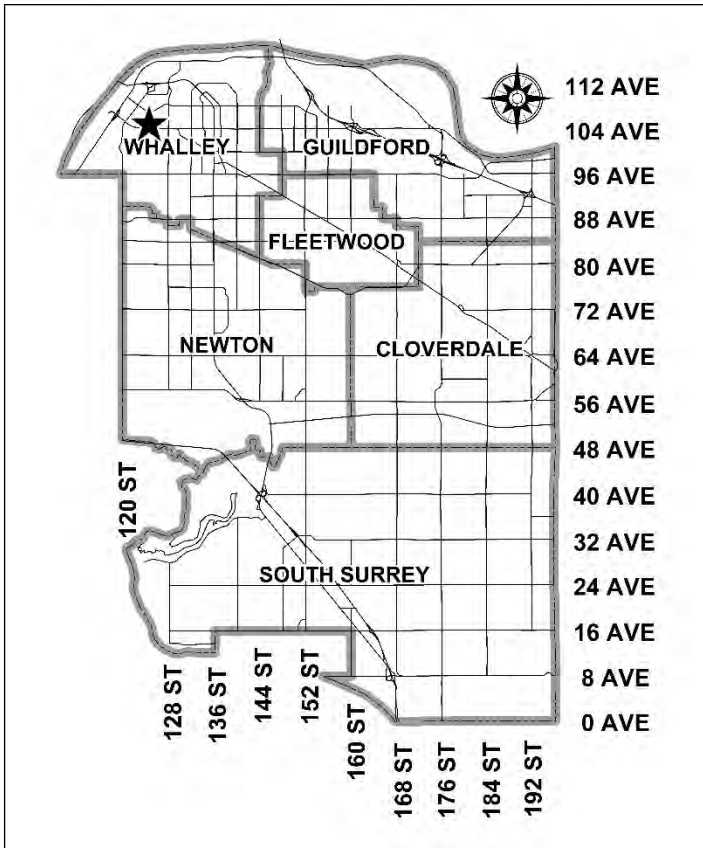


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7916-0231-00

Planning Report Date: May 9, 2022



PROPOSAL:

- **NCP Amendment** from Parks and Open Spaces to Multiple Residential
- **Rezoning** from A-1 to CD (based on RM-30)
- **Development Permit**

to permit the development of 75 townhouse units

LOCATION:

12409 - 104 Avenue
 12453 and 12463 - 105 Avenue
 10529 - 125 Street
 Portion of 105 Avenue
 Portion of lane

ZONING:

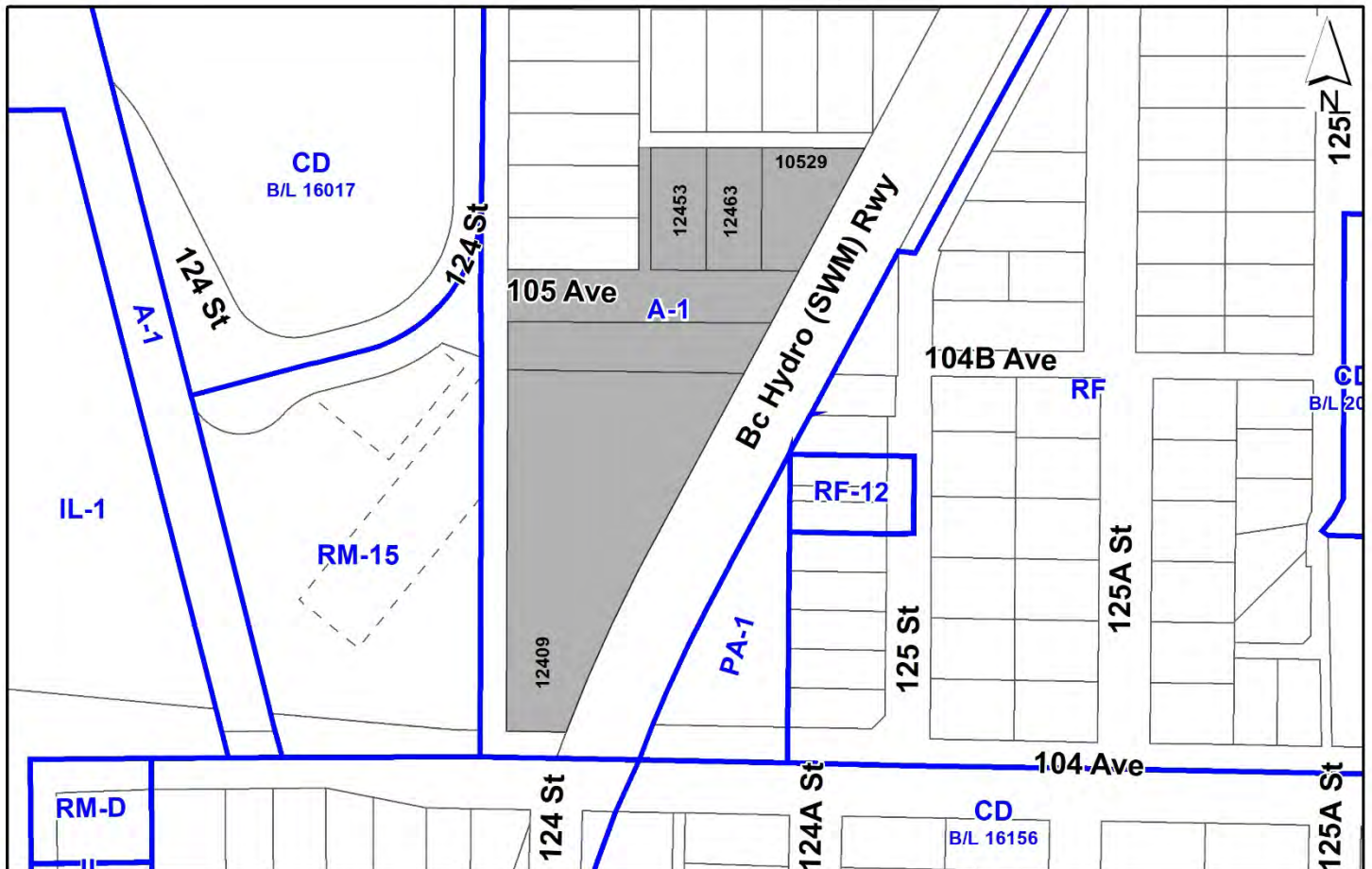
A-1

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Parks and Open Spaces



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Green Infrastructure Areas).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Parks and Open Spaces" to "Multiple Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver *Regional Growth Strategy* (RGS).
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed amendment to the South Westminster Neighbourhood Concept Plan (NCP) from "Parks and Open Spaces" to "Multiple Residential" will accommodate 75 townhouse units at a net density of 20 UPA. The proposal will follow the pattern of redevelopment in this neighbourhood by providing ground-oriented multi-family residences with appropriate tree retention, landscaping, and buffering along the BC Hydro right-of-way along the eastern property line.
- The Parks, Recreation & Culture Department supports the NCP amendment from "Parks and Open Space" to "Multiple Residential" provided the development constructs the walkway in the unconstructed road right-of-way to the west of the subject property.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character, Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Green Infrastructure Areas).
- The proposed townhouse development achieves an attractive architectural built form, which utilizes high quality natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site, as well as a portion of 105 Avenue, approximately 2,142.7 square metres in area and shown as Block A, and a portion of lane, approximately 216.2 square metres in area and shown as Block B, both illustrated on the Survey Plan attached as Appendix I, from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0231-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
 - (j) completion of the road closure and acquisition of a portion of 105 Avenue and adjacent lane;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (m) registration of the statutory right-of-way to protect the sanitary sewer trunk line as required by Metro Vancouver;
- (n) registrations of a shared access easement to provide driveway access to neighbouring lots to the north (10502 and 10510 – 124 Street) should those parcels redevelop for townhouses in the future;
- (o) Resolution of any issues arising from comments provided by Southern Railway of British Columbia Limited; and
- (p) registration of a Section 219 Restrictive Covenant to protect the proposed 6 metre wide landscaped buffer/Green Infrastructure Network corridor along the eastern boundary of the site.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the land from "Parks and Open Spaces" to "Multiple Residential" as shown in Appendix V when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant lot	Parks and Open Spaces	A-1
North (across unconstructed lane):	Vacant lots	Parks and Open Space & Business Park	A-1
East (across BC Hydro ROW):	Single family dwellings and the Saint Mary Coptic Orthodox Church	OCP: Urban	PA-1 RF F-12
South (across 104 Avenue):	Single family dwellings and the BC Hydro ROW	OCP: Urban	RF
West (across multi-use pathway):	Ground oriented townhouse units	Low Density Townhouses	RM-15

Context & Background

- The subject site is 3.73 acres (gross) in area and is currently designated as Urban in the OCP. The subject site is also located in the South Westminster Neighbourhood Concept Plan (NCP) area and is designated as "Parks and Open Space". The site is currently zoned as "General Agriculture Zone (A-1)". There have been no previous development applications related to these properties.

- The site consists of four vacant lots with A-1 zoning and an unconstructed portion of 105 Avenue and adjacent lane. The site is of an irregular shape and measures approximately 220 metres north-to-south, and 80 metres east-to-west. The site has a northwest aspect and a uniform slope which is more than 20%. Portions of the site are densely vegetated, particularly in the north of the site and along the east and south property lines. The site is adjoined to the east by a BC Hydro (railway) right-of-way.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing the following:
 - An amendment to the South Westminster Neighbourhood Concept Plan (NCP) from “Parks and Open Spaces” to “Multiple Residential”;
 - A Rezoning from A-1 to CD (based on RM-30);
 - Development Permit for Form and Character, Hazard Lands (Steep Slopes), and Sensitive Ecosystems (GIN); and
 - Subdivision (consolidation) from 4 lots into 1, with the closure/consolidation of 105 Avenue and north-south lane allowances.

in order to allow for the development of a townhouse complex with 75 units.

	Proposed
Lot Area	
Gross Site Area:	1.51 ha
Road Dedication:	0.01 ha
Net Site Area:	1.50 ha
Building Height:	12.5 m
Unit Density:	50.0 uph / 20.3 upa
Floor Area Ratio (FAR):	0.73
Floor Area	
Residential:	10,896.16 sq. m.
Total:	10,896.16 sq. m.
Residential Units:	
3-Bedroom:	75
Total:	75

Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

School District:	<p>The School District has advised that there will be approximately 26 school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>16 Elementary students at Prince Charles School. 10 Secondary students at L. A. Matheson School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2023.</p>
Parks, Recreation & Culture:	<p>Parks supports the NCP amendment from “Parks and Open Space” to “Multiple Residential” provided the development constructs the walkway in the unconstructed road right-of-way to the west of the subject property. Cash-in-lieu to be collect through the servicing agreement for tree planting adjacent to the walkway.</p>
Surrey Fire Department:	<p>No Concerns.</p>
Southern Railways of BC:	<p>The application has been sent to the Southern Railway of BC for comment. The preliminary recommendations are that the developer registers a notice of railway operations on the title to ensure new and future owners are aware of the presence of the active rail line and the sounds the operation generates, and to provide appropriately designed fencing along the eastern property boundary to prevent trespass into the rail corridor. Any additional matters arising from the referral with the Southern Railway of BC will be finalized prior to final adoption.</p>
MetroVancouver:	<p>The application has been sent to MetroVancouver, Sewer and Drainage operations for comment. The proposal includes the acquisition and closure of 105 Avenue by the applicant. MetroVancouver have indicated that, as part of this road closure, they will require the registration of a statutory ROW to provide unfettered access for any construction or maintenance activity related to the ongoing operation of the North Surrey Interceptor - Roebuck Section (NSR) located off 124th Street. MetroVancouver also require that the driveway entrance to 124th Street be widened to 8.3 metres to account for temporary resident access to the development; primarily during instances where open cut excavation is required for maintenance of the sewer. In addition, any proposed surface features and landscaping plans within the ROW must be found to be acceptable by MetroVancouver. The matters raised above will be finalized prior to final adoption.</p>

Transportation Considerations

- The subject site is proposed to be accessed and addressed from 124 Street, where 124 Street meets the northwest corner of the property.
- In the south portion of the site, the applicant is required to dedicate 4.942 metres along the north side of 104 Avenue for widening.
- The applicant will be required construct the north-south multi-use pathway located to the west of the subject site, between 104 Avenue and 124th Street.
- The nearest transit routes are Route No. 373 Guildford / Surrey Central Station and Route No. 393 Newton Exchange / Surrey Central Station. The closest bus stops are on 128th Street, approximately 750 metres walking distance to the east of the subject site.

Natural Area Consideration

- A Green Infrastructure Network Corridor (GIN) is identified along the eastern portion of the subject site and incorporates the BC Hydro Southern Railway Corridor. The GIN Corridor has a moderate ecological value and a targeted width of 50 metres. All areas covered by the Sensitive Ecosystems Development Permit (GIN) are proposed to be enhanced with the planting and establishment of landscaping consisting of native species. This equates to a 6 metre wide buffer area on the subject site.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official community Plan (OCP).

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are in italics):

- A3.1 – permit gradual and sensitive residential infill within existing neighbourhoods.

(The proposed development allows for residential intensification and is compatible with adjacent land uses).

Secondary Plans

Land Use Designation

- The proposal requires an amendment to the South Westminster Neighbourhood Concept Plan (NCP) area from “Parks and Open Spaces” to “Multiple Residential”.

Themes/Objectives

- The policy outcomes sought in the NCP for the approximate area comprising the subject site are broadly discussed in Section 2.4 [Scott Road Commercial] of the NCP report. The Plan envisions highway commercial uses to locate along the Scott Road corridor, with business parks behind the commercial outlets extending towards the toe of the southeast slope of the residential hillside. The NCP report goes on to state that the development of high-quality business parks adjacent to the residential single-family homes on the hillside will provide a suitable transition to the residential areas on the hillside and respect the views while minimizing the impacts of noise and lighting.
- In addition, relevant policy can be found in Section 4 [Environmental Protection] of the NCP report. The report notes that much of the eastern plan boundary borders the escarpment separating the lowlands of northern Surrey from the communities above. While the escarpment itself is outside the Plan area, the escarpment, and residential neighbourhoods above are impacted by development in South Westminster. Portions of the escarpment may provide wildlife habitat and serve as corridors for local wildlife or migrating birds. The plan identifies pockets of open space and linear greenway connections along much of the bottom portion of the escarpment. This will provide pedestrian and wildlife connections along the corridor, as well as provide a buffer between the land uses below and the neighbourhoods above.

Amendment Rationale

- The proposed amendment to the South Westminster NCP from “Parks and Open Spaces” to “Multiple Residential” and will provide an appropriate residential interface with adjacent townhouses and single family homes with sufficient separation from the industrial uses located further downslope to the west.
- The site is bounded by an RM-15 zoned townhouse development to the west at 10488 - 124 Street. RF zoned, single-family dwellings are located to the south directly across 104 Avenue; as well as to the east (upslope across the BC Hydro railway ROW) where RF-12 zoned, single-family dwellings and a church are located on 104 Avenue / 125 Street.
- Additional single-family dwellings are planned and anticipated to the north of the subject site on 124 Street, and the Khalsa Secondary School and athletic fields are located to the northwest.

- The proposed 75-unit townhouse development is in-keeping with the surrounding context, which is predominantly residential.
- The requirements for pockets of open space and linear greenway connections along the bottom portion of the escarpment are captured by the OCP’s Sensitive Ecosystem (GIN) provisions, which this proposal adequately accommodates through a 6 metre wide protected landscaped area (with native plantings) on the eastern portion of the subject site.
- Parks, Recreation and Culture staff support the proposed amendment of the NCP from "Parks and Open Spaces" to "Multiple Residential".

Proposed CD Zone

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on RM-30).
- The table below provides an analysis of the development proposal in relation to the requirements of the "Multiple Residential 30 Zone (RM-30)" and the resulting requirements proposed under the CD Zone.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed CD Zone
Unit Density:	75 units per hectare (30 units per acre)	50 units per hectare (20 units per acre)
Floor Area Ratio:	1.00	0.73
Lot Coverage:	45%	45%
Yards and Setbacks		
South (Front):	4.5 m.	7.6 m.
East (Side):	6.0 m.	9.5 m.
North (Rear):	6.0 m.	3.0 m.
West (Side on Flanking Street):	4.5 m.	3.0 m.
Height of Buildings		
Principal buildings:	13.0 m.	13.0 m.
Accessory buildings:	4.5 m.	4.5 m.
Amenity Space		
Indoor Amenity:	3 sq.m. per dwelling unit	3 sq.m. per dwelling unit
Outdoor Amenity:	3 sq.m. per dwelling unit	3 sq.m. per dwelling unit
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	150 parking stalls	150 parking stalls
Residential Visitor:	15 parking stalls	15 parking stalls
Total:	165 parking stalls	165 parking stalls
Accessible (2%):	3 accessible parking stalls	4 accessible parking stalls
Bicycle Spaces		
Residential Secure Parking:	N/A	N/A
Residential Visitor:	6	6

- The proposed unit density has been reduced from 30 units per acre under the RM-30 Zone to 20 units per acre under the proposed CD Zone. The 20 unit per acre density complies with the Urban designation in the Official Community Plan (OCP) and is considered compatible with the townhouse development to the west (with a unit density of 15 units per acre).
- The proposed side yard (west) building setback have been reduced from 4.5 metres to 3.0 metres in the CD Zone but relate specifically to building No. 4 located at the south of the site near 104 Avenue. The reduced setback is a side of unit condition and therefore does not impact functional back-yard space.
- Setbacks have been increased from 4.5 metres to 7.6 metres along the south lot line to provide greater separation from 104 Avenue and along the east lot line from 6.0 metres to 9.5 metres in order to accommodate the landscape buffer/GIN corridor along the eastern boundary of the site.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate \$2,000 per new unit.
- Tier 2 Capital Plan Project CACs are not applicable to this project as the proposed density is consistent with the Urban OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 15, 2021, and the Development Proposal Signs were installed on June 17, 2021. Staff received no responses from neighbours in the vicinity.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposal generally complies with the Form and Character Development Permit Guidelines in the OCP.
- The proposed development consists of 75 townhouse units in 15 buildings. Seventy-three (73) of the proposed units contain 3 bedrooms, and the other 2 units will have 2-bedrooms with a den. All the units contain two-car side-by-side garages.
- The subject site is located on the slope of the Surrey escarpment below the Southern Railway rail line on 104 Avenue. The site has a northwest aspect, with the highest portions of the site located along an existing BC Hydro (railway) statutory right-of-way along the eastern edge. The lowest portions of the site are in the northwest corner of the site along 124th Street.
- Given the steep gradient changes along the eastern portion of the site and in response to the environmental enhancement requirements in the OCP's Sensitive Ecosystems (GIN) guidelines, no buildings are proposed along the eastern property line of the site. Portions of the northwest corners of the site will be encumbered by a statutory right-of-way to protect and allow for works on the North Surrey Sanitary Interceptor.
- The applicant has worked with staff to address the unique site grading challenges this site presents. The OCP requires the applicant to avoid excessive disruption of the natural topography of a site by stepping buildings, sloping parking areas, and providing larger setbacks to avoid the use of retaining walls. While these outcomes have been achieved in part, the unique topography of this site has made the use of significant retaining walls unavoidable in some portions of the site; particularly in proximity to the BC Hydro (railway) right-of-way along the eastern property line. Along this boundary, retaining walls are proposed to be equal to or greater than 2.7 metres in height in places.
- Staff acknowledge that the proposed retaining walls are necessary to allow for the redevelopment of this site for the purposes of a townhouse development. Staff are confident that any adverse visual effects which result from the extensive on-site retaining will be mitigated as the walls are predominantly internal to the site and will be obscured by the proposed townhouse units and softened by the proposed landscaping; particularly as viewed from the public realm on 104 Avenue and 124 Street.
- The primary cladding materials include decorative brick veneer, hardie plank siding, and window trims. The colour scheme consists primary of natural tones to blend with the natural landscape and hillside.
- Each unit will have a small private balcony, patio, or front yard space.

Landscaping

- Landscaping within and around the townhouse development will consist of coniferous and deciduous trees such as Maples, Cypress, Dogwood, Hawthorn, Ash, Ironwood, and Cherry, interspersed with shrubs such as boxwood, laurel, honeysuckle, rhododendron, and huckleberry. A few grasses and perennials such as sedge, forest grass, hydrangea, coral bells, and ferns will be planted throughout the development.
- Additional landscaping is provided along the east property line of the site, within the GIN area adjacent to the BC Hydro (railway) statutory right-of-way. The environmental planting plan for the GIN has been submitted and peer reviewed. The planting in this area consists of native and other suitable species including pacific silver fir, vine maple, douglas fir, dogwoods, currants, snowberry, and salal. A 1.8 metre wood privacy fence is proposed along the eastern property line to shield the site from the railway operations, to prevent trespass into the railway corridor, and protect people from the significant drops from the top of the retaining wall.

Indoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 225 square metres of indoor amenity be provided (3.0 sq. m per dwelling unit). The amount of indoor amenity spaces proposed is 286.9 square metres which is compliant with the zoning bylaw. The character of the amenity building is consistent with that of the overall development, and contains a lounge with a small kitchen, bathrooms, a games room in the basement, and an exercise room and library on the second storey. The indoor amenity is directly adjacent to, and accessible from, the main outdoor amenity area.

Outdoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 225 square metres of indoor amenity be provided (3.0 sq. m per dwelling unit). The amount of outdoor amenity spaces proposed is 252 square metres which is compliant with the zoning bylaw. The character of the outdoor amenity is consistent with that of the overall development, and contains a children playground, a high quality covered outdoor seating area, a barbecue area with picnic benches, and a community garden area with raised planting beds.

Parking

- A total of 150 parking spaces are provided within the garages, and an additional 15 visitor parking spaces interspersed through the site. The proposed parking satisfies the minimum parking requirements in the Zoning By-law No. 12000.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include a further review of the site grading, exploring the possibility of enhancing the transition buffer with the single-family residential sites to the northwest of the site, and development identification signage.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site topography has been described elsewhere in this report. In short, the site topography slopes down from east to west. The existing slope gradient is approximately 20%. The geotechnical report identifies that the following soil conditions were encountered in the order of increasing depth: fill, gravelly sand, sand, and clayey silt. Minor variations in the soil stratigraphy are expected across the site. Groundwater seepage was encountered at approximately 3 metres in depth when the site was investigated by auger holes during field review.
- A geotechnical report, prepared by Tegbir S. Bajwa, *P. Eng.*, of Able Geotechnical Ltd. and dated September 3, 2021, was peer reviewed by Gunther Yip, *P. Eng.*, Braun Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including subgrade preparation, appropriate erosion and sediment control methodology, appropriate drainage, foundation enhancements, structural fill, and retaining walls.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.

- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) corridor located along the eastern property line of the subject site, within the BC Hydro (railway) right-of way. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Newton BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal enhances 940 square meters of the subject site by providing for an enhanced landscape buffer which equals to 6.22% of the total gross area of the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Tracy Anderson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated March 1, 2022, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	13	13	0
Cherry	1	1	0
Coniferous Trees			

Tree Species	Existing	Remove	Retain
Deodar Cedar	2	2	0
Spruce	3	3	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	21	21	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		74	
Total Retained and Replacement Trees		156	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there is a total of eighteen (18) mature trees on the site and three (3) offsite trees, excluding Alder and Cottonwood trees. Thirty-two (32) existing trees, approximately 60.3% of the total trees on the site, are Alder and Cottonwood trees. It was determined that zero (0) trees can be retained on site as part of this development proposal, and that the three (3) off-site trees would also require removal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of seventy-four (74) replacement trees and one-hundred and three (103) replacement trees are proposed for the project on the landscape plan within the townhouse development. An additional fifty-three (53) trees are proposed to be planted within the GIN area for a total of one hundred and fifty-six (156).
- The new trees within the townhouse development will consist of a variety of trees including Bronze Vine and Dark Red Japanese Maples, Slender Hinoki False Cypress, Pink Kousa Dogwood, Lavalley Hawthorn, Raywood Ash, Vanessa Persian Ironwood, Daybreak Cherry, and Pink Flowered Japanese Snowbell. Native trees including Pacific Silver Fir, Vine Maple, and Douglas Firs are proposed within the G.I.N.
- In summary, a total of one-hundred and three (103) trees are proposed to be replaced on the site with a contribution of \$0 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. South Westminster Neighbourhood Concept Plan (NCP) Redesignation Map
- Appendix VI. Aerial Photo (COSMOS, created May 2022)

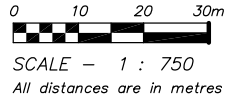
approved by Ron Gill

Jeff Arason
General Manager
Planning and Development

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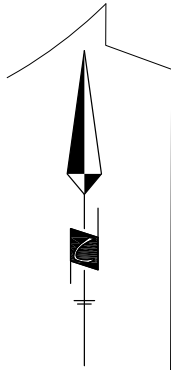
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF PARTS OF ROAD AND LANE DEDICATED
ON PLAN 1556, SECTION 20, BLOCK 5 NORTH, RANGE 2 WEST, NWD**

City of Surrey B.C.G.S. 92G.016



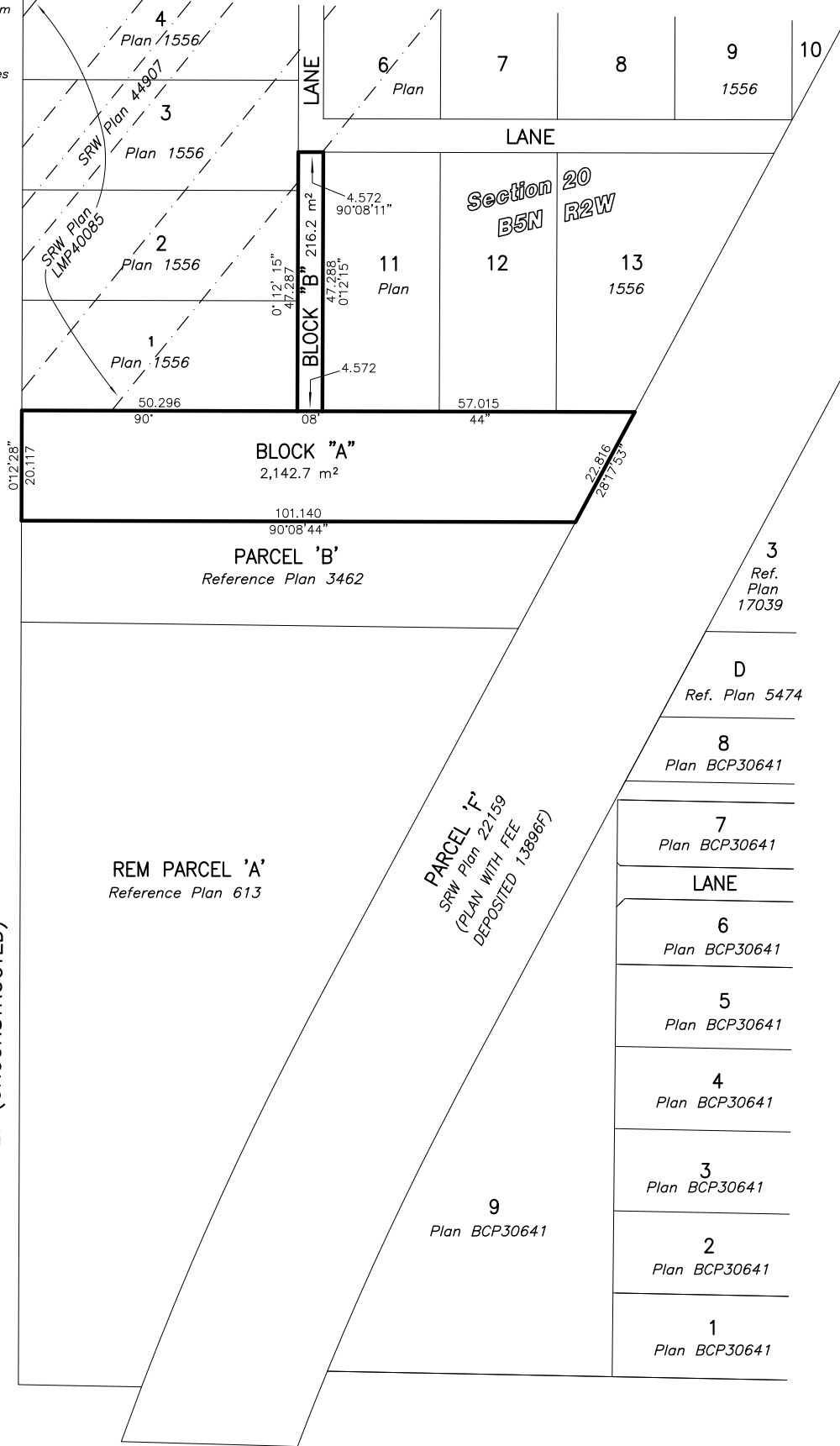
1
Plan
BCP32461

124th STREET



2
Plan
BCP46912

124 STREET (UNCONSTRUCTED)



REM PARCEL 'A'
Reference Plan 613

PARCEL 'F'
SRW Plan 22159
(PLAN WITH FEE
DEPOSITED 13896F)

104 AVENUE

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 53 Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8206-ZONING

This plan lies within the Metro Vancouver Regional District

Certified correct to survey dated
this 23rd day of November, 2021.

Kenneth W. Schuurman, B.C.L.S. (800)

75 Unit Townhouse Project

10400 block 124 Street, Surrey BC

LIST OF DRAWINGS:

DP001	TITLE PAGE
DP100	SURVEY PLAN
DP101	SUBDIVISION PLAN
DP102	CONTEXT PLAN
DP103	SITE PLAN PART 1 NORTH SIDE & SITE STATISTICS
DP104	SITE PLAN PART 2 SOUTH SIDE
DP105	FIRE DEPARTMENT SITE PLAN REQUIREMENTS
DP106	PEDESTRIAN CIRCULATION PLAN
DP107	SITE SECTIONS
DP108	SITE SIGN AND DETAILS
DP109	STREETSCAPES
DP201	BUILDING 1 FLOOR PLANS
DP301	BUILDING 1 ELEVATIONS
DP401	BUILDING 1 CROSS SECTIONS
DP202	BUILDING 2 FLOOR PLANS
DP302	BUILDING 2 ELEVATIONS
DP402	BUILDING 2 CROSS SECTIONS
DP203	BUILDING 3 FLOOR PLANS
DP303	BUILDING 3 ELEVATIONS
DP403	BUILDING 3 CROSS SECTIONS
DP204	BUILDING 4 FLOOR PLANS
DP304	BUILDING 4 ELEVATIONS
DP404	BUILDING 4 CROSS SECTIONS
DP205	BUILDING 5 FLOOR PLANS
DP305	BUILDING 5 ELEVATIONS
DP405	BUILDING 5 CROSS SECTIONS
DP206	BUILDING 6 FLOOR PLANS
DP306	BUILDING 6 ELEVATIONS
DP406	BUILDING 6 CROSS SECTIONS
DP207	BUILDING 7 FLOOR PLANS
DP307	BUILDING 7 ELEVATIONS
DP407	BUILDING 7 CROSS SECTIONS
DP208	BUILDING 8 FLOOR PLANS
DP308	BUILDING 8 ELEVATIONS
DP408	BUILDING 8 CROSS SECTIONS
DP209	BUILDING 9 FLOOR PLANS
DP309	BUILDING 9 ELEVATIONS
DP409	BUILDING 9 CROSS SECTIONS
DP210	BUILDING 10 FLOOR PLANS
DP310	BUILDING 10 ELEVATIONS
DP410	BUILDING 10 CROSS SECTIONS
DP211	BUILDING 11 FLOOR PLANS
DP311	BUILDING 11 ELEVATIONS
DP411	BUILDING 11 CROSS SECTIONS
DP212	BUILDING 12 FLOOR PLANS
DP312	BUILDING 12 ELEVATIONS
DP412	BUILDING 12 CROSS SECTIONS
DP213	BUILDING 13 FLOOR PLANS - AMENITY
DP313	BUILDING 13 ELEVATIONS - AMENITY
DP413	BUILDING 13 CROSS SECTIONS - AMENITY
DP214	BUILDING 14 FLOOR PLANS
DP314	BUILDING 14 ELEVATIONS
DP414	BUILDING 14 CROSS SECTIONS
DP215	BUILDING 15 FLOOR PLANS
DP315	BUILDING 15 ELEVATIONS
DP415	BUILDING 15 CROSS SECTIONS

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No:	Date:	Revision Details:
1	31/10/21	Updated Drawing w/ Client
2	23/12/21	Final Rights Access Plan Uploaded
3	22/04/22	75 UNITS DEVELOPMENT

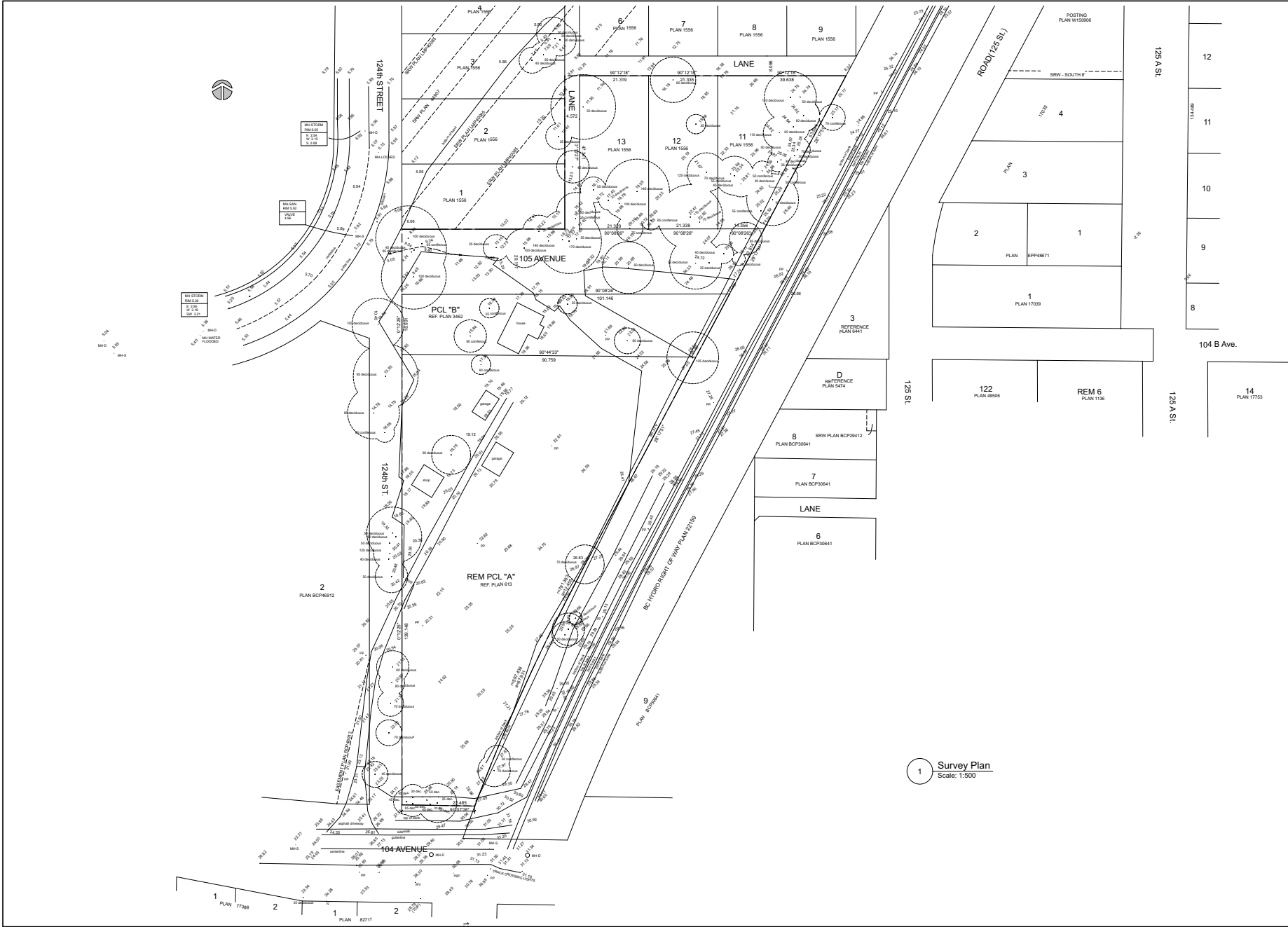


SATURNIN ARCHITECTURE
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Title Page

Date:	Project Number:
- 2021-11-04	SA
Scale:	Drawn By:
Sheet Scale	DP001
Drawn By:	
Drawn By:	
Reviewed By:	
Reviewed By:	



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No:	Date:	Revision Details:
1	2/10/21	General Grading w/ Civil



APR. 12 2022

SATURNIN ARCHITECTURE

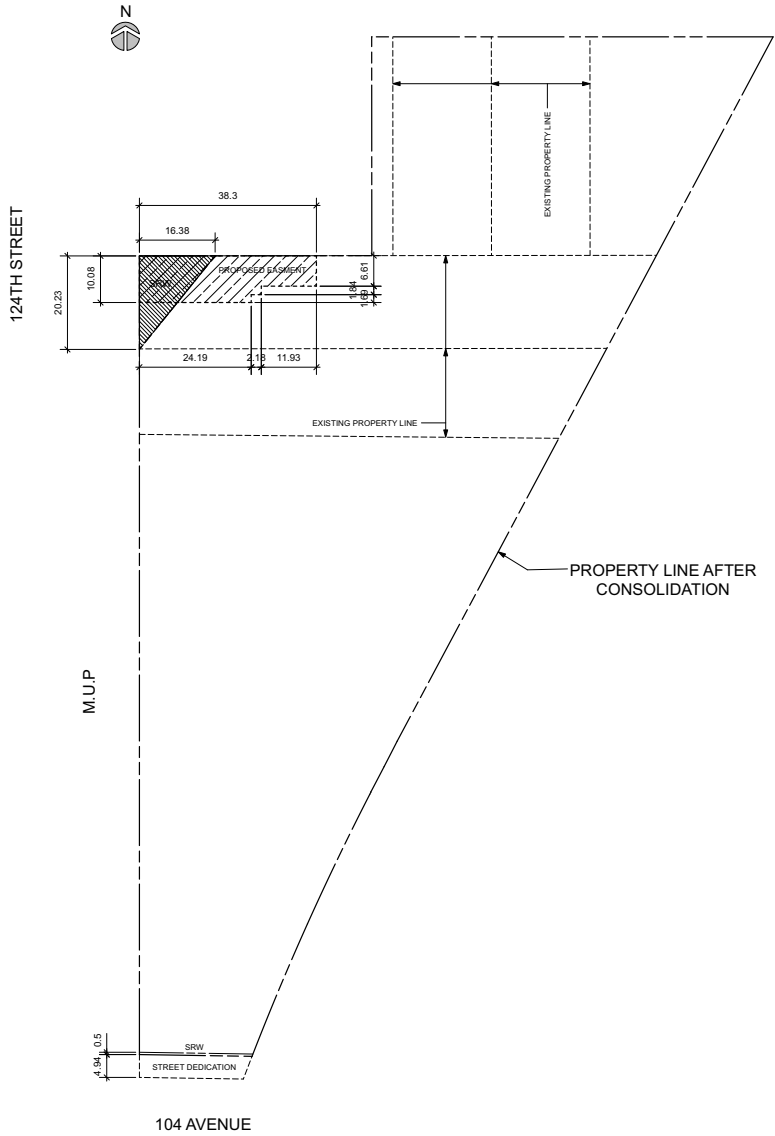
1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Survey Plan

Date: - 2021-11-04	Project Number: SA
Scale: Sheet Scale	Drawn By: DP100
Drawn By: Drawn By	Reviewed By:

1 Survey Plan
 Scale: 1:500



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No.	Date:	Revision Details:
1	31/10/21	Updated Drawing set DWP
2	23/12/21	Final Right of Access Permit Submitted
3	22/01/22	STREET DEDICATION AND SRW AT 104 AVE. INTRODUCED



APR. 12 2022

SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 SUBDIVISION PLAN

Date: - 2021-11-04	Project Number: SA
Scale: Sheet Scale	Drawn By: DP101
Drawn By:	Drawn By:
Approved By:	Reviewed By:



POTENTIAL TOWNHOUSE DEVELOPMENT

PROJECT STATISTICS:
LOT AREA: 3,029.00m² = 0.75 acrs

7 DOUBLE GARAGE TOWNHOUSE UNITS:
BUILDING AREA: 917.00m²
BUILDING FLOOR AREA: 991.00m²

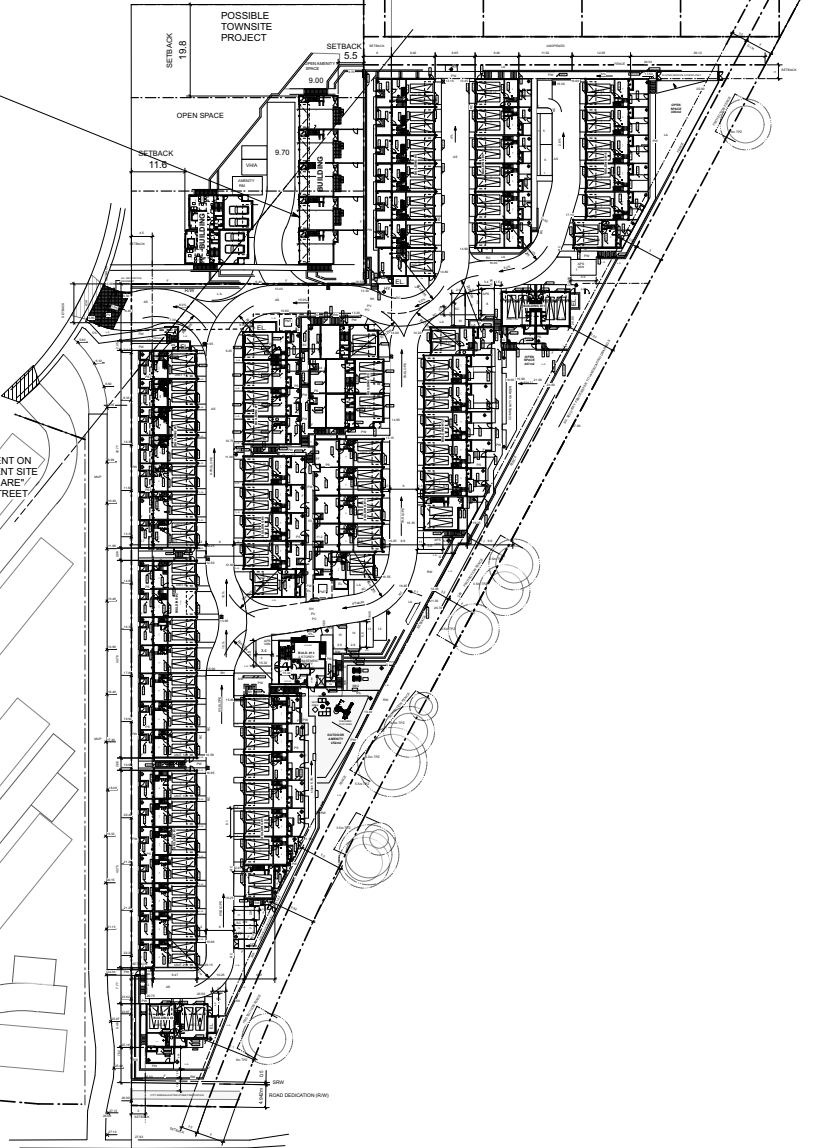
FAR: 0.32
DENSITY: 9.3ups
SITE COVERAGE: 17%

SETRACKS:
NORTH: 19.8m
SOUTH: 4.0m
WEST: 11.6m
EAST: 5.5m

AMENITIES:
OPEN AMENITIES: 59.00m²
INDOOR AMENITY RM: 25.00m²

OFF STREET PARKING:
14 P.SP. IN GARAGES
2 VISITORS P.SP. INCL 1 VAN ACCESSIBLE P.SP.

DEVELOPMENT ON
THE ADJACENT SITE
"EATON SQUARE"
10488 124 STREET,
SURREY, BC



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No: Date: Revision Details:

1	21/10/21	Updated Drawing set Civil
2	21/12/21	Final Right-of-Way Plan Updated



APR. 12 2022

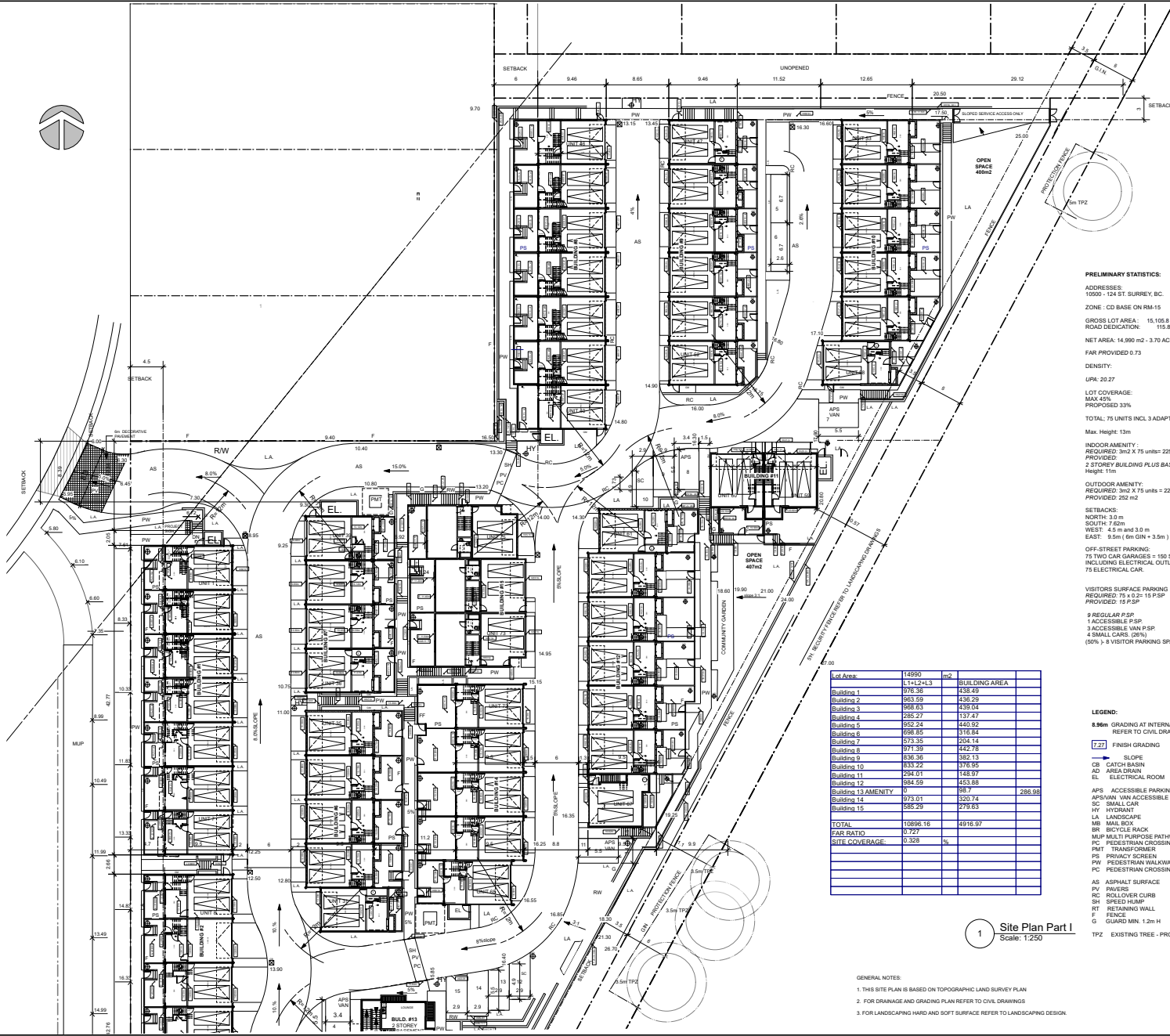
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
Context Plan

Date: - 2021-11-04	Project Number: SA
Scale: Sheet Scale	Drawn By: DP102
Drawn By:	Reviewed By:



PRELIMINARY STATISTICS:

ADDRESSES:
1000 - 124 ST SURREY, BC

ZONE : CD BASE ON RM-15

GROSS LOT AREA: 15,105.8 m² = 3.73 ACRE
ROAD RESERVATION : 115.8 m²

NET AREA: 14,990 m² = 3.70 ACRE

FAR PROVIDED: 0.73

DENSITY:
LPA: 20.27

LOT COVERAGE:
MAX 45%
PROPOSED 33%

TOTAL: 75 UNITS INCL 3 ADAPTABLE UNITS

Max. Height: 13m

INDOOR AMENITY:
REQUIRED: 3m² X 75 UNITS = 225 m²
PROVIDED:
2 STOREY BUILDING PLUS BASEMENT: 286.98 m²
Height: 11m

OUTDOOR AMENITY:
REQUIRED: 3m² X 75 UNITS = 225m²
PROVIDED: 252 m²

SETBACKS:
NORTH: 3.0 m
SOUTH: 7.62m
WEST: 4.5 m and 3.0 m
EAST: 9.5m (6m GIN + 3.5m)

OFF-STREET PARKING:
75 TWO CAR GARAGES = 150 STALLS
INCLUDING ELECTRICAL OUTLETS FOR
75 ELECTRICAL CAR.

VISITORS SURFACE PARKING:
REQUIRED: 75 x 0.21 = 15 P.SP
PROVIDED: 15 P.SP

9 REGULAR P.SP
1 ACCESSIBLE P.SP
3 ACCESSIBLE VAN P.SP
4 SMALL CARS (20%)
(50%) 8 VISITOR PARKING SPACES TO HAVE ELECTRICAL OUTLET

Lot Area	14990	m ²	BUILDING AREA
Building 1	975.35	238.65	438.29
Building 2	963.59	238.65	438.29
Building 3	966.83	238.65	438.29
Building 4	285.27	137.47	
Building 5	952.24	238.65	438.29
Building 6	998.85	252.14	442.78
Building 7	973.35	238.65	438.29
Building 8	977.39	238.65	438.29
Building 9	836.36	204.14	
Building 10	833.22	204.14	
Building 11	294.01	148.97	
Building 12	984.59	238.65	438.29
Building 13	973.01	238.65	438.29
Building 14	987.29	238.65	438.29
Building 15	585.29	148.97	
TOTAL	10886.16	2869.8	
FAR RATIO	0.727		
SITE COVERAGE	0.328	%	

- LEGEND:**
- 8.96m GRADING AT INTERNAL DRIVEWAYS
REFER TO CIVIL DRAWINGS
 - 7.27 FINISH GRADING
 - SLOPE
 - CB CATCH BASIN
 - AD AREA GRAB
 - EL ELECTRICAL ROOM
 - APS ACCESSIBLE PARKING SPACE
 - APS/VAN VAN ACCESSIBLE PARKING SPACE
 - SC SMALL CAR
 - HY HYDRANT
 - LA LANDSCAPE
 - MB MAIL BOX
 - BR BICYCLE RACK
 - MUP MULTI PURPOSE PATHWAY
 - PC PEDESTRIAN CROSSING PAINTED
 - PMT TRANSFORMER
 - PS PRIMARY GREEN
 - PW PEDESTRIAN WALKWAY
 - PC PEDESTRIAN CROSSING
 - AS ASPHALT SURFACE
 - PV PAVES
 - RC ROLL OVER CURB
 - SH SPEED HUMP
 - RT RETAINING WALL
 - F FENCE
 - G GUARD MIN. 1.2m H
 - TPZ EXISTING TREE - PROTECTION ZONE

1 Site Plan Part I
Scale: 1:250

GENERAL NOTES:
1. THIS SITE PLAN IS BASED ON TOPOGRAPHIC LAND SURVEY PLAN
2. FOR DRAINAGE AND GRADING PLAN REFER TO CIVIL DRAWINGS
3. FOR LANDSCAPING HARD AND SOFT SURFACE REFER TO LANDSCAPING DESIGN.

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No.	Date:	Revision Details:
1	2011/03	REVISED FOR CITY COMMENTS DATED 2011/10
2	2012/01	Grading Checkmate
3	2012/01	Updated Grading of Civil
4	2012/10	Fire Fighter Access Plan Update
5	2013/04	813 REVISED: SIDEWALK, RET. WALL, FIRE FIGHTER GARDEN AND COMMUNITY GARDEN AREA
6	2013/10	STREET REDIRECTION AND SHOW OF 10' W.A.S. INTRODUCED
7	2014/04	REDUCTION TO 75 UNITS AND 15 BUILDINGS



APR. 12 2022

SATURNIN ARCHITECTURE

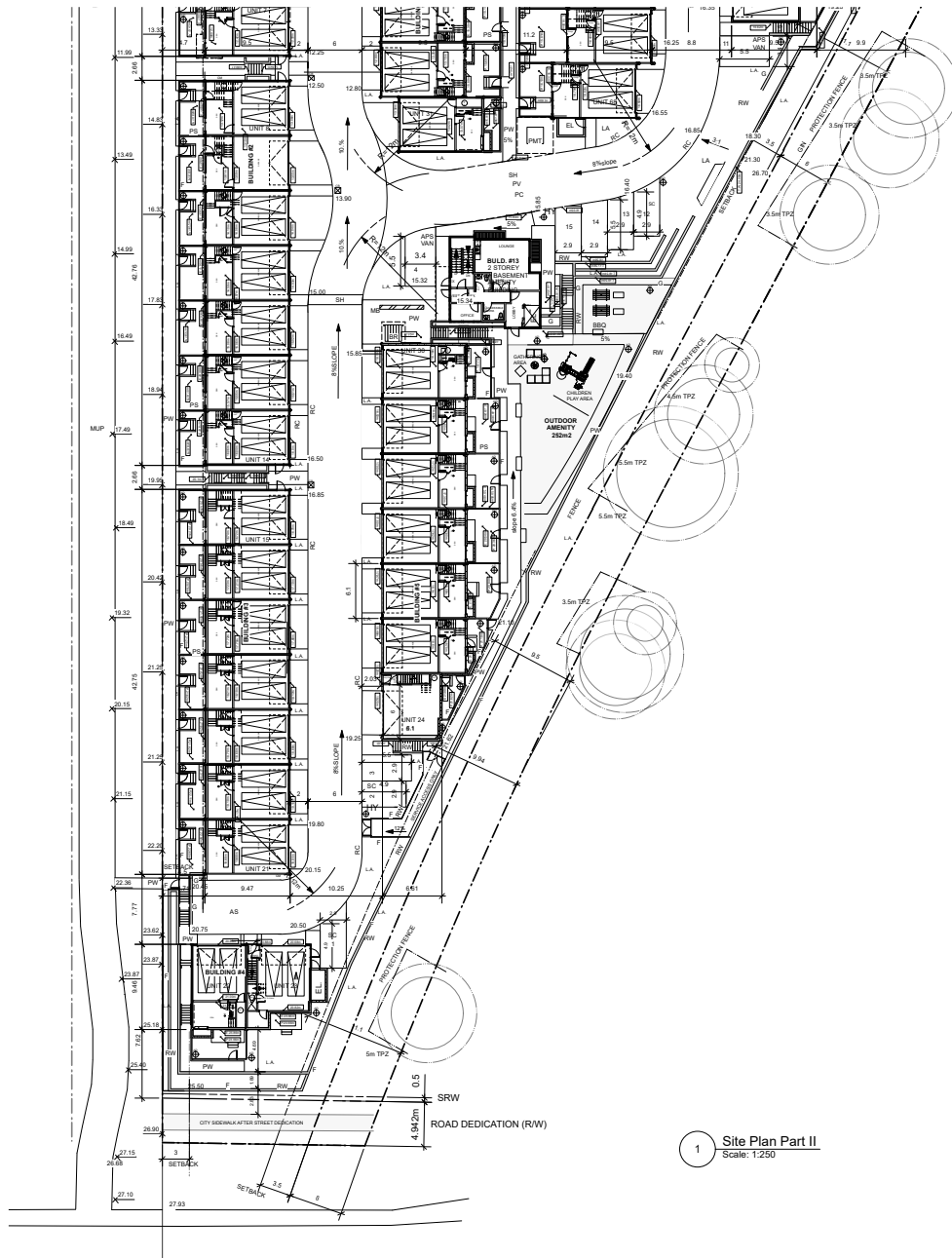
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
Site Plan 1 North Side
Project Statistics

Date:	2021-11-04	Project Number:	SA
Scale:	1:500	Drawn by:	VG, KD
Drawn by:	VG, KD	Approved by:	VG
Approved by:	VG		

DP103



1 Site Plan Part II
Scale: 1:250

- GENERAL NOTES:
1. THIS SITE PLAN IS BASED ON TOPOGRAPHIC LAND SURVEY PLAN
 2. FOR DRAINAGE AND GRADING PLAN REFER TO CIVIL DRAWINGS
 3. FOR LANDSCAPING HARD AND SOFT SURFACE REFER TO LANDSCAPING DESIGN.



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No.	Date:	Revision Details:
1	2011/03	REVISIONS FOR CITY COMMENTS DATED 2011/19
2	21/03/20	Grading Correction
3	21/02/21	Updated Grading w/ Civil
4	21/12/15	Fire Fighter Access Plan Updated
5	22/01/24	B10 REVISED, SIDEWALK, RET. WALL, STAIRWELL, AMENITY, COMMUNITY GARDEN ACCESS
6	22/01/23	STREET DEDICATION AND GRW OF SWAGE INTRODUCED
7	22/04/24	REDUCTION TO 15' UNITS AND 15' BUILDING



APR. 12 2022

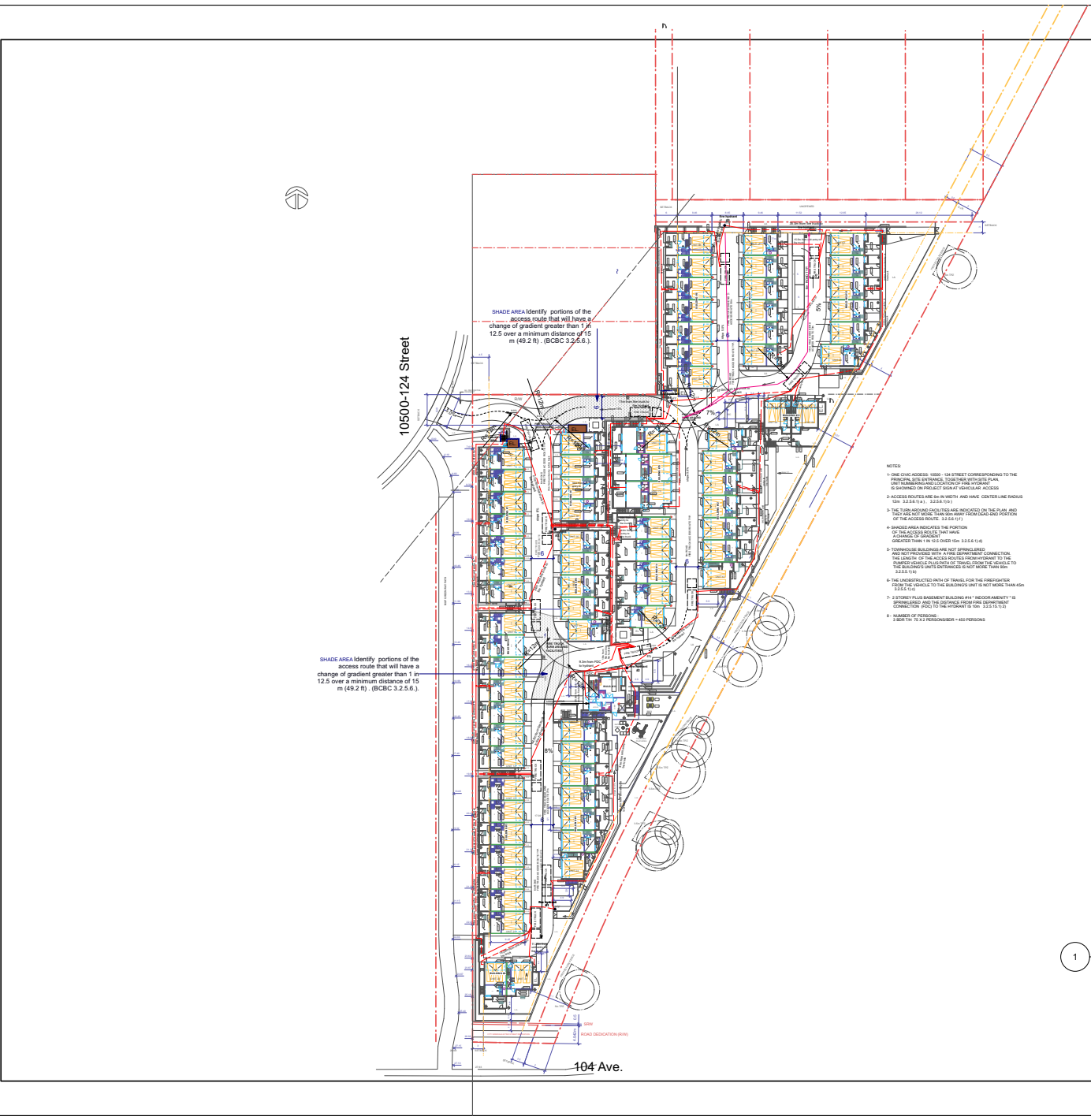
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
Site Plan 2, South Side

Date: - 2021-11-04	Project Number: SA
Scale: 1:500	Drawn by: VG, KD
Drawn by: VG, KD	Approved by: VG
Approved by: VG	DP104



SHADE AREA Identify portions of the access route that will have a change of gradient greater than 1 in 12.5 over a minimum distance of 15 m (49.2 ft). (BCBC 3.2.5.6.)

SHADE AREA Identify portions of the access route that will have a change of gradient greater than 1 in 12.5 over a minimum distance of 15 m (49.2 ft). (BCBC 3.2.5.6.)

- NOTES
1. FIRE DEPARTMENT ACCESS - 10500-124 STREET CORRESPONDING TO THE PRINCIPAL SITE ENTRANCE. TOGETHER WITH SITE PLAN IMPROVEMENTS AND LOCATION OF THE WINDOWS IS SHOWN ON PROJECT SIGN AT VEHICULAR ACCESS.
 2. ACCESS ROUTES ARE 60 IN WIDTH AND HAVE A CENTER LINE RADIUS (CLR) 3.2.5.8 (14) / 3.2.5.8 (15)
 3. THE TURN AROUND FACILITIES ARE INDICATED ON THE PLAN AND THEY ARE NOT MORE THAN 500 MM AWAY FROM THE ENDING PORTION OF THE ACCESS ROUTE. 3.2.5.8 (15)
 4. SHADE AREA INDICATES THE PORTION OF THE ACCESS ROUTE THAT HAVE A CHANGE OF GRADIENT GREATER THAN 1 IN 12.5 OVER 15M (3.2.5.6.1) (b)
 5. TURNING RADIUS AND NOT SHOWN AND NOT PROVIDED WITH A FIRE DEPARTMENT CONNECTION. THE LOCATION OF THE ROUTES FORMERLY TO THE PARKING AREAS INDICATED BY DASHED LINE TO THE SHIELD TO 3.2.5.8 (15)
 6. THE UNRESTRICTED PATH OF TRAVEL FOR THE FIREFIGHTER FROM THE SHIELD TO THE BUILDING UNIT IS NOT MORE THAN 30M (3.2.5.8 (15))
 7. 2 STOREY PLUS BASEMENT BUILDING #41 "RESIDENTIALITY" IS SHOWN AND THE DISTANCE FROM FIRE DEPARTMENT CONNECTION POINT TO THE PERSON IS: 3.2.5.8 (15) (2)
 8. NUMBER OF PERSONS 3.2.5.8 (15) IS 2 PERSONS/UNIT + 60 PERSONS

1 Fire Department Access Plan
Scale: 1:500

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No.	Date	Revision Details:
1	201710	REVISION AS PER CITY COMMENTS DATED 2017.10
2	201903	Issued Construction
3	201901	Updated Drafting of Call
4	201910	Fire Fighter Access Plan Updated
5	202010	Notes added
6	202004	REDUCTION TO 75 UNITS AND 12 BUILDINGS
7	202007	GRADES AS PER CIVIL



APR. 12 2022

SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
**FIRE DEPARTMENT
SITE PLAN
REQUIREMENTS**

Date: 2022-04-07	Project Number: SA
Scale: 1:500	Drawn by: VG, KD
Drawn by: VG, KD	Approved By: VG

DP105



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No.	Date:	Revision Details:
1	21/12/21	Updated Drawing set CIP
2	23/12/21	Final Rights Access Plan Issued
3	22/04/24	REDUCTION TO 15 UNITS AND 15 BUILDINGS



APR. 12 2022

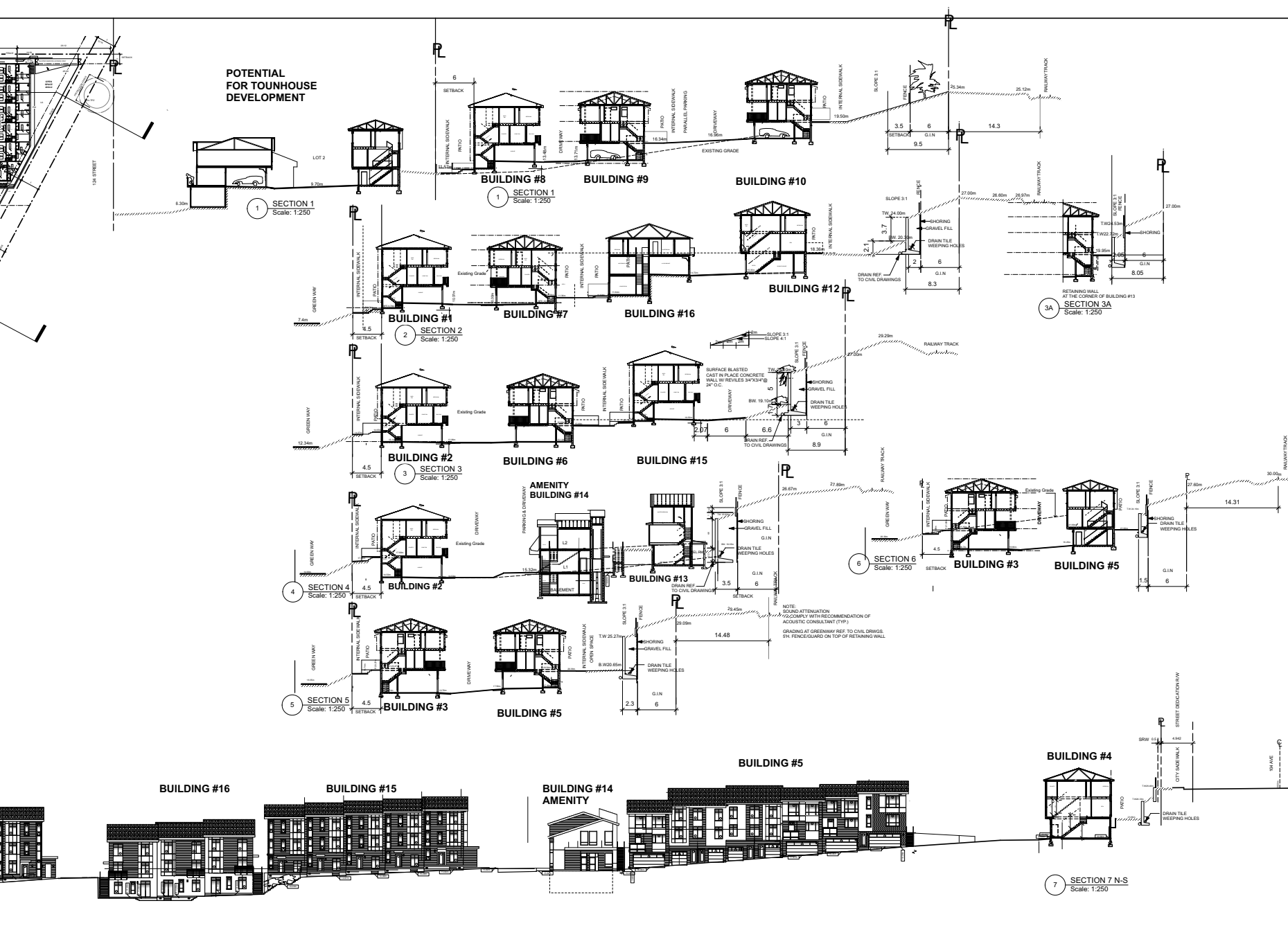
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Pedestrian Circulation Diagram

Date: - 2021-11-04	Project Number: SA
Scale: Sheet Scale	Drawn By: DP106
Drawn By: Drawn By	Reviewed By:



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No.	Date:	Revision Details:
1	202102	REVISED FOR CITY COMMENTS
2	202104	REVISED SEWER, RET WALL, OPEN SPACE, AMENITY PROGRAMMING, COMMUNITY GARDEN, etc.
3	202105	STREET VEDICATION AND SWP
4	202404	REVISION TO 15 UNITS AND 15 BUILDINGS



SATURNIN ARCHITECTURE
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytk@saturnin.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 SITE SECTIONS

Date: - 2021-11-04	Project Number: SA
Scale: Sheet Scale	Draw No.:
Drawn By: Drawn By	DP107
Approved By:	Reviewed By:

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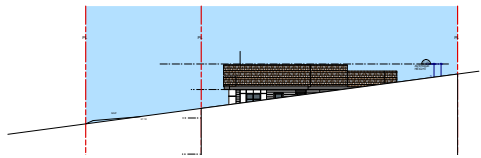
No.	Date:	Revision Details:



1 STREET SCAPE ALONG MUP
 Scale: 1:200



2 STREET SCAPE ALONG DRIVEWAY
 Scale: 1:200



3 STREET SCAPE ALONG 104 AVE
 Scale: 1:200



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 STREETSCAPES

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP109
Approved By: Reviewed By	



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Building 1:	
Level 1:	134.61
Level 2:	395.08
Level 3:	438.42
Garage:	270.1
Electrical Rm.:	8.18
BFA:	978.33
Building Area:	438.43

No. Date: Revision Details:

No.	Date	Revision Details



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL.: 604 880 4598
email: voytek@grzybowski.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

FLOORING 1
FLOOR PLANS

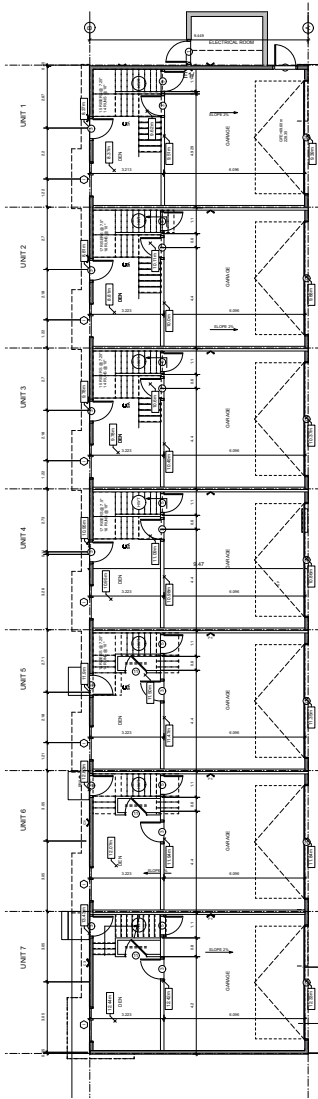
Date:
- 2021-11-04

Scale:
1:100

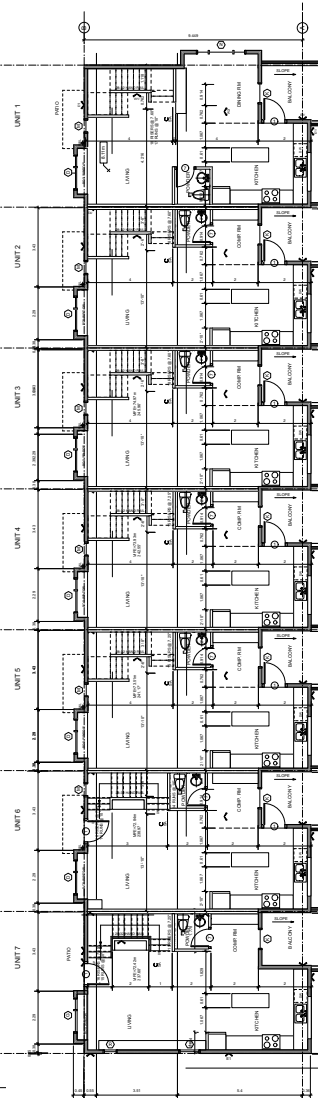
Drawn By:
Drawn By

Approved By:
Reviewed By

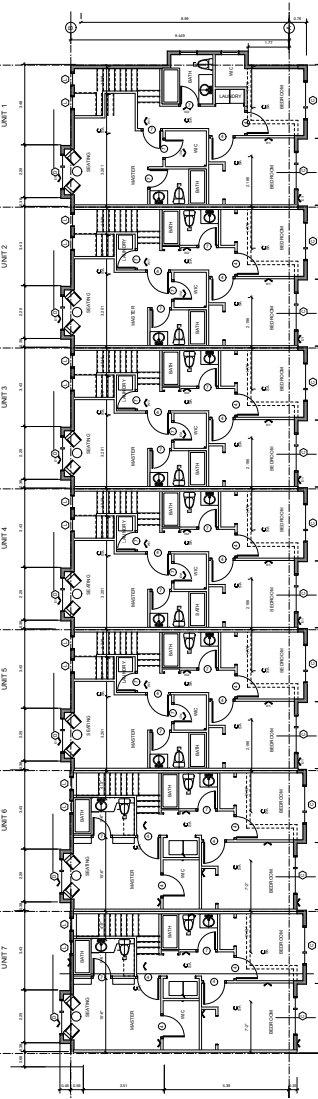
Project Number:
DP201



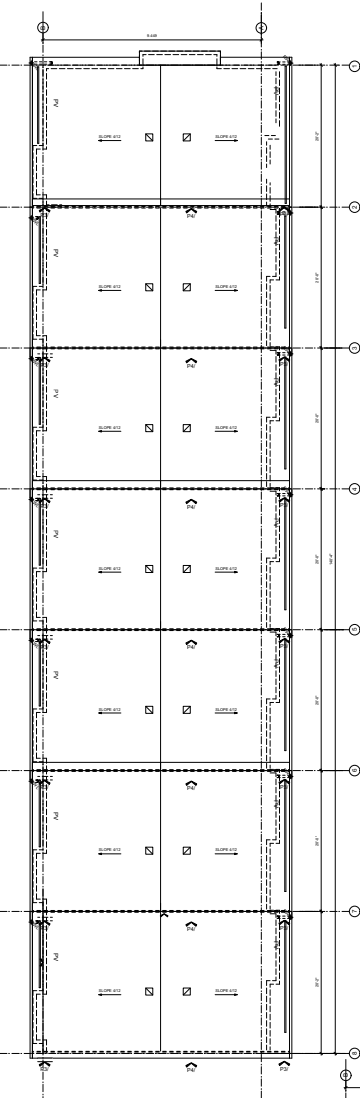
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



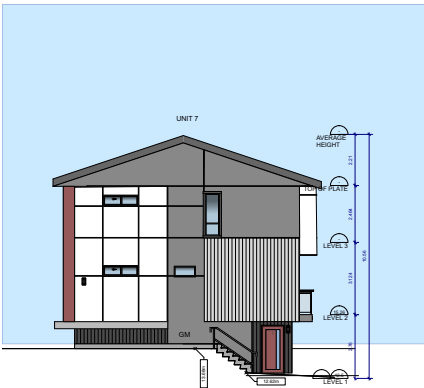
ROOF PLAN



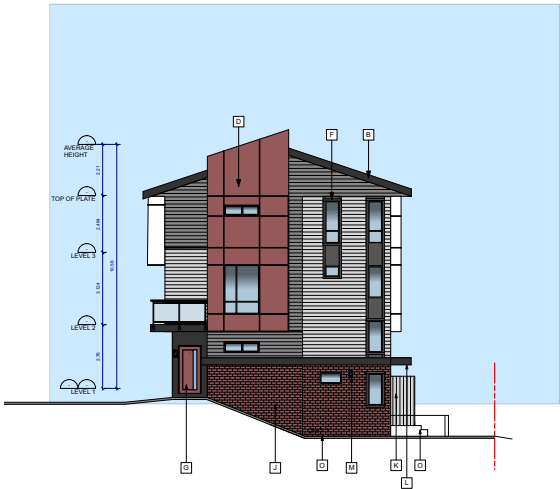
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

MATERIAL SCHEDULE:

- A ASPHALT SHINGLES CLASS C
- B WOOD TRIMS, GABLES FASCIA
- C HARDIE PLANKS
- D HARDIE BOARDS W/ METAL TRIMS
COLOUR MATCH MATERIAL COLOUR
- E DOUBLE GLAZED VINYL WINDOWS
- F 6" WINDOW / DOOR TRIMS
- G EXTERIOR ENTRY DOOR FIBERGLASS INSULATED
- H GARAGE OIL DOOR
- I GLAZED METAL BALCONY GUARD
- J DECORATIVE BRICK VENEER
- K COMPOSITE PRIVACY SCREEN
- L ENTRY CANOPIES
- M NON GLARE WALL MOUNTED LIGHT FIXTURES
- N METAL HANDRAILS
- O PAINTED CONCRETE

BENJAMIN MOORE COLOURS SCHEME:

1	SUPER WHITE BM OC 152
2	COATMANS CAPE BM CSP 90
3	STREET CHIC BM CSP 45
4	SEA SALT BM CSP 95
5	RASBERRY GRAY BM CSP 430
6	ESPRESSO BEAN BM CSP 30

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No: Date: Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Building 1 Elevations

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Sheet No.:
Drawn By: Drawn By	DP301
Approved By: Reviewed By	

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No.	Date:	Revision Details:



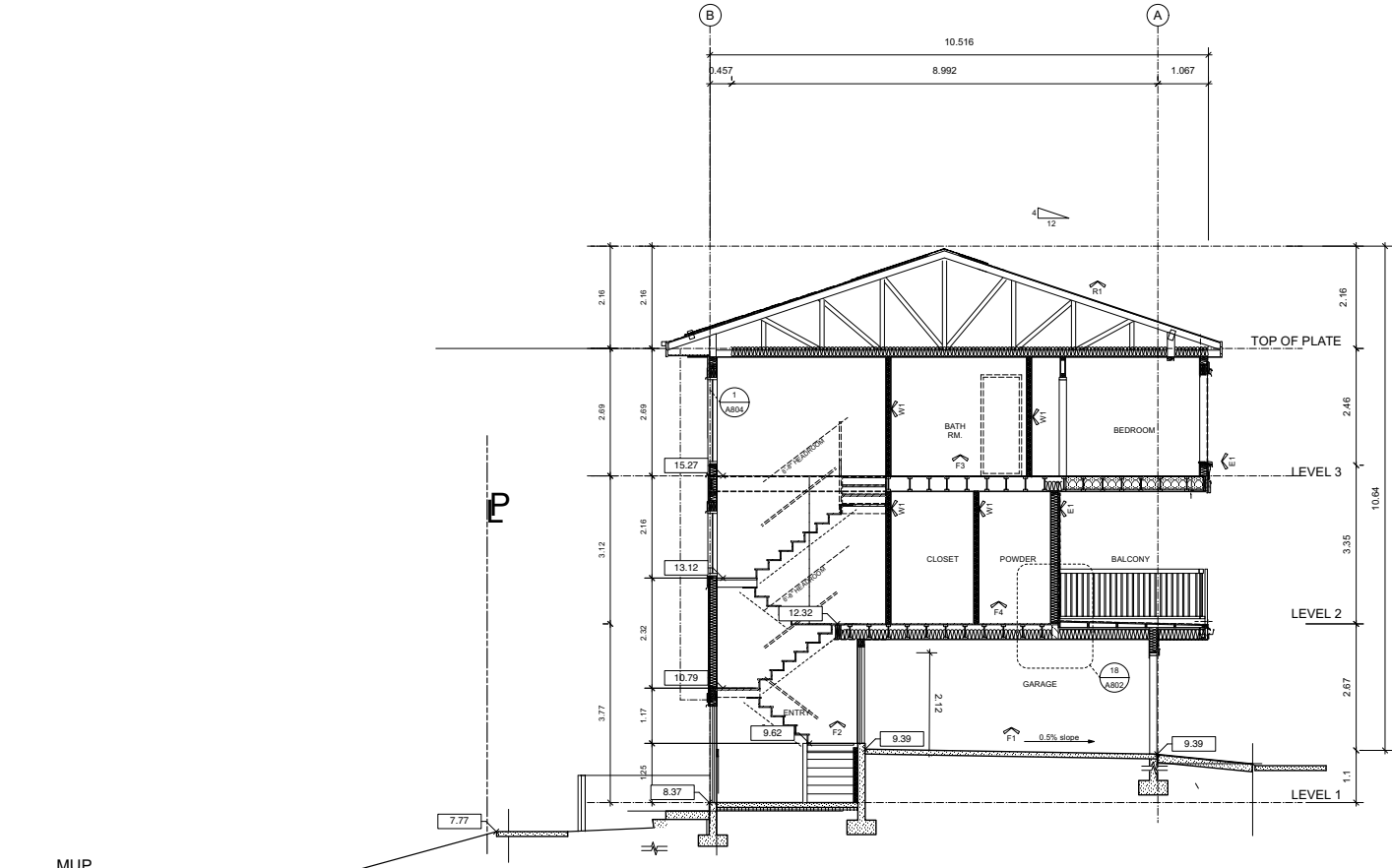
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Cross Section

Date: - 2021-11-04	Project Number:
Scale: 1:100	Drawn By: DP401
Drawn By: DP401	Reviewed By:



1 CROSS SECTION B1 UNIT 1



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Building 2	
Level 1	134.61
Level 2	392.88
Level 3	438.25
Garage	270.1
Electrical Rm.	0
BPA	983.58
Building Area	438.25

No. Date: Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
BUILDING 2
FLOOR PLANS

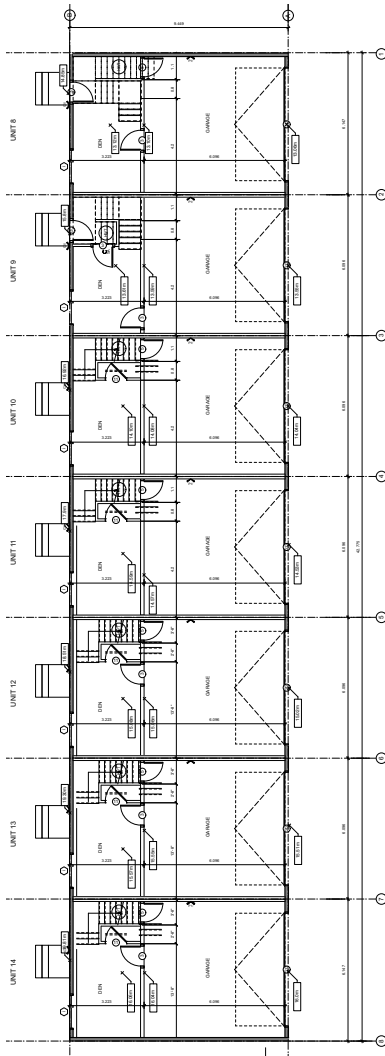
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2021-11-04

Scale:
1:100

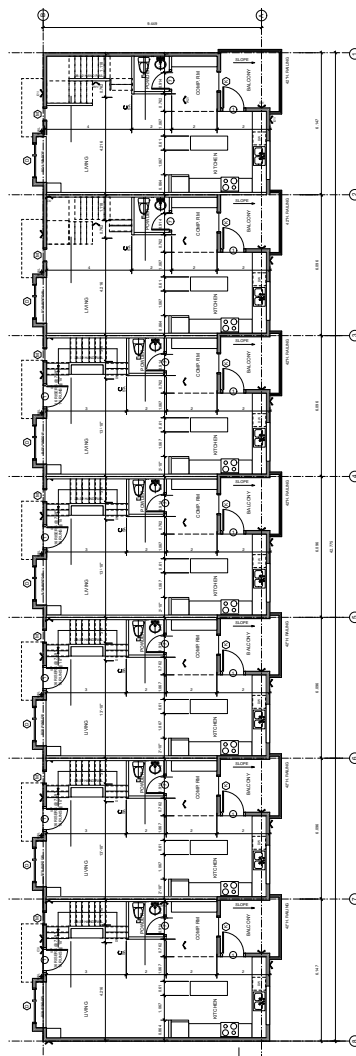
Drawn By:
Drawn By

Approved By:
Reviewed By

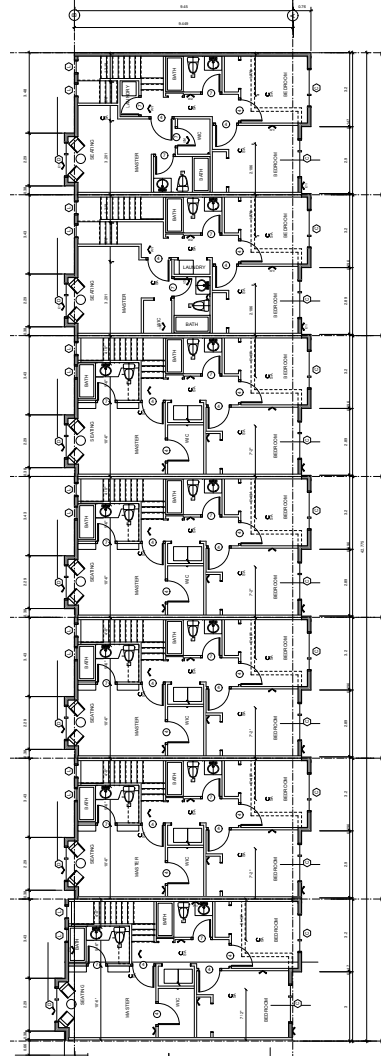
Project Number:
DWG No.
DP202



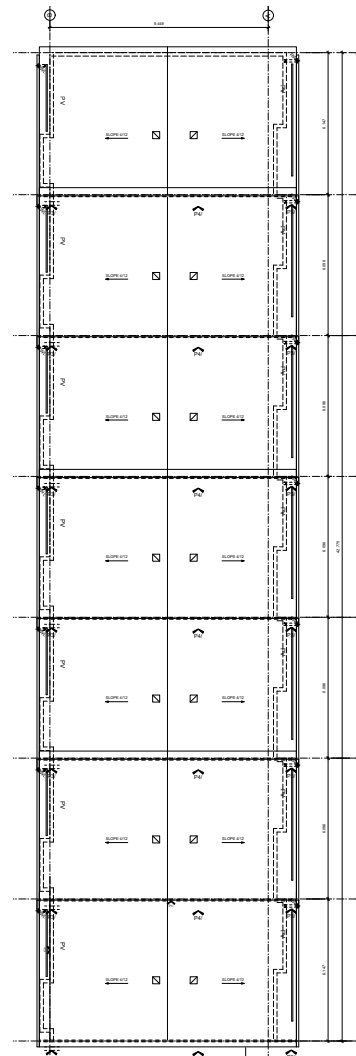
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



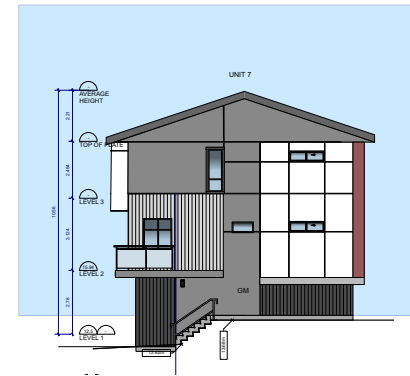
ROOF PLAN



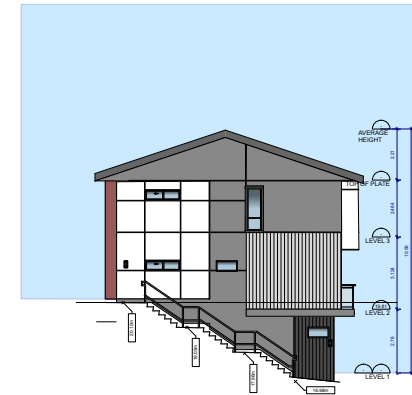
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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No.	Date:	Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Building 2 Elevations

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Sheet No.:
Drawn By: Drawn By	DP302
Approved By: Reviewed By	

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No: Date: Revision Details:

No	Date	Revision Details



SATURNIN ARCHITECTURE

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VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

Cross Section

Date: - 2021-11-04

Project Number:

Scale:

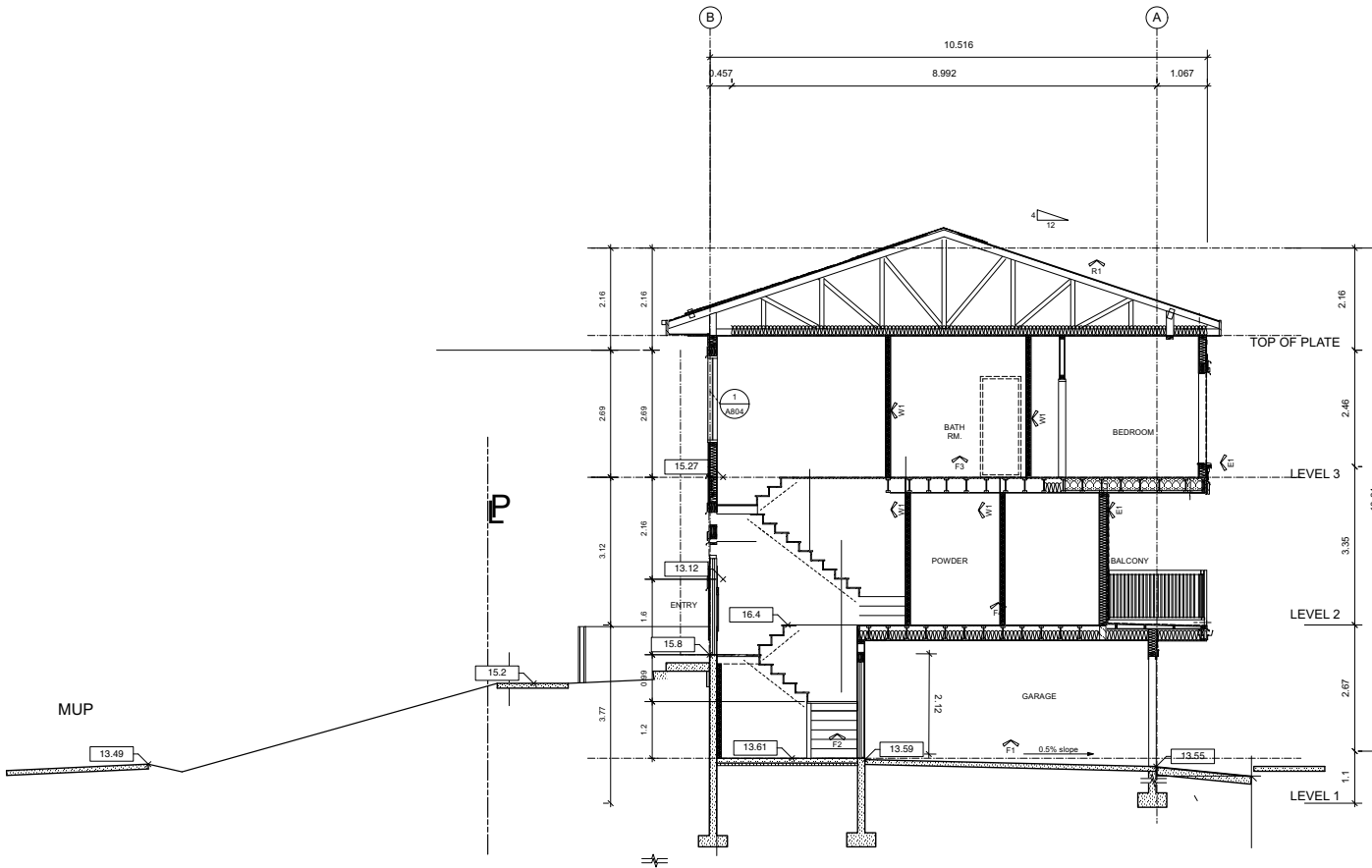
Drawn By:

Drawn By:

Reviewed By:

Reviewed By:

DP402



2 CROSS SECTION B2 UNIT 9



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Building 3:	
Level 1	134.61
Level 2	394.97
Level 3	439.04
Garage:	270.1
Electrical Rm:	0
BPA:	998.65
Building Area:	439.04

No. Date: Revision Details:



MAR 01 2022

SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

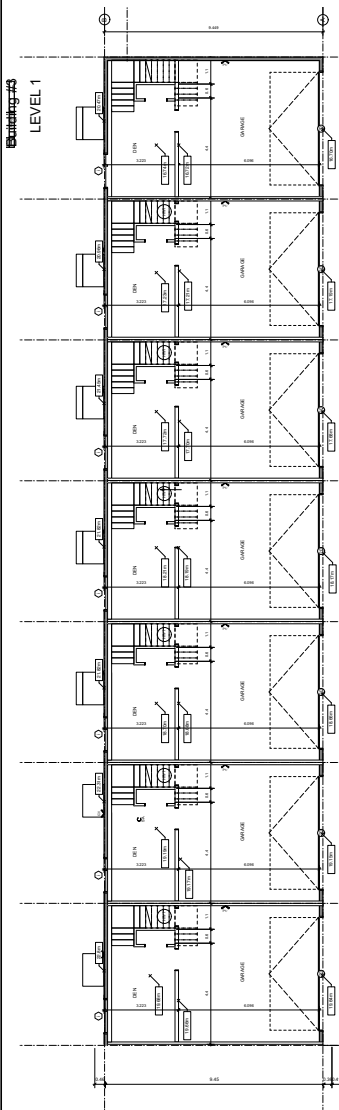
Drawing Title:
BUILDING 3
FLOOR PLANS

Date:
- 2021-11-04
Scale:
1:100
Drawn By:
Drawn By:
Approved By:
Reviewed By:

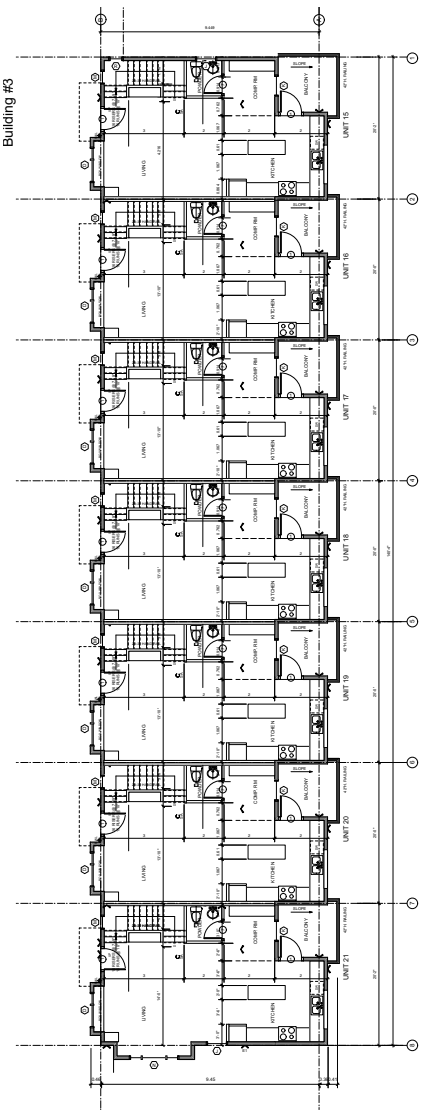
Project Number:

Sheet No:

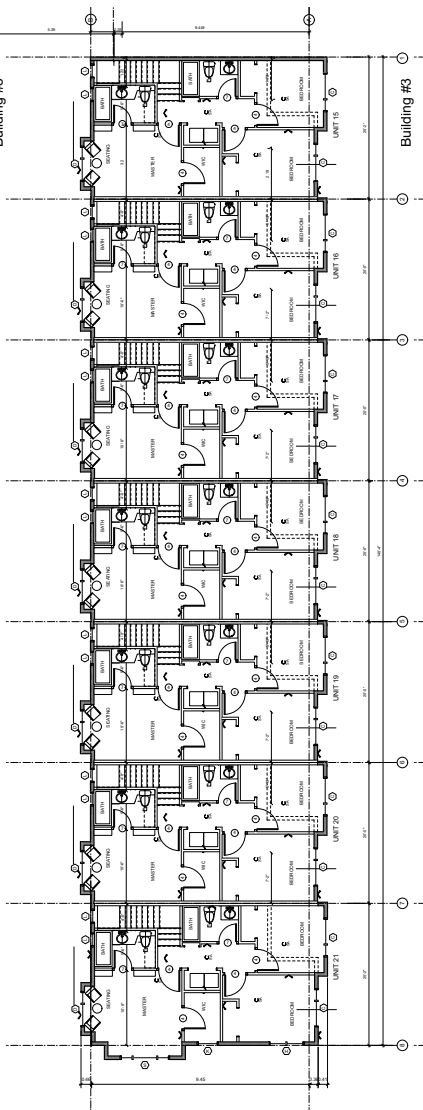
DP203



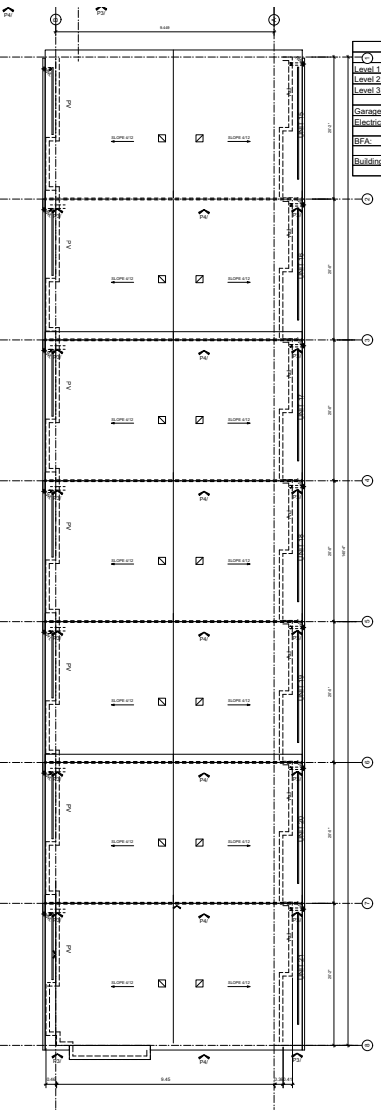
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



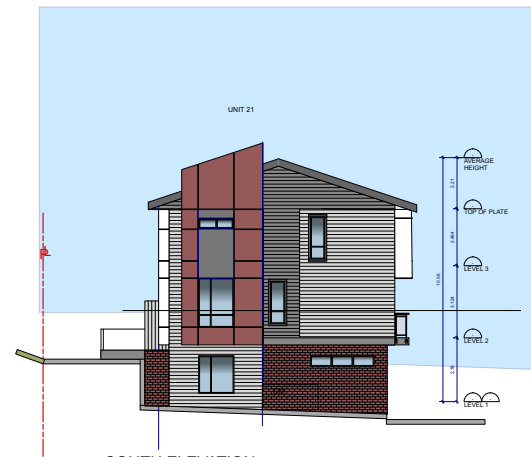
LEVEL 3 FLOOR PLAN



ROOF PLAN



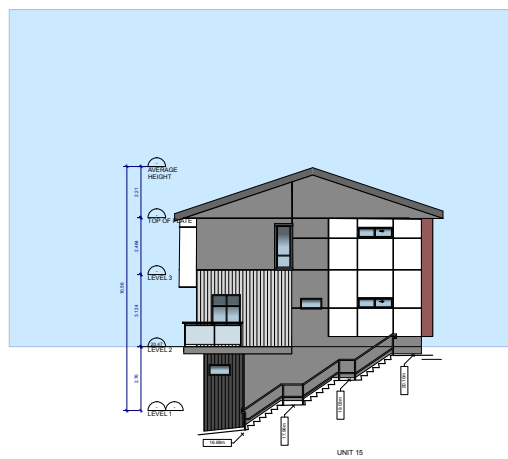
WEST ELEVATION



SOUTH ELEVATION



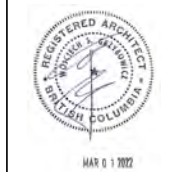
EAST ELEVATION



NORTH ELEVATION

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No.	Date:	Revision Details:



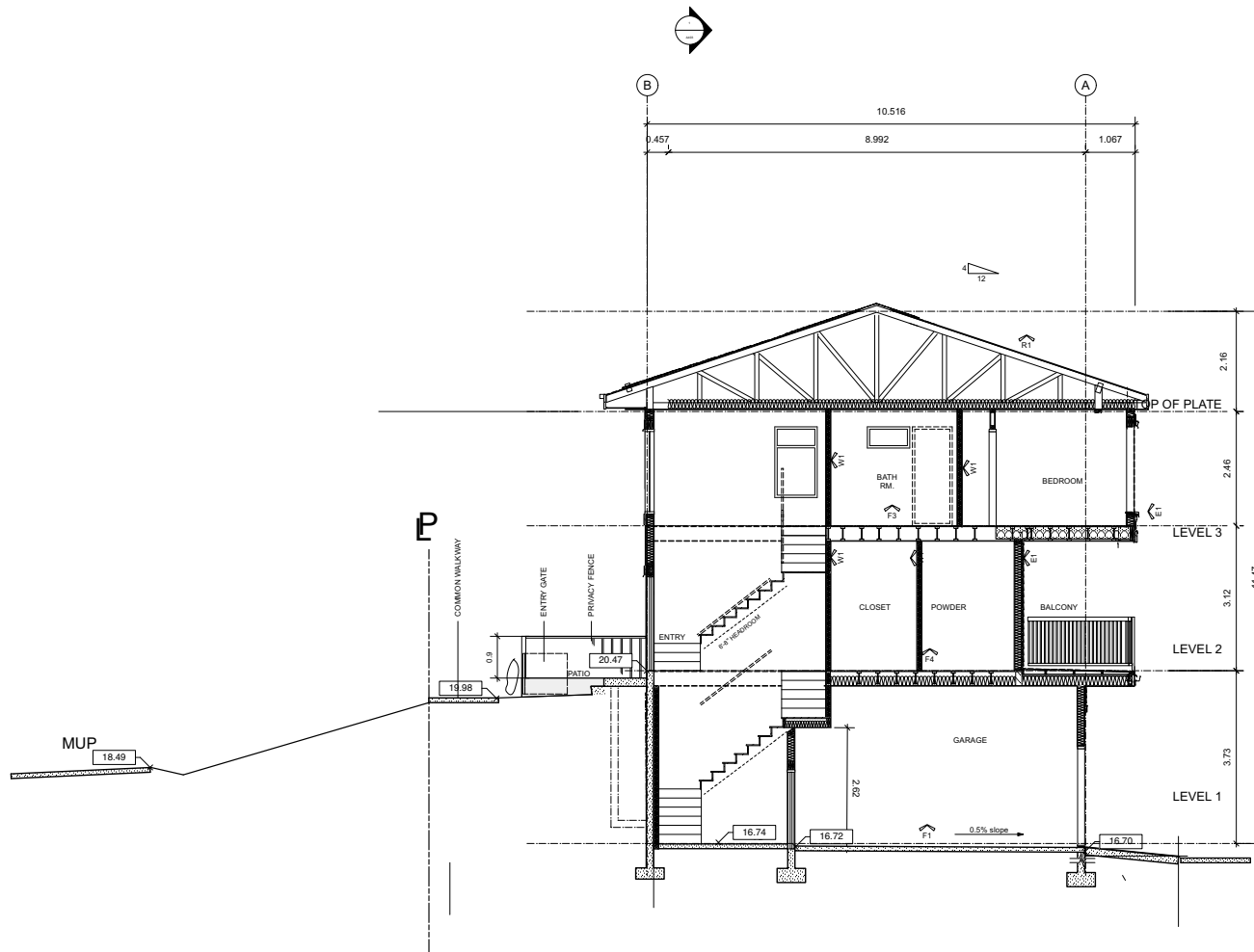
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Building 3
 Elevations

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Sheet No.:
Drawn By: Drawn By	DP303
Approved By: Reviewed By	



1 CROSS SECTION B3 UNIT 15

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No:	Date:	Revision Details:



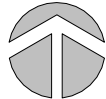
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

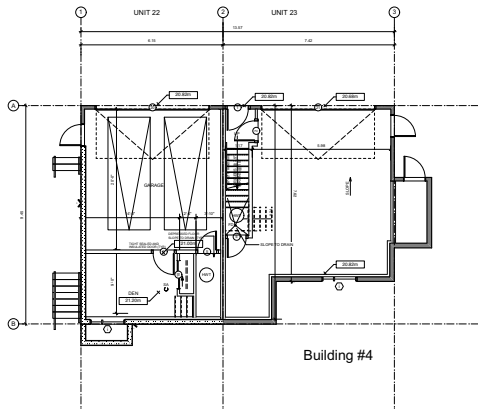
Drawing Title:
Cross Section

Date: 2021-11-04	Project Number:
Scale: 1:100	Draw No: DP403
Drawn By: [Signature]	
Approved By: [Signature]	
Reviewed By: [Signature]	

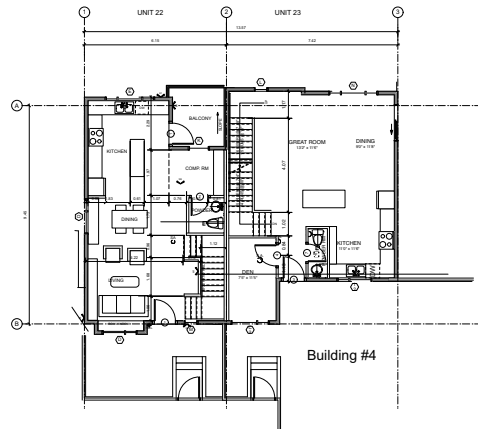


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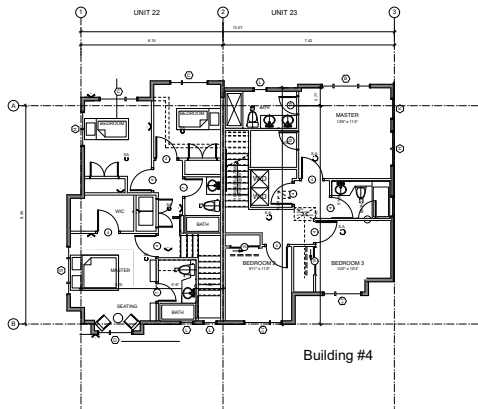
Building #4	
	m ²
Level 1	70.2
Level 2	122.53
Level 3	137.47
Garage	98.85
Electrical Rm.	5.07
BFA	285.27
Building Area	142.54



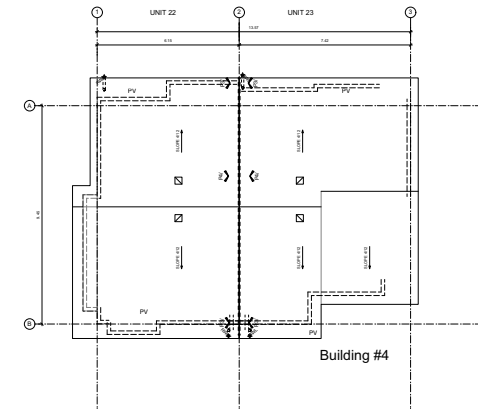
1 LEVEL 1
SCALE: 1/100



2 LEVEL 2
SCALE: 1/100



3 LEVEL 3
SCALE: 1/100



4 ROOF PLAN
SCALE: 1/100



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
B4 FLOOR PLANS

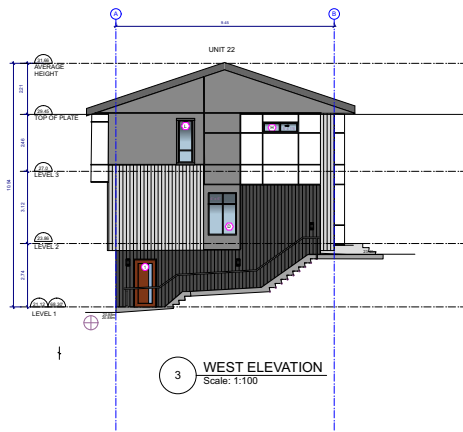
Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Sheet No.:
Drawn By: Drawn By	DP204
Approved By: Reviewed By	



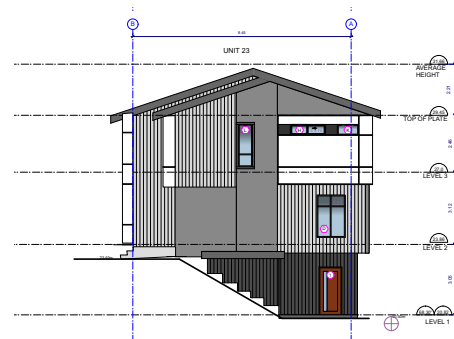
1 SOUTH ELEVATION
Scale: 1:100



2 NORTH ELEVATION
Scale: 1:100



3 WEST ELEVATION
Scale: 1:100



4 EAST ELEVATION
Scale: 1:100

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No. Date: Revision Details:

No.	Date:	Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

B4 ELEVATIONS

Date:
- 2021-11-04

Project Number:

Scale:
Sheet Scale

Sheet No.

Drawn By:
Drawn By

DP304

Approved By:
Reviewed By

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VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

B4 SECTIONS

Date:
- 2021-11-04

Project Number:

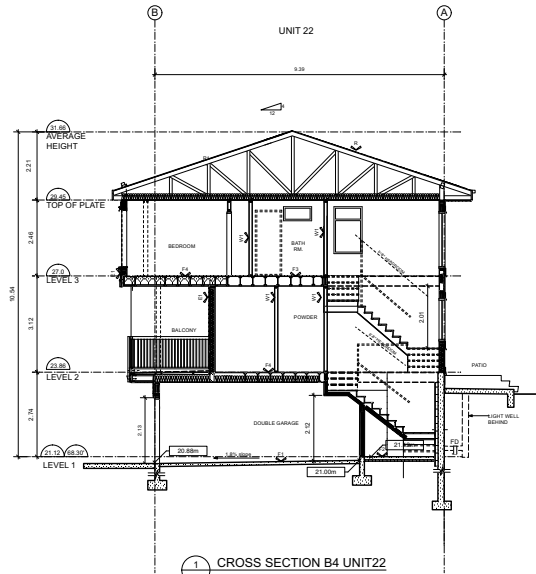
Scale:
Sheet Scale

Sheet No.:

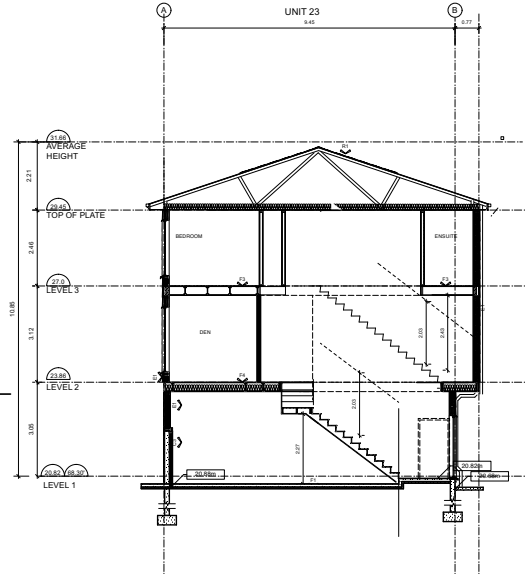
Drawn By:
Drawn By

DP404

Approved By:
Reviewed By



1 CROSS SECTION B4 UNIT22



2 CROSS SECTION B4 UNIT23



Building 5:	
Level 1:	122.85
Level 2:	388.87
Level 3:	448.92
Garage:	234.79
Electrical Rm:	0
BFA:	952.24
Building Area:	440.92

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APR. 12 2022

SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzywicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
B5 FLOOR PLANS

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By:	
Drawn By:	
Approved By:	
Reviewed By:	

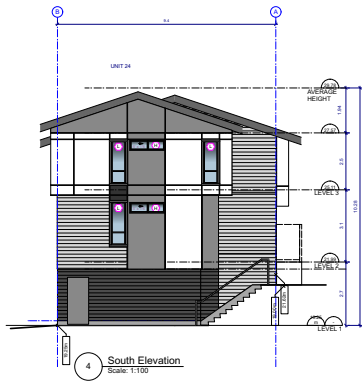
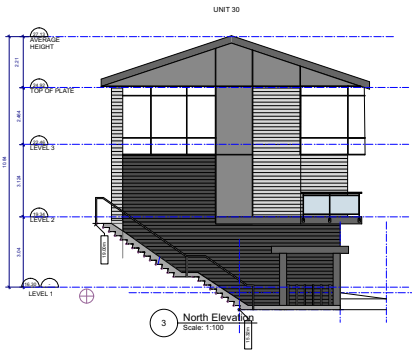
DP205

1 L1 Scale: 1:96

2 L2 Scale: 1:96

3 L3 Scale: 1:96

4 ROOF PLAN Scale: 1:96



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No.	Date:	Revision Details:



APR. 12 2022

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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
**Townhouse Project
10500 - 124 St.
Surrey, BC**

Drawing Title:
B5 ELEVATIONS

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By:	Reviewed By:
Approved By:	Reviewed By:

DP305

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 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:

B5 SECTIONS

Date:
 - 2021-11-04

Project Number:

Scale:
 Sheet Scale

Sheet No.

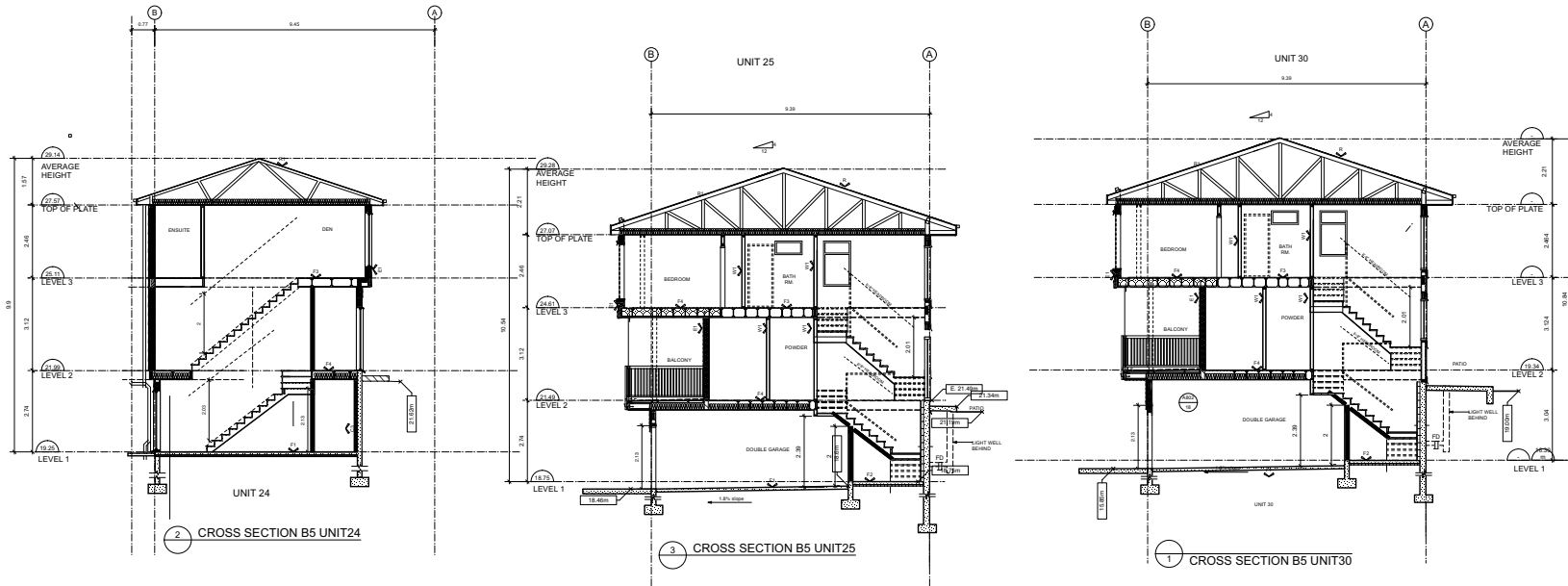
Drawn By:

Drawn By

Approved By:

Reviewed By

DP405



2 CROSS SECTION B5 UNIT24

3 CROSS SECTION B5 UNIT25

1 CROSS SECTION B5 UNIT30



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Building 6	
Level 1	96.39
Level 2	281.11
Level 3	316.84
Garage	193.47
Electrical Rm.	4.52
BFA	698.85
Building Area	921.98

No. Date: Revision Details:

No.	Date	Revision Details



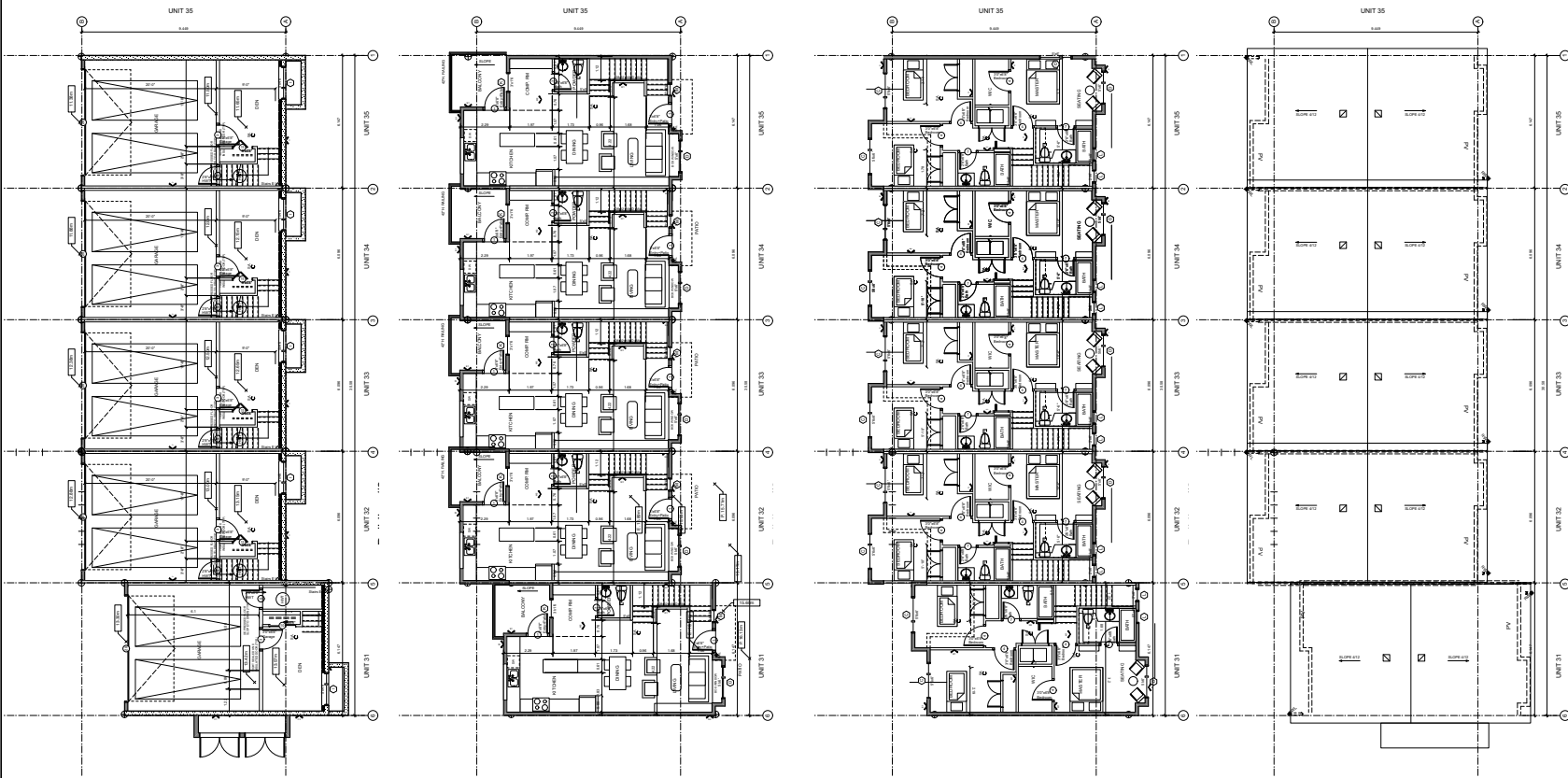
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B6 FLOOR PLANS

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP206
Approved By: Reviewed By	



LEVEL 1 FLOOR PLAN

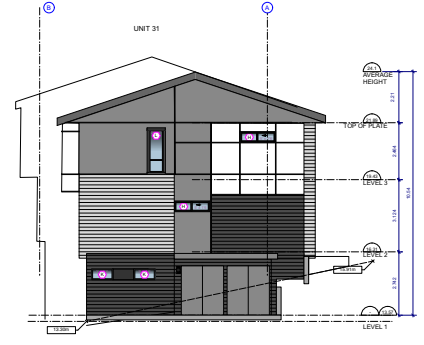
LEVEL 2 FLOOR PLAN

LEVEL 3 FLOOR PLAN

ROOF PLAN



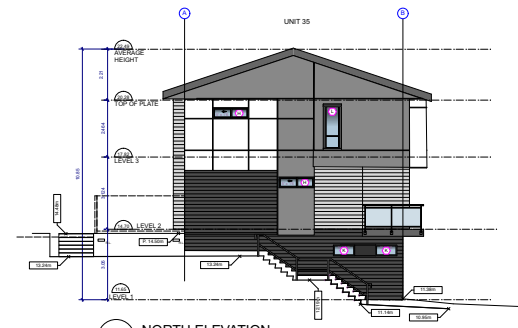
1 WEST ELEVATION
Scale: 1:100



3 SOUTH ELEVATION
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100

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No.	Date	Revision Details



SATURNIN ARCHITECTURE
1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

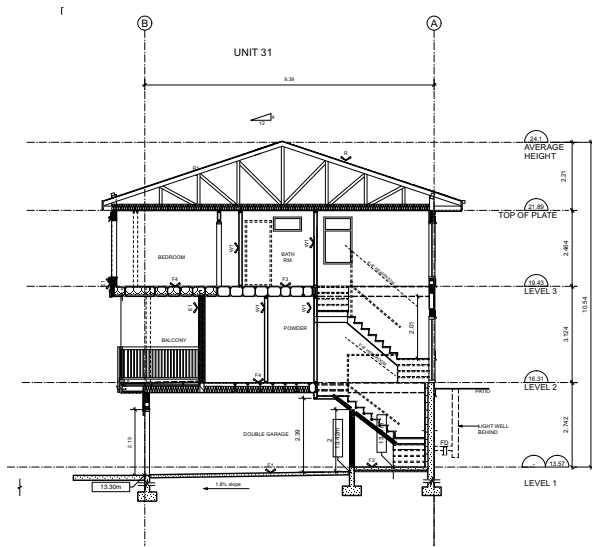
Drawing Title:
B6 ELEVATIONS

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By:	Reviewed By:
Approved By:	Reviewed By:

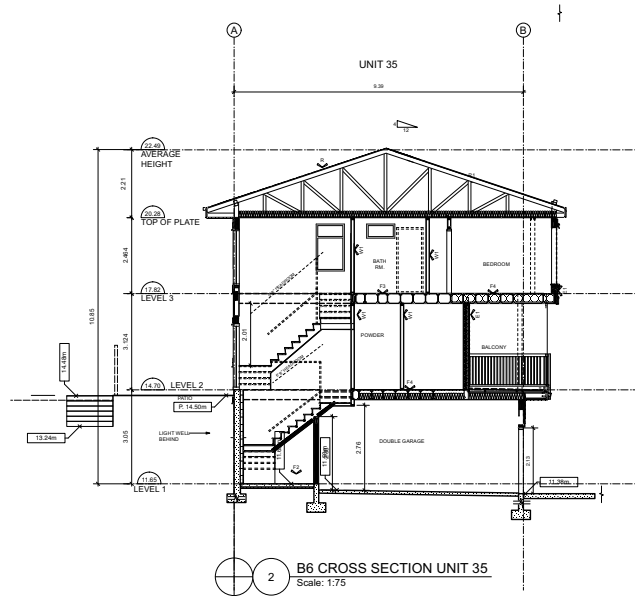
DP306

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No.	Date:	Revision Details:



1 B6 CROSS SECTION UNIT 31
 Scale: 1/75



2 B6 CROSS SECTION UNIT 35
 Scale: 1/75



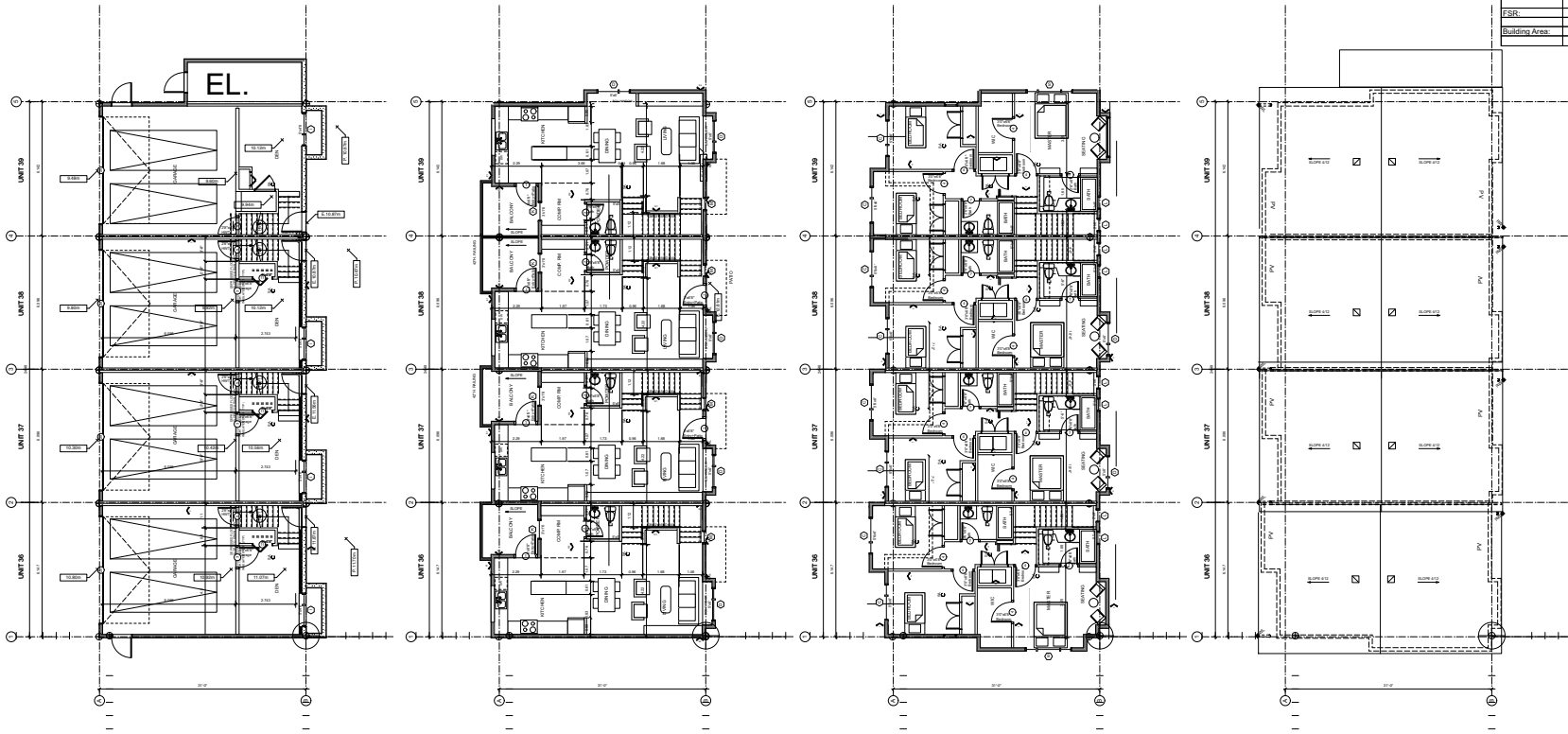
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B6 SECTIONS

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Sheet No.:
Drawn By: Drawn By	DP406
Approved By: Reviewed By	



LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN

LEVEL 3 FLOOR PLAN

ROOF PLAN

Building 7	
Level 1:	74.91
Level 2:	227.73
Level 3:	259.57
Garage:	168.07
Electrical Rm.:	11.44
FSR:	573.35
Building Area:	271.01

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No. Date: Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

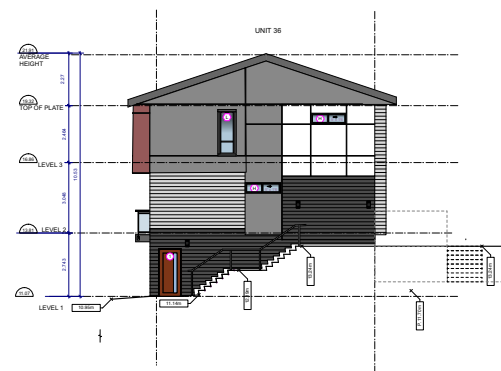
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
B7 FLOOR PLANS

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP207
Approved By: Reviewed By	



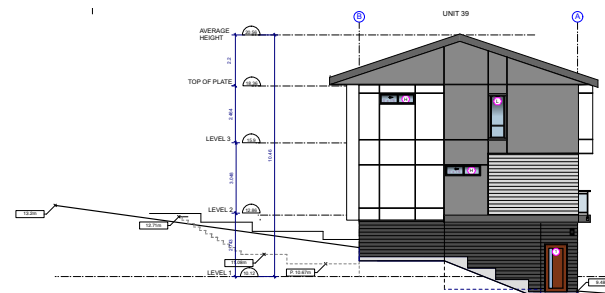
1 WEST ELEVATION
Scale: 1:100



3 SOUTH ELEVATION
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100



4 NORTH ELEVATION
Scale: 1:100

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SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

B7 ELEVATIONS

Date:
- 2021-11-04

Project Number:

Scale:
Sheet Scale

Sheet No.:

Drawn By:

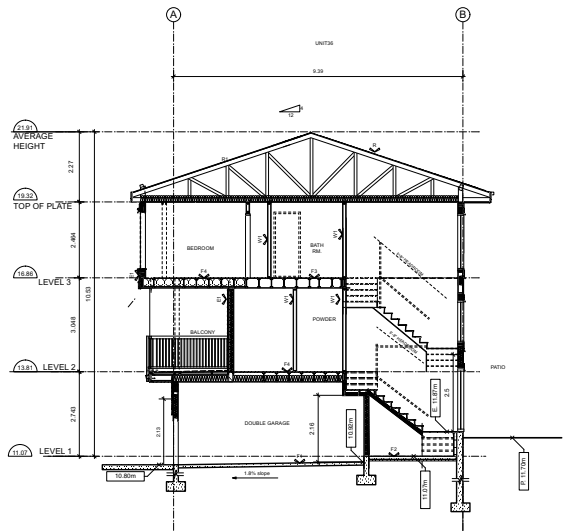
Drawn By:
Reviewed By:

DP307

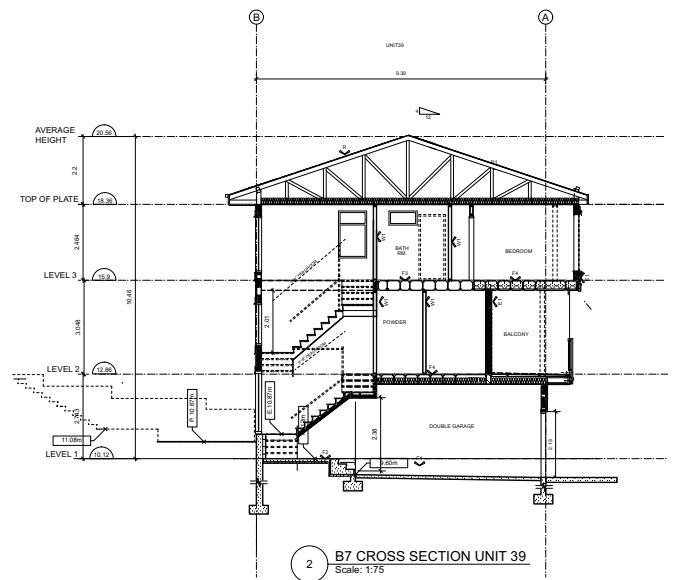
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No:	Date:	Revision Details:



1 B7 CROSS SECTION UNIT 36
Scale: 1:75



2 B7 CROSS SECTION UNIT 39
Scale: 1:75



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
B7 SECTIONS

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Draw No:
Drawn By: Drawn By	DP407
Approved By: Reviewed By	



Building 6:	
Level 1:	135.74
Level 2:	362.81
Level 3:	438.25
Garage:	295.11
Electrical Rm:	3.65
BFA:	971.35
Building Area:	442.78

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No.	Date:	Revision Details:



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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

B8 Floor Plans

Date:

2021-11-04

Scale:

1:100

Drawn By:

Drawn By

Approved By:

Reviewed By

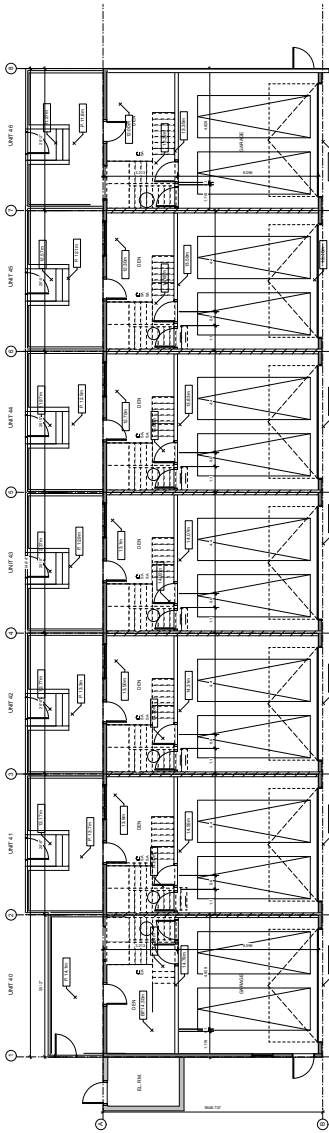
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Sheet No.:

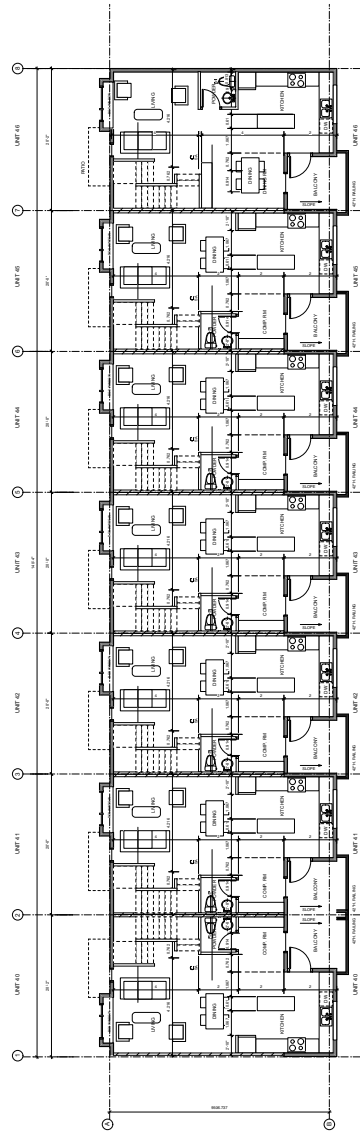
Drawn By:

Approved By:

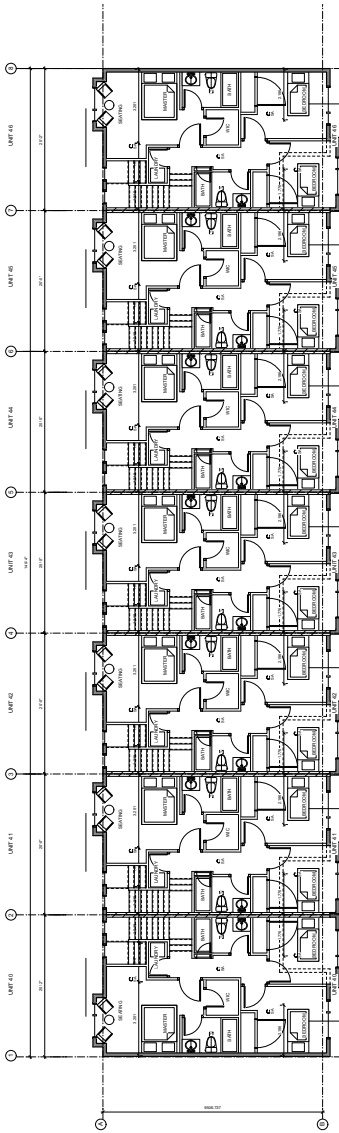
DP208



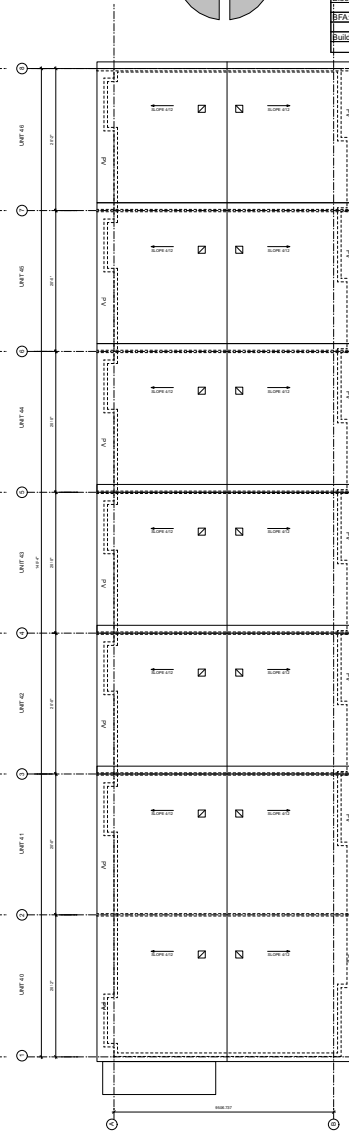
BUILDING 6
LEVEL 1 FLOOR PLAN



BUILDING 6
LEVEL 2 FLOOR PLAN



BUILDING 6
LEVEL 3 FLOOR PLAN



BUILDING 6
ROOF PLAN

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No. Date: Revision Details:



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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:

B8 Elevations

Date:

2021-11-04

Project Number:

Scale:

1:100

Sheet No.:

Drawn By:

Drawn By

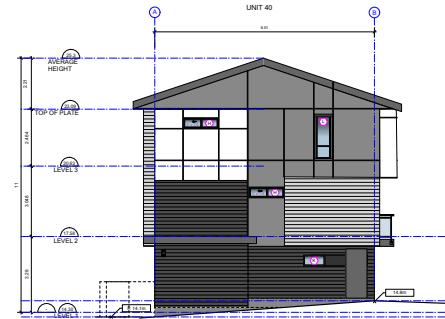
Approved By:

Reviewed By

DP308



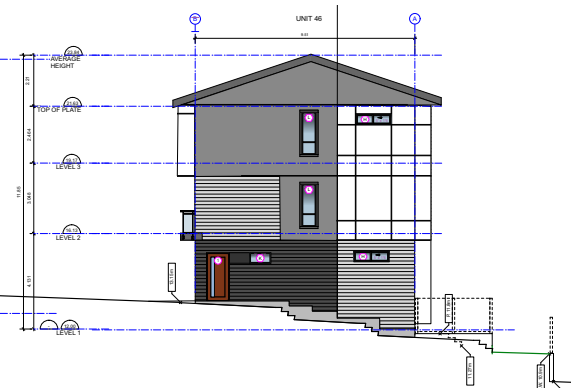
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

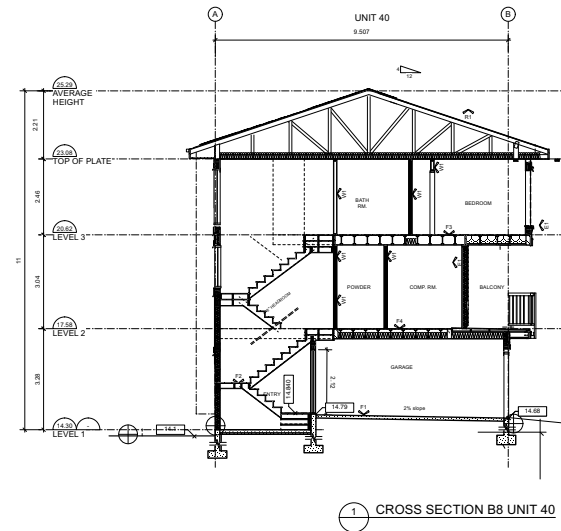
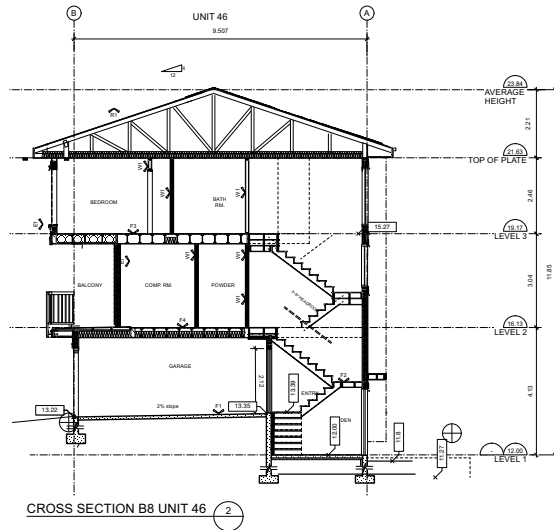


NORTH ELEVATION

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1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
B8 Sections

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP408
Approved By: Reviewed By	



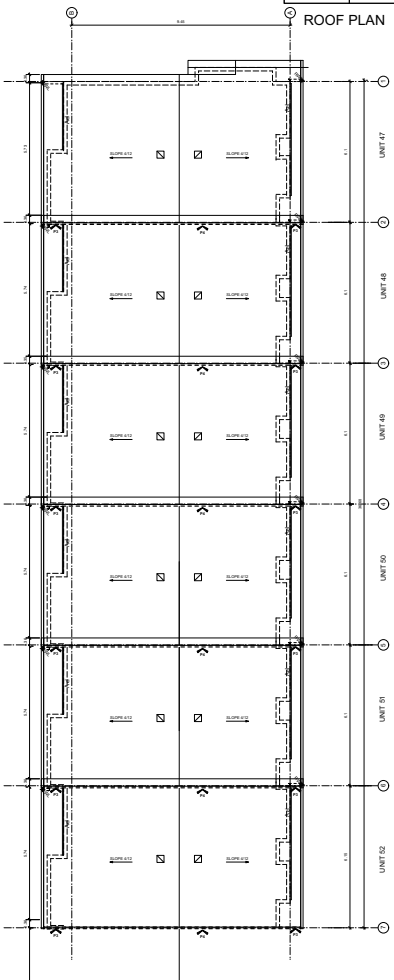
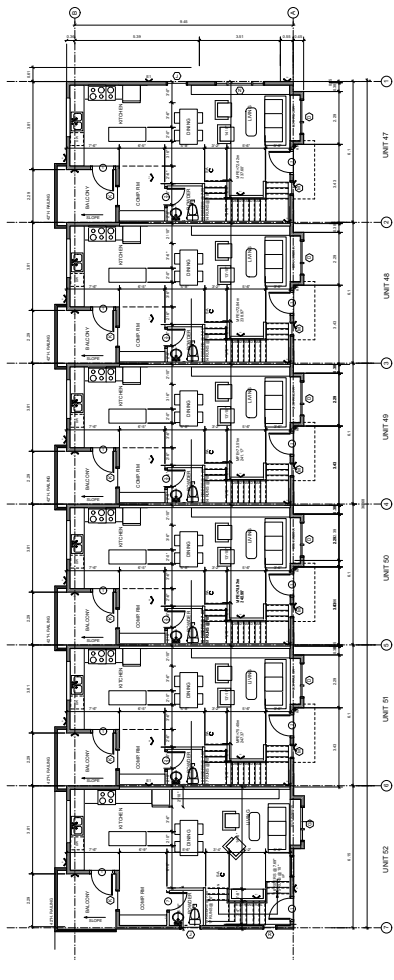
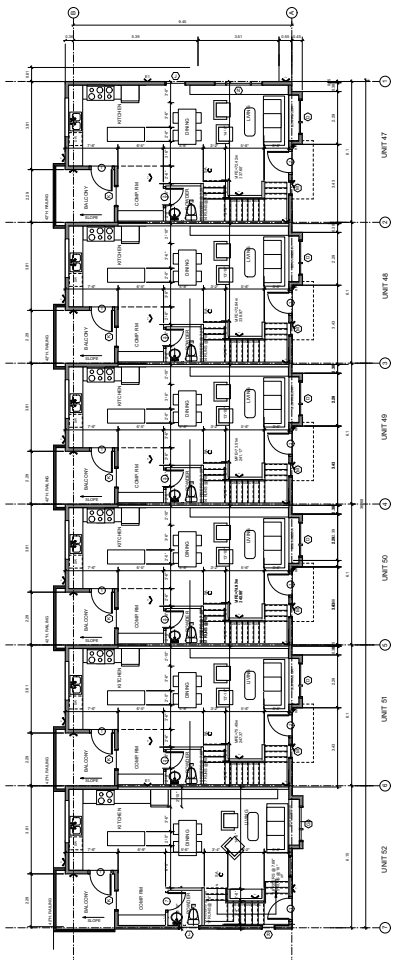
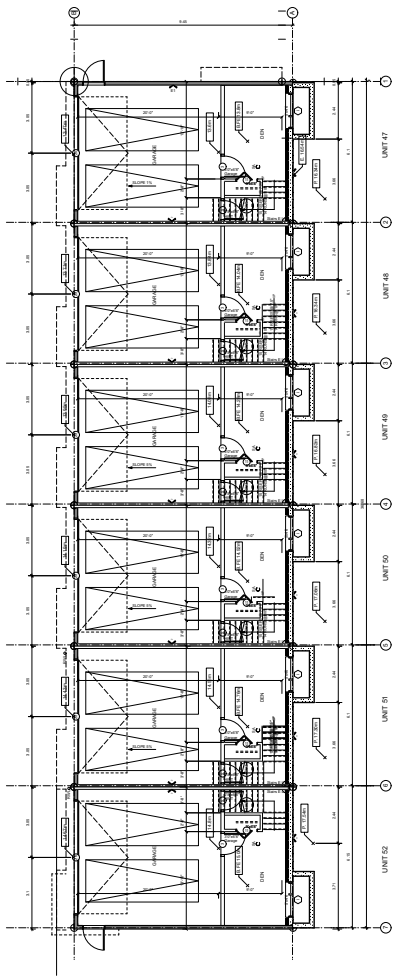
Building 3	
Level 1:	114.63
Level 2:	339.4
Level 3:	362.13
Garage:	231.65
Electrical Rm.:	4
BFA:	838.39
Building Area:	362.13

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No: Date: Revision Details:

No.	Date	Revision Details

ROOF PLAN



LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN

LEVEL 3 FLOOR PLAN



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SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

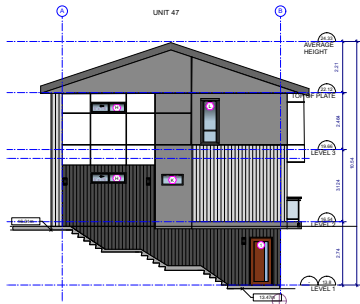
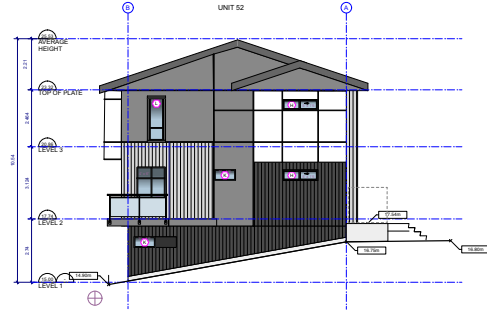
Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
B9 FLOOR PLANS

Date: + 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP209
Approved By: Reviewed By	



EAST ELEVATION



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No:	Date:	Revision Details:



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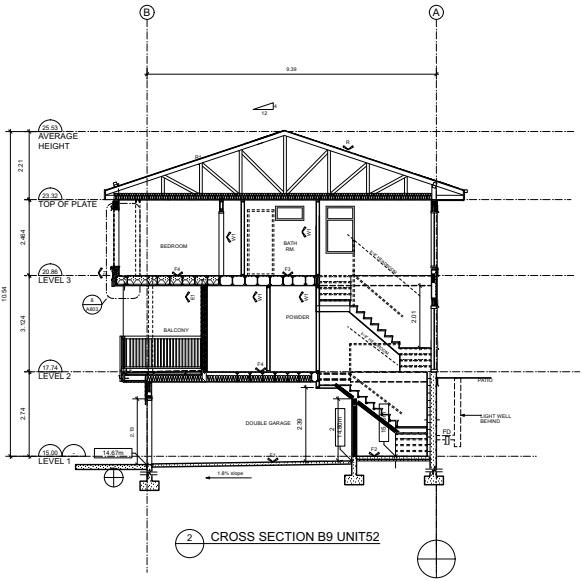
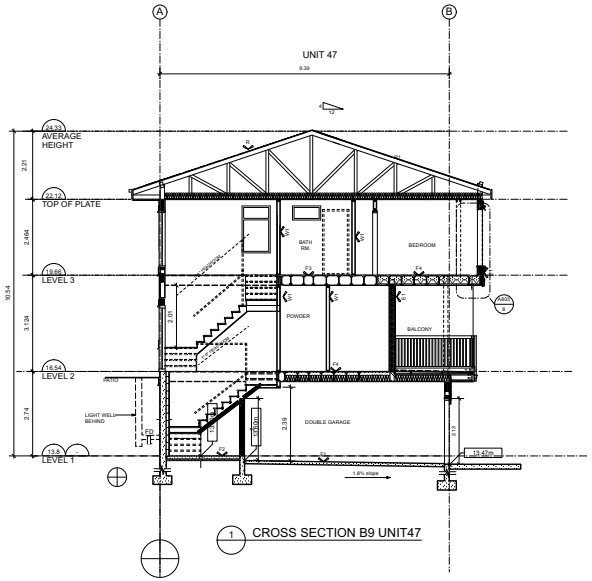
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B9 Elevations

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By: Drawn By	DP309
Reviewed By:	

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No:	Date:	Revision Details:

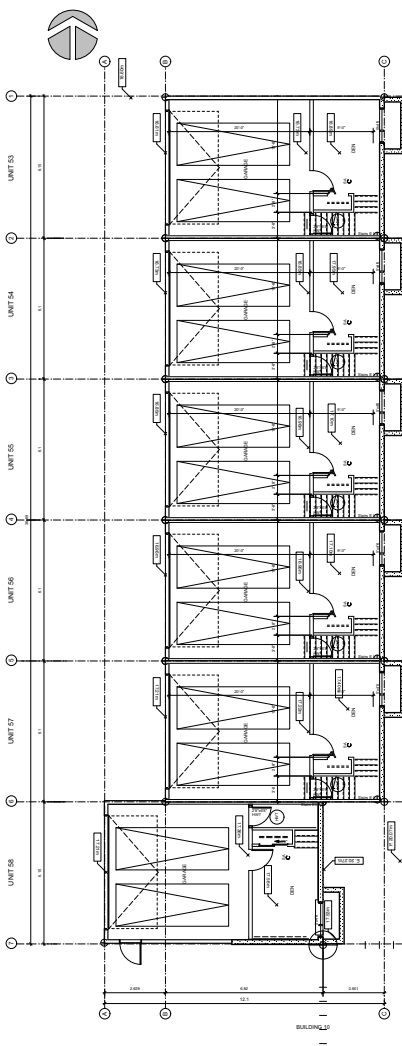


SATURNIN ARCHITECTURE
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

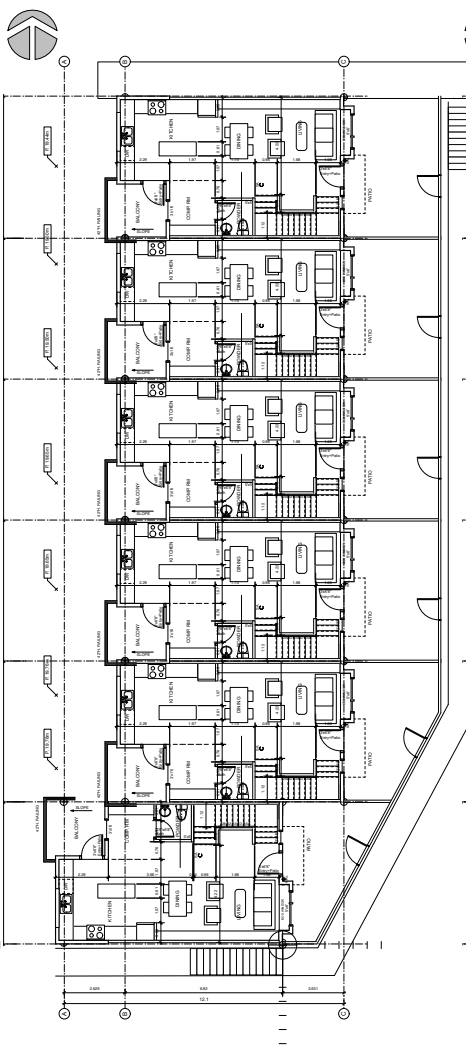
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B9 Sections

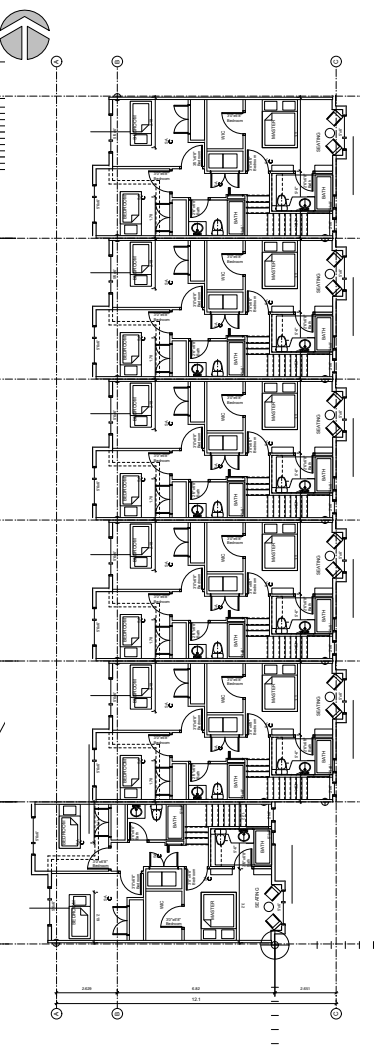
Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By: Drawn By	Reviewed By:
Reviewed By:	DP409



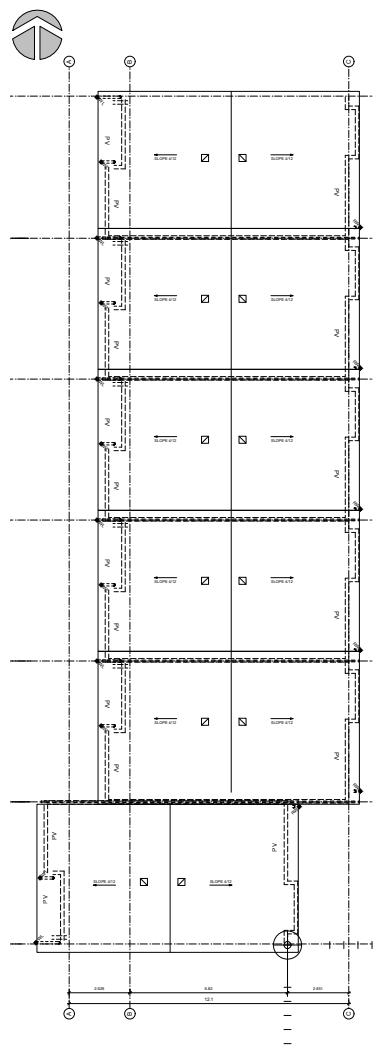
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



LEVEL 3 FLOOR PLAN



ROOF PLAN

	Building 10	sq
Level 1	115.65	
Level 2	349.64	
Level 3	376.95	
Garage	232	
Electrical Rm.	0	
BFA	833.24	
Building Area	376.95	

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No.	Date	Revision Details



APR. 12 2022

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1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
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 email: voytek@grzybowicz.ca

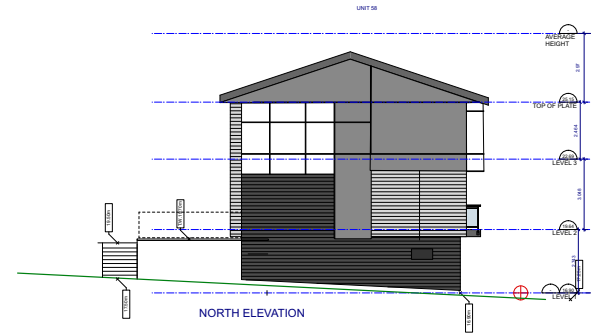
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 BUILDING 10
 FLOOR PLANS

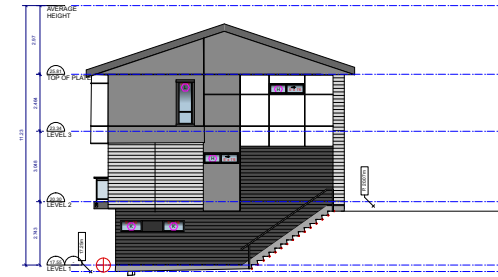
Date:	2021-11-04	Project Number:	
Scale:	1:100	Sheet No.:	DP210
Drawn By:	BFA	Reviewed By:	



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

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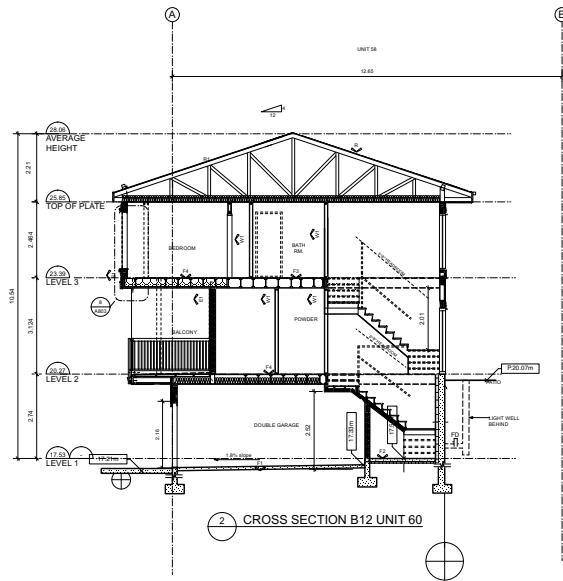
SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B10 Elevations

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP310
Approved By: Reviewed By	



2 CROSS SECTION B12 UNIT 60

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Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B10 Sections

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP410
Approved By: Reviewed By	



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	Building 11	sq. ft.
Level 1:	13.74	
Level 2:	131.3	
Level 3:	140.79	
Garage:	107.66	
Electrical Rm.:	6.16	
GFA:	294.61	
Building Area:	148.97	

No. Date: Revision Details:



MAR 6 1 2002

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1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:

B11 FLOOR PLANS

Date:
 - 2021-11-04

Project Number:

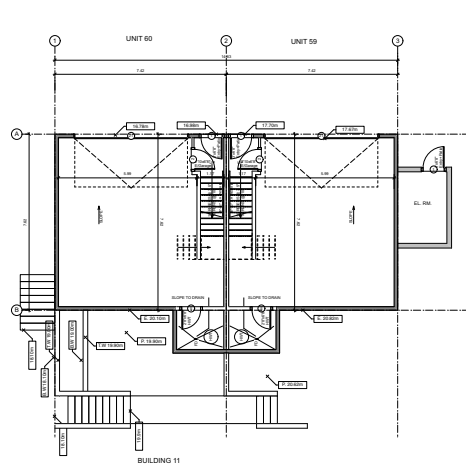
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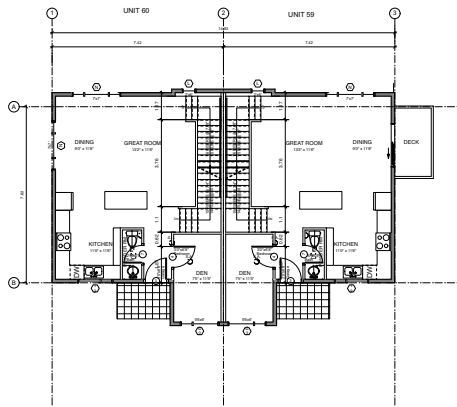
Drawn By:
 Drawn By

DP211

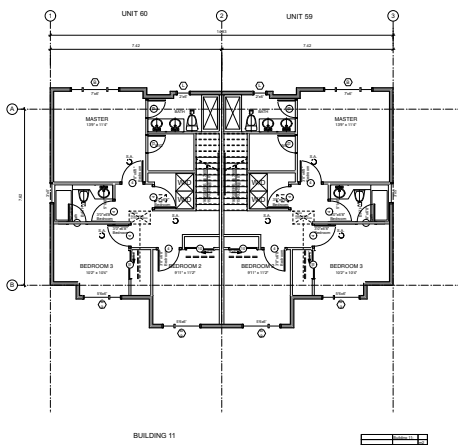
Approved By:
 Reviewed By



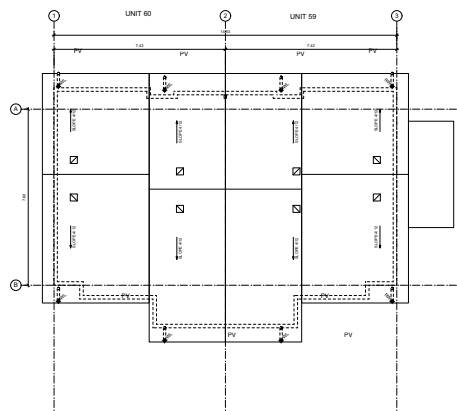
LEVEL 1 FLOOR PLAN



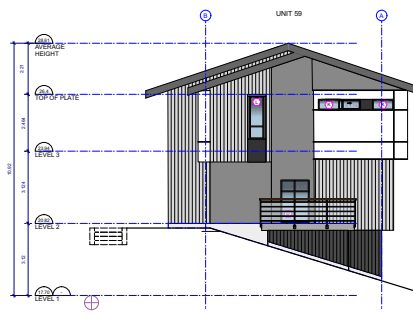
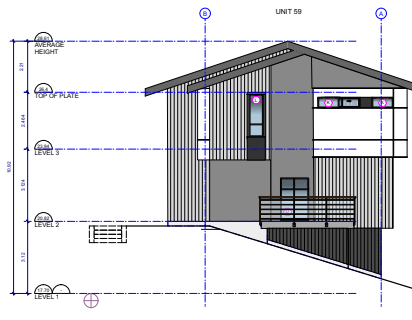
BUILDING 11
 LEVEL 2 FLOOR PLAN



BUILDING 11
 LEVEL 3 FLOOR PLAN



BUILDING 11
 ROOF PLAN



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No:	Date:	Revision Details:



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1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
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 email: voytek@grzybowicz.ca

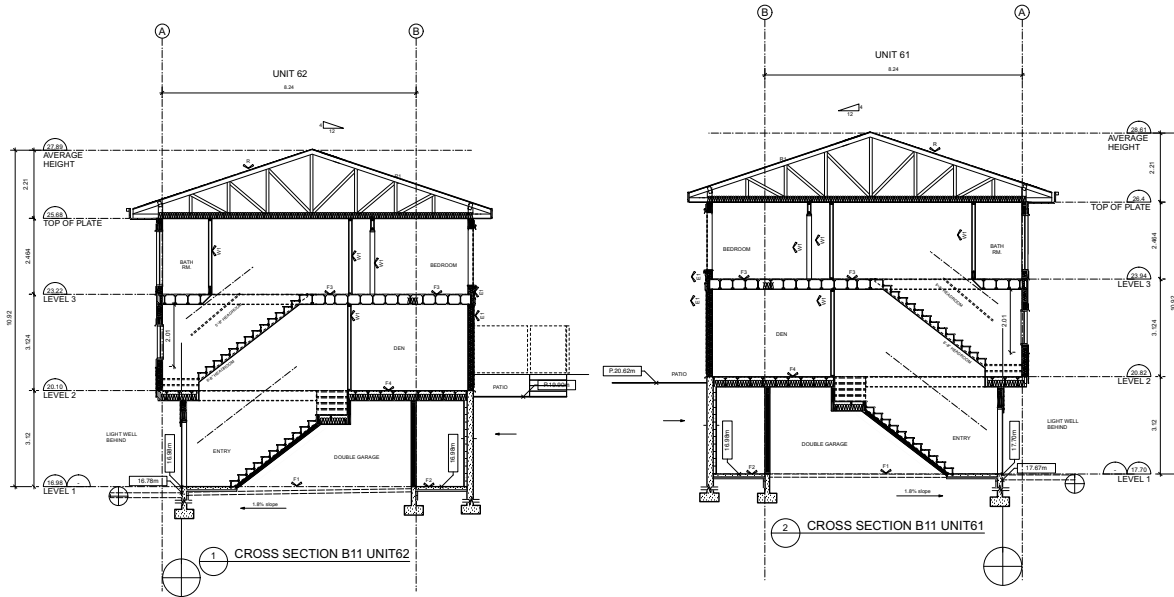
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B11 Elevations

Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By: DP311	Reviewed By:

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No:	Date:	Revision Details:



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 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B11 Sections


Date: - 2021-11-04	Project Number:
Scale: Sheet Scale	Drawn By:
Drawn By: Drawn By	Reviewed By:

DP411



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No.	Date:	Revision Details:



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SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Building 12
 Floor Plans

	Building 12	m ²
Level 1	129.83	
Level 2	401.81	
Level 3	453.83	
Garage	278.83	
Electrical Rm.	0	
RFA	584.54	
Building Area	453.83	

Date:	2021-11-04	Project Number:	
Scale:	1:100	Sheet No.:	
Drawn By:			
Drawn By:			
Approved By:			
Reviewed By:			

DP212



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1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:

Building 12
 Elevations

Date: 2021-11-04

Project Number:

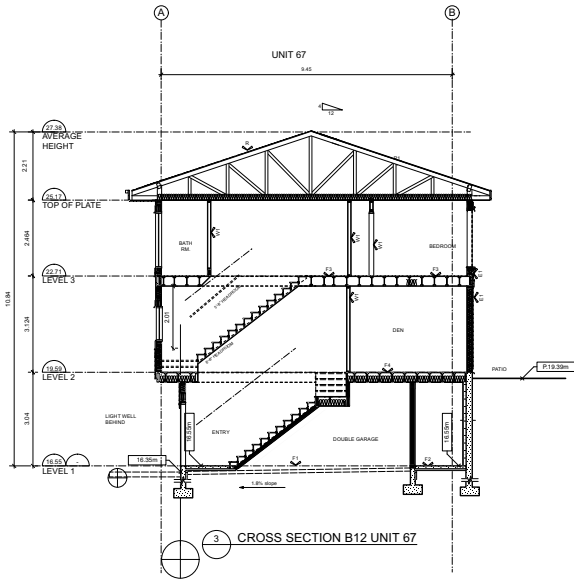
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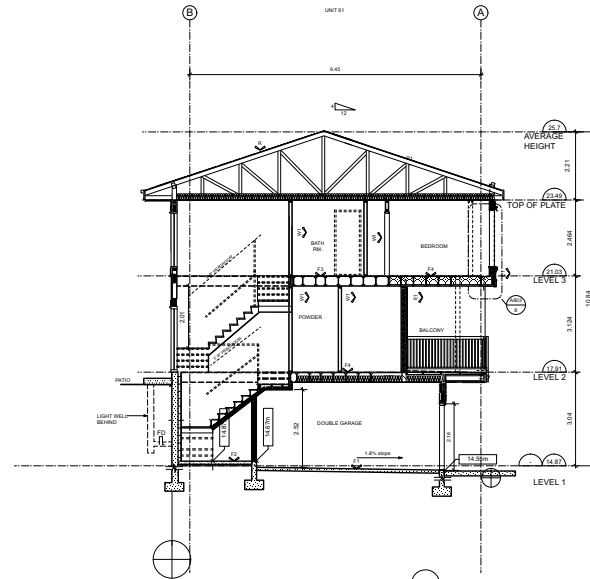
Drawn By

DP312

Approved By
 Reviewed By



3 CROSS SECTION B12 UNIT 67



CROSS SECTION B12 UNIT 61 1

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No.	Date:	Revision Details:



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SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowski.ca

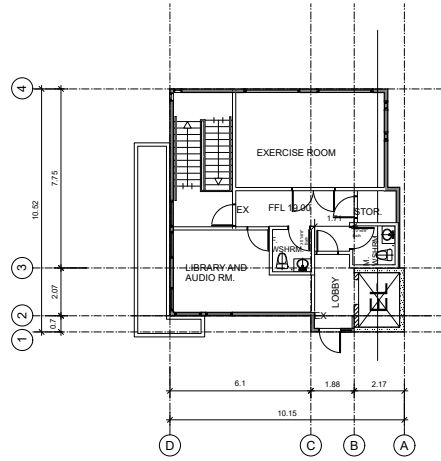
Project Title:

Townhouse Project
10500 - 124 St.
Surrey, BC

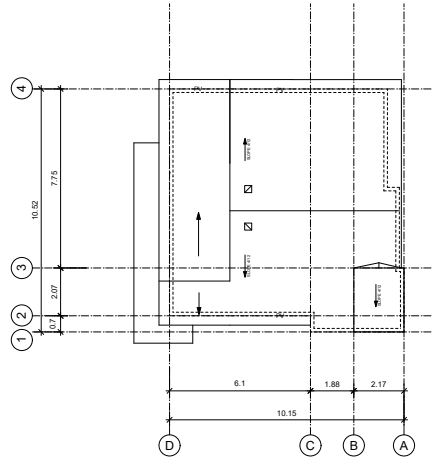
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B12 Sections

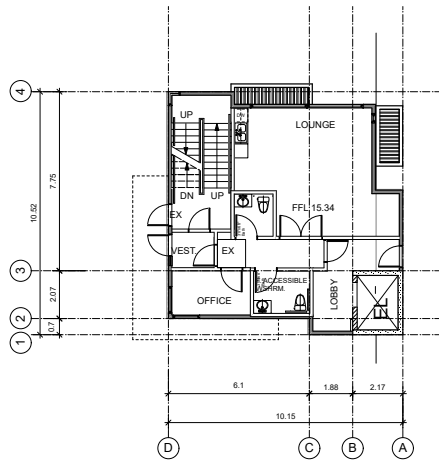
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Scale:	1:100	Sheet No.:	DP412
Drawn By:		Approved By:	
Reviewed By:		Reviewed By:	



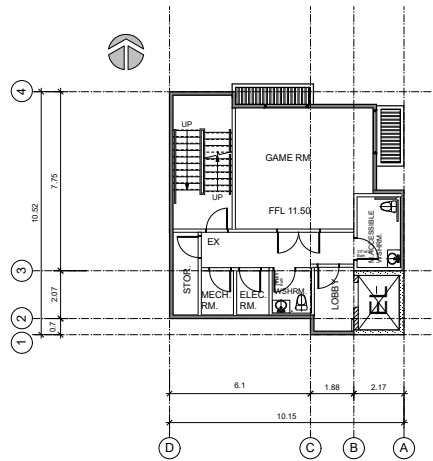
LEVEL 2 FLOOR PLAN



ROOF PLAN



LEVEL 1



BASEMENT

Building 14:	
Basement:	94.14
Level 1:	94.14
Level 2:	98.7
Garage:	0
Electrical Rm:	0
BFA:	286.98
Building Area:	98.7

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No: Date: Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:

Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:

AMENITY BUILDING
 FLOOR PLANS

Date: 2021-11-04

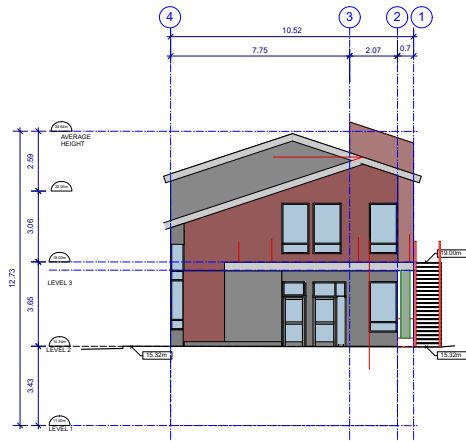
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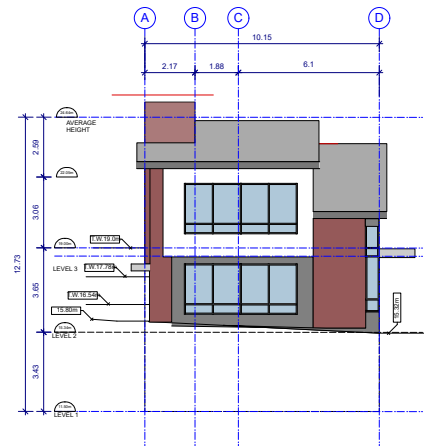
Sheet No.

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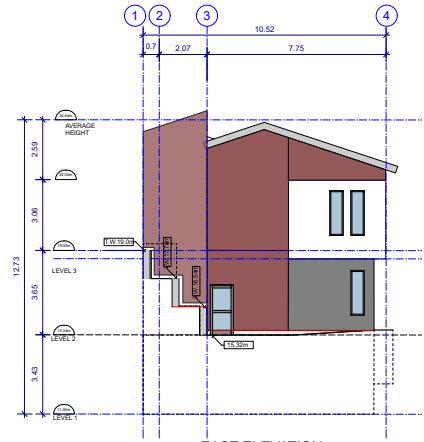
Approved By:
 Reviewed By:



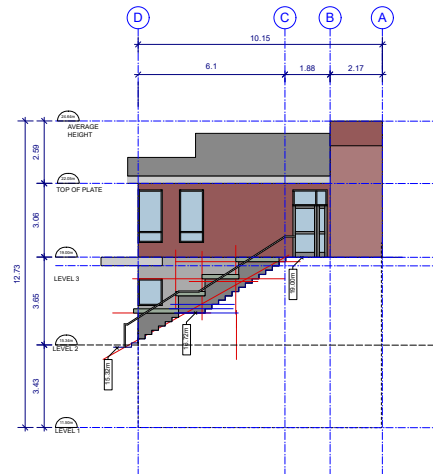
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

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No.	Date:	Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
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 email: voytek@grzybowicz.ca

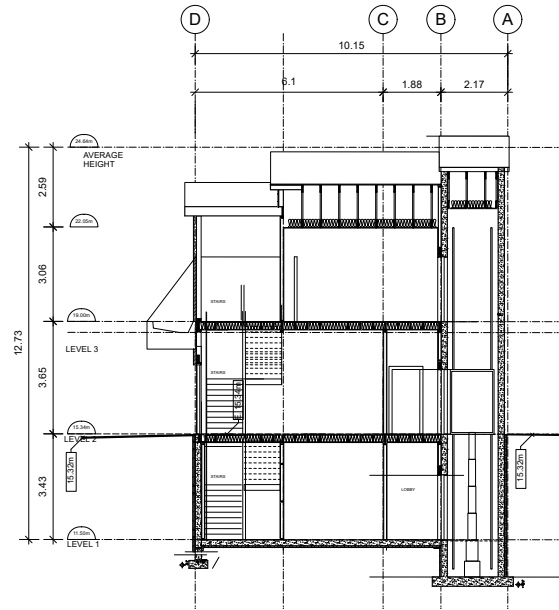
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
**ELEVATIONS
 FLOOR PLANS**

Date:	2021-11-04	Project Number:	
Scale:	1:100	Sheet No.:	DP313
Drawn By:		Reviewed By:	

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No.	Date	Revision Details



1 CROSS SECTION B14
 DP315

CROSS SECTION



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

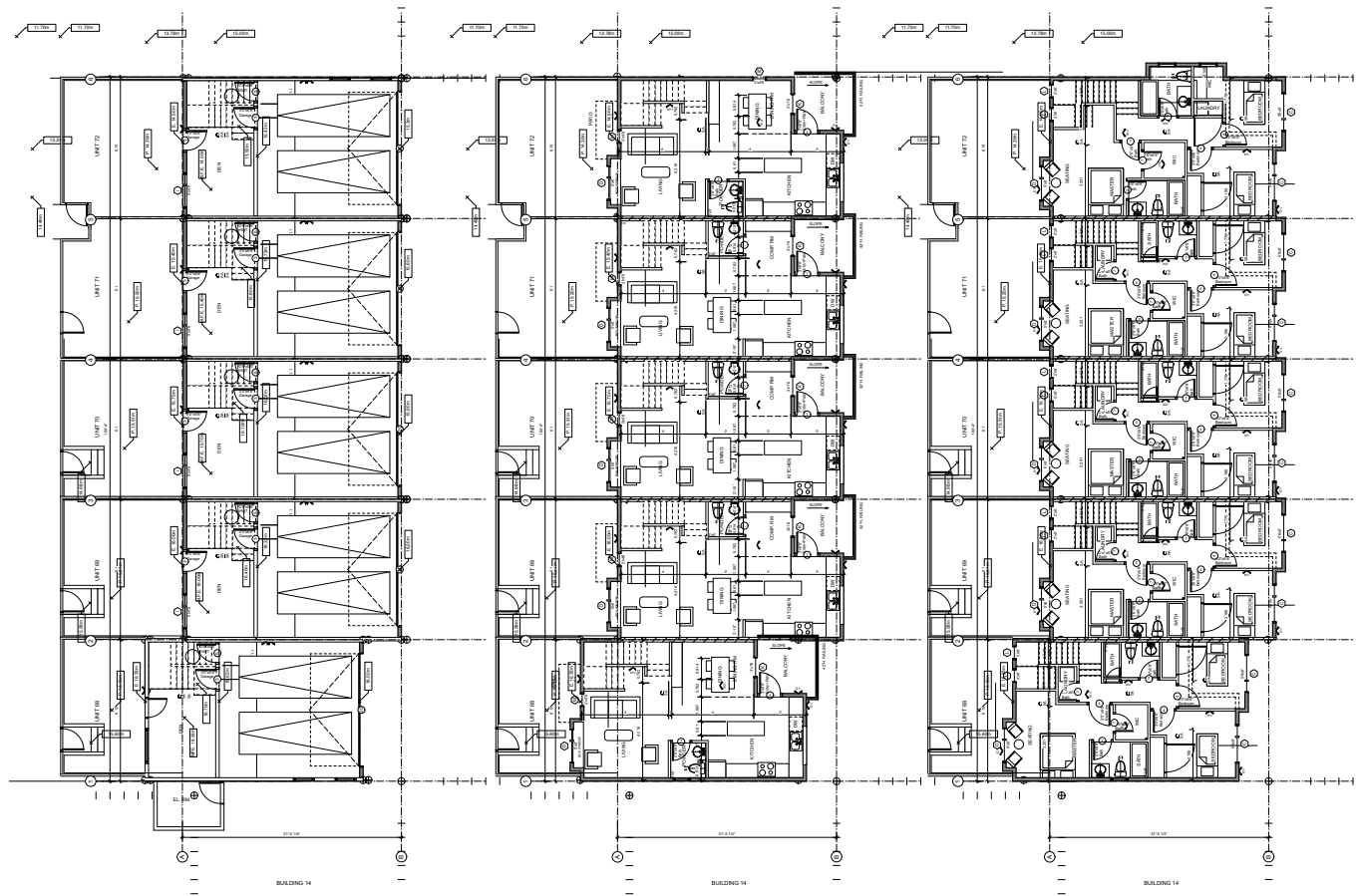
Drawing Title:
 Sections
 FLOOR PLANS

Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP413
Approved By: Reviewed By	

Building 15:	
Level 1:	135.74
Level 2:	392.97
Level 3:	436.27
Garage:	289.11
Electrical Rm:	6.13
GFA:	973.01
Building Area:	441.4

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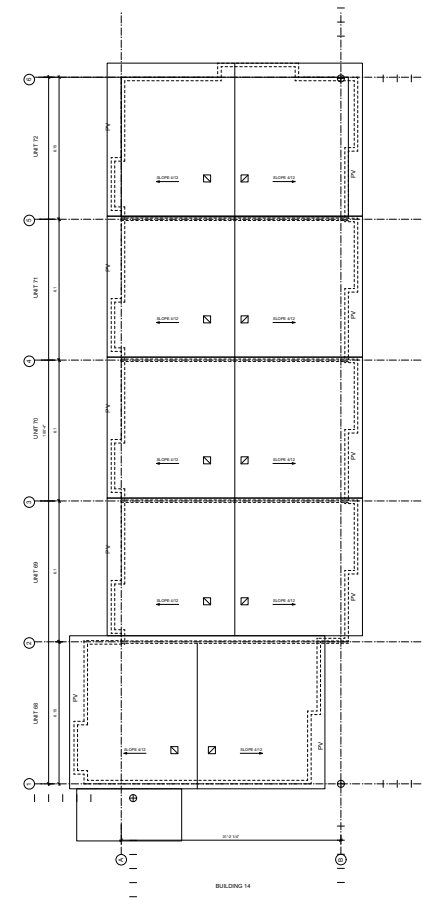
No.	Date:	Revision Details:



LEVEL 1 FLOOR PLAN

LEVEL 2 FLOOR PLAN

LEVEL 3 FLOOR PLAN



ROOF PLAN



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:

B14 Floor Plans

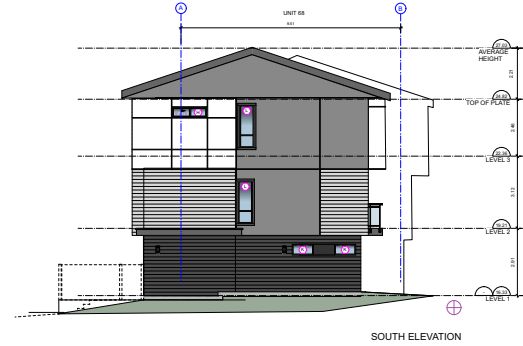
Date:
 - 2021-11-04
 Scale:
 1:100
 Drawn By:
 Drawn By:
 Approved By:
 Reviewed By:

Project Number:
 Sheet No.:

DP214



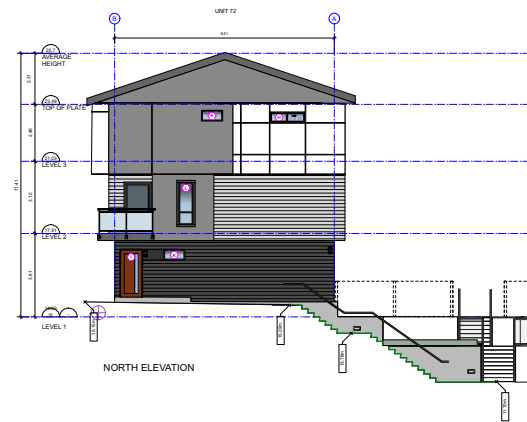
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

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No.	Date:	Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

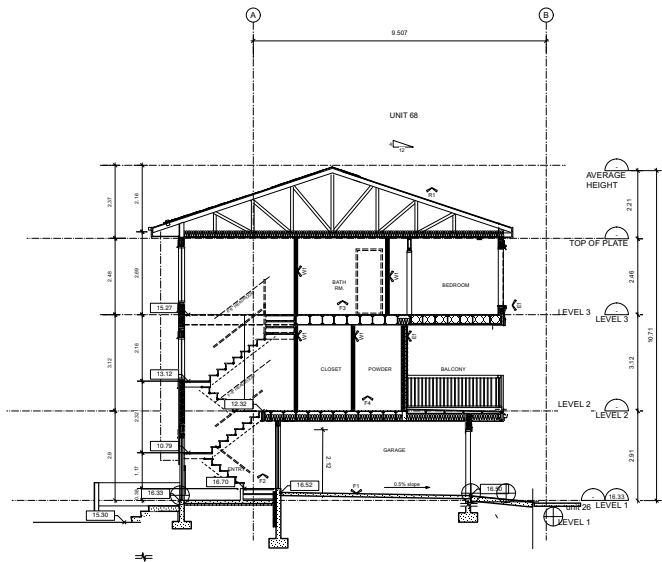
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B14 Elevations

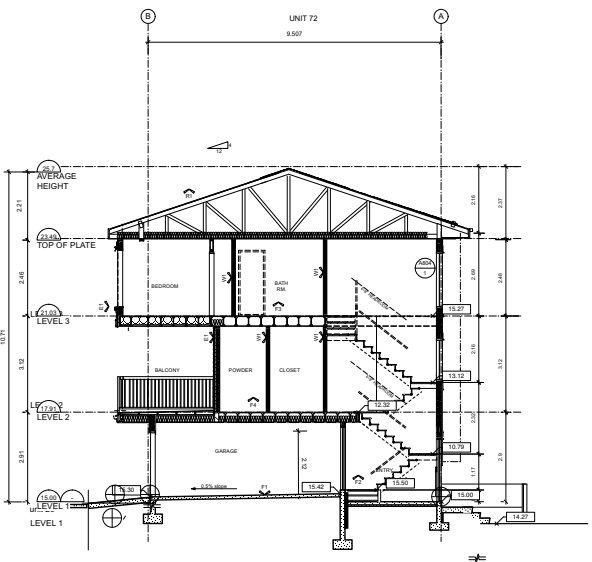
Date: - 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP314
Approved By: Reviewed By	

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No.	Date	Revision Details



1 CROSS SECTION B14 UNIT 68



CROSS SECTION B14 UNIT 72 2



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 B14 Sections

Date: 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP414
Approved By: Reviewed By	



Building 15:	
Level 1:	143.05
Level 2:	141.05
Level 3:	279.09
Garage:	136.55
Electrical Rm.:	0
BFA:	565.28
Building Area:	279.69

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No.	Date:	Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

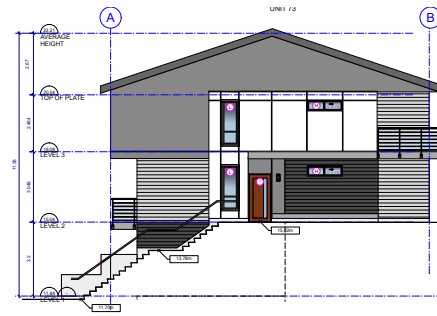
Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 Building 15
 Floor Plans

Date: + 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP215
Approved By: Reviewed By	



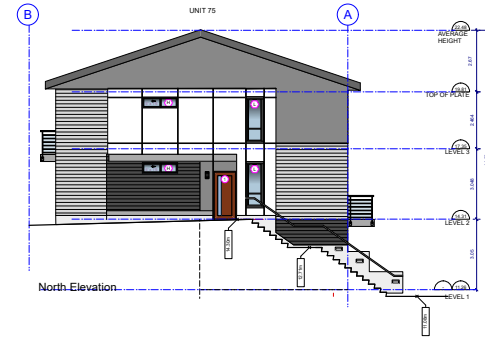
West Elevation



South Elevation



East Elevation



North Elevation

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No. Date: Revision Details:



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: 604 880 4598
 email: voytek@grzybowicz.ca

Project Title:
 Townhouse Project
 10500 - 124 St.
 Surrey, BC

Drawing Title:
 BUILDING 15
 Elevations

Date:
 2021-11-04

Project Number:

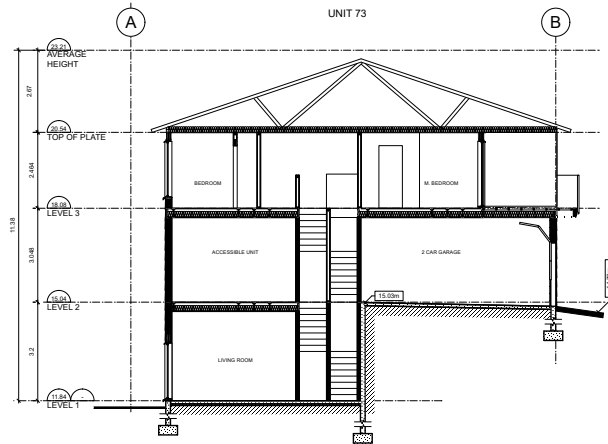
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Sheet No.:

Drawn By:
 Drawn By

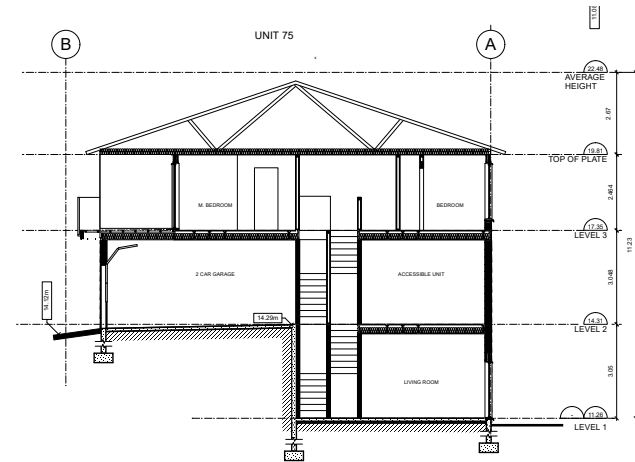
DP315

Approved By:
 Reviewed By



CROSS SECTION

1 B16 Cross Section Unit 78
Scale: 1:75



CROSS SECTION

2 B16 Cross Section Unit 80
Scale: 1:75

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No.	Date	Revision Details



SATURNIN ARCHITECTURE

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: 604 880 4598
email: voytek@grzybowicz.ca

Project Title:
Townhouse Project
10500 - 124 St.
Surrey, BC

Drawing Title:
BUILDING 15 SECTION

Date: 2021-11-04	Project Number:
Scale: 1:100	Sheet No.:
Drawn By: Drawn By	DP415
Approved By: Reviewed By	



LARGE GRAVITY WALL BLOCKS, MAGNUM STONE. REFER TO GEOTECHNICAL ENGINEERING DRAWINGS & SPECIFICATIONS



KOMPAN DOUBLE TOWER WITH FIREMANS POLE



BASALT SLAB BENCH



FRANCES ANDREW NEWPORT SERIES 23 PICNIC TABLE, IPE WOOD BLACK POWDERCOAT, T23-3



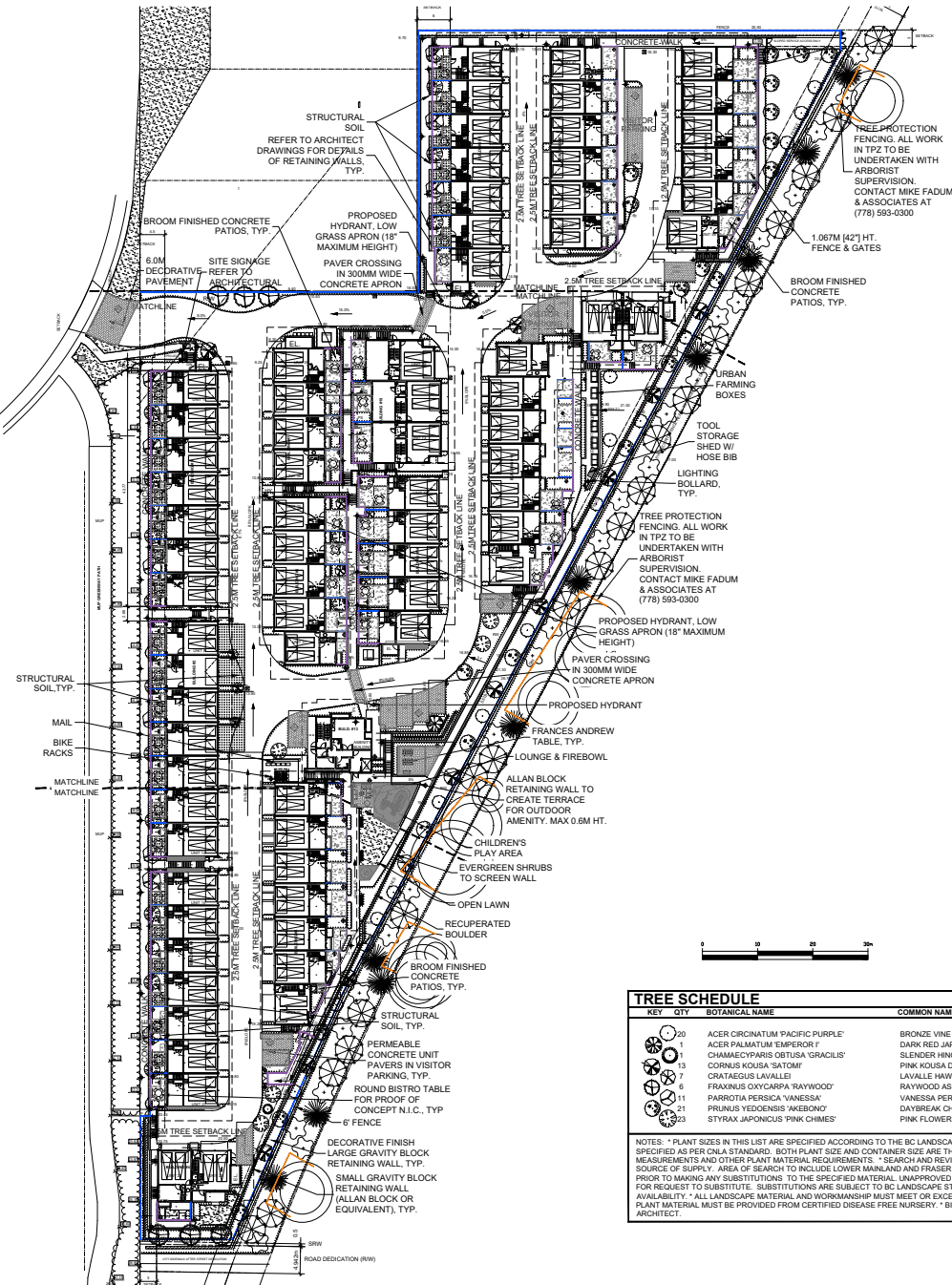
4 BIKE RACK, CORA EXPO RACK, W3606, BLACK POWDERCOAT



STANDARD CENTENNIAL BENCH C22-3A BY FRANCES ANDREW, BLACK POWDERCOAT, IPE SLATS



CEDARSHED INDUSTRIES BAYSIDE SHED 3X6'



Site Furnishing Legend

Table with 2 columns: Symbol, Model. Includes items like Standard Centennial Bench, Boulders, and Frances Andrew Newport Series picnic table.

Hardscape Legend

Table with 2 columns: Symbol, Model. Includes items like Abbotsford Concrete Aquapave, Abbotsford Concrete Classic, and Engineered Wood Fibre Play Surfacing.

Lighting Legend

Table with 2 columns: Symbol, Model. Includes items like Kuzco Napa Lighting Bollard, Kuzco Lighting Casa Step Light, and Wac Lighting Bronze Finished Landscape Spot Light.

Fence Legend

Table with 2 columns: Symbol, Model. Includes items like 1.067M Low Wooden Fence and 1.8M Wood Privacy Fence / Patio Screen.

TREE SCHEDULE

Table with 5 columns: Key, Qty, Botanical Name, Common Name, Planted Size/Remarks. Lists various tree species and their quantities.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION.

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Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9

SCALE:



Revision table with columns: No., Date, Revision Description, DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

12409-104 AVE, 12453 & 12463-105 AVE, 10529-125 ST, SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 18 FEB 21 DRAWING NUMBER:

SCALE: 1:400

DRAWN: CLG

DESIGN: CLG

CHKD: PCM

PMG PROJECT NUMBER: 18-018

L1

OF 7

18018-9-2P

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
**12409-104 AVE, 12453 &
12463-105 AVE, 10529-125 ST,
SURREY, BC**

DRAWING TITLE:
LANDSCAPE PLAN NORTH

DATE: 18 FEB 21 DRAWING NUMBER:

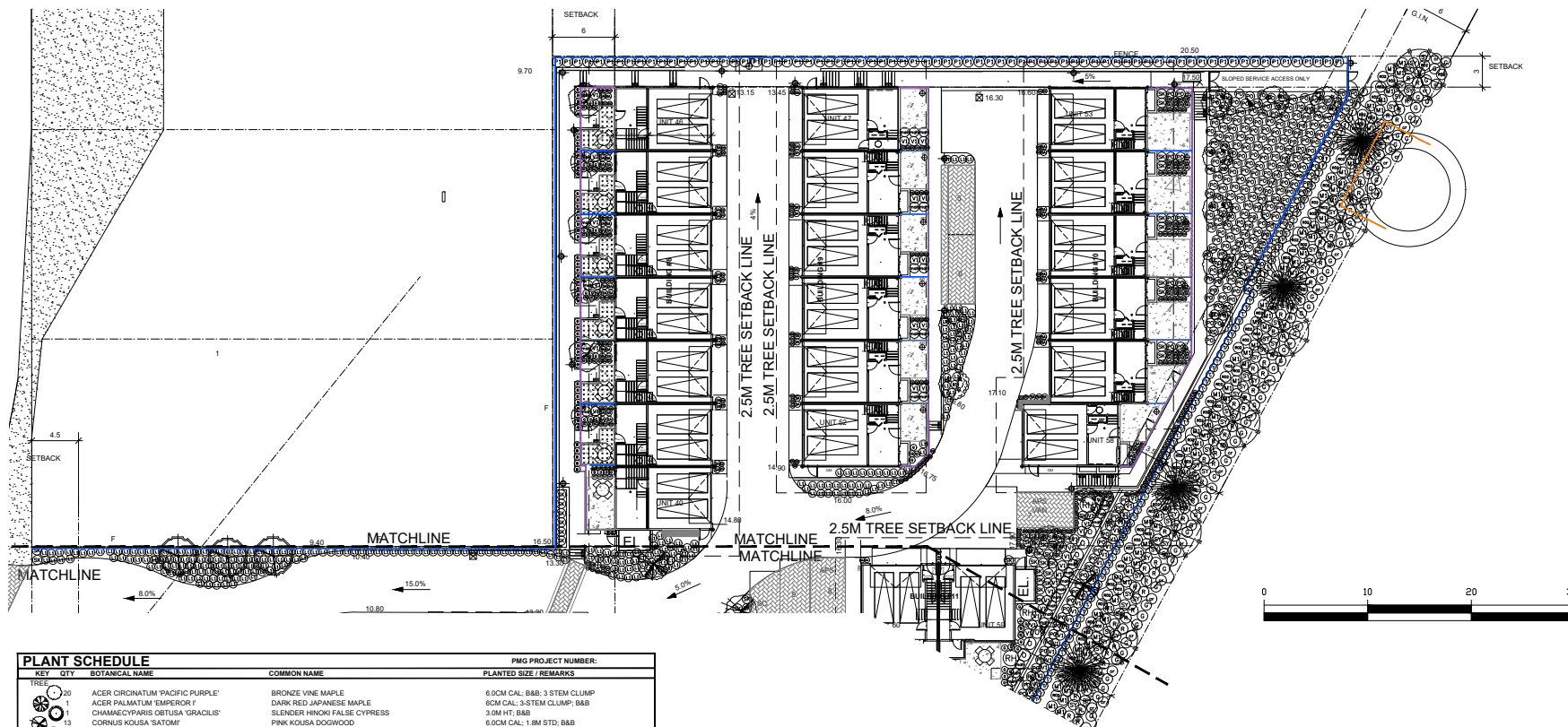
SCALE: 1:500

DRAWN: **L2**

DESIGN: **L2**

CHKD: PCM **OF 7**

18018-9-2P PMG PROJECT NUMBER: 18-018



PMG PROJECT NUMBER:				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
20		ACER CIRCONATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	6.0CM CAL; B&B; 3 STEM CLUMP
1		ACER PALMATUM 'EMPEROR'	DARK RED JAPANESE MAPLE	6CM CAL; 3-STEM CLUMP; B&B
1		CHAMPECYPARIS OBTUSA 'GRACILIS'	SLENDER WINDO FALSE CYPRESS	3.0M HT; B&B
3		CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	6.0CM CAL; 1.8M STD; B&B
7		CRATAEGUS LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
1		FRAXINUS DYKICARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
1		PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL; 1.5M STD; B&B
21		PRUNUS VEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6.0CM CAL; 1.8M STD; B&B
23		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	6.0CM CAL; 1.5M STD; B&B
SHRUBS				
176		BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM; DEEP SHADE OK
44		EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	#2 POT; 30CM; DEEP SHADE OK
2		KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM; PART SHADE OK
313		LONICERA PILEATA	BOXLEAF HONEYSUCKLE	#2 POT; 30CM; LIGHT SHADE OK
212		MAHONIA x MEDIA 'CHARITY'	CHARITY MAHONIA	#3 POT; 50CM; PART SHADE OK
80		OSMANTHUS x BURKHODDII	BURKHWOOD OSMANTHUS	#3 POT; 50CM; DEEP SHADE OK
95		PRUNUS LAUROKERSASUS 'REYNANI'	RUSSIAN LAUREL	#3 POT; 60CM
21		RHOODODENDRON 'P.J.M.'	RHOODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
53		RHOODODENDRON 'TEDDY BEAR'	RHOODODENDRON; RED	#3 POT; 30CM; FULL SHADE OK
905		SARCOCOCOA CONIFEA	SWEET BOX	#2 POT; 30CM; DEEP SHADE OK
378		SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT; 30CM; PART SHADE OK
160		SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
81		TAXUS x MEDIA 'HICKSI'	HICKS' FEN	1.2M B&B
351		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.5M HT; B&B1
145		VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM; DEEP SHADE OK
GRASSES				
1188		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
504		HAKONECHLOA MACRA 'ALL GOLD'	HAKONE JAPANESE FOREST GRASS	#1 POT
VINES				
11		HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT; 50CM; STAKED
PERENNIAL				
6		HEUCHERA 'CARAMEL'	CORAL BELLS; CARAMEL	15CM POT
GC				
169		GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.
323		POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT; 20CM

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

TOTAL PROPOSED TREES: 103
TOTAL PROPOSED BY-LAW SIZED REPLACEMENT TREES: 103
TOTAL REQUIRED BY-LAW SIZED REPLACEMENT TREES: 74

PMG PROJECT NUMBER: 18-018				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES				
10		ABIES AMABILIS	PACIFIC SILVER FIR	2.5M HT; B&B; CONFIRM AV - B LIST
3		ACER CIRCONATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
10		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B
SHRUBS				
192		CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 30CM
284		MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM; PART SHADE OK
281		RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
250		ROSA GYMNOCARPA	BALDHP ROSE	#2 POT; 40CM; SHADE OK
258		SYMPHYCARPOS ALBUS	SNOWBERRY	#2 POT; 30CM
GC				
194		GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.

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

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6S9
p. 604 294-0011 | f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
4	20 APR 06	UPDATE PER NEW ARCHD 25TH PLAN	CJL
5	22 FEB 23	UPDATE PER NEW SITE PLAN	CJL
4	22 FEB 04	UPDATE PER NEW SITE PLAN	CJL
4	23 SEP 00	UPDATE PER NEW SITE PLAN	CJL
2	25 MAR 25	UPDATE PER NEW SITE PLAN	CJL
1	18 FEB 20	ISSUED WITH PLANTING PLAN	CJL

PROJECT:

TOWNHOUSE DEVELOPMENT

12409-104 AVE, 12453 &
12463-105 AVE, 10529-125 ST,
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
PLAN CENTRE**

DATE: 18.FEB.21 DRAWING NUMBER:
SCALE: 1:200
DRAWN:
DESIGN:
CHKD: PCM **L3**
OF 7

18018-9.2P PMG PROJECT NUMBER: 18-018



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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.
4	20 APR 06	UPDATE PER NEW ARCH SITE PLAN	CLG
5	22 FEB 23	UPDATE PER NEW SITE PLAN	CLG
4	22 FEB 04	UPDATE PER NEW SITE PLAN	CLG
4	25 SEP 00	UPDATE PER NEW SITE PLAN	CLG
2	25 MAR 25	UPDATE PER NEW SITE PLAN	CLG
1	19 FEB 20	ISSUED WITH PLANTING PLAN	CLG

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
12409-104 AVE, 12453 &
12463-105 AVE, 10529-125 ST,
SURREY, BC

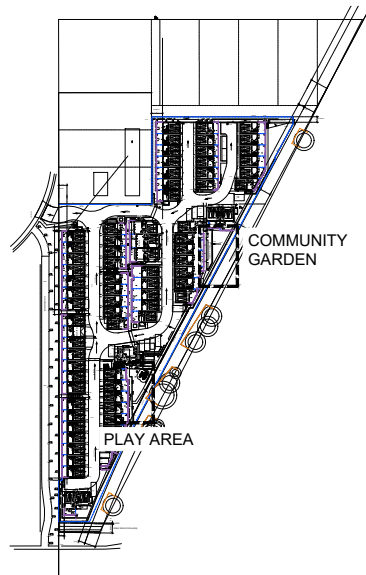
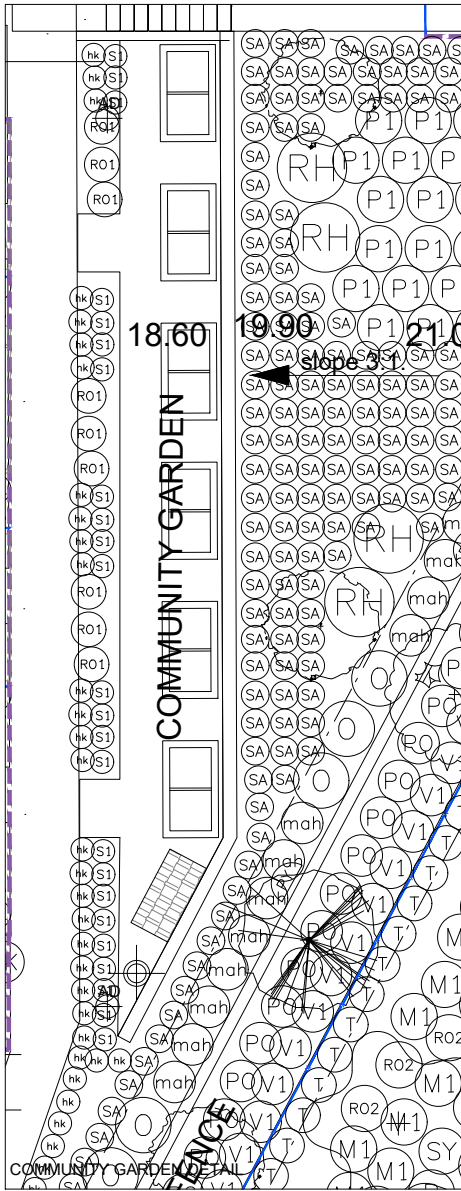
DRAWING TITLE:
**LANDSCAPE
PLAN SOUTH**

DATE: 18.FEB.21 DRAWING NUMBER:
SCALE: 1:200
DRAWN:
DESIGN:
CHKD: PCM **L4** OF 7

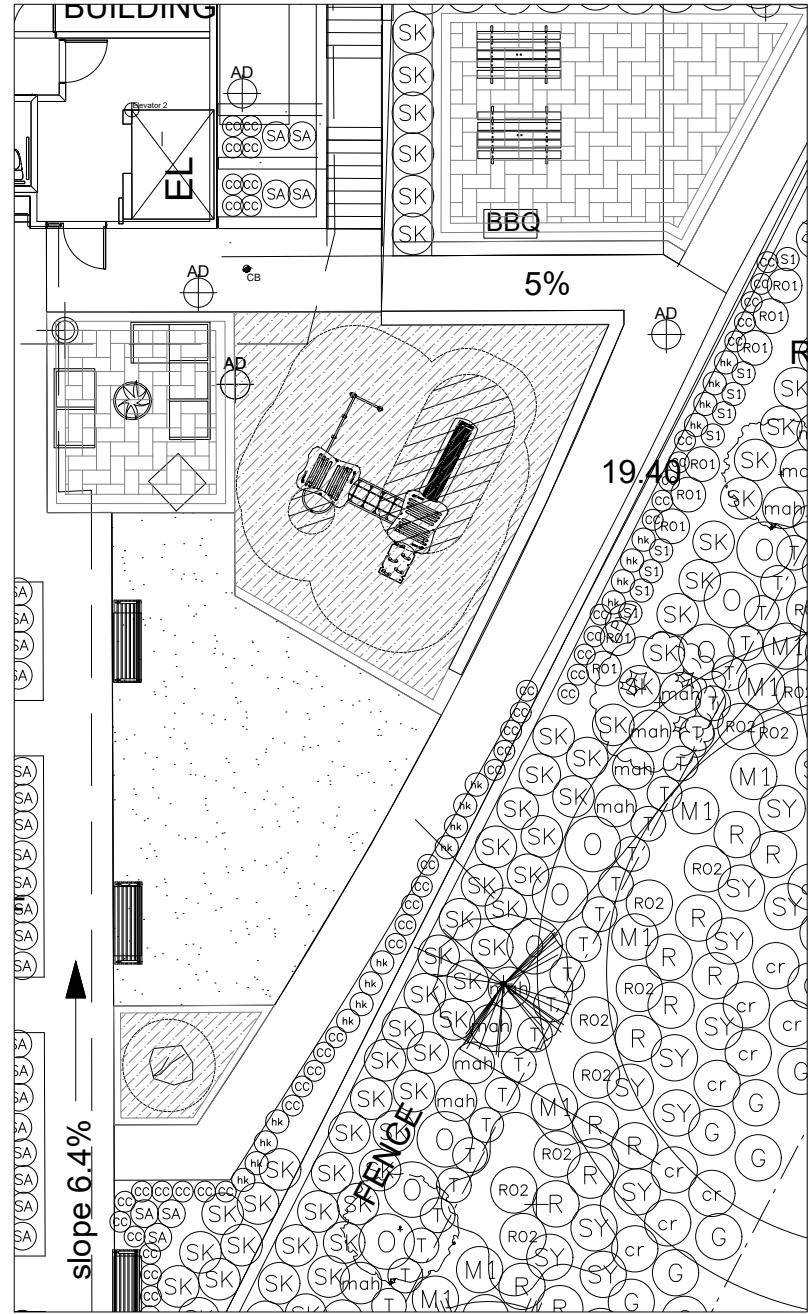
PMG PROJECT NUMBER: 18-018



18018-9-2P



KEY PLAN



PLAY AREA DETAIL

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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	22 APR 06	UPDATE PER NEW ARCH 02/0 PLAN	CLG
2	22 FEB 23	UPDATE PER NEW SITE PLAN	CLG
3	22 FEB 04	UPDATE PER NEW SITE PLAN	CLG
4	25 SEP 00	UPDATE PER NEW SITE PLAN	CLG
5	25 MAR 05	UPDATE PER NEW SITE PLAN	CLG
6	19 FEB 19	ISSUED WITH PLANTING PLAN	CLG

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

12409-104 AVE, 12453 &
12463-105 AVE, 10529-125 ST,
SURREY, BC

DRAWING TITLE:

OUTDOOR AMENITY DETAIL PLANS

DATE: 18.FEB.21 DRAWING NUMBER:

SCALE: 1:500

DRAWN:

DESIGN:

CHKD:

18-018

1:500

PCM

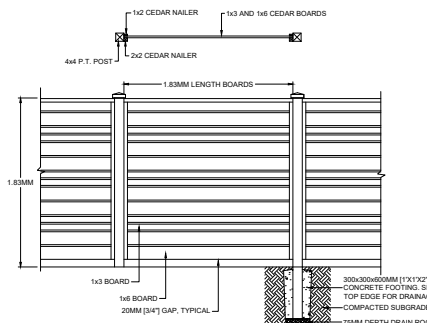
PCM

PCM

L5

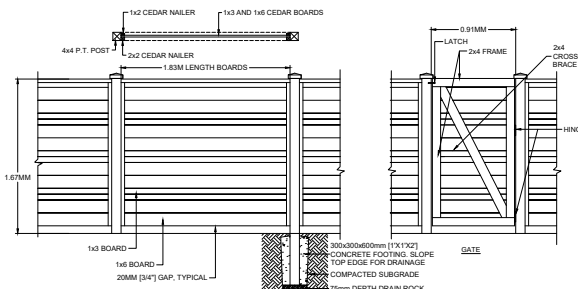
OF 7

SEAL:



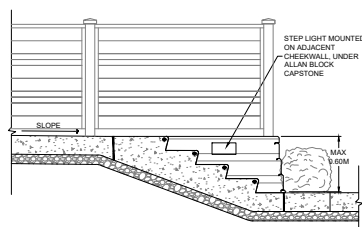
- NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
 2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
 3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS, AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

1 1.8M [6'] HT. WOOD FENCE

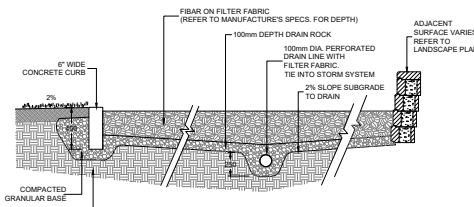


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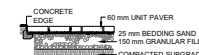
2 1.2M [42\"] HT. SOLID WOOD FENCE



3 STEP LIGHT PLACEMENT - EXTERIOR STAIRS



4 PLAYGROUND SAFETY SURFACING



5 PAVER EDGING

4	20 APR 06	UPDATE PER NEW ARCH SITE PLAN	CLD
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2	23 MAR 25	UPDATE PER NEW SITE PLAN	CLD
1	19 FEB 19	ISSUED WITH PLANTING PLAN	CLD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
12409-104 AVE, 12453 &
12463-105 AVE, 10529-125 ST,
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 18 FEB 21 DRAWING NUMBER:

SCALE: 1:500

DRAWN:

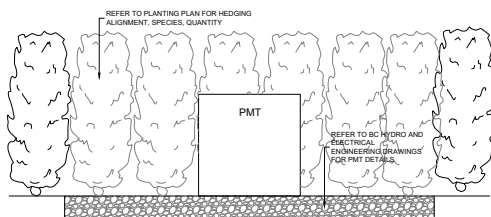
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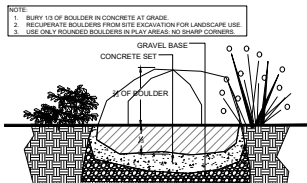
L6

OF 6

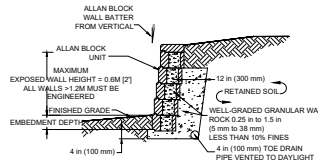
18018-9-2P PMG PROJECT NUMBER: 18-018



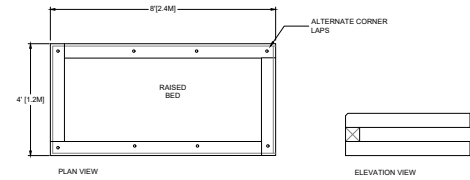
9 SCREENING OF PMT [PAD MOUNTED TRANSFORMER]



6 LANDSCAPE BOULDERS



7 GRAVITY BLOCK WALLS



8 URBAN FARMING BOX



INTER-OFFICE MEMO

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

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

DATE: **January 24, 2022** PROJECT FILE: **7816-0231-00**

RE: **Engineering Requirements
Location: 12463 105 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 4.942 m along north side of 104 Avenue.
- Register 0.5 m Statutory Right-of-Way (SRW) along 104 Avenue frontage.

Works and Services

- Grade 104 Avenue property line to +/-300 mm of centerline road elevation.
- Construct 1.8 m sidewalk along north side of 104 Avenue.
- Construct east side of 124 Street.
- Construct north-south Multi-Use Pathway.
- Construct minimum 7.3 m concrete driveway letdown.
- Construct drainage, sanitary, and water service connections to the lot.
- Construct onsite drainage mitigation features as determined through detailed design.
- Resolve any downstream drainage and sanitary pipe capacity constraints.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

AY

NOTE: Detailed Land Development Engineering Review available on file



April 5, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0231

SUMMARY

The proposed 80 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	16
Secondary Students:	10

September 2021 Enrolment/School Capacity

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

Projected population of school-age children for this development:	32
--	----

Population: The projected population of children aged 0-19 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

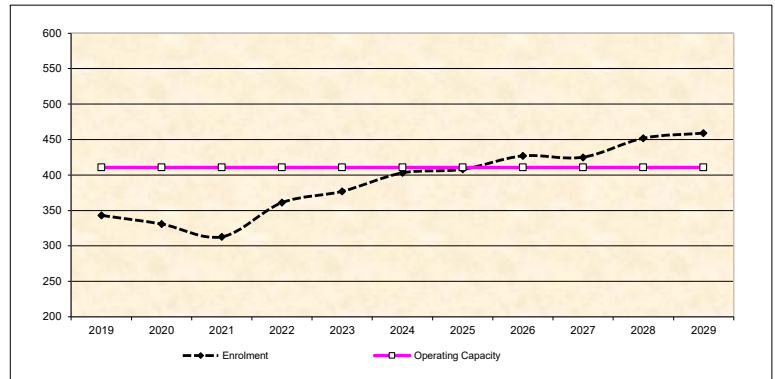
School Enrolment Projections and Planning Update:

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

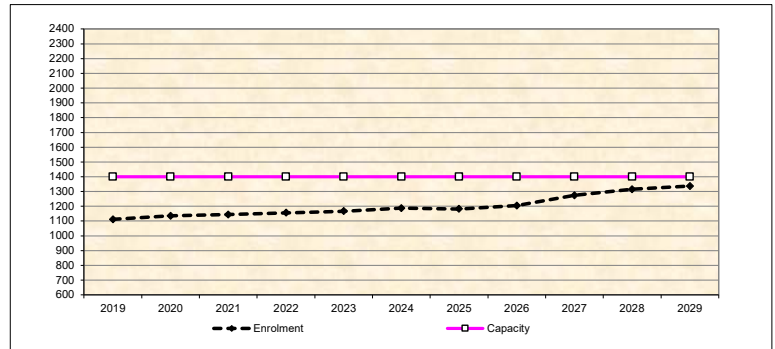
Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be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

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

Prince Charles Elementary



L. A. Matheson Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0231-00


Address: 12453 & 12463 105th Avenue, 10529 125th Street, 12409 104th Avenue, Surrey

Registered Arborist: Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 32 X one (1) = <u>32</u> - All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = <u>42</u> 	74
Replacement Trees Proposed	99
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

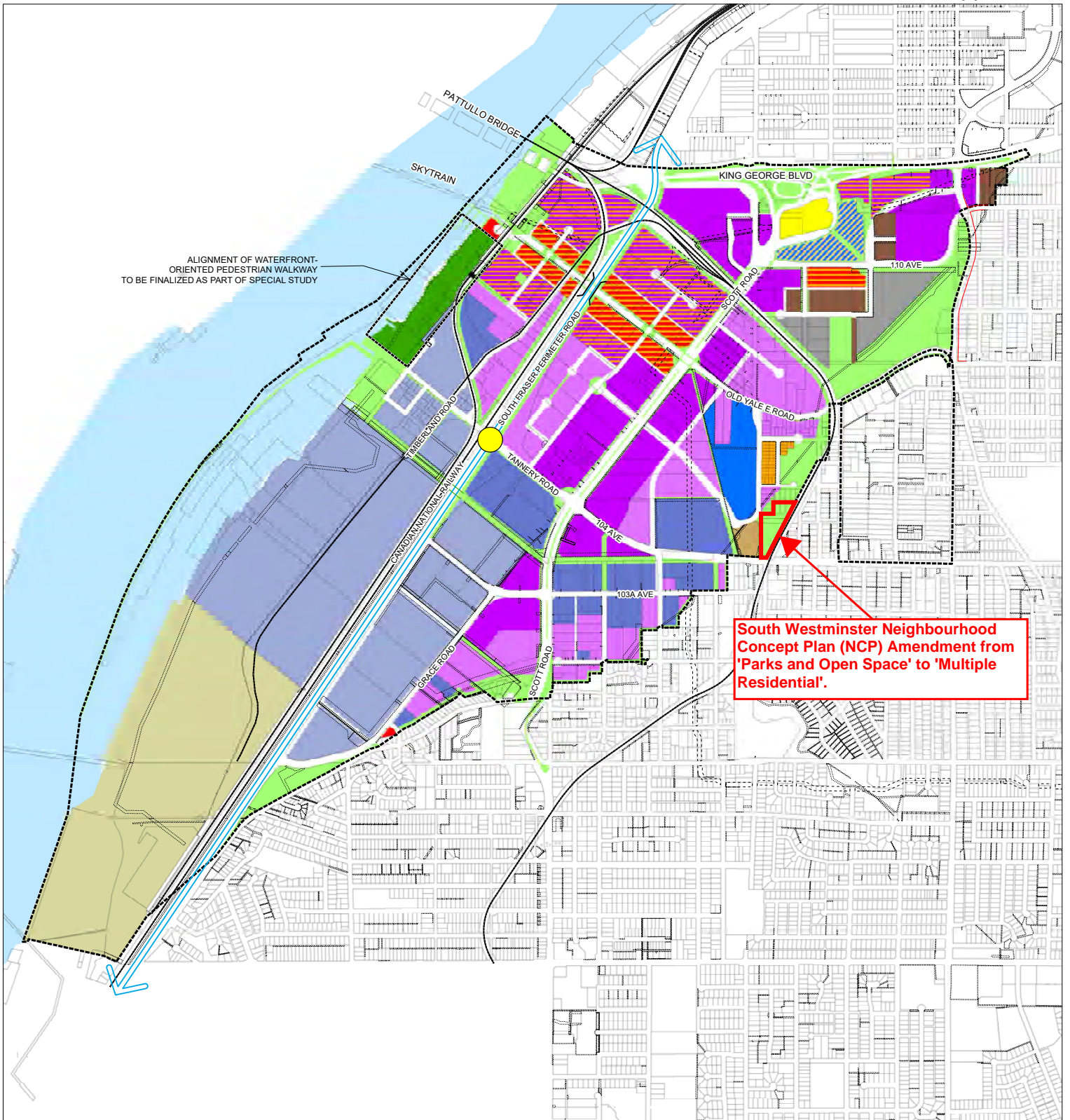
Signature of Arborist: 

Date: September 16, 2021



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

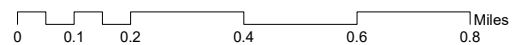




SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189 8 December 2003, Map Revised 1 April 2022



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Parks and Open Spaces
- Waterfront Strip
- Overpass

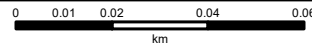


7916-0231-00 | Aerial View of Subject Site



Scale: 1:1,577

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2022-05-04