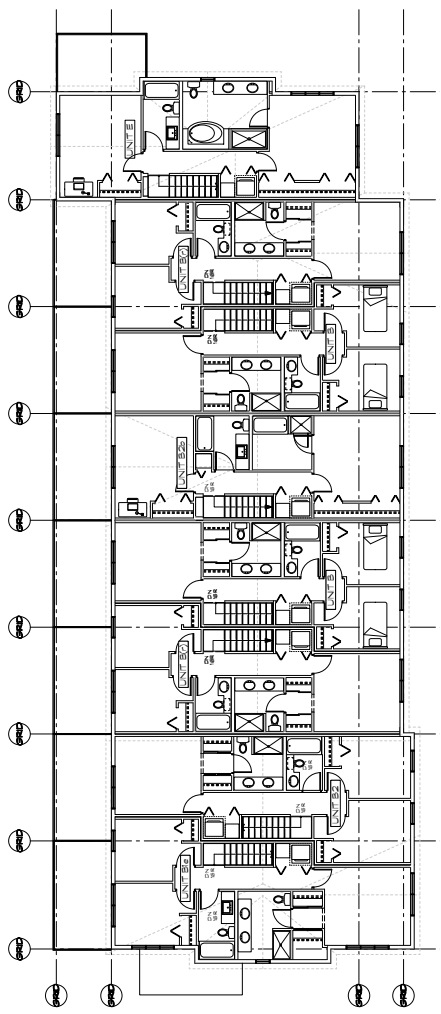
192ND STREET TOWNHOMES
 SURVEY, BC

BUILDING 5 PLANS

A2.09



4 ROOF PLAN
 SCALE 1/8" = 1'-0"



5 UPPER FLOOR PLAN
 SCALE 1/8" = 1'-0"

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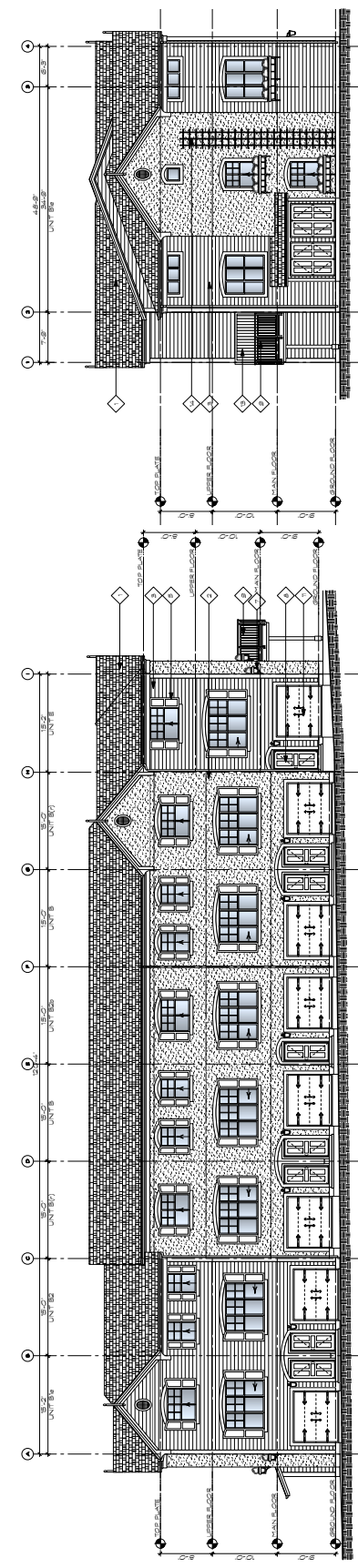
DATE	NO.	DESCRIPTION

REVISIONS:

NO. DATE DESCRIPTION

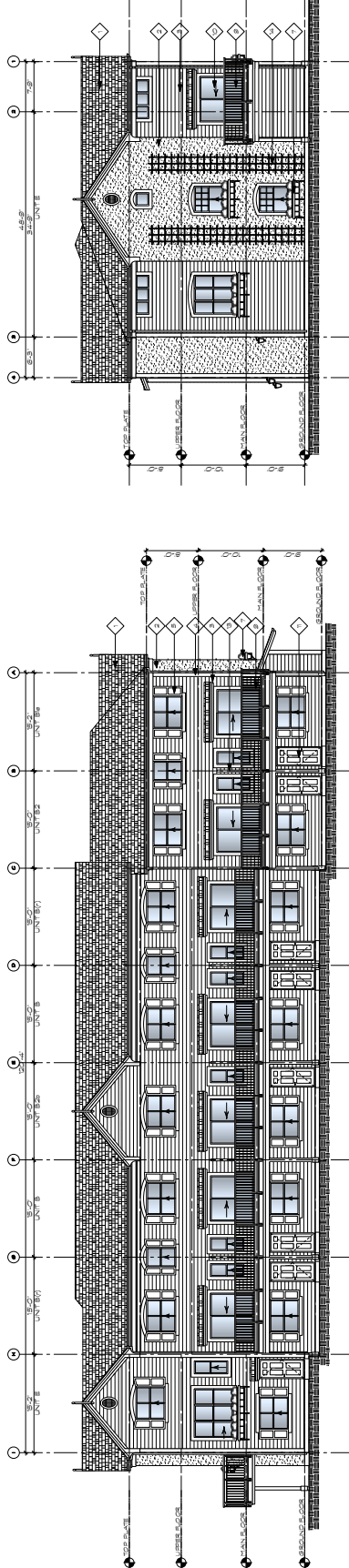
01 01/15/2024 DEVELOPMENT PRESENT

02 01/15/2024 REVISION FOR EIR

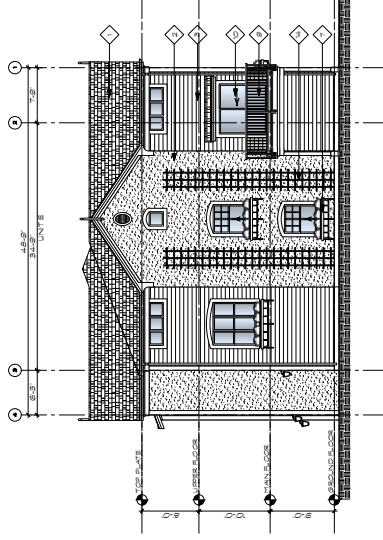


1. FRONT ELEVATION BUILDING 5 (EAST)
SCALE 1/8" = 1'-0"

2. SIDE ELEVATION BUILDING 5 (SOUTH)
SCALE 1/8" = 1'-0"



3. REAR ELEVATION BUILDING 5 (WEST)
SCALE 1/8" = 1'-0"



4. SIDE ELEVATION BUILDING 5 (NORTH)
SCALE 1/8" = 1'-0"

RCA

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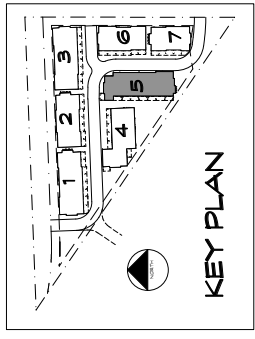
192ND STREET
TOWNHOMES
SURREY, BC

CD	NO. 02
DATE	18/11/20
PROJECT	RCA214
SCALE	1/8" = 1'-0"
BUILDING 5 ELEVATIONS	

NO. -

SCALE A2:10

- MATERIALS LIST**
refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE BONGS
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL SKI/SLED DOOR
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRILLS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

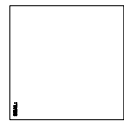


KEY PLAN

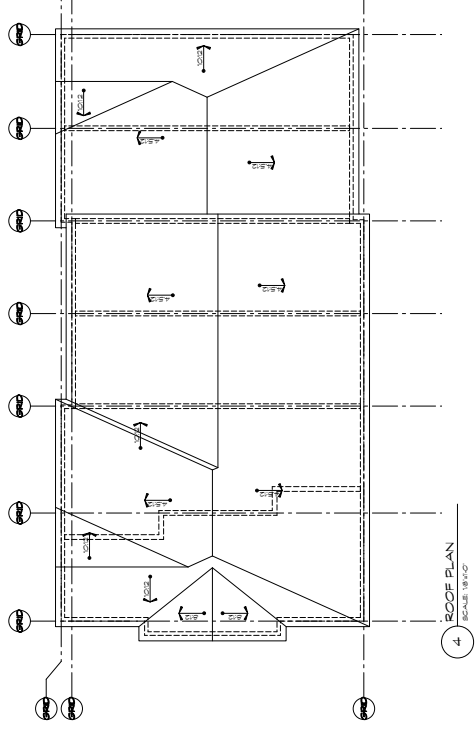
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DATE:	NOV 2017	NO.:	1000000000
PROJECT:	1922ND STREET TOWNHOMES		

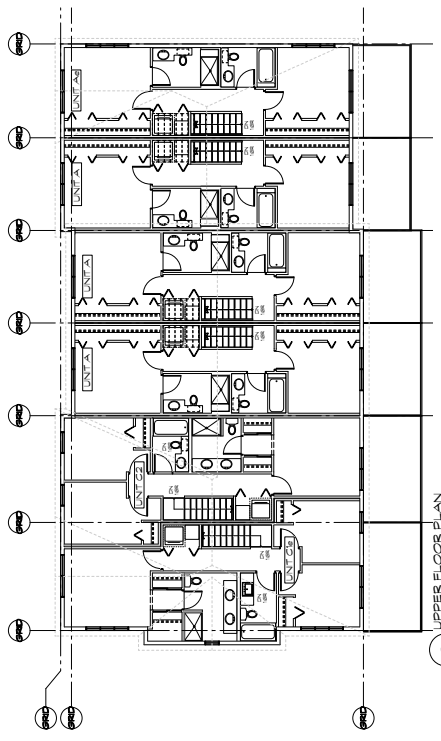
SCALE:	1:50	DATE:	NOV 2017
DESIGNER:	ROBERT CECOZZI ARCHITECTURE INC.		
CLIENT:	1922ND STREET TOWNHOMES		
DATE:	NOV 2017		



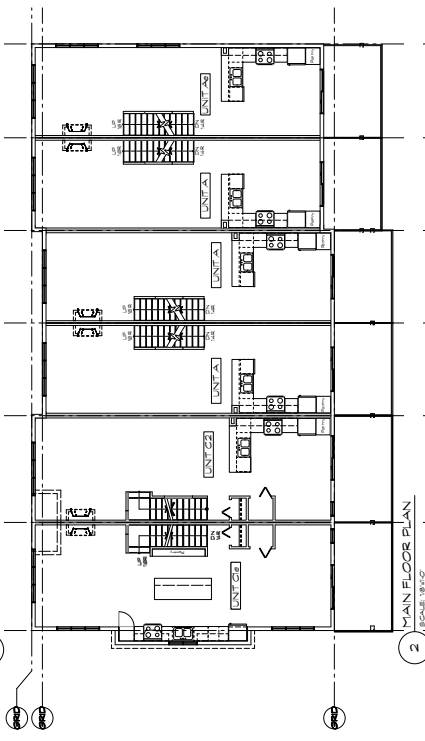
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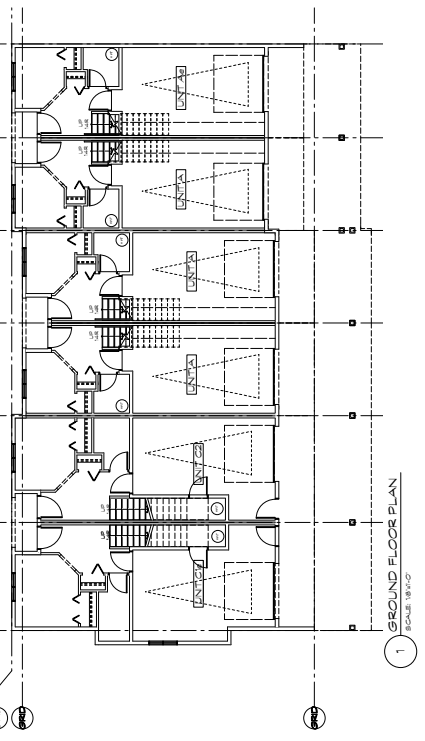
4 ROOF PLAN
SCALE: 1/8"=1'-0"



3 UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"



2 MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

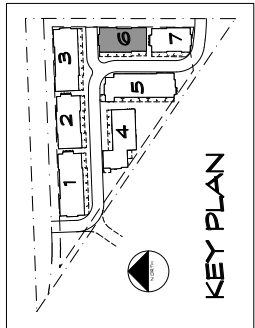


1 GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT: 1922ND STREET TOWNHOMES
 SURSEY, BC

DATE:	NOV 2017	NO.:	1000000000
PROJECT:	1922ND STREET TOWNHOMES		

SCALE: A2:11

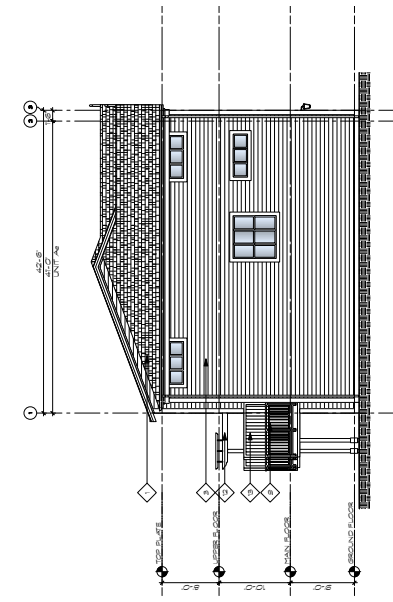


KEY PLAN

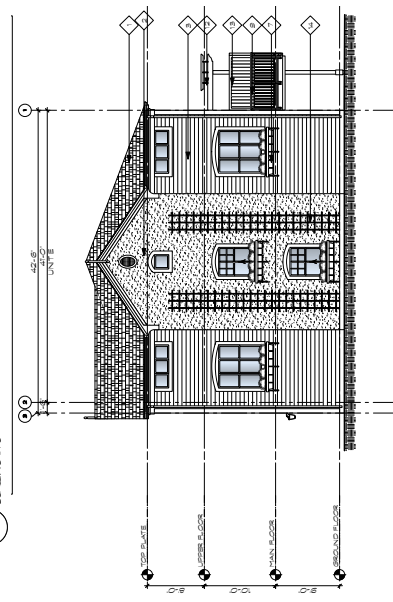
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NO.	DATE	DESCRIPTION
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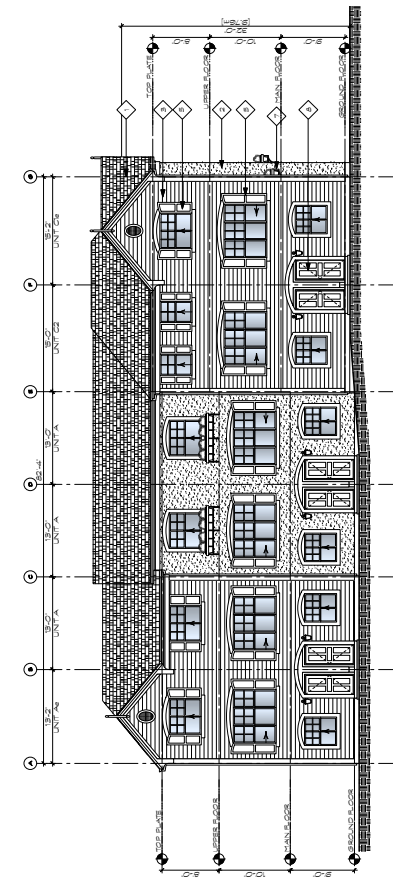
NO.	DATE	DESCRIPTION
2	10/15/2024	ISSUED FOR PERMIT



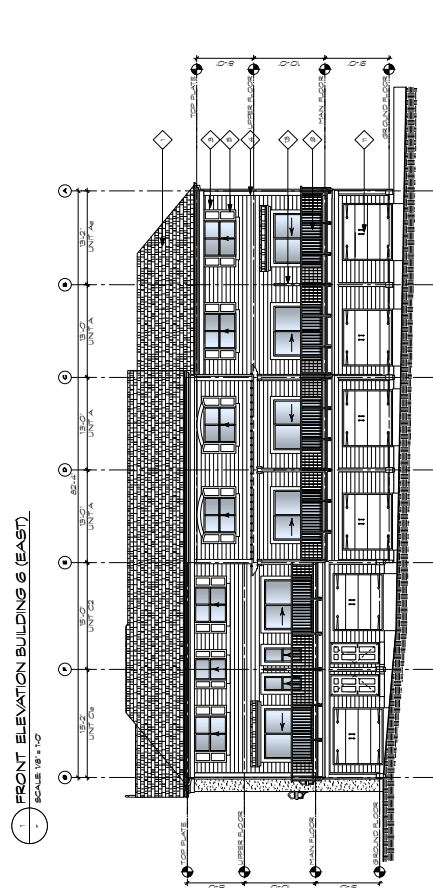
1 FRONT ELEVATION BUILDING 6 (EAST)
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION BUILDING 6 (SOUTH)
SCALE 1/8" = 1'-0"



3 REAR ELEVATION BUILDING 6 (WEST)
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION BUILDING 6 (NORTH)
SCALE 1/8" = 1'-0"

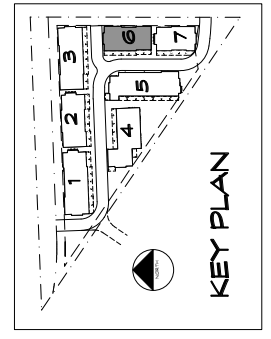
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admin@robertglottarchitecture.com

192ND STREET
TOWNHOMES
SURREY, BC

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT

BUILDING 6
ELEVATIONS

A2.12

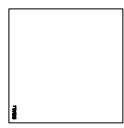


- MATERIALS LIST**
refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE SIDING
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL BI-FOLD
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRELLIS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

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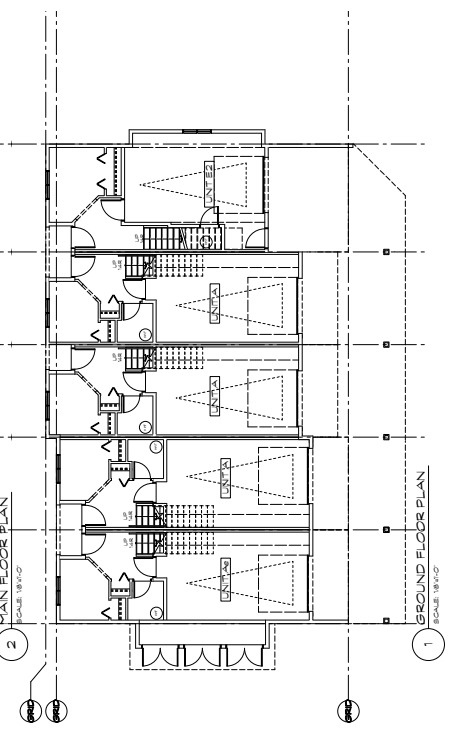
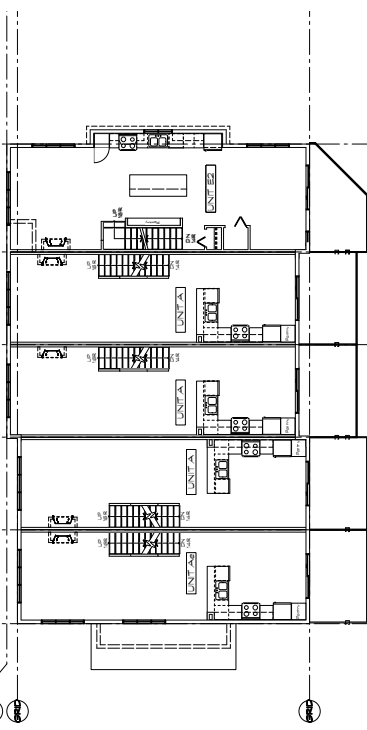
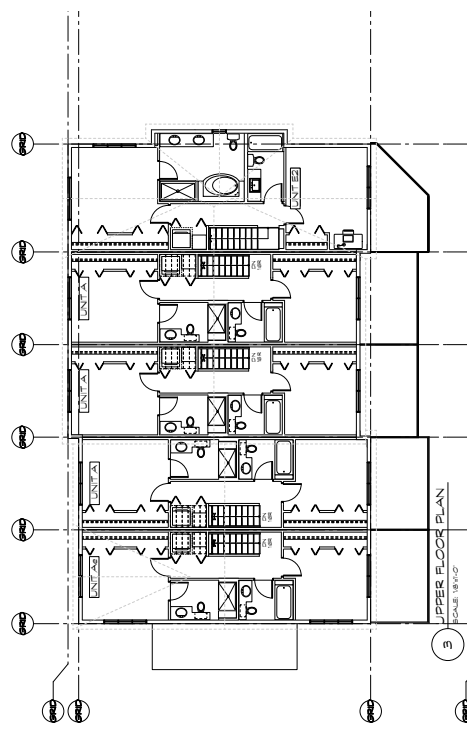
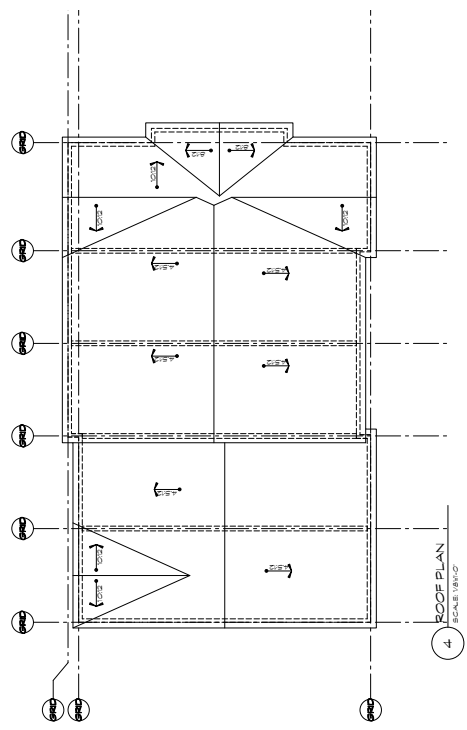
PROJECT NO.	192RD STREET TOWNHOMES
DATE	2024.08.15
DESCRIPTION	ARCHITECTURAL DRAWINGS

REVISION	NO.	DESCRIPTION
01	1	ISSUE FOR PERMIT



RCA

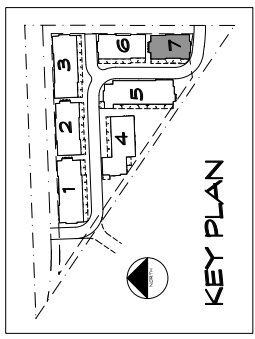
Robert Cizek and Architecture Inc.
 200 - 2830 Chevalier Street
 Vancouver, B.C.
 Canada V6T 3T9
 Tel: (604) 687-4641
 Fax: (604) 687-4641
 admin@rcaarchitecture.com



192RD STREET
 TOWNHOMES
 SURREY, BC

DATE	2024.08.15
BY	SC
CHECKED BY	SC
SCALE	1/8"=1'-0"
PROJECT NO.	192RD STREET TOWNHOMES

BUILDING 7
 PLANS
 -
 A2.13



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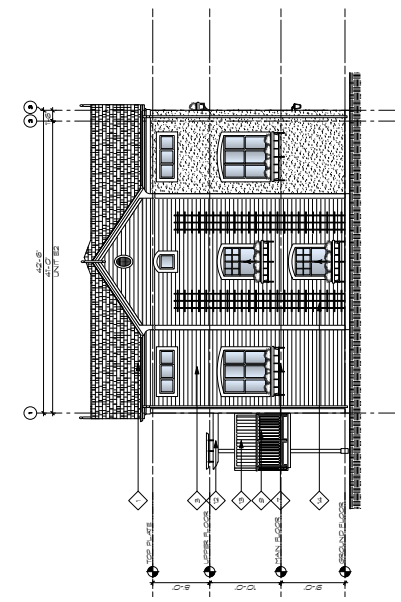
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2	2024.01.15	REVISION FOR PERMIT

REVISIONS:

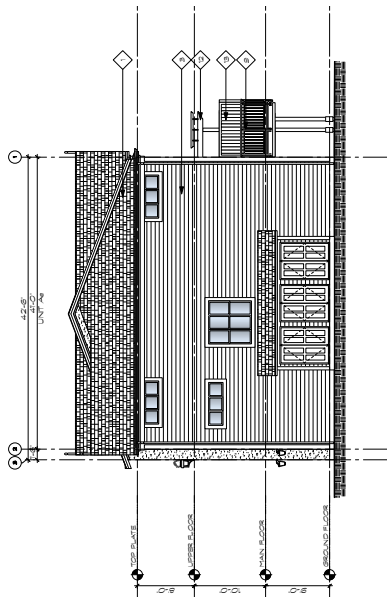
NO. DATE DESCRIPTION

1 2024.01.15 ISSUED FOR PERMIT

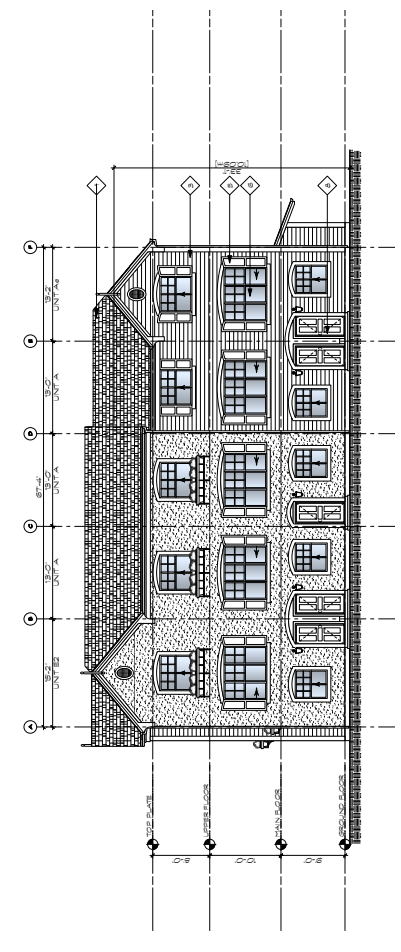
2 2024.01.15 REVISION FOR PERMIT



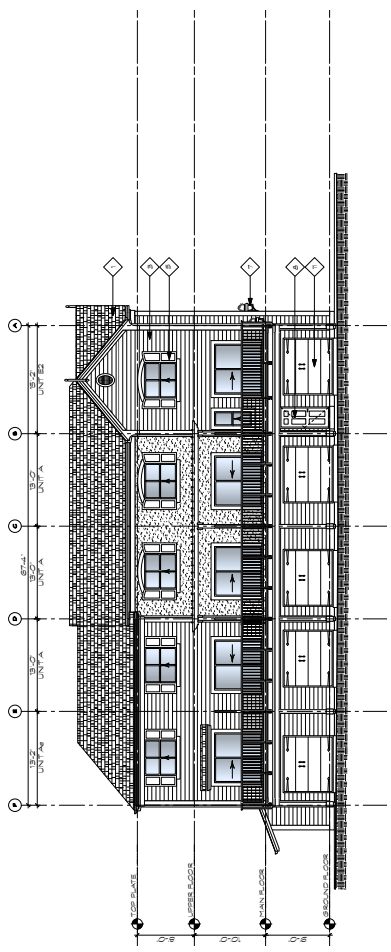
1. FRONT ELEVATION BUILDING 7 (EAST)
SCALE 1/8" = 1'-0"



2. SIDE ELEVATION BUILDING 7 (SOUTH)
SCALE 1/8" = 1'-0"



3. REAR ELEVATION BUILDING 7 (WEST)
SCALE 1/8" = 1'-0"



4. SIDE ELEVATION BUILDING 7 (NORTH)
SCALE 1/8" = 1'-0"

RCA

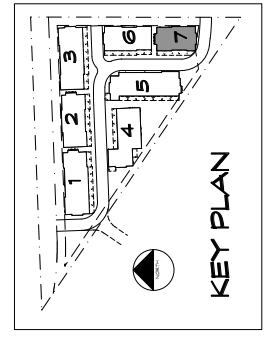
Robert Gloucester Architecture Inc.
200 Colborne Street
Victoria, BC
Canada V8V 3T5
Tel: (250) 887-4941
admin@robertgloicester.com

192ND STREET TOWNHOMES
SURREY, BC

NO.	DATE	DESCRIPTION
1	2024.01.15	ISSUED FOR PERMIT
2	2024.01.15	REVISION FOR PERMIT

BUILDING 7 ELEVATIONS

A2.14



- MATERIALS LIST**
refer to color board for material colors
- ◇ ASPHALT SHINGLES
 - ◇ STUCCO
 - ◇ VINYL DOUBLE PROFILE SIDING
 - ◇ WOOD TRIM (PAINTED)
 - ◇ WOOD SHUTTERS (PAINTED)
 - ◇ EXTERIOR WINDOW
 - ◇ METAL PLANTER BOX (PAINTED)
 - ◇ EXTERIOR DOOR
 - ◇ METAL BIAXIAL
 - ◇ EXTERIOR SLIDING DOOR
 - ◇ FLUSH PANEL GARAGE DOOR W/ AMERICAN HARDWARE
 - ◇ PAINTED WOOD TRILLS
 - ◇ PAINTED WOOD PRIVACY SCREEN
 - ◇ WOOD LATTICE - PAINTED BLACK

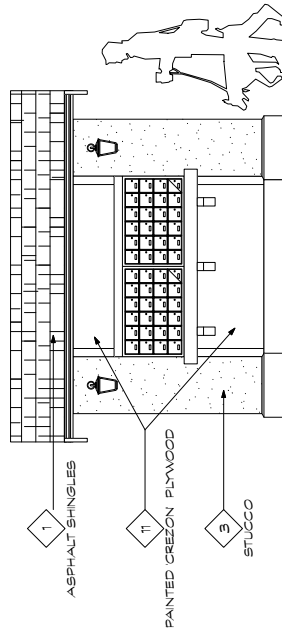


DECORATIVE HARDWARE (HINGES & HANDLES) TO BE 'AMERICANA' KIT BY NORTHWEST DOORS.

GARAGE DOORS TO BE FLUSH PANEL BY NORTHWEST DOORS OR OTHER APPROVED EQUIVALENT.

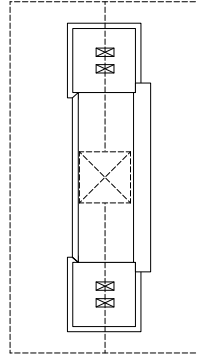


EXAMPLE OF ALLAN BLOCK 'AB OLD COUNTRY COURTYARD COLLECTION'

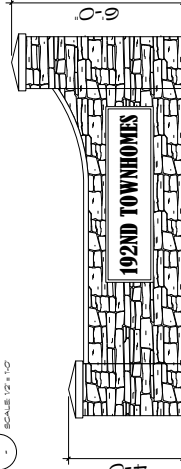


2 MAIL KIOSK - FRONT ELEVATION
SCALE 1/2" = 1'-0"

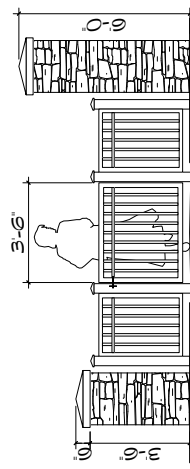
3 MAIL KIOSK - SIDE ELEVATION
SCALE 1/2" = 1'-0"



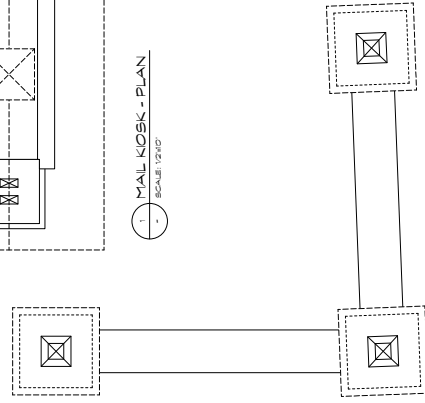
1 MAIL KIOSK - PLAN
SCALE 1/2" = 1'-0"



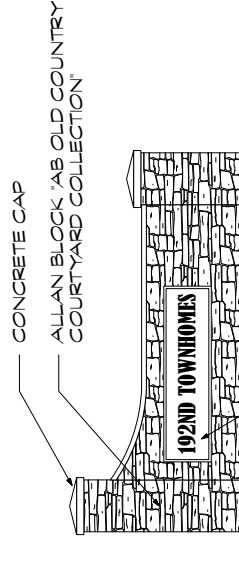
5 DEVELOPMENT SIGN - ELEVATIONS
SCALE 1/2" = 1'-0"



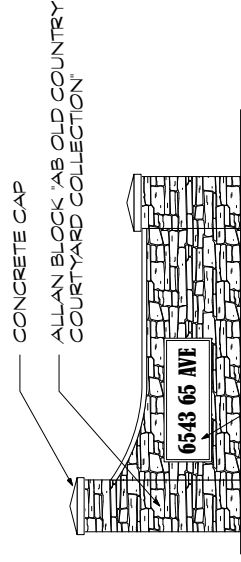
6 65TH AVENUE ENTRY GATE
SCALE 1/2" = 1'-0"



4 DEVELOPMENT SIGN - PLAN
SCALE 1/2" = 1'-0"



PAINTED WOOD SIGN BOARD WITH METAL LETTERING

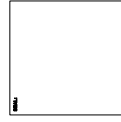


PAINTED WOOD SIGN BOARD WITH METAL LETTERING

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DATE:	NOV 2024
BY:	ARCHITECT
FOR:	DEVELOPMENT PLAN

DATE:	NOV 2024
BY:	ARCHITECT
FOR:	DEVELOPMENT PLAN



BCA

Robert Ciccozzi Architecture Inc.
200 - 2650 Columbia Street
Victoria, BC
V8T 2Y3
Tel: (250) 857-4411
Fax: (250) 857-4411
admin@rcaarchitecture.com

PROJECT:	192ND STREET TOWNHOMES
LOCATION:	SURREY, BC

DATE:	NOV 2024
BY:	ARCHITECT
FOR:	DEVELOPMENT PLAN

DATE:	NOV 2024
BY:	ARCHITECT
FOR:	DEVELOPMENT PLAN

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DATE: 10/20/17
 SCALE: 1/8" = 1'-0"
 SHEET: 40
 OF 6
 PROJECT NUMBER: 10-210

PROJECT: TOWNHOUSE
 68TH AVE & 192ND STREET
 SURREY, BC

LANDSCAPE PLAN

DMG JOB NUMBER: 10310
 PLANTED SIZE / BIRNANCE

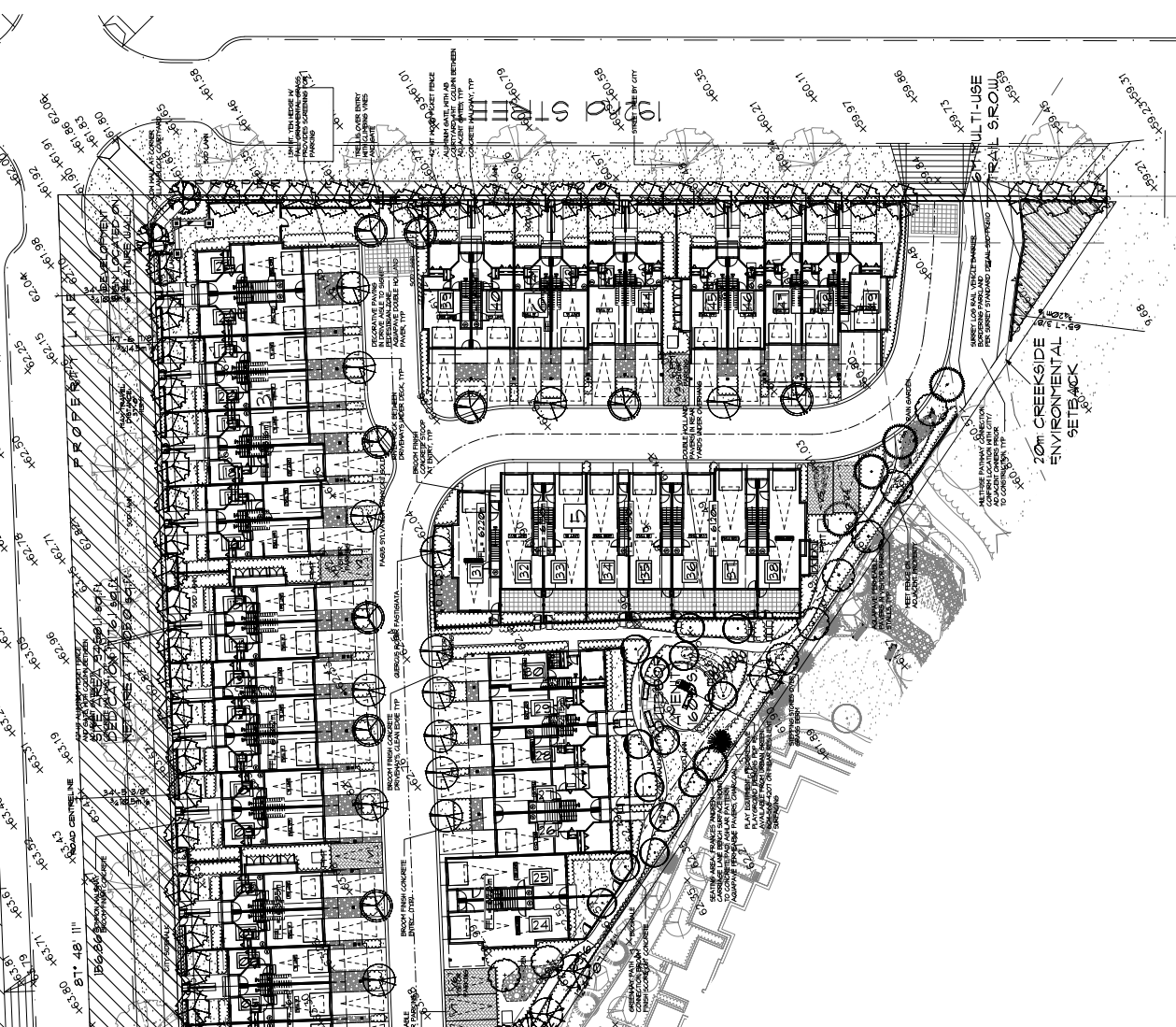
KEY CITY BOTANICAL NAME COMMON NAME

01 AZEK GARDEN VINE DOUGLASSI
 02 ACER X FRIEMAN VIBURN BLAZE
 03 PARS STYLVICA DWARF GAZEL
 04 MARGELA SOLIDANGANA BISTRIA BERBA
 05 PRINS CONCORDIA
 06 GREGUS ROMA YASIBAYAT
 07 TRUA FLAYATA EXCELSA
 08 ABELIA EDWARD GOLDER
 09 AZALEA JAPONICA INDO WHITE
 10 CORNUS SERICEA
 11 IROSDITRA NORTHERN GOLDY
 12 HAKONIA AGRIOPOLAN
 13 RIBES SAMARANGA
 14 ROSA ALBA HEDLAND
 15 HIRTA X MEDIA NOLAN
 16 CALYAMBOSITES KUTLEURAN CARL FOSTER
 17 CAREX GRANT
 18 BERTOLA HANS VOLCKWITZ
 19 JACUS NIFELAS
 20 HESANTIS SIBIRIUS TIRIBRANGS
 21 HE 22 HIBISCUS MARY RETING
 23 LANTOOLA ANTOETELLA MERTIDAY
 24 ERICA CARSEA SPRINGWOOD MITE
 25 PACHISANDRA TERMINALIS
 26 POLYSTICHUM HANSHI

DOUGLAS WAVE
 APRON BLUE WHITE
 GELLEN FAVORITE BEECH
 RED HAMBURGIA
 SHORE PINE
 FAVORITE ENGLISH OAK
 HESTERN RED CEDAR
 PINK ABELIA
 AZALEA WINDY WHITE
 CORNUS SERICEA
 NORTHERN GOLD FORSYTHIA
 OREGON GRAPE HOLLY
 RED ALONKING GORAMT
 WHITE MEDIA AND ROSE
 HIRTA X MEDIA NOLAN
 HIRTA X MEDIA NOLAN
 FEATHER REED GRASS
 GRAY'S SEDUCE
 ALIAS RESUCE
 BLUE-GREEN BUSH
 FLAME GRASS
 DAY LILY TELLOR
 ENGLISH LANTOR
 HEATH
 ERICA CARSEA SPRINGWOOD MITE
 PACHISANDRA TERMINALIS
 HESTERN SANDY PINE

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER
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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED PROPAGATORS. PROVIDE CERTIFICATION UPON DELIVERY.



KEY CITY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER: 10310	PLANTED SIZE / BIRNANCE
01	AZEK GARDEN VINE DOUGLASSI	DOUGLAS WAVE	60X CAL 2X BIR B LIST	
02	ACER X FRIEMAN VIBURN BLAZE	APRON BLUE WHITE	60X CAL BIR B	
03	PARS STYLVICA DWARF GAZEL	GELLEN FAVORITE BEECH	60X CAL BIR B	
04	MARGELA SOLIDANGANA BISTRIA BERBA	RED HAMBURGIA	60X CAL STD BIR B	
05	PRINS CONCORDIA	SHORE PINE	2X HE BIR B	
06	GREGUS ROMA YASIBAYAT	FAVORITE ENGLISH OAK	60X CAL B STD BIR B	
07	TRUA FLAYATA EXCELSA	HESTERN RED CEDAR	5X HE BIR B	
08	ABELIA EDWARD GOLDER	PINK ABELIA	40 POT 300X	
09	AZALEA JAPONICA INDO WHITE	AZALEA WINDY WHITE	40 POT 300X	
10	CORNUS SERICEA	CORNUS SERICEA	40 POT 300X	
11	IROSDITRA NORTHERN GOLDY	NORTHERN GOLD FORSYTHIA	40 POT 300X	
12	HAKONIA AGRIOPOLAN	OREGON GRAPE HOLLY	40 POT 300X	
13	RIBES SAMARANGA	RED ALONKING GORAMT	40 POT 300X	
14	ROSA ALBA HEDLAND	WHITE MEDIA AND ROSE	40 POT 300X	
15	HIRTA X MEDIA NOLAN	HIRTA X MEDIA NOLAN	15X HE BIR B	
16	CALYAMBOSITES KUTLEURAN CARL FOSTER	FEATHER REED GRASS	40 POT	
17	CAREX GRANT	GRAY'S SEDUCE	40 POT	
18	BERTOLA HANS VOLCKWITZ	ALIAS RESUCE	40 POT	
19	JACUS NIFELAS	BLUE-GREEN BUSH	40 POT	
20	HESANTIS SIBIRIUS TIRIBRANGS	FLAME GRASS	40 POT	
21	HE 22	HIBISCUS MARY RETING	40 POT	
23	LANTOOLA ANTOETELLA MERTIDAY	DAY LILY TELLOR	40 POT	
24	ERICA CARSEA SPRINGWOOD MITE	ENGLISH LANTOR	40 POT	
25	PACHISANDRA TERMINALIS	HEATH	40 POT	
26	POLYSTICHUM HANSHI	HESTERN SANDY PINE	40 POT	

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEEDING AND OTHER PLANT MATERIAL AVAILABLE FOR OPTIONAL ORDER BY OTHER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. IMPROVED SUBSTITUTIONS SHALL BE STANDARD. * SUBSTITUTIONS FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED PROPAGATORS. PROVIDE CERTIFICATION UPON DELIVERY.

DMG JOB NUMBER: 10310
 PLANTED SIZE / BIRNANCE

KEY CITY BOTANICAL NAME COMMON NAME

DOUGLAS WAVE
 APRON BLUE WHITE
 GELLEN FAVORITE BEECH
 RED HAMBURGIA
 SHORE PINE
 FAVORITE ENGLISH OAK
 HESTERN RED CEDAR
 PINK ABELIA
 AZALEA WINDY WHITE
 CORNUS SERICEA
 NORTHERN GOLD FORSYTHIA
 OREGON GRAPE HOLLY
 RED ALONKING GORAMT
 WHITE MEDIA AND ROSE
 HIRTA X MEDIA NOLAN
 HIRTA X MEDIA NOLAN
 FEATHER REED GRASS
 GRAY'S SEDUCE
 ALIAS RESUCE
 BLUE-GREEN BUSH
 FLAME GRASS
 DAY LILY TELLOR
 ENGLISH LANTOR
 HEATH
 ERICA CARSEA SPRINGWOOD MITE
 PACHISANDRA TERMINALIS
 HESTERN SANDY PINE

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEEDING AND OTHER PLANT MATERIAL AVAILABLE FOR OPTIONAL ORDER BY OTHER APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. IMPROVED SUBSTITUTIONS SHALL BE STANDARD. * SUBSTITUTIONS FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF AVAILABILITY.

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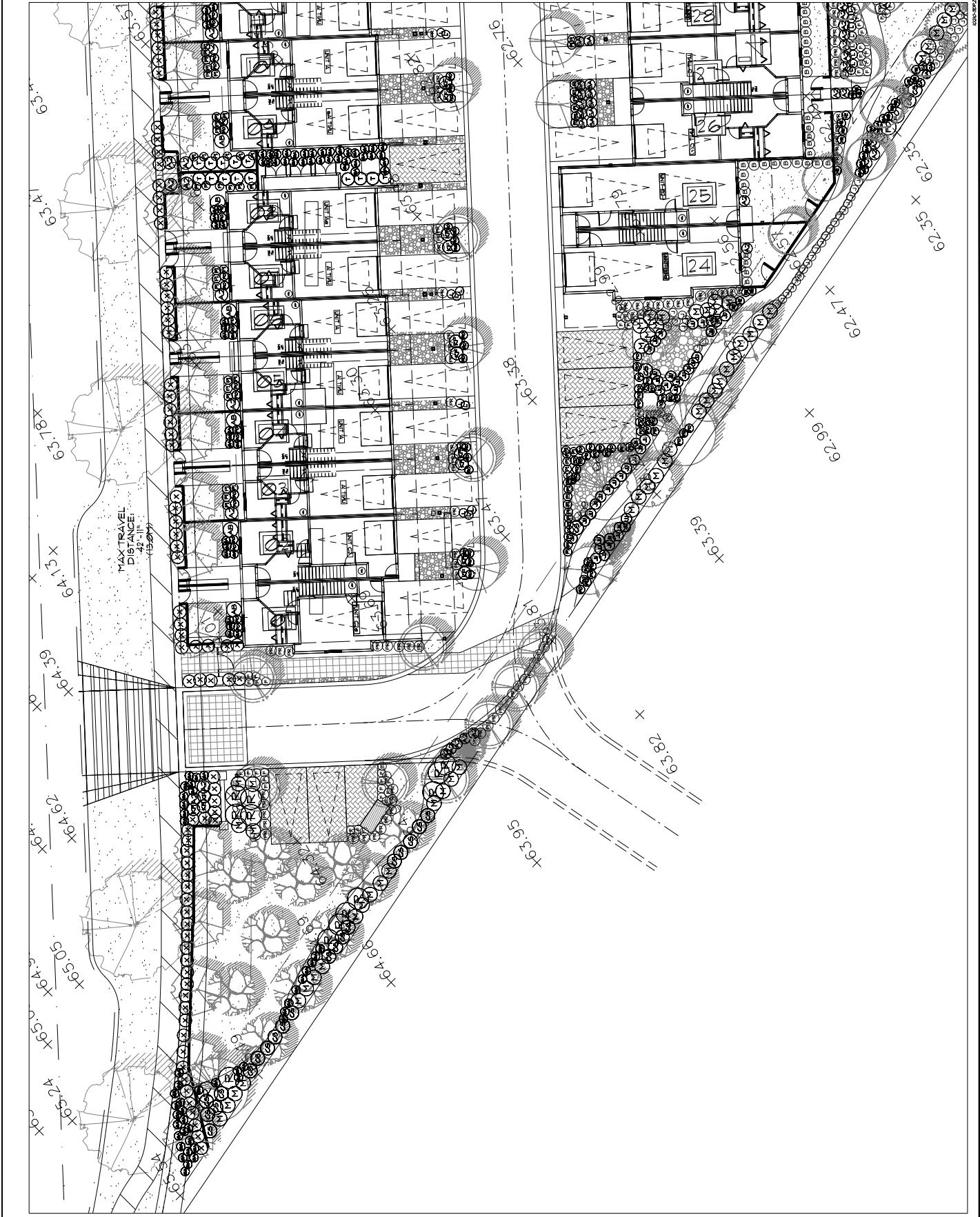
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40	2015.12.15	REVISED LAYOUT	DMG

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 DMG INC.
 11111 152ND STREET, SUITE 100
 RICHMOND, BC V6V 2G9
 TEL: (604) 273-8888
 WWW.DMGINC.COM

TOWNHOUSE
 65TH AVE & 192ND STREET
 SURREY, BC

LANDSCAPE SHRUB PLAN
 SHEET NO. L2
 OF 6
 DATE: 2015.05.01
 SCALE: 1/8" = 1'-0"
 DRAWN BY: DMG
 CHECKED BY: DMG
 PROJECT NUMBER: 15-210



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4	2014.05.01	REVISED PER COMMENTS	DMG
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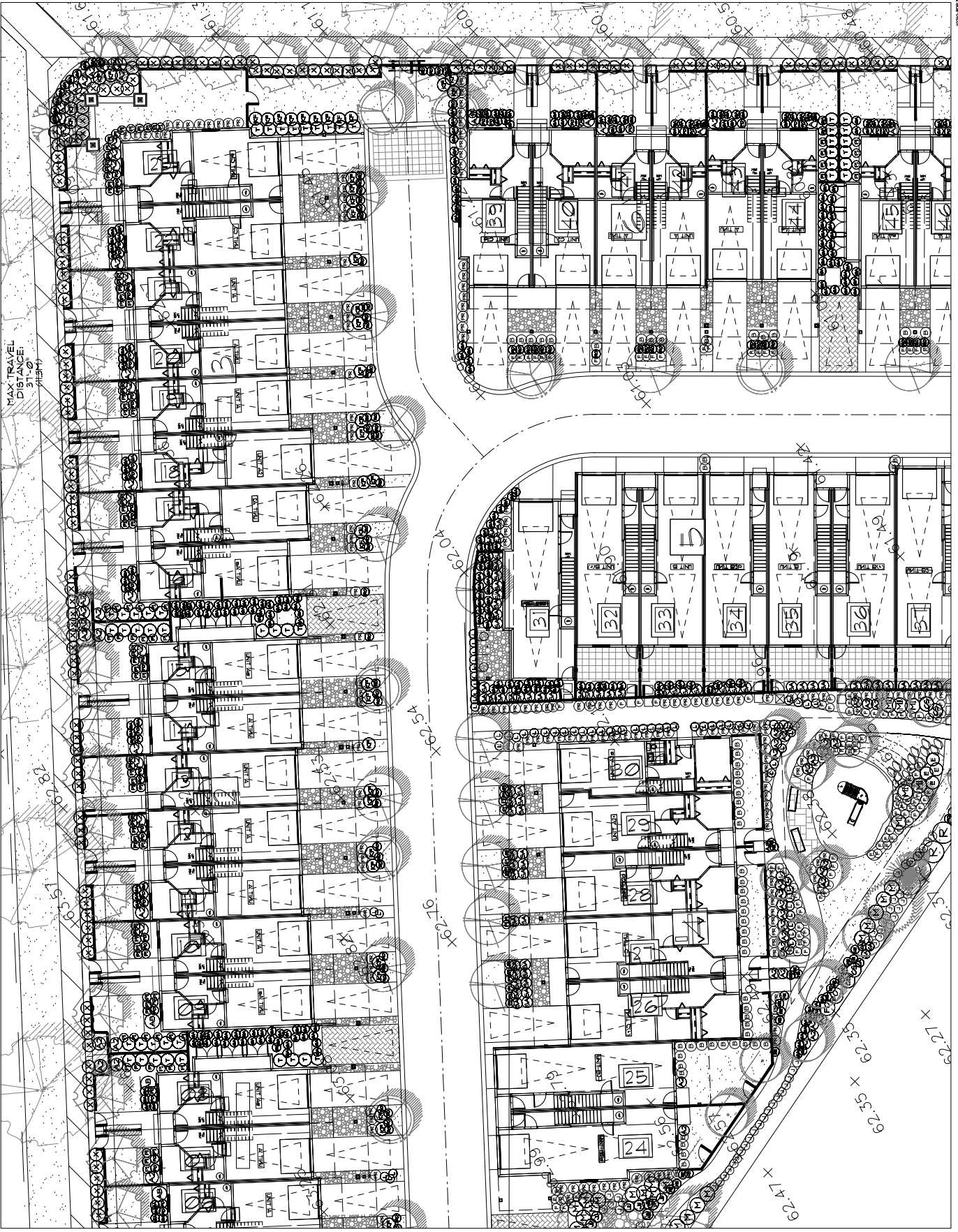
DMG
 Landscape Architecture
 11111 152nd Avenue, Suite 100
 Surrey, BC V3R 0K1
 Phone: 604-591-1111
 Fax: 604-591-1112
 www.dmg.ca

TOWNHOUSE
 65TH AVE & 192ND STREET
 SURREY, BC

LANDSCAPE
SHRUB PLAN

DATE	2014.05.01
SCALE	1/8" = 1'-0"
DRAWN	DMG
CHECKED	DMG
DATE	2014.05.01
SCALE	1/8" = 1'-0"
DRAWN	DMG
CHECKED	DMG

OF 6
 50-210



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NO.	DATE	REVISION DESCRIPTION	BY
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3	2014.05.01	ISSUED FOR PERMIT	DMG
4	2014.05.01	ISSUED FOR PERMIT	DMG
5	2014.05.01	ISSUED FOR PERMIT	DMG
6	2014.05.01	ISSUED FOR PERMIT	DMG
7	2014.05.01	ISSUED FOR PERMIT	DMG
8	2014.05.01	ISSUED FOR PERMIT	DMG
9	2014.05.01	ISSUED FOR PERMIT	DMG
10	2014.05.01	ISSUED FOR PERMIT	DMG

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 Landscape Architecture
 1111 15th Avenue, Suite 1111
 Surrey, BC V4A 1A5
 Phone: 604-591-1111
 Fax: 604-591-1112
 www.dmg.ca

TOWNHOUSE
 65TH AVE & 192ND STREET
 SURREY, BC

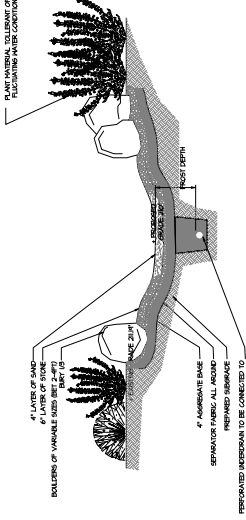
LANDSCAPE SHRUB PLAN
 SHEET NUMBER: **L4**
 OF 6
 DATE: 2014.05.01
 SCALE: 1/8" = 1'-0"
 DRAWN BY: DMG
 CHECKED BY: DMG
 DATE PREPARED: 2014.05.01



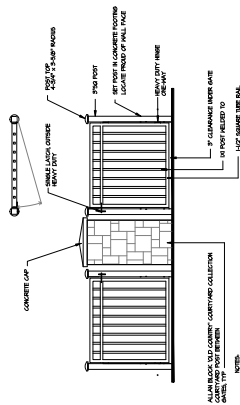
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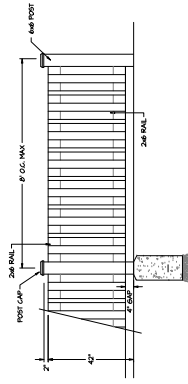
PPP # 3 PLAY HOUSE



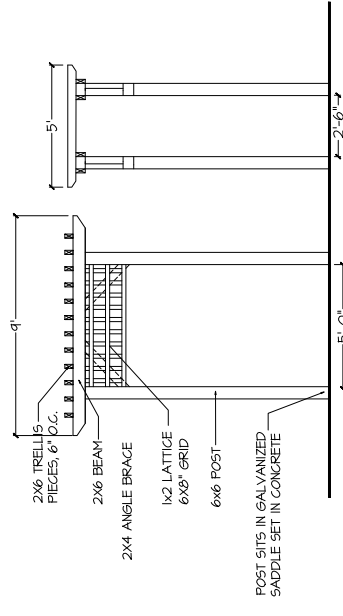
SECTION A- RAIN GARDEN
SCALE: 1/2" = 1'-0"



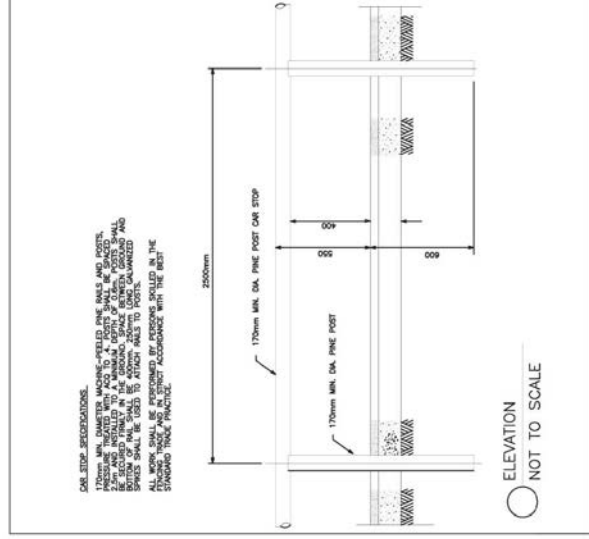
ALUMINUM ENTRY GATES
SCALE: 1/2" = 1'-0"



42" PICKET FENCE
SCALE: 1/2" = 1'-0"



NOTES:
1. ALL HARDWARE GALVANIZED HOT-DIPPED
2. WOOD STAINED TO MATCH ARCHITECTURAL TRIM.
DETAIL: ENTRY TRELLIS
SCALE: 1/2" = 1'-0"



TITLE: LOG RAIL VEHICLE BARRIER			
ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE STATED			
REVISION DATE	APPROVED	SCALE	AS NOTED
1 JAN 2008	TLU	DATE	08/02
2		DRAWN	TLU
3		REVISION	1
4		APPROVED	TLU
DRAWING NUMBER			SSD-PK6110

NO.	DATE	REVISION DESCRIPTION	BY
1	1/15/08	ISSUED FOR PERMITS	TLU
2	1/20/08	REVISED PER PERMITS	TLU
3	1/20/08	REVISED PER PERMITS	TLU
4	1/20/08	REVISED PER PERMITS	TLU
5	1/20/08	REVISED PER PERMITS	TLU
6	1/20/08	REVISED PER PERMITS	TLU
7	1/20/08	REVISED PER PERMITS	TLU
8	1/20/08	REVISED PER PERMITS	TLU
9	1/20/08	REVISED PER PERMITS	TLU
10	1/20/08	REVISED PER PERMITS	TLU
11	1/20/08	REVISED PER PERMITS	TLU
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49	1/20/08	REVISED PER PERMITS	TLU
50	1/20/08	REVISED PER PERMITS	TLU

DMG
 Landscape Architecture
 2111 152nd Street, Suite 101
 Surrey, BC V4A 4H1
 Phone: 604-596-8888
 Fax: 604-596-8889
 Email: info@dmglandscape.com

TOWNHOUSE
 65TH AVE & 193RD STREET
 SURREY, BC

LANDSCAPE DETAILS

DATE: 08/02
 DRAWN: TLU
 CHECKED: TLU

DRAWING NUMBER: **L5**

SHEET NUMBER: 50-210

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

FROM: Development Project Engineer, Engineering Department

DATE: May 20, 2011 **PROJECT FILE: 7810-0314-00**

**RE: Engineering Requirements
Location: 6529, 6541, 6561 192 Street**

OCP AMENDMENT

- There are no engineering requirements related to the OCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 9.5 metres along 65 Avenue
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 65 Avenue and 192 Street
- provide 0.5-metre statutory right-of-way (SRW) along back of sidewalk on 65 Avenue and 192 Street
- provide 6.0-metre SRW in the south corner of the site for a multiuse pathway

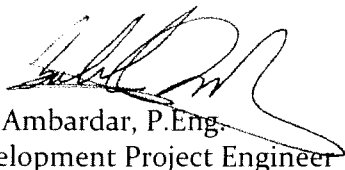
Works and Services

- construct west side of 192 Street and southside of 65 Avenue
- construct multiuse pathway
- pay cash-in-lieu of construction for the raised intersection at 65 Avenue and 192 Street
- construct sustainable drainage features as per the Section 4 of the NCP;
- confirm sanitary capacity on 65 Avenue or upgrade as required

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

sk



SCHOOL DISTRICT #36 (SURREY)

Wednesday, April 13, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0314 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

September 2010 Enrolment/School Capacity

Hazelgrove Elementary	
Enrolment (K/1-7):	107 K + 606
Capacity (K/1-7):	80 K + 450

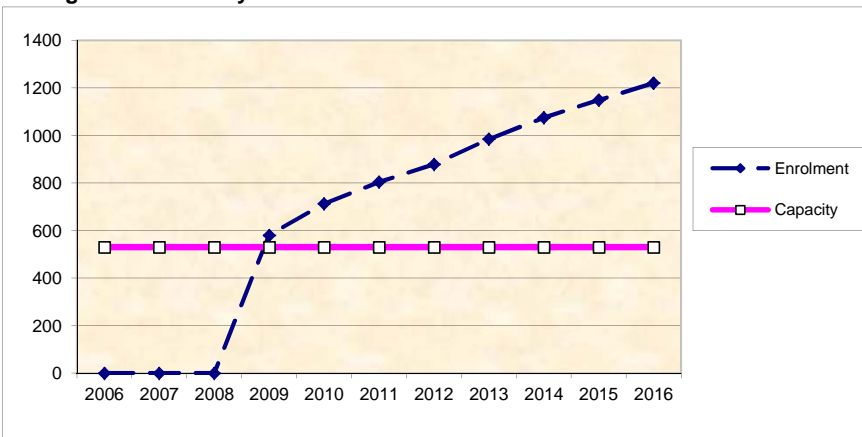
Clayton Heights Secondary	
Enrolment (8-12):	1239
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

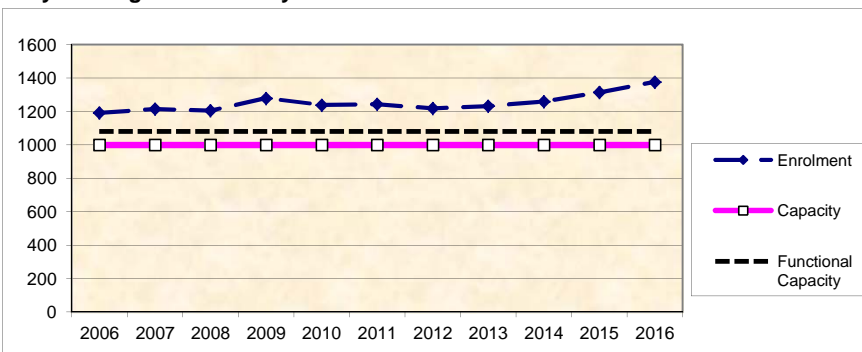
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove is a new elementary school in the East Clayton NCP Area (opened September 2009). A phased in boundary move to Latimer Road has been implemented to reduce the total projected student buildout within the schools catchment. Also, the capacity in the table includes an approved four classroom addition to Hazelgrove, with full day Kindergarten implementation, projected to be completed in 2011. The school districts capital plan has requested funding (#1 priority in the plan) for a new elementary school to serve the rapid growth in the east half of Hazelgrove catchment (The proposed Clayton East Area Elementary Site #201 at 70 Ave at approximately 194 Street is owned by the school district, consistent with the NCP's school-park designation). The school district is also assembling land for future elementary schools and a future secondary school in the North Clayton Area to accommodate long term growth.

Hazelgrove Elementary



Clayton Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 6561, 6541 and 6529 192nd Street, Township of Langley
 Register Landscape Architect / Arborist Meredith Mitchell DMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal in 01 December 2010.
 The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located in Willowbrook, 6 blocks west of Willowbrook Shopping Mall.
- b. The site is untouched by demolition at this time.
- c. The site has an environmental buffer on the south property line corner.
- d. The majority of the existing tree resources are mature Cottonwood and Alder.
- e. A total of 17 bylaw Douglas Fir (on and off site) were noted.

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	62	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	62	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required @ 2:1 (13 trees)	26	(E1)
○	Number of Replacement Trees Required @ 1:1	49	(E2)
○	Total Number of Replacement Trees Required	75	(E3)
○	Number of Replacement Trees Proposed	136	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	136	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

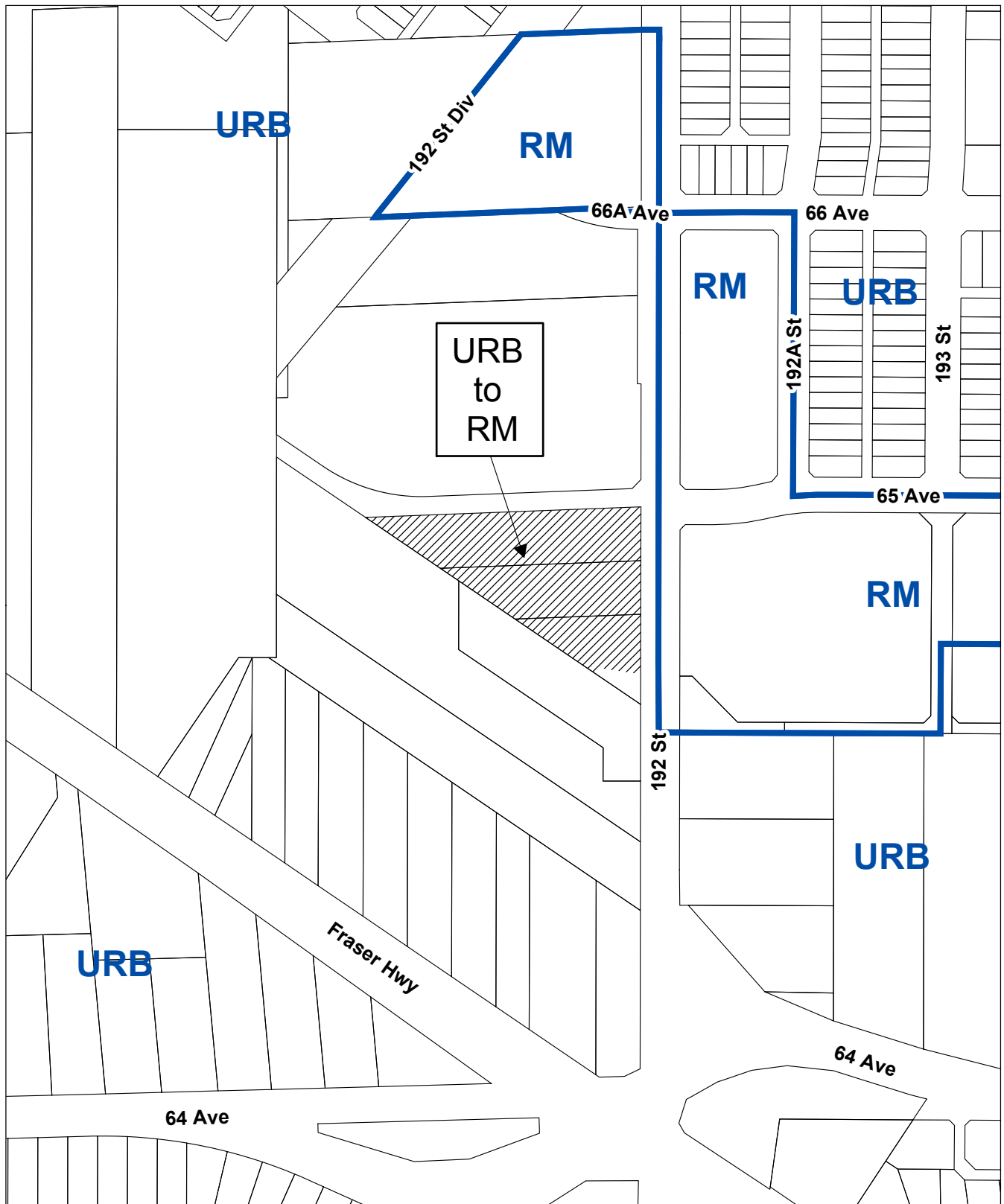
3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Meredith Mitchell**
ISA Certified Arborist #PN-6089A
DMG Landscape Architects
02 February 2011

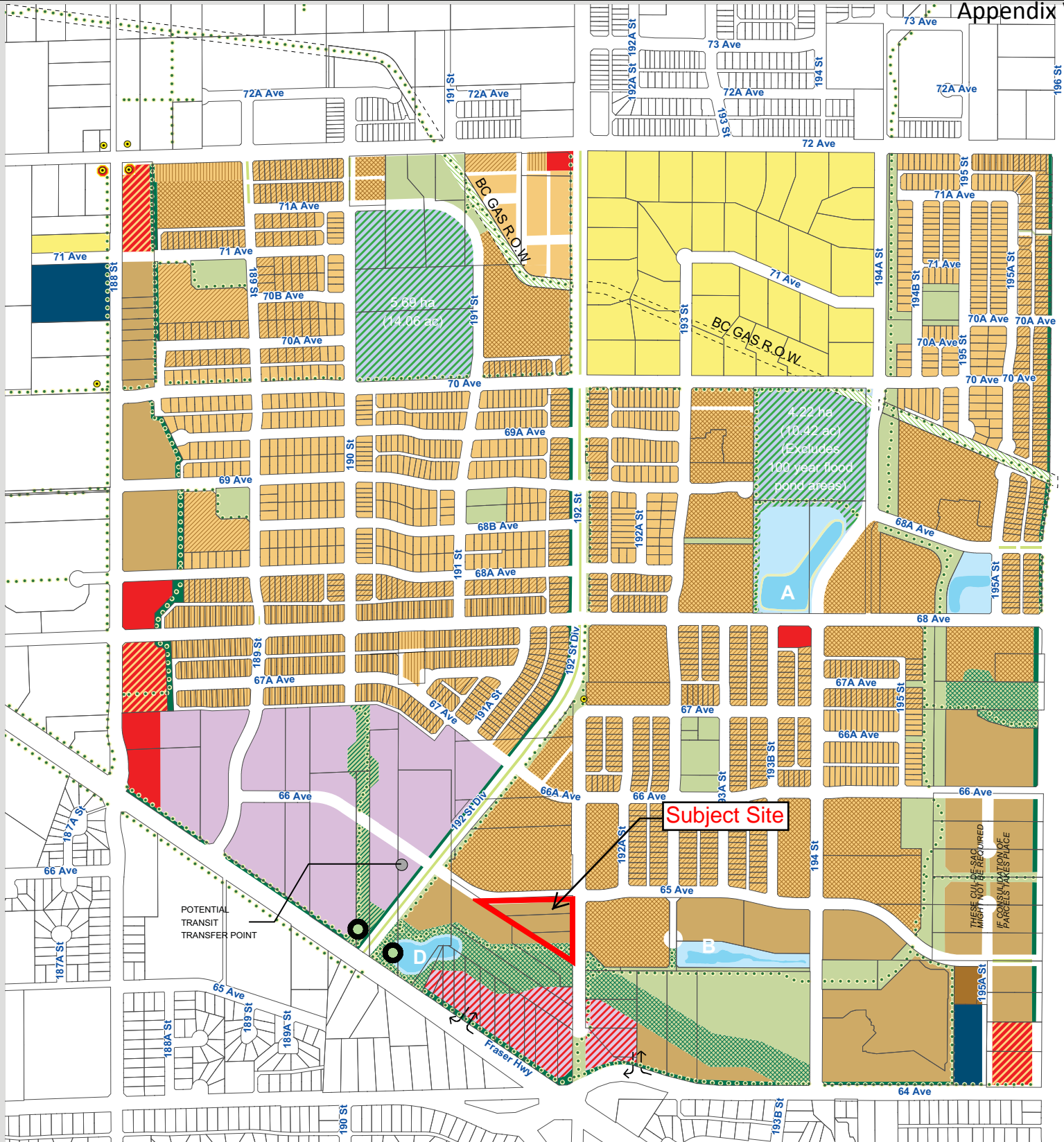




OCP Amendment

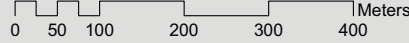
Proposed amendment from Urban to Multiple Residential





	Half Acre Residential		Commercial / Residential		Natural Area
	6-10 u.p.a. (Low Density)		Specialty Community - Oriented Commercial		Public Open Space / Park
	10-15 u.p.a. (Medium Density)		Utility - Open Space		Open Space / Park on Private Property
	10-15 u.p.a. Special Residential		Institutional (church, schools, civic buildings, seniors housing, etc.)		Special Setback and Landscaping, Buffers (landscaped area on private property)
	15-25 u.p.a. (Medium-High Density)		Storm Water Ponds (100 year flood event)		Urban Landmark / Reference Point
	22-45 u.p.a. (High Density)		Storm Water Pond on Private Property		Neighbourhood Gateway Feature
	30-70 u.p.a. (High Density)		School & Park		Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.
	Neighbourhood Commercial		Riparian Protection Area		

EAST CLAYTON LAND USE PLAN
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-661) Amended October 19, 2007; April 28, 2008; July 28, 2008; June 21, 2010; July 12 2010; July 26, 2010.

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 000-526-029
 Lot 4 Section 16 Township 8 New Westminster District Plan 10068 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Matt Onderwater, B.C.L.S. on the 29th day of April, 2011, containing 1546.4 square metres.

Portion of 6529 - 192 Street

Parcel Identifier: 009-236-112
 Lot 5 Section 16 Township 8 New Westminster District Plan 10068

6541 - 192 Street

Parcel Identifier: 000-897-272
 Lot 6 Section 16 Township 8 New Westminster District Plan 10068

6561 - 192 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density ground-oriented multiple unit residential buildings* and related *amenity spaces, which are developed* in accordance with a *comprehensive design* where *density bonus* is provided.

B. Permitted Uses

The *Lands and structures* shall be used for *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 0.1 and the maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 0.88; and
 (b) The *unit density* shall not exceed 70 *dwelling units* per hectare [28 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 43%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i> (192 Street)	<i>North Side Yard</i>	<i>West Rear Yard</i>	<i>South Side Yard</i>
<i>Principal and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 ft.]	3.0 m. [10 ft.]	13 m. [43 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Sixty per cent (60%) of all required resident *parking spaces* shall be provided as *parking within the building envelope*.
3. *Parking spaces* provided as *tandem parking* must be held by the same owner.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:

- (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
6,880 sq. m. [1.7 acres]	100 metres [328 ft]	30 metres [98 ft.]

Dimensions shall be measured in accordance with Section E.21, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

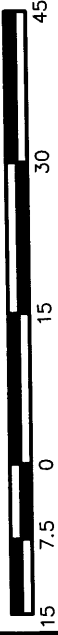
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

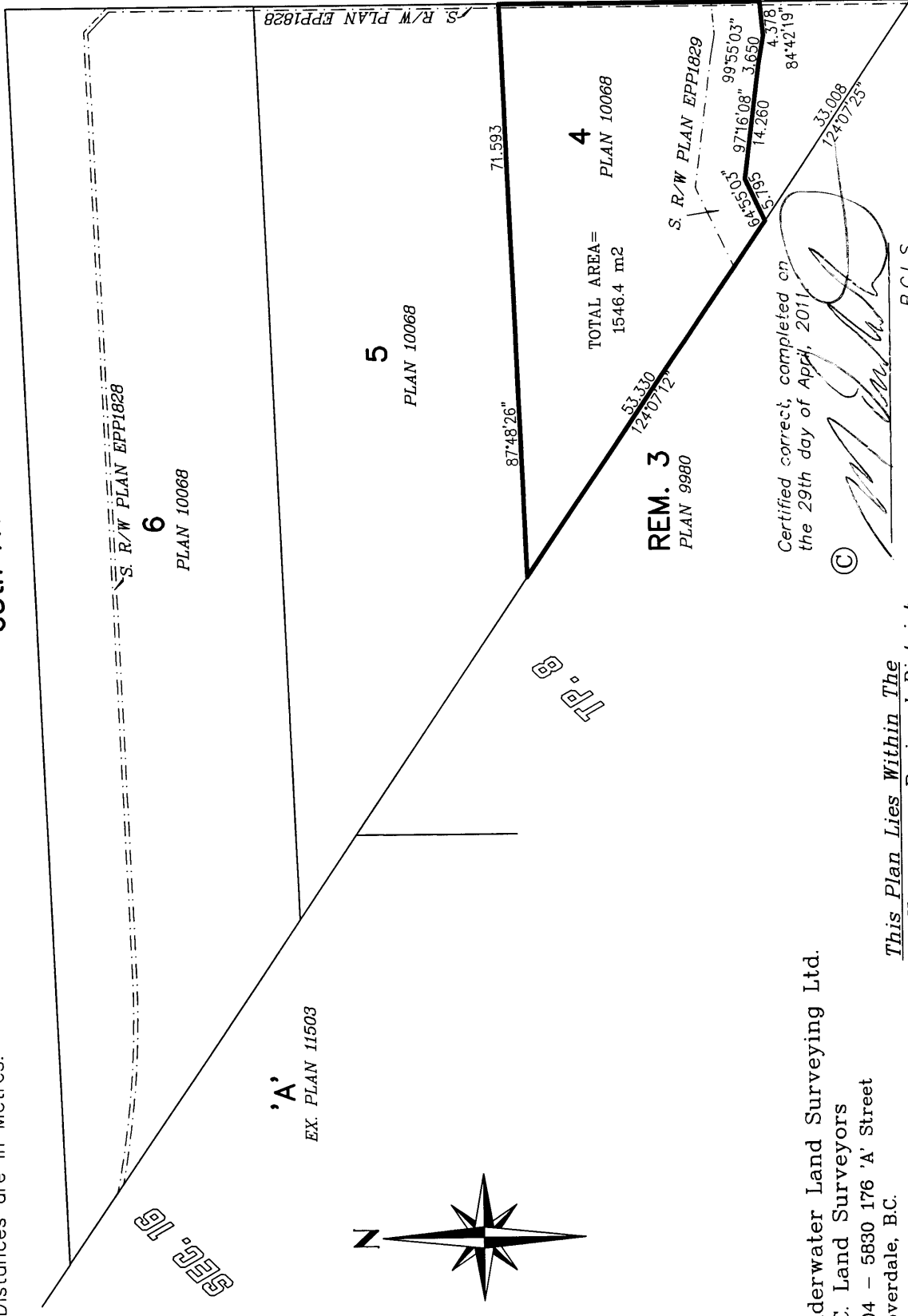
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #-----
 OF PART OF LOT 4, SECTION 16, TOWNSHIP 8, N.W.D. PLAN 10068.**

SCALE 1:750



All Distances are in Metres.

65th AVENUE



TOTAL AREA=
1546.4 m2

REM. 3
PLAN 9980

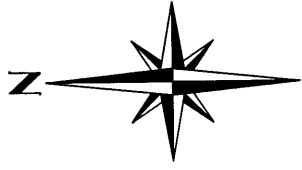
Certified correct, completed on
the 29th day of April, 2011.

[Signature]
B.C.L.S.

Underwater Land Surveying Ltd.
 B.C. Land Surveyors
 #104 - 5830 176 'A' Street
 Cloverdale, B.C.
 FILE: JS1114RZ

*This Plan Lies Within The
 Greater Vancouver Regional District*

'A'
EX. PLAN 11503



SECT. 16

TWP. 8

192nd STREET