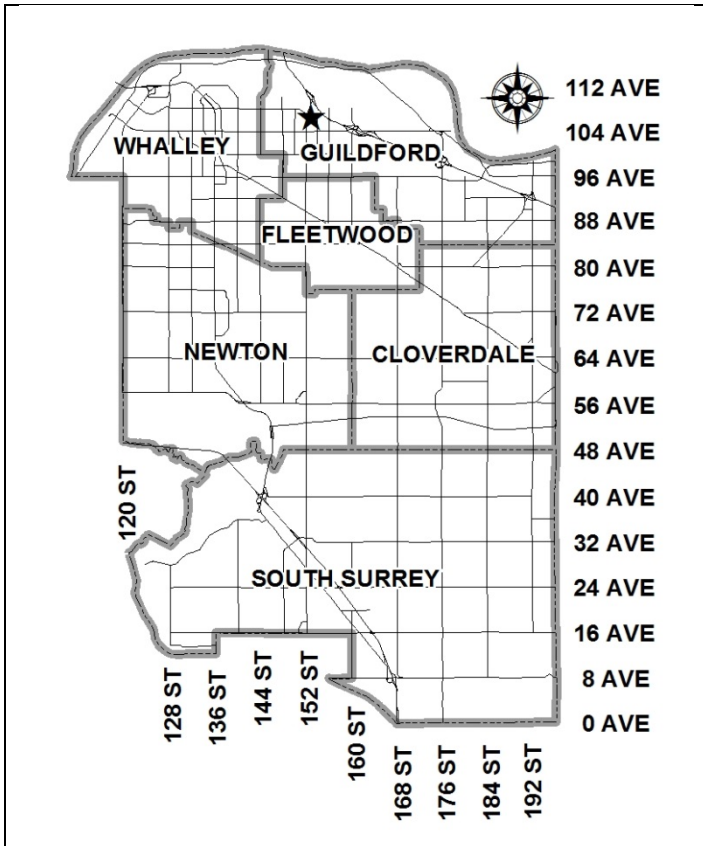


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0230-00

Planning Report Date: May 26, 2014



**PROPOSAL:**

- Development Permit
- Development Variance Permit

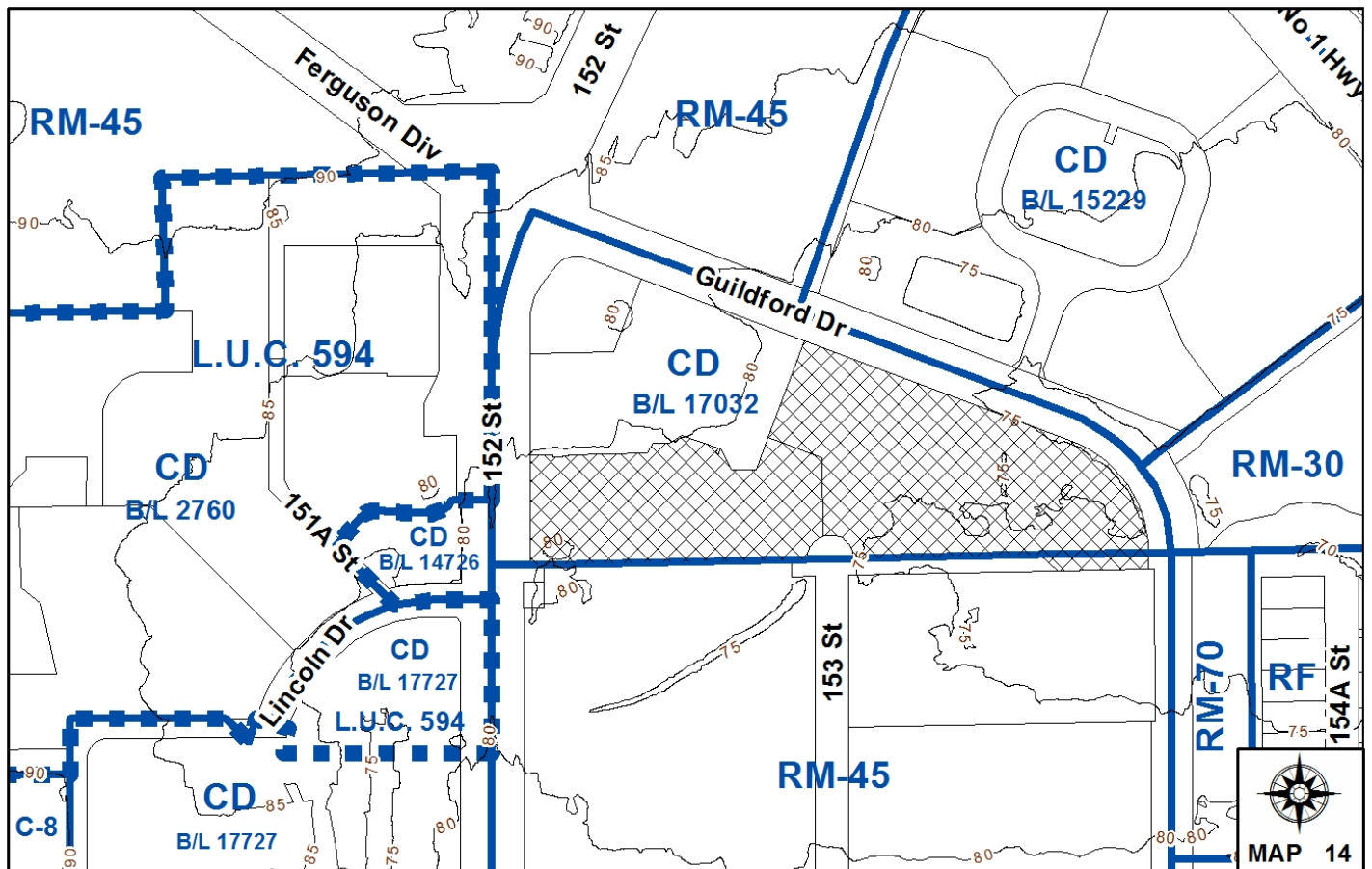
in order to permit the development of approximately 170 townhouse units on two existing lots in Guildford.

**LOCATION:** 15340 - Guildford Drive  
 15230 - Guildford Drive

**OWNER:** Cardiff Properties Ltd

**ZONING:** CD (By-law No. 17032)

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- Approval to eliminate indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to pay cash-in-lieu of providing indoor amenity space and a reduction in the required outdoor amenity space.
- Seeking variances to the setbacks, lot coverage, special regulations and off-street parking standards of CD By-law No. 17032.

### RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP.
- The proposed density and building form are appropriate for this part of Guildford and will support City efforts to increase density along transit corridors (104 Avenue and 152 Street). The increased density can help support transit ridership by locating increased population within walking distance to transit.
- The townhouse units are street oriented, which supports City efforts to provide quality urban design and a pedestrian oriented public realm. These objectives are further achieved through the provision of high quality building materials along City streets.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 510 square metres (5,490 square feet) to 448 square metres (4,822 square feet).
3. Council authorize staff to draft Development Permit No. 7913-0230-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0230-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
  - (b) to reduce the minimum rear yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
  - (c) to reduce the minimum front yard setback of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
  - (d) to vary the Off-Street Parking requirements of CD By-law No. 17032 for both 15230 and 15340 Guildford Drive by allowing one tandem parking space to be provided outside of the building envelope for 71 of the proposed tandem units;
  - (e) to increase the maximum lot coverage of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 40% to 41%; and
  - (f) to vary the Special Regulations of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, to allow the required outdoor amenity space to be located on the western subject lot.
5. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (b) submission of a landscaping plan and landscaping cost estimate, including fencing along the riparian area, to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) 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;

- (e) the applicant adequately address the impact of no indoor amenity space;
- (f) the applicant adequately address the impact of reduced outdoor amenity space;
- (g) registration of a Section 219 Restrictive Covenant and easement for reciprocal access over both 15230- and 15340 Guildford Drive for both pedestrian and vehicular access and to ensure access to the common outdoor amenity spaces;
- (h) confirmation from the adjacent strata corporation for the Boulevard Club apartment buildings at 15210 and 15220 Guildford Drive of their support for the removal of the existing concrete wall that is located along the entry driveway, the relocation of the entry gate and the removal of a portion of the underground parking structure that encroaches onto 15230 Guildford Drive; and
- (i) discharge of easement CA2147575 and related Plan EPP9712 (Schedule C).

### REFERRALS

Engineering: At the time that a Building Permit is proposed, the applicant will be required to move the existing street light that is located in the 153 Street cul-de-sac, to protect the existing storm sewer inspection chamber, both of which will be in the proposed driveway, and register a Storm Drainage right-of-way over the Creek Covenant Area for the maintenance of the creek and riparian area.

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

34 Elementary students at Harold Bishop Elementary School  
17 Secondary students at Johnston Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2015.

Parks, Recreation & Culture: Parks has requested that the applicant provide a split rail fence with page wire at the base around the riparian area with a maximum height of 1.2 metres (4 ft.).

### SITE CHARACTERISTICS

Existing Land Use: Vacant, treed lots.



Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	West Portion: 4-storey apartment buildings.	Multiple Residential	CD Zone (By-law No. 17032)
	East Portion (Across Guildford Drive): Guildford Auto Mall.	Commercial	CD Zone (By-law No. 15229)
East (Across 154 Street):	Townhouses	Multiple Residential	RM-30
South:	Townhouses	Multiple Residential	RM-45
West (Across 152 Street):	North Portion: 4-storey apartment buildings.	Multiple Residential	LUC No. 594 (Underlying Zone: CD By-law No. 2760)
	South Portion: Sandman Suites Hotel.	City Centre	CD Zone: By-law No. 14726

DEVELOPMENT CONSIDERATIONSBackground

- The subject 2.96-hectare (7.32-acre) site is located on the south side of Guildford Drive, between 152 Street and 154 Street. The subject site is comprised of two properties located at 15230 and 15340 – Guildford Drive that are both designated Multiple Residential in the Official Community (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 17032).
- Guildford Brook, which is a red coded creek, partially runs through the southern boundary of the site. This creek and the surrounding riparian area are protected by an existing Restrictive Covenant (RC) that is registered on title in favour of the Ministry of the Environment. The RC restricts any development within approximately 15 metres (50 ft.) of the creek bed. No development is proposed within this area.
- CD By-law No. 17032, which regulates the subject site, permits multiple residential development consisting of high-rise and low rise buildings. The properties are designated as Blocks B and D in CD By-law No. 17032, which permits a maximum Floor Area Ratio (FAR) of 1.4 and 1.12 respectively.
- Development on the site was originally approved under Development Application Nos. 5694-0138-00 (Rezoning) and 6794-0138-00 (Development Permit) in January 1996, as part of the Boulevard Club development.

- The original Development Permit No. 6794-0138-00 allowed for an 8-phase multiple residential development consisting of one high-rise apartment building at the corner of 152 Street and Guildford Drive, seven 4-storey apartment buildings and one separate indoor amenity building. A presentation centre was constructed for the sale of residential units at the Boulevard Club where the high-rise building is proposed.
- To date only two 4-storey apartment buildings have been constructed, both of which were constructed on the northern portion of the site (under Application Nos. 5694-0138-00 and 6794-0138-00). No development has occurred on the southern portion of the site, which are the subject properties for the subject application.
- As a result, a separate development proposal (Application No. 7909-0060-00) was proposed in 2009. This application involved a number of changes to the original CD By-law and a subdivision from 3 lots into 4 lots. These changes were intended to put in place a development framework that could facilitate development on the properties.
- Development Application No. 7909-0060-00 was granted Final Adoption by Council on November 28, 2011.

#### Current Application

- The current application proposes a Development Permit to permit the development of 170, 3-storey townhouse units on the two lots. A Development Variance Permit (DVP) is also proposed as part of the application.
- The applicant is not proposing to consolidate the properties into one lot, and thus the proposed townhouse development will be constructed on two separate properties. In practice however, the development will operate as one townhouse site, with shared facilities and driveways that are to be used by both developments. It is understood that in the future each lot will have its own strata corporation.
- The townhouse project proposes a total floor area of 23,982 square metres (258,144 sq. ft.), representing an overall net floor area ratio (FAR) of 0.81.
- Individually a total floor area of 9,432 square metres (101,525 sq. ft.) is proposed on 15230 - Guildford Drive (western subject lot), representing a net floor area ratio (FAR) of 0.83, which is within the maximum 1.12 FAR permitted for Block D of CD By-law No. 17032.
- Similarly, a total floor area of 14,551 square metres (156,626 sq. ft.) is proposed for 15340 - Guildford Drive (eastern subject lot), representing a net floor area ratio (FAR) of 0.79, which is within the maximum 1.4 FAR permitted for Block B of CD By-law No. 17032.

#### TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	135	121	14
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	7	7	0
Bitter Cherry	8	8	0
Crabapple	1	1	0
Norway Maple	1	0	1
Oak	1	0	1
Paper Birch	2	2	0
<b>Coniferous Trees</b>			
Western Hemlock	1	1	0
Western Red Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>23</b>	<b>21</b>	<b>2</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>13</b>	<b>0</b>	<b>13</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>396</b>	
<b>Total Retained and Replacement Trees</b>		<b>399</b>	
<b>Contribution to the Green City Fund</b>		<b>n/a</b>	

- The Arborist Assessment states that there are a total of 158 protected trees on the site, excluding Alder and Cottonwood trees. 121 existing trees, or approximately 77% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 16 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- Of the 16 trees that are proposed to be retained, 13 of the trees are located within the onsite riparian area, where no development is proposed (see Table 1).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 163 replacement trees on the site. The applicant is proposing 396 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Red Japanese Maple, Katsura tree, Robin Hill Serviceberry, Pyramidal European H, Weeping Nootka Cypress, Western Red Cedar and many other species of trees.

DESIGN PROPOSAL AND REVIEW

- The proposed development contains 170, three-storey townhouse units that are contained within 20 buildings. Each of the units will have two or three bedrooms and two resident parking spaces.
- The following provides a breakdown of the units proposed on each of the lots:

	<b>Two-Bedroom Units</b>	<b>Three-Bedroom Units</b>	<b>Total Units</b>
<b>Eastern Subject Lot</b>	19	86	105
<b>Western Subject Lot</b>	10	55	65
<b>Total Site</b>	<b>29</b>	<b>141</b>	<b>170</b>

- The number of units within the individual buildings range from 6 to 12 (Buildings 3 and 4 on the eastern subject lot), with the exception of Building 10 which has only 4 units. It should be noted that Buildings 3 and 4 are located internally within the site and away from public view and that the maximum number of units within an individual building that is visible from the public realm is 10.
- The development proposes a mix of tandem parking (87 units, or 51 percent of the total number of units) and side-by-side garage unit types (83 units, or 49 percent of the total number of units).
- Units range in size from 136 square metres (1,460 sq.ft.) to 176 square metres (1,890 sq.ft.).
- The majority of the living areas are proposed on the upper floors, however a den and washroom (some units) are proposed on the ground floor of 154 units, in unit types: A2, A3, B, B1, C, F, F1, and F2.
- Vehicular access to the site is proposed from an existing private driveway on the adjacent site at 15220 - Guildford Drive which connects directly to Guildford Drive and also from 153 Street to the south. A reciprocal access agreement was previously registered on the adjacent property to the north-west, in favour of the subject properties that allows access over the private driveway.
- Higher quality building materials are utilized along both the Guildford Drive and 152 Street façades of the proposed buildings, in addition to many of the front façades of the internal buildings. These higher quality building materials include the extensive use of horizontal hardi siding (white and vintage grey) and cedar shingle siding (both in heritage blue and vintage grey). Horizontal vinyl siding (white) is used on many of the internal façades which are located away from public view.
- The roofs will be clad in asphalt shingles (weatherwood blend) and includes pitched roof and gables on some of the buildings. Additionally some of the buildings along Guildford Drive and 152 Street are stepped at individual sections to increase the roof line articulation and to help reduce the building massing.

- Additional detailing is achieved through the provision of metal railings on balconies and hardi panel shutters (both black) on all buildings.
- The development involves some minor changes to structures that are associated with the adjacent apartment buildings at 15210 and 15220 - Guildford Drive. As noted the original development proposed a number of apartment buildings on the lots. As part of this it was understood that the existing underground parking structure would be expanded to facilitate development when the subject properties developed.
- As such a portion of the existing parking structure was built along the northern portion of 15230 Guildford Drive, which was to be expanded when the subject properties developed. However, as the applicant is proposing to construct townhouse units, the underground parking structure will not be expanded. The applicant is proposing to remove the portion of the structure that encroaches onto their site as it is not needed.
- Similarly a concrete wall was constructed along the east boundary of 15220 - Guildford Drive, along the main driveway into the site from Guildford Drive. The wall is proposed to be removed to facilitate the provision of front yards and unit entries for units in Building 1 of the east lot. The provision of front yards along the driveway should help to enliven this portion of the existing development and will allow natural surveillance over the area.
- The applicant is also proposing to relocate the existing entry gate, which is located within the main driveway to a portion of the driveway that will only be used by the two existing apartment buildings. The relocated gate will not be visible from public view.
- The applicant will be required to provide confirmation that the existing strata corporation is amenable to all of proposed changes as a condition of approval of Development Permit issuance.

### Parking

- Overall a total of 374 parking spaces are provided on the site which is comprised of 340 resident and 34 visitor parking spaces.
- A total of 143 parking spaces are provided for 15230 Guildford Drive (western subject lot) which is comprised of 130 resident and 13 visitor parking spaces, which meets the Zoning By-law requirement for parking.
- A total of 231 parking spaces are provided for 15340 Guildford Drive (eastern subject lot) which is comprised of 210 resident and 21 visitor parking spaces, which meets the Zoning By-law requirement for parking.

### Landscaping

- Units that front onto Guildford Drive and the internal driveway are street-oriented and will have direct pedestrian access to the adjoining public sidewalk by way of individual walkways. The individual walkways lead to a yard which is raised a maximum of 0.15 metre (.50 ft.) above finished grade. A tree will be planted in the front yard of each of these units, which will complement the City street trees. The species for these trees include: star magnolia, Japanese maple and Eddies White Wonder Dogwood.
- The application will also provide additional resident pedestrian connections through the site through the provision of an east-west walkway that will connect between 154 Street and 152 Street along the southern boundary of the site. The eastern portion of this walkway is proposed adjacent the Guildford Brook. The applicant has indicated that they plan to provide watercourse educational signs along the boundary of the riparian boundary to inform users of the importance of the creek and surrounding vegetation.
- Each residential unit has access to either a private yard or balcony, with units that back onto the outdoor amenity space having a private yard. A balcony is provided for units fronting onto 152 Street, whereas unit entries and yards are provided along Guildford Drive. The balconies and unit entries/yards will provide opportunities to overlook the streets and amenity space and provide additional opportunity for natural surveillance.

### Indoor and Outdoor Amenity Spaces

- Based on the significant number of units that are proposed, staff requested that the applicant provide an indoor amenity building for resident use. However, the applicant has indicated that they do not wish to provide an amenity building and have provided the following rationale as justification for not providing one:
  - The site is located close to the existing Guildford Recreation Centre and the new Aquatic Centre that is presently under construction. These facilities provide a significant number of services that residents can utilize including: weight training facilities, gymnasiums, recreation programs and services for all age groups, programs for children, birthday party space etc.
  - The applicant feels that with these nearby City facilities, any amenity space that is provided on-site would not be adequately used and would become a financial liability for the residents and are thus proposing that future residents be encouraged to utilize the existing City facilities.
- The applicant is thus proposing that no indoor amenity space be provided and, as a result, the applicant will be required to provide cash-in-lieu in the amount of \$204,000 to mitigate this lack of indoor amenity space (170 units x \$1,200 per unit) as per City policy.
- The outdoor amenity area, totaling approximately 448 square metres (4,822 sq. ft.) is less than the Zoning By-law requirement for outdoor amenity space of 510 square metres (5,490 sq. ft.), based on the requirement of 3 square metres (32 sq.ft.) of outdoor amenity space per dwelling unit.

- The applicant will be required to provide cash-in-lieu in the amount of \$12,600 to mitigate this lack of indoor amenity space (21 units x \$ 600 per unit) as per City policy.
- The outdoor amenity area is located centrally in the middle of the development, adjacent the main driveway and consists of children's play equipment, an outdoor ping pong table and a multi-use play area for bocci, badminton, croquette, lawn darts and horse shoes. Significant landscaping is provided around this area to provide visual interest and to provide visual separation from traffic accessing the site from the main driveway.
- The applicant has also provided additional outdoor programming over a portion of a statutory right-of-way (SROW) at the southeast corner of the site in the form of garden plots and an open lawn area that is surrounded by bench seating. These features are temporary only due to the fact that they could be required to be removed to facilitate maintenance within the SROW, should this be required. As a result these areas do not qualify as outdoor amenity space, but will provide additional amenity for residents.

### PRE-NOTIFICATION

- According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff did not receive any comments on this proposal as a result of the Development Proposal Sign.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 21, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The property is located in the Guildford Town Centre, directly across the street from the Guildford Community Centre and the new Aquatics Centre.</li> <li>• The amenities of Guildford mall are located 2 blocks away. The property is also located along the new 152 Street B-line bus route and a short walk from a major bus exchange.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The application proposes higher density residential uses near transit and amenities. Similarly a range of unit sizes (2-3 bedrooms) are proposed to accommodate a variety of household types.</li> <li>• Community gardens are proposed for future resident use.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The following Low Impact Development Standards are proposed on the site: Absorbent soils, on-lot infiltration chambers and sub-surface chambers, cisterns or rain barrels, and the use of a sediment control device.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The following onsite pedestrian or cycling oriented infrastructure is proposed: connection to off-site pedestrian and multi-use paths, pedestrian specific lighting, in addition to providing direct linkages to transit stops.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The following Crime Prevention through Environmental Design Principle (CPTED) is incorporated: front entries along Guildford Drive and all mews.</li> <li>The project includes space for different age groups and/or life stages including: playground or recreation space, the opportunity for home based business opportunities or live work space, and outdoor community gathering space (e.g. community gardens).</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No certification is proposed for the subject application.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

#### BY-LAW VARIANCES AND JUSTIFICATION

##### (a) Requested Variances:

- Reduce the minimum front yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
- Reduce the minimum rear yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.); and
- Reduce the minimum front yard setback of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).

##### Applicant's Reasons:

- Homes fronting Guildford Drive directly address the public realm of the sidewalk which will encourage neighbourhood interaction and 'eyes on the street'. Architectural significance is encouraged on the front façade via a layering effect of edging, front yard rail fencing, thoughtfully designed entry gates and clearly defined entries creating a rich transition from public to private space while also creating homes with pedestrian-oriented character and charm. Trees and shrubs of different varieties will be installed to enhance the pedestrian friendly streetscape.
- Homes fronting 153rd Street will enhance the neighbourhood streetscape and the proposed variance adheres to CPTED principles. Architectural significance is encouraged on the front façade via a layering effect of hedging, front yard rail fencing, thoughtfully designed entry gates and clearly defined entries creating a rich transition from public to private space while also creating homes with pedestrian-oriented character and charm.



**Staff Comments:**

- The proposed front yard setback for the eastern subject lot, 15340 Guildford Drive, of 4.6 metres (15 ft.) is measured from the southern entry to the site at 153 Street to the southwest corner of Building 3. The proposed front yard setback for 15230 Guildford Drive of 4.4 metres (14 ft.) is measured from the southern entry to the site at 153 Street to the southeast corner of Building 7.
- The proposed front yard setbacks are measured to the sides of the buildings and are consistent with the front yard setbacks that are proposed for other townhouse developments in Surrey. It should also be noted that the setbacks are measured at the end of 153 Street which is a cul-de-sac, where there will be little pedestrian or vehicular traffic.
- The proposed rear yard setback for 15340 Guildford Drive of 4.4 metres (14 ft.) applies to the front of the units along Guildford Drive. The reduced setback will allow the building to engage the street by bringing the buildings closer to the public realm.
- Staff supports the proposed variances for reduced setbacks.

**(b) Requested Variance:**

- Vary the Off-Street Parking requirements of CD By-law No. 17032 for both 15230 and 15340 - Guildford Drive by allowing one tandem space to be provided outside of the building envelope for 71 of the proposed tandem units.

**Applicant's Reasons:**

- The proposed parking configuration allows for the creation of habitable floor space on the ground floor of these homes. All of these homes front Guildford Drive or a pedestrian mews improving CPTED in these areas. The proposed parking configuration will also allow for the diversification of the housing stock in this neighbourhood.

**Staff Comments:**

- The proposed variance will allow for units with dens at grade. The majority of these units are located along internal walkways and the dens will help provide surveillance over these spaces. It should also be noted that this unit type has been approved in many other townhouse projects throughout Surrey.
- Staff support the proposed variance.

**(c) Requested Variance:**

- Increase the maximum lot coverage of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 40% to 41%.

Applicant's Reasons:

- The proposed variance has no impact on the livability of the homes in this development or neighbouring developments.

Staff Comments:

- CD By-law No. 17032 has a maximum lot coverage of 40% which is appropriate for the apartment buildings that were originally proposed. The slight increase in lot coverage from 40% to 41% that is proposed is appropriate for a townhouse form of development.
- Staff support the proposed variance.

(d) Requested Variance:

- Vary the Special Regulations of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, to allow the outdoor amenity space to be located on the western subject lot, 15230 - Guildford Drive.

Applicant's Reasons:

- The proposed variance allows both of the properties to share one outdoor amenity area in a central location near the main site entrance, encouraging neighbourhood interaction and positive community building.

Staff Comments:

- CD By-law No. 17032 requires that the amenity space for each lot be provided on that lot, whereas the applicant proposes that all of the outdoor amenity space be proposed in a central location on the western lot.
- Due to financing reasons the applicant is unable to consolidate the two properties into one lot at this time. If the lots were able to be consolidated into one lot, the proposal as shown would be acceptable per the By-law. In reality, while the lots are separated by an internal property line, the development is intended to function as one lot and the amenity spaces that are proposed will be shared between the two lots.
- It should also be noted that as part of the processing of the subject application a Section 219 Restrictive Covenant and easement will be secured over the subject properties which will ensure future access to the common outdoor amenity spaces on both properties.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7913-0230-00

INFORMATION AVAILABLE ON FILE

- Riparian Areas Assessment Report Prepared by Envirowest Consultants Inc. dated November 6, 2013.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated May 20, 2014.

.....«@#S ~-Yca; Y> μl±Y#α &«> j ®-« a

Jean Lamontagne  
General Manager  
Planning and Development

SML/da

\\file-server1\net-data\csdc\generate\areaproduct\save\13192717053.doc  
DRV 5/22/14 4:41 PM

Information for City Clerk

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

1. (a) Agent:      Name:                Sam Hooge  
   Dawson & Sawyer  
   Address:            15230 - Highway 10, Unit 101  
   Surrey, BC V3S 5K7  
  
   Tel:                                604-626-5040 - Primary

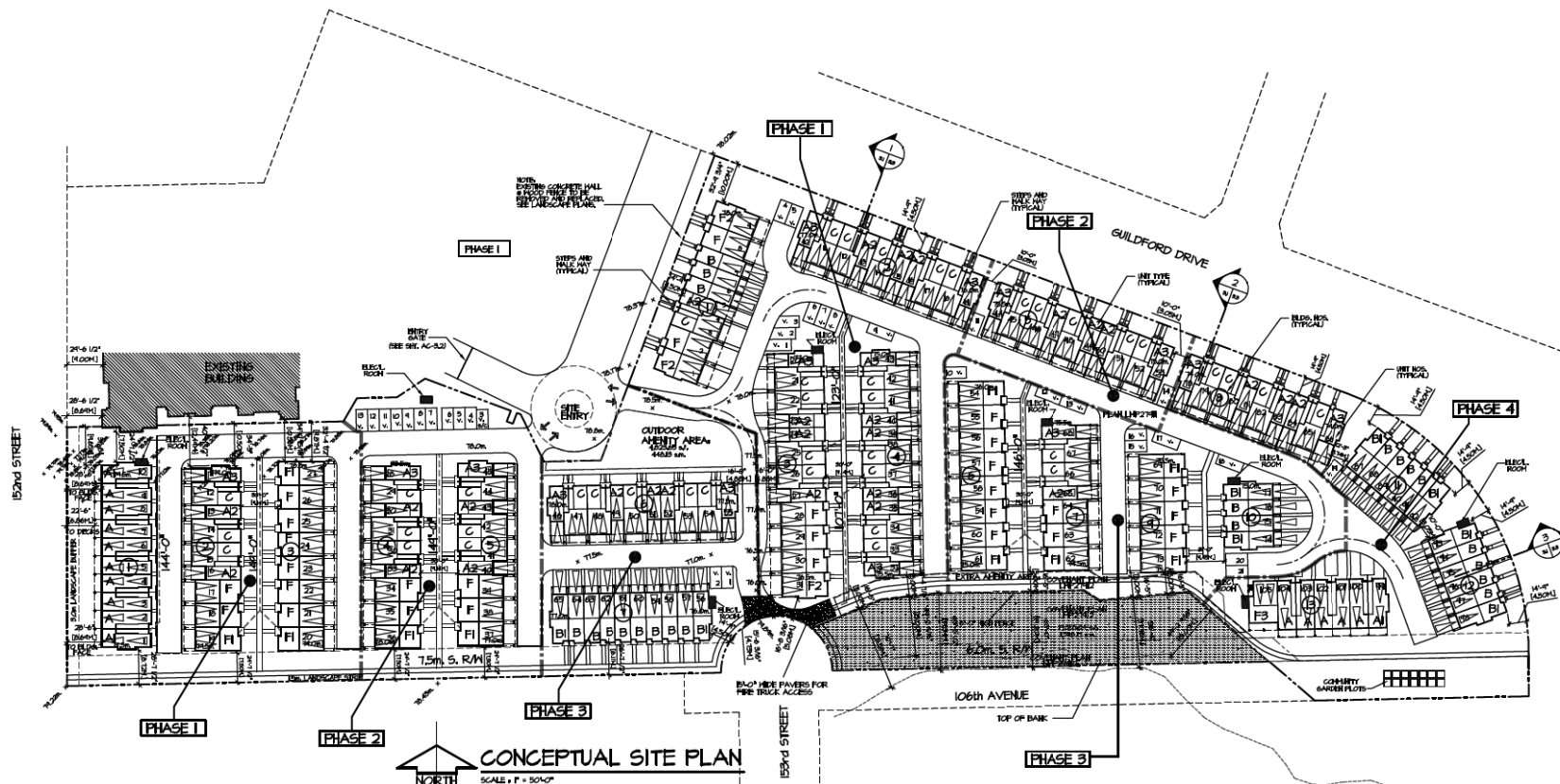
2.      Properties involved in the Application

- (a)      Civic Addresses:            15340 - Guildford Drive  
   15230 - Guildford Drive
  
- (b)      Civic Address:                15340 - Guildford Drive  
   Owner:                                Cardiff Properties Ltd  
   PID:                                    023-420-197  
   Lot B Section 21 Block 5 North Range 1 West New Westminster District Plan LMP27911
  
- (c)      Civic Address:                15230 - Guildford Drive  
   Owner:                                Cardiff Properties Ltd  
   PID:                                    028-029-135  
   Lot 1 Section 21 Block 5 North Range 1 West New Westminster District Plan BCP42232

3.      Summary of Actions for City Clerk's Office

- (a)      Application is under the jurisdiction of MOTI.  
  
   MOTI File No. 2013-05442
  
- (b)      Proceed with Public Notification for Development Variance Permit No. 7913-0230-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

© COPYRIGHT, ALL RIGHTS AND THE  
 UNREGISTERED SERVICE ARE  
 THE SOLE PROPERTY OF BARNETT  
 DEMBECK ARCHITECTS INC. AND MAY  
 NOT BE USED, REPRODUCED OR IN PART  
 WITHOUT EXPRESS WRITTEN PERMISSION.  
 COPYRIGHT PERMISSION INCLUDES  
 REUSE, REPRODUCTION AND CONVERSION  
 THEREOF INTO ANY MEDIUM FORM  
 CANADA COPYRIGHT ACT R.S.C. 1970



REV. NO.	DATE	DRN.	CRD.	ISSUE	DATE	BY	REASON FOR



**WEST SITE (BLOCK D) - 15230 GUILDFORD DRIVE**

**DEVELOPMENT DATA**  
 (APPROVED: BY-LAW NO. 17032)

ZONING:	CD: BY-LAW NO. 17032	
SITE AREA:	121,609.07 S.F.	11,297.05 m <sup>2</sup>
DENSITY:	2.79 Ac.	1.18 Ha.
PROPOSED:	65 UNITS	23.3 U.P./Ac
F.A.R. (GARAGE NOT INCLUDED):		57.5 U.P./Ha
APPROVED:	1.12	136,202.2 S.F.
PROPOSED:	0.83	101,524.0 S.F.
SITE COVERAGE:		
APPROVED:	40.0%	48,643.6 S.F.
PROPOSED:	40.7%	49,482.5 S.F.

**PARKING:**

PROVIDED:	130 (RESIDENT)
	13 (VISITORS)
<b>TOTAL:</b>	<b>143 SPACES</b>

**SETBACKS:**

	APPROVED:	PROPOSED:
FRONT (153RD ST.)	7.50 M.	4.50 M.
REAR (152ND ST.)	7.50 M.	6.49 M.
SIDE (BLOCK D)	1.52 M.	4.08 M.
SIDE (FLANKING ST.)	7.50 M.	7.50 M.

**EAST AND WEST SITE SHARED AMENITY:**

INDOOR AMENITY		
REQUIRED:	32 / UNIT	5,440.0 S.F.
PROVIDED:		505.4 m <sup>2</sup>
OUTDOOR AMENITY		
REQUIRED:	32 / UNIT	5,440.0 S.F.
PROVIDED:		448.1 m <sup>2</sup>

**UNIT BREAKDOWN:**

UNIT TYPE A	3 BED TANDEM	1,350 S.F. x 8 UNITS	= 10,800.0 S.F.
UNIT TYPE A1	3 BED TANDEM	1,360 S.F. x 2 UNITS	= 2,720.0 S.F.
UNIT TYPE A2	3 BED TANDEM*	1,428 S.F. x 9 UNITS	= 12,852.0 S.F.
UNIT TYPE A3	3 BED TANDEM*	1,458 S.F. x 5 UNITS	= 7,290.0 S.F.
UNIT TYPE B	2 BED + DEN TANDEM*	1,460 S.F. x 8 UNITS	= 11,680.0 S.F.
UNIT TYPE B1	2 BED + DEN TANDEM*	1,510 S.F. x 2 UNITS	= 3,020.0 S.F.
UNIT TYPE C	3 BED + DEN DOUBLE	1,548 S.F. x 14 UNITS	= 21,672.0 S.F.
UNIT TYPE F	4 BED DOUBLE	1,850 S.F. x 12 UNITS	= 22,200.0 S.F.
UNIT TYPE F1	4 BED DOUBLE	1,850 S.F. x 5 UNITS	= 9,250.0 S.F.
<b>TOTAL:</b>		<b>65 UNITS</b>	<b>101,524.0 S.F.</b>

\* TANDEM PARKING (ONE ENCLOSED ONE EXTERNAL)

**EAST SITE (BLOCK B) - 15340 GUILDFORD DRIVE**

**DEVELOPMENT DATA**  
 (APPROVED: BY-LAW NO. 17032)

ZONING:	CD: BY-LAW NO. 17032	
SITE AREA:	197,376.95 S.F.	18,336.91 m <sup>2</sup>
DENSITY:	4.53 Ac.	1.83 Ha.
PROPOSED:	105 UNITS	23.2 U.P./Ac
F.A.R. (GARAGE NOT INCLUDED):		57.3 U.P./Ha
APPROVED:	1.40	276,327.7 S.F.
PROPOSED:	0.79	156,620.0 S.F.
SITE COVERAGE:		
APPROVED:	40%	78,950.8 S.F.
PROPOSED:	40%	79,369.3 S.F.

**PARKING:**

PROVIDED:	210 (RESIDENT)
	21 (VISITORS)
<b>TOTAL:</b>	<b>231 SPACES</b>

**SETBACKS:**

	APPROVED:	PROPOSED:
FRONT	4.5 M.	4.5 M.
FRONT (153RD ST.)	7.50 M.	4.73 M.
REAR	7.50 M.	7.50 M.
SIDE (BLOCK D)	1.52 M.	4.08 M.
SIDE (FLANKING ST.)	7.50 M.	7.50 M.

**UNIT BREAKDOWN:**

UNIT TYPE A	3 BED TANDEM	1,350 S.F. x 5 UNITS	= 6,750.0 S.F.
UNIT TYPE A1	3 BED TANDEM	1,360 S.F. x 1 UNITS	= 1,360.0 S.F.
UNIT TYPE A2	3 BED TANDEM*	1,428 S.F. x 10 UNITS	= 25,704.0 S.F.
UNIT TYPE A3	3 BED TANDEM*	1,458 S.F. x 10 UNITS	= 14,580.0 S.F.
UNIT TYPE B	2 BED + DEN TANDEM*	1,460 S.F. x 13 UNITS	= 10,980.0 S.F.
UNIT TYPE B1	2 BED + DEN TANDEM*	1,510 S.F. x 6 UNITS	= 9,060.0 S.F.
UNIT TYPE C	3 BED + DEN DOUBLE	1,548 S.F. x 27 UNITS	= 41,796.0 S.F.
UNIT TYPE F/F1	4 BED DOUBLE	1,850 S.F. x 21 UNITS	= 38,850.0 S.F.
UNIT TYPE F2	4 BED DOUBLE	1,890 S.F. x 3 UNITS	= 5,670.0 S.F.
UNIT TYPE F3	4 BED DOUBLE	1,980 S.F. x 1 UNITS	= 1,980.0 S.F.
<b>TOTAL:</b>		<b>105 UNITS</b>	<b>156,620.0 S.F.</b>

\* TANDEM PARKING (ONE ENCLOSED ONE EXTERNAL)

C44-C46

DESIGN:	DANECK & SAWYER
DATE:	May 20 14
SCALE:	1" = 30'-0"

CLIENT: DANECK & SAWYER  
 PROJECT: TORBOUGE DEVELOPMENT  
 B230 & B240 GUILDFORD DR.  
 SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

**barnett dembeck**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H5

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail @ bde@bde.com

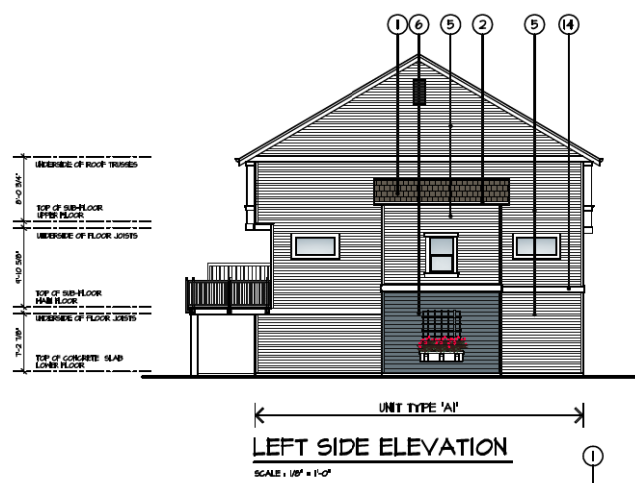
CLIENT NO.	681	SHEET NO.	AC-31
PROJECT NO.	B044	REV. NO.	



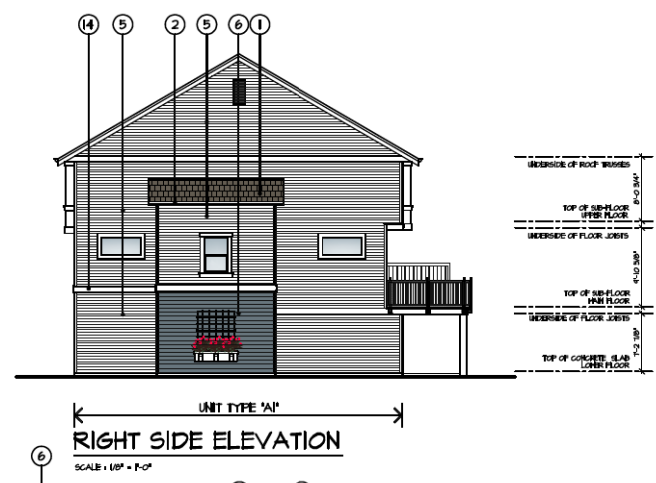




DISCLAIMER: ALL DRAWINGS AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED WITHOUT EXPRESS WRITTEN PERMISSION. COPYRIGHT INFRINGEMENT INCLUDES IDEAS, GRAPHIC AND CONVERSION THEREOF AND ANY WORKS DERIVED THEREFROM. CANADIAN COPYRIGHT ACT R.S.C. 1970.



- SCHEDULE OF FINISHES**
- ① DUROID ROOF
  - ② PREFINISHED ALUMINUM GUTTER ON 2X4 MOOD FASCIA
  - ③ 1X4 MOOD TRIM ON 2X10 MOOD FASCIA
  - ④ CEDAR SHINGLE SIDING
  - ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
  - ⑥ HARDI BOARD SIDING
  - ⑦ MOOD POST IV COMEFACED FASCIA
  - ⑧ PREFAB METAL RAILINGS
  - ⑨ 18X60 OR 18X12 PTD. HARDI-PANEL SHUTTERS
  - ⑩ KNEE BRACES
  - ⑪ PRIVACY SCREEN
  - ⑫ 2X6 MOOD TRIM
  - ⑬ PLANT SHELF
  - ⑭ 2X10 MOOD TRIM



**NEXT SITE BUILDING #1**

ISSUED FOR	BY	DATE	ISSUE

DESIGN : DANIEL SANKER  
DRAWN :  
DATE : May 20 14  
SCALE : 1/8" = 1'-0"

CLIENT : DANIEL SANKER  
PROJECT : TOWNHOUSE DEVELOPMENT  
15230 & 15240 GUILDFORD DR.  
SHEET CONTENTS : BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@barnettrex.com

CLIENT NO.	SHEET NO.
601	AC-5J
PROJECT NO.	REV. NO.
13044	













COPYRIGHT: ALL SKETCHES AND THE WORDS HEREON THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED ORALLY OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION. COPYRIGHT INFRINGEMENT INCLUDES IDEAS, SKETCHES AND CONVERSION THEREOF INTO ANY MEDIUM FROM CANADA COPYRIGHT ACT R.S.C. 1970.

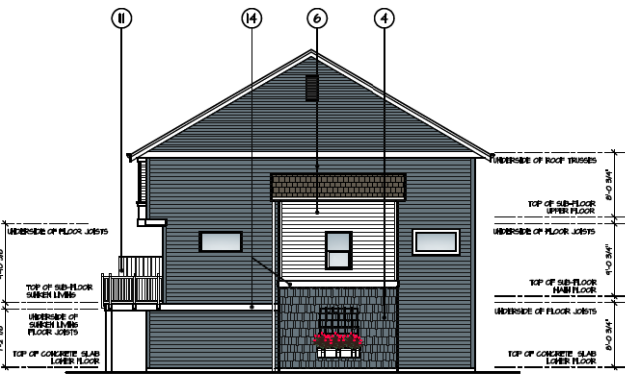


**FRONT ELEVATION**

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

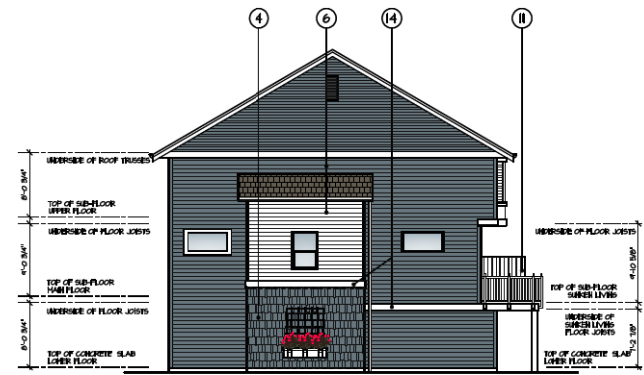
**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 MOOD FASCIA
- ③ 1X4 MOOD TRIM ON 2X10 MOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST IV COMEFACED FASCIA
- ⑧ PREFAB METAL RAILINGS
- ⑩ 18X60 OR 18X12 PTD. HARDI-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ 2X6 MOOD TRIM
- ⑬ PLANT SHELF
- ⑭ 2X10 MOOD TRIM



**LEFT SIDE ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**EAST SIDE BUILDING #4**

ISSUED FOR	BY	DATE	ISSUE

DESIGN: [ ] DRAWN: [ ] DATE: May 20 14 SCALE: 1/8" = 1'-0"

CLIENT: DAMEON + SAWYER  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 15230 11 15240 GUILDFORD DR.  
 SHEET CONTENTS: BUILDING ELEVATIONS

**barnett dembek**  
 ARCHITECTS

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail @ bdnattex.com

CLIENT NO. 621 SHEET NO. AC-5.6  
 PROJECT NO. 13044 REV. NO.





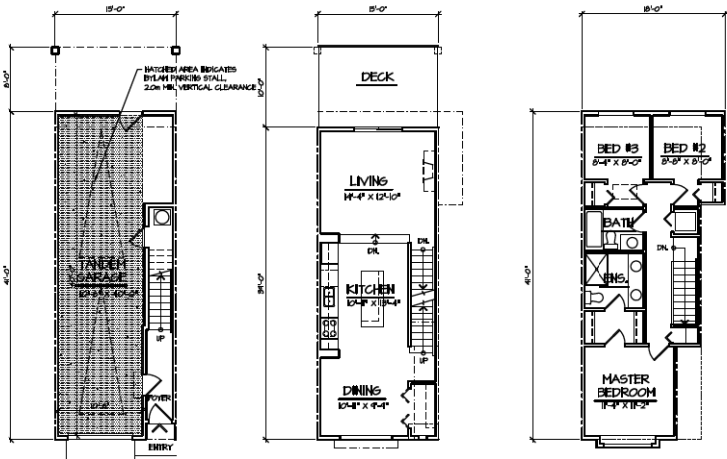












**BASEMENT FLOOR PLAN**

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

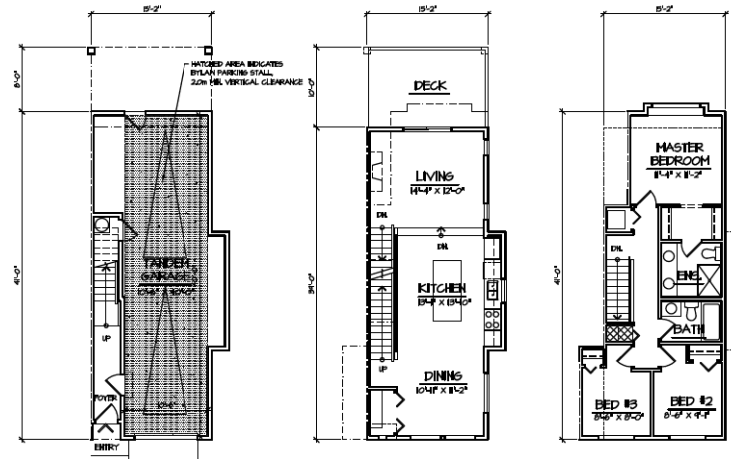
**MAIN FLOOR PLAN**

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

**UPPER FLOOR PLAN**

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

**UNIT TYPE 'A'**  
TOTAL FLOOR AREA: 1,350 SF.



**BASEMENT FLOOR PLAN**

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

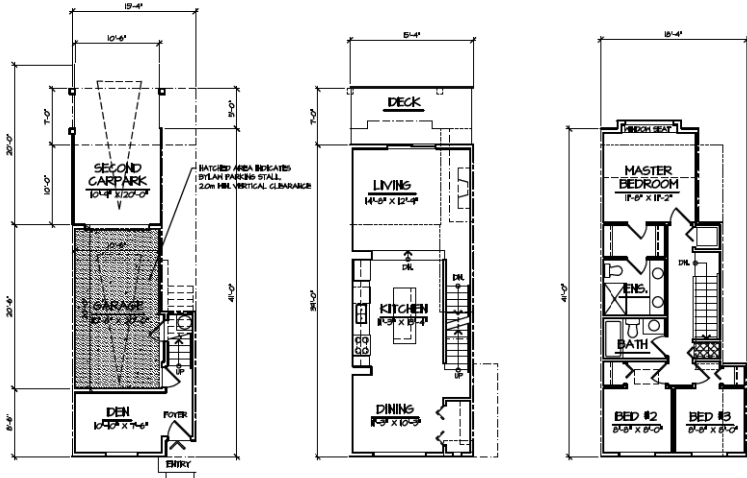
**MAIN FLOOR PLAN**

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

**UPPER FLOOR PLAN**

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

**UNIT TYPE 'A1'**  
TOTAL FLOOR AREA: 1,380 SF.



**BASEMENT FLOOR PLAN**

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

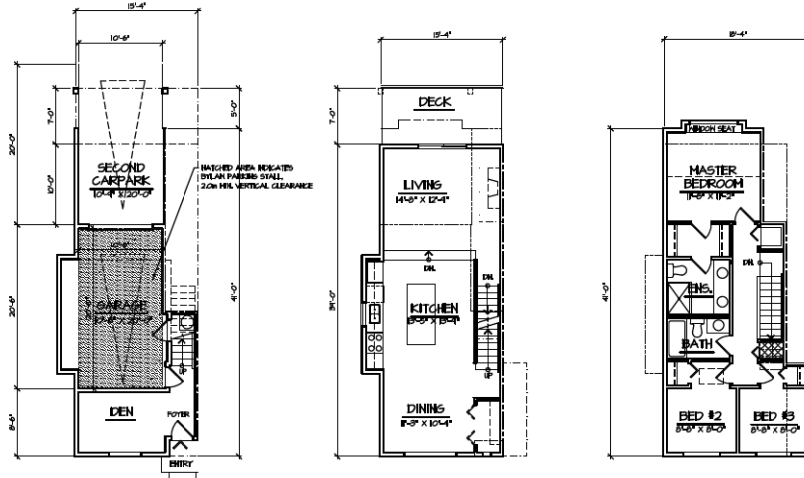
**MAIN FLOOR PLAN**

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

**UPPER FLOOR PLAN**

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

**UNIT TYPE 'A2'**  
TOTAL FLOOR AREA: 1,420 SF.



**BASEMENT FLOOR PLAN**

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

**MAIN FLOOR PLAN**

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

**UPPER FLOOR PLAN**

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

**UNIT TYPE 'A3'**  
TOTAL FLOOR AREA: 1,450 SF.

DISCLAIMER: ALL DIMENSIONS AND THE SHOWN DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT OUR WRITTEN PERMISSION. COPYRIGHT INFRINGEMENT INCLUDES IDEAS, GRANTS AND CONVERSION THEREOF AND ANY WORKS DERIVED THEREFROM. COPYRIGHT ACT R.S.C. 1970.

REV	DATE	BY	ISSUE

044-143g

DESIGN: DAN	DRAWN: DAN	DATE: May 20 14	SCALE: 1/8" = 1'-0"
CLIENT: DABCON & SAWYER			
PROJECT: TOWNHOUSE DEVELOPMENT 15230 & 15240 GUILDFORD DR.			
SHEET CONTENTS: UNIT PLANS			

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@bdsatx.com

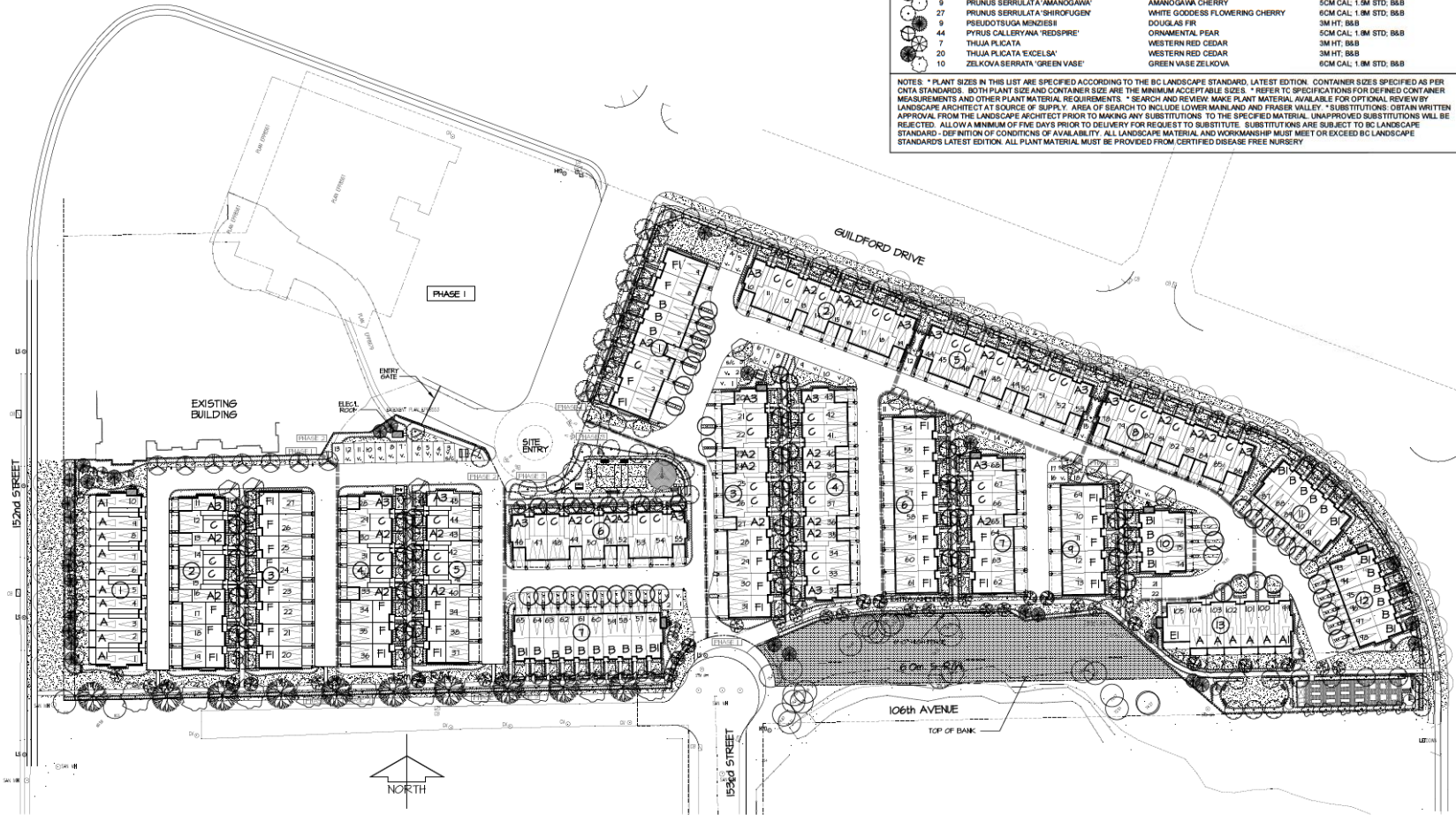
CLIENT NO. 601	SHEET NO. AC-6J
PROJECT NO. 13044	REV. NO.



SEAL:

PLANT SCHEDULE			OVERALL TREE LIST	PMG PROJECT NUMBER: 13-148
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
41		ACER PALMATUM	JAPANESE MAPLE	6CM CAL, 1.2M STD, B&B
37		ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	6CM CAL, 1.2M STD, B&B
11		ACER PLATANOIDES CRIMSON SENTRY	COLUMNAR CRIMSON SENTRY MAPLE	6CM CAL, 2M STD, B&B
32		ACER X FRIEDMANI ALTON BLAZE	ALTON BLAZE MAPLE	7CM CAL, 1.8M STD, B&B
22		AMELANCHIER CAN ROBIN HILL	ROBIN HILL SERVICEBERRY	6CM CAL, 1.9M HT, B&B
38		CARPINUS BETULUS FRANS FONTAINE	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL, B&B, 1.2M STD.
13		CERCIDIPHYLLUM JAPONICUM	KATSURAI TREE	6CM CAL, 1.8M STD, B&B
21		CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NODDKA CYPRISS	4M HT, B&B
7		CORNUS EDDIE'S WHITE WONDER	EDDIE'S WHITE WONDER DOGWOOD	6CM CAL, STD FORM, B&B
7		FAGUS SYLVATICA DAWYCK PURPLE	DAWYCK PURPLE BEECH	6CM CAL, B&B, 1.2M STD.
5		QUERCUS BILORUA PRINCETON SENTRY	PRINCETON SENTRY MAIDENHAR	6CM CAL, 2M STD, B&B
10		LIQUIDAMBAR STYRACIFLUA WORPLESDON	WORPLESDON SWEET GUM	6CM CAL, 2M STD, B&B
7		MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA (WHITE)	6CM CAL, B&B
6		MALUS VAR.	FRUIT TREES, VARIOUS	1.5M HT, B&B
14		PARRROTTIA PERSEA	PERSIAN KORNWOOD	6CM CAL, 1.8M STD, B&B
9		PRUNUS SERRULATA 'AMANO GAWA'	AMANO GAWA CHERRY	6CM CAL, 1.9M STD, B&B
27		PRUNUS SERRULATA 'SHIROGUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL, 1.8M STD, B&B
9		PBELEDITSUGA MENZIESII	DOGWOOD FR	3M HT, B&B
44		PIRUS CALLERYANA 'REDSPIRE'	ORNAMENTAL PEAR	6CM CAL, 1.8M STD, B&B
7		THUJA PLICATA	WESTERN RED CEDAR	3M HT, B&B
20		THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT, B&B
10		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL, 1.8M STD, B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



3	14 MAY 20	UPDATED SITE PLAN	
2	14 MAR 20	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14 MAR 20	NEW SITE PLAN / SUBMISSION	BJ

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE KEY PLAN**

DATE: 13.OCT.09 DRAWING NUMBER:  
SCALE: 1"=50' 0"  
DRAWN: DO  
DESIGN: BJ  
CHKD: MCY

**L1**  
OF 12

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	14.MAY.20	UPDATED SITE PLAN	
2	14.MAR.21	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14.MAR.21	NEW SITE PLAN / SUBMISSION	BJ

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN WEST**

DATE: 13.OCT.09 DRAWING NUMBER:

SCALE: 1"=30'-0"

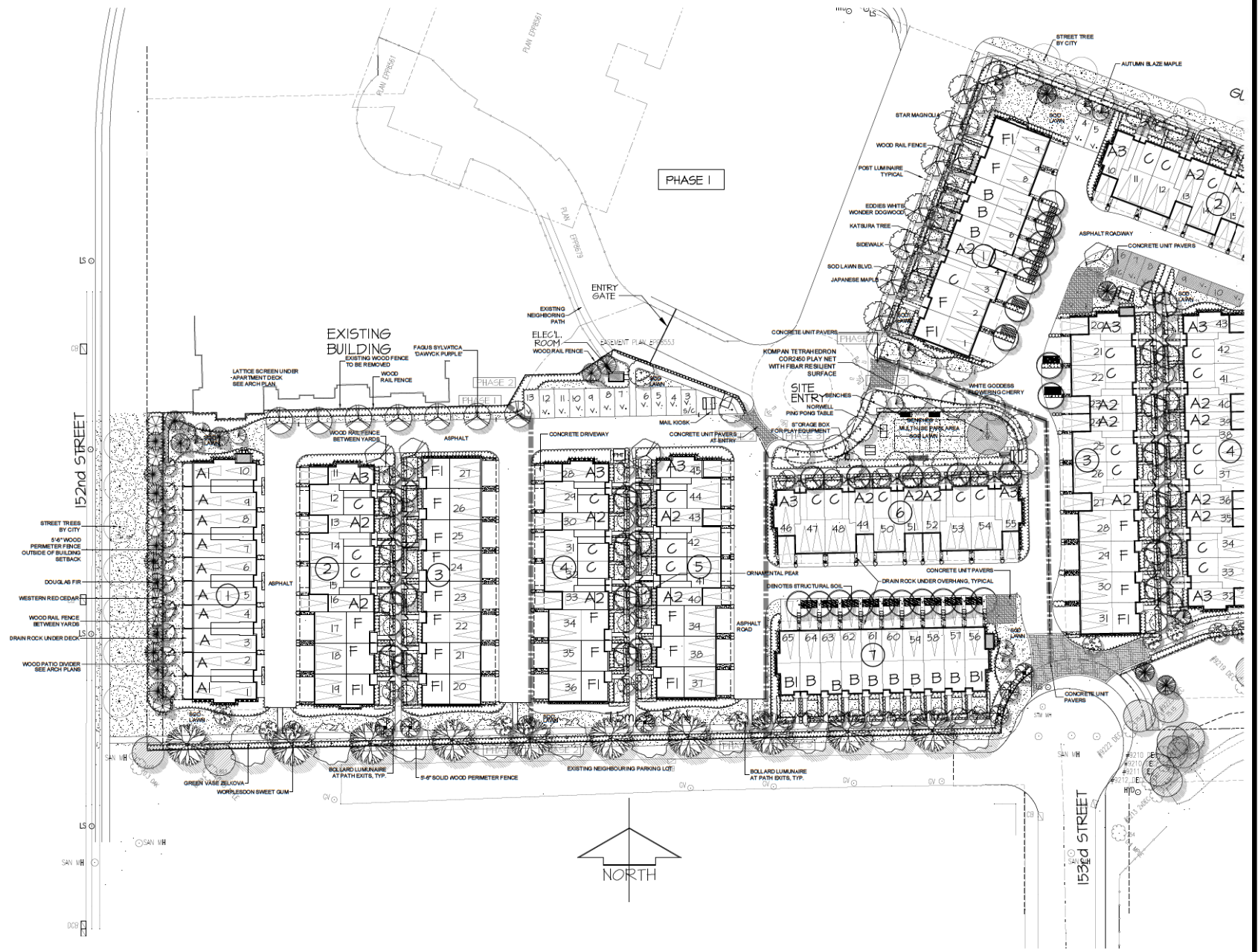
DRAWN: DO

DESIGN: BJ

CHKD: MCV

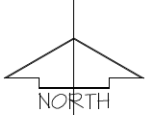
**L2**

OF 12



PHASE I

PHASE 2



152nd STREET

153rd STREET

LS 0

OS 1

LS 0

LS 0

SAN VH

SAN VH

DOO

- STREET TREES BY CITY
- 5'-4" WOOD PERIMETER FENCE OUTSIDE OF BUILDING SETBACK
- DOUGLAS FIR
- WESTERN RED CEDAR
- WOOD RAIL FENCE BETWEEN YARDS
- DRAIN ROCK UNDER DECK
- WOOD PATIO DIVIDER SEE ARCH PLANS

- GREEN VASE BELLION WOPLESSEON SWEET GUM
- WILLOW LUMINAIRE AT PATH EXITS, TYP.
- 5'-6" SOLID WOOD PERIMETER FENCE
- EXISTING NEIGHBOURING PARKING LOT
- DOUGLAS LUMINAIRE AT PATH EXITS, TYP.

EXISTING BUILDING

ENTRY GATE

SITE ENTRY

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	14.MAY.20	UPDATED SITE PLAN	
2	14.MAR.21	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14.MAR.21	NEW SITE PLAN / SUBMISSION	BJ

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN WEST**

DATE: 13.OCT.09 DRAWING NUMBER:

SCALE: 1"=30'-0"

DRAWN: DO

DESIGN: BJ

CHKD: MCV

**L2**

OF 12





SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	14 MAY 20	UPDATED SITE PLAN	
2	14 MAR 21	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14 MAR 21	NEW SITE PLAN (UP FOR SUBMISSION)	BJ

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**WEST PHASE ONE & TWO  
SHRUB PLANTING**

DATE: 14 JAN 14

DRAWING NUMBER:

SCALE: 1/16" = 1'-0"

DO

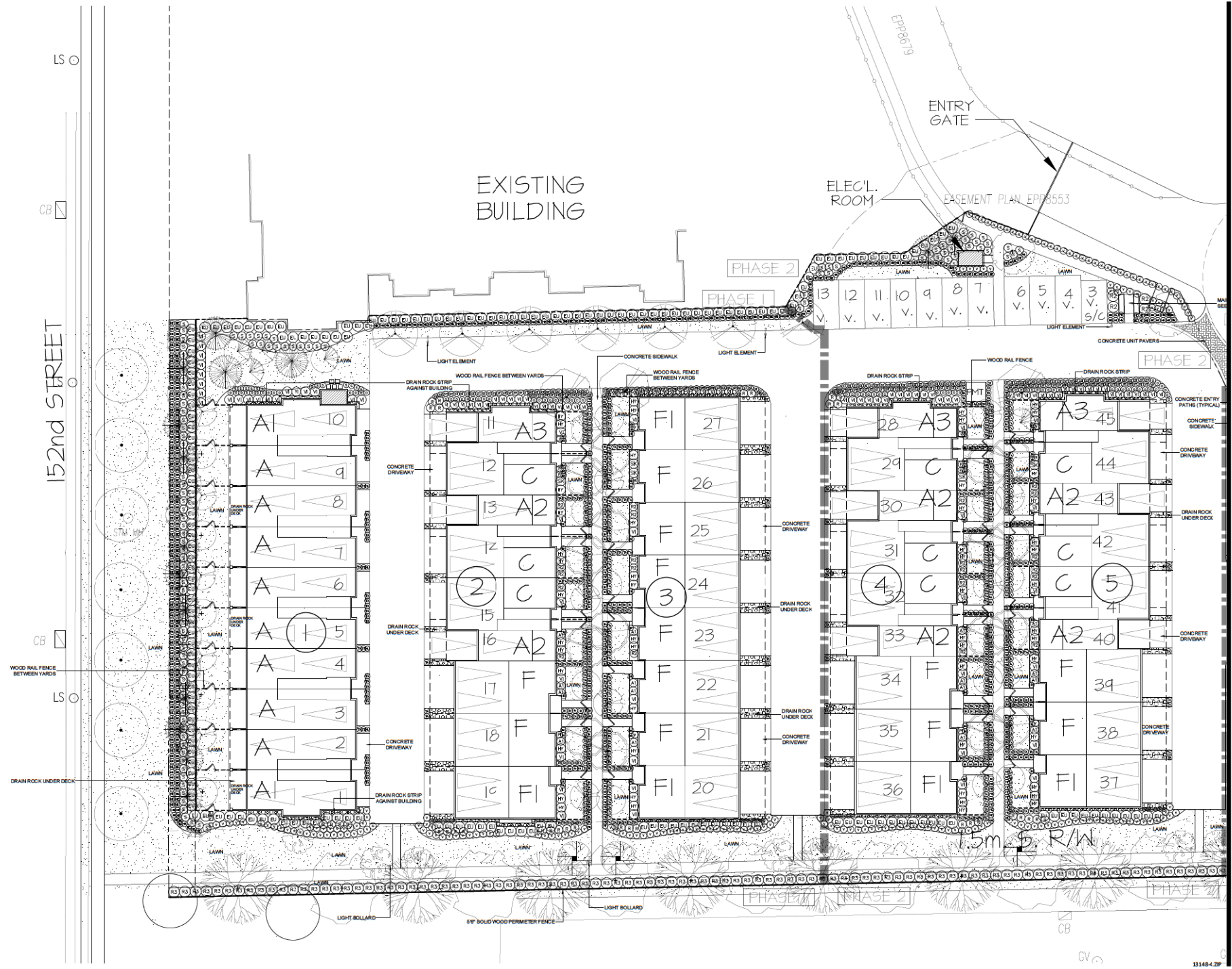
DRAWN: DO

DESIGN: BJ

CHKD: MCY

**L4**

OF 12



152nd STREET

EXISTING BUILDING

PHASE 1  
PHASE 2

ENTRY GATE

ELEC'L. ROOM

EASEMENT PLAN EPP8553

PHASE 2

5m R/W

PHASE 1 PHASE 2 PHASE 2

WOOD RAIL FENCE BETWEEN YARDS  
LAWN  
DRAIN ROCK UNDER DECK

WOOD RAIL FENCE BETWEEN YARDS  
CONCRETE SIDEWALK  
LIGHT ELEMENT

WOOD RAIL FENCE  
DRAIN ROCK STRIP  
CONCRETE UNIT PAVERS  
CONCRETE ENTRY PATHS (TYPICAL)  
CONCRETE SIDEWALK  
CONCRETE DRIVEWAY  
DRAIN ROCK UNDER DECK

CONCRETE DRIVEWAY  
DRAIN ROCK UNDER DECK  
CONCRETE DRIVEWAY  
CONCRETE DRIVEWAY

59" SOLID WOOD PERIMETER FENCE

LIGHT BOLLARD

LIGHT BOLLARD

CB

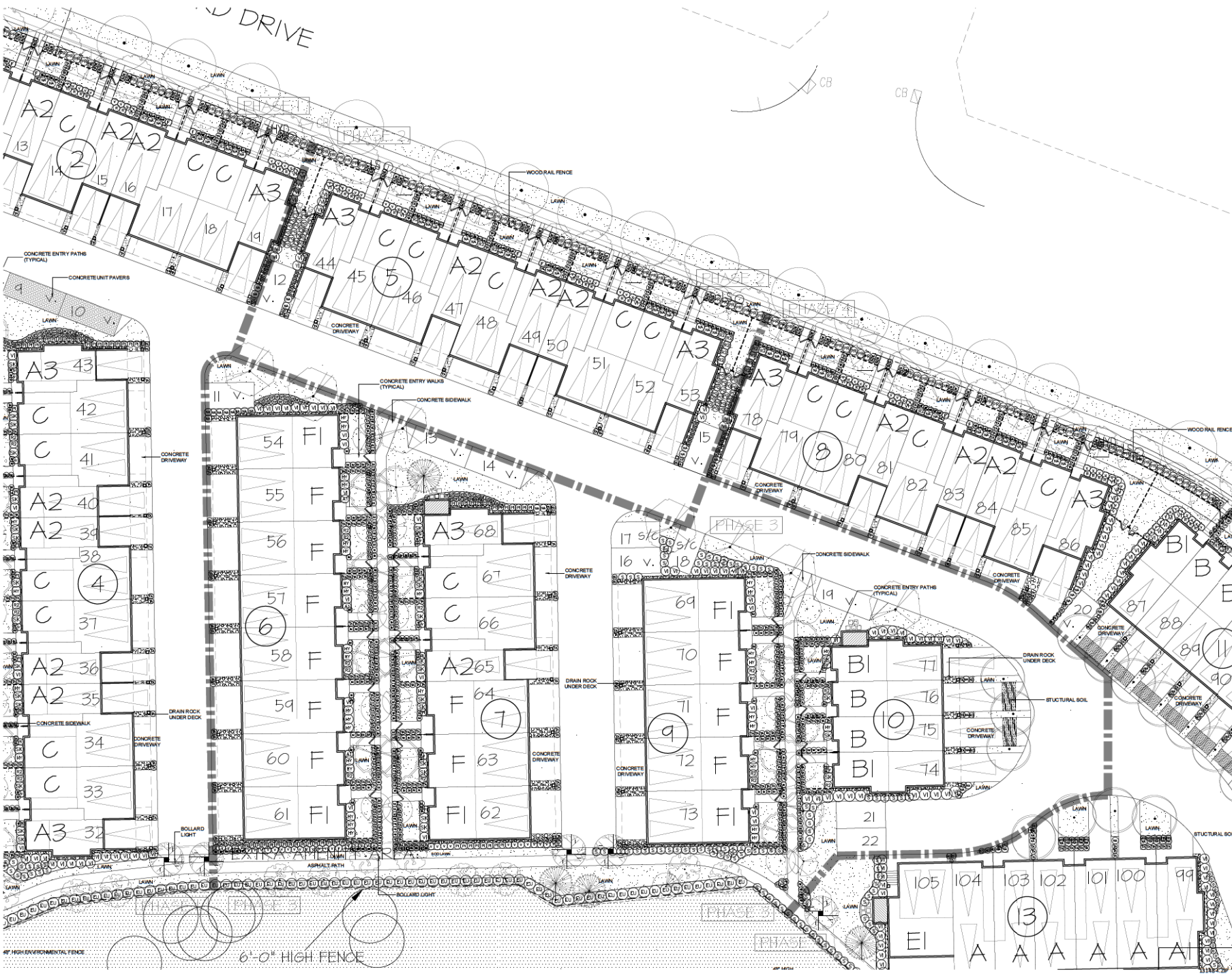
GV











© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	14 JAN 14	REVISED SITE PLAN	DO
2	16 MAR 17	NEW SITE PLAN / CLIENT COMMENTS	DO
3	14 MAR 21	NEW SITE PLAN OF SUBMISSION	BI

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
15230 - 15240 GULFORD DRIVE  
SURREY, BC

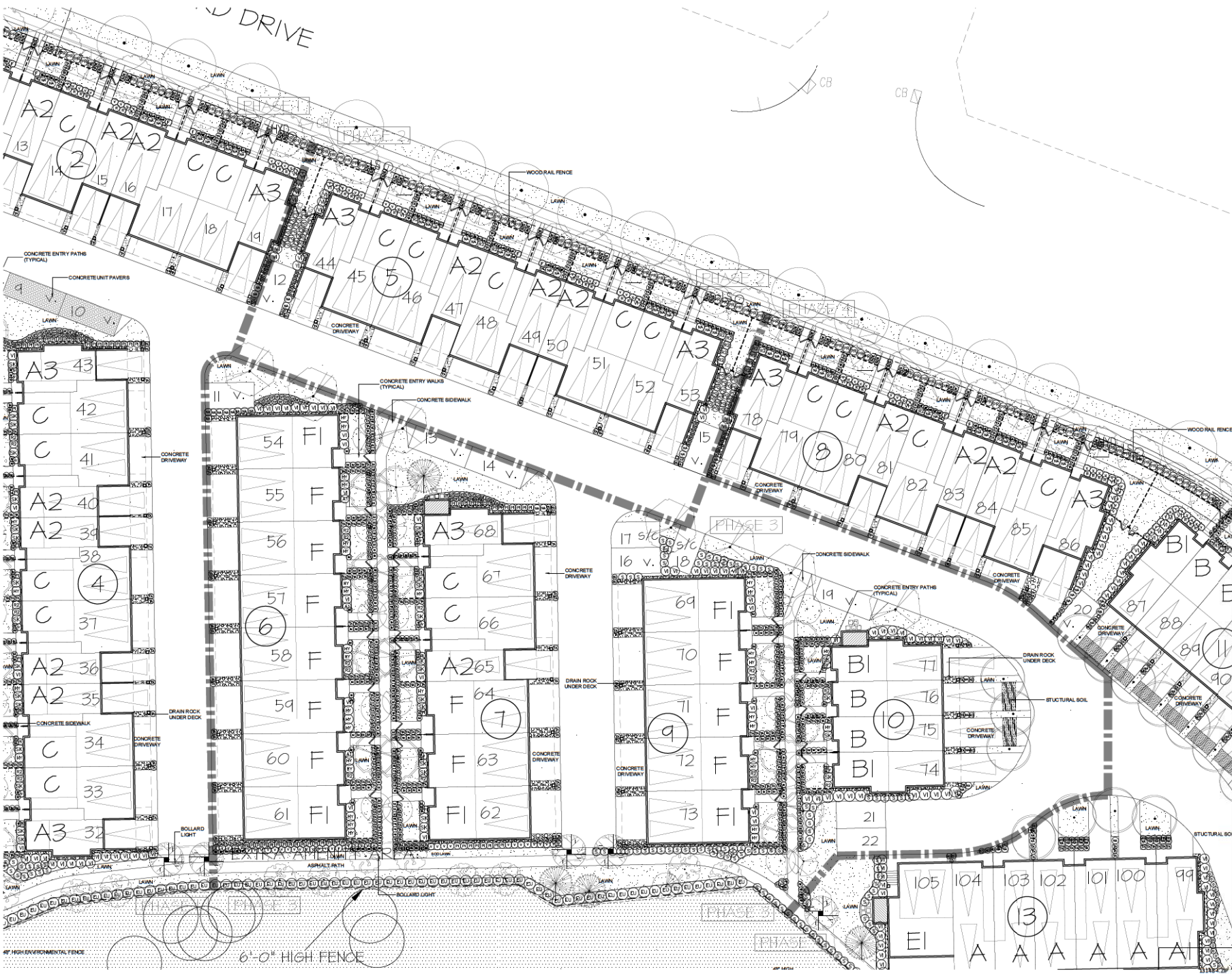
DRAWING TITLE:

**EAST PHASE TWO & THREE SHRUB PLANTING**

DATE: 14 JAN 14 DRAWING NUMBER:  
SCALE: 1/16"=1'-0" **L7**  
DRAWN: DO  
DESIGN: BI  
CHKD: MCY OF 12

PMG PROJECT NUMBER: 13-148





© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

**pmg**  
LANDSCAPE  
ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	14 MAY 20	UPDATED SITE PLAN	
2	16 MAR 21	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14 MAR 21	NEW SITE PLAN OF SUBMISSION	BI

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**  
15230 - 15240 GULFORD DRIVE  
SURREY, BC

DRAWING TITLE:  
**EAST PHASE FOUR SHRUB PLANTING**

DATE: 14 JAN 14 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DO  
DESIGN: BI  
CHKD: MCY OF 12

**L8**

PMG PROJECT NUMBER: 13-148

SEAL:

**PLANT SCHEDULE EAST SIDE - PHASE 1** PMG PROJECT NUMBER: 13-148

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	10	ACER PALMATUM	JAPANESE MAPLE	50M CAL. 1.2M STD. 88B	
	7	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	50M CAL. 1.2M STD. 88B	
	1	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	60M CAL. 2M STD. 88B	
	1	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	70M CAL. 1.8M STD. 88B	
	5	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	50M CAL. 1.5M HT. 84B	
	9	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBREAM	60M CAL. 88B. 1.2M STD.	
	5	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	4M HT. 88B	
	13	CERODIAPHYLUM JAPONICUM	KATSURAI TREE	60M CAL. 1.8M STD. 88B	
	6	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	4M HT. 88B	
	3	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	50M CAL. STD FORM. 88B	
	2	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA (WHITE)	50M CAL. 88B	
	2	PARRIOTA PERSICA	PERSIAN IRONWOOD	50M CAL. 1.8M STD. 88B	
	3	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	60M CAL. 1.8M STD. 88B	
	14	THUJA GALLERIYANA 'REDSPIRE'	ORNAMENTAL PEAR	50M CAL. 1.8M STD. 88B	
4	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. 88B		
SHRUB	7	AZALEA JAPONICA 'GRANDIS CRIMSON'	AZALEA PURPLISH-RED	#3 POT; 40CM	
	60	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE LEAF BOX	#3 POT; 40CM	
	26	COMPACT WINGED BURNING BUSH	BIGLEAF HYDRANGEA (BLUE)	#2 POT; 30CM	
	25	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	
	19	HEAVENLY BAMBOO	HEAVENLY BAMBOO	#3 POT; 50CM	
	20	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM	
	119	PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#7 POT; 90CM	
	26	RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 90CM	
	28	RHOODODENDRON 'BOW BELLS'	RHOODODENDRON; BLUE	#3 POT; 90CM	
	6	ROSA MEDIANA BONICA	BONICA ROSE	#2 POT; 40CM	
	16	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM	
	32	SPHRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPHRAEA; PINK	#3 POT; 80CM	
	384	TAXUS X MEDIA 'HILL'	HILL'S YEW	1.0M HT. 88B	
	41	VBURNUM DAVIDI	DAVID'S VBURNUM	#2 POT; 30CM	
65	VBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM		
GRASS	10	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT	
	33	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
	214	IMPERATA CYLINDRICA RED BARON	BLOOD GRASS	#1 POT	
	93	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
	179	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
	100	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT	
	PERENNIAL	66	HEUCHERA 'PALACE PURPLE'	-	15CM POT
		65	HOSTA FORTUNEI VARIEGATA	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE
		11	GALUTHERIA SHALLON	SALAL	#1 POT; 20CM
		4	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE EAST SIDE - PHASE 2** PMG PROJECT NUMBER: 13-148

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE	1	ACER PALMATUM	JAPANESE MAPLE	50M CAL. 1.2M STD. 88B		
	1	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	50M CAL. 1.2M STD. 88B		
	6	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	70M CAL. 1.8M STD. 88B		
	2	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	50M CAL. STD FORM. 88B		
	2	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA (WHITE)	50M CAL. 88B		
	SHRUB	19	HEAVENLY BAMBOO	HEAVENLY BAMBOO	#3 POT; 50CM	
		35	PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#7 POT; 90CM	
		9	RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 90CM	
		10	RHOODODENDRON 'BOW BELLS'	RHOODODENDRON; BLUE	#3 POT; 90CM	
		36	TAXUS X MEDIA 'HILL'	HILL'S YEW	1.0M HT. 88B	
		19	VBURNUM DAVIDI	DAVID'S VBURNUM	#2 POT; 30CM	
		12	VBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM	
		GRASS	2	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
			9	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
25			IMPERATA CYLINDRICA RED BARON	BLOOD GRASS	#1 POT	
25			MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
2			PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
2			STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT	
PERENNIAL			66	HEUCHERA 'PALACE PURPLE'	-	15CM POT
	14		GALUTHERIA SHALLON	SALAL	#1 POT; 20CM	
	36		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE EAST SIDE - PHASE 3** PMG PROJECT NUMBER: 13-148

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	9	ACER PALMATUM	JAPANESE MAPLE	50M CAL. 1.2M STD. 88B	
	7	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	50M CAL. 1.2M STD. 88B	
	1	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	60M CAL. 2M STD. 88B	
	8	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	50M CAL. 1.5M HT. 84B	
	3	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBREAM	60M CAL. 88B. 1.2M STD.	
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	4M HT. 88B	
	3	PARRIOTA PERSICA	PERSIAN IRONWOOD	50M CAL. 1.8M STD. 88B	
	14	PYRUS CALLEERYANA 'REDSPIRE'	ORNAMENTAL PEAR	50M CAL. 1.8M STD. 88B	
	3	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. 88B	
	SHRUB	3	AZALEA JAPONICA 'GRANDIS CRIMSON'	AZALEA PURPLISH-RED	#3 POT; 40CM
		48	EUDYONIS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
		32	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
		18	HEAVENLY BAMBOO	HEAVENLY BAMBOO	#3 POT; 50CM
		42	PERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA	#3 POT; 50CM
13		RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 90CM	
16		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM	
76		SPHRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPHRAEA; PINK	#3 POT; 80CM	
305		TAXUS X MEDIA 'HILL'	HILL'S YEW	1.0M HT. 88B	
45		VBURNUM DAVIDI	DAVID'S VBURNUM	#2 POT; 30CM	
53		VBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM	
GRASS		21	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
		81	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
		56	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
	92	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
	51	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT	
	PERENNIAL	6	HEUCHERA 'PALACE PURPLE'	-	15CM POT
		4	HOSTA FORTUNEI VARIEGATA	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

**PLANT SCHEDULE EAST SIDE - PHASE 4** PMG PROJECT NUMBER: 13-148

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	3	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	50M CAL. 1.2M STD. 88B	
	17	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	70M CAL. 1.8M STD. 88B	
	2	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	50M CAL. 1.5M HT. 84B	
	6	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBREAM	60M CAL. 88B. 1.2M STD.	
	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	4M HT. 88B	
	2	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	50M CAL. STD FORM. 88B	
	3	MAGNOLIA KOBUS 'STELLATA'	STAR MAGNOLIA (WHITE)	50M CAL. 88B	
	6	MALUS VAR.	FRUIT TREES, VARIOUS	1.5M HT. 88B	
	3	PARRIOTA PERSICA	PERSIAN IRONWOOD	50M CAL. 1.8M STD. 88B	
	4	PRUNUS SERRULATA 'AMANOYAWA'	AMANOYAWA CHERRY	50M CAL. 1.5M STD. 88B	
	9	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	60M CAL. 1.8M STD. 88B	
	7	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. 88B	
	SHRUB	62	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE LEAF BOX	#3 POT; 40CM
		87	NANDINA MOONBAY	HEAVENLY BAMBOO	#3 POT; 90CM
102		PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#7 POT; 90CM	
12		RHOODODENDRON 'ANAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 90CM	
21		RHOODODENDRON 'BOW BELLS'	RHOODODENDRON	#3 POT; 90CM	
120		SPHRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPHRAEA; PINK	#3 POT; 80CM	
193		TAXUS X MEDIA 'HILL'	HILL'S YEW	1.0M HT. 88B	
135		VACCINIUM OVALIFOLIUM 'BLUECROP'	BLUEBERRY	#2 POT; 80CM	
58		VBURNUM DAVIDI	DAVID'S VBURNUM	#2 POT; 30CM	
96		VBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM	
GRASS		6	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
		23	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
		82	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
		44	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT
	5	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
	6	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT	
	PERENNIAL	116	HEUCHERA 'PALACE PURPLE'	-	15CM POT
		37	HOSTA FORTUNEI VARIEGATA	VARIEGATED HOSTA	#1 POT; 1 EYE; HEAVY SHADE
	GC	13	GALUTHERIA SHALLON	SALAL	#1 POT; 20CM
		20	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNFA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	DR.
3	14.MAR.20	UPDATED SITE PLAN	
2	14.MAR.20	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14.MAR.20	NEW SITE PLAN / CLIENT COMMENTS	BI

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**EAST PHASE PLANT LIST**

DATE: 14.JAN.14 DRAWING NUMBER:

SCALE: -

DRAWN: DO

DESIGN: BI

CHKD: MCY

**L9**

OF 12



SEAL:

PLANT SCHEDULE		WEST SIDE - PHASE 1		PMG PROJECT NUMBER: 13-148		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE	10	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	2	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	2	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B		
	5	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	5CM CAL; 1.5M HT; B&B		
SHRUB	4	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping Nootka Cypress	4M HT; B&B		
	6	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL; B&B; 1.2M STD.		
	5	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B		
	2	PARROTIA PERSICA	PERSIAN IRONWOOD	5CM CAL; 1.8M STD; B&B		
	0	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B		
	8	PYRUS CALLERIANA 'REDSPIRE'	ORNAMENTAL PEAR	5CM CAL; 1.8M STD; B&B		
	7	THUJA PLICATA	WESTERN RED CEDAR	3M HT; B&B		
	4	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; B&B		
	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 1.8M STD; B&B		
	GRASS	8	AZALEA JAPONICA 'GRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM	
		33	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM	
		142	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM	
		25	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	
		4	PIERIS JAPONICA MOUNTAIN FIRE	JAPANESE ANDROMEDA	#3 POT; 50CM	
		10	RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM	
		63	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL	#3 POT; 50CM	
22		RHODODENDRON 'BOWBELLS'	RHODODENDRON	#3 POT; 50CM		
3		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM		
34		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA; PINK	#3 POT; 50CM		
250		TAXUS X MEDIA 'HILLI'	HILL'S YEW	1.0M HT; B&B		
91		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM		
68		VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM		
PERENNIAL		207	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
		88	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
		28	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
	66	PENNISETUM LOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT		
	79	STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT		
PERENNIAL	4	HEUCHERA 'PALACE PURPLE'	-	15CM POT		
	12	GALUTHERA SHALLOON	SALAL	#1 POT; 20CM		

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE		WEST SIDE - PHASE 3		PMG PROJECT NUMBER: 13-148		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE	6	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	4	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	1	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	5CM CAL; 1.5M HT; B&B		
	10	CARYNUS BETULOSUS 'FRANS FONTAINE'	PRINCE OF WALES RED YEW	6CM CAL; B&B; 1.2M STD.		
SHRUB	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping Nootka Cypress	4M HT; B&B		
	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B		
	3	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B		
	3	PARROTIA PERSICA	PERSIAN IRONWOOD	5CM CAL; 1.8M STD; B&B		
	5	PRUNUS SERRULATA 'AMANO GAWA'	AMANO GAWA CHERRY	5CM CAL; 1.5M STD; B&B		
	13	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B		
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 1.8M STD; B&B		
	GRASS	8	AZALEA JAPONICA 'GRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM	
		143	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM	
		94	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	
		10	NANDINA DOMINICA	HEAVENLY BAMBOO	#3 POT; 50CM	
		41	PRUNUS LAUROCERASUS 'REYNOLDS'	RUSSIAN LAUREL	#7 POT; 90CM	
		3	RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM	
		48	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL	#3 POT; 50CM	
		20	RHODODENDRON 'BOWBELLS'	RHODODENDRON	#3 POT; 50CM	
		36	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM	
76		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA; PINK	#3 POT; 60CM		
172		TAXUS X MEDIA 'HILLI'	HILL'S YEW	1.0M HT; B&B		
131		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM		
58		VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM		
PERENNIAL		72	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
		84	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
		31	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
	8	STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT		
PERENNIAL	37	HOSTA FORTLONBI 'VARIEGATA'	VAREGATED HOSTA	#1 POT		
	118	LAVENDULA ANGUSTIFOLIA 'HDCOTE BLUE'	ENGLISH LAVENDER	#1 POT		

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE		WEST SIDE - PHASE 2		PMG PROJECT NUMBER: 13-148		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE	5	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	4	ACER PALMATUM 'ATROPURPUREUM'	RED JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B		
	1	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B		
	1	AMELANCHER CAN 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	5CM CAL; 1.5M HT; B&B		
SHRUB	1	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping Nootka Cypress	4M HT; B&B		
	1	FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL; B&B; 1.2M STD.		
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B		
	1	PARROTIA PERSICA	PERSIAN IRONWOOD	5CM CAL; 1.8M STD; B&B		
	2	PRUNUS SERRULATA 'SHIROFUGEN'	WHITE GODDESS FLOWERING CHERRY	6CM CAL; 1.8M STD; B&B		
	8	PYRUS CALLERIANA 'REDSPIRE'	ORNAMENTAL PEAR	5CM CAL; 1.8M STD; B&B		
	2	THUJA PLICATA	WESTERN RED CEDAR	3M HT; B&B		
	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6CM CAL; 1.8M STD; B&B		
	GRASS	8	AZALEA JAPONICA 'GRARD'S CRIMSON'	AZALEA; PURPLISH-RED	#3 POT; 40CM	
		38	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM	
		43	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM	
		28	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM	
		4	PIERIS JAPONICA MOUNTAIN FIRE	JAPANESE ANDROMEDA	#3 POT; 50CM	
		15	RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON; BLUE	#3 POT; 50CM	
		63	RHODODENDRON 'ANNA ROSE WHITNEY'	RHODODENDRON; ROSE PINK; APRIL	#3 POT; 50CM	
		12	RHODODENDRON 'BOWBELLS'	RHODODENDRON	#3 POT; 50CM	
2		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM		
35		SPRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEA; PINK	#3 POT; 60CM		
218		TAXUS X MEDIA 'HILLI'	HILL'S YEW	1.0M HT; B&B		
117		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM		
47		VIBURNUM TINUS 'DWARF'	SPRING BOUQUET	#3 POT; 50CM		
PERENNIAL		73	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	
		119	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	
		27	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#3 POT	
	64	PENNISETUM LOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT		
	105	STIPA TENISSIMA	MEXICAN FEATHER GRASS	#1 POT		
PERENNIAL	12	GALUTHERA SHALLOON	SALAL	#1 POT; 20CM		

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.


3	14.MAY.20	UPDATED SITE PLAN	
2	14.MAY.20	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14.MAY.20	NEW SITE PLAN / SUBMISSION	BI
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

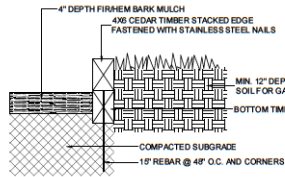
15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

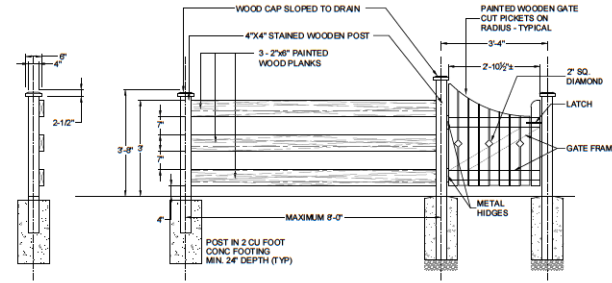
**WEST PHASE  
PLANT LIST**

DATE:	14.JAN.14	DRAWING NUMBER:	
SCALE:	-		
DRAWN:	DO	<b>L10</b>	
DESIGN:	BI		
CHKD:	MCY	OF 12	

SEAL:

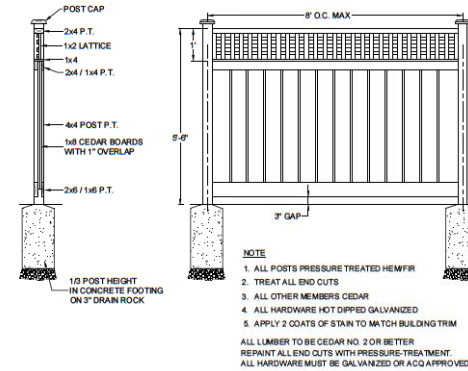


**1 GARDEN PLOTS**  
1/2"=1'-0"



ALL LUMBER TO BE CEDAR NO. 2 OR BETTER  
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.

**2 3' HT. RAIL FENCE**  
1/2"=1'-0"

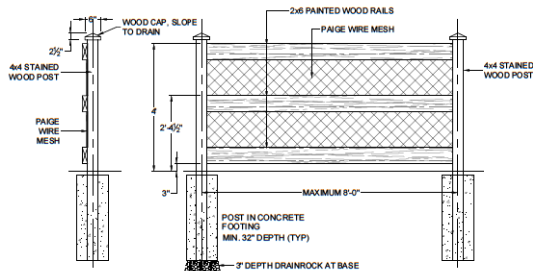


**NOTE**

1. ALL POSTS PRESSURE TREATED HEMFR
2. TREAT ALL END CUTS
3. ALL OTHER MEMBERS CEDAR
4. ALL HARDWARE HOT DIPPED GALVANIZED
5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

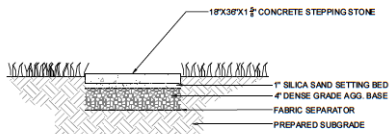
ALL LUMBER TO BE CEDAR NO. 2 OR BETTER  
REPAINT ALL END CUTS WITH PRESSURE-TREATMENT.  
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.

**3 5'-6\"/>**

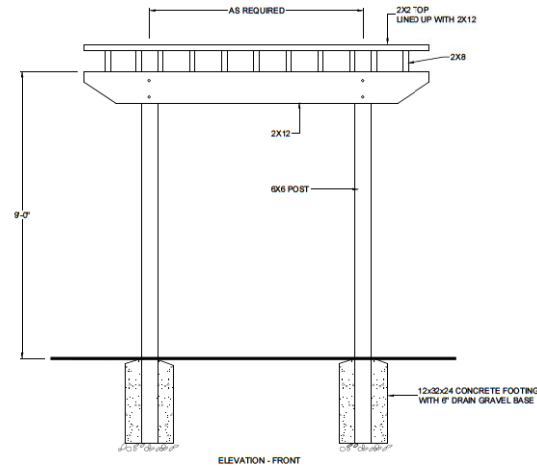


ALL LUMBER TO BE PRESSURE TREATED NO. 2 FIR/HEM OR BETTER  
REPAINT ALL END CUTS WITH PRESSURE-TREATMENT.  
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.

**4 4' HT. ENVIRONMENTAL RAIL FENCE**  
1/2"=1'-0"



**5 CONCRETE STEPPING PAD**  
1"=1'-0"



**NOTES**

1. ALL WOOD P.T. HEMFR, S4S
2. TWO COATS OF STAIN, COLOUR TO BE CHOSEN BY OWNER

**6 ARBOUR**  
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
3	14MAY20	UPDATED SITE PLAN	
2	14 MAR 27	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14 MAR 25	NEW SITE PLAN / PHS SUBMISSION	BI

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 13.OCT.09 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: DO

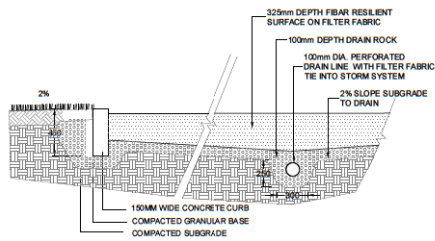
DESIGN:

CHKD: MCV

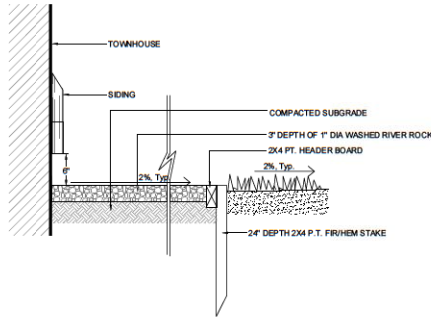
**L11**

OF 12

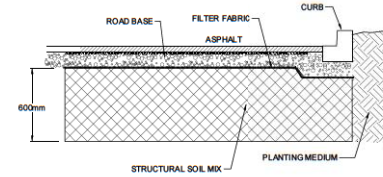
SEAL:



**7 PLAY AREA DETAIL**  
1/2" = 1'-0"



**8 RIVER ROCK UNDER DECK**  
1/4" = 1'-0"



NOTES:  
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.  
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

**9 SECTION THROUGH STRUCTURAL SOIL**  
NTS



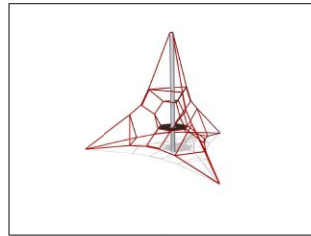
**FRANCES ANDREW GARDEN BENCH SERIES**

NOTE: SUPPLY AND INSTALL HARDWARE TO MANUFACTURER'S SPECIFICATIONS ON ALL THICK CONCRETE PADS. SECURE WITH WANDAL RESISTANT HARDWARE.



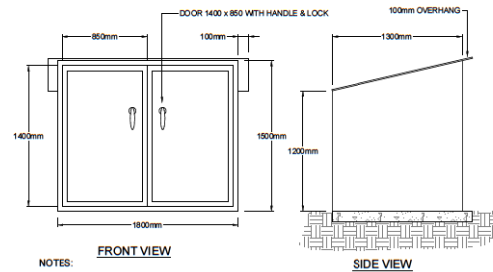
**LUMEC LIGHT STANDARDS AND BOLLARDS**

LUMEC BOLLARD BOX OR SIMILAR LUMEC PEDESTAL LIGHT DOMES (SMALL SERIES OR SIMILAR). FINAL LIGHT SPECIFICATION AND PLACEMENT BY THE ELECTRICAL ENGINEER, LIGHTING SPECIALIST.



**KOMPAN TETRAHEDRON COR2450**

SUPPLY AND INSTALL PLAY STRUCTURE PER MANUFACTURER'S SPECIFICATIONS. EXTENT OF RESILIENT SURFACING TO COMPLY WITH CSA STANDARD.



NOTES:  
\* CONCRETE PAD 1400 x 2000 (REFER TO DETAIL)  
\* USE 12 GAUGE STEEL  
\* ANGLE IRON SUPPORT FRAME  
\* ANGLE IRON REINFORCED RBBS  
\* PAINT: 1 PRIMER COAT, 2 FINISH COATS  
PROVIDE SHOP DRAWINGS FOR REVIEW

**10 METAL STORAGE BOX**  
1/25

REVISION TABLE

NO.	DATE	REVISION DESCRIPTION	DR.
3	14.MAY.20	UPDATED SITE PLAN	
2	14.MAR.17	NEW SITE PLAN / CLIENT COMMENTS	DO
1	14.MAR.15	NEW SITE PLAN / SUBMISSION	BI

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

15230 - 15240 GUILDFORD DRIVE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 13.OCT.09 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: DO **L12**  
DESIGN:  
CHKD: MCV OF 12



Wednesday, May 07, 2014  
Planning

**School Enrolment Projections and Planning Update:**

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

New housing would help fill surplus capacity at Harold Bishop Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 1230 00

**SUMMARY**

The proposed 174 townhouse units are estimated to have the following impact on the following schools:

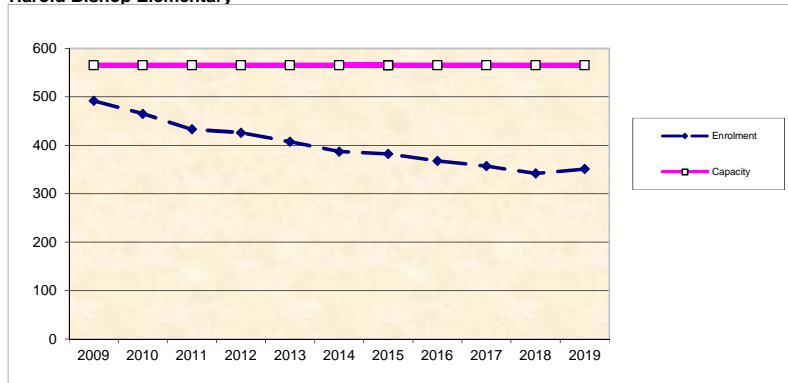
**Projected # of students for this development:**

Elementary Students:	34
Secondary Students:	17

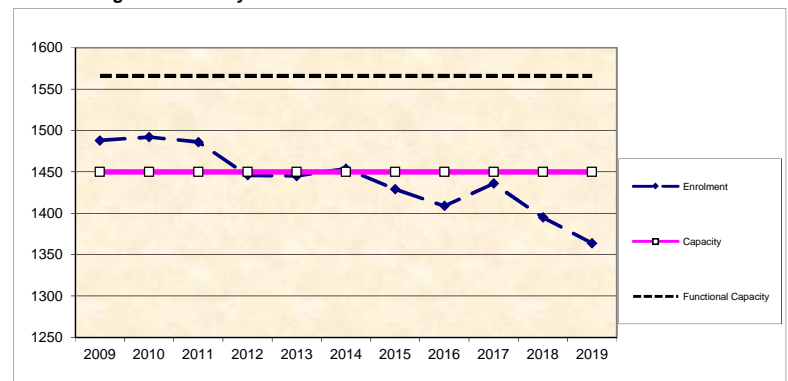
September 2013 Enrolment/School Capacity

<b>Harold Bishop Elementary</b>	
Enrolment (K/1-7):	44 K + 363
Capacity (K/1-7):	40 K + 525
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1445
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

**Harold Bishop Elementary**



**Johnston 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

---

## Tree Preservation Summary

**Surrey Project No:** 13-0230-00

**Address:** 15230 – 15240 Guildford Drive

**Registered Arborist:** Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	158
<b>Protected Trees to be Removed</b>	142
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 121 X <u>one (1)</u> = 121</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 21 X <u>two (2)</u> = 42</li> </ul>	163
<b>Replacement Trees Proposed</b>	396
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	13

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

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

Signature of Arborist:

Date: May 16, 2014



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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0230-00

Issued To: CARDIFF PROPERTIES LTD

("the Owner")

Address of Owner: Unit 2300, 550 - Burrard Street  
Vancouver BC V6C 2B5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 023-420-197

Lot B Section 21 Block 5 North Range 1 West New Westminster District Plan LMP27911

15340 - Guildford Drive

Parcel Identifier: 028-029-135

Lot 1 Section 21 Block 5 North Range 1 West New Westminster District Plan BCP42232

15230 - Guildford Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, 17032 is varied as follows:
  - (a) In Subsection F. Yards and Setbacks the minimum front yard setback for 15340 - Guildford Drive is reduced from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
  - (b) In Subsection F. Yards and Setbacks the minimum rear yard setback for 15340 - Guildford Drive is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
  - (c) In Subsection F. Yards and Setbacks the minimum front yard setback for 15230 - Guildford Drive is reduced from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);

- (d) Subsection H.2 Off-Street Parking is varied to allow one tandem space be provided outside of the building envelope for 71 of the proposed tandem units for both 15230 and 15340 - Guildford Drive;
  - (e) In Subsection E. Lot Coverage the maximum lot coverage is increased for 15230 - Guildford Drive from 40 Percent to 41 Percent; and
  - (f) Subsection J.1(a). Special Regulations is varied to allow the outdoor amenity space for 15340 Guildford Drive to be located on an adjacent lot.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  8. This development variance permit is not a building permit.

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

REVISION	DATE	BY	ISSUED FOR

DESIGNER	DATE	SCALE

CLIENT	PROJECT	SHEET CONTENTS
DAWSON & SAWYER	15230 & 15340 GUILDFORD DR.	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

PROJECT NO.	SHEET NO.	REV. NO.
604	AC-31	

Rear yard setback variance from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).

Off-Street parking variance to allow one tandem parking space be provided outside of the building envelope for 71 units. The variance is applicable to the following Building's for 15340 Guildford Drive: 1, 2, 3, 4, 5, 7, 8, 10, 11, and 12. The variance is applicable to the following Building's for 15230 Guildford Drive: 2, 4, 5, 6 and 7.

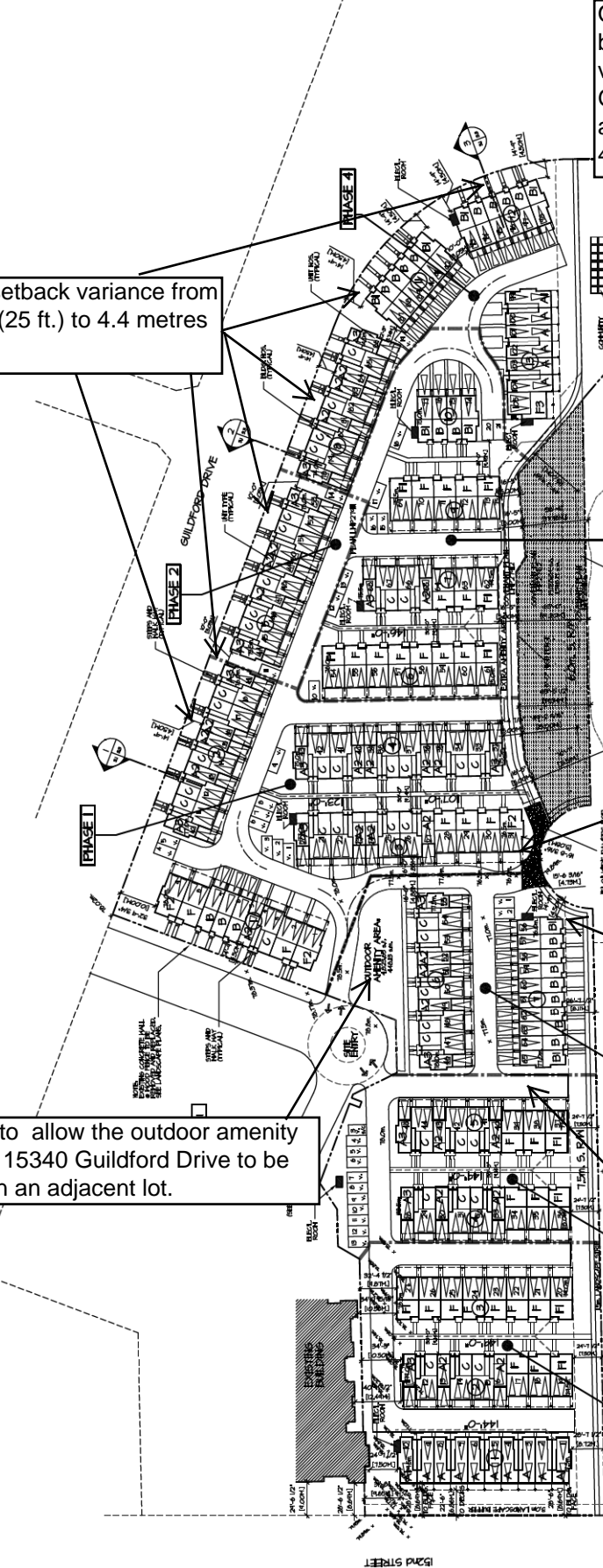
Variance to allow the outdoor amenity space for 15340 Guildford Drive to be located on an adjacent lot.

Front yard setback variance from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).

Front yard setback variance from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).

Variance to increase the maximum lot coverage from 40 to 41 percent.

Variance to allow the outdoor amenity space for 15340 Guildford Drive to be located on an adjacent lot.



**WEST SITE (BLOCK D) - 15230**

DEVELOPMENT DATA  
(APPROVED BY-LAW NO. 17032.)

ZONING	CD: BY-LAW NO. 17032
SITE AREA	121,609.07 S.F. 2.79 AC.
DENSITY	45 UNITS
F.A.R. (GARAGE NOT INCLUDED)	23.3 U.P./AC
APPROVED	136,202.2 S.F.
APPROVED	101,324.0 S.F.
SITE COVERAGE	0.93
APPROVED	48,643.6 S.F.
PROPOSED	49,482.5 S.F.

PARKING PROVIDED	130 (RESIDENT)
TOTAL	143 SPACES

SETBACKS (3RD ST)	APPROVED	PROPOSED
REAR (152ND ST)	7.50 M.	6.69 M.
SIDE (BLOCK D)	1.52 M.	4.68 M.
SIDE (FLANKING ST)	7.50 M.	7.50 M.

**EAST SITE (BLOCK B) - 15340 GUILDFORD DRIVE**

DEVELOPMENT DATA  
(APPROVED BY-LAW NO. 17032.)

ZONING	CD: BY-LAW NO. 17032
SITE AREA	197,576.95 S.F. 4.53 AC.
DENSITY	108 UNITS
F.A.R. (GARAGE NOT INCLUDED)	23.2 U.P./AC
APPROVED	274,327.7 S.F.
APPROVED	186,420.0 S.F.
SITE COVERAGE	0.79
APPROVED	78,950.6 S.F.
PROPOSED	73,523.3 S.F.

PARKING PROVIDED	210 (RESIDENT)
TOTAL	231 SPACES

SETBACKS (3RD ST)	APPROVED	PROPOSED
REAR (153RD ST)	4.5 M.	4.5 M.
SIDE (BLOCK D)	7.50 M.	4.73 M.
SIDE (FLANKING ST)	1.55 M.	4.68 M.

UNIT BREAKDOWN:

UNIT TYPE A	3 BED	TANDEM	1,350 S.F.
UNIT TYPE A1	3 BED	TANDEM	1,380 S.F.
UNIT TYPE A2	3 BED	TANDEM	1,458 S.F.
UNIT TYPE B	2 BED + DTR	TANDEM	1,450 S.F.
UNIT TYPE B1	2 BED + DTR	TANDEM	1,510 S.F.
UNIT TYPE C	3 BED + DTR	DOUBLE	1,548 S.F.
UNIT TYPE FFI	4 BED	DOUBLE	1,650 S.F.
UNIT TYPE FE	4 BED	DOUBLE	1,650 S.F.
UNIT TYPE FS	4 BED	DOUBLE	1,500 S.F.

TOTAL:	
TANDEM PARKING (ONE ENCLOSED ONE EXTERNAL)	

DEVELOPMENT DATA  
(APPROVED BY-LAW NO. 17032.)

ZONING	CD: BY-LAW NO. 17032
SITE AREA	197,576.95 S.F. 4.53 AC.
DENSITY	108 UNITS
F.A.R. (GARAGE NOT INCLUDED)	23.2 U.P./AC
APPROVED	274,327.7 S.F.
APPROVED	186,420.0 S.F.
SITE COVERAGE	0.79
APPROVED	78,950.6 S.F.
PROPOSED	73,523.3 S.F.

PARKING PROVIDED	210 (RESIDENT)
TOTAL	231 SPACES

SETBACKS (3RD ST)	APPROVED	PROPOSED
REAR (153RD ST)	4.5 M.	4.5 M.
SIDE (BLOCK D)	7.50 M.	4.73 M.
SIDE (FLANKING ST)	1.55 M.	4.68 M.

**CONCEPTUAL SITE PLAN**

UNIT BREAKDOWN:

UNIT TYPE A	3 BED	TANDEM	10,500.0 S.F.
UNIT TYPE A1	3 BED	TANDEM	12,652.0 S.F.
UNIT TYPE A2	3 BED	TANDEM	7,280.0 S.F.
UNIT TYPE B	2 BED + DTR	TANDEM	11,660.0 S.F.
UNIT TYPE B1	2 BED + DTR	TANDEM	31,050.0 S.F.
UNIT TYPE C	3 BED + DTR	DOUBLE	22,200.0 S.F.
UNIT TYPE F1	4 BED	DOUBLE	9,250.0 S.F.
UNIT TYPE FE	4 BED	DOUBLE	101,554.0 S.F.
UNIT TYPE FS	4 BED	DOUBLE	9,431.69 S.F.

TOTAL:	
TANDEM PARKING (ONE ENCLOSED ONE EXTERNAL)	

DEVELOPMENT DATA  
(APPROVED BY-LAW NO. 17032.)

ZONING	CD: BY-LAW NO. 17032
SITE AREA	121,609.07 S.F. 2.79 AC.
DENSITY	45 UNITS
F.A.R. (GARAGE NOT INCLUDED)	23.3 U.P./AC
APPROVED	136,202.2 S.F.
APPROVED	101,324.0 S.F.
SITE COVERAGE	0.93
APPROVED	48,643.6 S.F.
PROPOSED	49,482.5 S.F.

PARKING PROVIDED	130 (RESIDENT)
TOTAL	143 SPACES

SETBACKS (3RD ST)	APPROVED	PROPOSED
REAR (152ND ST)	7.50 M.	6.69 M.
SIDE (BLOCK D)	1.52 M.	4.68 M.
SIDE (FLANKING ST)	7.50 M.	7.50 M.

DEVELOPMENT DATA  
(APPROVED BY-LAW NO. 17032.)

ZONING	CD: BY-LAW NO. 17032
SITE AREA	121,609.07 S.F. 2.79 AC.
DENSITY	45 UNITS
F.A.R. (GARAGE NOT INCLUDED)	23.3 U.P./AC
APPROVED	136,202.2 S.F.
APPROVED	101,324.0 S.F.
SITE COVERAGE	0.93
APPROVED	48,643.6 S.F.
PROPOSED	49,482.5 S.F.

PARKING PROVIDED	130 (RESIDENT)
TOTAL	143 SPACES

SETBACKS (3RD ST)	APPROVED	PROPOSED
REAR (152ND ST)	7.50 M.	6.69 M.
SIDE (BLOCK D)	1.52 M.	4.68 M.
SIDE (FLANKING ST)	7.50 M.	7.50 M.

EAST AND WEST SITE SHARED AMENITY:	
INDOOR AMENITY REQUIRED:	32 / UNIT
INDOOR AMENITY PROVIDED:	5,440.0 S.F.
OUTDOOR AMENITY REQUIRED:	32 / UNIT
OUTDOOR AMENITY PROVIDED:	5,440.0 S.F.