

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0066-00

Planning Report Date: December 7, 2020

PROPOSAL:

- Development Permit
- Development Variance Permit

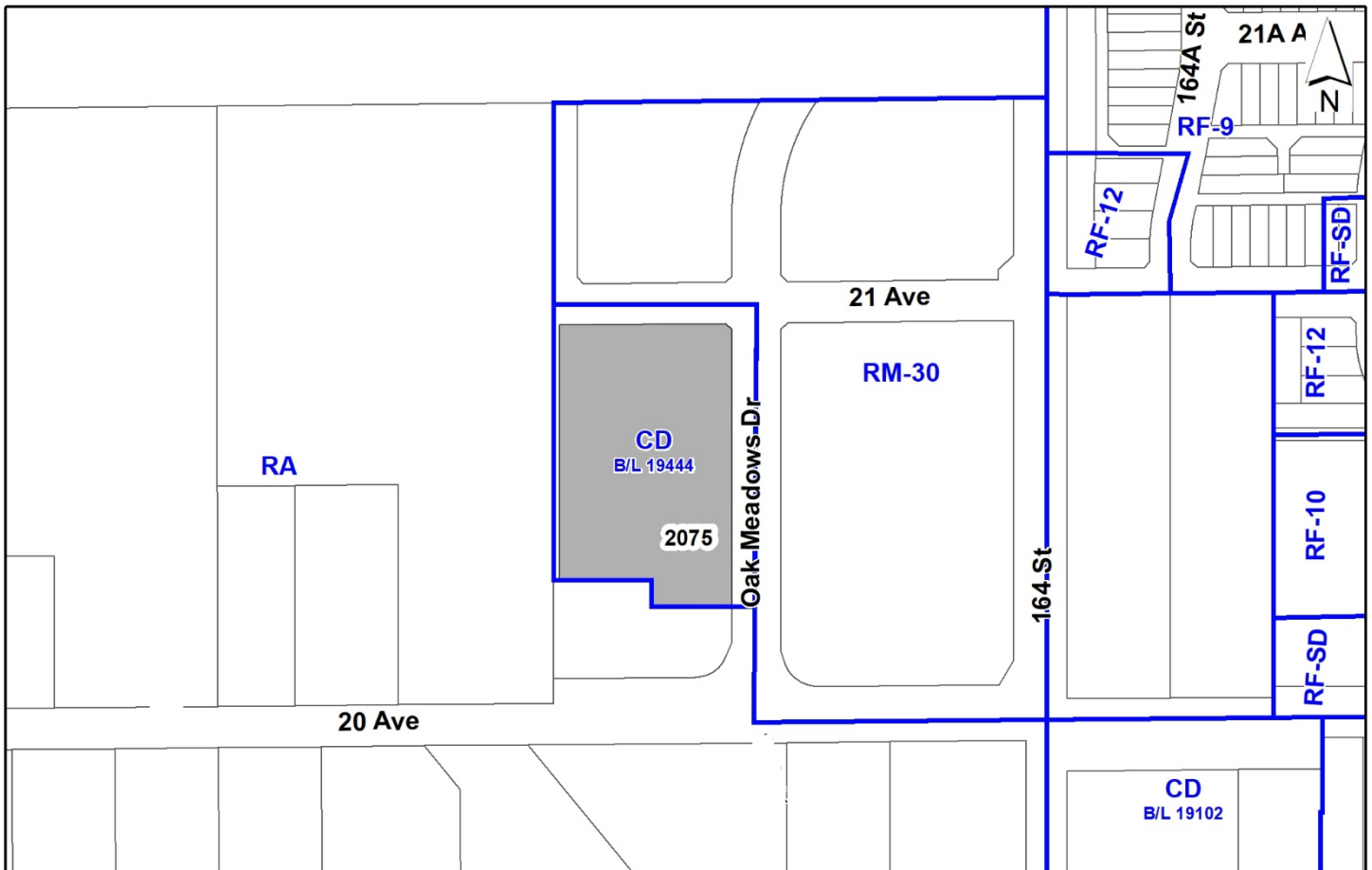
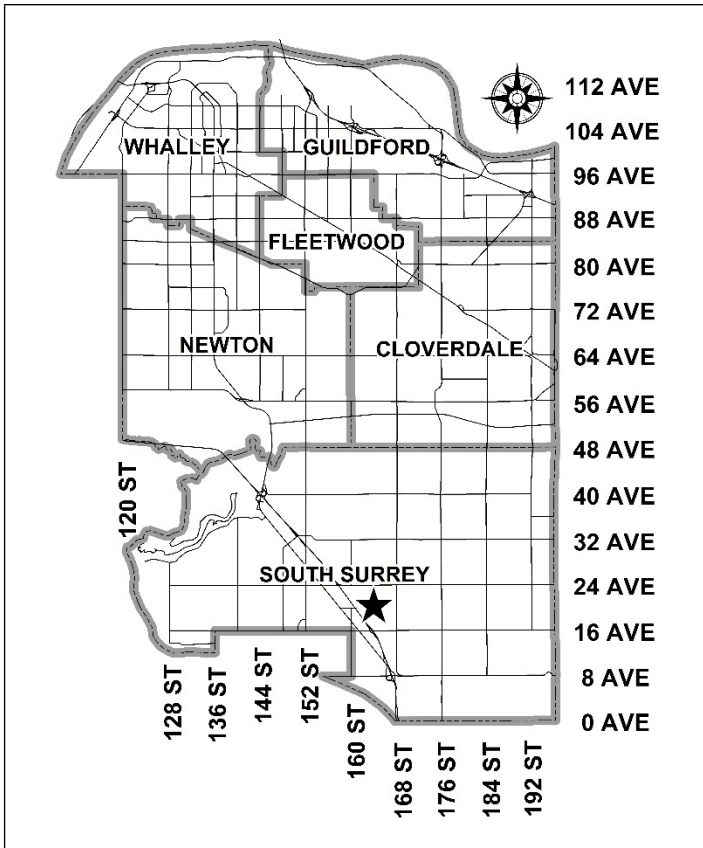
to permit the development of 82 townhouse units.

LOCATION: 2075 - Oak Meadows Drive

ZONING: CD (Bylaw No. 19444)

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 30 - 45 u.p.a.



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setback requirements of Comprehensive Development Zone (CD) (By-law No. 19444).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Multiple Residential 30 – 45 u.p.a. designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.
- Under Development Application No. 7911-0219-00, the subject site was rezoned, subdivided and a General Development Permit was issued. Application No. 7911-0219-00, which contained the first phase of this townhouse site (at 2070 Oak Meadows Drive), was approved by Council on April 6, 2020. The subject proposal is the applicant's second phase of the larger project.
- The proposed buildings achieve an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights NCP and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks on all four sides of the property are interfacing with either streets, a drainage pond feature or a public walkway and will not negatively impact surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0066-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7918-0066-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - (b) to reduce the minimum east yard setback of Comprehensive Development Zone (CD)(By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - (c) to reduce the minimum south yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4.5 metres for the principal building face and to 3.5 metres for the porch and associated stairs; and
 - (d) to reduce the minimum west yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 3 metres to the principal building face and to allow risers within the setback area, and also an upper storey bay projection to 2.7 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant except for some shed structures.	Multiple Residential 30-45 upa	CD (Bylaw No. 19444)
North (Across 21 Avenue):	Vacant	Multiple Residential 30-45 upa	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
East (Across Oak Meadows Drive):	Townhouse site under construction	Multiple Residential 30-45 upa	RM-30
South:	City-owned drainage parcel	Multiple Residential 30-45 upa	CD (By-law No. 19444)
West:	Vacant site, under application for townhouses (7918-0187-00; pre-Council)	Multiple Residential 30-45 upa	RA

Context & Background

- The 10,954 square metre subject site is located at 2075 Oak Meadows Drive in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
- The subject parcel was created under Development Application No. 7911-0219-00, which was completed in April 2020. Application No. 7911-0219-00 was a larger rezoning and subdivision application which created 4 townhouse parcels. Under the original application, a detailed Development Permit was done for the Phase 1 townhouse parcel at 2070 Oak Meadows Drive, with a General Development Permit for the other 3 townhouse parcels. The subject site is Phase 2 of the overall townhouse concept envisioned under Development Application No. 7911-0219-00.
- Under Development Application No. 7911-0219-00, the various items associated with the rezoning were secured, including the Servicing Agreement, road and drainage corridor dedications, and the Restrictive Covenant to secure the Public Art contribution. The Affordable Housing contribution is not applicable as Development Application No. 7911-0219-00 was in process prior to the introduction of the Affordable Housing Policy. Tier 1 Community Amenity Contributions (CACs) are also not applicable to this site as Development Application No. 7911-0219-00 received Third Reading prior to the introduction of the Community Amenity Contribution Policy.
- Under Application No. 7911-0354-00, a drainage pond was secured south of the subject site and a 3-metre (ultimate width of 6 metres) walkway was secured on the west side of the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - A Form and Character Development Permit to permit 82 townhouse units; and
 - A Development Variance Permit to vary the setback provisions of the Comprehensive Development Zone (CD) (By-law No. 19444).

Proposed	
Lot Area	
Net Site Area:	10,954 sq.m.
Number of Lots:	1
Building Height:	11.5m
Unit Density:	74 uph
Floor Area Ratio (FAR):	0.97
Floor Area	
Residential:	10,677 sq.m.
Residential Units:	
2-Bedroom:	54
3-Bedroom:	17
4-Bedroom:	11
Total:	82

Referrals

Engineering: The Engineering Department has no objection to the project subject, as the Engineering servicing requirements were completed under Development Application No. 7911-0219-00.

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

22 Elementary students at Pacific Heights Elementary School
 14 Secondary students at Earl Marriott School

(Appendix II)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant is proposing one vehicular access from Oak Meadows Drive.

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 Metro Vancouver *Regional Growth Strategy* (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the Multiple Residential 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 provided italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).
(The proposed development complies with the RGS designation.)
 - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order.
(The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan.)
 - B4.7 – Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm
(The townhouse units along Oak Meadows Drive and 21 Avenue are oriented to the street.)

Secondary Plans

Land Use Designation

- The subject site is designated Multiple Residential 30-45 upa in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposal complies with the policy vision for locating one of the highest densities in the Sunnyside Heights NCP along the western edge of the NCP area. The proposal provides direct pedestrian access from street-fronting units to the sidewalk and reduces the setback to the

street to provide "eyes on the public realm". Building facades are articulated and the character of the individual units is reinforced.

CD By-law (No. 19444)

- The subject site was rezoned from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) based on the "Multiple Residential 30 Zone" (RM-30) under previous Development Application No. 7911-0219-00. CD Zone (By-law No. 19444) was granted Final Adoption on April 6, 2020.
- The table below provides an analysis of the development proposal in relation to the requirements of CD Zone (By-law No. 19444).

CD Zone (By-law No. 19444)	Permitted and/or Required	Proposed
Unit Density:	75 uph	74 uph
Floor Area Ratio:	0.97	0.97
Lot Coverage:	45%	40%
Yards and Setbacks		
North:	7.5m	DVP required– see below section.
East:	7.5m	
South:	7.5m	
West:	7.5m	
Height of Buildings		
Principal buildings:	13.0m	11.5m
Amenity Space		
Indoor Amenity:	246 sq.m.	The proposed 250 sq.m. meets the Zoning By-law requirement.
Outdoor Amenity:	246 sq.m.	The proposed 246 sq.m. meets the Zoning By-law requirement.
Parking (Part 5)		
Number of Stalls		
Residential:	164	164
Residential Visitor:	16	16
Total:	180	180
Tandem (%):	50% maximum	18%

Setback Variances

- The applicant is requesting the following variances:

- to reduce the minimum north yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - to reduce the east north yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - to reduce the minimum south yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4.5 metres for the principal building face and to 3.5 metres for the porch and associated stairs; and
 - to reduce the minimum west yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 3 metres to the principal building face and to allow risers within the setback area, and also an upper storey bay projection to 2.7 metres.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks on all four sides of the property are interfacing with either streets, a drainage pond feature or a public walkway and will not negatively impact surrounding properties.
 - Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on May 10, 2019. There was one respondent who had general questions about the proposal and did not indicate any concerns.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP, the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the General Development Permit approved under Development Application No. 7911-0219-00.
- The proposed development consists of 9 buildings containing a total of 82 townhouse units and 1 amenity building. The number of units within individual buildings ranges from 2 to 14 units. The proposed units' range in size from 122 square metres to 167 square metres. Of the 82 proposed units, 54 units are proposed to be back-to-back townhouse units, located in the interior of the site.

- The site plan reflects an effort to orient buildings towards the abutting streets (Oak Meadows Drive and 21 Avenue), to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor, doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm.
- The units that face onto the western walkway have a front door expression and enhanced glazing to provide a front yard aesthetic along the 3-metre (ultimate 6-metre) public walkway). For the units on the south side of the site, due to some unanticipated Ministry of Forests Lands Natural Resource Operations and Rural Development (FLNRORD) requirements that occurred after Third Reading of Development Application No. 7911-0219-00, in which the applicant had to convey portion of the site for riparian purposes, not all of the units provide a front-door interface. However, from 20 Avenue, passersby will see the large drainage corridor lot and a strip of landscaping, which will screen the drive-aisle on the south side of Building 4.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the building stepping.
- The applicant is proposing roof decks for 54 of the 82 units which will provide the private outdoor amenity space for those residents.
- The proposed high quality exterior materials include hardie panels (white and gray) and brick (pewter). Extensive use of brick is proposed along the primary road frontage of Oak Meadows Drive. The use of alternating blue and grey doors provides an accent of colour. Asphalt shingles (dark gray) are proposed for the roof.

Indoor Amenity

- The Zoning By-law requires that 246 square metres (4,910 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 249 square metres (5,145 sq.ft.) of indoor amenity space, which meets the requirements in the Zoning By-Law. The indoor amenity building is located in the southern portion of the site, adjacent to the drainage corridor lot, which will afford views to the southwest. The amenity building is proposed to have three levels. The ground floor will have a lounge and games area, with a smaller study/games room. The second floor has a kitchen area and an outdoor balcony and is intended for hosting gatherings. The third floor is a rooftop outdoor amenity area with a barbeque and sink area and seating areas.

Outdoor Amenity

- The applicant is proposing to provide 246 square metres of outdoor amenity space, which meets the requirements of the Zoning By-law. A ground floor outdoor amenity area is located near Building 4 and provides a landscaped seating area. The indoor amenity building has a ground floor outdoor patio area, a second floor balcony area and a third floor rooftop outdoor amenity area with seating, a barbeque and sink.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. A corner plaza is proposed in the northeast corner of the site to enhance the public realm. The corner plaza will contain stamped concrete and benches.
- A 1.4 metre (6.3 ft.) high entry sign identifying the name of the development is proposed adjacent to the vehicular entryway along Oak Meadows Drive. Decorative paving is proposed at the vehicular site entrances.
- No fences are proposed along the Oak Meadows Drive and 21 Avenue street frontages as the applicant is using landscaping to demarcate the private realm from the public realm.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Lombardy Poplar	2	2	0
Mountain Ash	1	1	0
Coniferous Trees			
Sawara Cypress	1	1	0
Scots Pine	1	1	0
Total	7	7	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		71	
Total Retained and Replacement Trees		71	

- The Arborist Assessment states that there is a total of 7 mature trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services and building footprints.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 14 replacement trees on the site. The applicant is proposing 71 replacement trees, exceeding City requirements.

- The new trees on the site will consist of a variety of trees including maples, dogwoods, beech, spruce and Japanese stewartia.
- In summary, a total of 71 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix II.	School District Comments
Appendix III.	Development Variance Permit No. 7918-0066-00
Appendix IV.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

KB/cm

BEXLEY AT THE BOROUGHS SOUTH SURREY, BRITISH COLUMBIA

LOT 3

RE-ISSUED FOR DEVELOPMENT PERMIT

19 OCTOBER 2020

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
08.03.19	RE-ISSUED FOR DP
14.05.19	DP REVIEW
24.08.19	RE-ISSUED FOR DP
03.02.20	RE-ISSUED FOR DP
07.05.20	RE-ISSUED FOR DP
19.10.20	RE-ISSUED FOR DP



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ENVIRONMENTAL			
ENKON ENVIRONMENTAL LIMITED 2070850 152ND STREET SURREY, BC V3B 5J9	RYAN PRESTON rpreston@enkon.com	T: 604.574.4477	

DRAWING LIST		SCALE	DRAWING LIST		SCALE
A1.00.0	COVER SHEET	N/A	A2.03.2	BUILDING 3 ELEVATIONS	1/8"=1'-0"
A2.00.1	PROJECT STATISTICS	N/A	A2.04.1	BUILDING 4 PLANS	1/8"=1'-0"
A1.00.0	CONTENT PLAN	1/500	A2.04.2	BUILDING 4 PLANS	1/8"=1'-0"
A1.00.1	MASTERPLAN	1/750	A2.04.3	BUILDING 4 ELEVATIONS	1/8"=1'-0"
A1.00.2	PROPERTY SETBACK DIAGRAM	1/750	A2.04.4	BUILDING 4 ELEVATIONS	1/8"=1'-0"
A1.00.2A	PROPERTY SETBACK DIAGRAM	1/500	A2.05.1	BUILDING 5 PLANS	1/8"=1'-0"
A1.00.3	SITE PLAN SW	1/500	A2.05.2	BUILDING 5 PLANS	1/8"=1'-0"
A1.00.4	SITE PLAN SW (NORTH)	1/250	A2.05.3	BUILDING 5 ELEVATIONS	1/8"=1'-0"
A1.00.5	SITE PLAN SW (SOUTH)	1/250	A2.05.4	BUILDING 5 ELEVATIONS	1/8"=1'-0"
A1.00.6	SITE PLAN SW FIRE ACCESS PLAN	1/250	A2.06.1	BUILDING 6 PLANS	1/8"=1'-0"
A1.02.1	STREETSCAPES	3/32"=1'-0"	A2.06.2	BUILDING 6 PLANS	1/8"=1'-0"
A1.02.2	STREETSCAPES	3/32"=1'-0"	A2.06.3	BUILDING 6 ELEVATIONS	1/8"=1'-0"
A1.03.1	SITE SECTION A	3/32"=1'-0"	A2.06.4	BUILDING 6 ELEVATIONS	1/8"=1'-0"
A1.03.2	SITE SECTION B	3/32"=1'-0"	A2.07.1	BUILDING 7 PLANS	1/8"=1'-0"
A1.03.3	SITE SECTION C	3/32"=1'-0"	A2.07.2	BUILDING 7 PLANS	1/8"=1'-0"
A1.03.4	SITE SECTION D	3/32"=1'-0"	A2.07.3	BUILDING 7 ELEVATIONS	1/8"=1'-0"
A1.03.5	SITE SECTION E	3/32"=1'-0"	A2.07.4	BUILDING 7 ELEVATIONS	1/8"=1'-0"
A1.03.6	SITE SECTION F	3/32"=1'-0"	A2.08.1	BUILDING 8 PLANS	1/8"=1'-0"
A1.03.7	SITE SECTION G	3/32"=1'-0"	A2.08.2	BUILDING 8 PLANS	1/8"=1'-0"
A1.03.8	SITE SECTION H	3/32"=1'-0"	A2.08.3	BUILDING 8 ELEVATIONS	1/8"=1'-0"
A1.03.9	SITE SECTION I	3/32"=1'-0"	A2.08.4	BUILDING 8 ELEVATIONS	1/8"=1'-0"
A1.03.10	SITE SECTION J	3/32"=1'-0"	A2.09.1	BUILDING 9 PLANS	1/8"=1'-0"
A1.03.11	SITE SECTION K	3/32"=1'-0"	A2.09.2	BUILDING 9 PLANS	1/8"=1'-0"
A1.03.12	SITE SECTION L	3/32"=1'-0"	A2.09.3	BUILDING 9 ELEVATIONS	1/8"=1'-0"
A1.03.13	SITE SECTION M	3/32"=1'-0"	A2.09.4	BUILDING 9 ELEVATIONS	1/8"=1'-0"
A1.03.14	SITE SECTION N	3/32"=1'-0"	A4.00.1	UNIT A6 PLAN	1/4"=1'-0"
A1.03.15	SITE SECTION O	3/32"=1'-0"	A4.00.2	UNIT C1 PLAN	1/4"=1'-0"
A2.00.1	MATERIAL BOARD - SCHEME 1	N/A	A4.00.3	UNIT C2 PLAN	1/4"=1'-0"
A2.00.2	MATERIAL BOARD - SCHEME 2	N/A	A4.00.4	UNIT C6 E C6A PLAN	1/4"=1'-0"
A2.01.1	BUILDING 1 PLANS	1/8"=1'-0"	A4.00.5	UNIT C6S PLAN	1/4"=1'-0"
A2.01.2	BUILDING 1 PLANS	1/8"=1'-0"	A4.00.6	UNIT F PLAN	1/4"=1'-0"
A2.01.3	BUILDING 1 ELEVATIONS	1/8"=1'-0"	A4.00.7	UNIT FE PLAN	1/4"=1'-0"
A2.01.4	BUILDING 1 ELEVATIONS	1/8"=1'-0"	A4.00.8	UNIT G PLAN	1/4"=1'-0"
A2.02.1	BUILDING 2 PLANS	1/8"=1'-0"	A4.00.9	UNIT GE PLAN	1/4"=1'-0"
A2.02.2	BUILDING 2 PLANS	1/8"=1'-0"			
A2.02.3	BUILDING 2 ELEVATIONS	1/8"=1'-0"			
A2.02.4	BUILDING 2 ELEVATIONS	1/8"=1'-0"			
A2.03.1	BUILDING 3 PLANS	1/8"=1'-0"			



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY AT THE BOROUGHS
LOT 3**
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN:	C.B.	CHECKED BY:	S.M.
SCALE:	N/A	PROJECT NO.:	830
SHEET TITLE: COVER SHEET			

REVISION NO.:	SHEET NO.:
-	A0.00.0

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

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03.02.20	RE-ISSUED FOR DP
07.05.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP



SITE DATA - LOT 3 (SOUTH-WEST) STATISTICS						
SITE ADDRESS:		LOT 16355 AND 16357 SOUTH SURREY, B.C.				CD ZONE
REQUIRED DEVELOPMENT DATA:						
LOT AREA			SQ.F.	PROPOSED		AC
GROSS TOTAL			150,423.2 SQ.F.	13,872.9 H2		3.452 ACRE
ROAD DEDICATION:			32,487.9 SQ.F.	3,016.2 H2		0.748 ACRE
NET TOTAL:			117,935.3 SQ.F.	10,856.7 H2		2.706 ACRE
GROSS BUILDING FLOOR AREA:		(EXCLUDES GARAGE)	14,890.9 SQ.F.	10,877.4 H2		2.638 ACRE
LOT COVERAGE:		ALLOWED/REQUIRED:		PROPOSED		
		NA		40%		4,332 H2 (based on 35% footprint)
DENSITY:						
UNITS / ACRE (GROSS)		NA		23.8 LPA		9.82 UNITS
UNITS / ACRE (NET)		NA		30.3 LPA		WITHOUT BRW 8H DEDICATION
F.A.R. (GROSS)		NA		0.78 FAR		
F.A.R. (NET)		NA		0.87 FAR		(WITH BRW 8H DEDICATION)
SETBACKS:						
NORTH		4 M		4 M		(P AVENUE)
SOUTH		4 M		4 M		(32 AVENUE)
EAST		4 M		4 M		(55A STREET)
WEST		3 M		3 M		
BUILDING HEIGHT:		15 M MAX (RM-30 ZONING)		14.6 M		(BUILDING)
AMENITY SPACE:						
AMENITY (INDOOR)		3 H2 / UNIT + 246 H2 (2646 SF)		248.6 SQ.M (2655 SF)		
AMENITY (OUTDOOR)		3 H2 / UNIT + 246 H2 (2646 SF)		248.0 SQ.M (2646 SF)		INCLUDES BALCONY, PATIO & ROOF DECK
PARKING:						
RESIDENT PARKING:		= 184		134		DOUBLE GARAGE
(S2 / UNIT)				30		HANDICAPPED (30% MIN)
VISITOR PARKING:		= 16.4		16		TOTAL
(S2 / UNIT)						
RESIDENT EV. PARKING:		= 82		82		1 STATION PER 2 CARS
(SOON OF PARKING)						
VISITOR EV. PARKING:		= 8.2		8		1 STATION PER 2 CARS
(SOON OF PARKING)						
UNIT BREAKDOWN:						
UNIT TYPE:				NUMBER		
3 BEDROOM				64 UNITS		
3 BEDROOM				17 UNITS		
4 BEDROOM				1 UNITS		
TYPE:		BEDROOMS:	PER UNIT	PER UNIT	QTY:	TOTAL AREA
			SQ.F.	SQ.M.		SQ.F.
UNIT A:		3 BEDROOMS	1458.9 SFT	133.8 S.M.	2	2878.9 SFT
UNIT C:		3 BEDROOMS	1458.9 SFT	133.8 S.M.	7	10462.2 SFT
UNIT D:		3 BEDROOMS	1433.6 SFT	131.9 S.M.	4	5734.6 SFT
UNIT E:		3 BEDROOMS	1459.7 SFT	133.9 S.M.	2	2919.4 SFT
UNIT C-E:		3 BEDROOMS	1567.7 SFT	144.7 S.M.	1	1567.7 SFT
UNIT C-E:		3 BEDROOMS	1793.0 SFT	163.6 S.M.	1	1793.0 SFT
UNIT F:		4 BEDROOMS	1656.9 SFT	152.8 S.M.	6	10781.7 SFT
UNIT F-E:		4 BEDROOMS	1567.9 SFT	144.8 S.M.	3	4703.7 SFT
UNIT G:		3 BEDROOMS	1302.3 SFT	120.8 S.M.	36	4697.8 SFT
UNIT G-E:		2 BEDROOMS	1352.9 SFT	125.7 S.M.	16	21643.9 SFT
		TOTAL # UNITS:			82	
		GROSS BUILDING FLOOR AREA:			14,891 SFT	1,0677.4 S.M.

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CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
BEXLEY
AT THE BOROUGHS
LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN:	C.B.	CHECKED BY:	S.M.
SCALE:	N/A	PROJECT NO.:	830

SHEET TITLE:
PROJECT STATS

REVISION NO.:	SHEET NO.:
-	A0.00.1

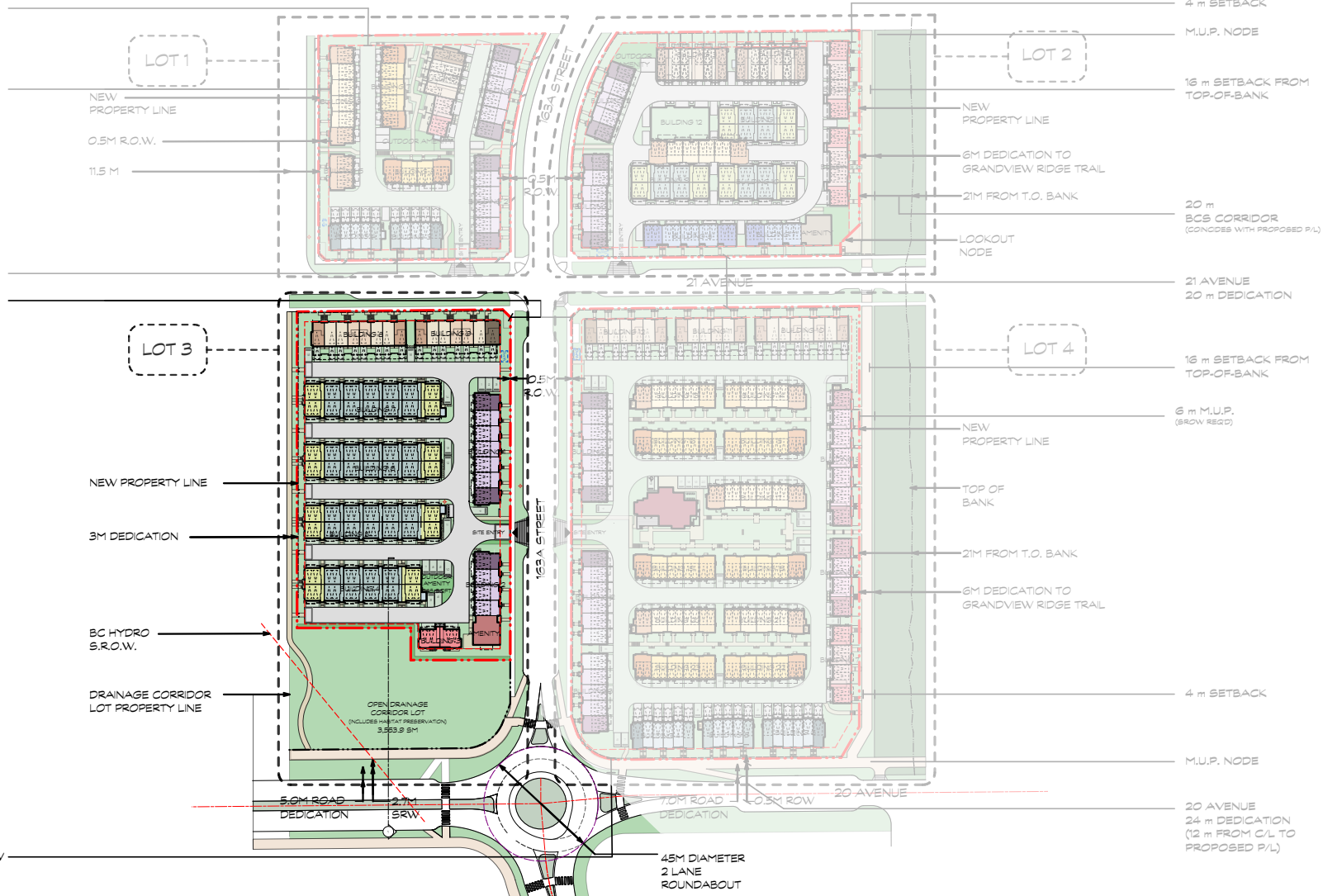


REAR YARDS
4 m SETBACK

4 m SETBACK

4 m SETBACK
164 STREET
24m DEDICATION

5.7 m SROW



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ISSUE:

NO.	DATE	DESCRIPTION

ISSUE:

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22.01.18	RE-ISSUE FOR DP
14.02.18	DP REVIEW
24.02.18	RE-ISSUED FOR DP
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01.02.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP



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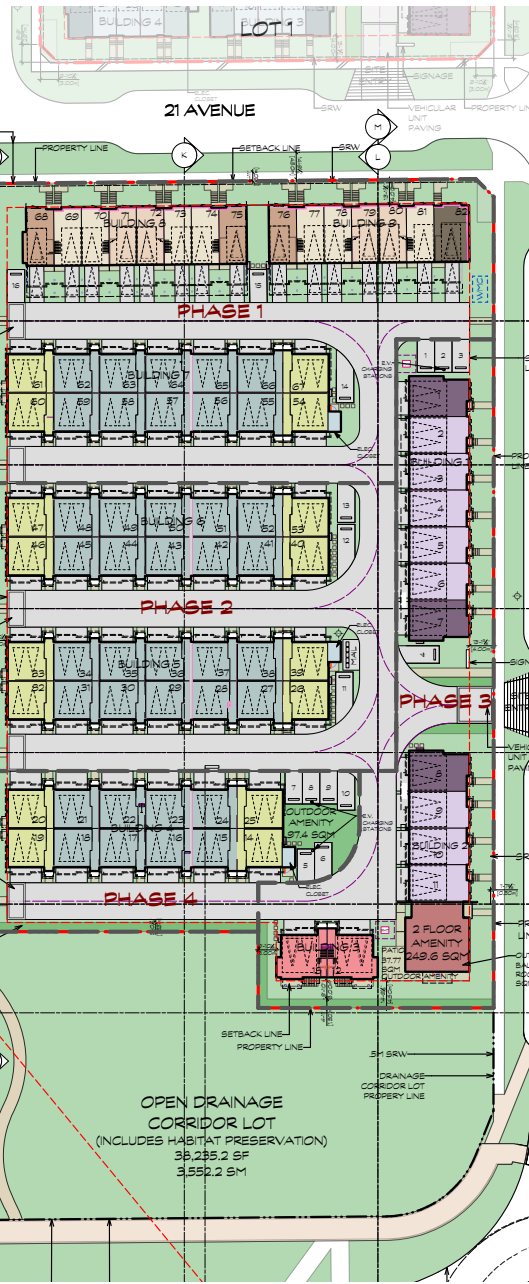
PROJECT
**BEXLEY
AT THE BOROUGHS
LOT 3**

2070 OAK MEADOWS DRIVE
SURREY, BC

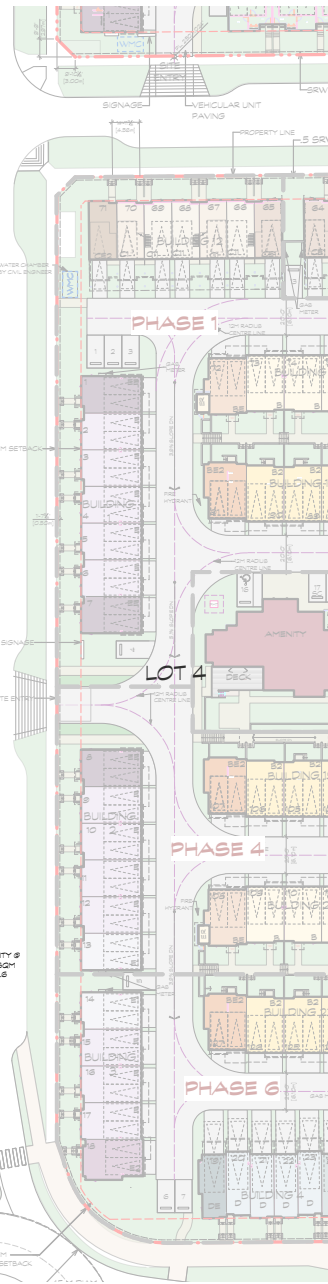
DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1:750	PROJECT NO.:	830

SHEET TITLE:
MASTERPLAN

REVISION NO.:	SHEET NO.:
-	A1.00.1



1 SITE PLAN LOT 3
SCALE 1/32" = 1'-0"



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHS
LOT 3**

2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1/32" = 1'-0"	PROJECT NO.:	880
SHEET TITLE: SITE PLAN (SW)			

REVISION NO.:	SHEET NO.:
-	A1.00.3



21 AVENUE

SIDEWALK AND BOULEVARD

PROPERTY LINE

SETBACK LINE

SRW

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07.03.20	RE-ISSUED FOR DP
19.10.20	RE-ISSUED FOR DP

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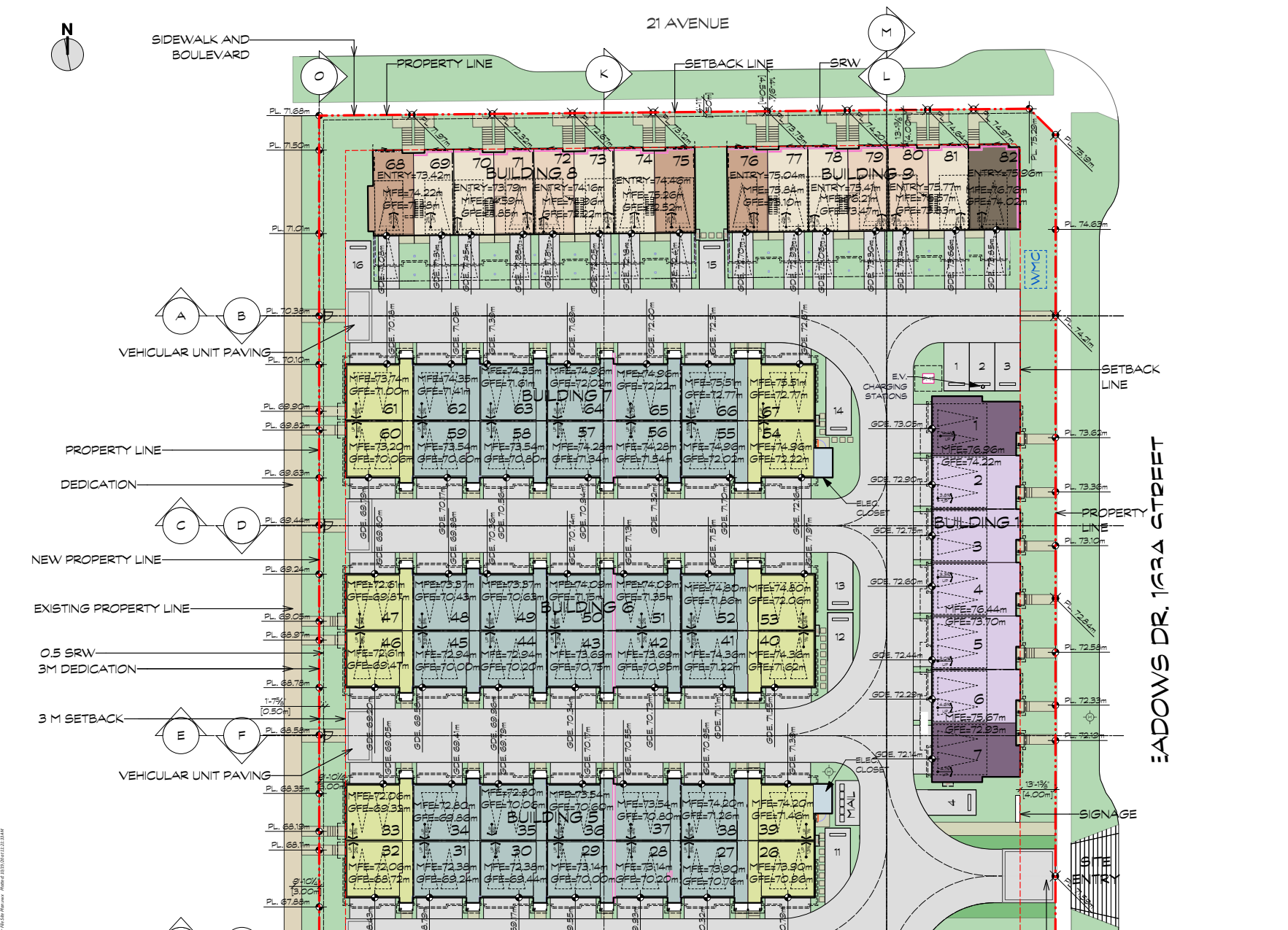
STREETSIDE DEVELOPMENTS
A QUALICO Company

PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO.: 230
SHEET TITLE:

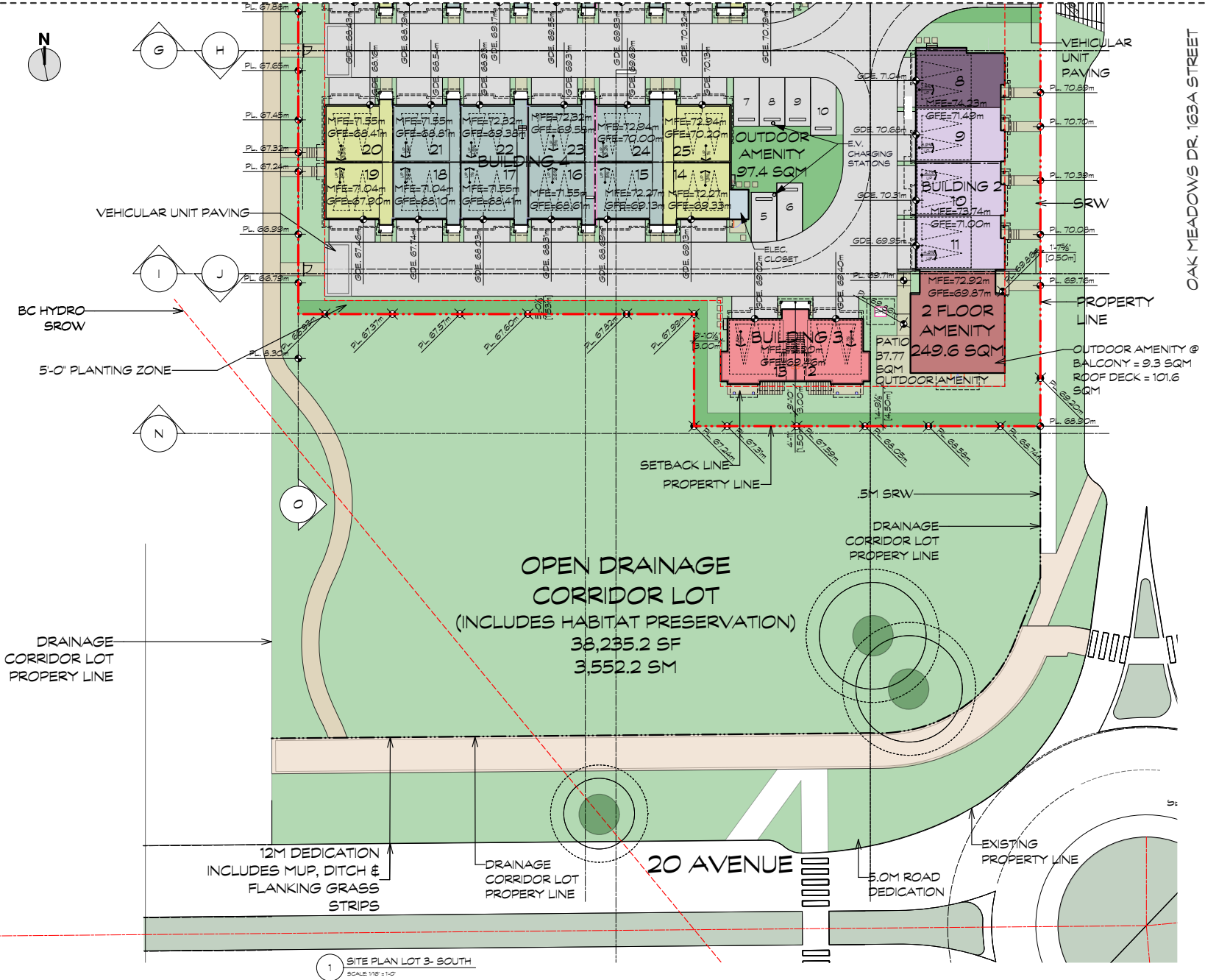
REVISION NO.: - SHEET NO.: A1.00.4

1 SITE PLAN LOT 3- NORTH
SCALE 1/8" = 1'-0"



MEADOWS DR. 1634 STREET

File: C:\Projects\Bexley\Bexley - Plan\18101301.dwg (11/11/2018)



1 SITE PLAN LOT 3- SOUTH
SCALE 1/8" = 1'-0"

File: C:\Users\kfl\Documents\2016\16310\16310_SitePlan_16310_SitePlan.dwg

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STREETSIDE
DEVELOPMENTS
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PROJECT:
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.E.
SCALE: 1/8" = 1'-0"
SHEET TITLE: SITE PLAN (SW) PARTIAL

CHECKED BY: SM
PROJECT NO.: 630

REVISION NO.: -
SHEET NO.: A1.00.5

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04.05.19	RE-ISSUED FOR DP
09.02.20	RE-ISSUED FOR DP
01.05.20	RE-ISSUED FOR DP
19.10.20	RE-ISSUED FOR DP

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STREETSIDE
DEVELOPMENTS
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PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: JLL
SCALE: 3/32" = 1'-0"
SHEET TITLE:
STREETSCAPES 21 AVENUE

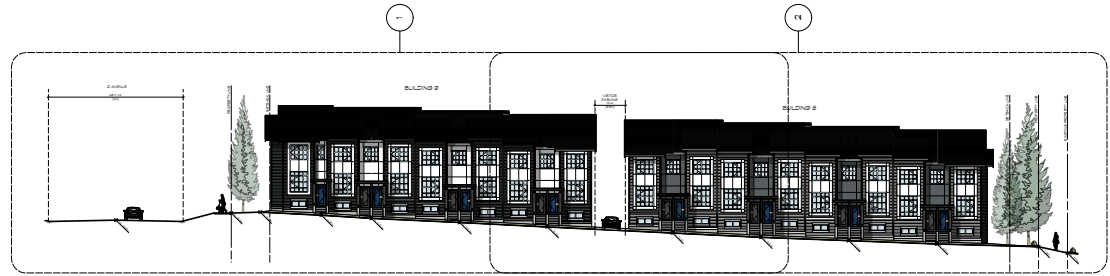
REVISION NO.: -
SHEET NO.: **A1.02.1**



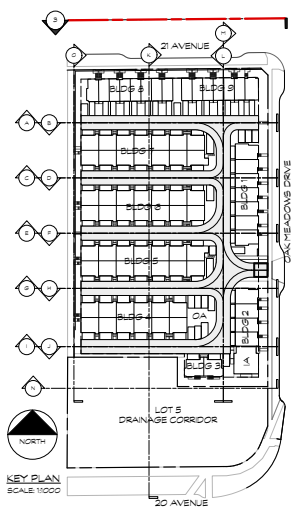
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SCALE: 3/32" = 1'-0"



2 PARTIAL STREETSCAPE - 21 AVENUE
SCALE: 3/32" = 1'-0"



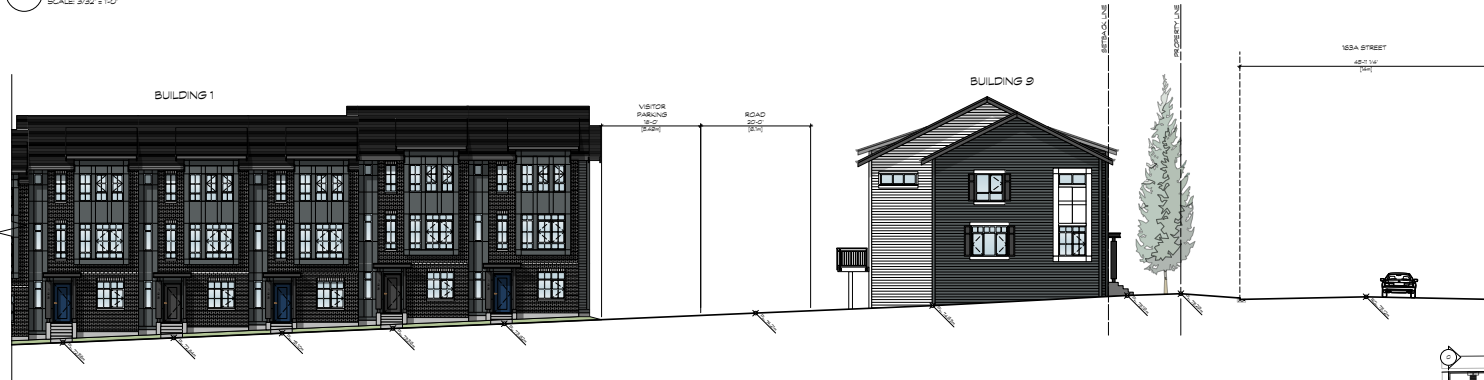
3 STREETSCAPE - 21 AVENUE
SCALE: 1" = 20'-0"



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1 PARTIAL STREETSCAPE - 163A STREET
SCALE: 3/32" = 1'-0"



2 PARTIAL STREETSCAPE - 163A STREET
SCALE: 3/32" = 1'-0"



3 STREETSCAPE - 163A STREET
SCALE: 1" = 20'-0"

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

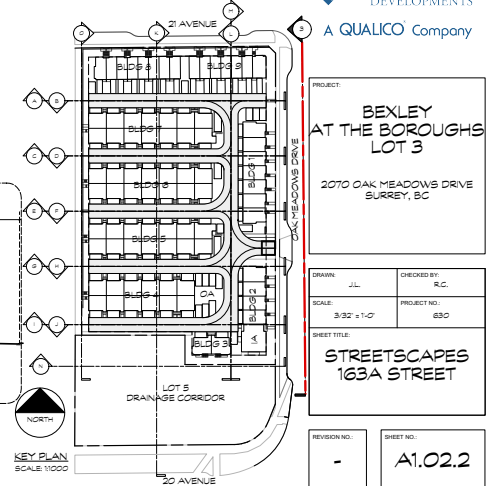
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19.10.20	RE-ISSUED FOR DP



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STREETSIDE
DEVELOPMENTS
A QUALICO Company



PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN:	JLL	CHECKED BY:	R.C.
SCALE:	3/32" = 1'-0"	PROJECT NO.:	830

SHEET TITLE:
STREETSCAPES 163A STREET

REVISION NO.:	-	SHEET NO.:	A1.02.2
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01.08.20	RE-ISSUED FOR DP
19.10.20	RE-ISSUED FOR DP

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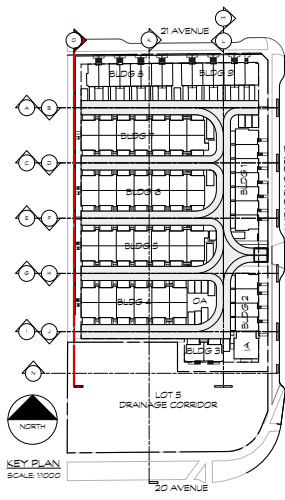
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STREETSIDE DEVELOPMENTS
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PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN	JLL	CHECKED BY	R.C.
SCALE:	PROJECT NO:		BB3
SHEET TITLE: SECTION O SITE SECTIONS			
REVISION NO:	SHEET NO:		A1.03.15
-	-		-












1 PARTIAL SECTION O
SCALE: 3/32" = 1'-0"



2 PARTIAL SECTION O
SCALE: 3/32" = 1'-0"



3 SITE SECTION O
SCALE: 1" = 30'-0"

A		ASPHALT SHINGLES OWENS CORNING ONYX BLACK	E		PREFINISHED ALUMINUM RAILINGS/ GUARDS/ GUTTERS/ RWL GENTEX BLACK S25	J		BACK DOORS BENJAMIN MOORE A_ 2133-10 - ONYX B_ CC-30 - OXFORD WHITE
B		PAINTED HARDIE HORIZONTAL PLANK, TRIMS & PANELS BENJAMIN MOORE - FLINT (AF-560) * NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (PREMIUM)(MITTEN COLLECTION - SAPPHIRE BLUE)	F		CONCRETE	K		GARAGE DOORS BENJAMIN MOORE FLINT (AF-560)
C		PAINTED HARDIE HORIZONTAL PLANK, TRIMS & PANELS BENJAMIN MOORE - OXFORD WHITE (CC-30) * NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - FROST)	G		DOUBLE GLAZED VINYL WINDOWS BLACK	L		BRICK VENEER XL - MANGANESE IRONSPOT (VELOOUR MODULAR TEXTURE)
D		ENTRANCE CANOPY/ FASICA/SHUTTERS BENJAMIN MOORE 2133-10 - ONYX	H		ENTRY DOORS FIBERGLASS BENJAMIN MOORE A_ 2133-10 - ONYX B_ 2060-10 - SYMPHONY BLUE			

BUILDING CHARACTER



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


STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHES
LOT 3**

2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: R.C.
SCALE: 1/4" = 1'-0" PROJECT NO.: 830
SHEET TITLE:
**MATERIAL BOARD
SCHEME 1**

REVISION NO.: - SHEET NO.: **A2.00.1**

A		ASPHALT SHINGLES OVENS CORNING ONYX BLACK	E		PREFINISHED ALUMINUM RAILINGS/ GUARDS/ GUTTERS/ RWL GENTEX BLACK 525	J		BACK DOORS BENJAMIN MOORE A_ 2133-10 - ONYX B_ CC-30 - OXFORD WHITE
B		PAINTED HARDIE HORIZONTAL PLANK, TRIMS & PANELS BENJAMIN MOORE - FLINT (AF-560) * NOTE, NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (PREMIUM)(MITTEN COLLECTION - SAPPHIRE BLUE)	F		CONCRETE	K		GARAGE DOORS BENJAMIN MOORE OXFORD WHITE (CC-30)
C		PAINTED HARDIE HORIZONTAL PLANK, TRIMS & PANELS BENJAMIN MOORE - OXFORD WHITE (CC-30) * NOTE, NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - FROST)	G		DOUBLE GLAZED VINYL WINDOWS BLACK	L		BRICK VENEER MUTUAL MATERIALS PEWTER MISSION TEXTURE
D		ENTRANCE CANOPY/ FASICA/SHUTTERS BENJAMIN MOORE 2133-10 - ONYX	H		ENTRY DOORS FIBERGLASS BENJAMIN MOORE A_ 2133-10 - ONYX B_ 2060-10 - SYMPHONY BLUE			



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DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHES
LOT 3**

2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: R.C.
SCALE: 1/4" = 1'-0" PROJECT NO: 880
SHEET TITLE:
**MATERIAL BOARD
SCHEME 2**

REVISION NO: - SHEET NO: **A2.00.2**

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DATE DESCRIPTION

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STREETSIDE
DEVELOPMENTS

A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHS
LOT 3**
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: R.C.

SCALE: 1/8" = 1'-0" PROJECT NO: 230

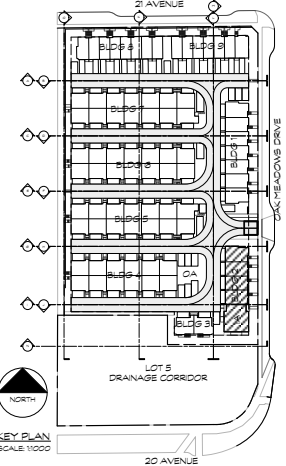
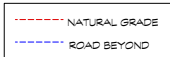
SHEET TITLE:
**BUILDING 2
ELEVATIONS**

REVISION NO: - SHEET NO: **A2.02.3**



**SCHEME 1
COLOUR & MATERIAL LEGEND**

◆ ASPHALT SHINGLES - OWENS CORNING ONYX BLACK	◆ BRICK VENEER - HL - MANGANESE IRONSPOT (VELOUR MODULAR)
◆ HARDE SIDING - BM AR550 - FLINT	◆ ENTRANCE CANOPY/FASCIA / SHUTTERS - BM 233-10 ONYX
◆ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	◆ PREFINISHED ALUMINUM RAILING/GUARDS/GUTTERS & RNL - BLACK
◆ HARDE SIDING - BM CC-30 - OXFORD WHITE	◆ CONCRETE
◆ VINYL SIDING - MITTEN COLLECTION - FROST	◆ DOUBLE GLAZED VINYL WINDOWS - BLACK
◆ HARDE TRIM / PANEL - BM AR550 - FLINT	◆ ENTRY DOORS - FIBERGLASS
◆ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◆ (1) BM 233-10 - ONYX
◆ HARDE TRIM / PANEL - BM CC-30 - OXFORD WHITE	◆ (2) BM 2050-10 - SYMPHONY BLUE
◆ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◆ BACK DOORS
	◆ (1) 233-10 - ONYX
	◆ (2) BM CC-30 - OXFORD WHITE
	◆ GARAGE DOORS
	◆ BM AR550 - FLINT



ISSUE:

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
23.07.18	RE-ISSUE FOR DP
05.08.18	RE-ISSUE FOR DP
14.08.18	DP REVIEW
24.08.18	RE-ISSUED FOR DP
03.02.20	RE-ISSUED FOR DP
07.08.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP



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ARCHITECTURE

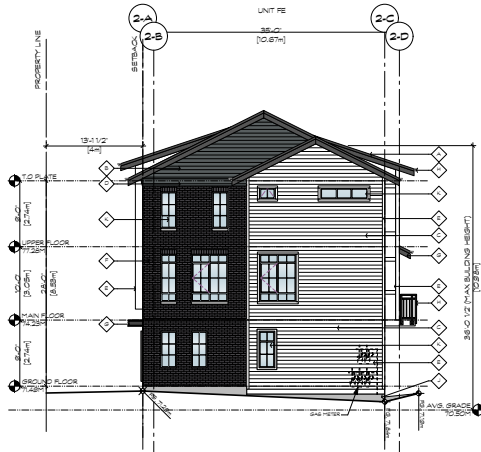
15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

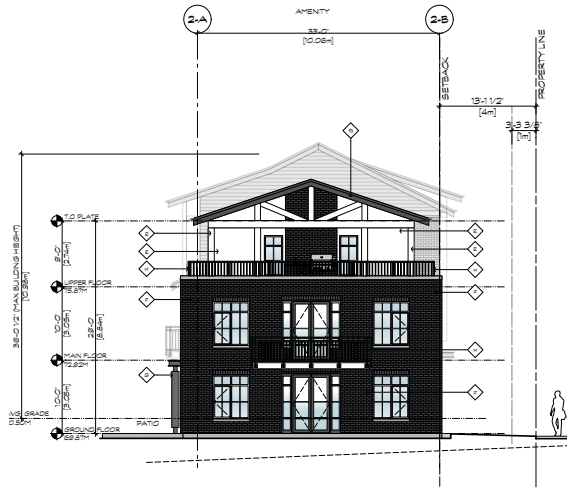
PROJECT
BEXLEY
AT THE BOROUGH
LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: R.C.
SCALE: 1/8" = 1'-0" PROJECT NO: 830
SHEET TITLE:
BUILDING 2
ELEVATIONS

REVISION NO: - SHEET NO: **A2.02.4**



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

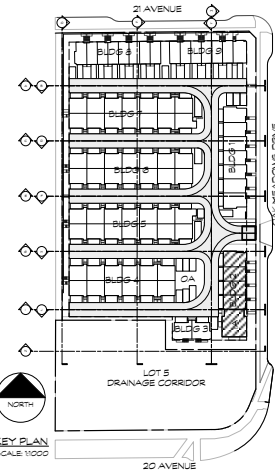


4 SOUTH ELEVATION - (DRAINAGE CORRIDOR)
SCALE 1/8" = 1'-0"

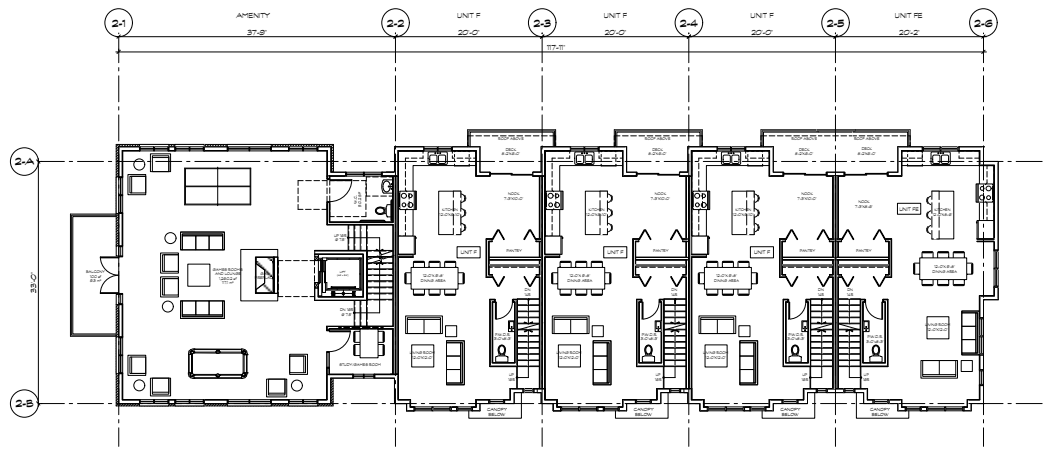
SCHEME 1
COLOUR & MATERIAL LEGEND

◇ ASPHALT SHINGLES - OWENS CORNING	◇ BRICK VENEER - NL - MANGANESE IRONSPOT
◇ ONYX BLACK	(VELOUR MODULAR)
◇ HARDE SIDING - BM AR360 - FLINT	◇ ENTRANCE CANOPY/FASCIA / SHUTTERS
◇ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	- BM 233-10 ONYX
◇ HARDE SIDING - BM CC-30 - OXFORD WHITE	◇ PREFINISHED ALUMINUM RAILING/ GUARDS/ GUTTERS
◇ VINYL SIDING - MITTEN COLLECTION - FROST	& RVL - BLACK
◇ HARDE TRIM / PANEL - BM AR360 - FLINT	◇ CONCRETE
◇ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◇ DOUBLE GLAZED VINYL WINDOWS - BLACK
◇ HARDE TRIM / PANEL - BM CC-30 - OXFORD WHITE	◇ ENTRY DOORS - FIBERGLASS
◇ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	(1) BM 233-10 - ONYX
◇ HARDE TRIM / PANEL - BM AR360 - FLINT	(2) BM 2050-10 - SYMPHONY BLUE
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◇ BACK DOORS
◇ HARDE TRIM / PANEL - BM CC-30 - OXFORD WHITE	(1) 233-10 - ONYX
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	(2) BM CC-30 - OXFORD WHITE
◇ HARDE TRIM / PANEL - BM AR360 - FLINT	◇ GARAGE DOORS
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	BM AR360 - FLINT

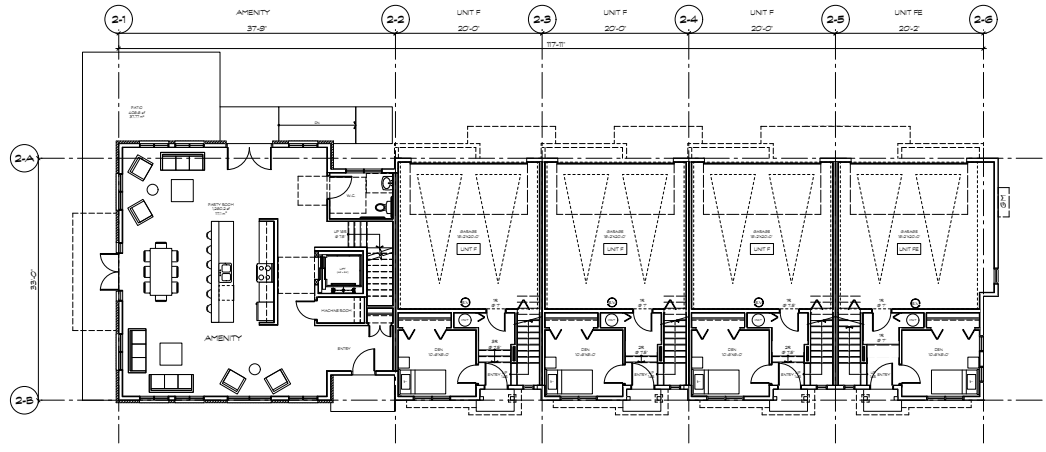
--- NATURAL GRADE
--- ROAD BEYOND



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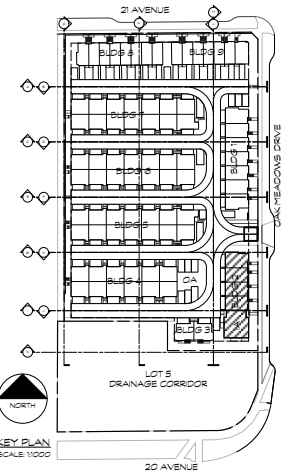
2 MAIN FLOOR
SCALE: 1/8" = 1'-0"



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

AMENITY BUILDING - DATA		
	SQ.FT.	SQ.M.
GROUND FLOOR	1,280.22	117.12
MAIN FLOOR	1,280.22	117.12
UPPER FLOOR	1,257.85	116.20
GROSS AREA	3,778.30	351.14
ROOF DECK	1,093.16	101.60
NET AREA	2,685.14	249.55

BUILDING 2 - DATA		
	SQ.FT.	SQ.M.
GROUND FLOOR	2,633.40	244.74
MAIN FLOOR	2,745.54	255.18
UPPER FLOOR	2,782.37	258.58
GROSS AREA	8,161.31	758.49
GARAGE	1,684.65	156.57
NET AREA	6,476.66	601.92



KEY PLAN
SCALE: 1:500

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
06.03.18	ISSUED FOR DP
14.05.18	DP REVIEW
24.05.18	RE-ISSUED FOR DP
09.02.20	RE-ISSUED FOR DP
07.05.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP



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STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHS
LOT 3**
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 830

SHEET TITLE:
**BUILDING 2
FLOOR PLANS**

REVISION NO: - SHEET NO: **A2.02.1**



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ISSUE:
NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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14.05.18	DP REVIEW
24.08.18	RE-ISSUED FOR DP
03.02.20	RE-ISSUED FOR DP
07.05.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP

SEAL



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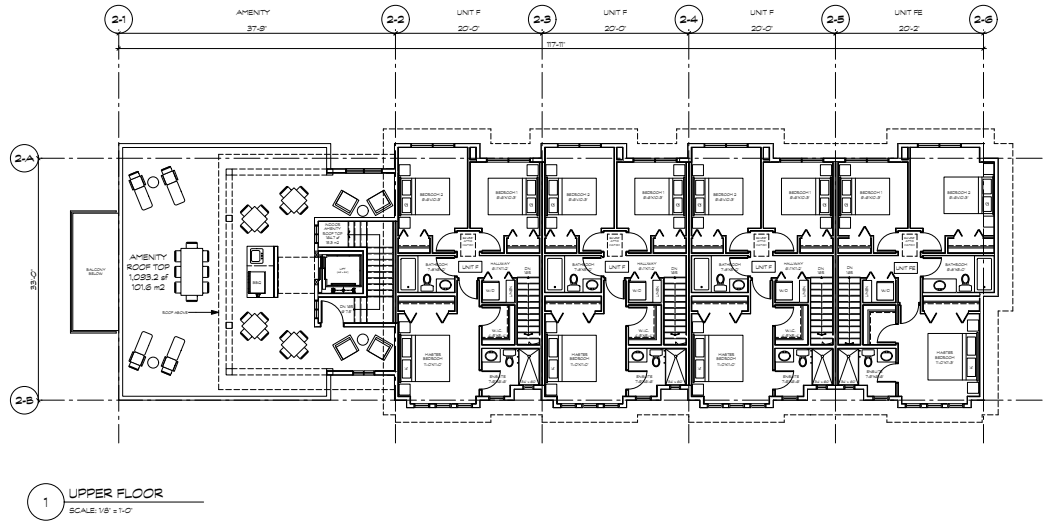
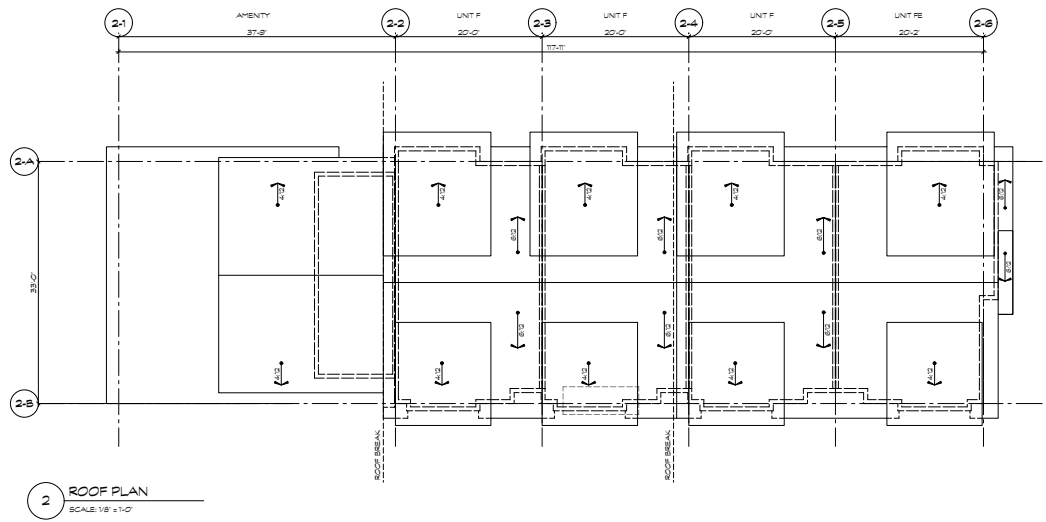
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CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

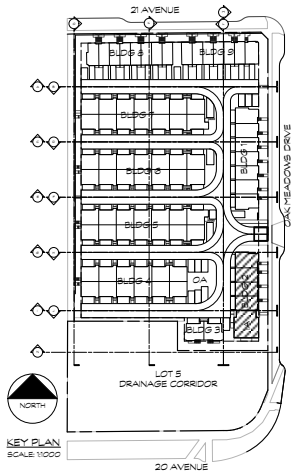
DRAWN: C.B. CHECKED BY: S.M.
SCALE: 1/8" = 1'-0" PROJECT NO: 830
SHEET TITLE:
BUILDING 2 FLOOR PLANS

REVISION NO.: - SHEET NO.: **A2.02.2**



AMENITY BUILDING - DATA		
	SQ.FT.	SQ.M.
GROUND FLOOR	1,280.22	117.12
MAIN FLOOR	1,280.22	117.12
UPPER FLOOR	1,257.85	116.30
GROSS AREA	3,778.30	351.14
ROOF DECK	1,093.16	101.60
NET AREA	2,685.14	249.55

BUILDING 2 - DATA		
	SQ.FT.	SQ.M.
GROUND FLOOR	2,633.40	244.74
MAIN FLOOR	2,745.54	255.18
UPPER FLOOR	2,782.37	258.58
GROSS AREA	8,161.31	758.49
GARAGE	1,684.65	156.57
NET AREA	6,476.66	601.92



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NO. DATE DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
23.07.18	RE-ISSUE FOR DP
05.03.19	RE-ISSUED FOR DP
14.05.19	DP REVIEW
24.05.19	RE-ISSUED FOR DP
03.02.20	RE-ISSUED FOR DP
07.09.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP

SEAL

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CANADA V6E 2M6
TEL: (604) 687-4741

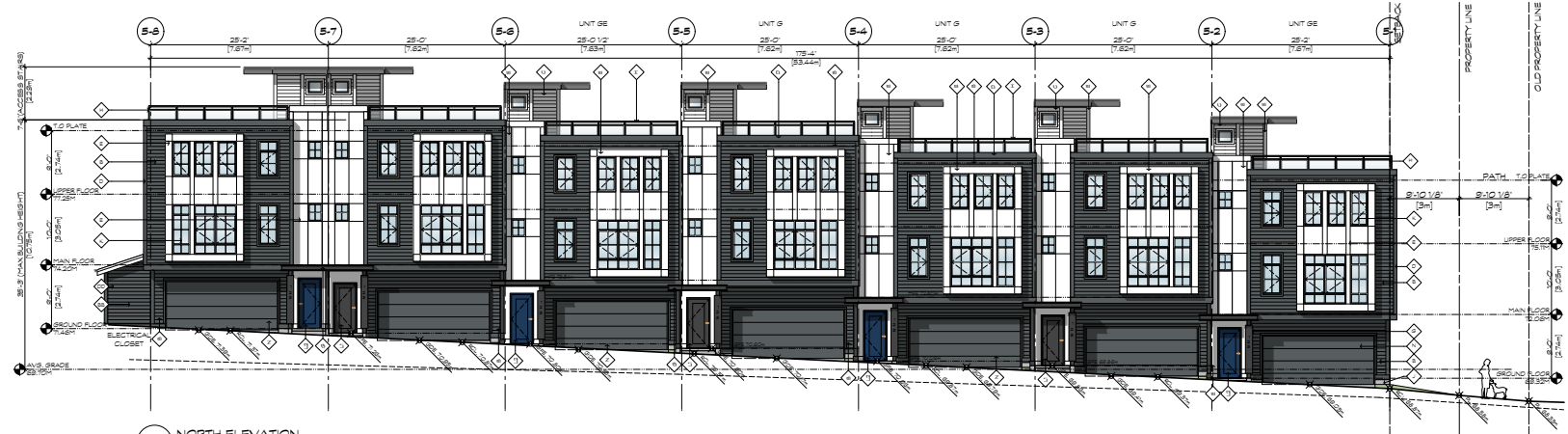
STREETSIDE DEVELOPMENTS
A QUALICO Company

PROJECT
BEXLEY AT THE BOROUGHS LOT 3
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN: C.B. CHECKED BY: R.C.
SCALE: 1/8" = 1'-0" PROJECT NO.: 530
SHEET TITLE:

BUILDING 5 ELEVATIONS

REVISION NO.: - SHEET NO.: **A2.05.3**



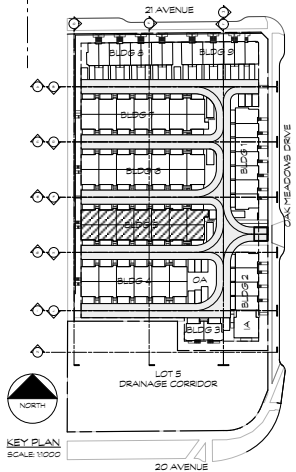
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

**SCHEME 1
COLOUR & MATERIAL LEGEND**

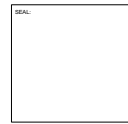
◇ ASPHALT SHINGLES - OWENS CORNING ONYX BLACK	◇ BRICK VENEER - XL - MANGANESE IRONSPOT (VELOUR MODULAR)
◇ HARDE SIDING - BM AR560 - FLINT	◇ ENTRANCE CANOPY/FASCIA / SHUTTERS - BM 233-10 ONYX
◇ VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE	◇ PREFINISHED ALUMINUM RAILING / GUARDS / GUTTERS - R.W.L. - BLACK
◇ HARDE SIDING - BM CC-30 - OXFORD WHITE	◇ CONCRETE
◇ VINYL SIDING - MITTEN COLLECTION - FROST	◇ DOUBLE GLAZED VINYL WINDOWS - BLACK
◇ HARDE TRIM / PANEL - BM AR560 - FLINT	◇ ENTRY DOORS - FIBERGLASS - (1) BM 233-10 - ONYX (2) BM 2050-10 - SYMPHONY BLUE
◇ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◇ BACK DOORS - (1) 233-10 - ONYX (2) BM CC-30 - OXFORD WHITE
◇ HARDE TRIM / PANEL - BM CC-30 - OXFORD WHITE	◇ GARAGE DOORS - BM AR560 - FLINT
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	



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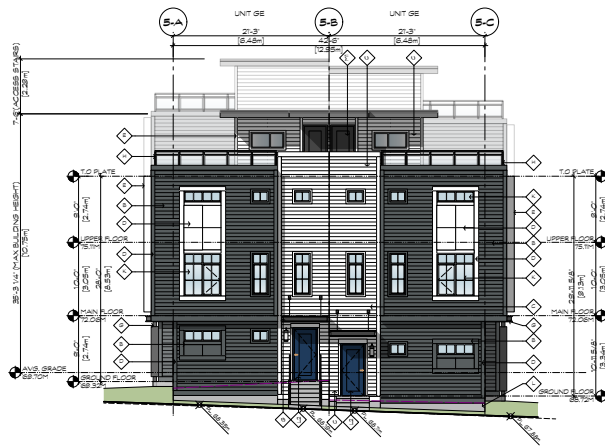
REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
02.02.18	SS-18 FOR DP
22.07.18	RE-ISSUE FOR DP
06.02.19	RE-ISSUED FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
03.02.20	RE-ISSUED FOR DP
07.02.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP

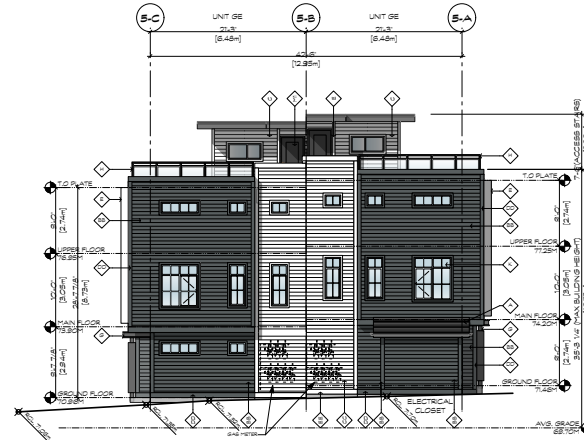


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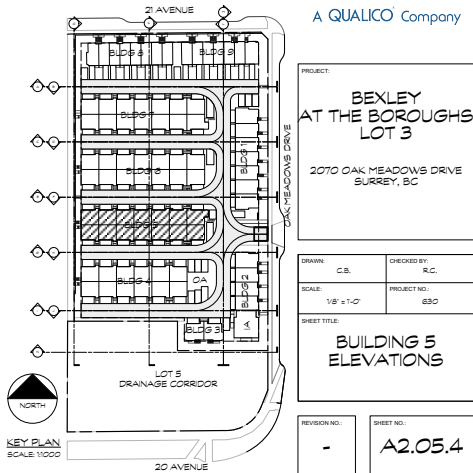


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEME 1 COLOUR & MATERIAL LEGEND	
◇	ASPHALT SHINGLES - OWENS CORNING ONYX BLACK
◇	HARDE SIDING - BM AR560 - FLINT
◇	VINYL SIDING - MITTEN COLLECTION - SAPPHIRE BLUE
◇	HARDE SIDING - BM CC30 - OXFORD WHITE
◇	VINYL SIDING - MITTEN COLLECTION - FROST
◇	HARDE TRIM / PANEL - BM AR560 - FLINT
◇	VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE
◇	HARDE TRIM / PANEL - BM CC30 - OXFORD WHITE
◇	VINYL TRIM - MITTEN COLLECTION - FROST WHITE
◇	BRICK VENEER - XL MANGANESE IRONSPOT (VELOUR MODULAR)
◇	ENTRANCE CANOPY/FASCIA / SHUTTERS - BM 233-10 ONYX
◇	PERFINISHED ALUMINUM RAILING/GUARDS/GUTTERS & RAIL - BLACK
◇	CONCRETE
◇	DOUBLE GLAZED VINYL WINDOWS - BLACK
◇	ENTRY DOORS - FIBERGLASS
◇	BACK DOORS
◇	SARAGE DOORS
◇	BRICK VENEER - XL MANGANESE IRONSPOT (VELOUR MODULAR)
◇	ENTRANCE CANOPY/FASCIA / SHUTTERS - BM 233-10 ONYX
◇	PERFINISHED ALUMINUM RAILING/GUARDS/GUTTERS & RAIL - BLACK
◇	CONCRETE
◇	DOUBLE GLAZED VINYL WINDOWS - BLACK
◇	ENTRY DOORS - FIBERGLASS
◇	BACK DOORS
◇	SARAGE DOORS



STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT	
BEXLEY AT THE BOROUGHS LOT 3	
2070 OAK MEADOWS DRIVE SURREY, BC	
DRAWN:	C.B.
CHECKED BY:	R.C.
SCALE:	1/8" = 1'-0"
PROJECT NO.:	830
SHEET TITLE:	
BUILDING 5 ELEVATIONS	
REVISION NO.:	-
SHEET NO.:	A2.05.4



6	Re-issued for Development Permit	2020/10/19
5	Re-issued for Development Permit	01/05/2020
4	Re-issued for Development Permit	04/02/2020
3	Issued for DP Review	2019/05/14
2	Re-issued for Development Permit	06/03/2019
1	Issued for Development Permit	21/12/2018
Revision No.		Date

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 Client:



Project Title:
Bexley at The Boroughs
 - Lot 3
 2070 Oak Meadows Dr.
 Surrey, BC

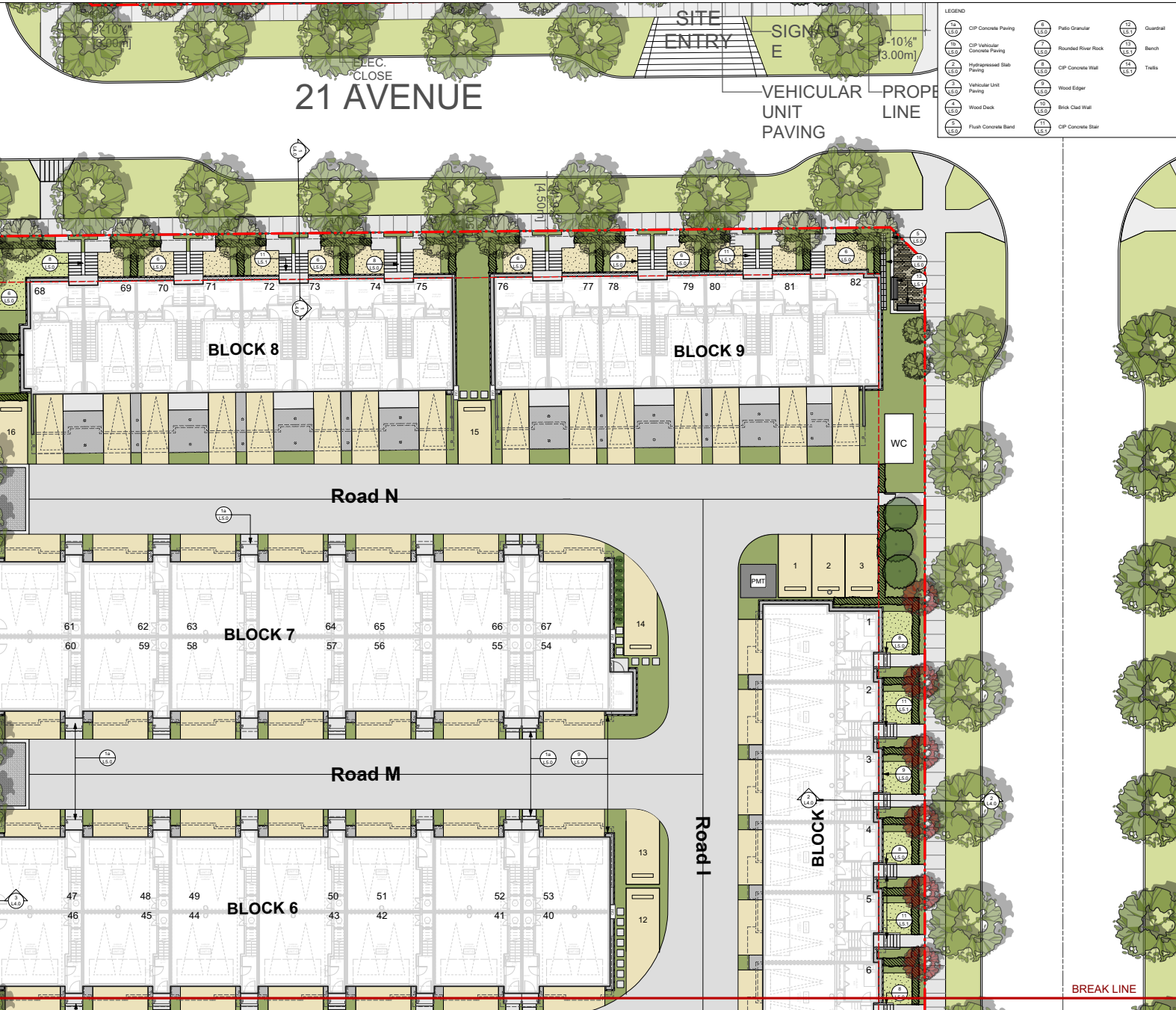
Drawing Title:
Overall Concept Plan
Phase 3 - Lot 3

Project North:	Drawn By:	KS
	Checked By:	MP
Scale:	Job No.:	17-006
Sheet No.:		

Materials Legend

	Planting Area
	Lawn
	Play Surfacing
	Asphalt Roadway
	Concrete Sidewalk
	Hydrapressed Pavers

L 0.0



LEGEND

1. CIP Concrete Paving	10. Pello Granular	17. Gravel
2. CIP Vehicular Concrete Paving	11. Rounded River Rock	18. Bench
3. Hydrapressed Slab Paving	12. CIP Concrete Wall	19. Trails
4. Vehicular Unit Paving	13. Wood Edger	
5. Wood Deck	14. Brick Clad Wall	
6. Flush Concrete Band	15. CIP Concrete Star	

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 Site Planning
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 112 East Broadway
 Vancouver, BC V6T 1V9
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 F 604 738 4114
 www.perryandassociates.ca

Revision No.	Date
6	2020/10/19
5	01/05/2020
4	04/02/2020
3	2019/05/14
2	06/03/2019
1	21/12/2018

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Project Title:
Bexley at The Boroughs
 Lot 3
 2070 Oak Meadows Dr.
 Surrey, BC

Drawing Title:
Layout and Materials Plan

Project North:	Drawn By: KS
	Checked By: MP
Scale: 1:150	Job No.: 17-006
Sheet No.:	

L 1.0



6	Re-issued for Development Permit	2020/10/19
5	Re-issued for Development Permit	01/05/2020
4	Re-issued for Development Permit	04/02/2020
3	Issued for DP Review	2019/05/14
2	Re-issued for Development Permit	06/03/2019
1	Issued for Development Permit	21/12/2018
	Revision No.	Date

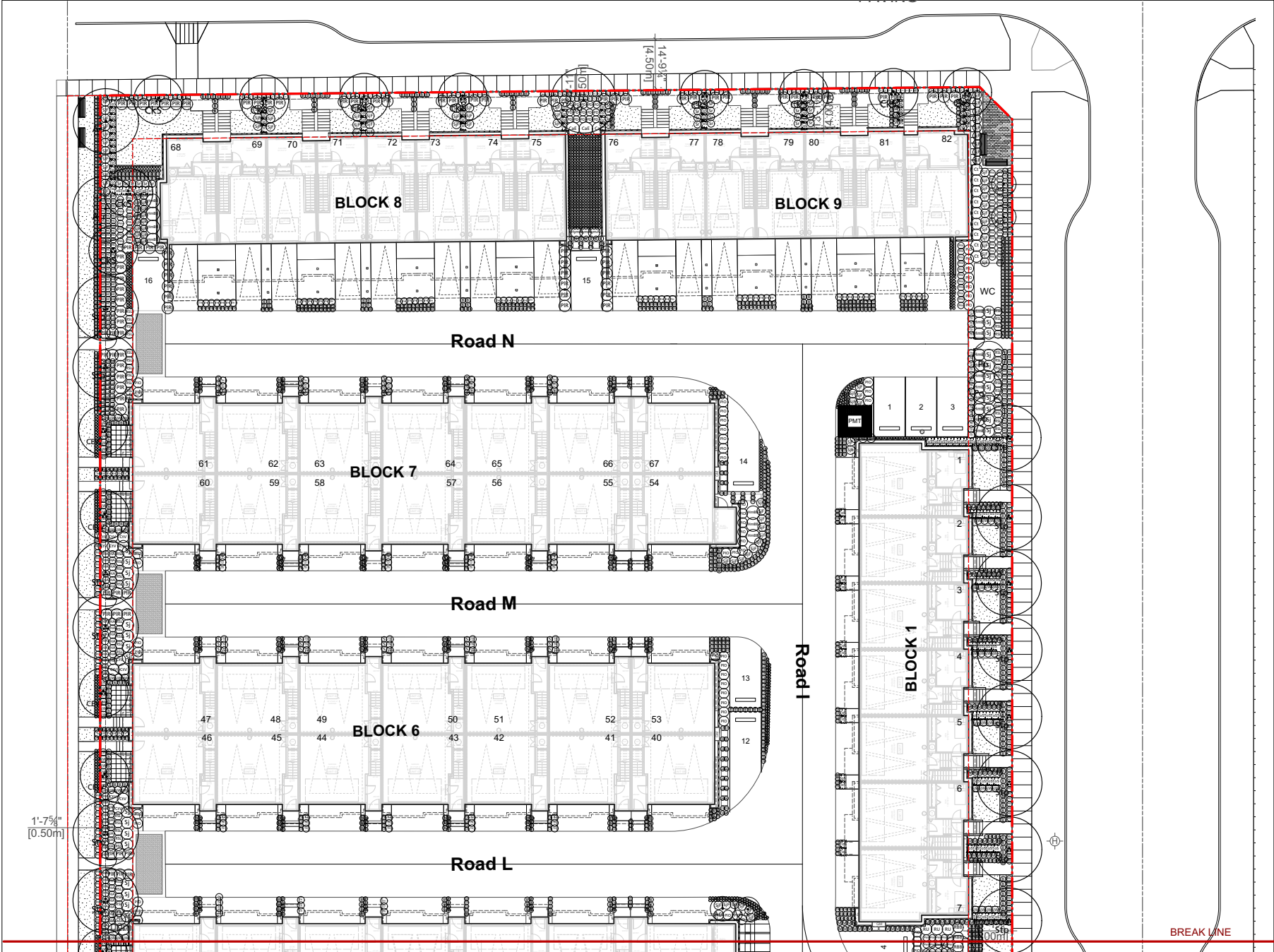
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Project Title:
Bexley at The Boroughs
 - Lot 3
 2070 Oak Meadows Dr.
 Surrey, BC

Drawing Title:
Layout and Materials Plan

Project North:	Drawn By:	KS
	Checked By:	MP
Scale:	Job No.:	17-006
1:150		
Sheet No.:		



6	Re-issued for Development Permit	2020/10/19
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Client:



Project Title:
Bexley at The Boroughs
 - Lot 3
 2070 Oak Meadows Dr.
 Surrey, BC

Drawing Title:
Planting Plan

Project North:	Drawn By:	KS
	Checked By:	MP
Scale:	Job No.:	17-006
Sheet No.:	1:150	

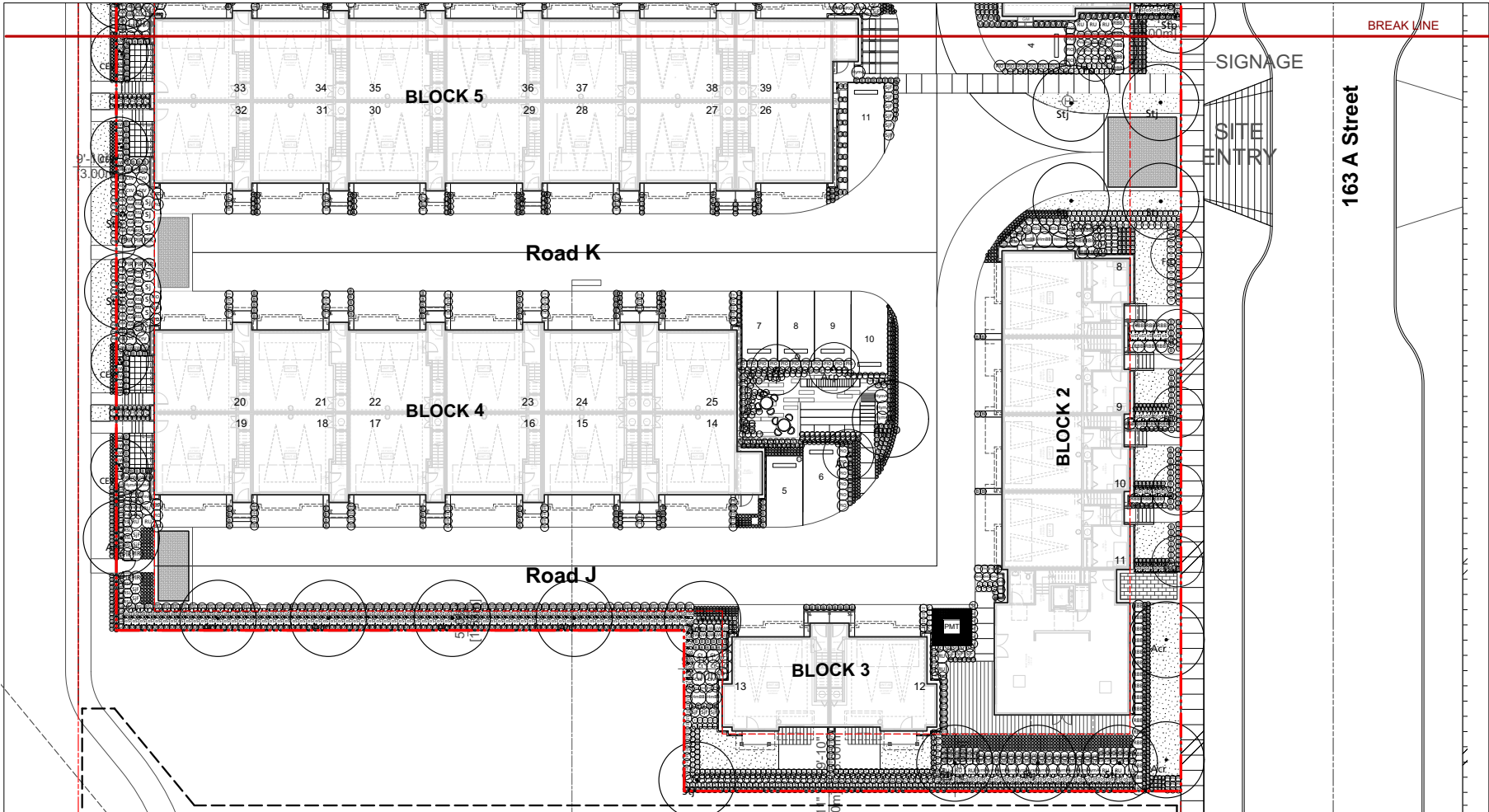
BREAK LINE

SIGNAGE

SITE ENTRY

163 A Street

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1	Issued for Development Permit	21/12/2018
	Revision No.	Date

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Client:



Project Title:
Bexley at The Boroughs
- Lot 3
2070 Oak Meadows Dr.
Surrey, BC

Drawing Title:
Planting Plan

Project North: Drawn By: **KS**
Checked By: **MP**

Scale: 1:150 Job No.: 17-006

Sheet No.: **L 3.1**

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Plant List					
Trees					
Acc	2	<i>Acer circinatum</i>	Wine Maple	2.5m ht. B&B, max. 3 stems	
Acc	1	<i>Acer palmatum</i>	Japanese Maple	6cm cal., 2.5m ht. WB	*native* habitat
Acc	1	<i>Acer palmatum 'Osakazuki'</i>	Osakazuki Japanese Maple	6cm cal., 2.5m ht. WB	
Acc	1	<i>Acer glabrum</i>	Red Maple	6cm cal.	
CEW	1	<i>Cornus 'Eddie's White Wonder'</i>	Eddie's White Wonder Dogwood	6cm cal. WB	
CEW	1	<i>Cornus kousa 'Satanii'</i>	Satanii Kousa Dogwood	6cm cal. WB	
CEW	1	<i>Cornus x vancouverensis 'Davydoff'</i>	Davydoff European Birch	6cm cal. WB	
CEW	1	<i>Picea omorika</i>	Serbian Spruce	6m, 1.8m	syn. <i>Fagus sylvatica 'Davydoff'</i>
SH	1	<i>Stewartia pseudocamellia</i>	Japanese Stewartia	6cm cal. WB	
SH	1	<i>Styrax japonicus</i>	Japanese Snowbell	6cm cal. WB	Single Trunk
Shrubs					
SH	543	<i>Buxus microphylla 'Winter Gem'</i>	Winter Gem Boxwood	#2 pot	
SH	2	<i>Calluna vulgaris 'Firefly'</i>	Firefly Scotch Heather	#1 pot	groundcover
SH	2	<i>Ceanothus thyrsiflorus 'Victoria'</i>	Victoria Lilac	#2 pot	
SH	13	<i>Choloya ternata</i>	Mexican Orange	#3 pot	
SH	1	<i>Cornus alba 'Elegans'</i>	Variegated Dogwood	#2 pot	
SH	2	<i>Hydrangea macrophylla 'Amethyst'</i>	Amethyst Bigleaf Hydrangea	#5 pot	
SH	1	<i>Hydrangea macrophylla 'Blue Bird'</i>	Blue Bird Hydrangea	#5 pot	
SH	1	<i>Hydrangea macrophylla 'Blue Bird'</i>	Blue Bird Hydrangea	#5 pot	
SH	1	<i>Mahonia nervosa</i>	Ugoleaf Mahonia	#2 pot	
SH	2	<i>Prunus laurocerasus 'Otto Luyken'</i>	Otto Luyken Laurel	#3 pot	
SH	113	<i>Prunus laurocerasus 'Reynoldsii'</i>	Reynoldsii Laurel	#3 pot	
SH	4	<i>Rhododendron 'Royal Blue'</i>	Royal Blue Rhododendron	#3 pot	Hedge
SH	3	<i>Rhododendron 'Hino Crimson'</i>	Hino Crimson Azalea	#3 pot	
SH	100	<i>Rhododendron 'Sino Lady'</i>	Sino Lady Rhododendron	#3 pot	
SH	1	<i>Rhododendron 'Unique'</i>	Unique Rhododendron	#3 pot	
SH	14	<i>Sarcococca hookeriana var. humilis</i>	Hoop Pine	#2 pot	
SH	1	<i>Sarcococca hookeriana var. humilis</i>	Hoop Pine	#2 pot	
SH	2	<i>Skimmia japonica</i>	Japanese Skimmia	#3 pot	
SH	2	<i>Skimmia japonica 'Rubra'</i>	Rubra Skimmia	#3 pot	
SH	2	<i>Skimmia japonica 'Iris Light'</i>	Iris Light Skimmia	#3 pot	
SH	1	<i>Skimmia japonica 'Walrus'</i>	Walrus Skimmia	#3 pot	syn. S. x humilis; Magic Carpet® S. x b. 'Walrus'
SH	36	<i>Yucca x media 'Hilli'</i>	Hilli Yucca	4 ft	
SH	32	<i>Thuja occidentalis 'Smaragd'</i>	Emerald Green Cedar	6 ft, B&B	Hedge

Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Groundcovers, Vines, Ferns, Perennials and Grasses					
Gr	27	<i>Carex morrowii 'Ice Dance'</i>	Variegated Japanese Sedge	#1 pot	
Gr	1	<i>Carex obovata 'Everglot'</i>	Everglot Sedge	#1 pot	
Gr	6	<i>Helleborus x nigercorus 'Winter's Ghost'</i>	Winter's Ghost Hellebore	#1 pot	
Gr	2	<i>Hosta 'Cherise Jubilee'</i>	Cherise Jubilee Hosta	#1 pot	
Gr	3	<i>Hosta 'August Moon'</i>	August Moon Hosta	#1 pot	
Gr	10	<i>Lyandula anoustrifolia 'Munstead'</i>	English Lavender	#1 pot	
Gr	6	<i>Lythrum spicata</i>	Lythrum	#1 pot	
Gr	172	<i>Pachysandra terminalis</i>	Japanese Scurge	#1 pot	
Gr	2	<i>Polygonatum aopaeoides 'Hansini'</i>	Hansini Groundsp. Grass	#1 pot	
Gr	177	<i>Polystichum munghum</i>	Western Sword Fern	#1 pot	
Gr	1	<i>Polystichum setiferum 'Dixieland'</i>	Dixieland Fern	#2 pot	
Gr	3	<i>Rubbeckia hirta</i>	Black-eyed Susan	#1 pot	
Gr	1	<i>Saxifraga nemorosa 'East Frisian'</i>	Perennial Sage	#1 pot	

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.

In March 2020, a new twelve classroom addition was opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

The new Edgewood Elementary, located at 16666 23rd Avenue (Sunnyside Heights NCP), is targeted to open January 2021. As part of the District's boundary change process, the District went out for public consultation in the fall of 2019 to all the existing elementary schools in the Grandview Heights community. The stakeholder feedback of this consultation resulted in all of the students living in the Pacific Heights catchment south of 24th Avenue and a small portion of the northeast corner north of 24th Avenue will report immediately to Edgewood Elementary when it is open. However, the 10 year projections indicate that the growth trend will continue to be strong and Pacific Heights Elementary will surpass 100% occupancy by 2024.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary is currently in construction; and is targeted to open for September 2021 which provide some enrolment relief to both Earl Marriot and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0066 00

SUMMARY

The proposed 86 townhouse units are estimated to have the following impact on the following schools:

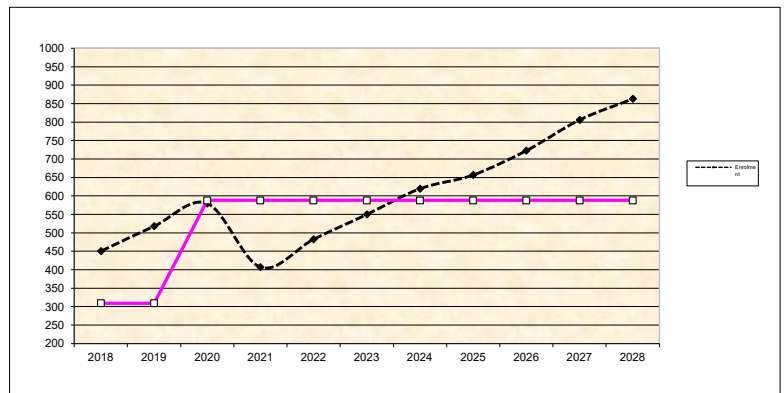
Projected # of students for this development:

Elementary Students:	22
Secondary Students:	14

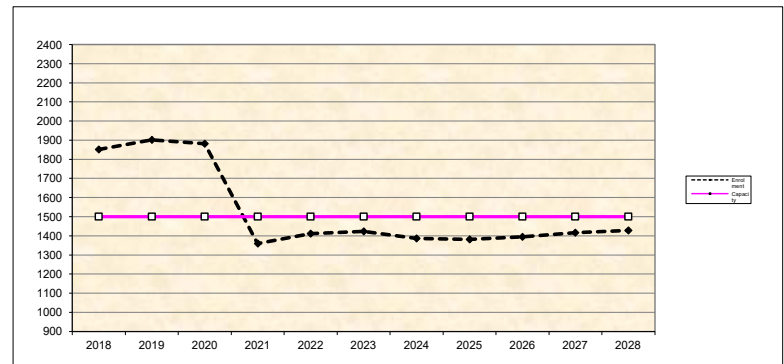
September 2020 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
Earl Marriot Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Pacific Heights Elementary



Earl Marriot 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.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0066-00

Issued To:

Address of Owner:

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

Parcel Identifier: 031-086-063
Lot 3 Section 13 Township 1 New Westminster District Plan EPP79513
2075 Oak Meadows Drive

(the "Land")

3. Comprehensive Development Zone (By-law No. 19444) is varied as follows:
 - (a) to reduce the minimum north yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - (b) to reduce the minimum east yard setback of Comprehensive Development Zone (CD)(By-law No. 19444) from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area;
 - (c) to reduce the minimum south yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 4.5 metres for the principal building face and to 3.5 metres for the porch and associated stairs; and
 - (d) to reduce the minimum west yard setback of Comprehensive Development Zone (CD) (By-law No. 19444) from 7.5 metres to 3 metres to the principal building face and to allow risers within the setback area, and also an upper storey bay projection to 2.7 metres.

4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing attached as Schedule A (the "Drawings") which is attached hereto and forms part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

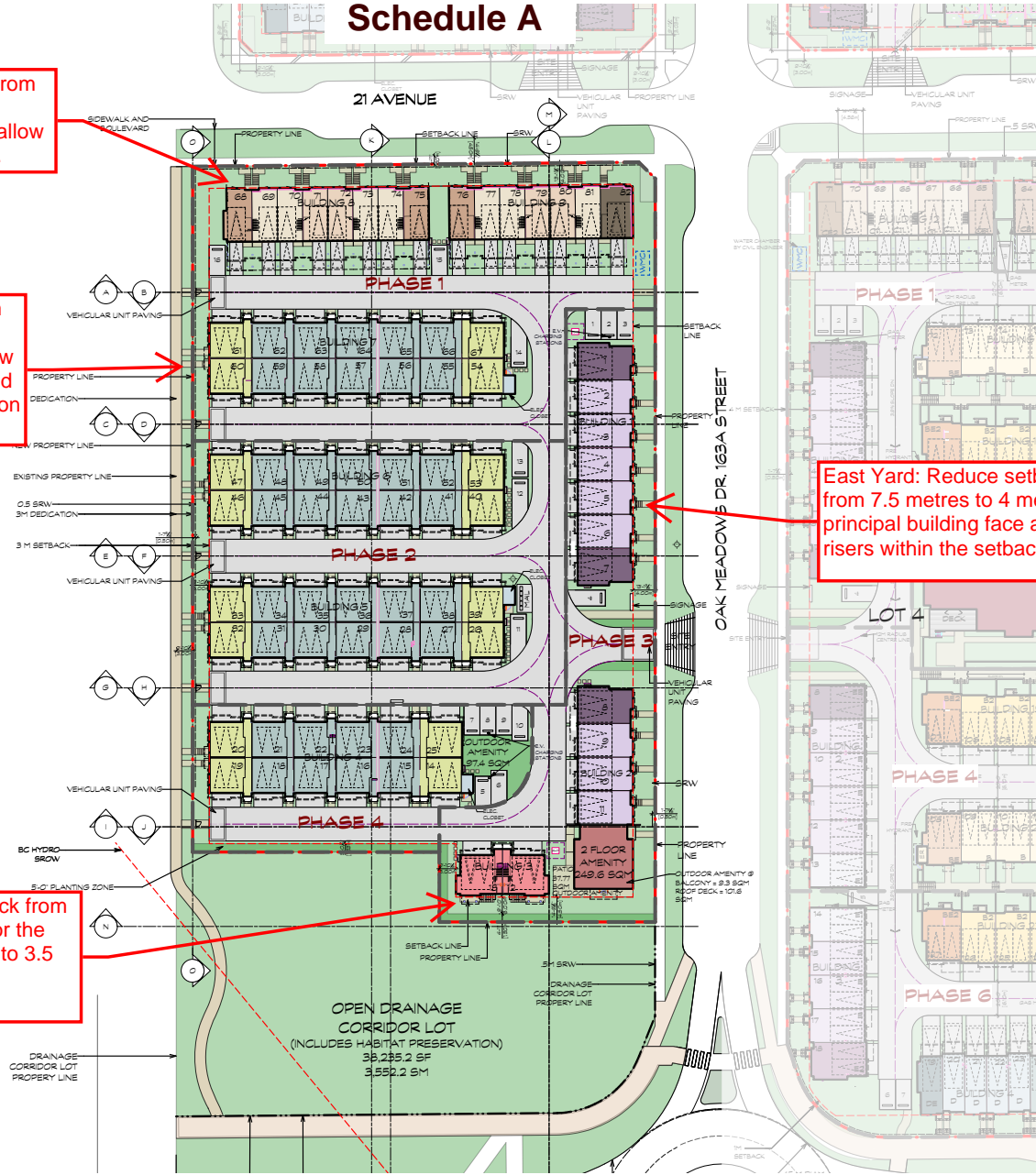
Schedule A



North Yard: Reduce setback from 7.5 metres to 4 metres for the principal building face and to allow risers within the setback area.

West Yard: Reduce setback from 7.5 metres to 3 metres to the principal building face and to allow risers within the setback area, and also an upper storey bay projection to 2.7 metres.

South Yard: Reduce setback from 7.5 metres to 4.5 metres for the principal building face and to 3.5 metres for the porch and associated stairs.



1 SITE PLAN LOT 3
SCALE 1/32" = 1'-0"

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

ISSUE:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.01.18	RE-ISSUE FOR DP
14.02.18	DP REVIEW
24.02.18	RE-ISSUED FOR DP
09.02.20	RE-ISSUED FOR DP
07.05.20	RE-ISSUED FOR DP
18.10.20	RE-ISSUED FOR DP



CICOZZI
ARCHITECTURE

15TH FLOOR
1095 WEST PENDER STREET
VANCOUVER, B.C.
CANADA V6E 2M6
TEL: (604) 687-4741

STREETSIDE
DEVELOPMENTS
A QUALICO Company

PROJECT
**BEXLEY
AT THE BOROUGHS
LOT 3**
2070 OAK MEADOWS DRIVE
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1/32" = 1'-0"	PROJECT NO.:	BB3
SHEET TITLE: SITE PLAN (SW)			

REVISION NO.:	SHEET NO.:
-	A1.00.3

File: C:\bexley\Bexley\Boroug\Phase 1\010\Site Plan (SW) 11.21.18.dwg



APPENDIX F: CITY OF SURREY SUMMARY FORM

Surrey Project No.: 08-0066-00
 Project Address: 2075 Oak Meadows Drive, Surrey, BC
 Consulting Arborist: Nick M^cMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	7
Bylaw Protected Trees to be Removed	7
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 7 times 2 = 14	
TOTAL:	14
Replacement Trees Proposed	71
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

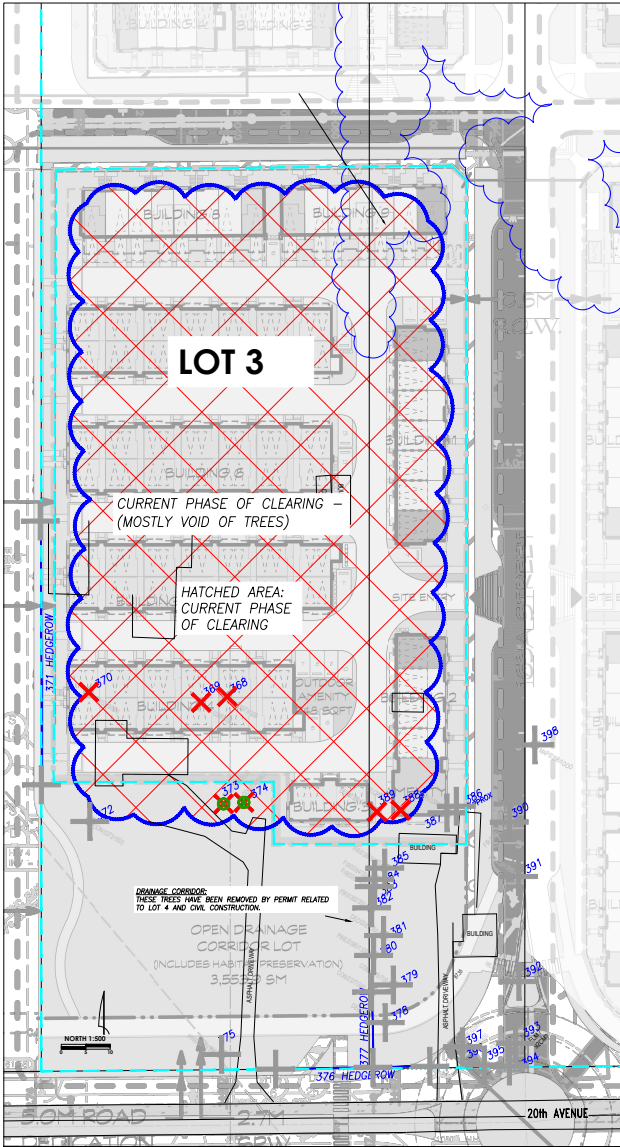
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:


 Nick M^cMahon, Consulting Arborist

Dated: November 24, 2020

Direct: 604 812 2986
 Email: nick@aclgroup.ca



LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See project report for further details.
 (See also TAG NUMBER & REFERENCE (see tree inventory and assessment file))

LEGEND-RETENTION:

- (Green circle with 'X') (Tree to be retained (as located))
- (Red circle with 'X') (Tree to be removed (as located))
- (Green circle with 'X') (Tree to be retained (as located) - (part of permit or approvals may be required))
- (Red circle with 'X') (Tree to be removed (as located) - (part of permit or approvals required))
- (Green circle with 'X') (Tree to be retained (as located) - (part of permit or approvals required))
- (Red circle with 'X') (Tree to be removed (as located) - (part of permit or approvals required))

LEGEND-TREE PROTECTION:

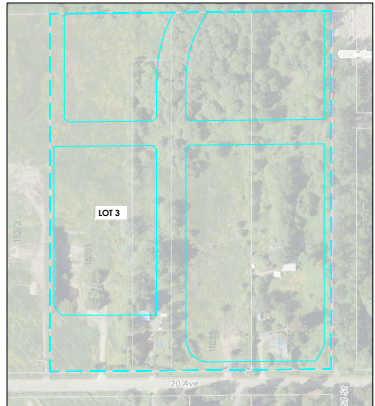
LEGEND-CONCRETE PROTECTION CURB - CPF
 Exclusion zone - no earthwork/building to within 1.0m only

LEGEND-CONCRETE PROTECTION CURB - CPT
 This is the minimum requirement for TREE PROTECTION BARRIERS

LEGEND-WEAVING SPACE DETAIL - WSS
 Detail from RFI or specified in Project Report - this work is only to be implemented if the submission is approved and in the opinion of the Project Report

LEGEND-SPECIAL MEASURES REQUIRED
 Numbered and placed to the letter of detailing document R-1. See report for further details, Project Report to direct or implement.

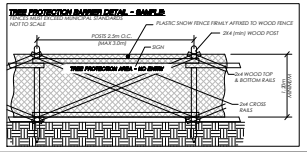
TREE MANAGEMENT DETAIL: LOT 3



CONTEXT DETAIL

- TREE PROTECTION MEASUREMENTS:**
- Tree that are specified for retention must be protected from damage during all phases of development related work on the site. Any retention or protection must be completed within the 10% CPD. All application materials must include a tree retention plan and a tree retention or protection plan for the project report. Construction must be 100% on or below.
- Qualification: A tree expert must be appointed for the site. The tree expert must be a member of the International Society of Arboriculture (ISA) and must be a member of the ISA. The tree expert must be a member of the ISA and must be a member of the ISA.
 - Qualification: A tree expert must be appointed for the site. The tree expert must be a member of the International Society of Arboriculture (ISA) and must be a member of the ISA. The tree expert must be a member of the ISA and must be a member of the ISA.
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- DRAWINGS AND COORDINATION:**
- The drawings shall be prepared and drawn as specified by the client or their consultants. The drawings shall be prepared and drawn as specified by the client or their consultants. The drawings shall be prepared and drawn as specified by the client or their consultants.
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SRV. PROJ. NO. 18-0066-00

APPENDIX C: TREE MANAGEMENT DRAWING: LOT 3

ARBORTECH CONSULTING

PROJECT: BENTLEY TOWNSHIPS PROJECT
 ADDRESS: LOT 3, 2075 OAK MEADOWS DRIVE, SURREY
 CLIENT: STREETSIDE DEVELOPMENTS
 CITY REF: []
 ELOT SIZE: 22'x34' []
 DATE: NOV 20, 2020