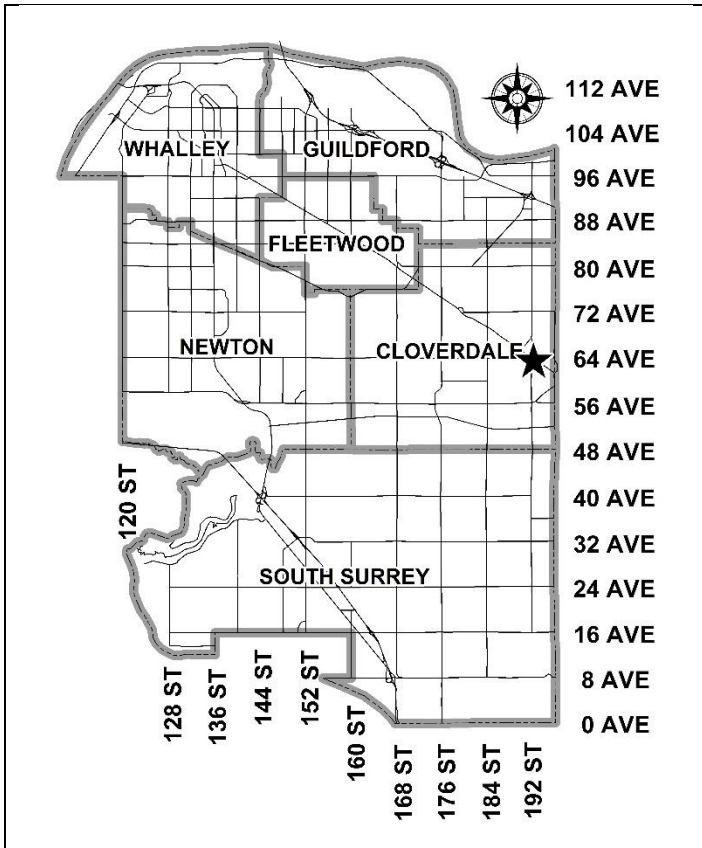


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0253-00

Planning Report Date: July 13, 2020



**PROPOSAL:**

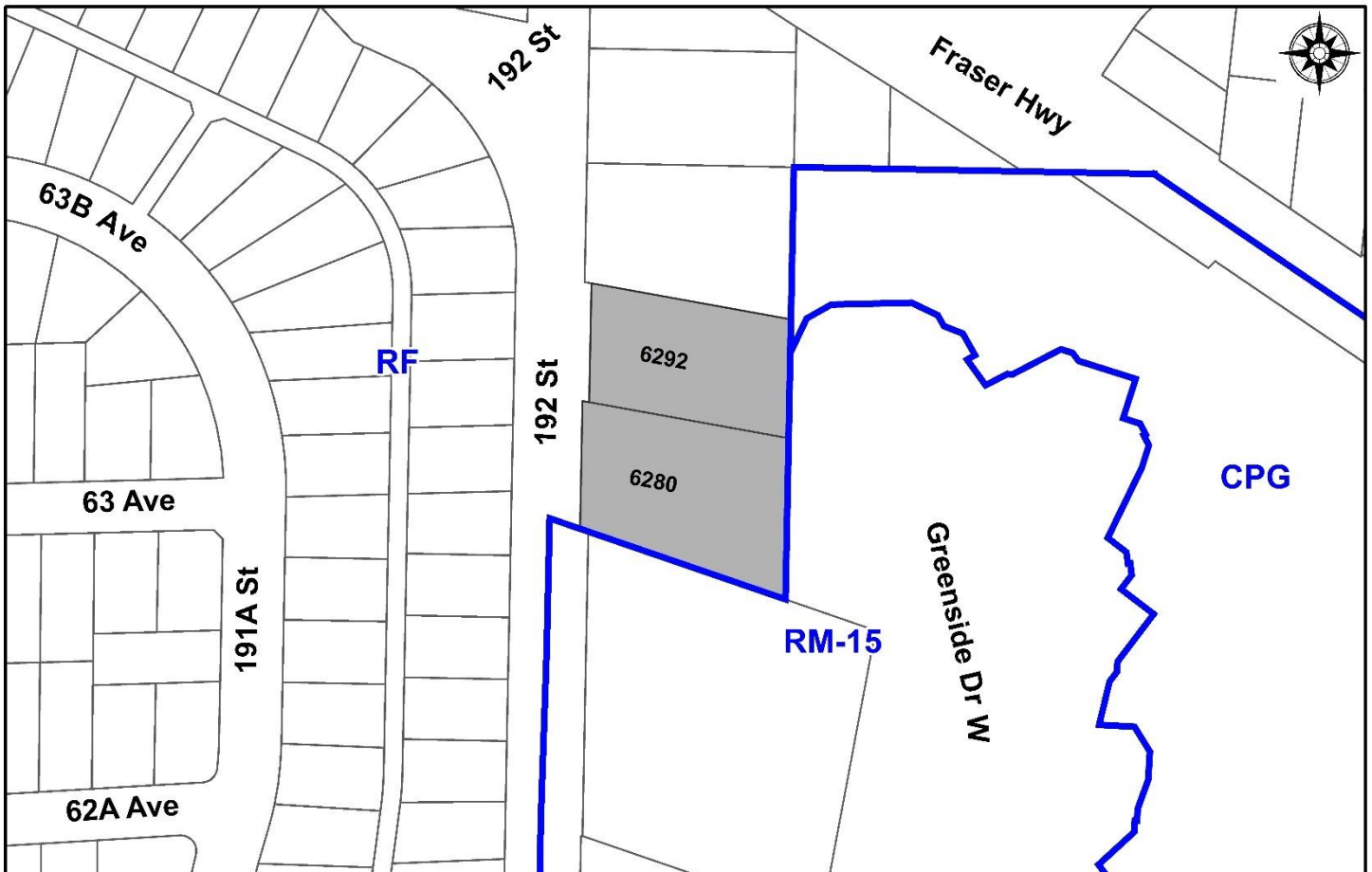
- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of a 39-unit stacked townhouse development with underground parking. Variances proposed for building setbacks.

**LOCATION:** 6292 – 192 Street  
 6280 – 192 Street

**ZONING:** RF

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- 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

- The applicant is proposing an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential".
- Building setback variances under the RM-30 Zone are proposed along the north and east property lines of the site.

## RATIONALE OF RECOMMENDATION

- The proposed amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" is required to achieve the proposed stacked townhouse built form and density, under the proposed RM-30 Zone, which has merit given the proximity to an existing Frequent Transit Network (FTN) and an anticipated future rapid transit (SkyTrain) station located at the intersection of 192 Street and Fraser Highway.
- The proposed development will encourage walkability, allow for greater housing choice and is consistent with OCP principles that encourage higher-density development adjacent to Frequent Transit Networks (FTNs).
- The applicant will provide a density bonus amenity contribution consistent with Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the request for an increase in density beyond what is currently permitted in the OCP. As such, the applicant has proposed a voluntary amenity contribution based on 75% of the land-lift value.
- 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 buildings and the public realm.
- The proposed reduced building setbacks along the north lot line are to a side-of-unit condition and therefore do not impact functional backyard space. The reduced east yard setback assists with grade transition across the sloping site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0253-00, generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7918-0253-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north (side) yard setback of the RM-30 Zone from 6.0 metres to 3.9 metres to the principal building face for proposed Building 1 and to 5.2 metres to the principal building face for proposed Buildings 3 and 5; and
  - (b) to reduce the minimum east (rear) yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for proposed Buildings 5 and 6.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) the applicant is required to dedicate, as road and without compensation, the gazetted road which consists of the westerly 10.058 metres of 192 Street and extends from the north end of 6140 – 192 Street to Fraser Highway;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) the applicant satisfy the Tier I Capital Projects CACs requirement to the satisfaction of the Planning and Development Department;
- (i) 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;
- (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 public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (m) registration of a Section 219 Restrictive Covenant which limits driveway access to right-in/right-out only; and
- (n) submission of an acoustical report for the units adjacent to 192 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family residential	Urban	
North:	Vacant parcel	Urban	RF
East:	Multi-family residential (Greenside Estates) and proposed golf course redevelopment to permit ground-oriented townhouse units and apartment buildings (Development Application No. 7915-0393-00). The application is pre-Council.	Urban	RM-15 & CPG
South:	Multi-family residential	Urban	RM-15
West (Across 192 Street):	Single family residential	Urban	RF

## Context & Background

- The subject properties are located on the east side of 192 Street, just south of Fraser Highway.
- The site is approximately 0.55 hectare in total area.
- The subject site is designated "Urban" in the Official Community Plan (OCP), zoned "Single Family Residential Zone (RF)" and presently occupied by single family residential dwellings.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an OCP Amendment from "Urban" to "Multiple Residential", Rezoning the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", subdivision to consolidate the properties, and a Development Permit to allow for the construction of a 39-unit stacked townhouse development.
- Details on the proposal are provided in the table below:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	5,511.41 sq. m.
Road Dedication:	311.24 sq. m.
Undevelopable Area:	N/A
Net Site Area:	5,200.17 sq. m.
<b>Number of Lots:</b>	1
<b>Building Height:</b>	9 m.
<b>Unit Density:</b>	75 u.p.ha.
<b>Floor Area Ratio (FAR):</b>	0.95
<b>Floor Area</b>	
Residential:	4,878.13 sq. m.
Commercial:	N/A
Total:	4,878.13 sq. m.
<b>Residential Units:</b>	
Studio:	N/A
1-Bedroom:	N/A
2-Bedroom:	N/A
3-Bedroom:	39 units
Total:	39 units

### 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:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>10 Elementary students at Latimer Road Elementary School 5 Secondary students at Clayton Heights Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer, 2022.</p>
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.

### Transportation Considerations

- The applicant is required to dedicate approximately 2.808 metres along the frontage of 6292 - 192 Street and varying road widths along the frontage of 6280 - 192 Street in order to achieve an ultimate road allowance of 30 metres along 192 Street.
- In addition, the applicant is required to dedicate (as road and without compensation) the gazetted road which consists of the westerly 10.058 metres of 192 Street that extends from the north end of 6140 - 152 Street to Fraser Highway. The Engineering Department - Survey Division has confirmed the gazetted road can be provided through a road dedication plan or Section 115 Land Title Act Gazette Dedication.
- The proposed townhouse development will obtain driveway access from 192 Street. As a condition of rezoning, the applicant is required to register a Restrictive Covenant on title which limits driveway access to right-in/right-out only.
- The applicant proposes to construct the ultimate 1.8-metre-wide concrete sidewalk, along 192 Street, at the property line. The applicant has confirmed, in writing, that the sidewalk will be provided entirely at the applicant's expense, as the sidewalk is necessary to address fire access requirements.
- The subject site is located within close proximity to an existing Frequent Transit Network (FTN) and an anticipated future SkyTrain station located at the intersection of 192 Street and Fraser Highway.
- As such, a higher-density multiple residential development is supportable on the subject site given its close proximity to an existing FTN as well as future rapid transit.
- At present, the subject site is located within roughly 150 metres of an existing bus stop, on Fraser Highway, with frequent service between Surrey Central Station and Langley Centre.

## Sustainability Considerations

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

## POLICY & BYLAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposed development complies with the existing RGS designation.

### Official Community Plan

#### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The proposed development exceeds the maximum unit density of 15 units per acre (36 units per hectare) permitted under the "Urban" designation in the OCP. In addition, the site is not currently located within an approved Secondary Plan, Frequent Transit Development Area (FTDA) or Urban Centre which would permit a maximum unit density of 30 units per acre (72 units per hectare).
- As such, an OCP Amendment from "Urban" to "Multiple Residential" is required in order to achieve the land-use designation and proposed density on the subject site.

#### Amendment Rationale

- In accordance with sustainability objectives previously adopted by Council, the proposed increase in overall density is considered supportable given that the applicant is providing greater housing choice, three-bedroom unit types which offer more flexibility for families and the site is located within close proximity to an existing Frequent Transit Network and future SkyTrain station.

#### Consultation for Proposed OCP Amendment

- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

#### Themes/Policies

- The proposal will support various policies, outlined in the OCP, including the following:
  - The proposal supports transit-oriented development which includes focusing growth and increased density along frequent transit corridors which supports transit service expansion and rapid transit infrastructure investment;

- The proposal helps support re-development along Frequent Transit Corridors that fall outside of Town Centres to a higher density, and encourages development in areas that are located within 400 metres of existing or planned Rapid Transit stops;
- The proposed development provides three-bedroom unit options for larger families which allows for greater diversity in the housing type as well as household size and composition;
- The proposed townhouses respond to the existing architectural character and scale of the surrounding multi-family (townhouse) developments thereby ensuring compatibility between adjacent sites;
- The proposal is designed to allow for units to front directly onto a public street (i.e. 192 Street) and includes provisions for upgrading the public sidewalk which provides a safe, welcoming, public streetscape and public realm.
- The development proposal orients doors, windows and "active" spaces toward the public street (i.e. 192 Street) and provides a seamless connection from the street to the building façade by ensuring the ground floor of the street-facing buildings will meet adjacent grades and sidewalk levels.
- The proposed layout provides a clear delineation between public space and private residential areas through the use of street trees, on-site landscaping and low fences that do not create a visual barrier.

### **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.
- As the subject site is located outside of a Secondary Plan area, the proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/unit 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 and collected at Building Permit stage.
- The proposed development will be subject to Tier 2 Capital Plan Project CACs for proposed density greater than the current OCP designation.
- In accordance with Density Bonus Policy No. 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 staff are satisfied with the proposed 75% land lift contribution in order to satisfy the proposed OCP Amendment.



## Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 units per hectare	75 units per hectare
<b>Floor Area Ratio:</b>	1.0	0.95
<b>Lot Coverage:</b>	45%	36.7%
<b>Yards and Setbacks</b>		
North:	6 metres	3.9 metres
East:	6 metres	4.5 metres
South:	6 metres	6 metres
West:	4.5 metres	4.6 metres
<b>Height of Buildings</b>		
Principal buildings:	13 metres	9 metres
Accessory buildings:	N/A	N/A
<b>Amenity Space</b>		
Indoor Amenity:	117 sq. m. (3.0 sq. m. per dwelling unit) and a minimum requirement of 74 sq. m.	The proposed 139.6 sq. m. meets the Zoning By-law requirement.
Outdoor Amenity:	117 sq. m. (3.0 sq. m. per dwelling unit)	The proposed 121.2 sq. m. meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential Ground-Oriented:	38 spaces	71 spaces
Residential Non-Ground Oriented:	30 spaces	N/A
Residential Visitor:	8 spaces	8 spaces
Total:	76 spaces	79 spaces
<b>Bicycle Spaces</b>		
Residential Secure Parking:	24 spaces	24 spaces
Residential Visitor:	36 spaces	36 spaces

- The proposal complies fully with the provisions of the RM-30 Zone, except for building setbacks along the north and east lot lines.
- The proposed townhouse development will provide a total of 79 parking spaces on-site which complies with the minimum parking requirement in the Zoning By-law. All residential parking spaces will be provided within an underground parkade accessed from 192 Street.

### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum north (side) yard setback of the RM-30 from 6.0 metres to 3.9 metres to the principal building face for proposed Building 1 and to 5.2 metres to the principal building face for proposed Buildings 3 and 5; and
  - to reduce the minimum east (rear) yard setback of the RM-30 from 6.0 metres to 4.5 metres to the principal building face for proposed Buildings 5 and 6.
- The proposed reduce building setbacks along north lot line are to a side-of-unit condition and therefore do not impact functional backyard space. The reduced east yard setback assists with grade transition across the sloping site.
- A larger building setback and tiered landscape buffer are proposed along the south lot line, directly adjacent the existing lower-density townhouse developments at 6238 – 192 Street, to reduce the visual impact of the proposed townhouses on-site.
- The townhouses proposed on the subject site are stepped to address the grade change. In addition, the interface between the proposed townhouses and existing townhouses on the adjacent properties (south and east) are predominantly side-yard conditions. As such, the orientation of the units helps further mitigate interface issues.
- Staff support the requested variances to proceed for Public Notification.

### **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 prior to Building Permit issuance.

### **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 December 19, 2019, and the Development Proposal Sign was installed on December 30, 2019. Staff received two responses from neighbouring property owners (*staff comments in italics*):

- One resident expressed concern that the proposed density was not appropriate for the area.

*(The subject property is located within close proximity to an existing Frequent Transit Network [Fraser Highway] and future SkyTrain station. As such, increased densities are considered appropriate in order to support ridership and investments in transportation infrastructure.)*

- One resident expressed concern the proposed development does not provide sufficient on-site visitor parking which, in turn, will increase pressure on existing street parking and cause traffic issues for the surrounding neighbourhood.

*(The applicant is providing 8 visitor parking spaces on the subject site which complies with the minimum parking requirement in the Zoning By-law. The visitor parking will be easily accessible from 192 Street and provided as a combination of at-grade as well as below grade parking spaces. The visitor parking stalls provided in the underground parkade will be located outside the secure residential parking area with easy access to the pedestrian walkways, provided on-site, that connect the various townhouse units.)*

- One resident expressed concern about the additional pressure that the proposed townhouse development would place on school capacity within the surrounding neighbourhood.

*(The School District has indicated they will continue to monitor the pressure from additional student capacity on Latimer Road Elementary School while E'cole Salish Secondary School, which opened in September, 2018, will help to relieve enrollment pressure at Clayton Heights Secondary School. In addition, a 500-capacity addition to Clayton Heights Secondary is currently on the School District's 5-year Capital Plan.)*

## DEVELOPMENT PERMITS

### Hazard Lands (Steep Slope) Development Permit Requirement

- The overall elevation differential across the site is approximately 12 metres, from the northwest corner to the southeast corner. Although the site contains a slope, the gradient is less than 20%. As such, a Development Permit for Hazard Lands (Steep Slopes) is not required.
- In support of the proposed layout, the applicant submitted a geotechnical report, prepared by Harmon Dhillon, *P. Eng.*, of Braun Geotechnical Ltd. and dated January 20, 2020. Following a review by City staff, the geotechnical report was peer reviewed by Gunther Yip, *P. Eng.*, also of Braun Geotechnical Ltd. and found to be generally acceptable.

- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposed recommendations to ensure the ongoing stability of the slope.
- The geotechnical consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the subject site.

### **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 applicant has worked with staff to develop a layout that responds to grade changes on-site and addresses interface concerns by providing increased setbacks along the southern boundary as well as two-storey townhomes with tiered landscaping along the east lot line which reduces the overall visual impact of the proposed development on adjacent land-uses.
- The proposed development consists of 19 ground-oriented and 20 stacked townhouse units with parking provided within an underground parkade accessed off 192 Street. Each of the townhomes constructed will contain three-bedrooms which offers greater housing choice for larger families.
- The ground-oriented townhomes in Building 1, 2, 5 and 6 will have direct access, through the basement, to the underground parkade while the ground-oriented units located in Building 5 and 6 will have master-on-the-main with walkout basement bedrooms. Those ground-oriented townhouse units in Building 3 and 4, internal to the site, will have a rancher style floorplan with a large open concept family room, living/dining room, and kitchen as well as three bedrooms, all of which are on the same floor.
- The stacked townhouses consist of a large open floor plan with a family room, living room and kitchen space that opens onto an outdoor sundeck while the third-floor includes three individual bedrooms.
- Each unit offers a sundeck and/or patio reached from the ground- or main-floor.
- The dwelling units fronting onto 192 Street have strongly defined entries while the significant glazing incorporated into the western building façade provide an "eyes-on-the-street" function that will provide for greater observation of the public realm with active rooms facing toward the street and pedestrian walkways to reduce CPTED concerns.
- The architectural expression features a broad range of materials to help break-up the massing combined with layered landscape material, low-level rail fences and gates as well as additional landscape material provided between each unit entry and the internal sidewalk.
- The building façades consist of a combination of hardie panels and hardie panel siding with black vinyl windows, clear glass aluminum railings and brick veneer. The roof materials will consist of asphalt shingles.

### Landscaping

- Each individual unit will have either direct access to the fronting street (192 Street) or the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to the outdoor amenity space.
- Each unit will have a small yard and patio space with significant landscaping that consists of low-lying shrubs and groundcover. Deciduous natural vegetation will provide summer shade while allowing winter sunlight into each home. Exterior lighting is designed to reduce light-pollution as well as provide adequate lighting to ensure community safety, in keeping with CPTED principles.
- Each individual unit fronting onto 192 Street will have a small front yard enclosed by a 1.2 metre high cedar privacy fence with layered planting that consists of a by-law sized tree as well as shrubs and low-level groundcover.
- Each unit facing the internal pedestrian walkway will have a small yard with substantial landscaping that consists of low-lying shrubs and/or groundcover. The units provide an "eyes-on-the-park" function with active rooms facing the public realm.
- The applicant proposes a 1 metre high aluminum guardrail fence along portions of the north, east and south lot lines as well as further proposes to retain a large stand of trees located on the adjacent property at 6312 – 192 Street in order to maintain privacy and promote additional tree retention.
- The proposed townhouse development remains sensitive to adjacent multi-family projects along the southern and eastern boundary of the subject site. Along the southern boundary, the applicant is maintaining a 4.5 metre tiered landscape buffer while on the east lot line, adjacent Greenside Estates, the applicant is providing a 4.5 metre tiered landscape setback.
- As a number of the proposed townhouse units are adjacent to a side-yard condition on neighbouring properties, the reduced setbacks will have a reduced impact on existing townhouse residents at Greenside Estates. In addition, the applicant will retain several existing mature trees along the northern boundary of the site.

### Indoor Amenity

- The applicant is proposing to provide indoor amenity space along the east lot line. The indoor amenity space can be accessed directly from the underground parkade or from a stairway that connects to the outdoor amenity space, located above.
- The indoor amenity space is approximately 140 square metres in size and includes space for a meeting room, gym and multi-purpose room and provides walk-out patio space with a seating area that provides views of Mount Baker.
- The proposed indoor amenity space meets the minimum requirements under the RM-30 Zone (117 square metres).

Outdoor Amenity

- The outdoor amenity space is approximately 121 square metres in size and, similar to the indoor amenity space, is located along the eastern boundary of the subject site between proposed Building 5 and 6.
- The outdoor amenity space will consist of children's play equipment and outdoor seating. A number of by-law sized trees and low-lying shrubs are proposed to be planted for added shade and privacy.
- The proposed outdoor amenity space meets the minimum requirements under the RM-30 Zone (117 square metres).

**TREES**

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

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Apple	1	1	0
Flowering Dogwood	1	1	0
Camperdown Elm	1	1	0
Japanese Maple	1	1	0
Magnolia	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	2	2	0
Western Red Cedar	5	5	0
Zebra Red Cedar	1	1	0
Douglas-fir	18	18	0
English Holly	1	1	0
Shore Pine	2	2	0
White Pine	1	1	0
Norway Spruce	1	1	0
<b>Total</b>	<b>36</b>	<b>36</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>21</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>21</b>	
<b>Contribution to the Green City Program</b>			
		<b>\$20,400</b>	

- The Arborist Assessment states that there is a total of 36 mature trees on the subject 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, building footprints, underground parking, road dedication and proposed lot grading.
- The applicant has revised the proposed townhouse layout in order to retain the 6 existing mature off-site trees on 6312 – 192 Street which are located along the northern boundary of the subject site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees proposed for removal. This will require a total of 72 replacement trees on the site. Since only 21 replacement trees can be accommodated on the site, the deficit of 51 replacement trees will require a cash-in-lieu payment of \$20,400, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Kobus Magnolia and Scarlet Oak.
- In summary, a total of 21 trees are proposed to be replaced on the site with a contribution of \$20,400 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	OCP Re-designation Map
Appendix VI.	Development Variance Permit No. 7918-0253-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/cm

## TOWNHOUSE DEVELOPMENT

6280-6292 192ND STREET  
SURREY, BC,



### LIST OF DRAWINGS

- A-1.0 PROJECT CONTACTS LIST
- A-1.1 CONTEXT PLAN
- A-1.2 AERIAL MAP -CONTEXT PHOTOS
- A-1.3 PROJECT STATISTICS
- A-1.4 BASE PLAN
- A-1.5 SITE PLAN
  
- A-1.6 SURVEY
  
- A-1.7 CIVIL GRADING PLAN
- A-1.7a CIVIL KEY PLAN
- A-1.7b RESIDENTIAL SUBDIVISION
  
- A-1.8 PERSPECTIVE VIEW - 1
- A-1.9 PERSPECTIVE VIEW - 2
- A-1.10 BLOCKS 1 AND 2 COLOURED WEST ELEVATIONS
- A-1.11 BLOCKS 1 AND 2 COLOURED EAST ELEVATIONS
- A-1.12 BLOCKS 5 AND 6 COLOURED ELEVATIONS
- A-1.13 BLOCKS 1,3 AND 5 COLOURED ELEVATIONS
  
- A-2.1 FLOOR PLAN - P1 (UNDERGROUND PARKING PLAN)
- A-2.2 FLOOR PLANS - BUILDING 1
- A-2.3a FLOOR PLANS - BUILDING 2 (1ST & 2ND FLOOR PLANS)
- A-2.3b FLOOR PLANS - BUILDING 2 (3RD FLOOR & ROOF PLANS)
- A-2.4 FLOOR PLANS - BUILDING 3
- A-2.5a FLOOR PLANS - BUILDING 4 (1ST & 2ND FLOOR PLANS)
- A-2.5b FLOOR PLANS - BUILDING 4 (3RD FLOOR & ROOF PLANS)
- A-2.6 FLOOR PLANS - BUILDING 5
- A-2.7 FLOOR PLANS - BUILDING 6
  
- A-3.1a ELEVATIONS - BUILDINGS 1 & 2 (EAST & WEST)
- A-3.1b ELEVATIONS - BUILDINGS 1 & 2 (NORTH & SOUTH)
- A-3.1c ELEVATIONS - BUILDINGS 2 & 4 (SOUTH)
- A-3.2 ELEVATIONS - BUILDINGS 3 & 4 (EAST & WEST)
- A-3.3 ELEVATIONS - BUILDINGS 5 & 6 (EAST & WEST)
- A-3.4 ELEVATIONS - BUILDINGS 1 & 3 & 5 (NORTH)
  
- A-4.1 SITE SECTIONS A-A, B-B
- A-4.2 SITE SECTIONS C-C, D-D
- A-4.3 SITE SECTIONS E-E, F-F

### CONTACT LIST:

#### OWNER :

**FALCON VILLA INC.**  
13177 65B AVE.  
SURREY, B.C. V3W 1Z7  
TEL : 604 782 1061

#### CIVIL ENGINEER :

**HUB ENGINEERING INC.**  
212-12992 76 AVE  
SURREY, B.C. V3W 2V6  
TEL : 604 572 4328  
FAX : 604 501 1624

#### ARCHITECT :

**F. ADAB ARCHITECTS INC.**  
130 - 1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL : 604 987 3003  
FAX : 604 987 3033

#### LANDSCAPE ARCHITECT:

**VAN DER ZALM & ASSOCIATES**  
1-20177 97TH AVENUE  
LANGLEY, B.C. V1M 4B9  
TEL : 604 882 0024  
FAX : 604 882 0042

#### SURVEYOR:

**GREWAL & ASSOCIATES**  
204-15299, 68TH AVE.  
SURREY, B.C. V3S 2C1  
TEL : 604 597 8567

#### ARBORIST:

**MIKE FADUM & ASSOCIATES LTD**  
105-8277, 129TH STREET  
SURREY, B.C. V3W 0A6  
TEL : 778 593 0300

#### CODE CONSULTANT :

**MURRAY JOHNSON ENGINEERING LTD.**  
212 FIFTH AVE  
NEW WESTMINSTER , B.C. V3L 1R4  
TEL : 604 526 3335  
FAX : 604 526 3338

#### GEOTECHNICAL:

**BRAUN GEOTECHNICAL**  
106A - 9785 192ND STREET  
SURREY, B.C. V4N 4C7  
TEL : 604 513 4190  
FAX : 604 513 4195



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: mfa@mfadab.com

This drawing, or instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-09-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280-6292 192ND STREET  
SURREY, BC

FOR:  
**FALCON VILLA INC.**  
13177 65B AVENUE  
SURREY, B.C. V3W 1Z7

DRAWING TITLE:  
**PROJECT CONTACTS LIST  
LIST OF DRAWINGS**

DATE:	JUL 2018	SHEET NO.:
SCALE:	N/A	A-1.0
DESIGN:	FA	
DRAWN:	RL	
PROJECT NO.:	1710	





# CONTEXT PLAN



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@mulgofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	06-06-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6250, 6252, 192nd STREET,  
SURREY, BC.

FOR:  
**FALCON VILLA INC.**  
13177 65B AVE  
SURREY, BC, V3W 1Z7

DRAWING TITLE:  
**CONTEXT PLAN**

DATE: JUN 2018	SHEET NO:
SCALE: NTS	<b>A-1.1</b>
DESKN: F.A.	
DRAWN: R.L.	
PROJECT NO: 1710	

# PROJECT STATISTICS

## CIVIC ADDRESS :

6280, 192ND STREET, SURREY, BC.  
6292, 192ND STREET, SURREY, BC.

## LEGAL DESCRIPTION :

PARCEL "ONE" (EXPLANATORY PLAN 16739)  
LOT "B" & "C" SECTION 10 TOWNSHIP 8  
NWD PLAN 13184

## LOT AREA :

BEFORE DEDICATION : 5511.41 SQ.M (59,324.28 SQ.FT)=1.36 ACRE  
ROAD DEDICATION: 3350.13 SQ.FT  
AFTER DEDICATION : 5200.17 SQ.M (55,974.15 SQ.FT)=1.28 ACRE

## ZONING :

EXISTING : RF  
PROPOSED : CD - COMPREHENSIVE DEVELOPMENT ZONE

## LOT COVERAGE :

1911.27 SQ.M (20572.75 SQ.FT) 36.7%

## FAR :

BEFORE DEDICATION : 53,412 / 59,324 = 0.90  
AFTER DEDICATION : 53,412 / 55,974 = 0.95

## DENSITY :

BEFORE DEDICATION : 39 UNITS / 1.36 ACRE = 28.67 UNIT / ACRE  
AFTER DEDICATION : 39 UNITS / 1.28 ACRE = 30.46 UNIT / ACRE

## BUILDING HEIGHT :

ALLOWED : 3 STOREYS  
PROVIDED : 3 STOREYS

## PARKING :

REQUIRED : 2.0 STALLS / GROUND ORIENTED TOWNHOUSES:  
19 x 2.0 = 38  
1.5 STALLS / 2ND FLOOR TOWNHOUSES:  
20 x 1.5 = 30

## ACCESSIBLE STALLS :

TOTAL: 68  
2% OF TOTAL = 0.02 X 68 = 2  
(1 VAN ACCESSIBLE STALL PROVIDED)

VISITORS 0.2 / UNIT:  
0.2 x 39 = 8

TOTAL PARKING PROVIDED: 71 STALLS  
VISITORS PARKING PROVIDED: 8 STALLS

## BICYCLE PARKING :

REQUIRED: 1.2 STALLS / UNITS

PROVIDED: ALL GROUND ORIENTED UNITS CAN STORE BICYCLE IN THE BASEMENT OR MAIN FLOOR

1.2 X 20 UNITS = 24 STALLS

## INDOOR AMENITY:

REQUIRED 3 SQ.M. ( 32.29 SQ.FT.) / UNIT  
3 X 39 = 117 SQ.M. (1259 SQ.FT.)  
PROVIDED 139.63 SQ.M.(1503 SQ.FT)

## OUTDOOR AMENITY :

REQUIRED 3 SQ.M. ( 32.29 SQ.FT.) / UNIT  
3 X 39 = 117 SQ.M. (1259 SQ.FT.)  
PROVIDED 121.15 SQ.M. (1304 SQ.FT.)

## BUILDING 1 AREA

1ST FLOOR: 2614.92 SF ( 242.93 m<sup>2</sup>)  
2ND FLOOR : 2756.85 SF ( 256.12 m<sup>2</sup>)  
3RD FLOOR: 2840.26 SF ( 263.87 m<sup>2</sup>)

TOTAL AREA: 8212.03 SF ( 762.92 m<sup>2</sup>)

## BUILDING 3 AREA

1ST FLOOR: 2614.92 SF ( 242.93 m<sup>2</sup>)  
2ND FLOOR : 2756.85 SF ( 256.12 m<sup>2</sup>)  
3RD FLOOR: 2840.26 SF ( 263.87 m<sup>2</sup>)

TOTAL AREA: 8212.03 SF ( 762.92 m<sup>2</sup>)

## BUILDING 5 AREA

MAIN FLOOR: 3142.62 SF ( 291.96 m<sup>2</sup>)  
LOWER FLOOR: 1953.00 SF ( 181.44 m<sup>2</sup>)

TOTAL AREA: 5095.62 SF ( 473.40 m<sup>2</sup>)

## BUILDING 2 AREA

1ST FLOOR: 3916.54 SF ( 363.86 m<sup>2</sup>)  
2ND FLOOR : 4118.41 SF ( 382.62 m<sup>2</sup>)  
3RD FLOOR: 4169.81 SF ( 387.39 m<sup>2</sup>)

TOTAL AREA: 12204.76 SF ( 1133.86 m<sup>2</sup>)

## BUILDING 4 AREA

1ST FLOOR: 3916.54 SF ( 365.08 m<sup>2</sup>)  
2ND FLOOR : 4118.41 SF ( 382.61 m<sup>2</sup>)  
3RD FLOOR: 4169.81 SF ( 387.39 m<sup>2</sup>)

TOTAL AREA: 12204.76 SF ( 1133.86 m<sup>2</sup>)

## BUILDING 6 AREA

MAIN FLOOR: 3950.42 SF ( 367.01 m<sup>2</sup>)  
LOWER FLOOR: 2628.13 SF ( 244.16 m<sup>2</sup>)

TOTAL AREA: 6578.55 SF ( 611.17 m<sup>2</sup>)

UNIT MIX															
UNIT TYPE	A	A1	A1s	B	B1	B1s	B2	C	Cs	Cs1	D	Ds	D1	Ds1	TOTAL
NO OF BED RM.	3	3	3	3	3	3	3	3	3	3	3	3	3	3	-
NO OF UNIT	2	2	1	8	3	5	4	1	2	2	4	3	1	1	39
AREA (SQ.M.)	110	110	110	126	130	130	130	110	110	110	76	74	74	76	-
AREA (BASEMENT)	64	80	64	-	-	-	-	-	-	-	44	55	44	66	-
TOTAL AREA (UNIT) (SQ.M)	110	110		-	-	-	-	110	110	110	120	129	118	142	-
TOTAL AREA (SQ.M.)	220	220		1008	390	650	520	110	220	220	480	387	118	142	4685

NO. OF 3 BED UNITS : 39



## F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
EMAIL: info@fadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawings.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

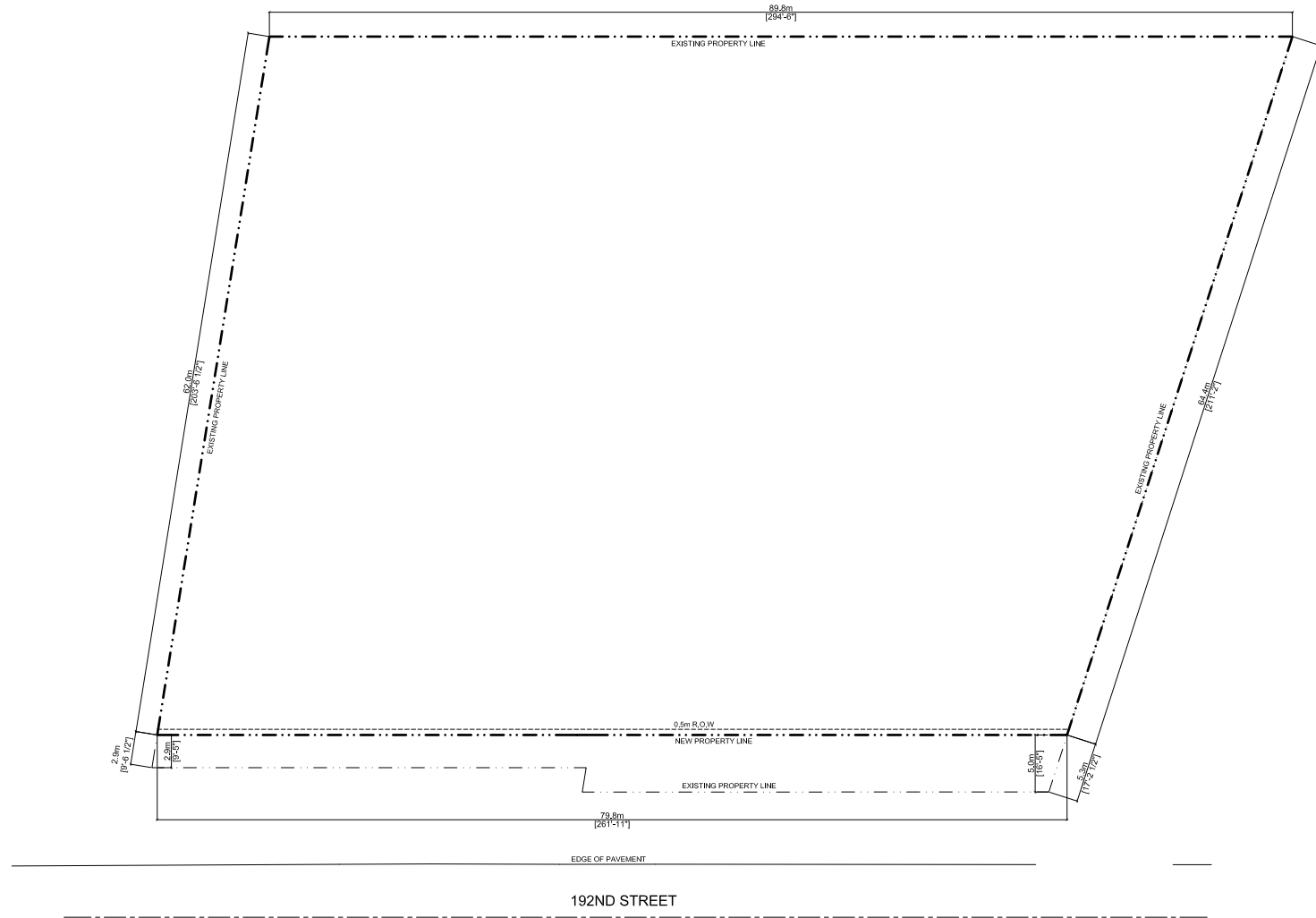
PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
6280, 6292, 192nd STREET,  
SURREY, BC.

FOR:  
**FALCON VILLA INC.**  
13177 65B AVE  
SURREY, BC, V3W 1Z7

## DRAWING TITLE:

## STATISTICS

DATE:	JUN 2018	SHEET NO.:
SCALE:	NTS	<b>A-1.3</b>
DESIGN:	F.A.	
DRAWN:	R.L.	
PROJECT NO.:	1710	



**BASE PLAN**



**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3033 FAX: (604) 987-3033  
E-MAIL: rfa@mfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-06-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292 192ND STREET  
SURREY, B.C.

FOR:  
**FALCON VILLA INC..**  
1377 - 65B AVE.  
SURREY, B.C.  
V3W 1Z7

DRAWING TITLE:  
**BASE PLAN**

DATE:	OCT-17	SHEET NO.:
SCALE:	1/32" = 1'-0"	<b>A-1.4</b>
DESIGN:	F.A.	
DRAWN:	R.L.	
PROJECT NO.:	1705	



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: rfa@fadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

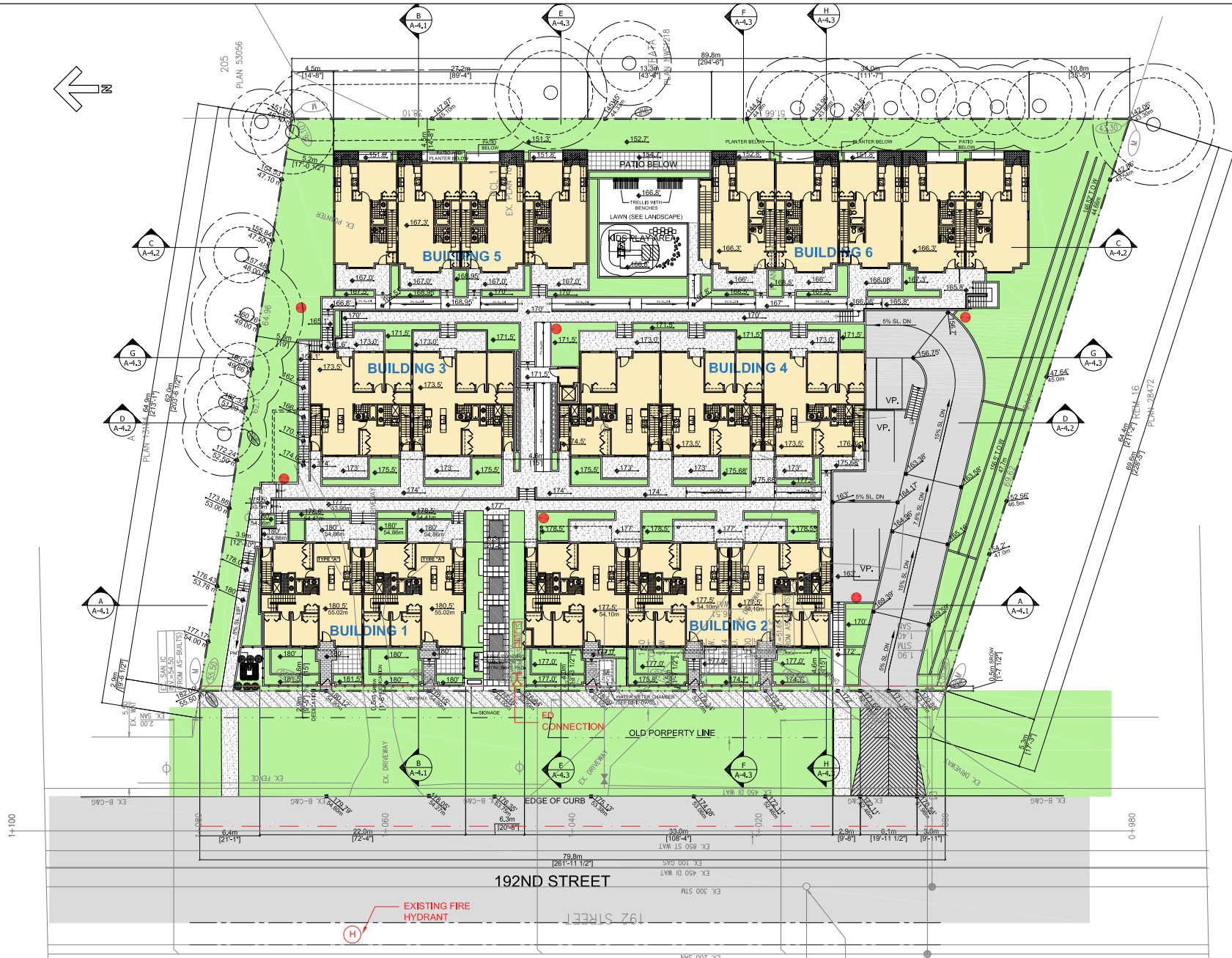
NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	09-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-06-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292 192ND STREET  
SURREY B.C.

FOR:  
**FALCON VILLA INC.**  
1377 - 65B AVE.  
SURREY, B.C.  
V3W 1Z7

DRAWING TITLE:  
**SITE PLAN**

DATE: OCT-17	SHEET NO:
SCALE: 1/32" = 1'-0"	<b>A-1.5</b>
DESIGN: FA,	
DRAWN: RL,	
PROJECT NO: 1705	



192ND STREET

EXISTING FIRE HYDRANT

H



**PERSPECTIVE VIEW**  
FROM NORTH-EAST CORNER



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@mulignofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

DRAWING TITLE:  
**PERSPECTIVE VIEW-1**

DATE:	Jul-18	SHEET NO:	A-1.8
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO:	0907		



**PERSPECTIVE VIEW**  
FROM SOUTH-EAST CORNER



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@fjadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

DRAWING TITLE:  
**PERSPECTIVE VIEW-2**

DATE:	Jul-18	SHEET NO.:	A-1.9
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	R.L.		
PROJECT NO.:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-5033 FAX: (604) 987-3033  
E-MAIL: rfa@mfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

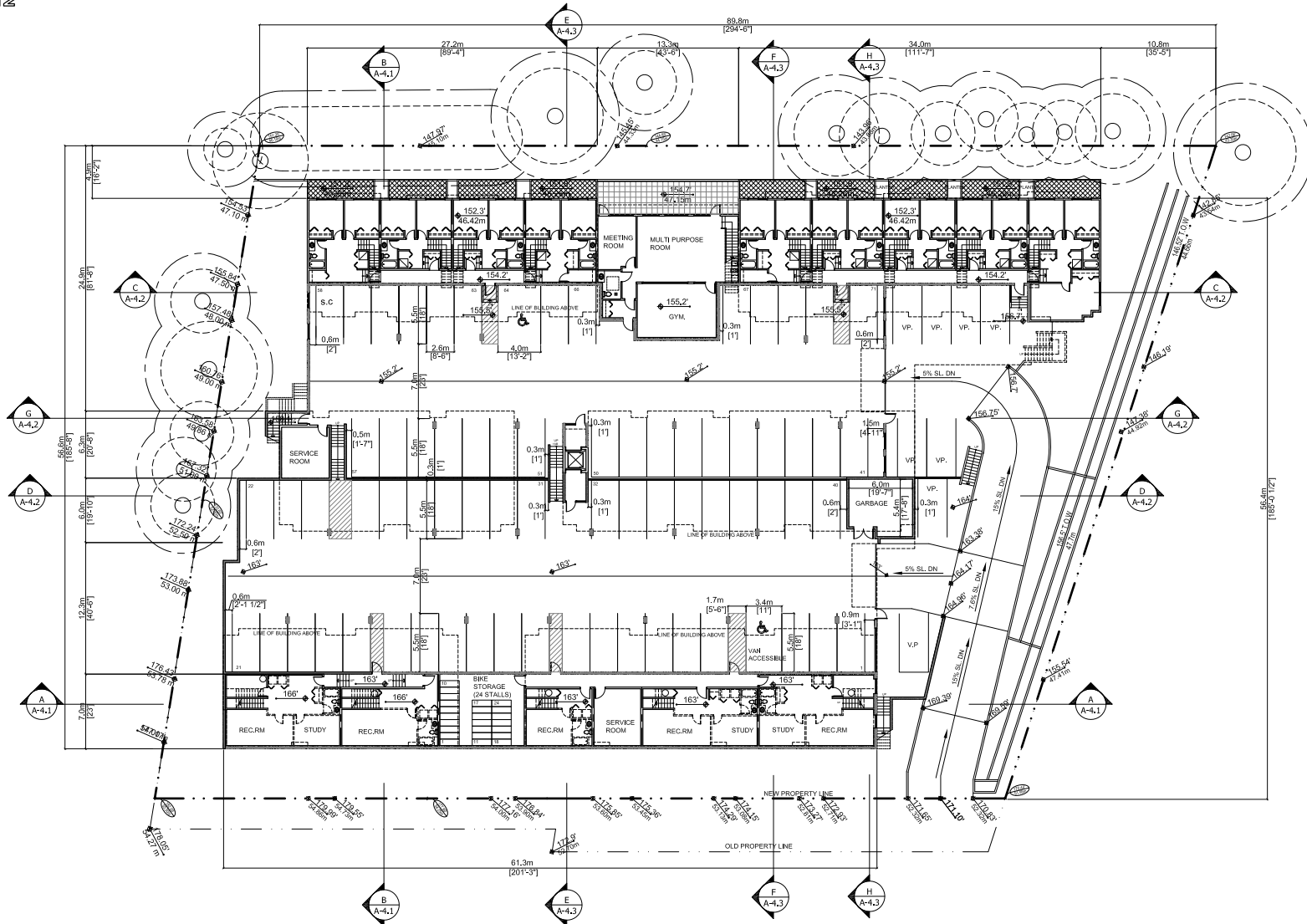
NO.	DATE	REVISION / ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-06-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292 192ND STREET  
SURREY, B.C.

FOR:  
**FALCON VILLA INC.**  
1377 - 65B AVE.  
SURREY, B.C.  
V3W 1Z7

DRAWING TITLE:  
**PARKING PLAN**

DATE:	OCT-17	SHEET NO.:
SCALE:	1/32" = 1'-0"	<b>A-2.1</b>
DESIGN:	FA.	
DRAWN:	RL.	
PROJECT NO.:	1705	



**PARKING PLAN**



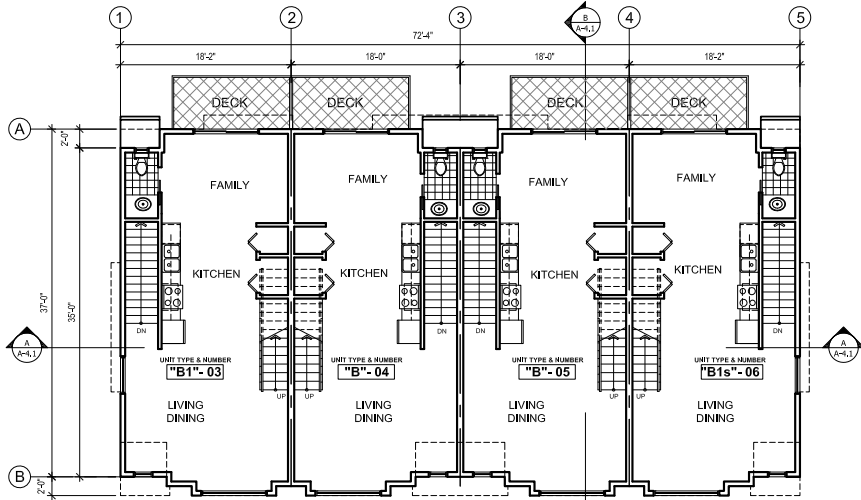
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-0333  
E-MAIL: info@mlgofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

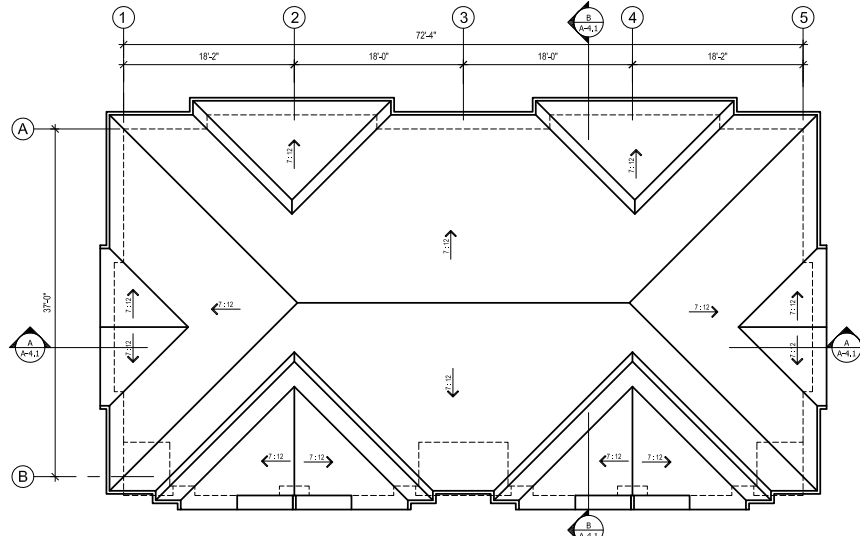
Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

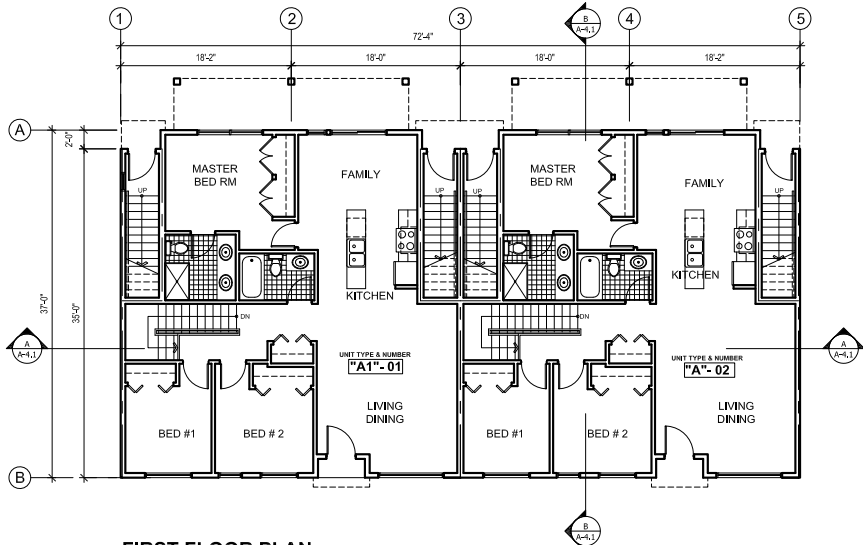


**SECOND FLOOR PLAN**

UNIT TYPE "B"

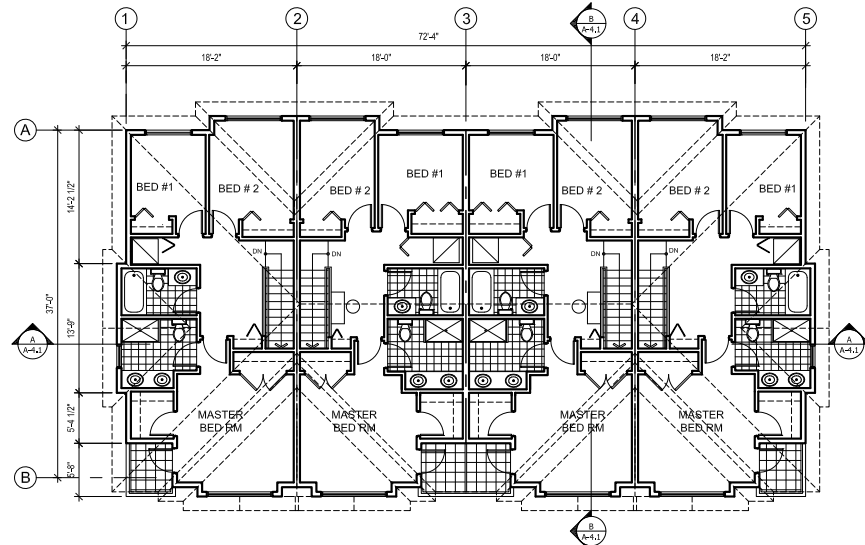


**ROOF PLAN**



**FIRST FLOOR PLAN**

UNIT TYPE "A" & A1



**THIRD FLOOR PLAN**

UNIT TYPE "B"

NO.	DATE	REVISION/ ISSUED
9	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:  
**BUILDING 1  
FLOOR PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.2
SCALE:	NTS		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		





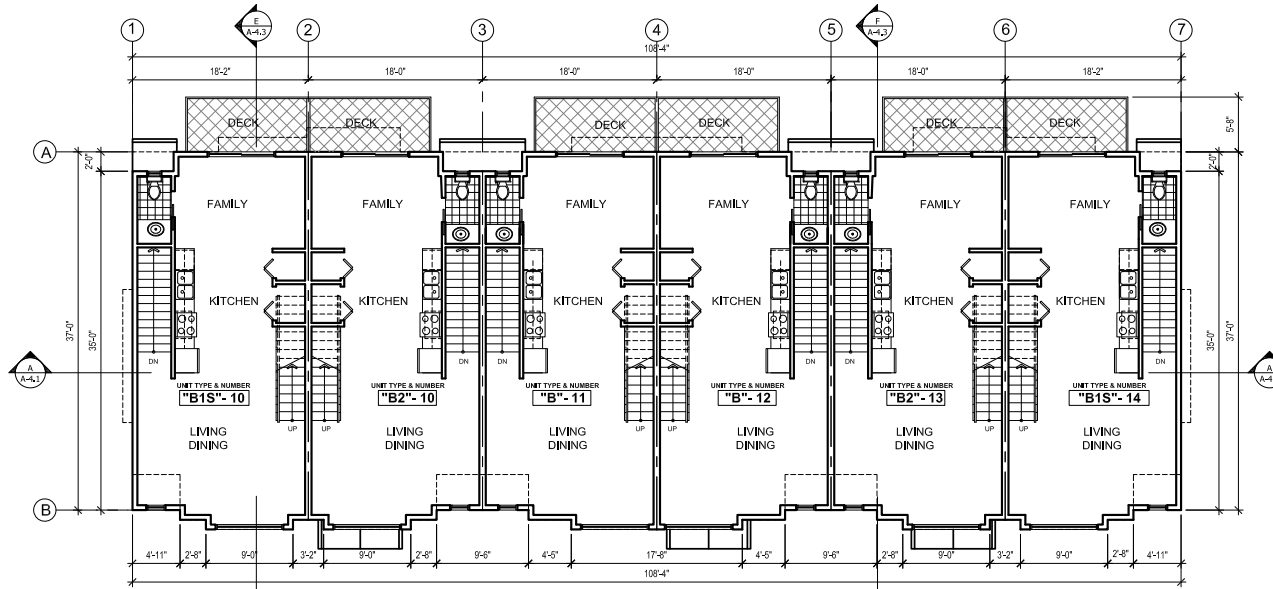
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-0333  
E-MAIL: info@mlgofadab.com

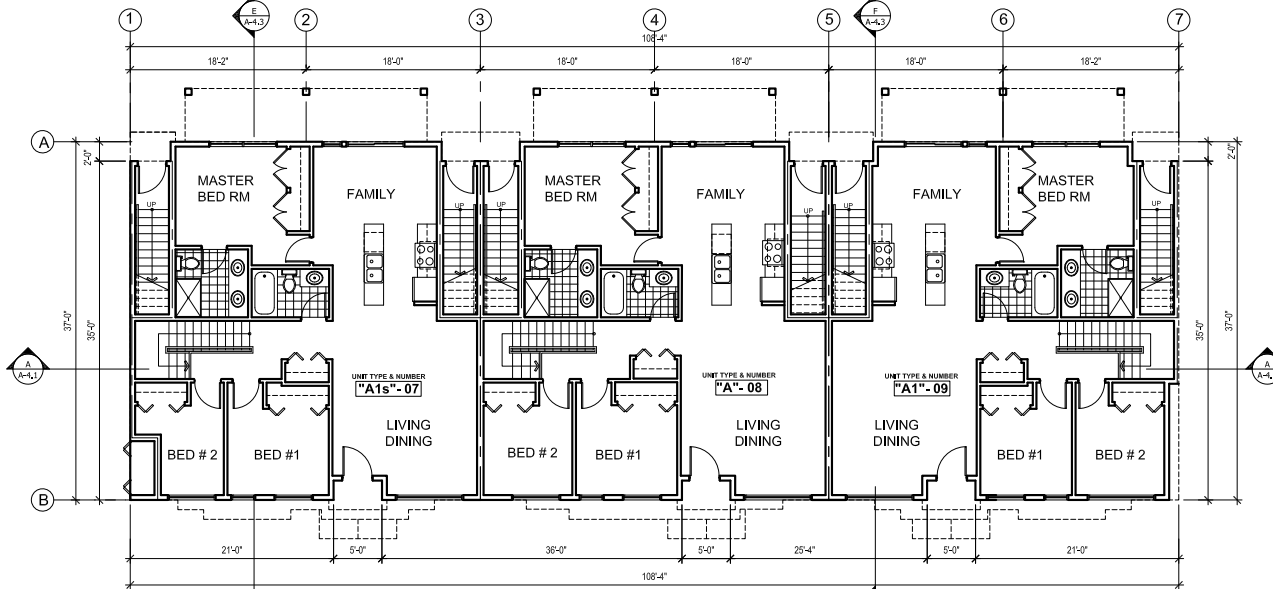
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

NO.	DATE	REVISION/ISSUED
9	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 2  
FIRST & SECOND  
FLOOR PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.3a
SCALE:	NTS		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



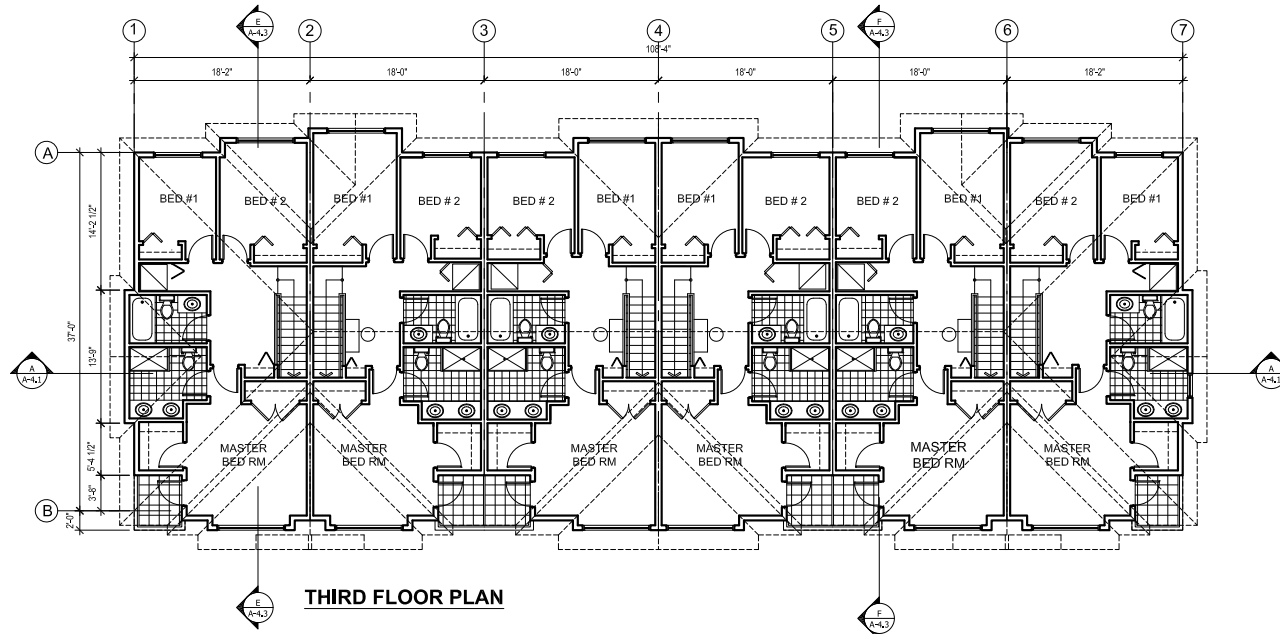
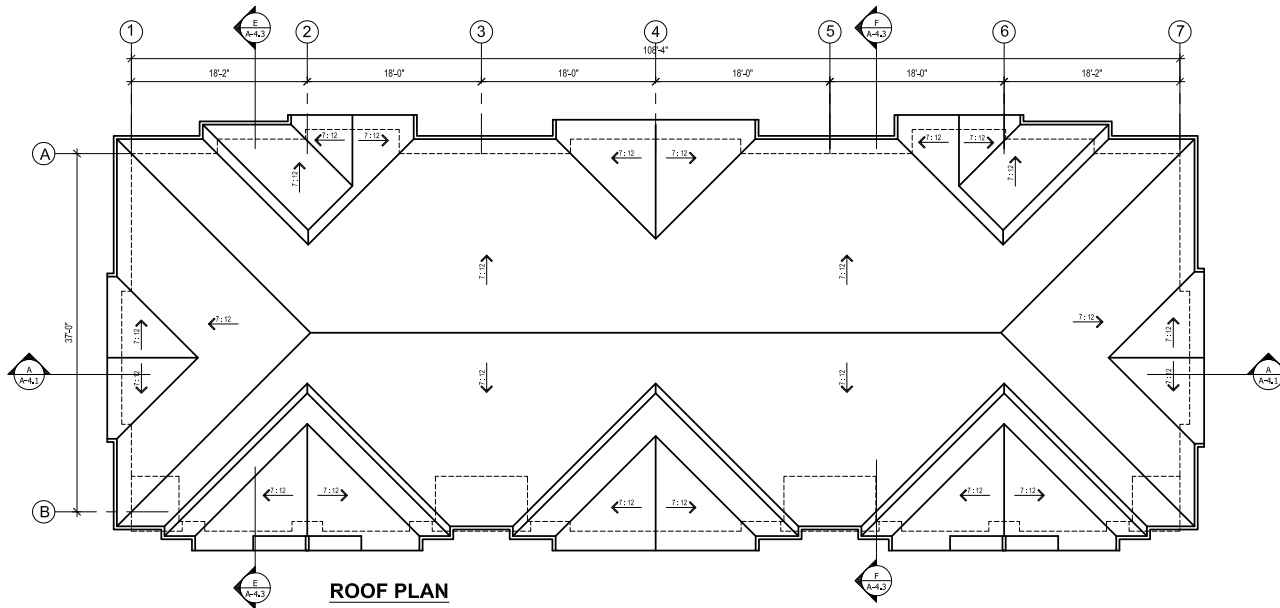
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-0333  
E-MAIL: nfa@mujiinfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

DRAWING TITLE:  
**BUILDING 2  
THIRD FLOOR &  
ROOF PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.3b
SCALE:	NTS		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



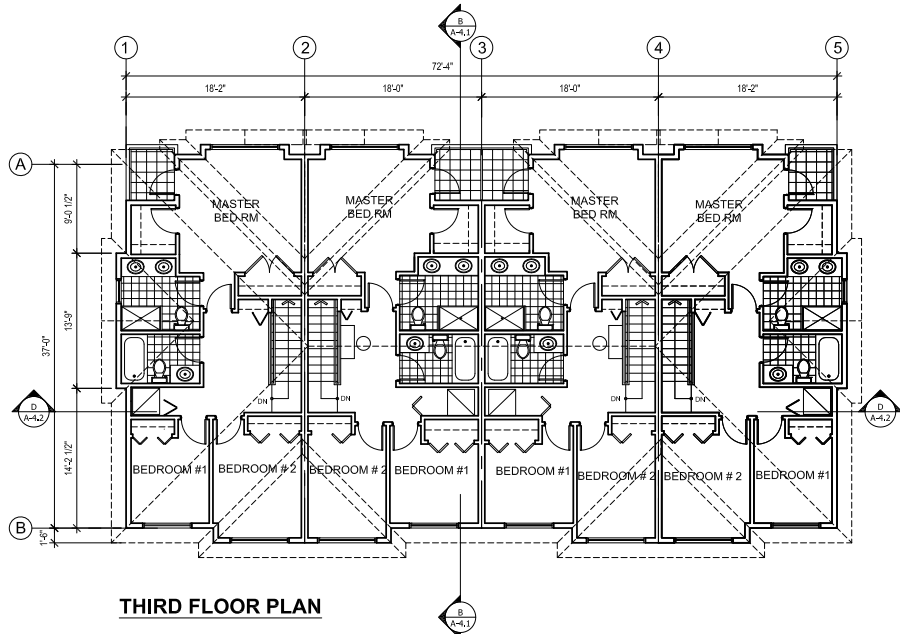
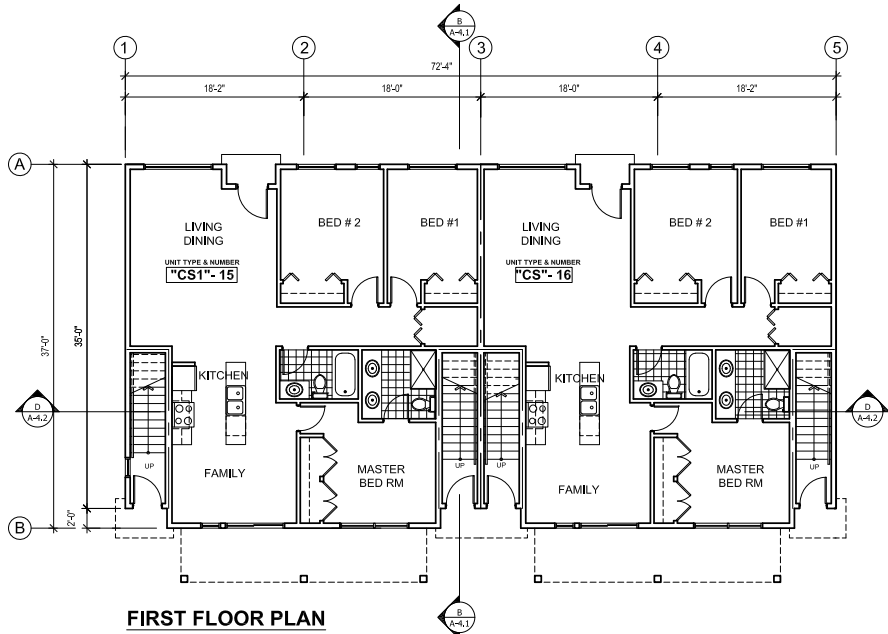
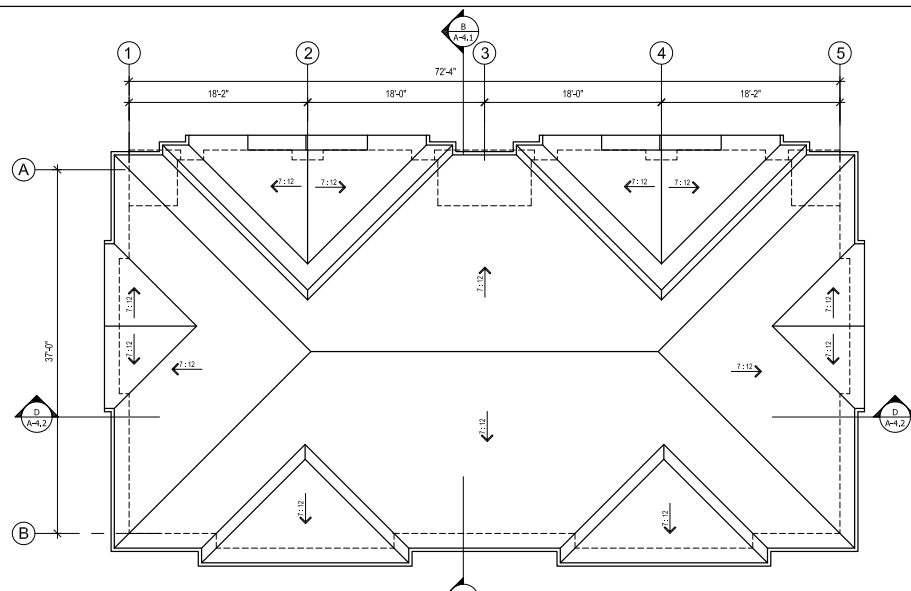
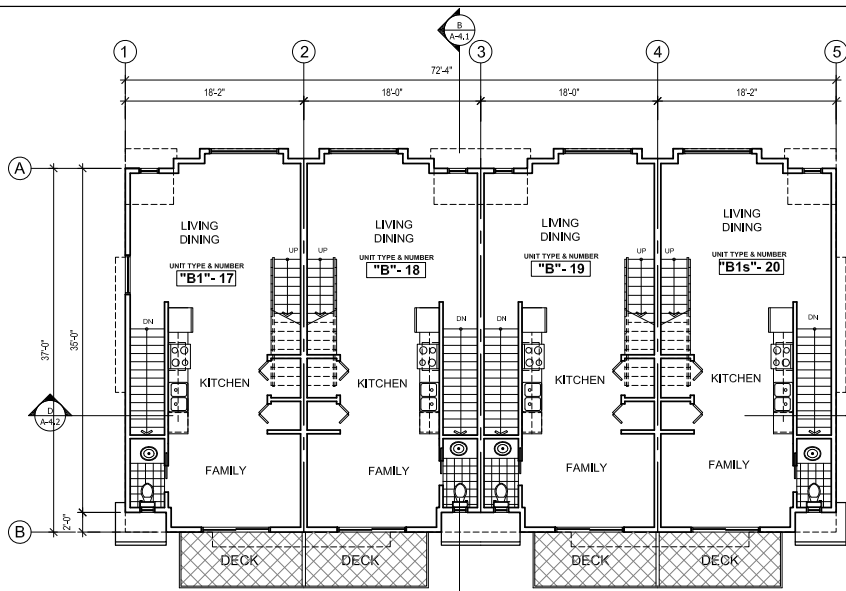
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-0333  
E-MAIL: info@mlgofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architects Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:

**TOWNHOUSE  
DEVELOPMENT**

6280 & 6292  
192ND ST.  
SURREY, BC.

FOR:

**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:

**BUILDING 3  
FLOOR PLANS**

DATE:	Jul-18	SHEET NO.:
SCALE:	N.T.S	A-2.4
DESIGN:	FA	
DRAWN:	RL	
PROJECT NO.:	0907	



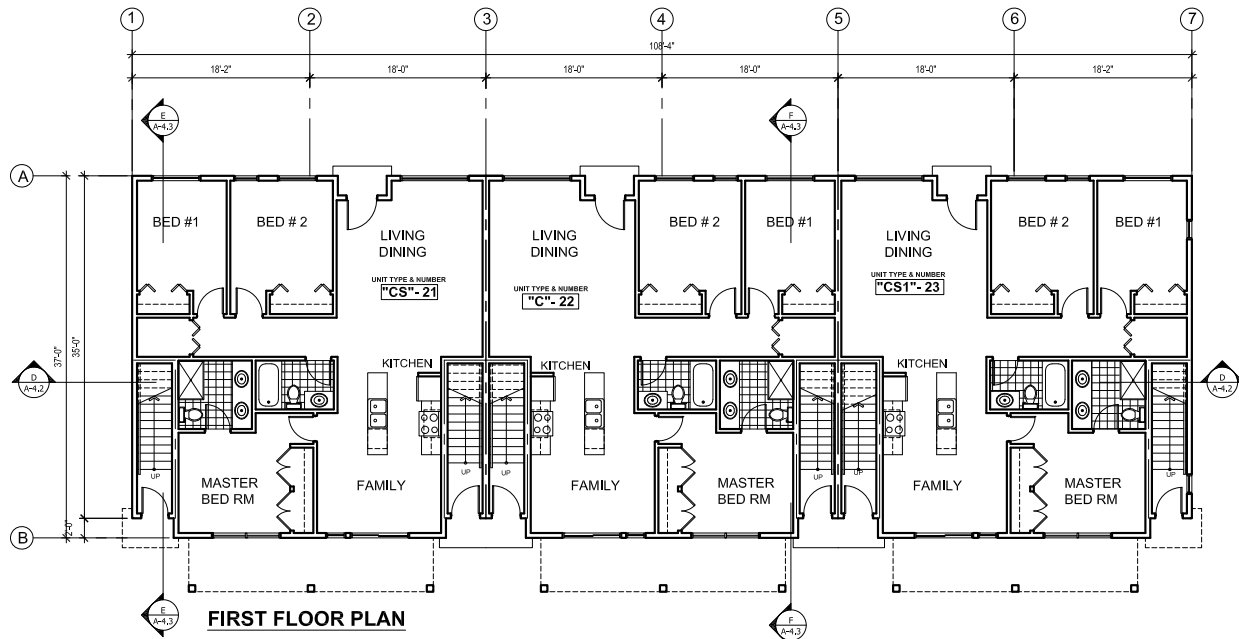
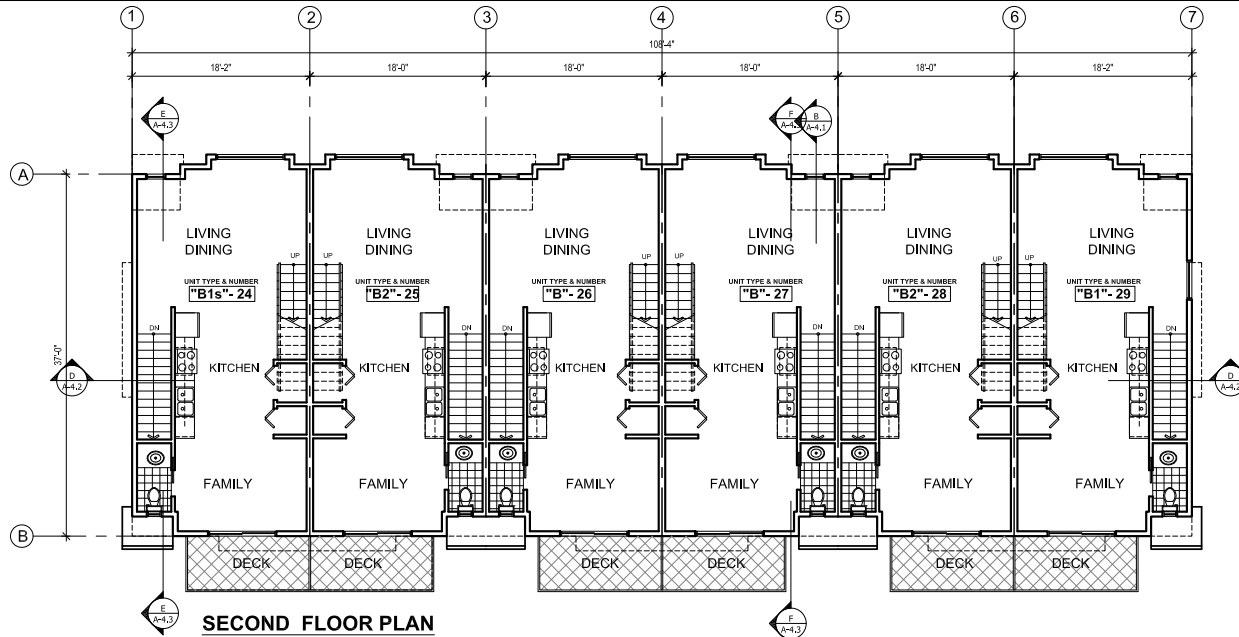
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-0333  
E-MAIL: info@mljgofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.

**FOR:**  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 4  
FIRST & SECOND  
FLOOR PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.5a
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	R.L.		
PROJECT NO.:	0907		



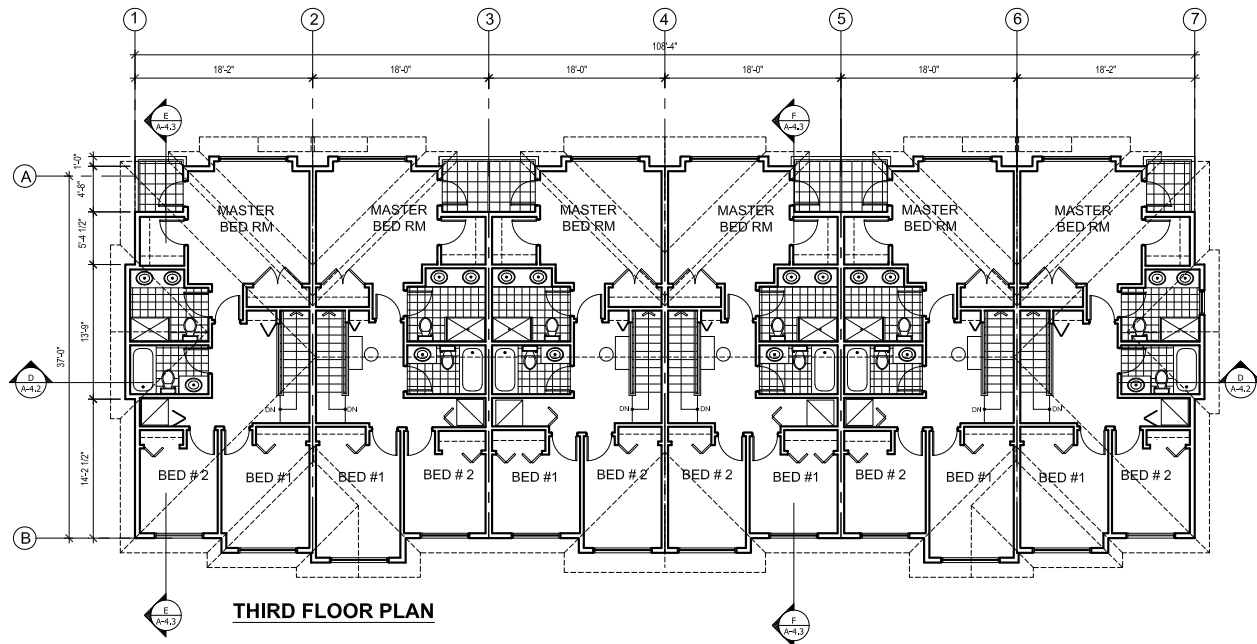
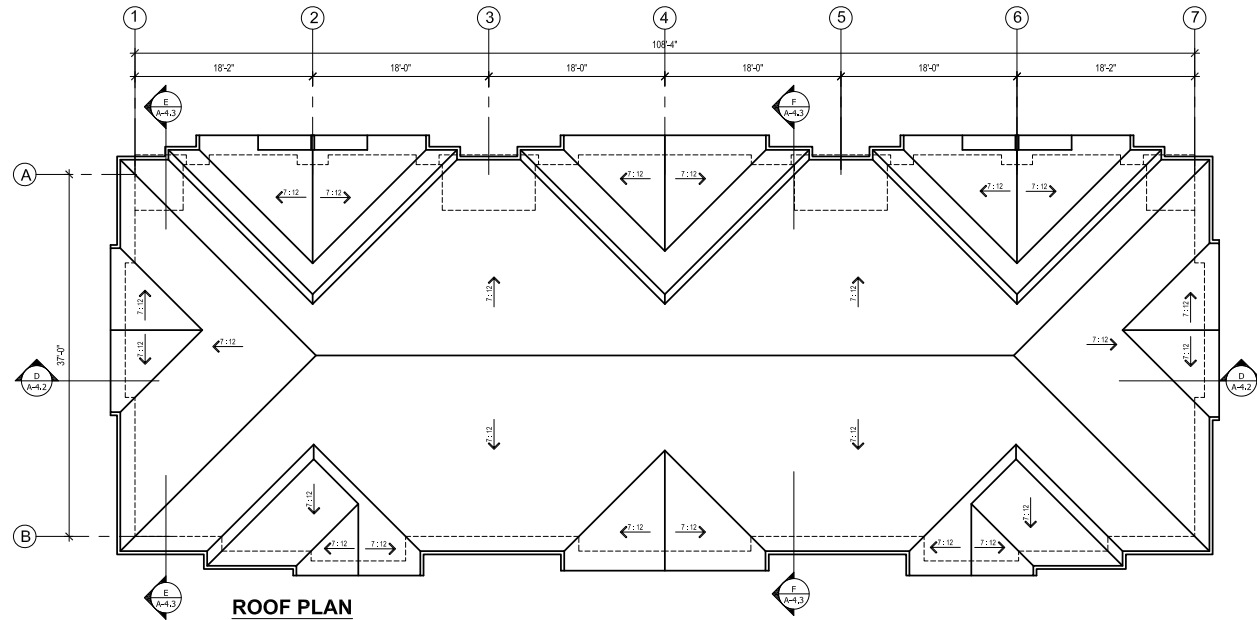
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-0333  
E-MAIL: info@muligonfadasb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



NO.	DATE	REVISION/ ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 4  
THIRD FLOOR & ROOF  
PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.5b
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



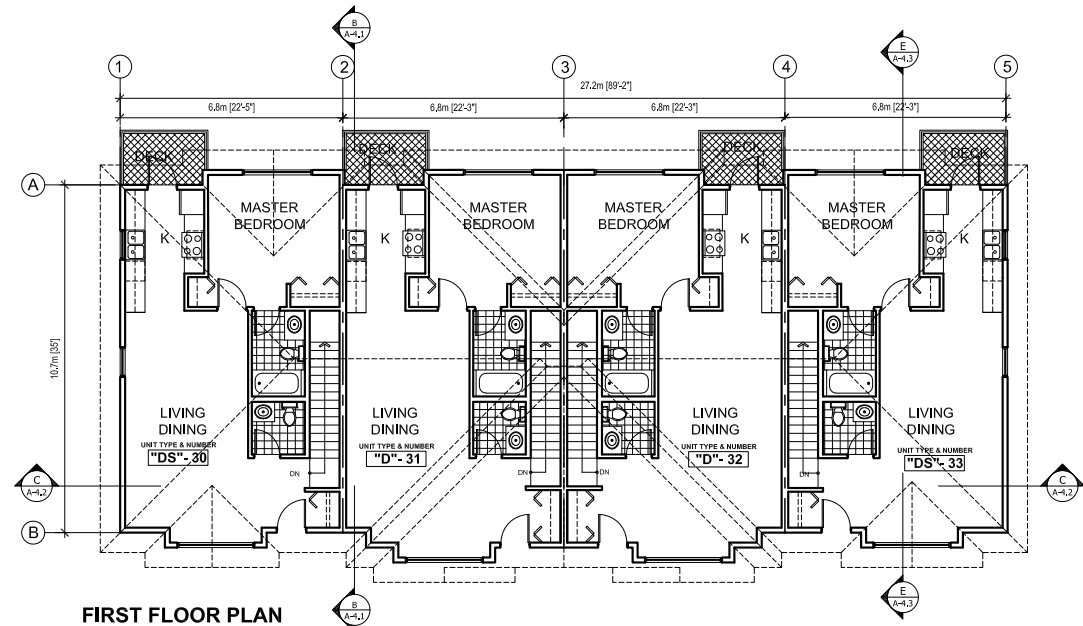
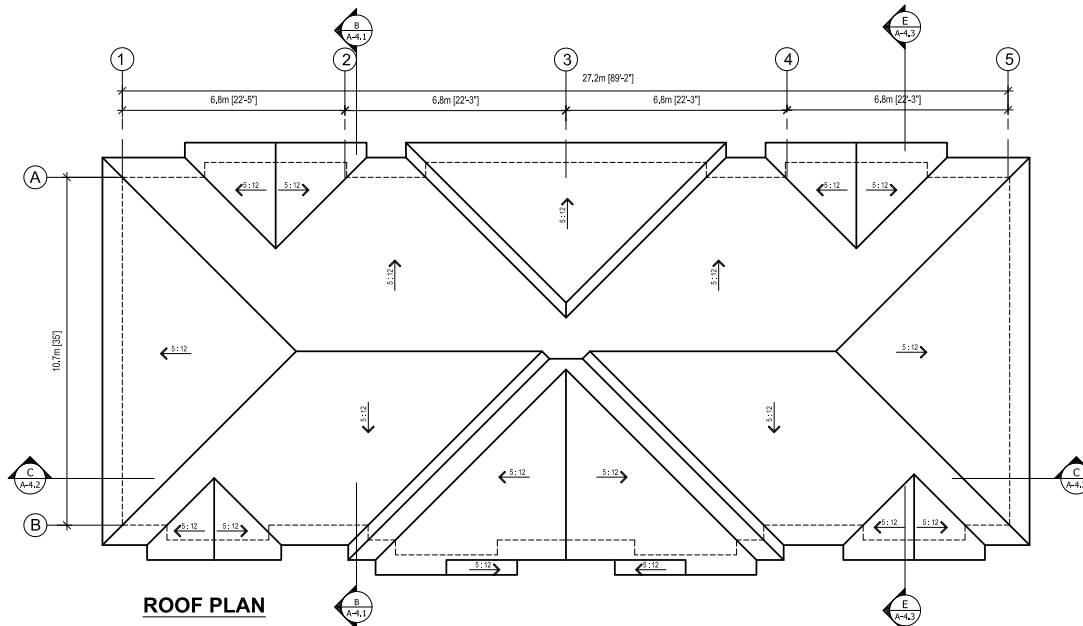
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@mlgforfadb.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



NO.	DATE	REVISION/ ISSUED
9	23-06-20	REISSUED FOR COUNCIL REVIEW
8	08-06-20	ISSUED FOR COUNCIL REVIEW
5	01-11-19	INCORPORATED DRG COMMENTS
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 5  
FIRST FLOOR  
AND ROOF PLANS**

DATE:	Jul-18	SHEET NO.:	A-2.6
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	R.L.		
PROJECT NO.:	0907		



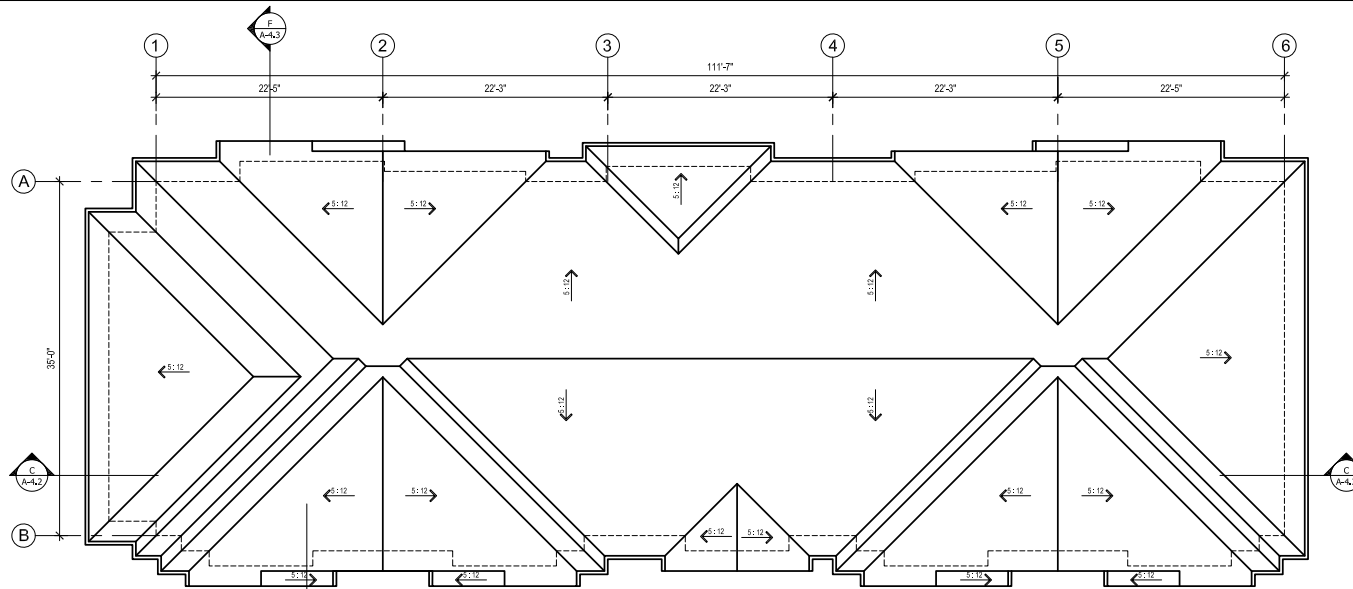
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-0333  
E-MAIL: info@mulgorfadsab.com

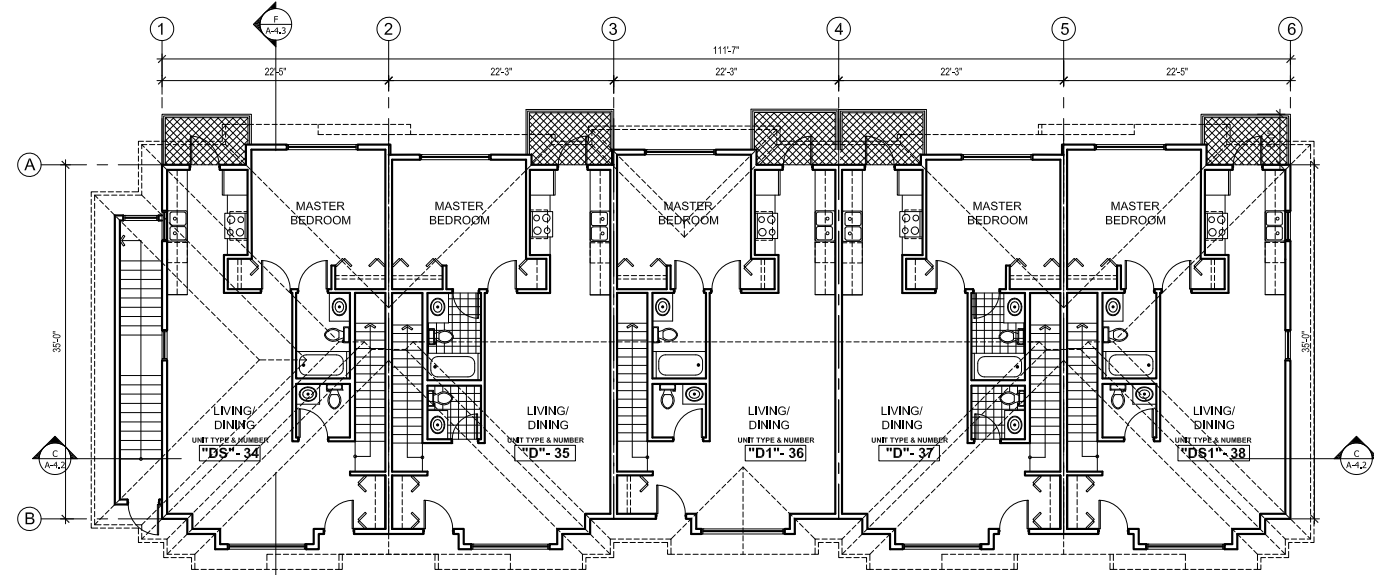
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**ROOF PLAN**



**FIRST FLOOR PLAN**

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & ZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 6  
FIRST FLOOR AND  
ROOF PLANS**

DATE:	Aug-18	SHEET NO:	A-2.7
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	R.L.		
PROJECT NO:	0907		



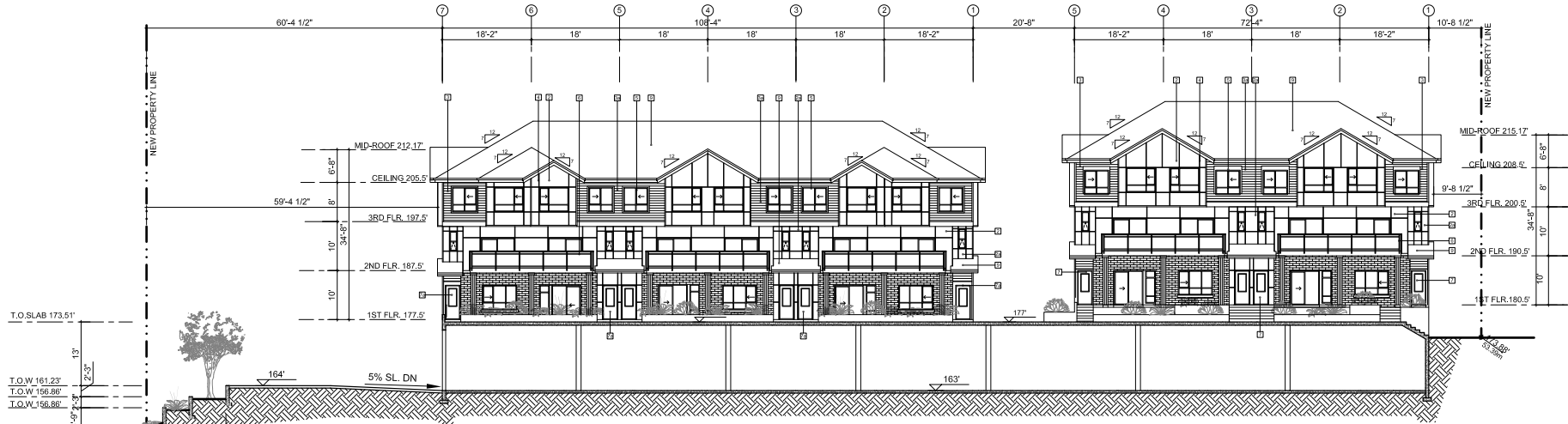
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-0333  
E-MAIL: rfa@mfajonforfasab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

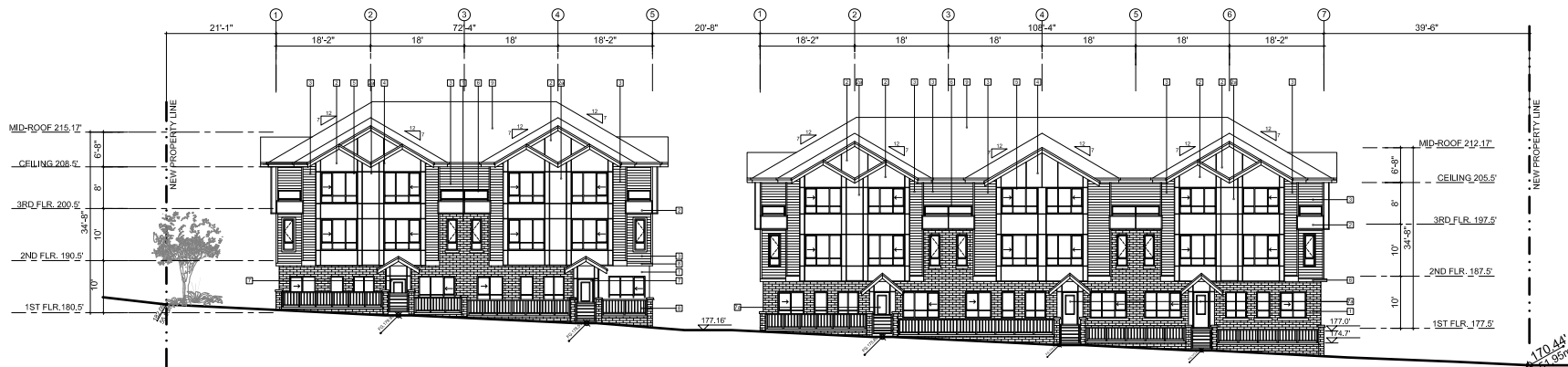
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS #1 & #2 EAST ELEVATION  
& SECTION THROUGH PARKING**

**FINISH MATERIALS SCHEME**

- |   |   |
|---|---|
| 1 BRICK VENEER :<br>PARK ROSE MATTE BY LXL                            | 5 WINDOWS :<br>VINYL, BLACK                                   |
| 2 HARDE PANELS :<br>SW2165, DIRT OF MET<br>- SHERWIN WILLIAMS         | 6 RAILING :<br>ALUMINUM, MATT BLACK, CLEAR GLASS              |
| 2a HARDE PANELS :<br>SW2204, REMINCK ROSE BEIGE<br>- SHERWIN WILLIAMS | 7 ENTRY DOOR :<br>SWEET, HONORABLE BLUE<br>- SHERWIN WILLIAMS |
| 3 HARDE SINGS :<br>SW7047, POPPYBEE<br>- SHERWIN WILLIAMS             | 7a ENTRY DOOR :<br>SINGS, FERRY BROOK<br>- SHERWIN WILLIAMS   |
| 3a HARDE SINGS :<br>SW2204, REMINCK ROSE BEIGE<br>- SHERWIN WILLIAMS  | 8 EXPOSED CONCRETE :<br>GRAY                                  |
| 4 HARDE PANELS REVEALS :<br>SAME COLOUR AS HARDE PANELS               | 9 ASPHALT SHINGLES ROOF :<br>NORE BLACK BY LANDMARK           |



**BUILDINGS #1 & #2 WEST ELEVATION  
VIEW FROM 192ND STREET**

NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	ISSUED FOR REVIEW
1	05-08-18	REISSUED FOR DP & REZONING

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

DRAWING TITLE:  
**BUILDINGS 1 & 2  
ELEVATIONS**

DATE:	Jul-18	SHEET NO.:	A-3.1a
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		





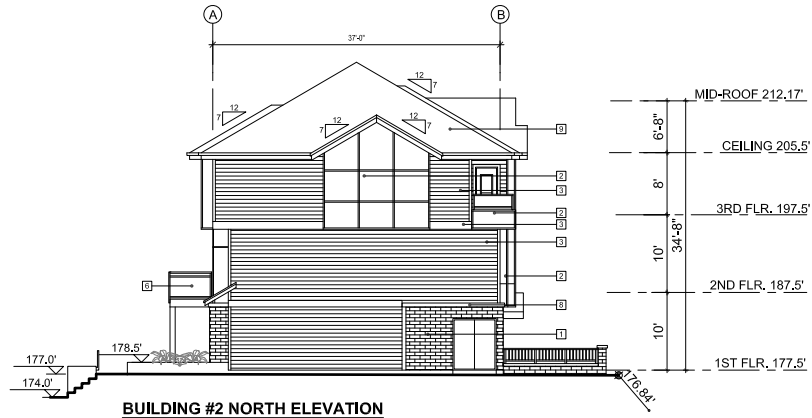
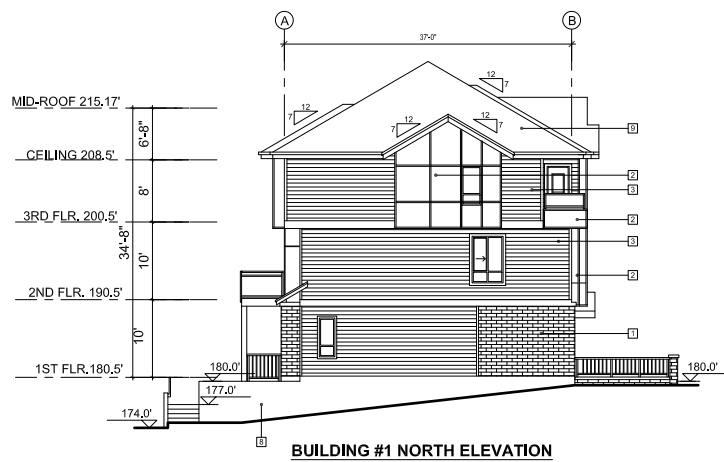
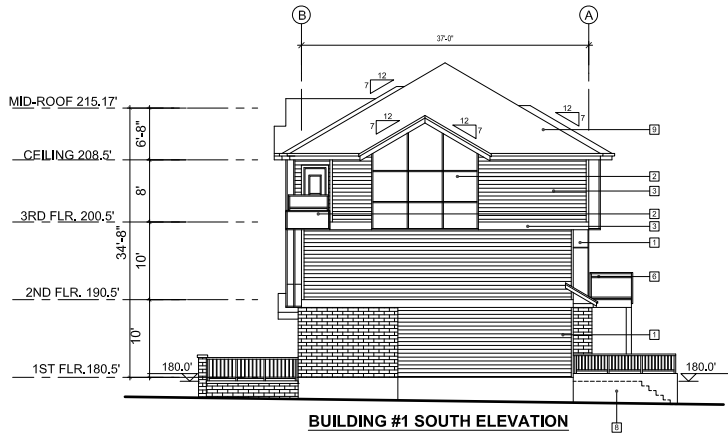
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@fjadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**FINISH MATERIALS SCHEME**

- 1 **BRICK VENEER :**  
PARK ROSE MATTE BY L.X.L
- 2 **HARDIE PANELS :**  
SW9166, DRIFT OF MIST  
- SHERWIN WILLIAMS
- 2a **HARDIE PANELS :**  
SW2804, RENWICK ROSE BEIGE  
- SHERWIN WILLIAMS
- 3 **HARDIE SIDING :**  
SW7047, PORPOISE  
- SHERWIN WILLIAMS
- 3a **HARDIE SIDING :**  
SW2804, RENWICK ROSE BEIGE  
- SHERWIN WILLIAMS
- 4 **HARDIE PANELS REVEALS :**  
SAME COLOUR AS HARDIE PANELS
- 5 **WINDOWS :**  
VINYL, BLACK
- 6 **RAILING :**  
ALUMINUM, MATT BLACK, CLEAR GLASS
- 7 **ENTRY DOOR :**  
SW8811, HONORABLE BLUE  
- SHERWIN WILLIAMS
- 7a **ENTRY DOOR :**  
SW8855, FIERY BROWN  
- SHERWIN WILLIAMS
- 8 **EXPOSED CONCRETE :**  
GRAY
- 9 **ASPHALT SHINGLES ROOF :**  
MOIRE BLACK BY LANDMARK

NO.	DATE	REVISION/ ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	ISSUED FOR REVIEW
1	05-08-18	REISSUED FOR DP & REZONING

**PROJECT TITLE:**  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDINGS 1 & 2 ELEVATIONS**

DATE:	Jul-18	SHEET NO.:	A-3.1b
SCALE:	1/16"=1'-0"		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-3033  
E-MAIL: nfa@muligonfadesab.com

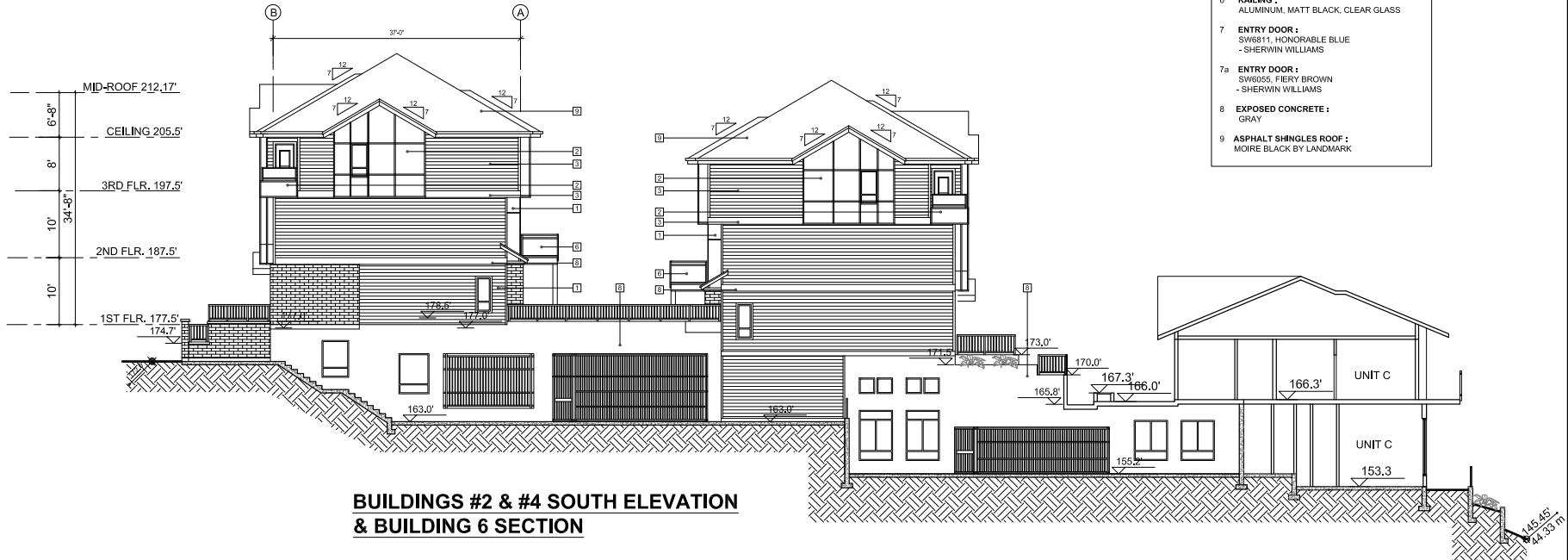
This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

**FINISH MATERIALS SCHEME**

- 1 **BRICK VENEER :**  
PARK ROSE MATTE BY I.X.L
- 2 **HARDIE PANELS :**  
SW9166, DRIFT OF MIST  
- SHERWIN WILLIAMS
- 2a **HARDIE PANELS :**  
SW2804, RENWICK ROSE BEIGE  
- SHERWIN WILLIAMS
- 3 **HARDIE SIDING :**  
SW7047, PORPOISE  
- SHERWIN WILLIAMS
- 3a **HARDIE SIDING :**  
SW2804, RENWICK ROSE BEIGE  
- SHERWIN WILLIAMS
- 4 **HARDIE PANELS REVEALS :**  
SAME COLOUR AS HARDIE PANELS
- 5 **WINDOWS :**  
VINYL, BLACK
- 6 **RAILING :**  
ALUMINUM, MATT BLACK, CLEAR GLASS
- 7 **ENTRY DOOR :**  
SW6811, HONORABLE BLUE  
- SHERWIN WILLIAMS
- 7a **ENTRY DOOR :**  
SW6055, FIERY BROWN  
- SHERWIN WILLIAMS
- 8 **EXPOSED CONCRETE :**  
GRAY
- 9 **ASPHALT SHINGLES ROOF :**  
MOIRE BLACK BY LANDMARK



**BUILDINGS #2 & #4 SOUTH ELEVATION  
& BUILDING 6 SECTION**

NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	ISSUED FOR REVIEW
1	05-08-18	REISSUED FOR DP & REZONING

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

DRAWING TITLE:  
**BUILDINGS 2 & 4 SOUTH  
ELEVATIONS & BUILDING 6  
SECTION**

DATE:	Jul-18	SHEET NO.:	A-3.1c
SCALE:	1/16"=1'-0"		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: rfa@mujiadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

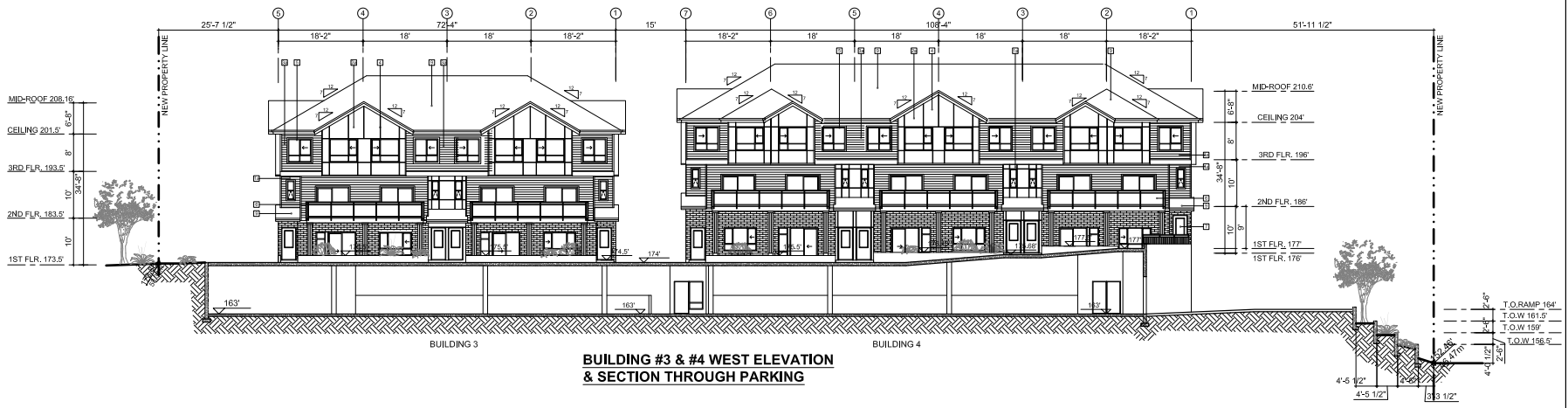
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS #3 & #4 EAST ELEVATION  
& SECTION THROUGH PARKING**

**FINISH MATERIALS SCHEME**

1a BRICK VENEER: GOLDEN BUFF MATTE BY LXL	6 RAILING: ALUMINUM, MATT BLACK, CLEAR GLASS
2a HARDIE PANELS: SW014, SCOTCHLIPS • SHERWIN WILLIAMS	7 ENTRY DOOR: SW051, HONOLULU BLUE • SHERWIN WILLIAMS
3a HARDIE SIDING: SW017, SHERRADE, • SHERWIN WILLIAMS	7a ENTRY DOOR: SW050, RUBY BROWN • SHERWIN WILLIAMS
4 HARDIE PANELS REVEALS: SAME COLOUR AS HARDIE PANELS	8 EXPOSED CONCRETE: GRAY
5 WINDOWS: VITROL, BLACK	9 ASPHALT SHINGLES ROOF: MACRE BLACK BY LANDMARK



**BUILDING #3 & #4 WEST ELEVATION  
& SECTION THROUGH PARKING**

NO.	DATE	REVISION/ ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDINGS 3 & 4  
ELEVATIONS**

DATE:	Dec-19	SHEET NO.:	A-3.2	
SCALE:	N.T.S	DESIGN:		FA
DESIGN:	FA	DRAWN:		RL
DRAWN:	RL	PROJECT NO.:		0907
PROJECT NO.:	0907			



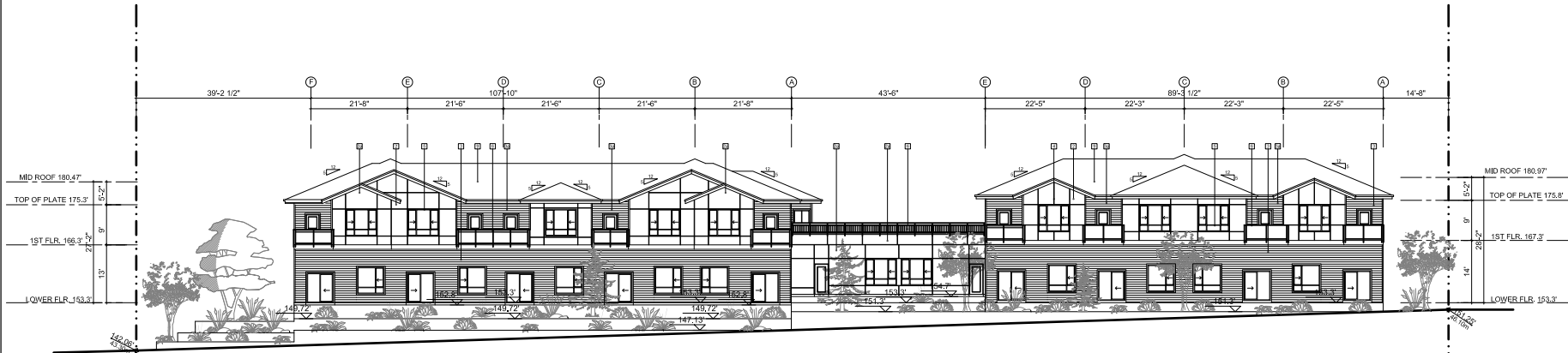
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3000 FAX: (604) 987-3033  
E-MAIL: info@fajadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

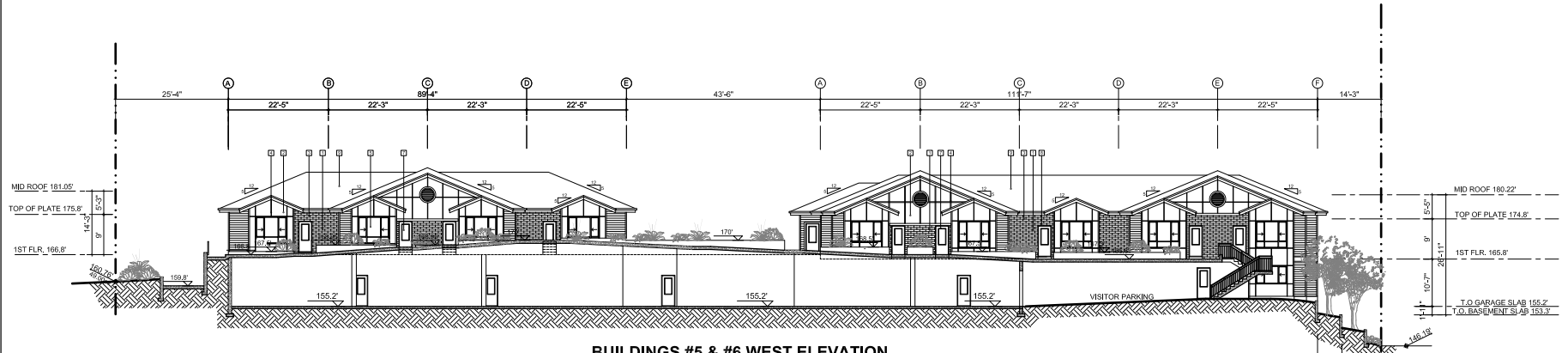
These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS #5 & #6 EAST ELEVATION**

**FINISH MATERIALS SCHEME**

1 BRICK VENEER : PARKSIDE MATTE BY LXL	4 HARDBOARD PANELS REVEALS : SAME COLOUR AS HARDBOARD PANELS
2 HARDBOARD PANELS : SWISSDOT DRAFT OF MET + SHERWIN WILLIAMS	5 WINDOWS : WHITE, BLACK
3 HARDBOARD SIDING : SHERWIN WILLIAMS	6 RAILINGS : ALUMINUM MATT BLACK, CLEAR GLASS
4 HARDBOARD PANELS : SWISSDOT REFINISH ROBE BEKE + SHERWIN WILLIAMS	7 ENTRY DOORS : SHERWIN WILLIAMS
5 HARDBOARD SIDING : SHERWIN WILLIAMS	8 ENTRY DOORS : SWISSDOT REFINISH ROBE BEKE + SHERWIN WILLIAMS
6 HARDBOARD SIDING : SWISSDOT REFINISH ROBE BEKE + SHERWIN WILLIAMS	9 ASPHALT SHINGLES ROOF : WHITE BLACK BY LANDMARK



**BUILDINGS #5 & #6 WEST ELEVATION**

NO.	DATE	REVISION/ ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDING 5 & 6  
ELEVATIONS**

DATE:	Jul-18	SHEET NO.:	
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	RL		<b>A-3.3</b>
PROJECT NO.:	0907		



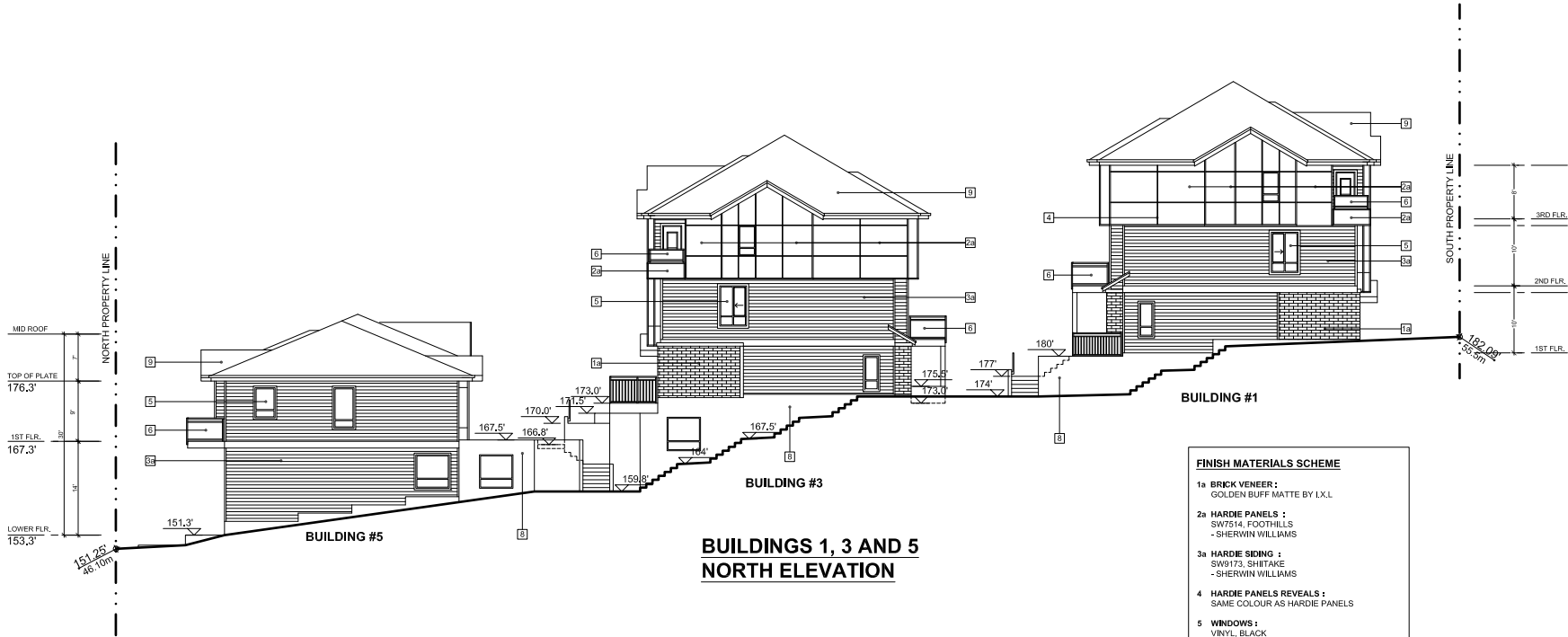
**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-0333  
E-MAIL: nfa@mljgofadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS 1, 3 AND 5  
NORTH ELEVATION**

**FINISH MATERIALS SCHEME**

- 1a **BRICK VENEER :**  
GOLDEN BUFF MATTE BY L.X.L
- 2a **HARDIE PANELS :**  
SW7514, FOOTHILLS  
- SHERWIN WILLIAMS
- 3a **HARDIE SIDING :**  
SW9173, SHITAKE  
- SHERWIN WILLIAMS
- 4 **HARDIE PANELS REVEALS :**  
SAME COLOUR AS HARDIE PANELS
- 5 **WINDOWS :**  
VINYL, BLACK
- 6 **RAILING :**  
ALUMINUM, MATT BLACK, CLEAR GLASS
- 7 **ENTRY DOOR :**  
SW6811, HONORABLE BLUE  
-SHERWIN WILLIAMS
- 7a **ENTRY DOOR :**  
SW8055, FIERY BROWN  
-SHERWIN WILLIAMS
- 8 **EXPOSED CONCRETE :**  
GRAY
- 9 **ASPHALT SHINGLES ROOF :**  
MOIRE BLACK BY LANDMARK

NO.	DATE	REVISION/ ISSUED
9	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

**PROJECT TITLE:**  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC.  
V3W 1Z7

**DRAWING TITLE:**  
**BUILDINGS 1, 3 & 5  
NORTH ELEVATION**

DATE:	Jul-18	SHEET NO.:	A-3.4
SCALE:	NTS.		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO.:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5R4  
TEL: (604) 987-3000 FAX: (604) 987-0333  
E-MAIL: rfa@mujiinfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS #1 & #2 WEST ELEVATION**  
VIEW FROM 192ND STREET

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-06-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:  
**BUILDING 1 & 2  
COLOURED  
WEST ELEVATION**

DATE:	Jul-18	SHEET NO:	A-1.10
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: nfa@mujiinfadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS #1 & #2 EAST ELEVATION**

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	05-08-18	ISSUED FOR REVIEW

PROJECT TITLE:

**TOWNHOUSE  
DEVELOPMENT**

6280 & 6292  
192ND ST.  
SURREY, BC.

FOR:

**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:

**BUILDING 1 & 2  
COLOURED  
EAST ELEVATIONS**

DATE:	Jul-18	SHEET NO:	A-1.11
SCALE:	N.T.S		
DESIGN:	FA		
DRAWN:	R.L.		
PROJECT NO:	0907		



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: rfa@fajadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDING #5 & #6 WEST ELEVATION**



**BUILDINGS #5 & #6 EAST ELEVATION**

NO.	DATE	REVISION/ ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:  
**BUILDING 5 & 6  
ELEVATIONS**

DATE:	Jul-18	SHEET NO.:
SCALE:	N.T.S	<b>A-1.12</b>
DESIGN:	FA	
DRAWN:	R.L.	
PROJECT NO.:	0907	





**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5R4  
TEL: (604) 987-3000 FAX: (604) 987-3033  
E-MAIL: info@fjadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.



**BUILDINGS 1, 3 AND 5 NORTH ELEVATION**

NO.	DATE	REVISION/ISSUED
8	23-06-20	REISSUED FOR COUNCIL REVIEW
5	08-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-08-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE  
DEVELOPMENT**  
6280 & 6292  
192ND ST.  
SURREY, BC.  
FOR:  
**FALCON VILLA INC**  
1377-65B AVE  
SURREY, BC,  
V3W 1Z7

DRAWING TITLE:  
**BUILDINGS 1, 3 & 5  
NORTH ELEVATION**

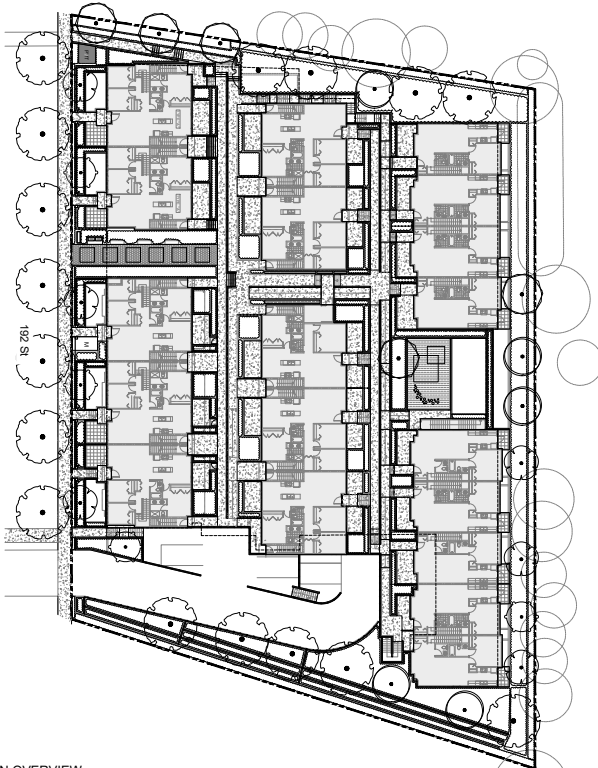
DATE:	Jul-18	SHEET NO:	A-1.13
SCALE:	NTS		
DESIGN:	FA		
DRAWN:	RL		
PROJECT NO:	0907		

# 6280 and 192nd Street

## Re-Issued for Development Permit

Contact Information	Other Key Contacts:	
<b>van der Zalm + associates Inc.</b> Project Landscape Architect  Mount Pleasant Studio 102 - 355 Kingsway Vancouver, BC V5T 3J7  Fort Langley Studio 102 - 9181 Church Street Fort Langley, BC V4M 2R8 t. 604 882 0024 f. 604 882 0042  Primary project contact: Stephen Heller stephen@vdz.ca o. 604.882.0024  Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	<b>FALCON VILLA INC</b> Project Owner  1377-658 AVE SURREY BC V3W 17	<b>F. ADAB ARCHITECTS INC.</b> Project Building Architecture  #130-1000 Roosevelt Crescent North Vancouver, BC V7P 3R4 Phone 604 987 3003 mfa@miltonerfadesb.com
<b>Legal Address and Description:</b> PARCEL "ONE" (EXPLANATORY PLAN 16739) LOT "B" AND "C" SECTION 10 TOWNSHIP 8		

Sheet List Table	
Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE REMOVAL AND PRESERVATION PLAN
L-03	OVERALL SITE PLAN
L-04	FENCING PLAN
L-05	GRADING PLAN
L-06	PLANTING PLAN
L-07	PLANTING PLAN
LS-01	SECTIONS
LD-01	DETAILS
LD-02	DETAILS
LD-03	DETAILS
LD-04	DETAILS



1 SITE PLAN OVERVIEW  
Scale: 1:300

2 LOCATION MAP  
Scale: N.T.S

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

**REVISIONS TABLE FOR DRAWINGS**  
● Copyright reserved. This drawing and design is the property of van der Zalm + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

**REVISIONS TABLE FOR SHEET**

**Project:**  
6280 and 6292 192nd Street

**Location:**  
6280 and 6292 192nd Street  
Surrey, BC

Drawn: FW	Stamp:
Checked: JW	
Approved: MVDZ	
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AS SHOWN BY PHOTOGRAPHY TO THE COMPLETION BEFORE PROCEEDING TO EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REVISIONED AT THE COMPLETION OF THE WORK. ALL RECORDING OF PATHWAYS DRAWINGS MUST NOT BE REUSED OR CONSTRUCTION SHALL BE LABELED BASED ON THESE CONSTRUCTION.

Drawing Title:  
**COVER SHEET**

VDZ Project #:  
**DP2018-21**

Drawing #:  
**L-01**

2 OVERALL SITE PLAN - PATIO BELOW  
 Scale 1:200



1 OVERALL SITE PLAN - GROUND LEVEL  
 Scale 1:200

**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer palmatum / Japanese Maple	B & B	4cm cal	6
	Magnolia kobus / Kobus Magnolia	B & B	6cm cal, 1.8m std.	6
	Quercus coccinea / Scarlet Oak	B & B	6cm cal, 1.8m std.	9
	Stewartia pseudocamellia / Japanese Stewartia	B & B	#10 pot	6
	Syrax japonicus 'Snow Charm' / Snow Charm Japanese Snowbell	B & B	#10 pot	4

Note:  
 1. Drainage to be coordinated with the Civil Servicing drawings and Storm Water management plan.

**HARDSCAPE MATERIALS**

KEY		DESCRIPTION
	1.2 LD-01	CONCRETE PAVING
	3 LD-01	CONCRETE PAVERS Model: Classic Standard Series - Nevada Pattern: Running bond, 301x219x50mm Colour: Natural, Brown Manufacturer: Abstracted Concrete
	4 LD-01	HYDRAPRESSED SLAB Model: Cortez Series Pattern: Sticker bond, 457x457x50mm Colour: Sandstone Manufacturer: Abstracted Concrete
		STAMPED ASPHALT Pattern to be confirmed
	6 LD-01	CRUSHED GRANITE
	6 LD-02	PLAY AREA RUBBER

**SOFTSCAPE MATERIALS**

KEY		DESCRIPTION
		SOD Sect: Critical Landscape Notes for Specifications
	1.2 LD-02	SHRUB PLANTING

**SITE FURNISHINGS/LIGHTING**

KEY		DESCRIPTION
	4 LD-04	BENCH Model # MBE720 Series Manufacturer: Maple Site Furniture or approved equal Mount: Surface Mount Free Standing Colour: Black (unpainted) frame, PE wood top
		PATIO TABLE For representation only
	7 LD-01	BOLLARD
		RETAINING WALL Cast-in-place, see per Arch
	2 LD-04	PLAY STRUCTURE
	7 LD-02	STEPPING STUMPS
	5 LD-01	HOPSCOTCH
	1 LD-04	TRELLIS WITH BENCHES UNDERNEATH

**FENCING**

KEY		DESCRIPTION
	1 LD-03	1.2m CEDAR PRIVACY FENCE
	2 LD-03	42" ALUMINUM GUARDRAIL FENCE

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of van der Zahn + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:  
 6280 and 6292 192nd Street

Location:  
 6280 and 6292 192nd Street  
 Surrey, BC

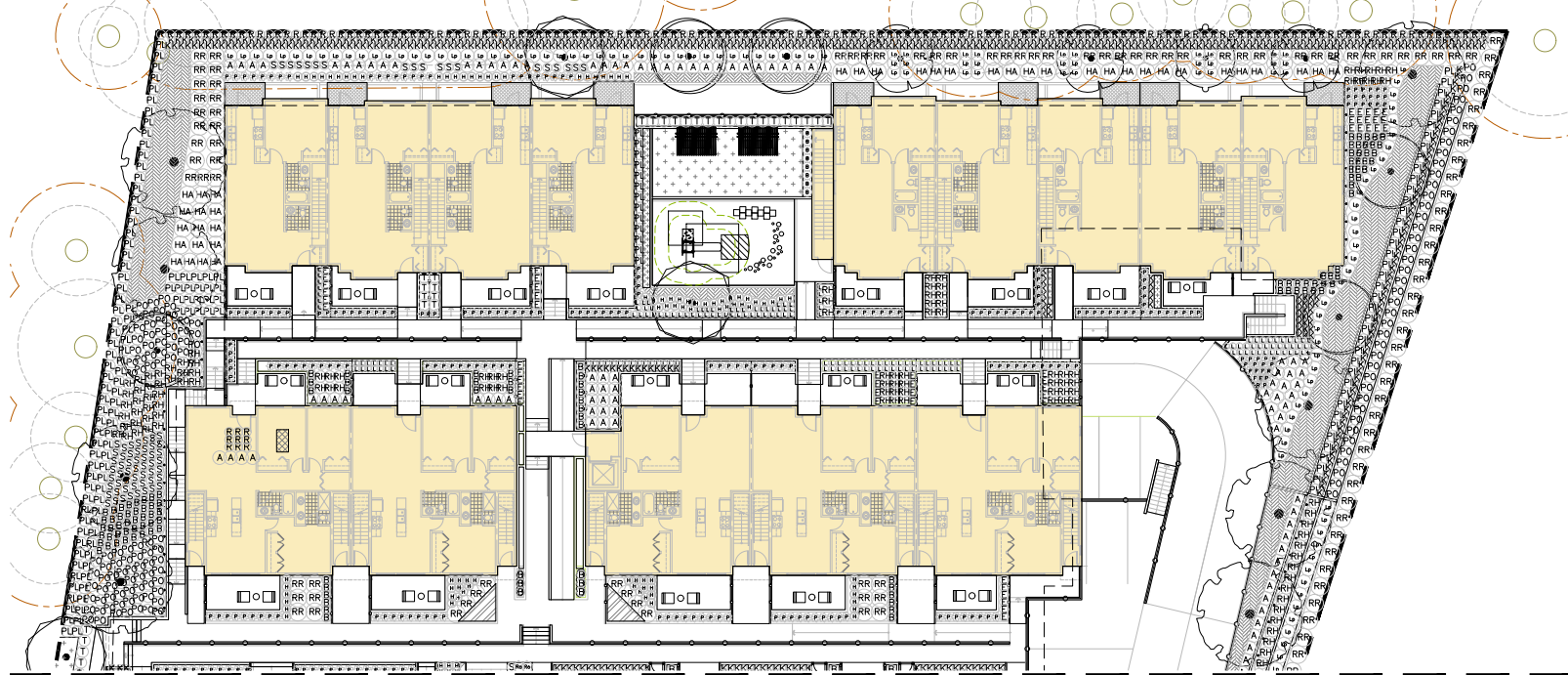
Drawn: FW  
 Checked: SH  
 Approved: MV/DZ  
 Scale: 1:200

Stamp:  
 Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THE CONSULTANT SHALL BE RESPONSIBLE FOR THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RELIABLE AT THE CONSULTANT'S RISK. ALL REVISIONS OF DRAWINGS OR DIMENSIONS MUST NOT BE PROVIDED FOR THE CONTRACTOR UNLESS LABELLED FOR THE CONTRACTOR.



② PLANTING PLAN - PATIO BELOW  
 Scale 1:150

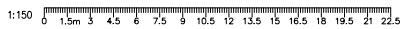


① PLANTING PLAN - GROUND LEVEL  
 Scale 1:150

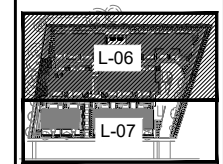
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	COUNT	SPACING	QTY
A	Asax japonica 'Grand's Hot Spot' / Grand's Hot Spot Asax	#2	0.50m	124
B	Buxus x 'Green Mound' / Green Mound Boxwood	#2	0.60m	163
K	Cornus sericea 'Solisty' / Kelsey Dogwood	#2	0.45m	426
E	Eucyrtia japonica 'Paloma Blanca' / Japanese Spindle	#2	0.60m	149
HA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	#3	1.20m	51
H	Lawsonia japonica 'Hidoki' / Hidoki Lavender	#1	0.60m	143
L	Lilipae muscari 'Royal Purple' / Royal Purple Linopae	#1	0.45m	168
W	Lonicera platea / Fines Honeysoakle	#3	0.50m	176
PO	Patentia fruticosa 'Abbotwood' / Abbotwood Patentia	#2	0.75m	148
PL	Prunus laurocerasus 'Genolia' / Genolia English Laurel	1.2m ht.	0.75m	159
RH	Rhododendron x 'Milly Way' / Milly Way Rhododendron	#3	0.75m	148
R	Rhododendron x 'Seaview Sunset' / Seaview Sunset Rhododendron	#3	1.20m	147
R	Rosa x 'Livepool Remember' / Livepool Remember Rose	#3	0.75m	30
R	Rubus parvifolius / Creeping Raspberry	#1	0.60m	157
S	Sarcococca hookeriana humilis / Sweet Box	#2	0.60m	115
T	Taxus x media 'Hidoki' / Hidoki Yew	1.2m ht.	0.75m	87

SYMBOL	BOTANICAL / COMMON NAME	COUNT	SPACING	QTY
G	Grasses	#1	0.60m	391
V	Vines/Spillers	#2	1.20m	49
S	Shrub Areas	#1	450mm	737
GC	Ground Covers	#1	300mm	26
GC	Vaccinium vitis-idaea / Lingonberry	#1	300mm	81



Key Map (N.T.S.)



No.	By	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

No.	By	Description	Date

Project:  
 6280 and 6292 192nd Street

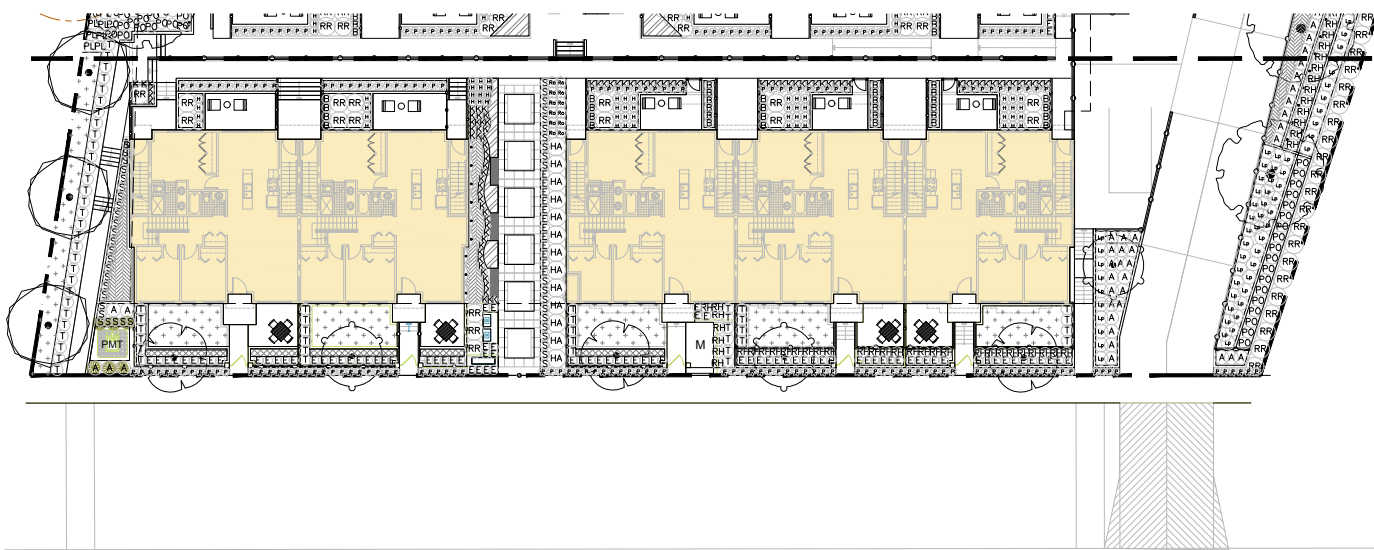
Location:  
 6280 and 6292 192nd Street  
 Surrey, BC

Drawn: YZ	Stamp:
Checked: JW	
Approved: MVDZ	Original Sheet Size: 24"x36"

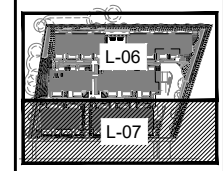
Scale:  
 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THE CONSULTANT'S RESPONSIBILITY IS EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETAINED AT THE CONCLUSION OF THE WORK. ALL ZONING, SETBACK, AND OTHER REGULATORY REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DIMENSIONS SHALL BE BASED ON THE CONTRACT DOCUMENTS UNLESS INDICATED OTHERWISE.

Matchline. Refer L-06



Key Map (NTS)



**PLANT SCHEDULE**

SUBURS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
A	Azalea japonica 'Grand's Hot Shot' / Grand's Hot Shot Azalea	#2	0.90m	124
B	Buxus s 'Green Mound' / Green Mound Buxus	#2	0.90m	163
K	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2	0.45m	626
E	Eurytemis japonica 'Paloma Blanca' / Japanese Spindle	#2	0.60m	149
HA	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	#3	1.20m	51
H	Lavandula angustifolia 'Hidcote' / Hidcote Lavender	#1	0.60m	143
L	Litsea muscari 'Royal Purple' / Royal Purple Litsea	#1	0.45m	168
PO	Lonicera plantica 'Privet Honeyuckle	#3	0.90m	176
P	Potentilla fruticosa 'Abbotswood' / Abbotswood Potentilla	#2	0.75m	148
PL	Prunus laurocerasus 'Garnier' / Garnier English Laurel	1.2m Hc.	0.75m	159
RH	Rhododendron s 'Milly Way' / Milly Way Rhododendron	#3	0.75m	148
R	Rhododendron s 'Seaview Sunset' / Seaview Sunset Rhododendron	#3	1.20m	147
RO	Rosa s 'Livingood Remembers' / Livingood Remembers Rose	#3	0.75m	30
R	Rubus parviflorus / Creeping Raspberry	#1	0.60m	157
S	Sarcococca hookeriana humilis / Sweet Box	#2	0.60m	115
T	Taxus s media 'Hidcot' / Hidcot Tree	1.2m Hc.	0.75m	87
GRASSES	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
P	Panicum virgatum / Switch Grass	#1	0.60m	391
VINES/SPANERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
+	Parthenocissus hairyana / Silvervine Creeper	#2 staked	1.20m	49

SUBUR AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
[Pattern]	Silene maritima / Mexican Feather Grass	#1	450mm	737
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
[Pattern]	Carex monnini 'Ice Dance' / Ice Dance Japanese Sedge	#1	300mm	26
[Pattern]	Vaccinium vitis-idaea / Lingonberry	#1	300mm	81

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

**REVISIONS TABLE FOR DRAWINGS**  
 Copyright reserved. This drawing and design is the property of van der Zahn + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

**Project:**  
 6280 and 6292 192nd Street

**Location:**  
 6280 and 6292 192nd Street  
 Surrey, BC

Drawn: YZ  
 Checked: JW  
 Approved: MV/DZ

Stamp: [Stamp Area]  
 Original Sheet Size: 24"x36"

Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RE-REFERENCED AT THE OWNER'S RISK. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS SHOWN ON THIS DRAWING THAT DO NOT CORRESPOND TO THE FIELD CONDITIONS.



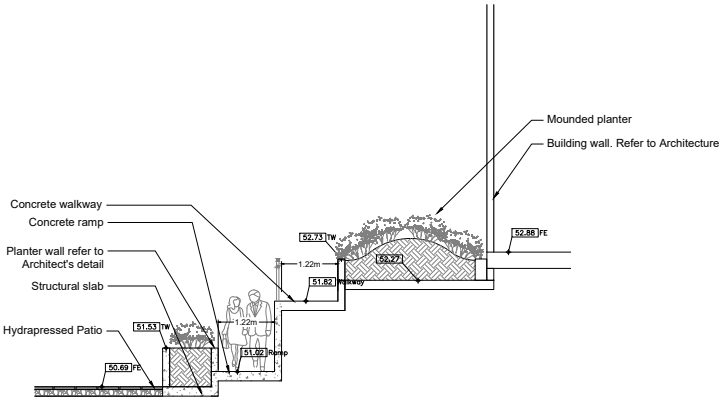
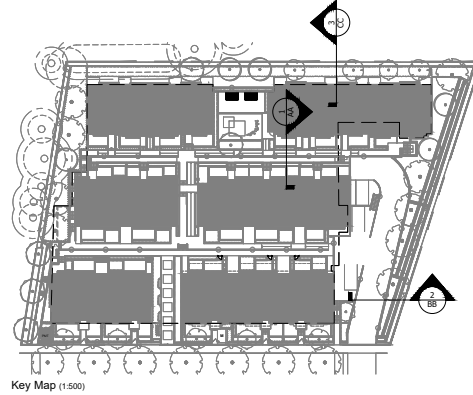
Drawing Title: **PLANTING PLAN**



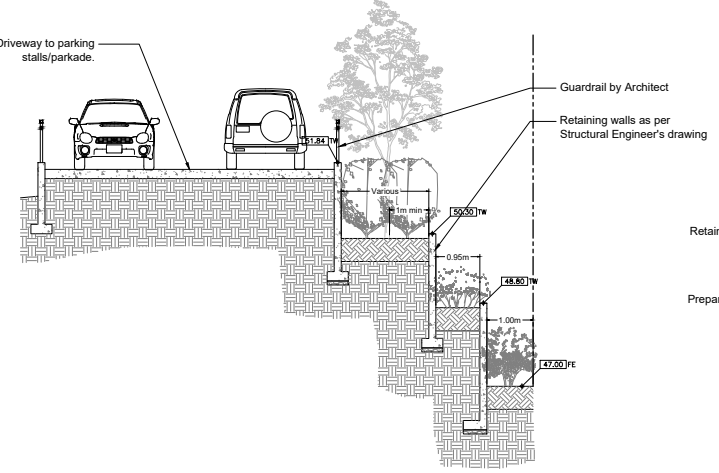
Drawing Project #: **DP2018-21**

Drawing #: **L-07**

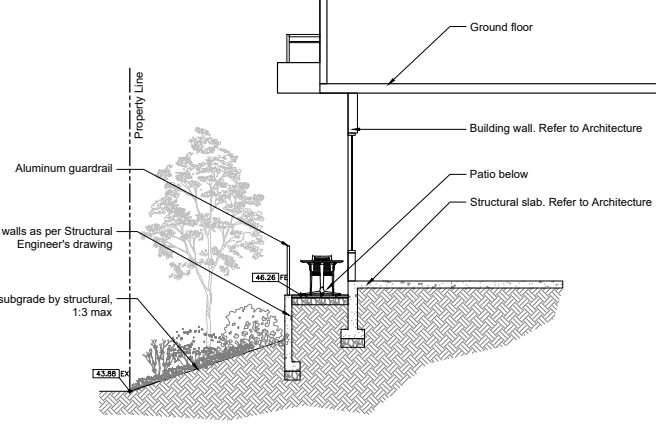
DATE PLOTTED: 2020/06/18 10:00:00 AM. PROJECT: 6280 AND 6292 192ND STREET. SHEET: L-07. DRAWING: PLANTING PLAN. DWG.



1 SECTION AA  
 Scale 1:50



2 SECTION BB  
 Scale 1:50



3 SECTION CC  
 Scale 1:50

No.	By:	Description	Date

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

**REVISIONS TABLE FOR DRAWINGS**  
 Copyright reserved. This drawing and design is the property of van der Zain Associates Inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

**Project:**  
 6280 and 6292 192nd Street

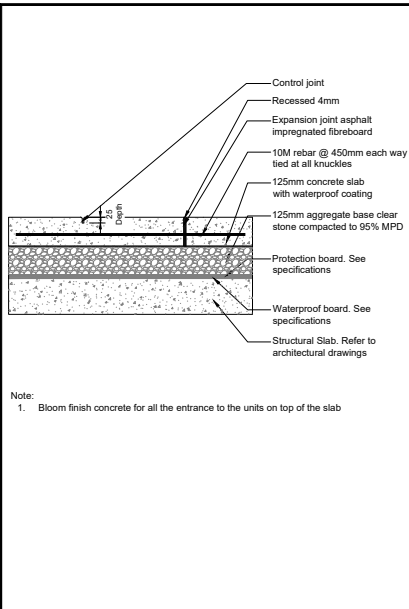
**Location:**  
 6280 and 6292 192nd Street  
 Surrey, BC

**Drawn:** YZ, FW  
**Checked:** JW  
**Approved:** MV/DZ  
**Stamp:**  
**Original Sheet Size:** 24"x36"

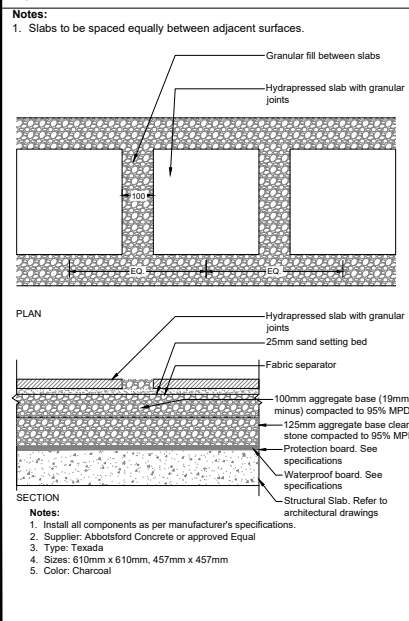
**Scale:** 1:50

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING TO THE CONSULTANT'S OFFICE. PROCEEDING WITHOUT CONSULTANT'S APPROVAL IS AT THE CONTRACTOR'S RISK. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THE WORK. ALL DIMENSIONS ON DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE SHALL BE IN METERS UNLESS OTHERWISE SPECIFIED.

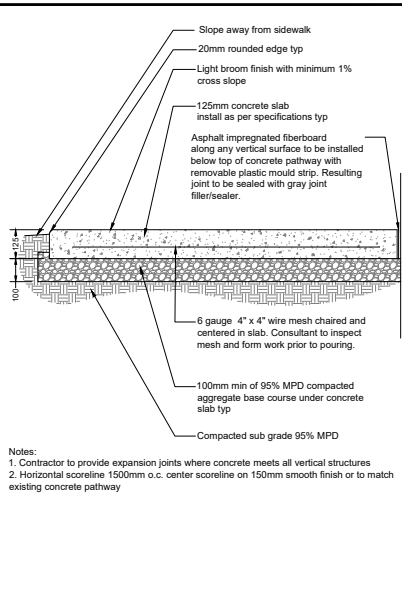
1:50  
 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



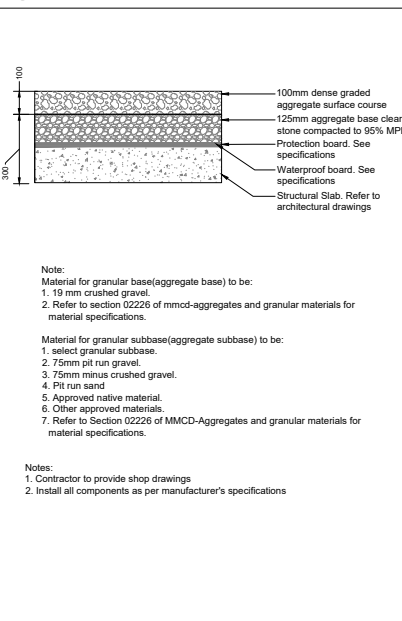
① CONCRETE SLAB ON STRUCTURAL SLAB  
Scale 1:10



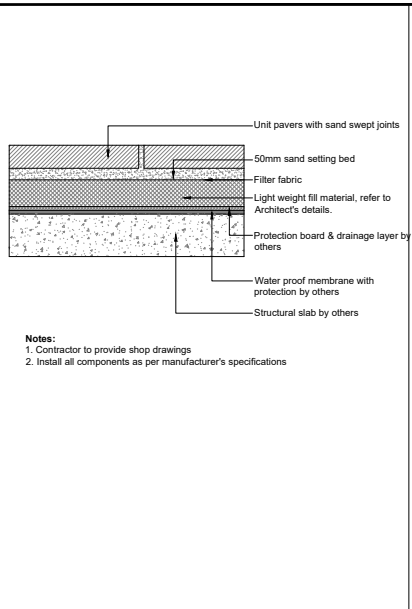
⑤ HOP SCOTCH SLABS GRANULAR BASE  
Scale 1:10



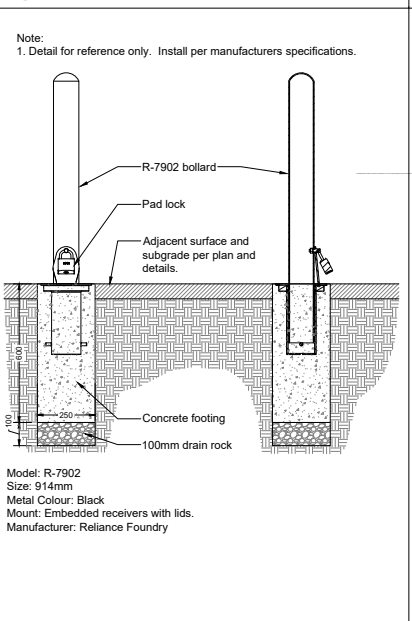
② CONCRETE PATHWAY ON GRADE  
Scale 1:10



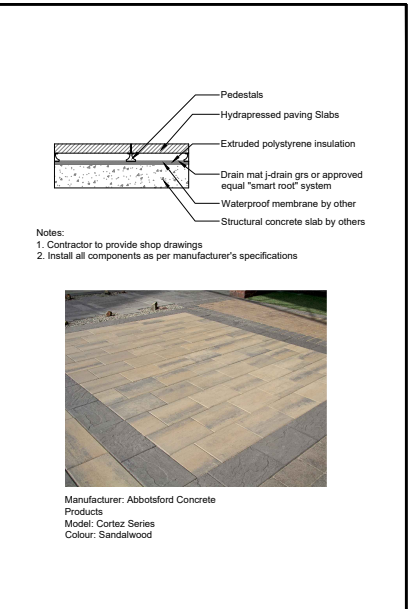
⑥ GRAVEL ON SLAB  
Scale 1:10



③ UNIT PAVERS WITH SAND ON STRUCTURAL SLAB  
Scale 1:10



⑧ REMOVABLE BOLLARD  
Scale NTS



Manufacturer: Abbotsford Concrete  
Products  
Model: Cortez Series  
Colour: Sandalwood

④ HYDRAPRESSED SLABS ON CONCRETE SLAB  
Scale 1:10

**VDZ+A**  
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
 101-9181 Church St | 101-355 Kingsway  
 Fort Langley, BC | Burnaby, BC  
 V1M 1K4 | V5T 3J7  
 www.vdz.ca | 604-832-0024

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

**REVISIONS TABLE FOR DRAWINGS**  
 © copyright reserved. This drawing and design is the property of van der Zain v associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

**Project:**  
6280 and 6292 192nd Street

**Location:**  
6280 and 6292 192nd Street  
Surrey, BC

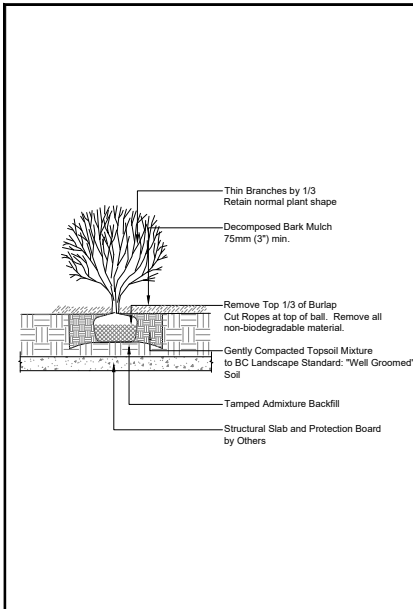
Drawn: TS	Stamp:
Checked: JW	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

Drawing Title:  
**DETAILS**

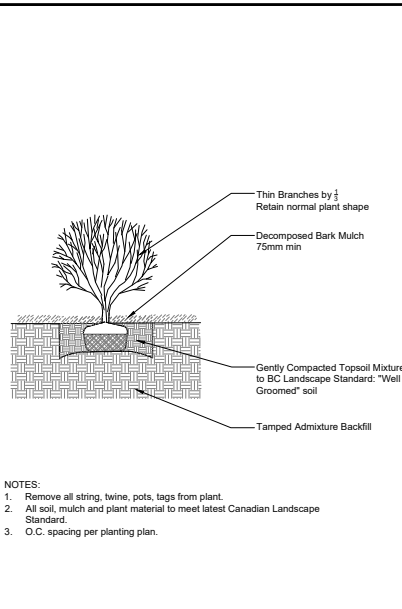
VDZ Project #:  
**DP2018-21**

Drawing #:  
**LD-01**

© VAN DER ZAIN V ASSOCIATES INC. 2018. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF VAN DER ZAIN V ASSOCIATES INC. AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT PERMISSION.

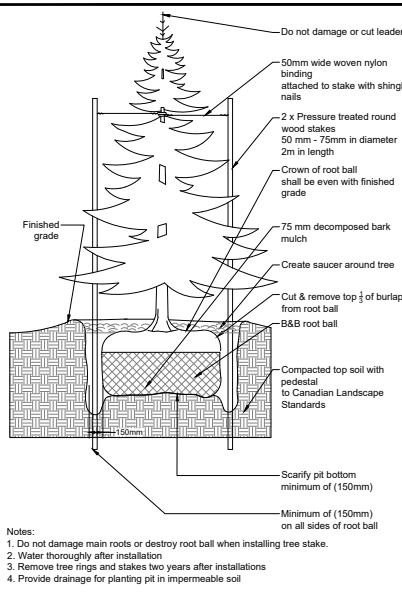


**1** SHRUB PLANTING ON SLAB  
 Scale 1:25



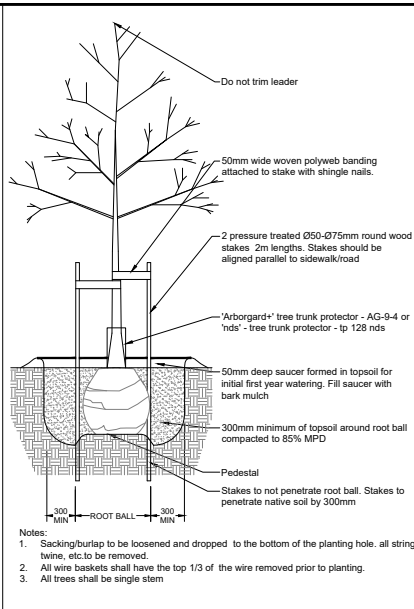
NOTES:  
 1. Remove all string, twine, pots, tags from plant.  
 2. All soil, mulch and plant material to meet latest Canadian Landscape Standard.  
 3. O.C. spacing per planting plan.

**2** SHRUB ON GRADE  
 Scale 1:25



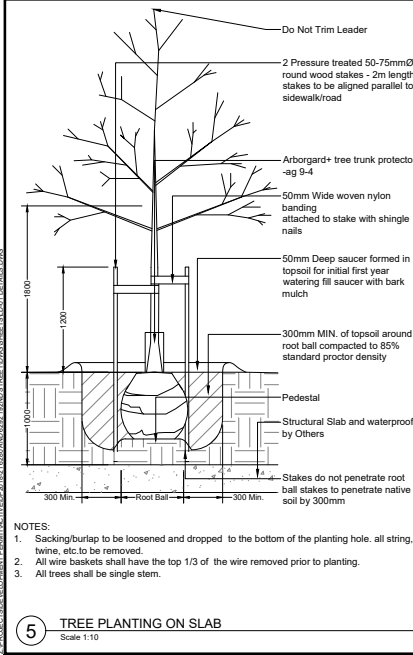
Notes:  
 1. Do not damage main roots or destroy root ball when installing tree stake.  
 2. Water thoroughly after installation.  
 3. Remove tree rings and stakes two years after installations.  
 4. Provide drainage for planting pit in impermeable soil.

**3** CONIFEROUS TREE  
 Scale 1:25



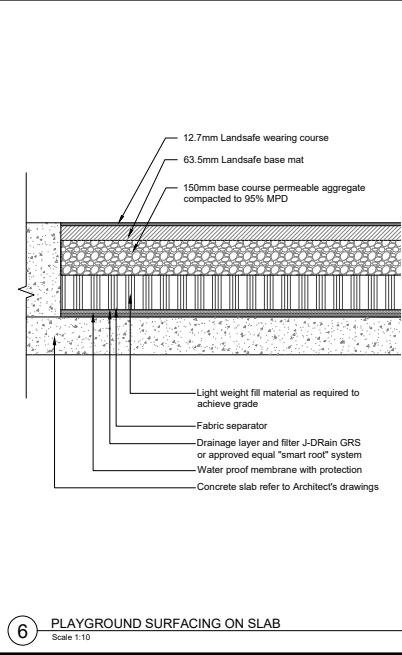
Notes:  
 1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed.  
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.  
 3. All trees shall be single stem.

**4** DECIDUOUS TREE  
 Scale 1:25

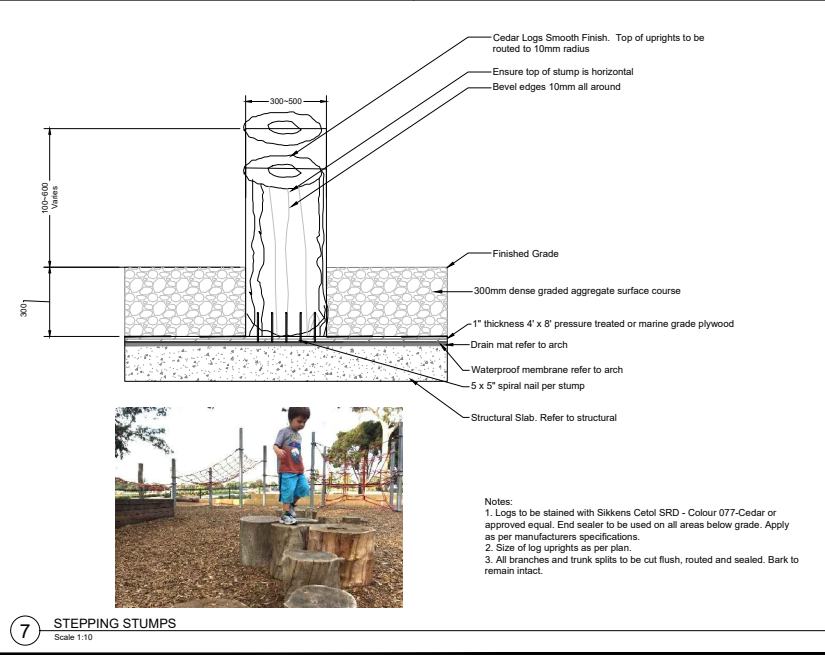


NOTES:  
 1. Sacking/burlap to be loosened and dropped to the bottom of the planting hole. all string, twine, etc to be removed.  
 2. All wire baskets shall have the top 1/3 of the wire removed prior to planting.  
 3. All trees shall be single stem.

**5** TREE PLANTING ON SLAB  
 Scale 1:10



**6** PLAYGROUND SURFACING ON SLAB  
 Scale 1:10



Notes:  
 1. Logs to be stained with Sikkenes Cetol SRD - Colour 077-Cedar or approved equal. End sealer to be used on all areas below grade. Apply as per manufacturers specifications.  
 2. Size of log uprights as per plan.  
 3. All branches and trunk splits to be cut flush, routed and sealed. Bark to remain intact.

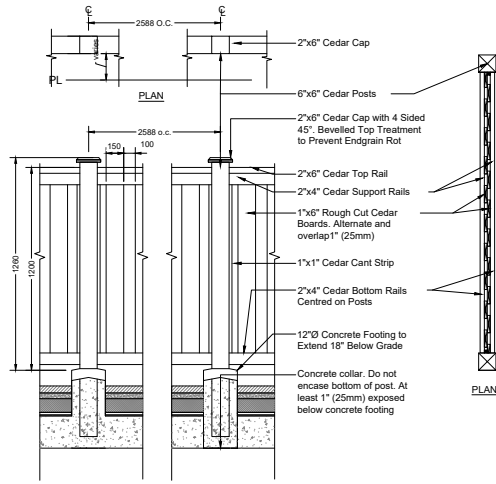


**7** STEPPING STUMPS  
 Scale 1:10

No.	By	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

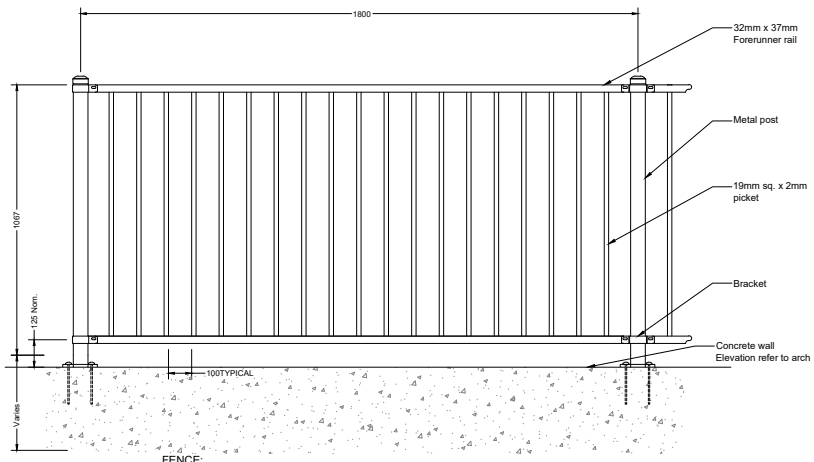
REVISIONS TABLE FOR DRAWINGS			
<small>                     © copyright reserved. This drawing and design is the property of van der Zahn + associates inc. and may not be reproduced or used for other projects without permission.                 </small>			
No.	By	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 6280 and 6292 192nd Street			
Location: 6280 and 6292 192nd Street Surrey, BC			
Drawn:	TS	Stamp:	
Checked:	JW		
Approved:	MVDZ	Original Sheet Size:	24"x36"
Scale:	AS SHOWN	<small>                     CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AS BUILT BEFORE PROCEEDING TO THE COMPLETION BEFORE PROCEEDING TO THE COMPLETION OF THE PROJECT. THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL RECORDING OF MATERIALS DRAWINGS MUST NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION FROM THE CONTRACTOR.                 </small>	





- Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.12.
  2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

① CEDAR PRIVACY FENCE  
Scale: 1:20



FENCE  
Model: Echelon Plus Monarch  
Height: 1067mm  
Panel width: 1800mm  
Colour: Black  
Gate: 914mm wide single swing gate to match fence  
Manufacturer: Ameristar  
Note: or approved equal, Contractor to submit shop drawings for approval.

② ALUMINUM GUARDRAIL FENCE  
Scale: 1:20

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jan 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

REVISIONS TABLE FOR DRAWINGS  
 ■ Copyright reserved. This drawing and design is the property of van der Zain + associates inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

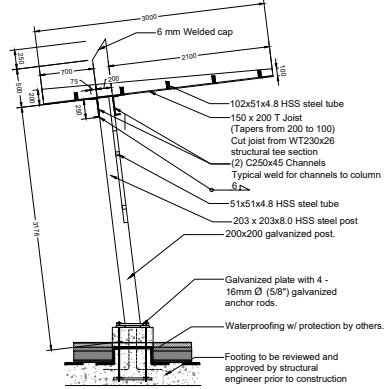
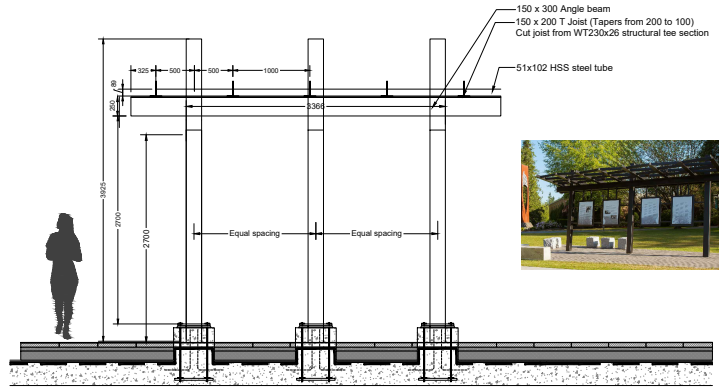
Project:  
6280 and 6292 192nd Street

Location:  
6280 and 6292 192nd Street  
Surrey, BC

Drawn: TS FW	Stamp:
Checked: SH	
Approved: MVDZ	
Scale: AS SHOWN	Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE REFERENCED AT THE CONSULTANT'S OFFICE. ALL REVISIONS TO THE DRAWINGS MUST BE REFERENCED TO THE ORIGINAL DRAWING. CONTRACTOR SHALL LABEL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.

VDZ+A 101-9181 Church St | 102-355 Kingsway | Fort Langley, BC | V1M 1K4 | VST 37 | www.vdz.ca



Note:  
 1. Contractor to provide shop drawings.  
 2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.  
 3. All metal is galvanized steel, powder coated black.

1 TRELLIS WITH BENCH UNDERNEATH  
 Scale 1:30

**MSC6413 Tower**

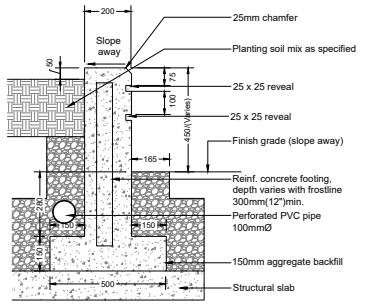
**KOMPAN**  
 Let's play

Product Line: Play Systems  
 Category: Play Towers  
 Age From: 3-4  
 Max. full height (CM): 100  
 Total height (CM): 122  
 Safety Zone: 26.8 m2

Supplier: Kompan or approved equals  
 Model: Tower

Copyright © 2010, Kompan Technology Centre, Montreal, Quebec, Canada  
 Kompan Inc., Canada Inc., USA  
 Kompan Inc., USA, Inc. (USA)  
 Kompan Inc., USA, Inc. (USA)

2 PLAY STRUCTURE - TOWER  
 Scale NTS



Note:  
 Concrete wall detail see structural engineer drawings

3 CONCRETE PLANTER WALL ON STRUCTURAL SLAB  
 Scale 1:10

**MLB720-W BENCH**

MATERIALS: Seats and/or backrest from solid cast aluminum. The seat depth is 5" DP x 17" (13.5 cm x 4.3 cm) and 3.6" DP (9.1 cm x 9.1 cm) for rails.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bench is delivered pre-assembled. Model 6273 is provided for securing to base.

TO SPECIFY: Select MLB720-W  
 Choose Powdercoat Color

OPTIONS: Padded  
 Backrest

70 1/2" (1777mm)

19 7/8" (500mm)

32" (813mm)

17" (430mm)

DIMENSIONS:  
 Height: 32" (813 mm)  
 Depth: 19 7/8" (500 mm)  
 Width: 70 1/2" (1777 mm)

Manufacturer: Maglin Site Furniture or approved equals  
 Model: MLB720 Series  
 Color: Black powdercoated frame (PVC wood top)

**MAGLIN**

4 BENCH  
 Scale NTS



5 HOPSCOTCH  
 Scale NTS

No.	By:	Description	Date
5	FW	Re-issued for DP	Jun 22, 2020
4	FW	Re-issued for DP	Mar 23, 2020
3	SH	Re-issued for DP	Jun 07, 2020
2	JW	Re-issued for DP	Aug 07, 2018
1	JW	Issued for DP	July 12, 2018

REVISIONS TABLE FOR DRAWINGS

Copyright reserved. The drawing and design is the property of van der Zande Associates Inc. and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			
Project: 6280 and 6292 192nd Street			
Location: 6280 and 6292 192nd Street Surrey, BC			
Drawn: TS	Stamp:		
Checked: JW			
Approved: MVDZ	Original Sheet Size: 24"x36"		
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. EXCLUSIVE PROPERTY OF THE OWNER AND NOT TO BE REPRODUCED AT THE CONSULTANT'S RISK. ALL DIMENSIONS OF MATERIALS SHALL BE AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.		

Drawing Title: DETAILS  
 Drawing #: LD-04  
 Project #: DP2018-21

---

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

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

DATE: **May 26, 2020** PROJECT FILE: **7818-0253-00**

---

RE: **Engineering Requirements  
Location: 6280/6290 - 192 Street**

#### OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment beyond those noted below.

#### REZONE/SUBDIVISION

##### *Property and Right-of-Way Requirements*

- Dedicate 2.808-metres along 192 Street, fronting 6292-192 Street.
- Dedicate 4.942-metres along 192 Street, fronting 6280-192 Street.
- Register 0.5-metre SRW along 192 Street frontage.

##### *Works and Services*

- Construct 1.8-metre concrete sidewalk along the property line at the developers cost to address fire access requirements.
- Construct 250mm sanitary main along 192 Street.
- Provide the lot with adequately sized storm, water, and sanitary service connections.
- Provide drainage features as per the Cloverdale McLellan Integrated Stormwater Management Plan and register legal documents as determined through the detailing stage.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Services Manager

SK2



February 14, 2020

Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 18 0253 00

**SUMMARY**

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	10
Secondary Students:	5

**September 2019 Enrolment/School Capacity**

<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	72 K + 453
Operating Capacity (K/1-7)	38 K + 442
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1104
Capacity (8-12):	1000

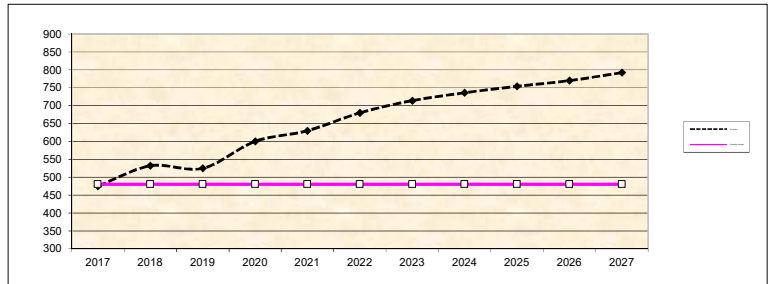
**School Enrolment Projections and Planning Update:**

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

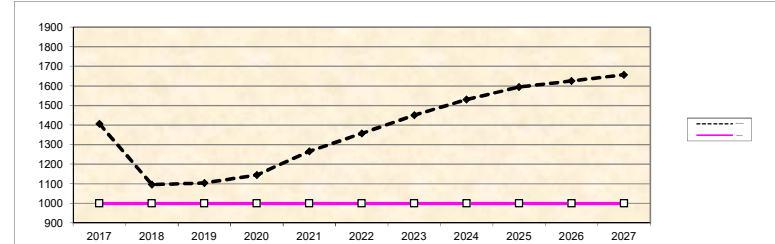
Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which started to move enrolment growth north of Fraser Highway to Latimer Road. Moreover, in 2013, a Montessori program was offered at the school which has increased the pressure on available space in the school. Future growth in the area will need to be accommodated with portables. As of September 2019, there are 7 portables on site used for enrolling space.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan.

**Latimer Road Elementary**



**Clayton Heights 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.*

## Tree Preservation Summary

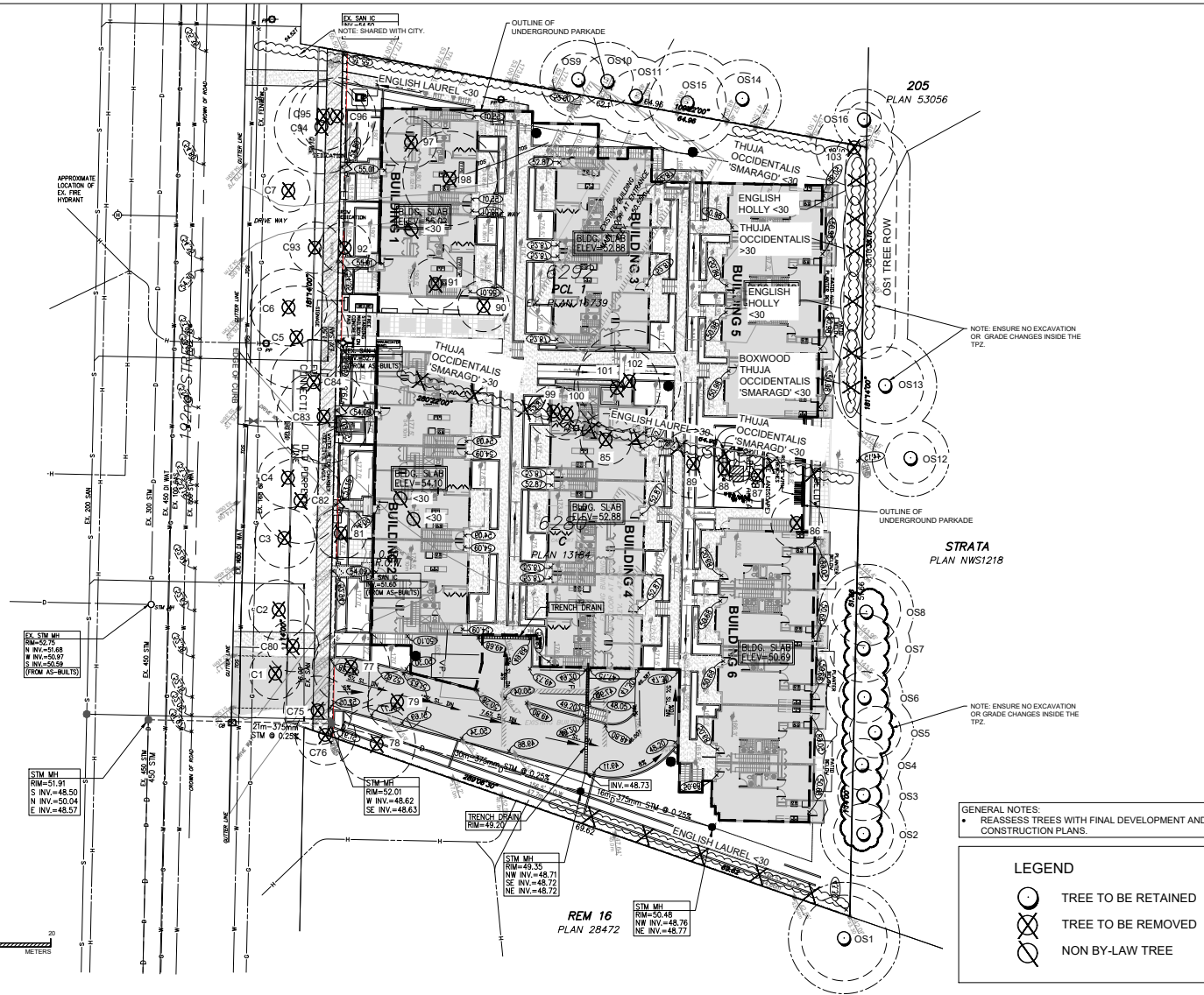
Surrey Project No: 18-0253-00  
Address: 6280/6292-192 Street  
Registered Arborist: Jeff Ross #PN-7991A

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)	36
<b>Protected Trees to be Removed</b>	36
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<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 36 X two (2) = 72	72
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<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 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist:	Date: June 12, 2020





NOTE: ENSURE NO EXCAVATION OR GRADE CHANGES INSIDE THE TPZ.

NOTE: ENSURE NO EXCAVATION OR GRADE CHANGES INSIDE THE TPZ.

GENERAL NOTES:  
 • REASSESS TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON BY-LAW TREE		

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	FEB14/19	MK	SITE PLAN & UPDATED SURVEY	6	JUNE11/20	MK	SITE PLAN
2	JAN16/20	MK	SITE PLAN				
3	MAR12/20	MK	SITE PLAN				
4	MAY29/20	MK	REVISIONS				
5	JUN05/20	MK	SITE, GRADING & SERVICING PLAN				

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 ST.  
 Surrey, British Columbia  
 V3V 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

© Copyright Reserved.  
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

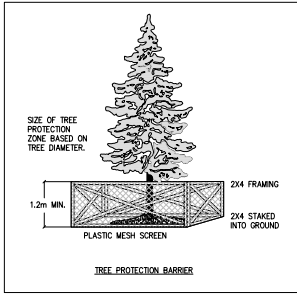
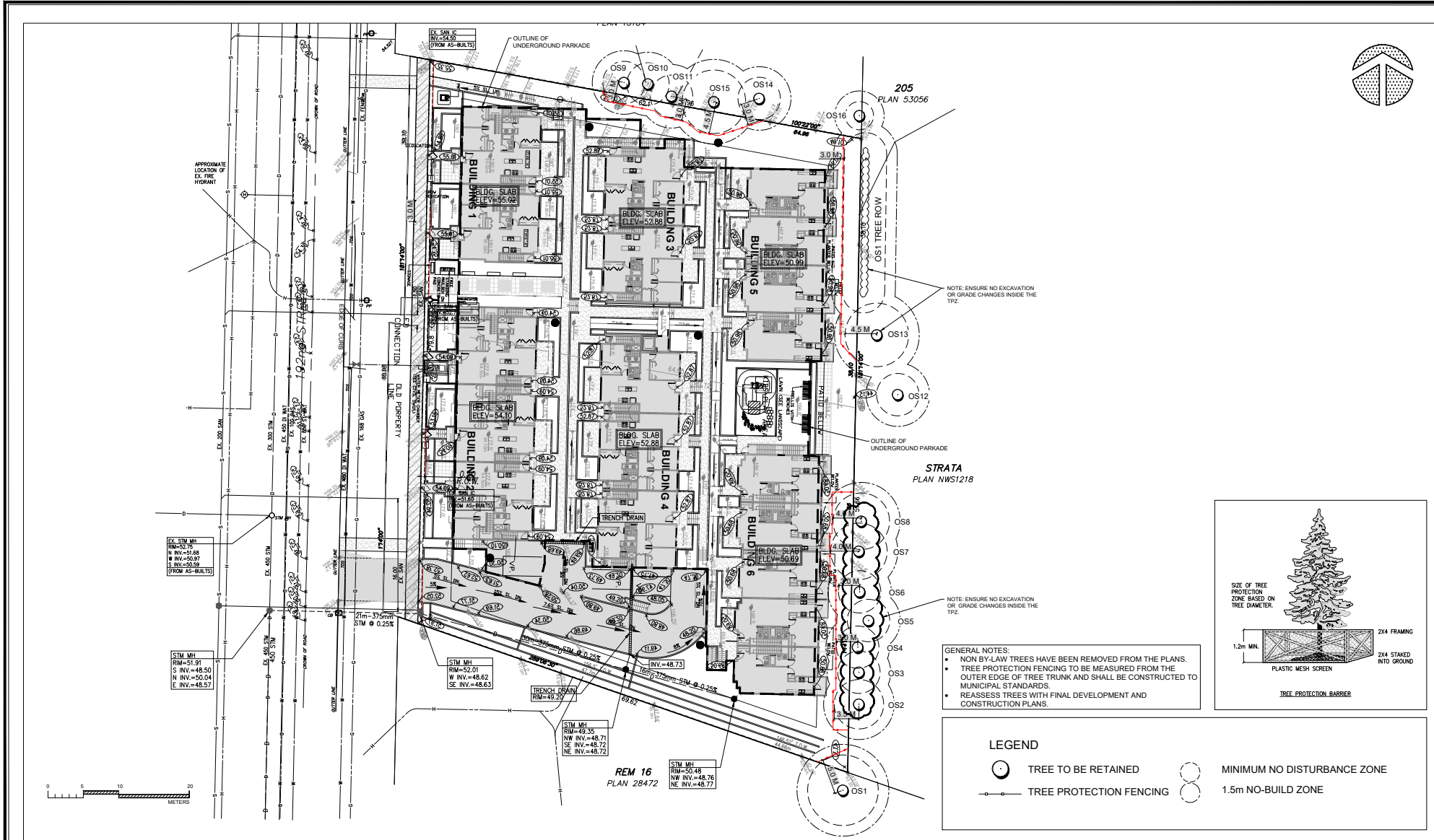
PROJECT TITLE  
**6280 & 6292  
 192 STREET  
 SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND  
 PRESERVATION PLAN**

CLEANT

DRAWN MK  
 SCALE AS SHOWN  
 DATE DECEMBER 4, 2015

**T-1**  
 SHEET 1 OF 2



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	FEB14/19	MK	SITE PLAN & UPDATED SURVEY	6	JUNE11/20	MK	SITE PLAN
2	JAN16/20	MK	SITE PLAN				
3	MAR12/20	MK	SITE PLAN				
4	MAY26/20	MK	REVISIONS				
5	JUN05/20	MK	SITE, GRADING & SERVICING PLAN				

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3V 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

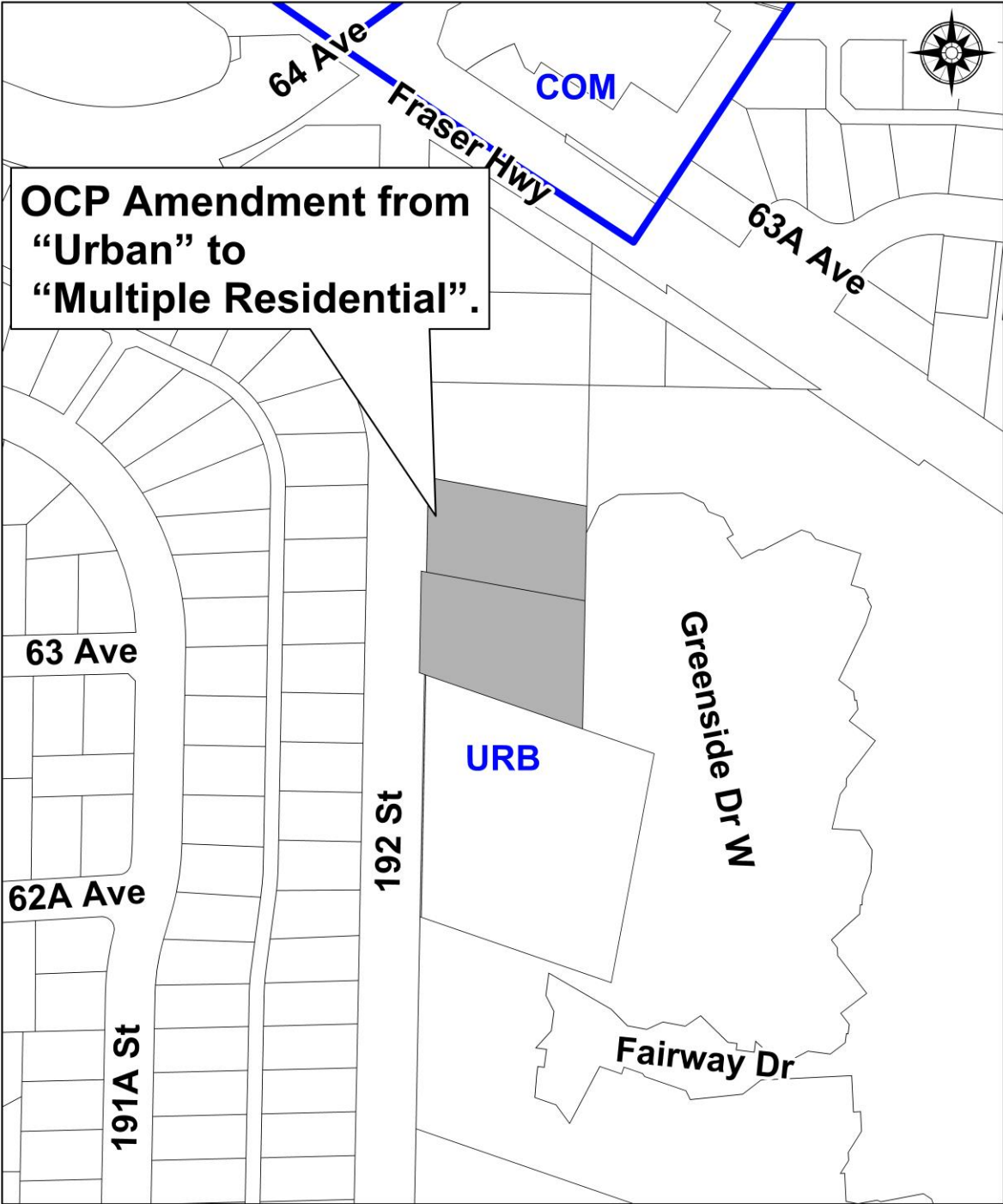
© Copyright Reserved.  
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**6280 & 6292**  
**192 STREET**  
 SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**  
 CLIENT  
 \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE DECEMBER 4, 2015

**T-2**  
 SHEET 2 OF 2





(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0253-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 008-689-601

Parcel "One" (Explanatory Plan 16739) Lot "B" Section 10 Township 8 New Westminster District Plan 13184

6292 – 192 Street

Parcel Identifier: 009-781-986

Lot "C" Section 10 Township 8 New Westminster District Plan 13184

6280 – 192 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum north (side) yard setback is reduced from 6.0 metres to 3.9 metres to the principal building face for proposed Building 1 and to 5.2 metres to the principal building face for proposed Buildings 3 and 5; and
  - (b) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum east (rear) yard setback is reduced from 6.0 metres to 4.5 metres to the principal building face for proposed Building 5 and 6.
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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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



**F. ADAB ARCHITECTS INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 987-3033 FAX: (604) 987-3033  
E-MAIL: rfa@fadab.com

This drawing, an instrument of service, is the property of F. Adab, Architect Inc. and may not be reproduced without his permission. All information shown on the drawing is for the use of this specific project only and will not be used otherwise without written permission from this office.

Contractors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and variations shown on drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

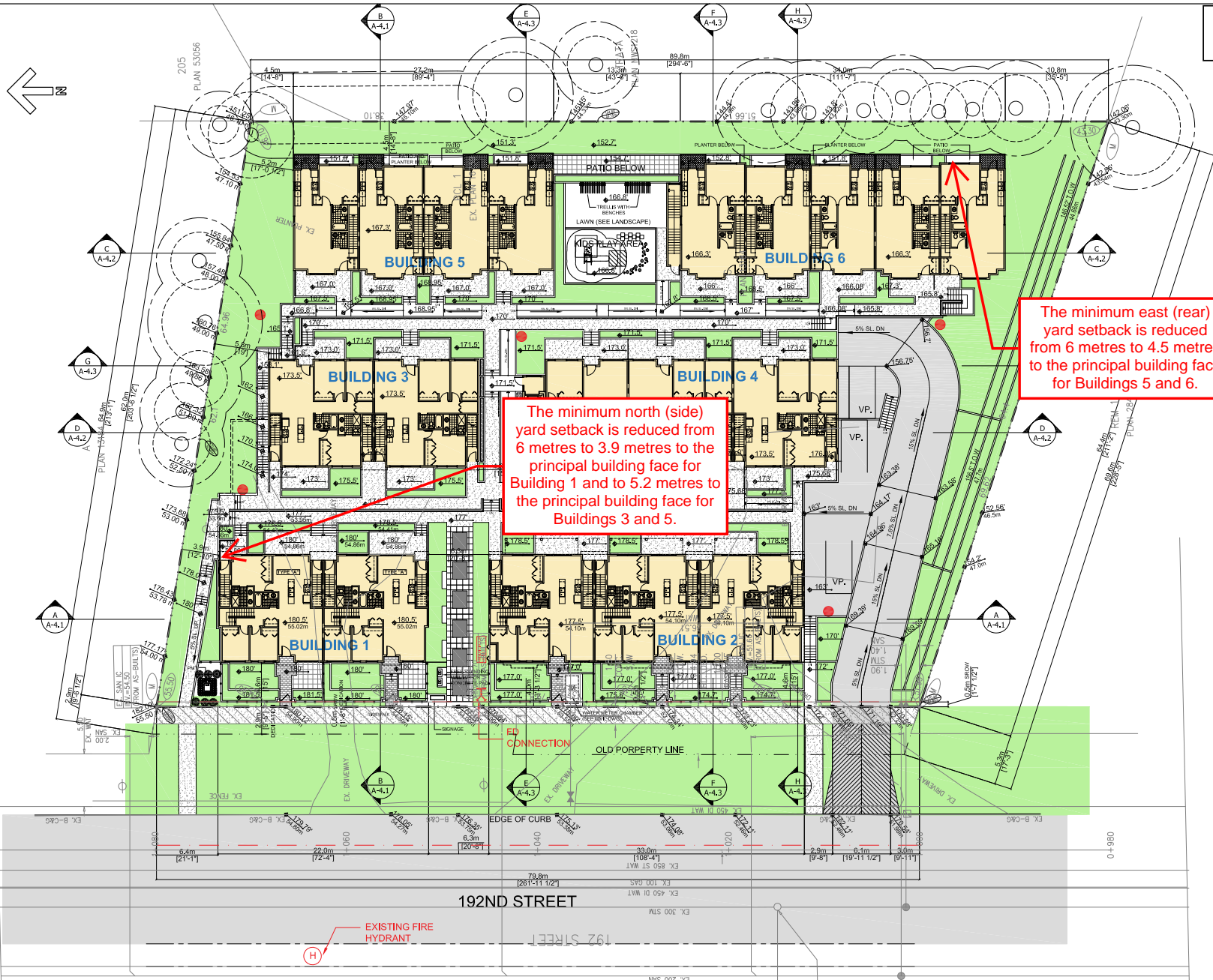
NO.	DATE	REVISION/ISSUED
6	23-06-20	REISSUED FOR COUNCIL REVIEW
5	09-04-20	ISSUED FOR COUNCIL REVIEW
4	01-11-19	INCORPORATED DRG COMMENTS
3	31-07-19	INCORPORATED DRG COMMENTS
2	22-10-18	REISSUED FOR DP & REZONING
1	08-06-18	ISSUED FOR REVIEW

PROJECT TITLE:  
**TOWNHOUSE DEVELOPMENT**  
6280 & 6292 192ND STREET  
SURREY, B.C.

FOR:  
**FALCON VILLA INC.**  
1377 - 65B AVE.  
SURREY, B.C.  
V3W 1Z7

DRAWING TITLE:  
**SITE PLAN**

DATE: OCT-17	SHEET NO:
SCALE: 1/32" = 1'-0"	<b>A-1.5</b>
DESIGN: FA,	
DRAWN: RL,	
PROJECT NO: 1705	



EXISTING FIRE HYDRANT