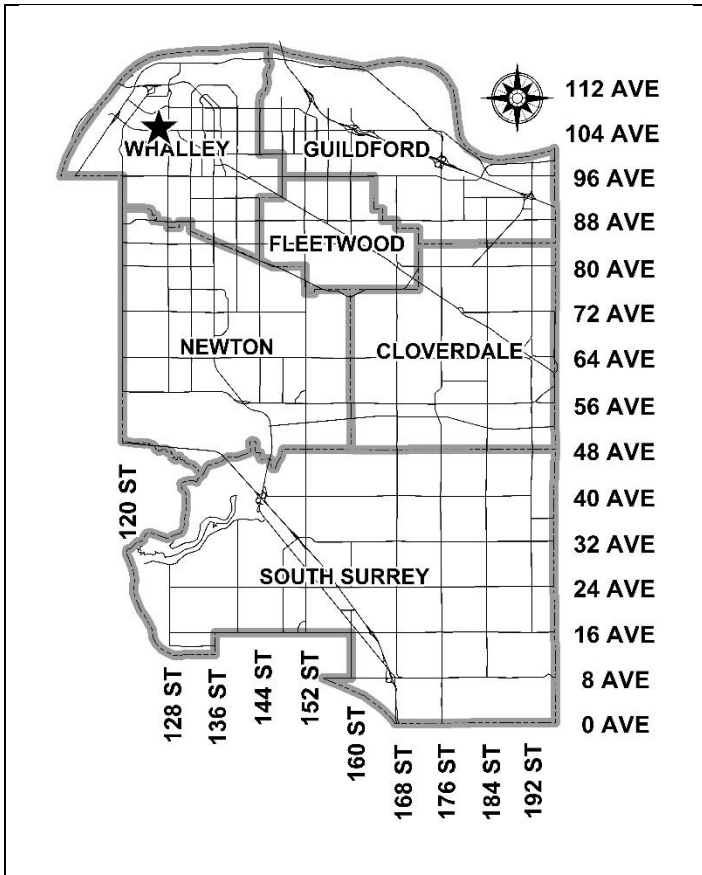


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0054-00

Planning Report Date: September 14, 2020



**PROPOSAL:**

- **NCP Amendment** from Low Density – Tree Protection (6-10 UPA) to Low Density Townhouse (10-15 UPA Gross) and amend the local road network
- **Rezoning** from RF to CD (based on RM-15)
- **Development Permit**

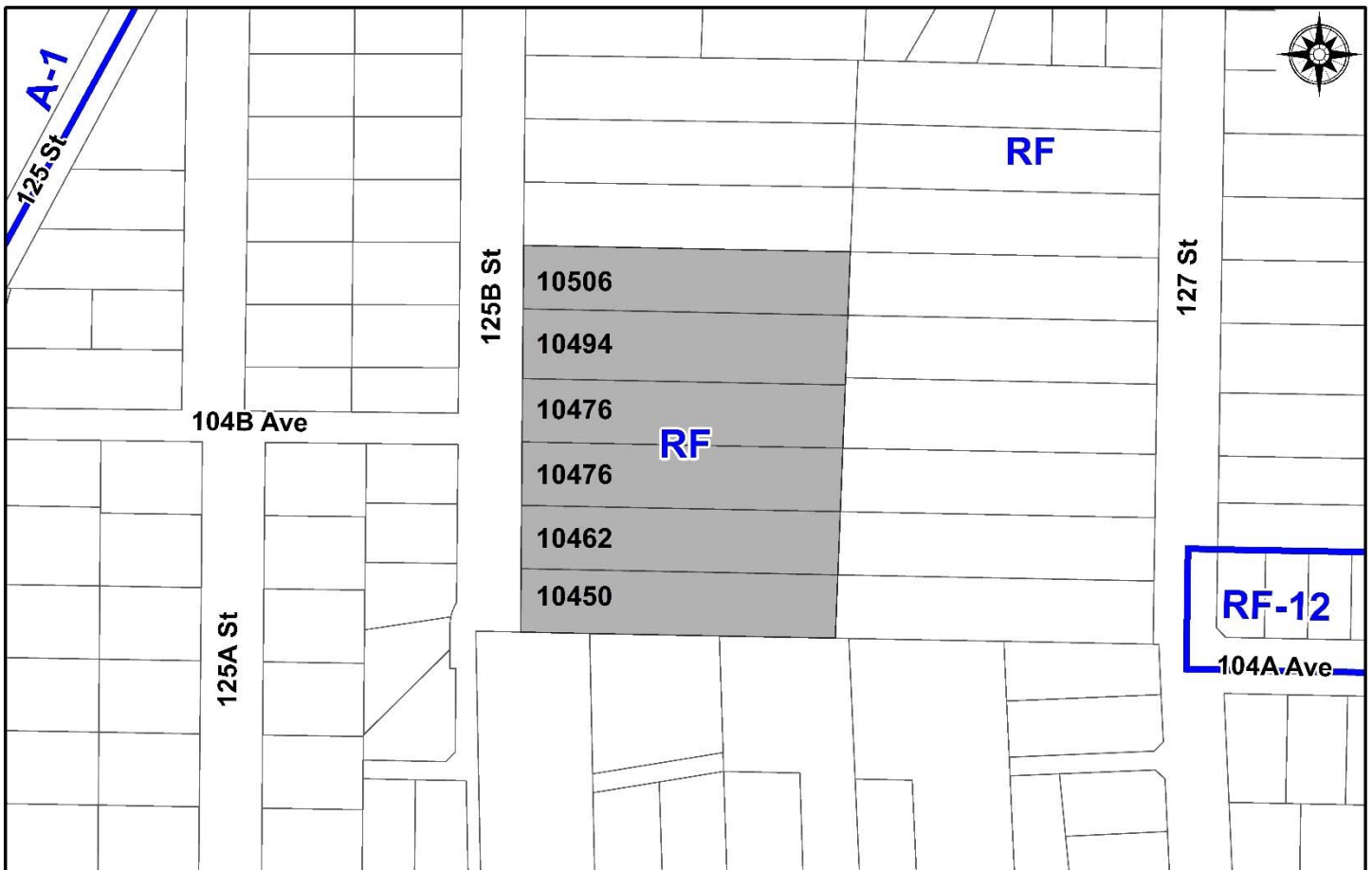
to permit the development of 48 townhouse units in South Westminster Heights.

**LOCATION:** 10450 - 125B Street  
 10462 - 125B Street  
 10476 - 125B Street  
 10494 - 125B Street  
 10506 - 125B Street

**ZONING:** RF

**OCP DESIGNATION:** Urban

**INFILL DESIGNATION:** Low Density – Tree Protection (6-10 UPA)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Westminster Heights Infill Plan from "Low Density - Tree Protection (6-10 UPA)" to "Low Density Townhouse (10-15 UPA Gross)" and to amend the local road network.

## 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 Heights Plan to redesignate the site to from "Low Density – Tree Protection (6-10 UPA)" "Low Density Townhouse (10-15 UPA Gross)" will accommodate 48 townhouse units at a gross density of 15 UPA. The proposed increase in density accommodates a more efficient site plan by providing ground-oriented multifamily residences with appropriate building setbacks as well as open space, which is to be used as both programmable outdoor amenity space and for the purposes of tree grove replanting areas.
- The proposed townhouse built form allows for greater outdoor space on the site than would be possible with small residential lots, accommodating tree grove planting and helping to address steep grading conditions on the site.
- The project Arborist has determined that the majority of on-site trees are in poor or declining condition. The proposed tree retention strategy, involving the removal of the majority of on-site trees and the creation of two tree grove replanting areas at the north-west and north-east corners of the subject site has been reviewed and supported by Trees & Landscaping staff.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- All of the proposed townhouse units feature double side-by-side garages with no tandem parking proposed or permitted. In addition, a total of 10 visitor parking stalls are proposed which meets the requirements of the Zoning Bylaw.

- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed architectural design of the project is intended to complement the emerging residential character developing through new single family homes in the South Westminster Heights area. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0054-00 generally in accordance with the attached drawings (Appendix I) and the finalized comprehensive 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 Geotechnical Report to the satisfaction of City staff;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 Zone, at the rate in effect at the time of Final Adoption;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) 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;
  - (l) registration of a Section 219 Restrictive Covenant to ensure that the site is constructed in accordance with the finalized geotechnical report; and

- (m) 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.
4. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from "Low Density – Tree Protection (6-10 UPA)" to "Low Density Townhouse (10-15 UPA Gross)", which is a new designation in the South Westminster Heights Infill Area Plan, and to amend the local road network when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/Infill Area Plan Designation	Existing Zone
Subject Site	Four (4) vacant residential lots with two (2) lots containing a single family dwelling, which is to be demolished.	Low Density – Tree Protection (6-10 UPA) and Flex Road 18-20m (Future)	RF
North:	Single family dwelling.	Low Density – Tree Protection (6-10 UPA)	RF
East:	Single family dwellings.	Low Density – Tree Protection (6-10 UPA)	RF
South (Across future 104A Avenue):	Single family dwellings.	Low-Medium Density (10-15 UPA) and Medium Density (15-23 UPA)	RF
West (Across 125B Street):	Single family dwellings.	Urban in OCP	RF

### Context & Background

- The 1.28-hectare subject site is comprised of six lots (10450 to 10506 – 125B Street) in South Westminster Heights. The subject site is designated Urban in the Official Community Plan (OCP), "Low Density – Tree Protection (6-10 UPA)" in the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and is currently zoned "Single Family Residential Zone (RF)".
- As the north-west portion of the subject site contains slopes in excess of 20% gradient on-site, the proposed development is subject to the Hazard Lands Development Permit Area requirements for Steep Slopes in the OCP.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of 48 townhouses units:
  - NCP Amendment from "Low Density – Tree Protection (6-10 UPA)" to "Low Density Townhouses (10-15 UPA Gross)" and to amend the local road network;
  - Rezoning from RF to CD (based on RM-15);
  - Subdivision (consolidation from 6 lots to 1 lot); and
  - Development Permit for Form and Character as well as Hazard Lands (Steep Slopes).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1.28 hectares
Road Dedication:	1,166 square metres
Undevelopable Area:	N/A
Net Site Area:	1.16 hectares
<b>Number of Units:</b>	48
<b>Building Height:</b>	11 metres
<b>Unit Density:</b>	15.2 units per hectare (gross); 16.7 units per hectare (net)
<b>Floor Area Ratio (FAR):</b>	0.64
<b>Floor Area</b>	
Residential:	7,443 square metres
Commercial:	
Total:	7,443 square metres
<b>Residential Units:</b>	
Studio:	
1-Bedroom:	
2-Bedroom:	
3-Bedroom:	48
Total:	48

### Referrals

Engineering:

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

School District: **The School District has provided the following projections for the number of students from this development:**

12 Elementary students at Prince Charles Elementary School  
6 Secondary students at L.A. Matheson Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2022.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: The Fire Department has no concerns.

A Building Permit will not be issued until a Fire Construction Safety Plan has been submitted for review and approval by the Surrey Fire Department.

### Transportation Considerations

- The applicant will be required to dedicate 11.5 metres for the construction of 104A Avenue to the Half Road Standard along the site frontage in addition to a 3.0-metre x 3.0 metres corner cut at the intersection of 104A Avenue and 125B Street.
- While no additional dedication is required along 125B Street the applicant will be required to upgrade the entirety of the frontage to the Local Road Standard.
- The subject site is approximately 500 metres from the intersection of 104 Avenue and 128 Street, which is serviced by several bus routes (323 and 393 – Newton Exchange / Surrey Central, 393, 373 – Guildford / Surrey Central).
- Driveway access to the townhouse site will be from future 104A Avenue.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist. This project will be required to meet a minimum of Step 1 of the BC Energy Step Code and possibly Step 3 based upon the date of the Building Permit application.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

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

## Official Community Plan

### Land Use Designation

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

### Themes/Policies

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

## Secondary Plans

### Land Use Designation

- The subject site is currently designated "Low Density – Tree Protection (6-10 UPA)" in the South Westminster Heights Plan. The applicant is proposing an amendment from "Low Density – Tree Protection (6-10 UPA)" to "Low Density Townhouses (10-15 UPA Gross)" as well as amendments to the local road network (elimination of portions of future 105 Avenue and future 126 Street).

### Amendment Rationale

- The proposed NCP Amendment from "Low Density – Tree Protection (6-10 UPA)" to "Low Density Townhouses (10-15 UPA Gross)" will accommodate 48, three-storey townhouse units with a gross density of 15 UPA (42 units per hectare (UPH) and a 0.64 floor area ratio (FAR) based on the net site area.
- Based on the site context and existing conditions, there is merit for a townhouse development on the subject site:
  - The subject site is located within an existing approved secondary plan area (South Westminster Heights Infill Area).
  - Although the site is currently designated "Low Density – Tree Protection (6-10 UPA)" the project Arborist has determined that a majority of the on-site protected trees are in poor and/or declining condition and are not suitable for retention. Accommodating



- a low-density, comprehensive designed townhouse complex on the subject site, rather than a single family residential subdivision, allows for approximately 17% of the subject site area to be set aside as tree grove planting areas in addition to approximately 1,250 sq.m. (or 11% of the site area) of programmable or landscaped outdoor amenity space. All trees identified under the subject Form and Character Development Permit, including those in the grove planting areas, will be considered protected under the Tree Preservation By-law.
- The subject site is located approximately 800 metres from Royal Kwantlen Park as well as within 1-kilometre of both K.B. Woodward Elementary School, Prince Charles Elementary School, and Kwantlen Park Secondary School. There is rationale for supporting increased density near schools and parks; and
  - Bus transit service, including more frequent transit routes, is available along both 104 Avenue and 128 Street to the east.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
  - In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and are satisfied with the proposed 75% land lift contribution value in order to satisfy the proposed Secondary Plan Amendment.
  - The City's Engineering Department supports the proposed layout as well as proposed changes to the local road network as per below:
    - 105 Avenue: Following review of the topography of the area, and with consideration of the lot consolidation and the land use proposed, the dedication and construction of 105 Avenue is not required; and
    - 126 Street: With consideration of the lot consolidation and the land use proposed, the dedication and construction of 126 Street is not necessary to provide access or serve local neighbourhood traffic. A future north-south road may be required to allow for adjacent development, subject to a future land development application. The applicant has provided a concept plan for adjacent residential redevelopment to demonstrate this.
  - Further review of the proposed servicing within the proposed 104A Avenue, for all potential scenarios of future adjacent redevelopment, will be required at the detailed design phase.

### **CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed 48-unit townhouse development on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 15 Zone (RM-15)".

- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-15 Zone and the proposed CD By-law is illustrated in the following table:

	RM-15 Zone (Part 21)	Proposed CD Zone
<b>Unit Density:</b>	37 uph / 15 upa	43 uph / 17 upa (net) 37 uph / 15 upa (gross)
<b>Floor Area Ratio:</b>	0.7	0.7
<b>Lot Coverage:</b>	45%	25%
<b>Yards and Setbacks</b>		
North:	7.5 metres	6.0 metres
East:	7.5 metres	6.0 metres
South:	7.5 metres	4.5 metres
West:	7.5 metres	10.0 metres
<b>Height of Buildings</b>		
Principal buildings:	11.0 metres	11.0 metres
Accessory buildings:	4.5 metres	4.5 metres
<b>Permitted Uses:</b>	Ground-oriented multiple unit residential buildings and child care centres.	Ground-oriented multiple unit residential buildings.
<b>Amenity Space</b>		
Indoor Amenity:	3.0 square metres per dwelling unit. (144 sq.m.)	The proposed 125 m <sup>2</sup> + CIL of \$9,000.00 meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 square metres per dwelling unit. (144 sq.m.)	The proposed 380 m <sup>2</sup> exceeds the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	96	96
Residential Visitor:	10	10
Accessible:	2	2
Total:	106	106
<b>Bicycle Spaces</b>		
Residential Visitor:	48	48

- The proposed CD By-law increases the allowable unit density from the 15 units per acre permitted in the RM-15 Zone to 17 units per acre (net) to accommodate the proposed development.
- The proposed setbacks have been reduced from 7.5 metres to 6.0 metres along the rear (north) and side (east) lot lines, abutting existing single family residential lots, and from 7.5 metres to 4.5 metres along the front (south) lot line to create a more urban streetscape along 104A Avenue. The proposed west side yard setback along 125B Street is 10.0 metres.

### **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 and will provide \$2,000/unit contribution if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption of the Rezoning By-law, and the funds will be collected at the Building Permit stage.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- In accordance with Density Bonus Policy O-54, the applicant has submitted a Market Report and Financial Analysis to determine the value of the land lift. The report has been reviewed by City staff and are satisfied with the proposed 75% land lift contribution value in order to satisfy the proposed Secondary Plan Amendment. The contribution will be calculated prior to Final Adoption.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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. The contribution will be collected at the Building Permit stage.

### **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 March 11, 2020 to approximately 97 residential lots within a 100-metre radius of the subject site and a Development Proposal Sign was installed on April 10, 2020. Staff received 21 responses from neighbouring [8 in opposition, 11 in support and 2 neutral], the details of which are highlighted below (*staff comments in italics*):
- Eight (8) area residents noted that there were in opposition to the proposed development and noted the following concerns:

#### Increased Traffic and Parking Concerns

- Area residents expressed concerns regarding the increased traffic in the area, particularly along 125B Street which connects to Old Yale Road to the north and terminates in a lane to the south-west of the subject site, and that the proposed development will create parking problems.
- Area residents also expressed concerns about traffic and pedestrian safety along 125B Street based on the current pavement width and grades and that most of the existing 125B Street boulevard does not contain sidewalks.

*(The applicant will be required to dedicate and construct an 11.5-metre wide section of the future 104A Avenue fronting the subject site as part of the subject development application. Access to the proposed townhouses will be restricted to 104A Avenue which will ultimately connect to 127 Street following the re-development of the existing lots to the immediate east of the site under a future development application.*

*Although no additional road dedication is required along 125B Street a new boulevard, curb and sidewalk will be provided along the east side of 125B Street abutting the subject site which will increase the safety of pedestrians in the area. Additional boulevard improvements along 125B Street would be provided through the re-development of adjacent residential lots under future development applications. Future evaluation of the necessity and/or suitability of traffic calming measures on 125B Street is available to area resident through the City's Engineering Department.*

*The applicant is meeting the required number of both residential (96) and visitor (10) parking stalls for the proposed development.)*

#### Geotechnical Stability Concerns

- Area residents expressed concerns regarding future slope stability and drainage associated with the proposed townhouse development.

*(As the subject site is within a Hazard Lands Development Permit Area for Steep Slopes the applicant was required to submit a comprehensive geotechnical report demonstrating that the proposed development was feasible from a slope stability and drainage perspective. The geotechnical report was peer-reviewed by an independent, third-party Qualified Professional and found acceptable.*

*No buildings are proposed along the over steepened areas of the subject site (northwest corner and along the west property line). An existing retaining wall, fronting 10476 - 125B Street, will be removed and a new three-tiered retaining wall installed along a portion of the west property line, adjacent to proposed Buildings 1 and 2. All of the proposed*

*retaining walls are less than 0.6-metre in height and are spaced a minimum of 1.2 apart, with landscaping planting throughout.*

*The accepted geotechnical report, which also contains site preparation, structural fill, foundation design and perimeter drainage recommendations, will be registered on Title through a Section 219 Restrictive Covenant in order to ensure that subsequent re-development and improvements to the subject site conform to the accepted geotechnical recommendations.)*

#### Loss of Tree Canopy and Biodiversity (including protected bird nests)

- Area residents expressed concerns regarding the potential loss to the tree canopy and biodiversity.

*(Although the site is currently designated "Low Density – Tree Protection (6-10 UPA)" in the South Westminster Heights Plan the project Arborist has determined that a majority of the on-site protected trees are in poor and/or declining condition and are not suitable for retention.*

*Accommodating a low-density, comprehensive designed townhouse complex on the subject site allows for approximately 17% of the subject site area to be set aside as tree grove replanting areas in addition to approximately 1,250 sq.m. (or 11% of the site area) of programmable or landscaped outdoor amenity space. All trees identified under the subject Form and Character Development Permit, including those in the grove replanting areas, will be considered protected under the Tree Preservation By-law.*

*The subject site is not located within an identified Green Infrastructure Network (GIN) corridor or hub, however, it is noted that given the low intensity of existing land use and contiguous tree coverage that the site constitutes part of terrestrial hub within this portion of the South Westminster Height Plan area. In future, the tree grove replanting areas on the subject site will provide wildlife habitat and movement corridors for edge species that are more accustomed to proximity with human activities.*

*According to the City's mapping system, there are no known protected species nests in the local area of the development or surrounding area. A Nesting Survey Report was prepared by a Qualified Environmental Professional (QEP) and submitted by the applicant confirming that no year-round protected nests (i.e., Bald Eagle or Herons under Wildlife Act Section 34(b) or Barn Owls and Great Blue Herons under the Species at Risk Act) are present on the development site.*

*A Bird Nesting Report will be required should any on-site land clearance or tree cutting be proposed during the City-identified bird nesting window (March 15 to August 15)).*

- Eleven (11) area residents noted that they were in support of the proposed development.
- In addition, two (2) area residents contacted staff to obtain more information on the proposed development. After discussing the proposed density, built form, access considerations and the potential redevelopment of adjacent residential lots both residents noted that they were not opposed to the development.

## DEVELOPMENT PERMITS

### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character and generally complies with the Form and Character Development Permit guidelines in the Official Community Plan.
- Staff worked with the applicant to address the following aspects of the project:
  - Adjust the proposed building locations in order to retain protected open space area around the north portion of the property for tree grove planting purposes;
  - Address future interface concerns by providing increased setbacks along the north and east boundaries; and
  - Provide a suitably tiered/landscaped interface and increased building setbacks between proposed Building 2 and the west lot line, where a 3-4 metre grade exists between the proposed units and the existing road right-of-way (125B Street), in order to reduce the overall visual impact of the development;

### **Buildings and Parking**

- The proposed 48-unit townhouse projects consist of ten (10), three-storey buildings containing between three (3) to six (6) units each with garages accessed internally at grade.
- All of the 48 proposed townhouse units consist of double car, side-by-side garages with no tandem parking proposed. Each unit will contain a flex space and washroom on the ground floor, an open concept second-floor with living room, family room and kitchen and a third-floor with three individual bedrooms.
- All of the proposed townhouse units include a second-floor deck in addition to private, at-grade outdoor space.
- The architectural expression features a broad range of materials to help break-up the massing, combined with layered landscape materials, low-level fencing, and gates as well as additional landscape material provided between each unit entry and the internal or public sidewalk.
- The applicant proposes high-quality building materials including brick, hardi board panels and horizontal hardi board siding.

### **Landscaping**

- Each individual unit will have either direct access to the front street (104A Avenue) or the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to the centrally located indoor amenity building and outdoor amenity space.

- Each unit will have a small yard and patio space with perimeter planting, consisting of low-lying shrubs and groundcover. Adjacent tree cover will provide shading during the spring and summer months while exterior building and on-site lighting is designed to reduce light-pollution and provide adequate way-finding.
- Each individual unit fronting 104A Avenue will have a small front yard enclosed by a 1.0-metre high wooden picket fence, layered low-lying landscaping and a by-law sized tree.
- A three(3)-tiered retaining wall is proposed along a portion of the west lot line (125B Street) adjacent to Building 1 and 2. The proposed masonry or masonry-faced poured concrete walls will have a maximum height of 0.6 metres and a minimum separation of 1.2 metres where additional low-lying shrubs and groundcover will be planted.

#### Indoor Amenity

- The RM-15 Zone requires that 144 square metres of indoor amenity space be provided (3.0 sq.m. of amenity space per dwelling unit).
- The applicant proposes a one-storey amenity building approximately 126 square metres in size adjacent to the north-west corner of the centrally located outdoor amenity space.
- The proposed amenity building will include space for two multi-purpose rooms, a possible future kitchen and washroom facilities.
- The proposed 126-square metre amenity building does not meet the minimum 144 square metres of total indoor amenity space required under the RM-15 Zone, but does exceed the minimum 74 square metres of indoor amenity space that must be provided on a site for a townhouse project or more than 25 units. The applicant will provide a monetary contribution of \$9,000.00 (based on \$1,500 per unit of the indoor amenity space required) in accordance with the Zoning Bylaw and City policy to address the shortfall under the RM-15 Zone (upon which the proposed CD Bylaw is based).

#### Outdoor Amenity

- The RM-15 Zone requires that 144 square metres of outdoor amenity space be provided (3.0 sq.m. of amenity space per dwelling unit).
- The applicant proposes approximately 380 square metres of outdoor amenity space, which exceeds the minimum 144 square metres required under the RM-15 Zone. The large outdoor amenity is proposed to be centrally located within the townhouse development, in an internal cloister formed by proposed Building 3, 4, 7 and 9, and consists of a patio area as well as a children's play and open lawn area. The access to the internal amenity space is designed to be welcoming and accommodating to all residents of the proposed townhouse development through the use of pathways and lighting.
- A number of trees are proposed to be planted in this area to provide added shade and privacy from the surrounding dwelling units.

## 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.
- While the majority of the subject site is relatively flat, with an approximate cross-slope gradient of 4% running south-east to north-west, the north-west corner of the site contains slopes between 28-30% gradient with localized 2-metre high over-steepening along a small portion of the top-of-slope related to localized filling by the previous Owner.
- A geotechnical report, prepared by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Limited and dated May 29, 2020, was peer reviewed by Gunther Yip, *P. Eng.*, of Braun Geotechnical Limited 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 developing 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 site preparation, structural fill, foundation design, perimeter drainage, engineered retaining wall construction within the over-steepened top-of-slope area and the removal/replanting and irrigation of the north-west tree grove area.
- 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.

## TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
Cottonwood	1	1	0



Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	41	41	0
Alianthus	1	1	0
Chestnut	1	1	0
Dogwood	2	2	0
Hawthorn	1	1	0
Unidentified Deciduous	2	2	0
<b>Coniferous Trees</b>			
Chinese Fir	1	1	0
Douglas-fir	6	6	0
Hemlock	1	1	0
Western Red Cedar	66	64	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>123</b>	<b>121</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>96</b>	
<b>Total Retained and Replacement Trees</b>		<b>98</b>	
<b>Contribution to the Green City Program</b>		<b>\$60,400.00</b>	

- The Arborist Assessment states that there is a total of 123 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 4% of the total trees on the site, are Alder and Cottonwood trees. It was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- As a condition of development, the South Westminster Heights Plan outlines a minimum level of tree retention as shown in the five options below:
  - **Option 1:** Preserve at least 25% of the total tree diameter on the site;
  - **Option 2:** Preserve at least 35% of the significant trees on the site and at least 15% of the total tree diameter;
  - **Option 3:** Preserve at least 50% of the significant trees on the site and at least 20% of the total tree diameter on the site;
  - **Option 4:** Preserve all of the significant trees on the site and at least 15% of the total tree diameter on the site; or
  - **Option 5:** If the total development is larger than one acre (4,046 sq.m.), preserve at least 50% of the total tree canopy area on the site.
- The project Arborist has determined that the majority of the on-site trees are dead, dying or have poor health and structure ratings and not suitable for long-term retention. Accommodating a low-density, comprehensive designed townhouse complex on the subject site allows for approximately 17% of the subject site area to be set aside as tree grove replanting areas in addition to approximately 1,250 sq.m. (or 11% of the site area) of

programmable or landscaped outdoor amenity space. All trees identified under the subject Form and Character Development Permit, including those in the grove replanting areas, will be considered protected under the Tree Preservation By-law.

- Staff are in support of the proposed tree retention and replanting strategy as this meets the intent of the South Westminster Heights Plan, with respect to the preservation of existing open space, where tree retention is not viable due to the existing health of on-site protected trees.
- 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 247 replacement trees on the site. As only 96 replacement trees are currently proposed the deficit of 151 replacement trees will require a cash-in-lieu payment of \$60,400, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 104A Avenue and 125B Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Persian Ironwood, Robin Hill Serviceberry, Lilac, Red Flowering Dogwood, Flame Amur Maple, Pacific Dogwood, Western Red Cedar, Grand Fir, Paper Birch and Vine Maple.
- In summary, a total of 98 trees are proposed to be retained or replaced on the site with a contribution of \$60,400 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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 Heights Infill Area Plan

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

NOTES:

- FOR GRADING AND CURB ALIGNMENT & DRAINAGE - REFER TO CIVIL.
- FOR OUTDOOR AMENITY DESIGN - REFER TO LANDSCAPE.
- LANDSCAPE DESIGN, PLANTING MATERIALS, FENCE DESIGN, COLOR MATERIALS OF CONCRETE PAVERS - REFER TO LANDSCAPE.
- BR - BICYCLE RACK
- WMC - WATER METER CHAMBER
- ROC - ROLL OVER CURB
- RW - RETAINING WALL
- H - FIRE HYDRANT



2020/08/01	H	REVISION TO DP APPLICATION
2019/08/18	G	DP APPLICATION
2019/08/19	F	REVISIONS TO MECHANICAL/ROOF LAYOUT
2019/04/24	E	REVISIONS AS PER CITY REG.
2019/03/14	D	REVISIONS AS PER CITY REG.
2019/03/14	C	REVISIONS AS PER CITY REG.
2019/02/19	B	REVISIONS AS PER CITY REG.
2019/01/24	A	PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6X 3Z5  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

PROJECT  
**48 UNIT - TOWNHOUSE DEVELOPMENT**  
 10506 / 10494 / 10476 / 10462 / 10450 - 125B ST,  
 SURREY, B.C.  
 CLIENT:  
**7-DAYS REAL ESTATE & CONTRACTING LTD.**  
 5433 144A ST., SURREY, BC.  
 V3X 1V5

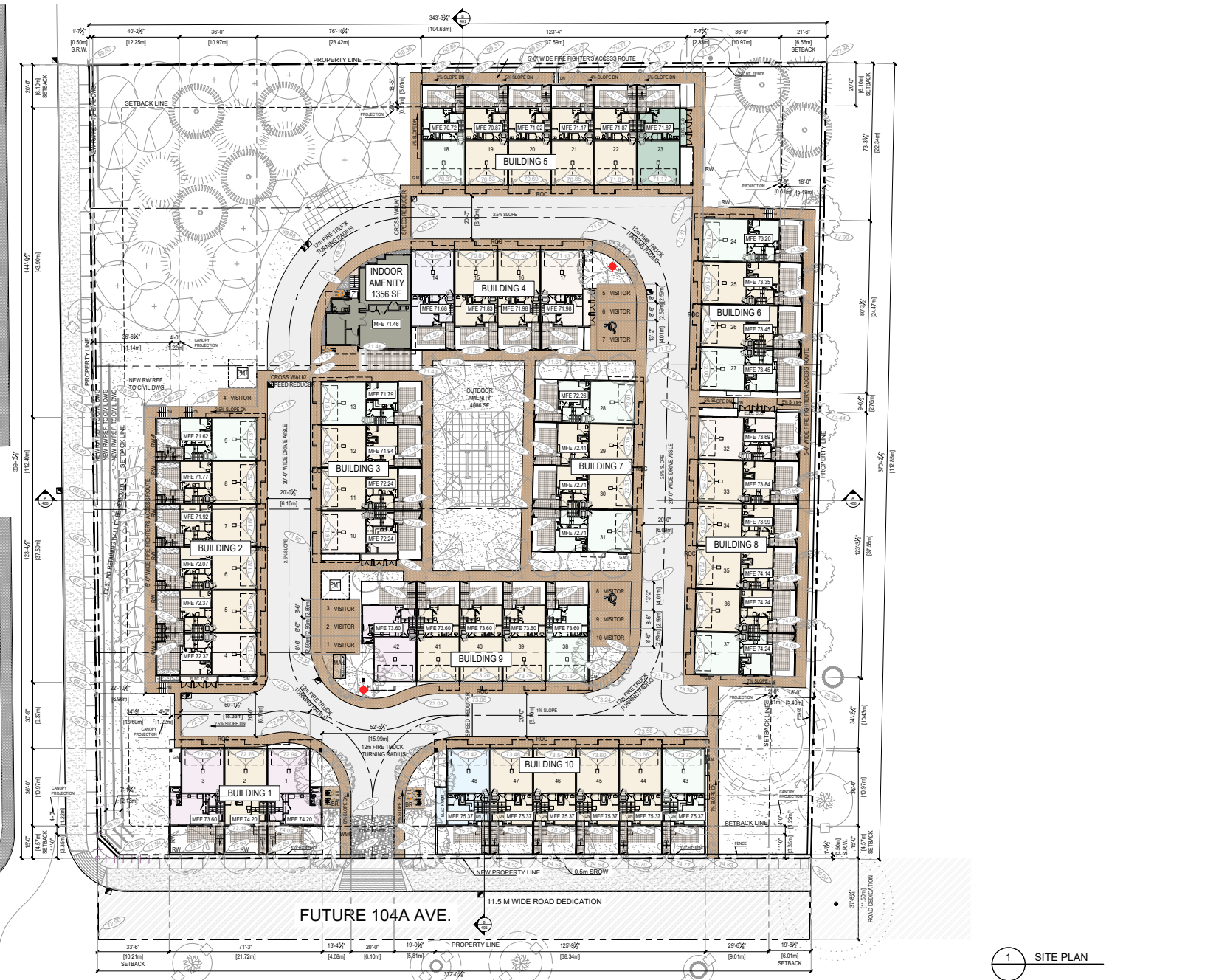
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	JA
SCALE:	3/16"=1'-0"
JOB NO.:	
DATE:	JUN 2019
SHEET TITLE:	

SITE PLAN

DRAWING NO.:  
**A-100 H**

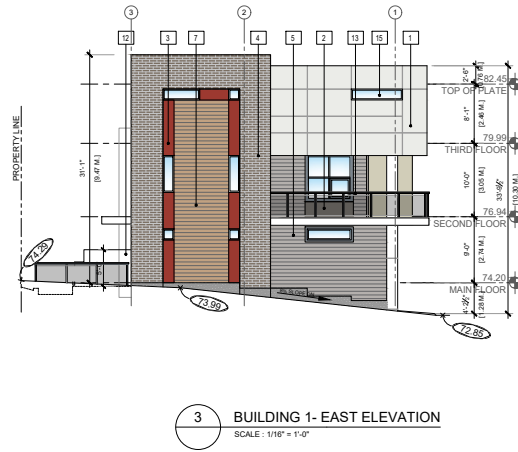
125B STREET  
 104B AVE.



1 SITE PLAN



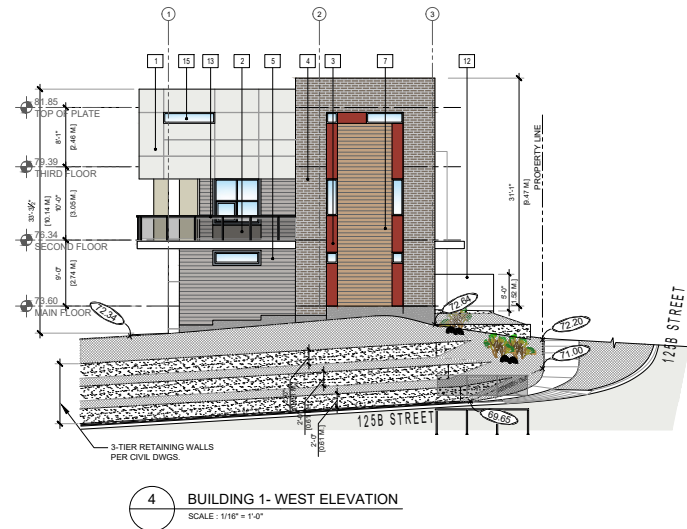
1 BUILDING 1 - SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 1 - EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 1 - NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 1 - WEST ELEVATION  
SCALE: 1/16" = 1'-0"

**NOTES:**

**SCHEDULE OF FINISHES**

- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z-F HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z-F HARDE & REVEAL COLOR: HARDE AGED PEWTER
- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z-F HARDE & REVEAL COLOR: HARDE COUNTRYLANE RED
- BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE CORNICE STONE
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE BOOTHBY BLUE
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE MONTBRET TULPE
- POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
- POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
- VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE BLUE BLUE SHOE 788
- FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE SUNDERED CROWN 6232
- FIBER BOARD PAINTED COLOR: TO MATCH BENJAMIN MOORE OXFORD WHITE 95-33

2019/09/10 A REVISION TO APPLICATION  
2019/09/10 B APPLICATION  
2019/06/13 F REVISIONS TO NEIGHBORHOOD LOT LAYOUT  
2019/04/24 E REVISIONS AS PER CITY REG.  
2019/02/14 D REVISIONS AS PER CITY REG.  
2018/10/28 C REVISIONS AS PER CITY REG.  
2018/10/12 B REVISIONS AS PER CITY REG.  
2018/02/24 A PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
48 UNIT - TOWNHOUSE DEVELOPMENT  
10506 / 10494 / 10476 / 10462 / 10450 - 125B ST, SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE & CONTRACTING LTD.  
5433 144A ST, SURREY, BC.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE MY OWN AND WILL REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	JSSE
SCALE:	1/16" = 1'-0"
JOB NO.:	SR 108
DATE:	JUN 2019
SHEET TITLE:	

BUILDING ELEVATIONS  
BLDG - 1



1 BUILDING 2- WEST ELEVATION  
SCALE: 1/16" = 1'-0"

3 BUILDING 2- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

**SCHEDULE OF FINISHES**

- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.0 HARDE & REVEAL COLOR HARDE ARCTIC WHITE
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.0 HARDE & REVEAL COLOR HARDE AGED PEWTER
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.0 HARDE & REVEAL COLOR HARDE COUNTRYLINE RED
- BRICK CLADDING - HERBON BRICK COMPANY HARDE & REVEAL COLOR HARDE SMOOTH FINISH COLOR HARDE PEARL GRAY
- SMOOTH FINISH HARDE SIDING COLOR HARDE PEARL GRAY
- SMOOTH FINISH HARDE PANEL SIDING COLOR HARDE CORBLE STONE
- SMOOTH FINISH HARDE SIDING COLOR TO MATCH MATURE WOOD
- SMOOTH FINISH HARDE SIDING COLOR HARDE AGED PEWTER
- SMOOTH FINISH HARDE PANEL SIDING COLOR HARDE MAYAJO BEIGE
- SMOOTH FINISH HARDE SIDING COLOR HARDE BOOTHBY BLUE
- SMOOTH FINISH HARDE SIDING COLOR HARDE MONTEREY TAUPE
- POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR TO MATCH MATURE WOOD WITH SAFETY GLASS (PROTIED)
- POWDER COATED ALUMINUM FRAMING COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD COAT GLASS
- VINYL SLIDING DOOR COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- VINYL WINDOW COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE BLUE BUENDE BRICK 719
- FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE SUNDED TOWN & CLOZE
- FABCO BOARD PAINTED COLOR TO MATCH BENJAMIN MOORE OXFORD WHITE CC-30



2 BUILDING 2- EAST ELEVATION  
SCALE: 1/16" = 1'-0"

4 BUILDING 2- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

2023/09/17	A	REVISION TO SP APPLICATION
2023/09/10	C	CP APPLICATION
2019/10/13	F	REVISIONS TO NEIGHBORHOOD LOT LAYOUT
2019/10/14	E	REVISIONS AS PER CITY REG.
2019/10/14	D	REVISIONS AS PER CITY REG.
2019/10/28	C	REVISIONS AS PER CITY REG.
2019/10/17	B	REVISIONS AS PER CITY REG.
2019/02/24	A	PRELIMINARY LAYOUT



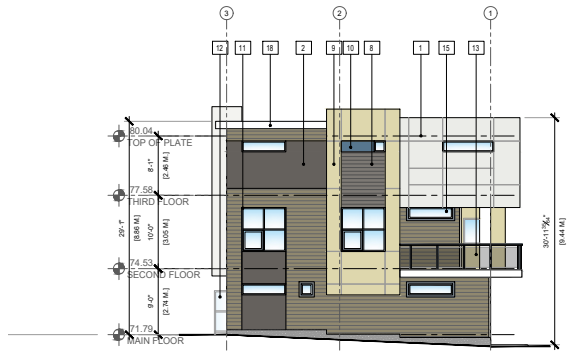
1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT:**  
48 UNIT - TOWNHOUSE DEVELOPMENT  
10506 / 104594 / 10476 / 10462 / 10450 - 125B St, SURREY, B.C.  
**CLIENT:**  
7-DAYS REAL ESTATE & CONTRACTING LTD.  
5433 144A ST., SURREY, B.C. V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND ALL THEY REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE REPRODUCED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	JESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019
SHEET TITLE:	

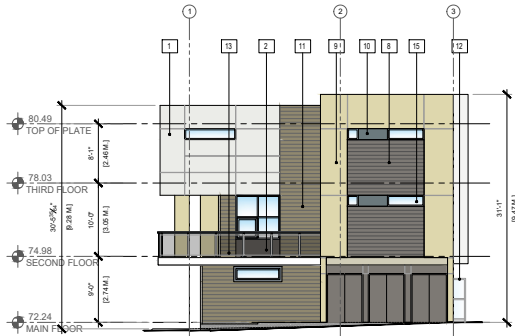
**BUILDING ELEVATIONS  
BLDG - 2**



**1 BUILDING 3- NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**3 BUILDING 3- WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 BUILDING 3- SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**4 BUILDING 3- EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

**NOTES:**

**SCHEDULE OF FINISHES**

1. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
2. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
3. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE COLOMBIAN RED
4. BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
5. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE COBBLE STONE
6. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE COBBLE STONE
7. SMOOTH FRESH HARDE PANEL SIDING COLOR: TO MATCH NATURAL WOOD
8. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE AGED PEWTER
9. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE AGED PEWTER
10. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE BOOTHBAY BLUE
11. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE BOOTHBAY BLUE
12. POWDER COATED ALUMINUM 6\"/>

2019.09.10	A	REVISION TO APPLICATION
2019.09.10	C	OF APPLICATION
2019.06.13	F	REVISIONS TO NEIGHBORHOOD LOT LAYOUT
2019.04.18	E	REVISIONS AS PER CITY REG.
2019.03.14	D	REVISIONS AS PER CITY REG.
2019.02.28	C	REVISIONS AS PER CITY REG.
2019.02.12	B	REVISIONS AS PER CITY REG.
2019.02.04	A	PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT:**  
48 UNIT - TOWNHOUSE DEVELOPMENT  
10506 / 10454 / 10476 / 10462 / 10450 - 125B St.  
SURREY, B.C.  
**CLIENT:**  
7-DAYS REAL ESTATE & CONTRACTING LTD.  
5433 144A St., SURREY, BC.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019

**BUILDING ELEVATIONS  
BLDG - 3**

DRAWING NO.:

**A-303 H**



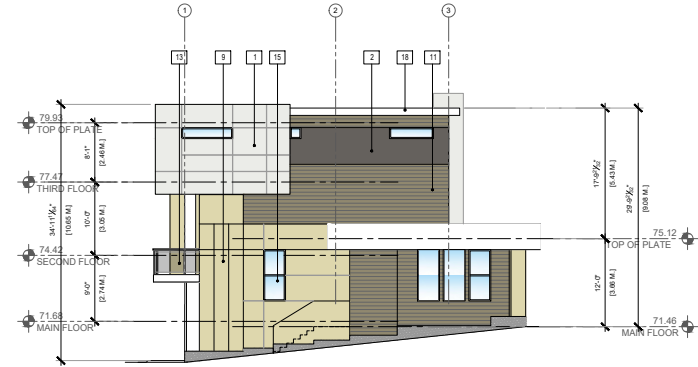
1 BUILDING 4- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 4- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 4- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 4- WEST ELEVATION  
SCALE: 1/16" = 1'-0"

**NOTES:**

**SCHEDULE OF FINISHES**

- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z1 HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z2 HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z3 HARDE & REVEAL COLOR: HARDE COUNTRYLINE RED
- BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE COBBLE STONE
- SMOOTH FINISH HARDE PANEL SIDING COLOR: TO MATCH NATURAL WOOD
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE AGED PEWTER
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE SHAWND BEIGE
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE BOOTHBAY BLUE
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE MONTPELIER TRUFFE
- POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
- POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
- VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- NEW WINDOW COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE BLUE SLUDGE SHOES 798
- FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE SUNDERED SPARTI 6222
- PANIC BOARD PAINTED COLOR: TO MATCH BENJAMIN MOORE OXFORD WHITE CC-30

2019-09-10 A REVISION TO APPLICATION  
2019-09-10 B APPLICATION  
2019-06-13 F REVISIONS TO NEIGHBORHOOD LOT LAYOUT  
2019-04-12 G REVISIONS AS PER CITY REG.  
2019-03-14 D REVISIONS AS PER CITY REG.  
2019-02-28 C REVISIONS AS PER CITY REG.  
2019-03-12 E REVISIONS AS PER CITY REG.  
2019-02-14 A PRELIMINARY LAYOUT



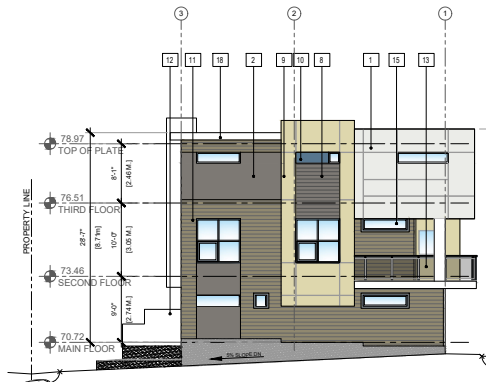
1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**48 UNIT - TOWNHOUSE DEVELOPMENT**  
**10506 / 10454 / 10476 / 10462 / 10450 - 125B St, SURREY, B.C.**  
CLIENT:  
**7-DAYS REAL ESTATE & CONTRACTING INC.**  
**5433 144A St, SURREY, B.C.**  
**V3X 1V5**

OWNER'S RESERVES: THE PLAN AND SPEC AND IF ALL THESE REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019
SHEET TITLE:	

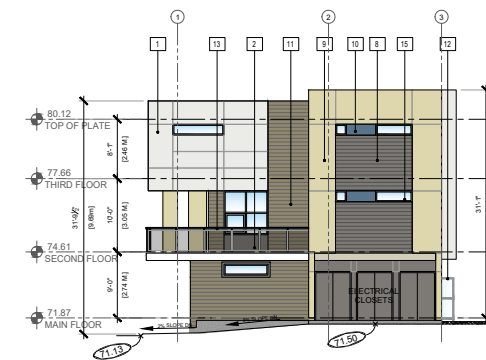
BUILDING ELEVATIONS  
BLDG - 4



1 BUILDING 5- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 5- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 5- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 5- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"

NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
2. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
3. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
4. BRICK CLADDING - HERBION BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
5. SMOOTH FRESH HARDE SIDING COLOR: HARDE SILVERADO
6. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE SILVERADO
7. SMOOTH FRESH HARDE SIDING COLOR TO MATCH NATURAL WOOD
8. SMOOTH FRESH HARDE SIDING COLOR: HARDE SILVERADO
9. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE SILVERADO
10. SMOOTH FRESH HARDE SIDING COLOR: HARDE SILVERADO
11. SMOOTH FRESH HARDE SIDING COLOR: HARDE SILVERADO
12. POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
13. POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
14. VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
15. VINYL WINDOW COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
16. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE BLUE SUEDE SHOES 798
17. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE SUNDERED CROWN 1222
18. FINISH BOARD PAINTED COLOR: TO MATCH BENJAMIN MOORE OXFORD WHITE OC-30



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
48 UNIT - TOWNHOUSE  
DEVELOPMENT  
10506 / 10494 / 10476 / 10462 / 10450 -  
125B St,  
SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE &  
CONTRACTING INC.  
5433 144A St, SURREY, B.C.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019
SHEET TITLE:	

BUILDING ELEVATIONS  
BLDG - 5



NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
2. SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
3. SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE COLOMBIAN RED
4. BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
5. SMOOTH FINISH HARDE SIDING COLOR: HARDE COBBLE STONE
6. SMOOTH FINISH HARDE SIDING COLOR: HARDE COBBLE STONE
7. SMOOTH FINISH HARDE SIDING COLOR: TO MATCH NATURAL WOOD
8. SMOOTH FINISH HARDE SIDING COLOR: HARDE AGED PINE
9. SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE HAVARD BLUE
10. SMOOTH FINISH HARDE SIDING COLOR: HARDE BOOTHBAY BLUE
11. SMOOTH FINISH HARDE SIDING COLOR: HARDE MONTREAL TRUFFE
12. POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
13. POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND DPACI COAT GLASS
14. VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
15. VINYL WINDOW COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
16. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE BLUE SLUE SHOES 798
17. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE SUNDERED DONATO CC22
18. FINISH BOARD PAINTED COLOR: TO MATCH BENJAMIN MOORE OXFORD WHITE CC-30



1 BUILDING 6- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 6- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 6- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 6- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
48 UNIT - TOWNHOUSE DEVELOPMENT  
10506 / 10494 / 10476 / 10462 / 10450 - 125B ST, SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE & CONTRACTING INC.  
5433 144A ST, SURREY, B.C.  
V3X 1V5

COPYRIGHT RESERVED. THE PLAN AND DESIGN ARE AND IF ALL THEM REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB NO.:	5UR 108
DATE:	JUN 2019
SHEET TITLE:	

BUILDING ELEVATIONS  
BLDG - 6



1 BUILDING 7- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 7- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 7- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 7- WEST ELEVATION  
SCALE: 1/16" = 1'-0"

NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDEE PANEL SIDING WITH HARDEE REVEAL SYSTEM Z-F HARDEE & REVEAL COLOR: HARDEE ARCTIC WHITE
2. SMOOTH FINISH HARDEE PANEL SIDING WITH HARDEE REVEAL SYSTEM Z-F HARDEE & REVEAL COLOR: HARDEE AGED PEWTER
3. SMOOTH FINISH HARDEE PANEL SIDING WITH HARDEE REVEAL SYSTEM Z-F HARDEE & REVEAL COLOR: HARDEE COUNTRYLAND RED
4. BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
5. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE PEARL GRAY
6. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE CORNICE STONE
7. SMOOTH FINISH HARDEE PANEL SIDING COLOR: TO MATCH NATURAL WOOD
8. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE AGED PEWTER
9. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE NAVY BLUE
10. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE BOOTHBAY BLUE
11. SMOOTH FINISH HARDEE PANEL SIDING COLOR: HARDEE MONTEBELL TRUPE
12. POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
13. POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
14. VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
15. VINYL WINDOW COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
16. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE BLUE SLUDGE SHOE 798
17. FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BENJAMIN MOORE SUNDERED TRAFFIC COAT
18. FINISH BOARD PAINTED COLOR: TO MATCH BENJAMIN MOORE OXFORD WHITE CC-30

NO.	DATE	DESCRIPTION
2019/09/10	A	REVISION TO APPLICATION
2019/09/10	C	OF APPLICATION
2019/06/13	F	REVISIONS TO NEIGHBORHOOD LOT LAYOUT
2019/04/22	E	REVISIONS AS PER CITY REG.
2019/03/14	D	REVISIONS AS PER CITY REG.
2019/02/28	C	REVISIONS AS PER CITY REG.
2019/02/12	B	REVISIONS AS PER CITY REG.
2019/01/12	A	PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
**48 UNIT - TOWNHOUSE DEVELOPMENT**  
**10506 / 10454 / 10476 / 10462 / 10450 - 125B St, SURREY, B.C.**  
CLIENT:  
**7-DAYS REAL ESTATE & CONTRACTING LTD.**  
**5433 144A St, SURREY, BC.**  
**V3X 1V5**

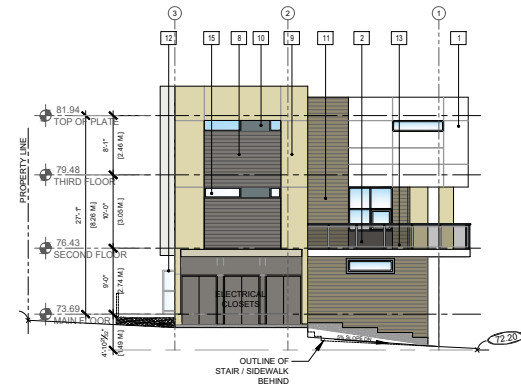
COPYRIGHT RESERVED. THE PLAN AND DESIGN ARE THE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019
SHEET TITLE:	

BUILDING ELEVATIONS  
BLDG - 7



1 BUILDING 8- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 8- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 8- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 8- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

NOTES:

SCHEDULE OF FINISHES

1. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
2. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
3. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE COUNTRYLINE RED
4. BRICK CLADDING - HERBRON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
5. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE COBBLE STONE
6. SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE AGED PEWTER
7. SMOOTH FRESH HARDE SIDING COLOR TO MATCH NATURAL WOOD
8. SMOOTH FRESH HARDE SIDING COLOR: HARDE AGED PEWTER
9. SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM Z.F. HARDE & REVEAL COLOR: HARDE BOOTHBAY BLUE
10. SMOOTH FRESH HARDE SIDING COLOR: HARDE BOOTHBAY BLUE
11. SMOOTH FRESH HARDE SIDING COLOR: HARDE MONTBERRY TULPE
12. POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
13. POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
14. VINYL SLIDING DOOR COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
15. VINYL WINDOW COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
16. FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE BLUE SUEDE SHOES 798
17. FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE SUNDERED COMATI CC22
18. FINISH BOARD PAINTED COLOR TO MATCH BENJAMIN MOORE OXFORD WHITE CC-30



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z8  
T (604) 284-5194 F (604) 284-5131  
info@dfarchitecture.ca

PROJECT:  
48 UNIT - TOWNHOUSE  
DEVELOPMENT  
10506 / 10454 / 10476 / 10462 / 10450 -  
125B St.  
SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE &  
CONTRACTING LTD.  
5433 144A St., SURREY, BC.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE MY OWN AND ALL RIGHTS REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JAN 2019
SHEET TITLE:	

BUILDING ELEVATIONS  
BLDG - 8

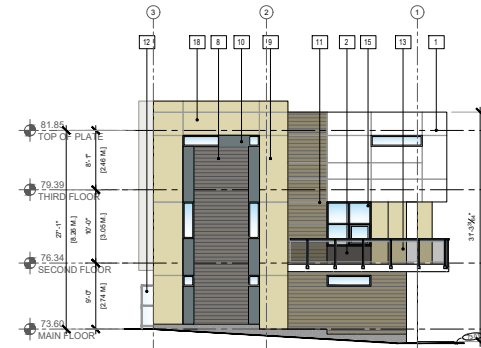
DRAWING NO.:

A-308

H



1 BUILDING 9- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 9- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 9- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 9- EAST ELEVATION  
SCALE: 1/16" = 1'-0"

**NOTES:**

**SCHEDULE OF FINISHES**

- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE AGED PEWTER
- SMOOTH FRESH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2. HARDE & REVEAL COLOR: HARDE COUNTRYLINE RED
- BRICK CLADDING - HERBORN BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE PEARL GRAY
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE COBBLE STONE
- SMOOTH FRESH HARDE SIDING COLOR: TO MATCH NATURAL WOOD
- SMOOTH FRESH HARDE SIDING COLOR: HARDE AGED PEWTER
- SMOOTH FRESH HARDE PANEL SIDING COLOR: HARDE SAND BRUSH
- SMOOTH FRESH HARDE SIDING COLOR: HARDE BOOTHBY BLUE
- SMOOTH FRESH HARDE SIDING COLOR: HARDE MONTREY TRUPE
- POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
- POWDER COATED ALUMINUM RAILING COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND DPACI COAT GLASS
- VINYL SLIDING DOOR COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- W/IN WINDOW COLOR: TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- FIBER GLASS ENTRANCE DOORS COLOR: MATCH BERLAIM MOORE BLUE SLUICE SHOES 798
- FIBER GLASS ENTRANCE DOORS COLOR: TO MATCH BERLAIM MOORE SUNDREED (DRAFT) CC22
- FANCI BOARD PAINTED COLOR: TO MATCH BERLAIM MOORE OXFORD WHITE CC-30

2019.09.17 A REVISION TO APPLICATION  
2019.09.19 C OF APPLICATION  
2019.10.13 F REVISIONS TO NEIGHBORHOOD LOT LAYOUT  
2019.10.14 G REVISIONS AS PER CITY REG.  
2019.10.14 D REVISIONS AS PER CITY REG.  
2019.10.18 C REVISIONS AS PER CITY REG.  
2019.10.17 B REVISIONS AS PER CITY REG.  
2019.10.17 A PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 3Z8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
48 UNIT - TOWNHOUSE  
DEVELOPMENT  
10506 / 10454 / 10476 / 10462 / 10450 -  
125B St,  
SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE &  
CONTRACTING LTD.  
5433 144A St., SURREY, BC.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE MY AND ALL  
THEIR REMAIN THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
INC. AND CANNOT BE REPRODUCED OR REPERIODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4ESSE
SCALE:	1/16" = 1'-0"
JOB No.:	SR 108
DATE:	JUN 2019

SHEET TITLE:

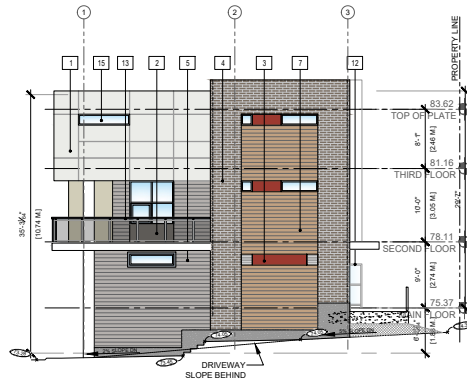
BUILDING ELEVATIONS  
BLDG - 9



1 BUILDING 10- EAST ELEVATION  
SCALE: 1/16" = 1'-0"



3 BUILDING 10- NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



2 BUILDING 10- WEST ELEVATION  
SCALE: 1/16" = 1'-0"



4 BUILDING 10- SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

**NOTES:**

**SCHEDULE OF FINISHES**

- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.1 HARDE & REVEAL COLOR: HARDE ARCTIC WHITE
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.1 HARDE & REVEAL COLOR: HARDE AGED PEWTER
- SMOOTH FINISH HARDE PANEL SIDING WITH HARDE REVEAL SYSTEM 2.1 HARDE & REVEAL COLOR: HARDE COUNTRYLANE RED
- BRICK CLADDING - HERBON BRICK COMPANY COLOR: SILVERADO (SMOOTH FINISH)
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE CONCRETE STONE
- SMOOTH FINISH HARDE PANEL SIDING COLOR TO MATCH NATURAL WOOD
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE AGED PEWTER
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE BOOTHBY BLUE
- SMOOTH FINISH HARDE PANEL SIDING COLOR: HARDE MONTEVERDE TAUPE
- POWDER COATED ALUMINUM 6" HIGH PRIVACY SCREEN COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS (PROFIED)
- POWDER COATED ALUMINUM RAILING COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD WITH SAFETY GLASS AND OPACI COAT GLASS
- VINYL SLIDING DOOR COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- VINYL WINDOW COLOR TO MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
- FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE BLUE SLUDE SHOES 798
- FIBER GLASS ENTRANCE DOORS COLOR TO MATCH BENJAMIN MOORE SUNDREED (OPACI) EDGE
- PANCHO BOARD PAINTED COLOR TO MATCH BENJAMIN MOORE OXFORD WHITE CC-10

2019/01/28 A PRELIMINARY LAYOUT  
2019/02/12 B REVISIONS AS PER CITY REG.  
2019/02/12 C REVISIONS AS PER CITY REG.  
2019/02/28 D REVISIONS AS PER CITY REG.  
2019/02/28 E REVISIONS AS PER CITY REG.  
2019/02/28 F REVISIONS TO NEGOTIATION/LOFT LAYOUT  
2019/02/16 G CP APPLICATION  
2019/02/16 H REVISIONS TO CP APPLICATION



1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6X 3Z5  
T (604)284-5194 F (604)284-9331  
info@dfarchitecture.ca

**PROJECT:**  
48 UNIT - TOWNHOUSE DEVELOPMENT  
10508 / 10494 / 10476 / 10462 / 10450 - 125B ST, SURREY, B.C.  
**CLIENT:**  
7-DAYS REAL ESTATE & CONTRACTING LTD.  
5433 144A ST, SURREY, BC. V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND ALL THEIR PARTS ARE THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND SHALL BE KEPT IN CONFIDENCE UNLESS OTHERWISE WRITTEN CONSENT.

**DRAWN:** SS  
**CHECKED:** JESSIE  
**SCALE:** 1/16" = 1'-0"  
**JOB NO.:** SUR 108  
**DATE:** JUN 2019  
**SHEET TITLE:**

**BUILDING ELEVATIONS  
BLDG - 10**



2020/09/17	H	REVISION TO CP APPLICATION
2020/09/10	C	CP APPLICATION
2019/10/13	F	REVISIONS TO NEIGHBORHOOD LOT LAYOUT
2019/10/12	B	REVISIONS AS PER CITY REG.
2019/10/11	D	REVISIONS AS PER CITY REG.
2019/10/28	C	REVISIONS AS PER CITY REG.
2019/10/17	B	REVISIONS AS PER CITY REG.
2019/10/28	A	PRELIMINARY LAYOUT



1205-4871 SHELL ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 3Z9  
 T (604)284-5194 F (604)284-5131  
 info@dfarchitecture.ca

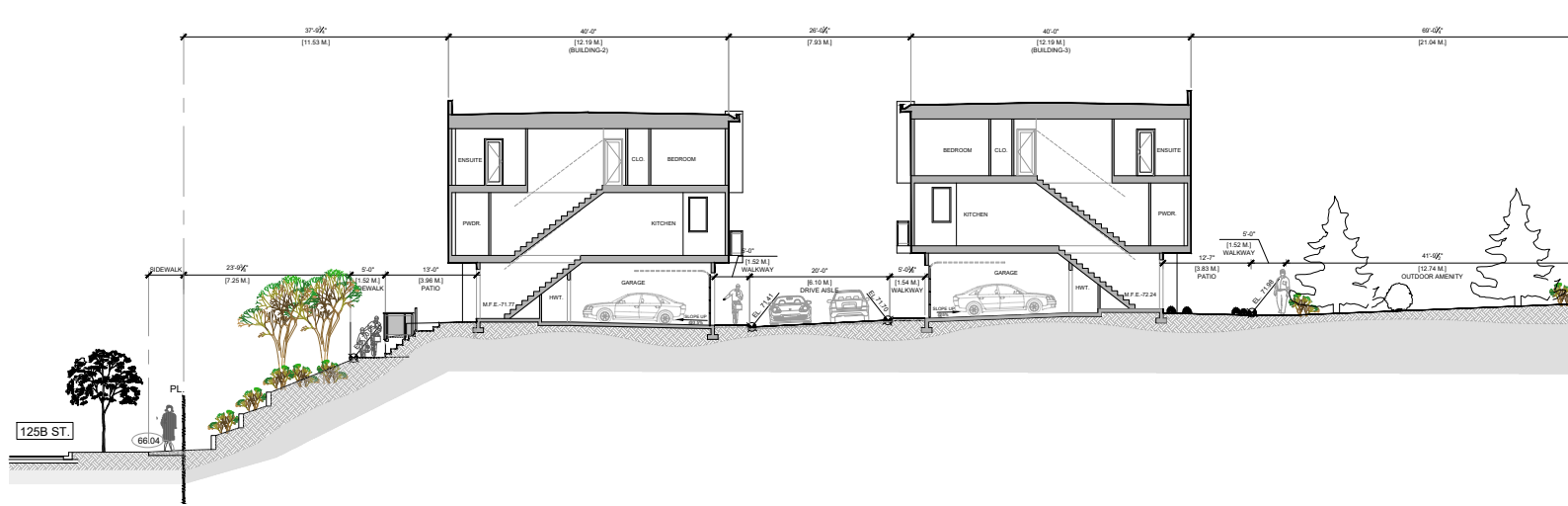
PROJECT:  
**48 UNIT - TOWNHOUSE DEVELOPMENT**  
**10506 / 10454 / 10476 / 10462 / 10450 - 125B ST.**  
**SURREY, B.C.**  
 CLIENT:  
**7-DAYS REAL ESTATE & CONTRACTING LTD.**  
**5433 144A ST., SURREY, BC.**  
**V3X 1V5**

**1** STREETScape ALONG 125B STREET  
 SCALE: N.T.S

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

DRAWN:	SS
CHECKED:	4838E
SCALE:	N.T.S.
JOB No.:	5UR 108
DATE:	APR 2019

STREETScape



2019-08-12	A	REVISION TO DP APPLICATION
2019-08-12	Q	NO APPLICATION
2019-08-12	F	PROVIDE TO NEIGHBOHOOD CLOT LAYOUT
2019-08-25	E	REVISIONS AS PER CITY REG.
2019-09-14	D	REVISIONS AS PER CITY REG.
2019-09-28	C	REVISIONS AS PER CITY REG.
2019-09-12	B	REVISIONS AS PER CITY REG.
2019-07-24	A	PRELIMINARY LAYOUT

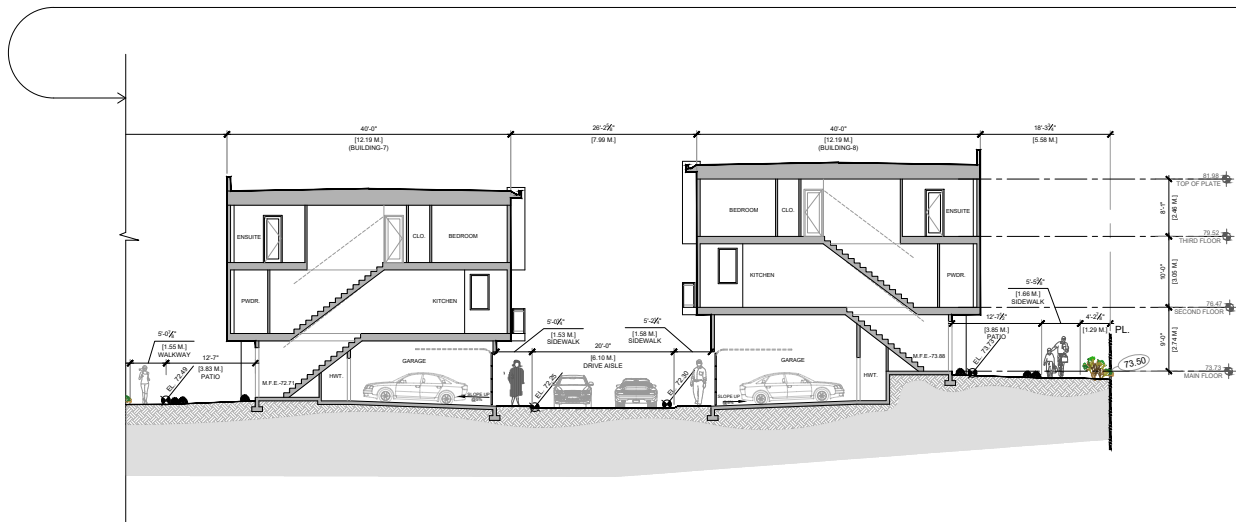


1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 3Z9  
T (604)284-5194 F (604)284-5131  
INFO@dfarchitecture.ca

PROJECT:  
42 UNIT - TOWNHOUSE  
DEVELOPMENT  
10506 / 10494 / 10476 / 10462 / 10450 -  
125B ST,  
SURREY, B.C.  
CLIENT:  
7-DAYS REAL ESTATE &  
CONTRACTING LTD.  
5433 144A St., SURREY, BC.  
V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND IF ALL  
THEY REMAIN THE SOLE PROPERTY OF DF ARCHITECTURE  
INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

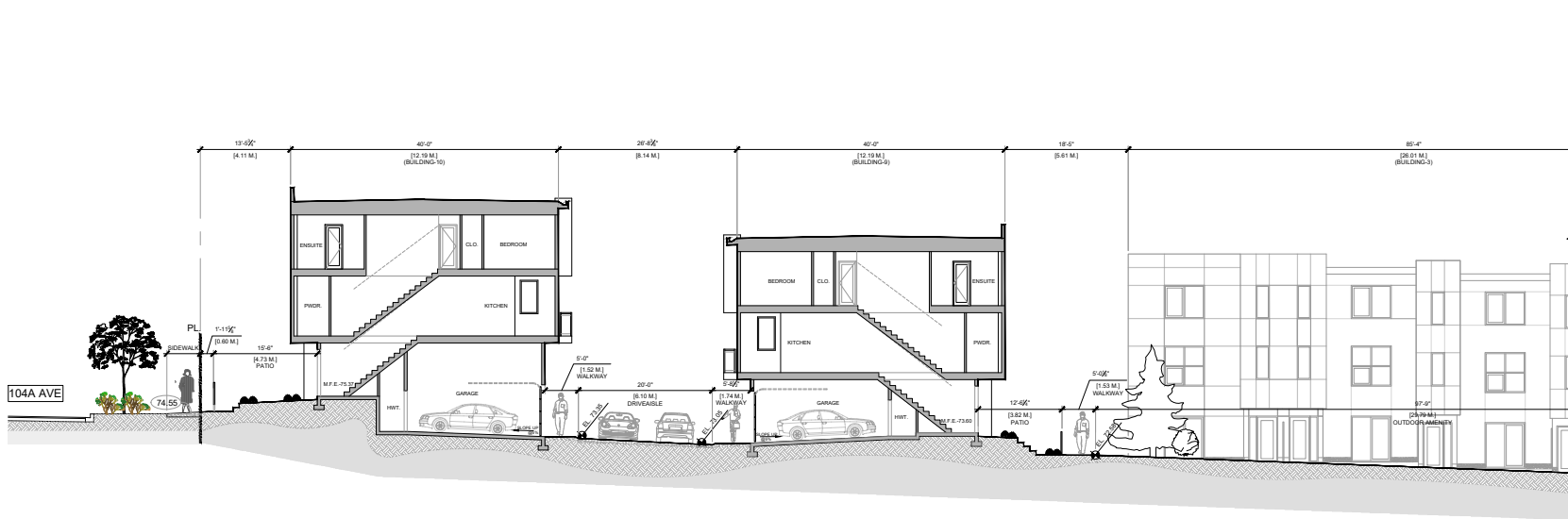
DRAWN:	
CHECKED:	ASME
SCALE:	1/8" = 1'-0"
JOB No.:	SUR 108
DATE:	APR 2019
SHEET TITLE:	



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

SECTIONS

DRAWING NO.:	
A-400	H



2020-08-12	B	REVISION TO DP APPLICATION
2020-08-12	B	DP APPLICATION
2019-08-12	F	REVISION TO NEIGHBOURHOOD LOT LAYOUT
2019-04-25	E	REVISION AS PER CITY REG.
2019-03-14	D	REVISION AS PER CITY REG.
2019-03-22	C	REVISION AS PER CITY REG.
2019-02-12	B	REVISION AS PER CITY REG.
2019-01-26	A	PRELIMINARY LAYOUT

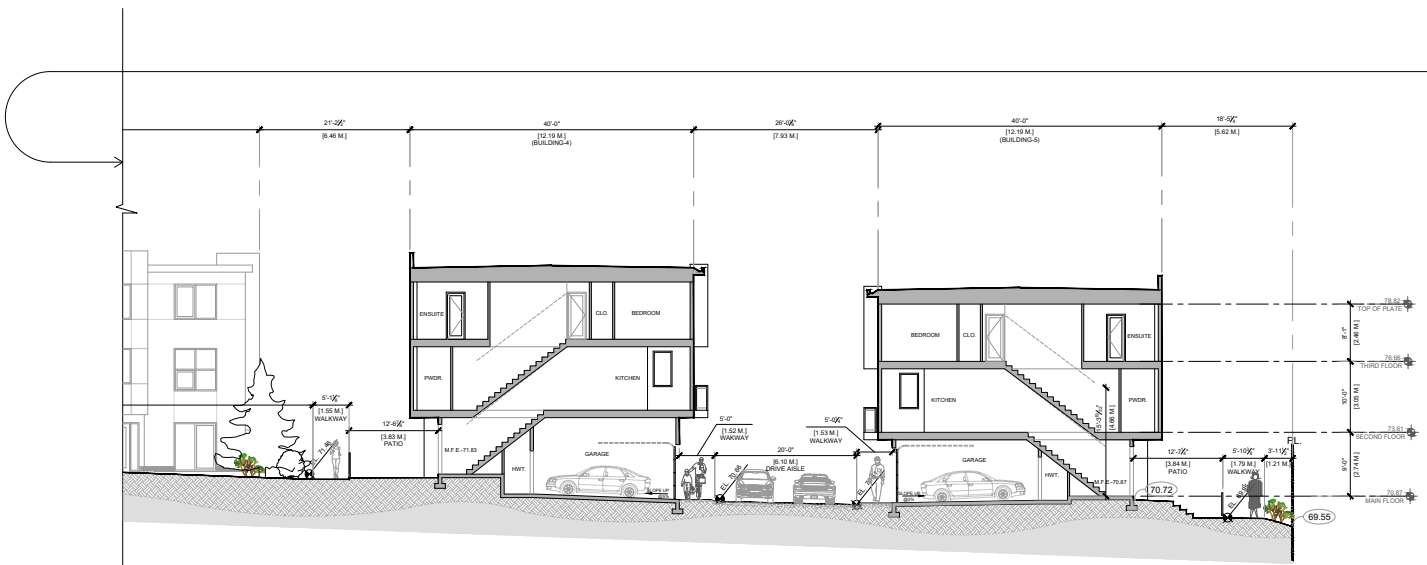


1205-4871 SHELL ROAD  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 3Z6  
T: (604)284-5194 F: (604)284-5131  
INFO@dfarchitecture.ca

PROJECT:  
**452 UNIT - TOWNHOUSE DEVELOPMENT**  
 10506 / 10494 / 10476 / 10462 / 10450 - 125B ST.  
 SURREY, B.C.  
 CLIENT:  
**7-DAYS REAL ESTATE & CONTRACTING Ltd.**  
 5433 144A St., SURREY, BC.  
 V3X 1V5

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE SOLE PROPERTY OF DF ARCHITECTURE INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

CHECKED:	ASME
SCALE:	1/8" = 1'-0"
JOB No:	SUR 108
DATE:	APR 2019
SHEET TITLE:	

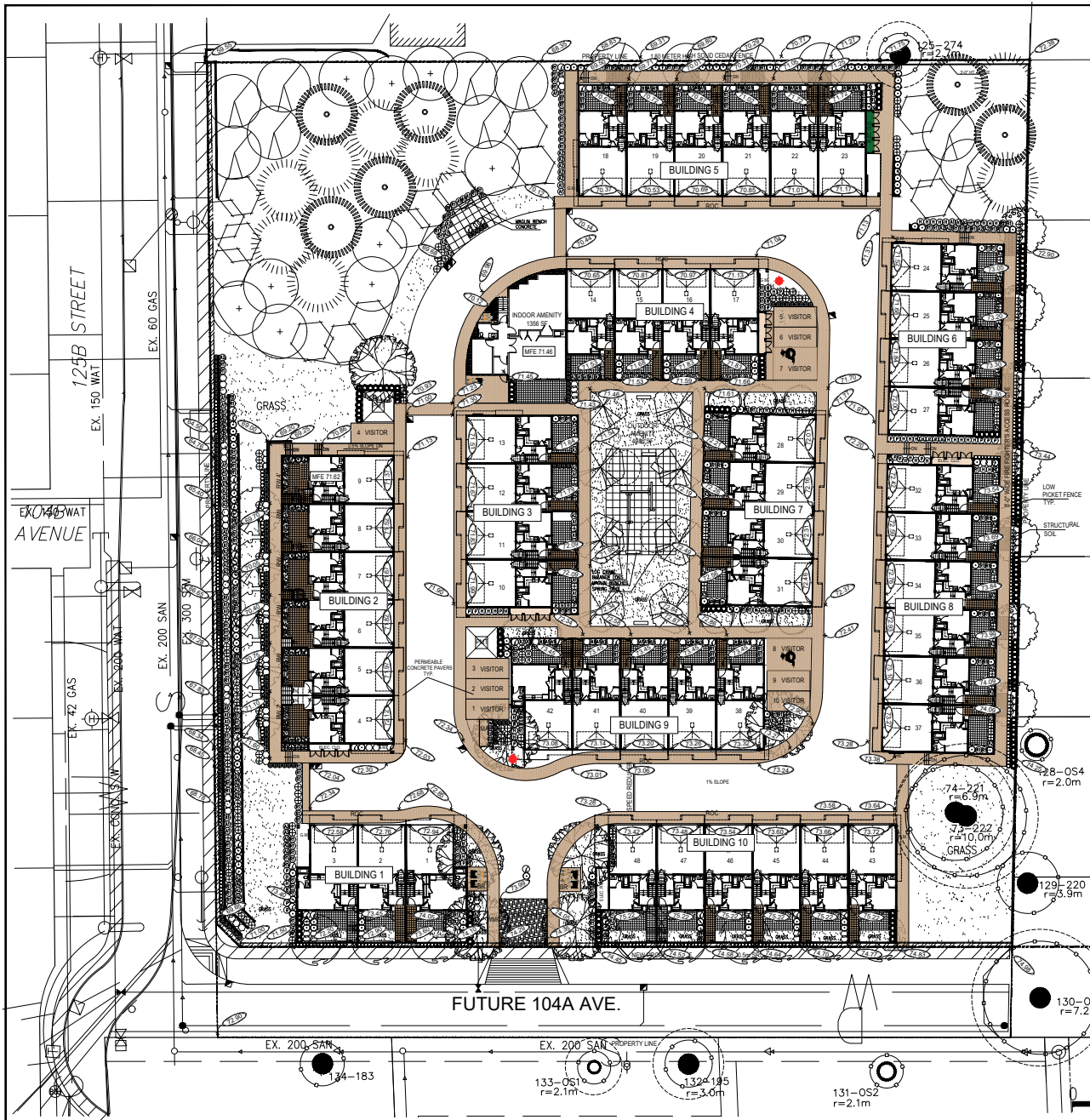


1 SECTION-B  
SCALE: 1/8" = 1'-0"

SECTIONS

DRAWING NO:  
**A-401 H**



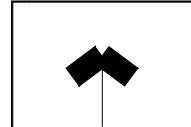


**Landscape Notes:**

- 1) For the northeast/northwest corners of this site....  
Remove all invasive plant species  
Grade to allow for positive drainage on site  
Replant with Gaultheria Shallon, Achlys Triphylla, and Polystichum Munitum as required....
- Under the supervision and recommendation of the Project Landscape Architect. Quantities shown in Plant List for Bonding would cover both areas in their entirety.

**Arborist's Notes:**

- 1) Retention of all trees should be subject to on-site review by arborist in context of final site plans.
- 2) All stated tree protection zone dimensions are measured from the center of each tree.
- 3) Arborist supervision will be required for any excavation work within 2 m of a tree protection zone.
- 4) All inorganic debris and invasive plants should be manually removed from tree protection zones.
- 5) 15 cm depth of composted organic mulch must be evenly spread throughout all tree protection zones at the time of protection fence construction.



- LEGEND**
- = TREE NOT SURVEYED
  - = TREE TO BE RETAINED
  - (with dashed line) = TREE PROTECTION BARRIER
  - (with solid line) = NO-BUILD ZONE

DATE	REVISIONS	NO.
AUG/20	REVISED SITE PLAN	5
MAY/20	REVISED SITE PLAN	5
MAR/20	REVISED SITE PLAN	4
FEB/20	REVISED SITE PLAN	3
JAN/20	REVISED SITE PLAN	2
SEP/19	NEW SITE PLAN	1
DATE	REVISIONS	NO.

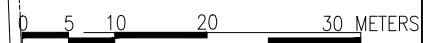
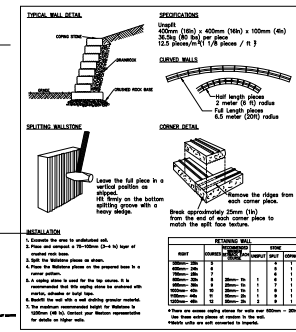
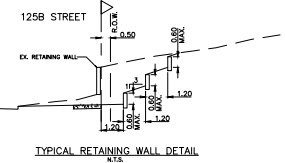
**C.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLSA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

**CLIENT**  
MR. JAS SODHI  
c/o HSB ENGINEERING INC.  
SUITE #12  
12996 - 76 AVENUE  
SURREY, B.C.  
V3W 2V6  
604-572-4328

**TITLE**  
PLAN VIEW  
  
LANDSCAPE PLAN  
PROPOSED  
TOWNHOUSE DEV.  
10450 10462 10476 10494 10506 - 125B STREET  
SURREY, B.C.

SCALE	DATE
1:250	Sept 13th, 2019
DRAWN	CHW
ENL	CHW
APPROV	AS BUILT

**PRINTED** JOB No. **L-1**





## INTER-OFFICE MEMO

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

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

DATE: **July 15, 2020**

PROJECT FILE: **7818-0054-00**

RE: **Engineering Requirements  
Location: 10450/10462/10476/10494/10506 125B Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment beyond those listed below.

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

- Register 0.5 m wide statutory rights-of-way (SRW) along 125B Street and 104A Avenue.
- Dedicate 11.5 m towards 104A Avenue road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 125B Street and 104A Avenue towards road allowance.

***Works and Services***

- Construct east side of 125B Street.
- Construct half road on 104A Avenue.
- Construct maximum 7.3 m wide concrete driveway letdown on 104A Avenue.
- Construct 200 mm water main on 104B Avenue between 125A and 125B Street.
- Construct 200 mm water main on 104A Avenue.
- Extend existing 200 mm water main on 125B Street southward, to 104 Avenue.
- Relocate existing storm main on 125B Street.
- Construct minimum 250 mm storm drainage main on 104A Avenue.
- Construct minimum 250 mm sanitary sewer mains on 125B Street and 104A Avenue.
- Provide concept plan and profile of the storm and sanitary sewer network, to prove future development of adjacent lots can be serviced via gravity.
- Construct on-site stormwater mitigation and water quality/sediment control features.
- Provide storm, sanitary and water service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

The following are to be addressed as a condition of issuance of the Development Permit:

- Register a restrictive covenant on title for Hazard Lands – Geotechnical Report and the report's recommendations, as revised and accepted by the City, shall be followed.



Tommy Buchmann, P.Eng.  
Development Services Manager  
DJS

NOTE: Detailed Land Development Engineering Review available on file



September 3, 2020

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0054 00

**SUMMARY**

The proposed 48 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	12
Secondary Students:	6

September 2019 Enrolment/School Capacity

<b>Prince Charles Elementary</b>	
Enrolment (K/1-7):	49 K + 294
Operating Capacity (K/1-7)	38 K + 372
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1111
Capacity (8-12):	1400

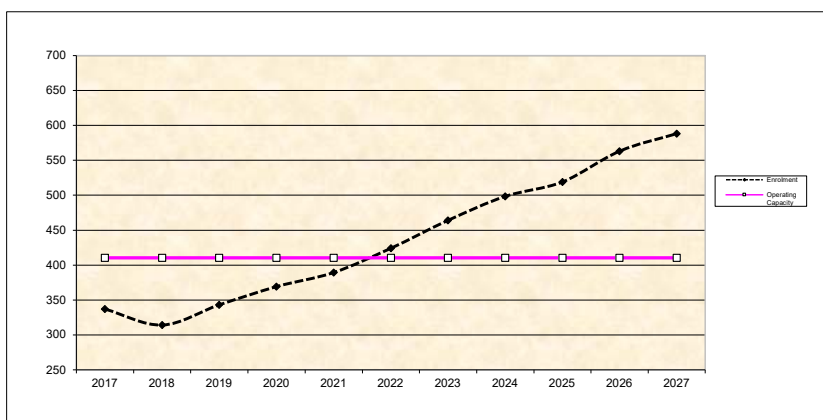
**School Enrolment Projections and Planning Update:**

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

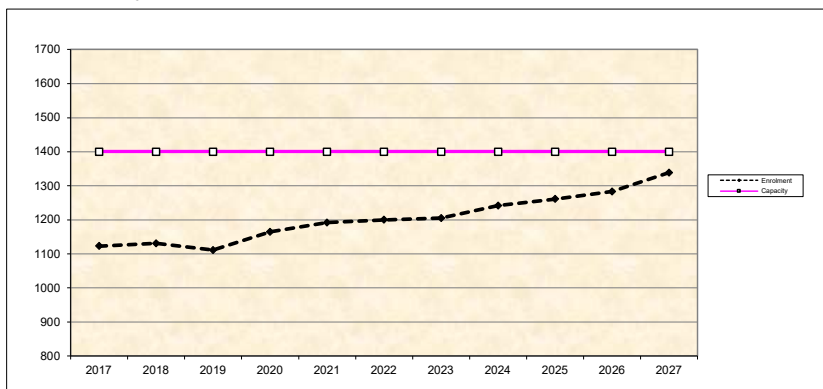
Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be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

L.A. Matheson Secondary is currently operating at 80%. Though the 10 year enrollment projections do show modest growth, the current capacity of the building can accommodate it. Currently, there are no plans to expand 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.

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      Unknown  
 Site Address                    10450, 10462, 10476, 10494 & 10506 125B St Surrey  
 Registered Arborist         Max Rathburn

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>128</b>
<b>Protected Trees to be Removed</b>	<b>126</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>2</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5      X    one (1)    =      5 - All other Trees Requiring 2 to 1 Replacement Ratio 121     X    two (2)    =     242	<b>247</b>
<b>Replacement Trees Proposed</b>	<b>96</b>
<b>Replacement Trees in Deficit</b>	<b>151</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>NA</b>

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

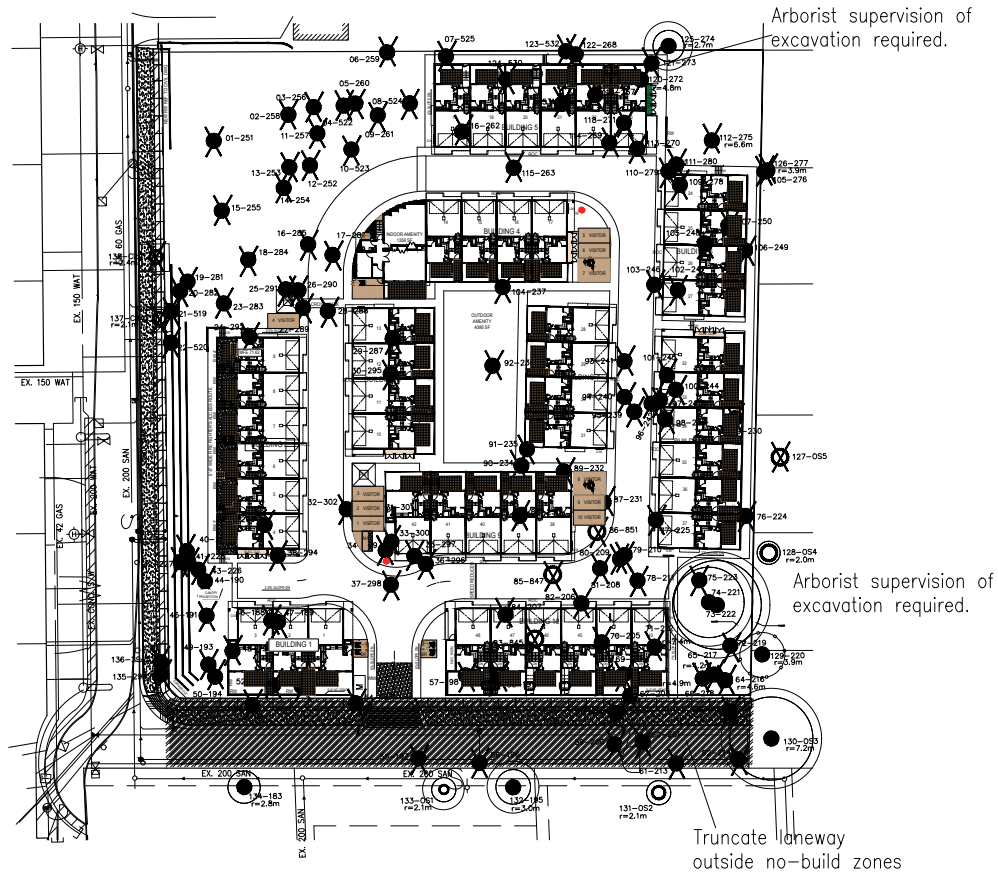
Summary, report and plan prepared and submitted by



Signature of Arborist

August 28 2020

Date



**Arborist's Notes:**

- 1) Retention of all trees should be subject to on-site review by arborist in context of final site plans.
- 2) All stated tree protection zone dimensions are measured from the center of each tree.
- 3) Arborist supervision will be required for any excavation work within 2 m of a tree protection zone.
- 4) All inorganic debris and invasive plants should be manually removed from tree protection zones.
- 5) 15 cm depth of composted organic mulch must be evenly spread throughout all tree protection zones at the time of protection fence construction.



**LEGEND**

- = TREE NOT SURVEYED
- = TREE TO BE RETAINED
- ⊗ = TREE TO BE REMOVED
- (with dashed line) = TREE PROTECTION BARRIER
- (with solid line) = NO-BUILD ZONE

DATE	REVISIONS	NO.
AUG/20	REVISED SITE PLAN	6
MAY/20	REVISED SITE PLAN	5
MAR/20	REVISED SITE PLAN	4
FEB/20	REVISED SITE PLAN	3
JAN/20	REVISED SITE PLAN	2
SEP/19	NEW SITE PLAN	1

**C. KAVOLINAS & ASSOCIATES INC.**  
 BCSLA CSLA  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3C 3E8  
 PHONE (604) 857-2376

**CLIENT**  
 MR. JAS SODHU  
 c/o HUB ENGINEERING INC.  
 SUITE #212  
 12998 - 78 AVENUE  
 SURREY, B.C.  
 V3W 2V6  
 604-572-4328

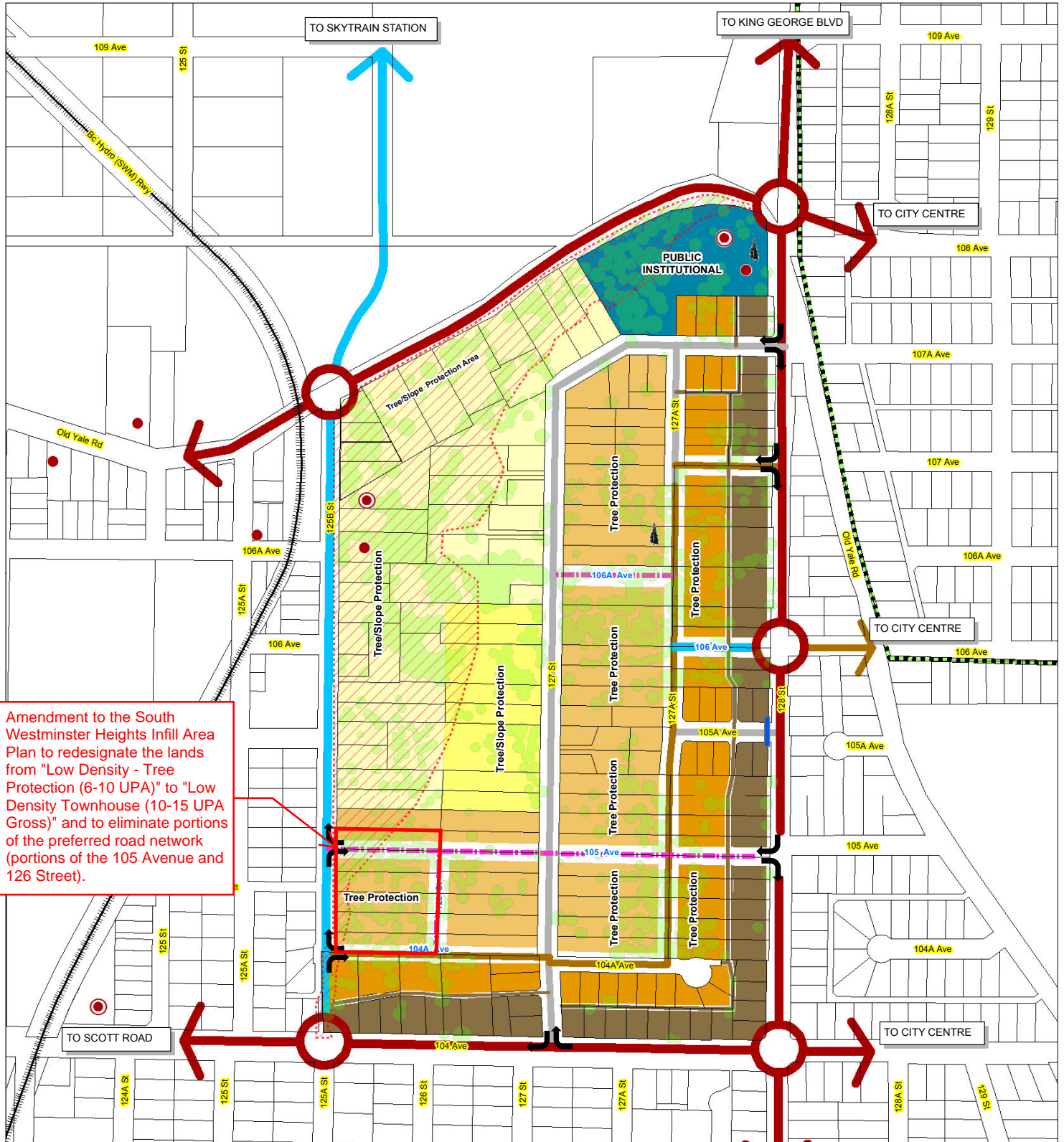
**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 22 LOT SUBDIVISION  
 10450 10462 10476 10484 10506 - 1258 STREET  
 SURREY, B.C.

SCALE	As Shown	DATE	Sept 13th, 2019
DRAWN	CHD		
CHKD	CHD		
APPRD	AS BUILT		

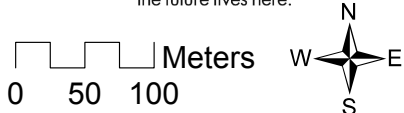
**PRINTED** JOB No. DRAWING No. TR-1



# SOUTHWESTMINSTER HEIGHTS: INFILL AREA CONCEPT PLAN



Amendment to the South Westminster Heights Infill Area Plan to redesignate the lands from "Low Density - Tree Protection (6-10 UPA)" to "Low Density Townhouse (10-15 UPA Gross)" and to eliminate portions of the preferred road network (portions of the 105 Avenue and 126 Street).



### Legend

#### Road Network

- Flex Road 18-20 m (Future)
  - Local Road 20m (Future)
  - Collector Road 24m
  - Existing Local Road 20m
  - Lane 6 m
  - Arterial Road 30m
- #### GreenWays
- Proposed Greenway

- Right in Right Out
- Full Movement Intersection
- Road Closed in Future

#### Heritage Sites

- Heritage Tree
- Registered
- Registered and Protected

### Land Use Designations

- Hillside Estate Residential (4 UPA)
- Low Density (Cluster/Panhandle) (4-6 UPA)
- Low Density (Tree Protection) (6-10 UPA)
- Low-Medium Density (10-15 UPA)
- Medium Density (15-23 UPA)
- Public Institutional
- Steep Slopes
- Trees