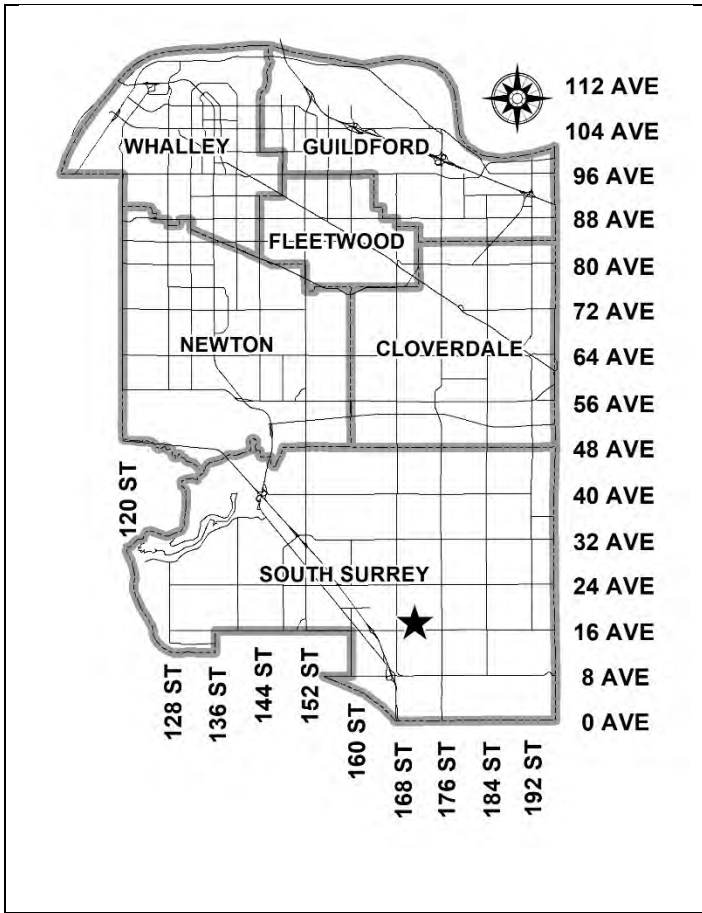


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0369-00
 7919-0369-01

Planning Report Date: October 3, 2022



PROPOSAL:

- **Rezoning** from RA to RM-30
- **Detailed Development Permit**
- **General Development Permit**
- **Development Variance Permit**

to permit the development of approximately 229 townhouses on 3 townhouse lots.

LOCATION:

- 17127 - 16 Avenue
- 17175 - 16 Avenue
- 17174 - 18 Avenue

ZONING:

RA

OCP DESIGNATION:

Urban and Conservation and Recreation

NCP DESIGNATION:

Medium Density Townhouse, Detention Pond, and Biodiversity Corridor



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing reductions to the building setbacks of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Medium Density Townhouse, Detention Pond, and Biodiversity Corridor designations in the Darts Hill Neighbourhood Concept Plan (NCP). The proposed density and building form are appropriate for this part of the Darts Hill NCP.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposed setback variance on the south side of proposed Lot 3 is an interface with the proposed stormwater detention pond and a Green Infrastructure Network (GIN) corridor.
- The subject application includes a stormwater detention pond consistent with the Darts Hill NCP. The applicant is proposing to front-end the proposed stormwater detention pond, which will provide drainage capacity for a portion of the Darts Hill NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Detailed Development Permit No. 7919-0369-00 for proposed Lot 2 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft General Development Permit No. 7919-0369-01 for proposed Lots 1 and 3 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7919-0369-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 1.99 metres for the risers on Lot 2;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.48 metres for the porch on Lot 2;
 - (c) to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 1.01 metres for the risers on Lot 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant to satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density above 20 units per acre, to the satisfaction of the General Manager, Planning and Development Department;

- (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (i) acceptance of the Riparian Areas Regulation Assessment Report (RAPR) by the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD);
- (j) conveyance of riparian areas and Green Infrastructure Network (GIN) corridor to the City;
- (k) the applicant satisfy the requirements for a 10-year P-15 agreement for works in the proposed detention pond and Green Infrastructure Network (GIN) areas;
- (l) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (n) 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 and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
- (o) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	One single family residential lot and two vacant lots	Medium Density Townhouse, Detention Pond, and Biodiversity Corridor	RA
North (Across 18 Avenue):	Single family residential	Parks and Open Space	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 172 Street):	Single family residential	Medium Density Townhouse, and Biodiversity Corridor	RA
South (Across 16 Avenue):	Agricultural parcel within the Agricultural Land Reserve	n/a	A-1
West (Across 171 Street):	Single family residential	Detached Residential, Semi-Detached Residential, Medium Density Townhouse, and Biodiversity Corridor	RA

Context & Background

- The subject site consists of 3 parcels at 17127/17175 – 16 Avenue and 17174 – 18 Avenue and is 7.3 hectares (18.0 acres) in area. The site is zoned "One-Acre Residential Zone" (RA) and is designated Urban in the Official Community Plan (OCP) and Medium Density Townhouse, Detention Pond, and Biodiversity Corridor in the Darts Hill Neighbourhood Concept Plan (NCP).
- Two of the properties are vacant, and one property contains a single family dwelling. The properties are forested and contain some watercourses, primarily along the north, east and south property lines. The site has a significant slope from the north (higher) to the south (lower).
- The subject development site is bordered to the north, east and west by single family acreage parcels. To the south, across 16 Avenue, is an agricultural parcel, as the lands south of 16 Avenue are within the Agricultural Land Reserve (ALR).

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - A rezoning from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30);
 - A Form and Character Detailed Development Permit to permit 73 townhouse units on proposed Lot 2;
 - A Form and Character General Development Permit to permit 156 townhouse units in total on proposed Lots 1 and 3;
 - A Hazard Lands Development Permit to ensure appropriate development on this sloped site; and

- A Sensitive Ecosystem Development Permit to ensure appropriate riparian interfaces.
- The applicant is also proposing a subdivision to create 3 townhouse lots, a City-owned detention pond lot and a City-owned Green Infrastructure Network (GIN) lot.

	Proposed
Lot Area	
Gross Site Area:	7.3 hectares
Road Dedication:	1.33 hectares
Detention Pond Area:	0.85 hectares
GIN Corridor Area:	0.19 hectares
Riparian Area Dedication:	0.92 hectares
Net Site Area:	4.03 hectares
Number of Lots:	3 townhouse lots, a City-owned detention pond lot and a City-owned Green Infrastructure Network (GIN) lot.
Building Height:	9.2 metres
Unit Density:	56 to 60 units per hectare
Floor Area Ratio (FAR):	0.84 to 0.87
Floor Area	
Residential:	33,608 square metres
Residential Units:	
3-Bedroom:	39
4-Bedroom:	190
Total:	229

Referrals

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

School District: **The School District has advised that there will be approximately 114 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

64 Elementary students at Edgewood Elementary School
 27 Secondary students at Grandview Heights Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.

Parks, Recreation & Culture:	<p>The closest future active park is located directly north of 18 Avenue, and the closest natural area is 126A – Neighbourhood Park and is 300 metres away as part of the Darts Hill Neighbourhood Concept Plan (NCP).</p> <p>Parks accepts the voluntary conveyance of the aquatic/riparian compensation areas and the streamside setback protection area for retained watercourses as lots, without compensation. Parks accepts the conveyance of the 5 metre wide parkland along the eastern edge of the site for a park pathway in accordance with the Darts Hill NCP. A two (2) metre wide path is to be constructed by the developer as part of their frontage works.</p> <p>Parkland acquisition is required for the additional GIN parkland proposed through this application. Exact size and location of area to be acquired to be finalized through detailed design of the pond, accesses, servicing, compensation requirements and other details.</p> <p>A 10-year P-15 agreement is required for monitoring and maintenance of replanting in purchased GIN land impacted by development, conveyed aquatic/riparian compensation areas, and riparian areas of retained watercourses. Parks does not support the full tree removal proposed in the GIN lot, 16 Avenue, and 172 Street right-of-way. Further review of tree removal and retention is required during the detailed design phase and in conjunction with the planting plans for the P-15.</p>
Department of Fisheries and Oceans (DFO):	No concerns, provided the appropriate measures are followed, as outlined in DFO's letter dated August 5, 2021.
Ministry of Forests, Lands and Natural Resource Operations and Rural Development (MFLNRORD):	The MFLNRORD letter dated March 17, 2022 indicated support for the proposal. However, MFLNRORD approval is still required for implementation of the 16 Avenue multi-use pathway.
Surrey Fire Department:	No concerns.
Agriculture, Environment, and Investment Advisory Committee (AEIAC):	The application was not referred to AEIAC as the proposal is providing a significantly larger Agricultural Land Reserve (ALR) buffer than is required in the Official Community Plan.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found acceptable to bring forward for Council consideration. Some design refinement on building elevations is required prior to final adoption.

Transportation Considerations

- The applicant is proposing to dedicate land to allow for the widening of 16 and 18 Avenues, provision of a half-road for 171 Street, and 17 Avenue.

- The applicant is also conveying a 10-metre wide pedestrian street between proposed Lots 1 and 2 and will also be providing for a multi-use pathway on the north side of 16 Avenue. The proposed detention pond lot will also have a pathway for access that may be used by pedestrians. North-south walkways are also proposed along the 172 Street riparian area, on the eastern sides of the three proposed townhouse lots.
- The nearest bus stops are approximately 2.0 kilometres away, at 16 Avenue and King George Boulevard. These stops are served by the 321 (White Rock/Newton/Surrey Central Station), 375 (White Rock/Guildford), and 363 (SouthPointe/Peace Arch Hospital) bus routes.

Parkland and/or Natural Area Considerations

- The applicant is proposing to convey the 18 Avenue and 172 Street riparian areas to the City, at no cost, for the purposes of riparian protection. The applicant will also be conveying the aquatic compensation areas and riparian protection areas (within the Green Infrastructure Network (GIN) corridor) along 16 Avenue to the City at no cost. The balance of the GIN corridor along 16 Avenue is to be acquired by the City.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated General Urban in Metro Vancouver's Regional Growth Strategy (RGS). The General Urban designation is typically intended for residential neighbourhoods and centres, which are supported by shopping, services, institutions, recreational facilities, and public parks. As such, the proposal for townhouses complies with the RGS designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP) and the proposal complies with the designation.

Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided in italics):
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).

(The proposed development complies with the RGS designation.)

- A3.4 – Retain existing trees and natural and heritage features in existing neighbourhoods, where possible.

(The proposed development retains 120 trees in the riparian protection area to be conveyed to the City.)

- A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - provide housing options.

(The proposed development will provide townhouse living options in the Darts Hill Neighbourhood Concept Plan area.)

- C1.2 – Encourage the development of more compact and efficient land uses and servicing systems, emphasizing infill and intensification in order to use existing infrastructure systems efficiently and to minimize the costs of new utility infrastructure.

(The proposed development is a compact and efficient land use.)

Secondary Plans

Land Use Designation

- The subject site is designated Medium Density Townhouse, Detention Pond, and Biodiversity Corridor in the Darts Hill Neighbourhood Concept Plan (NCP). The proposal complies with the designations.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	Lot 1: 60 units per hectare (24 upa) Lot 2: 60 units per hectare (24 upa) Lot 3: 56 units per hectare (23 upa)
Floor Area Ratio:	1.0	Lot 1: 0.87 Lot 2: 0.84 Lot 3: 0.87
Lot Coverage:	45%	Lot 1: 41% Lot 2: 40% Lot 3: 39%
Yards and Setbacks		
Front yard:	4.5 metres	Variances – see below.
Side yard:	6.0 metres	
Street side yard:	4.5 metres	
Rear yard	6.0 metres	
Height of Buildings		
Principal buildings:	13 metres	Lot 1: 9.2m
Accessory buildings:	11 metres	Lot 2: 9.2m Lot 3: 9.2m
Amenity Space		
Indoor Amenity:	Lot 1: 210 sq.m. Lot 2: 219 sq.m. Lot 3: 255 sq.m.	Lot 1: 219 sq.m. Lot 2: 219 sq.m. Lot 3: 272 sq.m. The proposed areas meet the Zoning By-law requirement.
Outdoor Amenity:	Lot 1: 210 sq.m. Lot 2: 219 sq.m. Lot 3: 255 sq.m.	Lot 1: 384 sq.m. Lot 2: 529 sq.m. Lot 3: 578 sq.m. The proposed areas exceed the Zoning By-law requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Channelized Class A (red-coded) Stream in 172 Street road allowance:	25 metres	25 metres
Class B (yellow-coded) Stream in 18 Avenue road allowance:	15 metres	22 metres
Class B (yellow-coded) Streams along 16 Avenue:	15 metres	15 metres

Parking (Part 5)	Required	Proposed
Number of Stalls – Lot 1		
Residential:	142	142
Residential Visitor:	14	15
Total:	156	157
Tandem (%):	50% (maximum permitted)	0%
Number of Stalls – Lot 2		
Residential:	146	146
Residential Visitor:	15	16
Total:	161	162
Tandem (%):	50% (maximum permitted)	0%
Number of Stalls – Lot 3		
Residential:	168	168
Residential Visitor:	17	47
Total:	185	185
Tandem (%):	50% (maximum permitted)	0%

- For the three sites, the applicant is proposing to provide 456 resident parking spaces and 48 visitor parking spaces, for a total of 504 residential parking spaces, which meets the Zoning By-law requirements.
- The proposed density and Floor Area Ratio (FAR) complies with the RM-30 Zone on all three lots, with the following break-down:
 - Lot 1: 60 units per hectare (24 upa), FAR of 0.87
 - Lot 2: 60 units per hectare (24 upa), FAR of 0.84
 - Lot 3: 56 units per hectare (23 upa), FAR of 0.87
- The proposal complies with the RM-30 Zone, with the exception of the below identified variances.

Variance

- The applicant is requesting the following variances for Lot 2 (Detailed Development Permit):
 - to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 1.99 metres for the risers on Lot 2;
 - to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.48 metres for the porch on Lot 2; and
 - to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 1.01 metres for the risers on Lot 2.

- The proposed east and south setback relaxations are to permit some risers within the setback area. The building face complies with the setback provisions. For the north setback relaxation, although it is technically a side yard, it functions as more of a front yard, as the units along the north property line front a 10-metre wide pedestrian street with a multi-use pathway. The units are set back 5 metres from the property line public realm, just as they do along the other street frontages.
- The proposed setbacks comply with the 5.0-metre setback to the street indicated in the Darts Hill Neighbourhood Concept Plan (NCP).
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than 20 units per acre, as the applicant is proposing to not implement the Zero Carbon Initiative identified in the Darts Hill Neighbourhood Concept Plan. The Tier 2 CAC contribution is required to be paid prior to final adoption.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on October 8, 2021, and the Development Proposal Signs were installed on November 3, 2021. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows in the 172 Street road allowance east of the site and the Class B watercourses found along the north and south property lines of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. A Class B (yellow-coded) water course requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Brennan Anstey, *R.P. Bio.*, of Pinchin and dated June 30, 2022 was reviewed by staff and found to be generally acceptable. A peer review was prepared by Afshin Parsamanesh, *R.P. Bio.*, of Enkon Environmental Ltd., and was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.
- Brennan Anstey, *R.P. Bio.*, of Pinchin prepared a Riparian Area Protections Regulations (RAPR) report for the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD). Acceptance of the RAPR has yet to be provided by FLNRORD.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along 16 Avenue. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Redwood BCS management area, with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- The development proposal conserves approximately 5,155 square meters of the southern GIN corridor through Parkland Conveyance and acquisition. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations for the South GIN corridor (target width of 50 metres), an additional approximately 4,120 square meters of the GIN area would be required on the subject site. This has not been provided by the development proposal due to the need for a City-owned detention pond at this location. It is noted that the detention pond area will also act as wildlife habitat, in addition to its drainage function.
- An Ecosystem Development Plan, prepared by Brennan Anstey, *R.P. Bio.*, of Pinchin and dated June 30, 2022, was reviewed by staff and found to be generally acceptable. A peer review was prepared by Afshin Parsamanesh, *R.P. Bio.*, of Enkon Environmental Ltd., and was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site is higher on the north portion of the site (18 Avenue) and slopes down to the south (16 Avenue). The applicant's geotechnical engineer states that "The City of Surrey GIS indicates that the steepest slope section on-site is measured at about 3H:1V, however, the majority of the slopes are relatively flat at less than 12H:1V."
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants Ltd and dated August 19, 2022, was peer reviewed by Thanh V. Lee, *P. Eng.*, of Terran Geotechnical Consultants Ltd. and found to be generally acceptable by the peer reviewer. The report was confirmed as part of the peer review to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including removal of existing topsoil and loose or disturbed soils, specifications for footings/foundations, slab-on-grade specifications and retaining wall loading recommendations.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary (on the south side of 168 Street). The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for multiple family uses are outlined below (*with staff comments in italics*):
 - The minimum building setback for the ALR boundary is 30 metres.
(The nearest buildings in the proposal on Lot 3 are setback approximately 75 metres from the ALR boundary.)
 - Provide a minimum of 3.5 metres of rear yard space between multiple family dwellings and landscaped buffers.
(The nearest buildings on Lot 3 are setback 5.0 metres from the detention pond 4-metre wide access pathway. The Green Infrastructure Network (GIN) corridor area is south of the detention pond access pathway.)
 - The minimum vegetated buffer width is 24 metres.
(The applicant is proposing a vegetated GIN area that varies in width from 16.5 metres to 45.5 metres, for an average GIN corridor width of approximately 30 metres. In addition, at the narrowest part of the GIN corridor, a 0.82 hectare (2.0 acres) detention pond will be located between the townhouse units and 16 Avenue, as shown in Appendix I.)
 - Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(A planting plan for the GIN area will be established.)

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour, and dust.

(As a 75-metre wide ALR buffer is proposed, this Restrictive Covenant is not required.)

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).
- A Detailed Development Permit to permit 73 townhouse units is on proposed Lot 2, and General Development Permit to permit 71 townhouse units on proposed Lot 1 and 85 townhouse units on Lot 3. In total, the applicant is proposing 229 townhouses.
- The number of dwelling units within each individual building varies from 2 to 6 units. Of the total 229 townhouse units, 39 are proposed as 3-bedroom units and 190 are proposed as 4-bedroom units. No tandem parking units are proposed – all units have a side-by-side double garage. The unit sizes range from 136 square metres to 193 square metres.
- The site plan reflects an effort to orient as many buildings as possible to be street-facing, to provide an attractive streetscape. In addition, all of the street-fronting units will contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the public realm. In addition, the units facing a public realm (i.e. pathway) will have ground-level habitable rooms with a door and associated outdoor patio space oriented towards the public realm to engage with and provide casual surveillance.
- The proposed development uses brick (red), vertical and horizontal hardi-plank siding (white, blue, hardi-shingle siding (white) and high profile asphalt shingles.

Landscaping

- The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 0.9 metre high cedar plank fence with picket entry gates is proposed by the street frontages. The fence will be set back from the property line to allow for some of planting in front of the fence.

- Decorative paving is proposed at the vehicular entrances and concrete unit pavers are proposed for the visitor parking spaces. Structured soil is proposed for the majority of the parking aprons, to facilitate tree planting in the drive-aisle areas.
- Publicly accessible open space pedestrian plazas are proposed at the corner of each proposed townhouse lot. Various pedestrian pathways and connections are proposed throughout the site.

Indoor Amenity

- The Zoning By-law requires that a total of 687 square metres of both indoor and outdoor amenity space be provided for the residential units, based on the requirement of 3 square metres per dwelling unit.
- The proposed indoor amenity and the cash-in-lieu contribution meet the minimum required of the Zoning By-law. Below is a break-down per proposed lot:

	Required	Proposed
Lot 1	210 square metres	216 square metres
Lot 2	219 square metres	219 square metres
Lot 3	255 square metres	272 square metres

- There is one indoor amenity building proposed for each lot. In all three lots, the indoor amenity space is adjacent the outdoor amenity space. They are all centrally located and not facing the street, as per urban design guidelines.
- All three amenity buildings are proposed as 2-storey buildings. For proposed Lot 2, with the Detailed Development Permit, the amenity building contains a lounge with a kitchen area and bathrooms on the lower floor, and a multi-purpose room with bathrooms on the upper floor. The upper floor has a balcony area as well.

Outdoor Amenity

- The Zoning By-law requires that a total of 687 square metres of both indoor and outdoor amenity space be provided for the residential units in the proposed buildings, based on the requirement of 3 square metres per dwelling unit.
- The proposed outdoor amenity space meets the minimum requirements of the Zoning By-law. Below is a break-down per proposed lot:

	Required	Proposed
Lot 1	210 square metres	384 square metres
Lot 2	219 square metres	529 square metres
Lot 3	255 square metres	578 square metres

- All of the outdoor amenity areas are centrally located within each lot and are located adjacent to the indoor amenity buildings. Programming within the various outdoor amenity areas includes outdoor seating, barbeque facilities, open lawn, and children's play equipment.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include adding more articulation and visual interest to the townhouse elevations. The applicant has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	295	147	148
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	83	70	13
Hawthorn sp.	4	3	1
Apple	7	6	1
Cherry, Bitter	4	3	1
Birch, Paper	22	17	5
Plum	1	1	0
Maple, Vine	1	0	1
Coniferous Trees			
Douglas-fir	9	7	2
Fir, Grand	1	1	0
Cedar, Western Redcedar	34	18	16
Hemlock, Western	4	4	0
Pine, Shore	1	0	1
Total (excluding Alder and Cottonwood Trees)	171	133	41
Additional Estimated Trees in the proposed Open Space / Riparian Area	177	57	120
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		182	
Total Retained and Replacement Trees		371	
Contribution to the Green City Program		\$92,400	

- The Arborist Assessment states that there are a total of 171 mature trees on the site, excluding Alder and Cottonwood trees. Two hundred ninety-five (295) existing trees, approximately 63% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 189 can be retained as part of this development proposal, as only Lot 2 is currently proposed to have a Detailed Development Permit, and therefore the trees on Lots 1 and 3 will be retained until further review is done under a Detailed Development Permit application. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 177 protected trees that are located within the proposed open space /riparian area. The trees within the proposed open space/riparian area are to be retained, except where removal is required due to hazardous conditions, potential grading conflicts, servicing requirements and/or construction of wetland compensation. Parks does not support the full tree removal proposed in the GIN lot, 16 Avenue, and 172 Street right-of-way. Further review of tree removal and retention is required during the detailed design phase and in conjunction with the planting plans for the P-15 agreement.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated 10-year P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the Green Infrastructure Network (GIN) area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 413 replacement trees on the site. The applicant is proposing 182 replacement trees on proposed Lot 2 (Detailed Development Permit). Since only 182 replacement trees are proposed at the current time, the deficit of 231 replacement trees will require a cash-in-lieu payment of \$92,400, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law. Further replacement tree planting is anticipated when Detailed Development Permit applications for proposed Lots 1 and 3 are brought forward by the applicant.
- The new trees on the site will consist of a variety of trees including maples, dogwood, magnolia, spruce, and Douglas-fir.
- In summary, a total of 371 trees are proposed to be retained or replaced on the site with a contribution of \$92,400 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

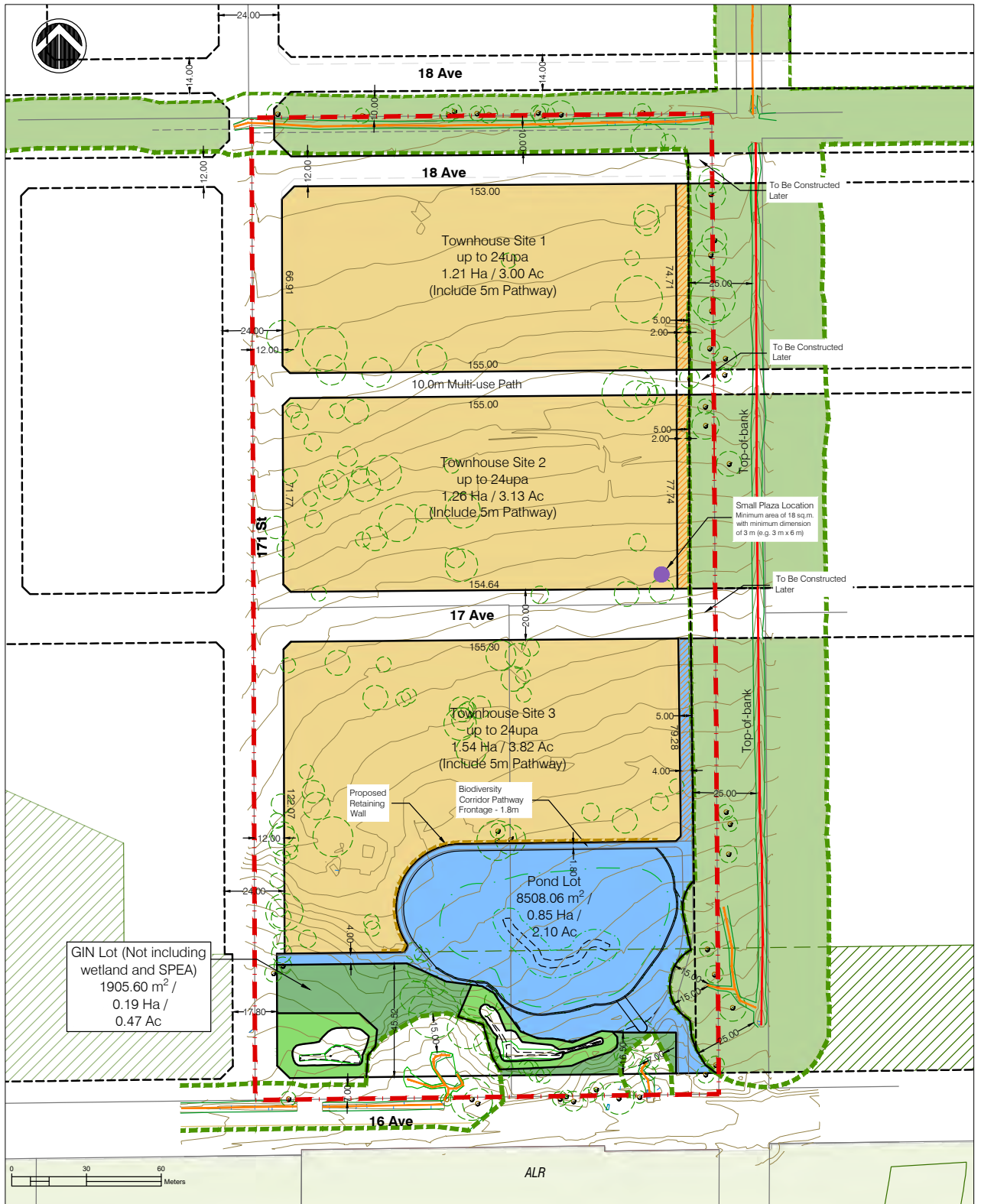
- Appendix I. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans for Lot 2 (Detailed DP)
- Appendix II Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans for Lots 1 and 3 (General DP)
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7919-0369-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

KB/cm

Appendix I



GIN Lot (Not including wetland and SPEA)
1905.60 m² /
0.19 Ha /
0.47 Ac

- | | |
|-------------------------------------|---|
| Watercourse Class A | Proposed Pond Lot (8508.06 m ² / 0.85 Ha / 2.10 Ac) |
| Watercourse Class B | Proposed GIN Lot (1905.60 m ² / 0.19 Ha / 0.47 Ac) |
| Tree Protection Zone of Bylaw Trees | Riparian Planting Area (1152.28 m ² / 0.11 Ha / 0.28 Ac) |
| GIN per NCP | 5.0m Park Path Area |
| Bylaw Environmental Setback | Townhouse Site Area |
| Bylaw Environmental Area | |

Canadian Horizons (Pacific Heights East)
Development Corp.
Subdivision Development
17174 18 Ave, 17127 and 17175 16 Ave, Surrey

SUBDIVISION CONCEPT

LEGAL DESCRIPTION
PID 000-476-706
PID 006-290-299
PID 011-336-391

GROSS SITE AREA
7.3 hectares / 18.0 acres

TOWNHOUSE SITE 1 AREA
(includes 5.0m park path)
1.21 hectares / 3.00 acres

TOWNHOUSE SITE 2 AREA
(includes 5.0m park path)
1.26 hectares / 3.13 acres

TOWNHOUSE SITE 3 AREA
(Excludes 5.0m park path)
1.54 hectares / 3.82 acres



Project 16-564
08 / 09 / 2022
Drawn by: AR

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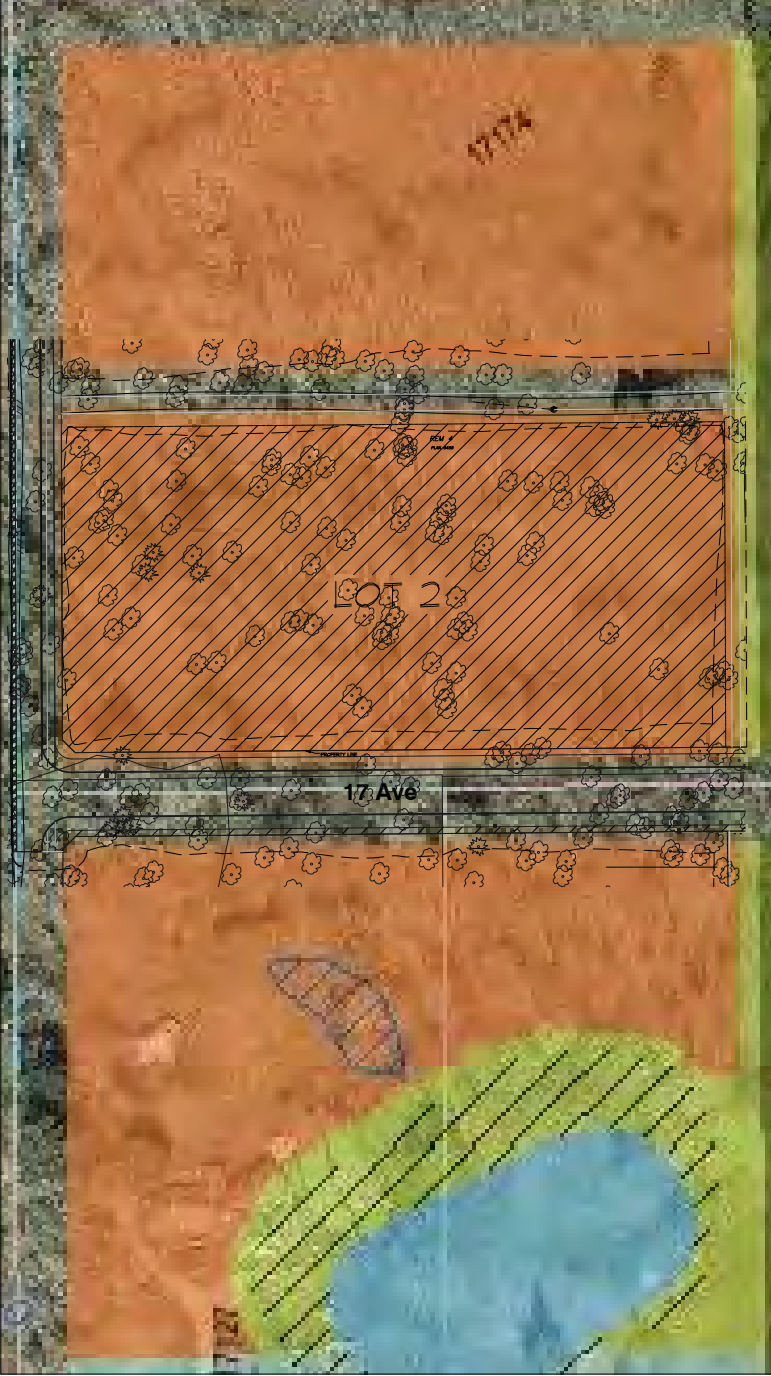
ISSUE	DATE	BY	ISSUED FOR



004-c02-2q

DESIGN :	M.D.	DRAWN :	DATE :	SCALE :

CLIENT : CREGGIE (GRANDVIEW HEIGHTS) DEVELOPMENT LLP	PROJECT : TOWNHOUSE DEVELOPMENT	SHEET CONTAINS : CONTEXT PLAN & DEVELOPMENT DATA
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**LOT 2
 DEVELOPMENT DATA**

SITE AREA : 131803 S.F. 3,026 AC 12244.90 M2 1,224 Ha
 DENSITY : 24.1 U.P.A 59.6 U.P.Ha. (73 UNITS)
 F.A.R. : .84 (110,688 S.F.)
 Lot coverage : 39.56% (52,147 S.F.)

PARKING :
 REQUIRED :
 RESIDENTIAL : 2 SPACES PER UNIT = 146 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 14.6 SPACES
 TOTAL : 160.6 SPACES

PROVIDED :
 RESIDENTIAL : 146 SPACES
 VISITOR : 16 SPACES
 TOTAL : 162 SPACES

PUBLIC BIKE PARKING : 0%
 TANDEM PARKING : 0%
 DOUBLE GARAGE : 100%

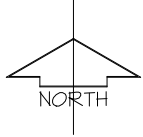
AMENITY:
 OUTDOOR:
 REQUIRED: 219 m2 2,357 S.F.
 PROPOSED: 529 m2 5,692 S.F.

INDOOR:
 REQUIRED: 219 m2 2,357 S.F.
 PROPOSED: 219 m2 2,360 S.F.

BUILDING HEIGHT : 9.20M
 SETBACKS : 5M for all property lines

UNIT BREAKDOWN

UNIT A	4 BED	1,461 S.F.	12 UNITS	UNIT G1	3 BED+FLEX	2,080 S.F.	2 UNITS
UNIT A1	4 BED	1,494 S.F.	3 UNITS	UNIT D	4 BED	1,470 S.F.	25 UNITS
UNIT A2	4 BED	1,506 S.F.	3 UNITS	UNIT D1	4 BED	1,503 S.F.	2 UNITS
UNIT A3	4 BED	1,551 S.F.	3 UNITS	UNIT D2	4 BED	1,506 S.F.	7 UNITS
UNIT A4	4 BED	1,547 S.F.	1 UNITS	UNIT D3	4 BED	1,479 S.F.	4 UNITS
UNIT A5	4 BED	1,576 S.F.	3 UNITS	UNIT D4	4 BED	1,477 S.F.	1 UNITS
UNIT C	3 BED+FLEX	2,032 S.F.	4 UNITS				73 UNITS



CONTEXT PLAN & DATA

SCALE : 1" = 50'-0"

barnett dembek
 7536 130 STREET, SURREY, B.C. V3W 1T8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dempek.com

CLIENT NO. SHEET NO.
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PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE PLAN 4 DATA

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22004	AC-104
PROJECT NO.	REV. NO.

PHASE 4

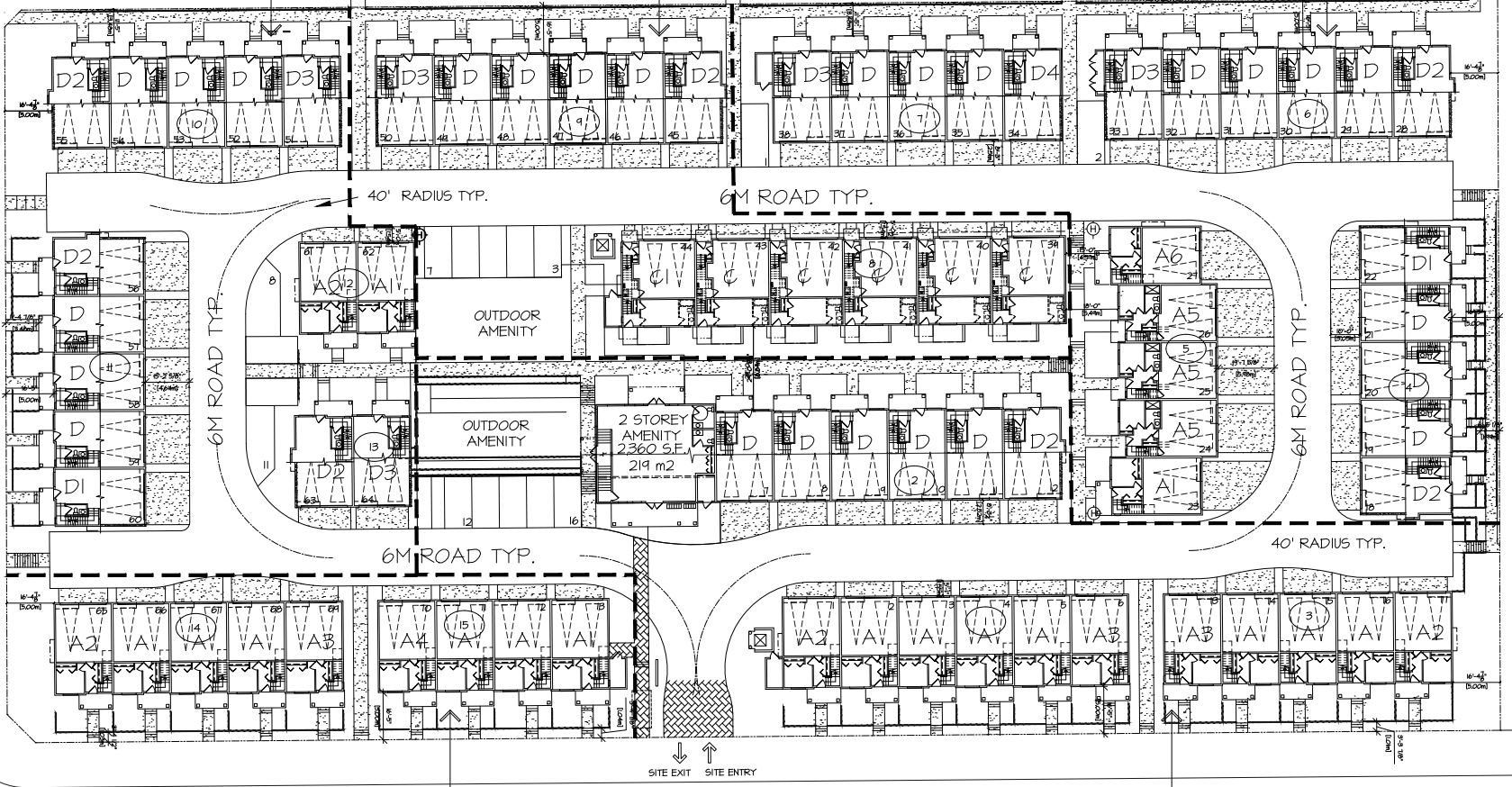
PHASE 3

PHASE 2

10.0m Multi-use Path

171 St

17 Ave



LEGEND

- DISTANCE FROM HYDRANT TO PRINCIPAL ACCESS PUMP (10')
- RETAINING WALLS
- PHASE LINE
- PROPOSED HYDRANT

NOTE:
 STANDPIPE CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LANDING.
 THE CITY OF SURREY BY-LAW NUMBER FOR RELIABLE SAFETY 5-GC/16 RATION APPLICATION APPLIES TO THIS BUILDING.
 IN ORDER TO AID SUPPRESSOR OPERATIONS, PROVIDE A ROOF TOP STANDPIPE CONNECTION.
 DIE TO SHEET, INSTALL A FIRE DEPARTMENT CONNECTION THAT CAN NOT BE DISASSEMBLED OR REMOVED FROM THE OUTSIDE.
 SUBMIT A FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.
 THE FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH FIRE DEPT FOR THE APPROVED BOX.
 STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 13

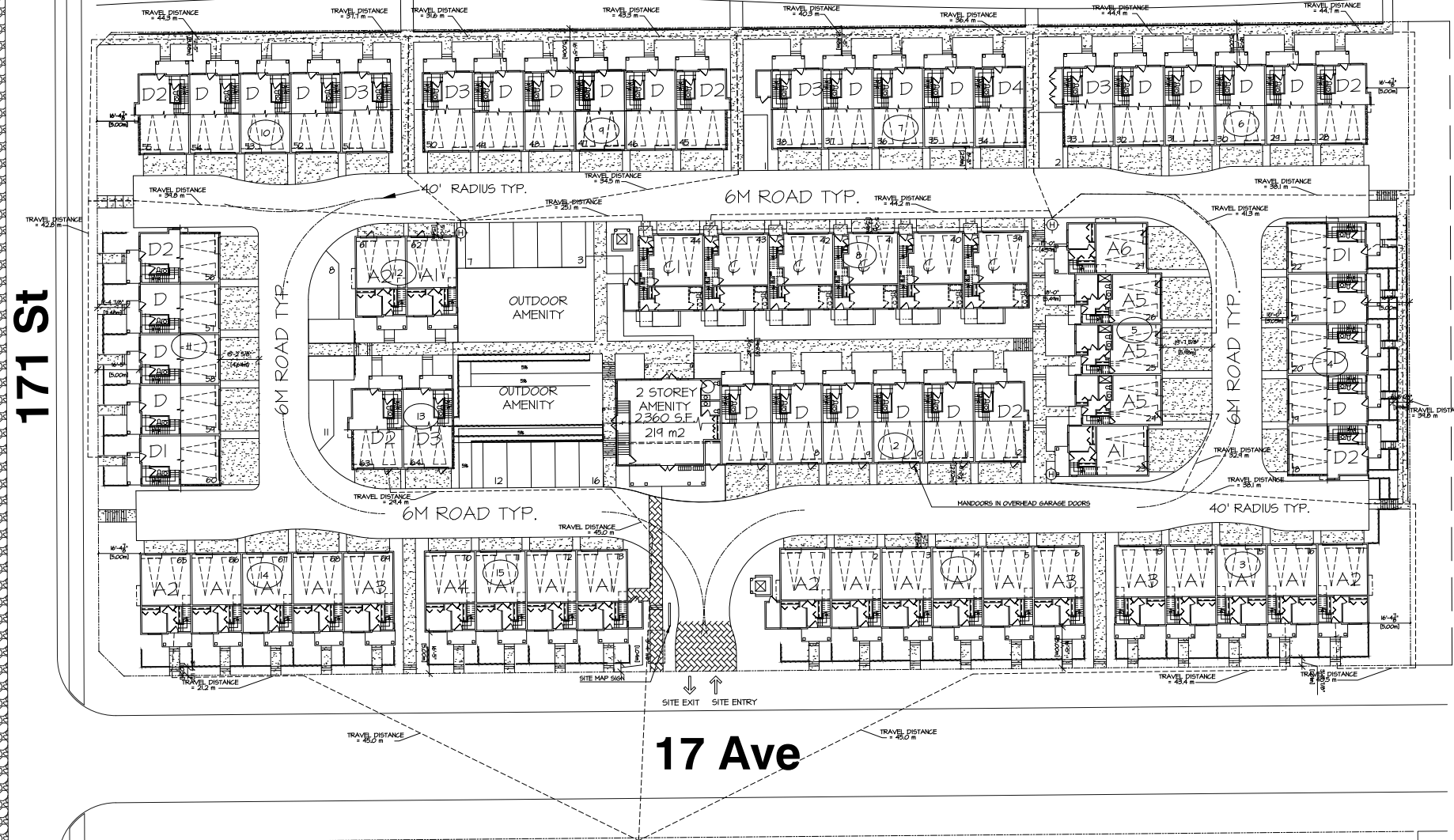


PHASING PLAN

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10.0m Multi-use Path



171 St

17 Ave

LEGEND

	DISTANCE FROM HYDRANT TO PRINCIPAL ACCESS POINT (M)
	RETAINING WALLS
	PHASE LINE
	PROPOSED HYDRANT

NOTE:
 STANDPIPE CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LANDING.
 THE CITY OF SURREY (PLAN NUMBER FOR RELIABLE SAFETY & CONFORMING APPLICATION APPLIES TO THIS BUILDING).
 IN ORDER TO AID SUPPRESSOR OPERATIONS, PROVIDE A ROOF TOP STAIRWELL CONNECTION.
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 STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 10



FIRE ACCESS PLAN
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CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP	PROJECT : TOWNHOUSE DEVELOPMENT	SHEET CONTENTS : CONCEPTUAL SITE PLAN 4 DATA
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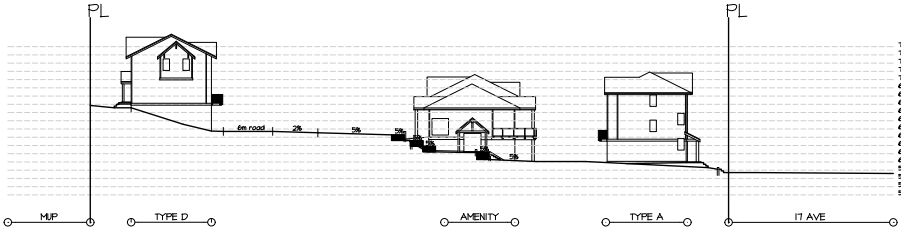
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 EMAIL: moib@barnett-dembec.com

CLIENT NO.	SHEET NO.
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22004	AC-103

SECTION A-A

SCALE: 1" = 40'-0"



SECTION C-C

SCALE: 1" = 40'-0"

SECTION E-E

SCALE: 1" = 40'-0"



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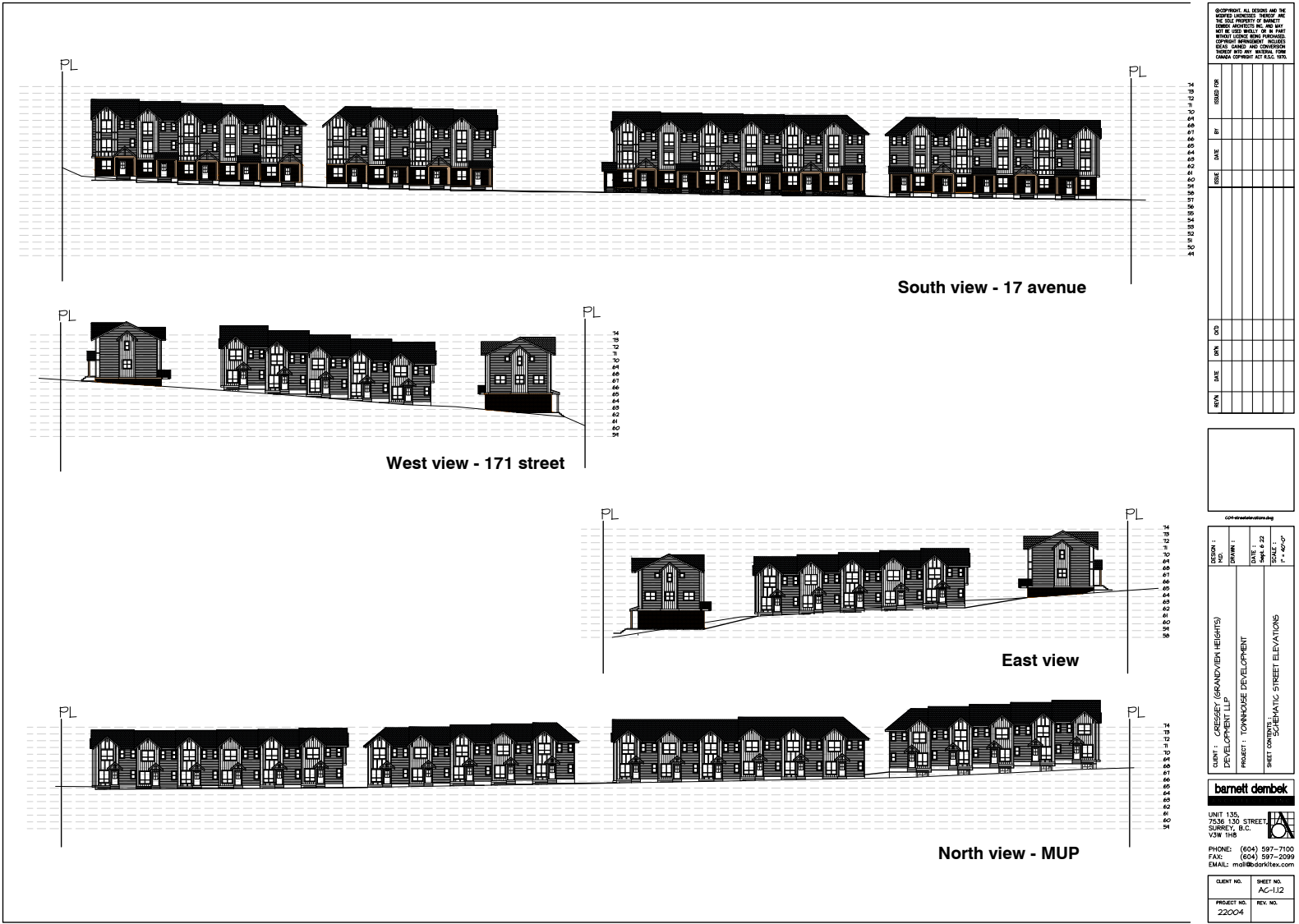
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PROJECT: TOWNHOUSE DEVELOPMENT			
SHEET CONTENTS: CONCEPTUAL SITE SECTIONS			

barnett danbek

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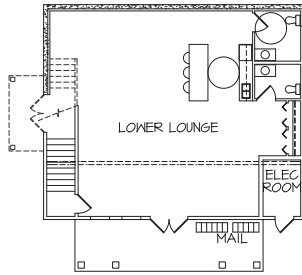
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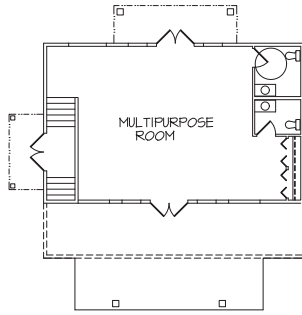
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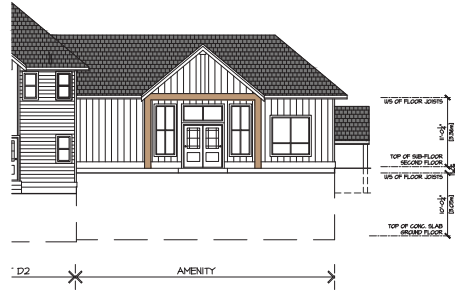
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22004	AC-112
PROJECT NO.	REV. NO.
22004	



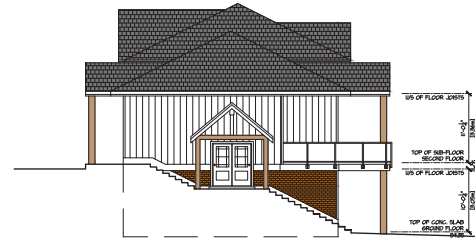
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UPPER FLOOR
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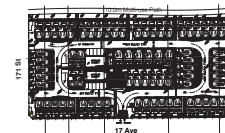
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WEST ELEVATION
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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

AMENITY

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CORRECTIONS

NO.	DATE	DESCRIPTION

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PROJECT : TOWNHOUSE DEVELOPMENT
SHEET CONTENT: CONCEPTUAL ELEVATIONS

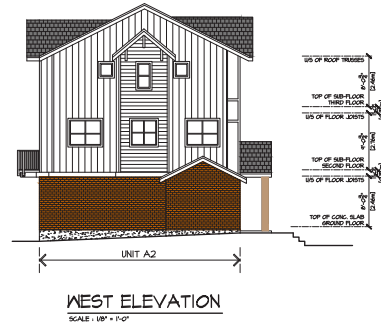
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PROJECT NO.: 22004
REV. NO.:

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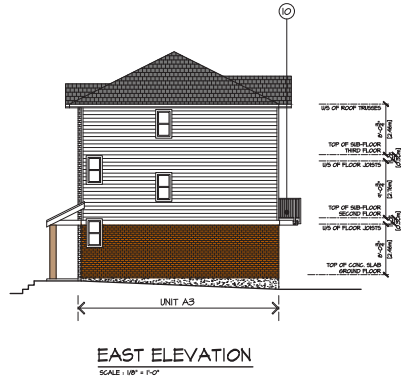
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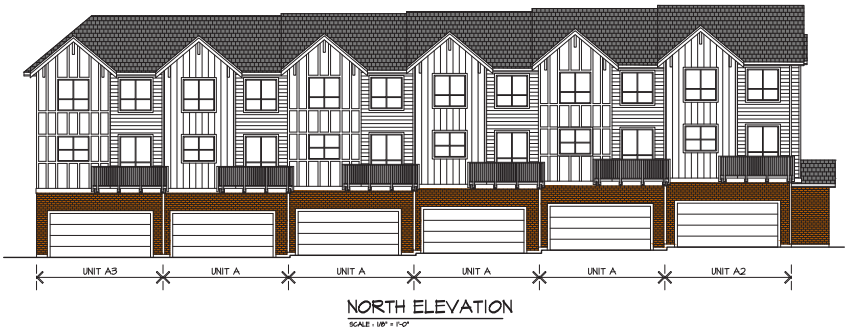
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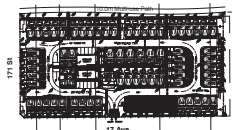
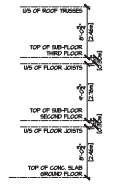
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- ② PREFINISHED ALUMINUM GUTTER OR 2 x 8 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS G/M 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILINGS
- ⑪ BOARD AND BATTEN SIDING



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



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



KEY PLAN

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BY	
DATE	
ISSUE	
REV#	
DATE	
BY	
DATE	
REV#	

CORRECTIONS	
NO.	
DATE	
BY	
REASON	

CLIENT :	CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
DESIGN :	DATE : 1/22
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET NO. :	CONCEPTUAL ELEVATIONS
SCALE :	1/8" = 1'-0"

bennett dembek

UNIT 135
7536 130 STREET
SURREY, B.C.
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PHONE: (604) 597-7100
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EMAIL: mtd@bennett-dembek.com

CLIENT NO.	AC-401
PROJECT NO.	22004
REV. NO.	

BUILDING #1



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ISSUED FOR	BY	DATE	REVISION	DATE

NO.	DESCRIPTION

NO.	DESCRIPTION

CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT: TOWNHOUSE DEVELOPMENT
SHEET CONCEPTUAL ELEVATIONS

barnett dembek

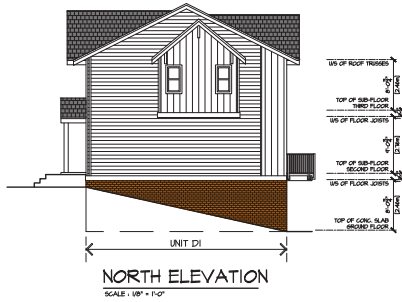
UNIT 135
7538 130 STREET
SURREY, B.C.
V3N 1H6

PHONE: (604) 597-7100
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EMAIL: info@barnett-dem-bek.com

CLIENT NO. 22004	SHEET NO. AC-102
PROJECT NO. 22004	REV. NO.



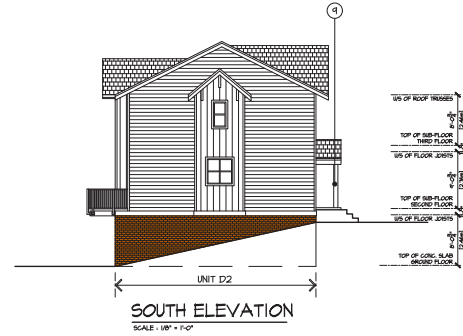
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

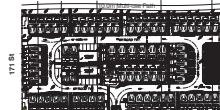
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- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ BOARD AND BATTEN SIDING



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



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



KEY PLAN

BUILDING #4

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ISSUED FOR	BY	DATE	ISSUE	REV.	DATE

NO.	DATE	DESCRIPTION

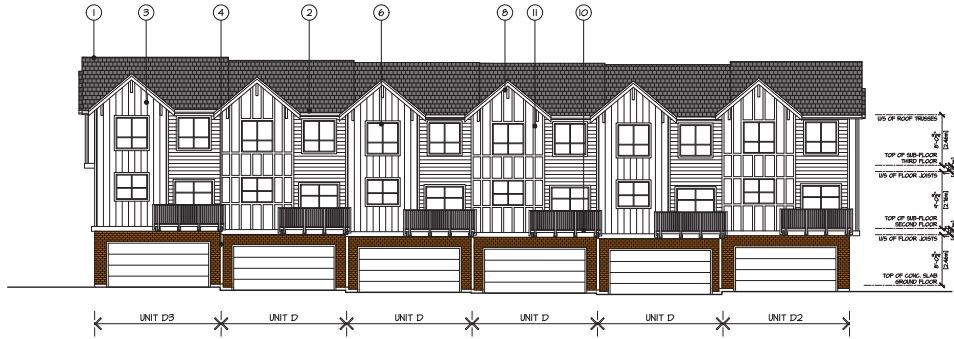
REVISION	DATE	DESCRIPTION

CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTAINING CONCEPTUAL ELEVATIONS

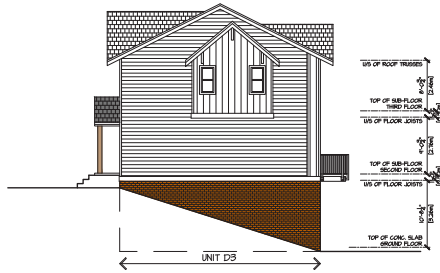
barnett dembek
 ARCHITECTS PC
 1775 BIRCH STREET, SUITE 100
 SURREY, B.C. V3M 1H6

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

CLIENT NO. 22004
 SHEET NO. AC-4.04
 REV. NO.



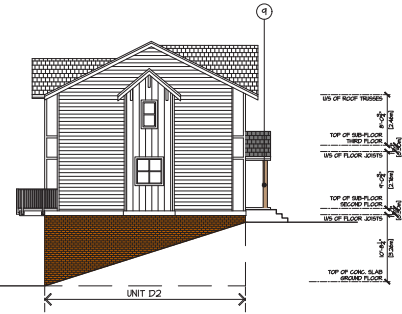
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

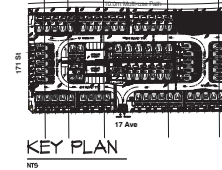
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS C/W 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILINGS
- ⑪ BOARD AND BATTEN SIDING



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



NORTH ELEVATION (10.m MUP)
SCALE: 1/8" = 1'-0"



KEY PLAN

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CLIENT :	CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTAINS:	CONCEPTUAL ELEVATIONS

benett dembek

UNIT 135
7536 130 STREET
SURREY, B.C.
V3M 1H6

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

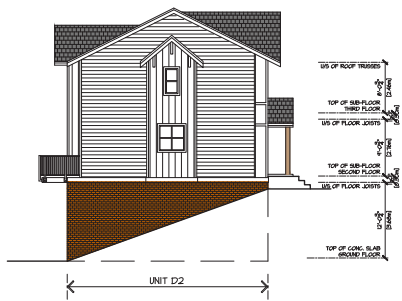
CLIENT NO. SHEET NO.
AC-4.06

PROJECT NO. REV. NO.
22004

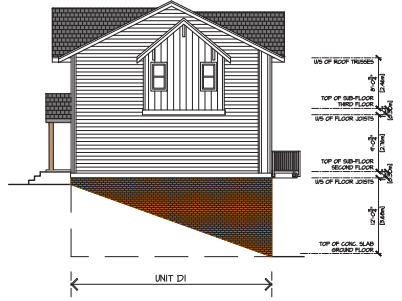
BUILDING #6



WEST ELEVATION (171 St)
SCALE: 1/8" = 1'-0"



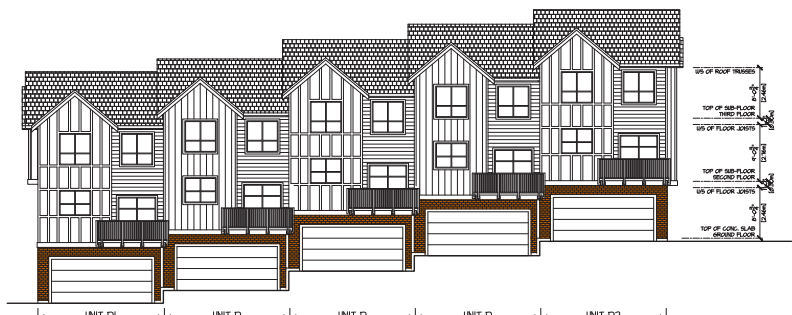
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SCALE: 1/8" = 1'-0"



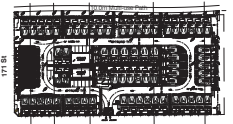
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS w/ 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST w/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ BOARD AND BATTEN SIDING



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



KEY PLAN

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ISSUED FOR	
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REVISION	
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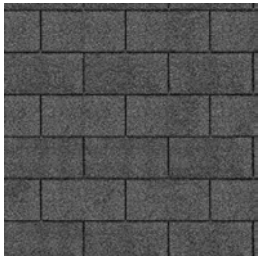
CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP	PROJECT : TOWNHOUSE DEVELOPMENT
DESIGNER : BARNETT DEMBEK	SHEET CONTAINS CONCEPTUAL ELEVATIONS
UNIT 135 7538 130 STREET SURREY, B.C. V3M 1H8	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: info@barnettde.com
CLIENT NO. 22004	SHEET NO. AC-2(1) REV. NO.

BUILDING #11



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REV#	DATE	BY	ISSUE



Ⓐ

ASPHALT SHINGLE ROOFING



Ⓑ

BOARD AND BATTON SIDING



Ⓒ

BRICK VENEER CLADDING



Ⓓ

HORIZONTAL HARDI PLANK SIDING



Ⓔ

VERTICAL HARDI PLANK SIDING



Ⓕ

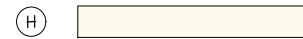
BUILT-UP WOOD POST W CEDAR WOOD FINISH



BUILDING CHARACTER REFERENCE IMAGE



Ⓖ PREFINISHED ALUMINUM GUTTER - BLACK



Ⓗ VINYL FRAMED WINDOWS



Ⓙ ALUMINUM RAILING - BLACK POWDER COATED



COG-C-ANG

DESIGN :	DRAWN :	DATE :	SCALE :

CLIENT : CRESSEY (GRANDVIEW HEIGHTS)
 DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS: MATERIAL BOARD - LOT 2

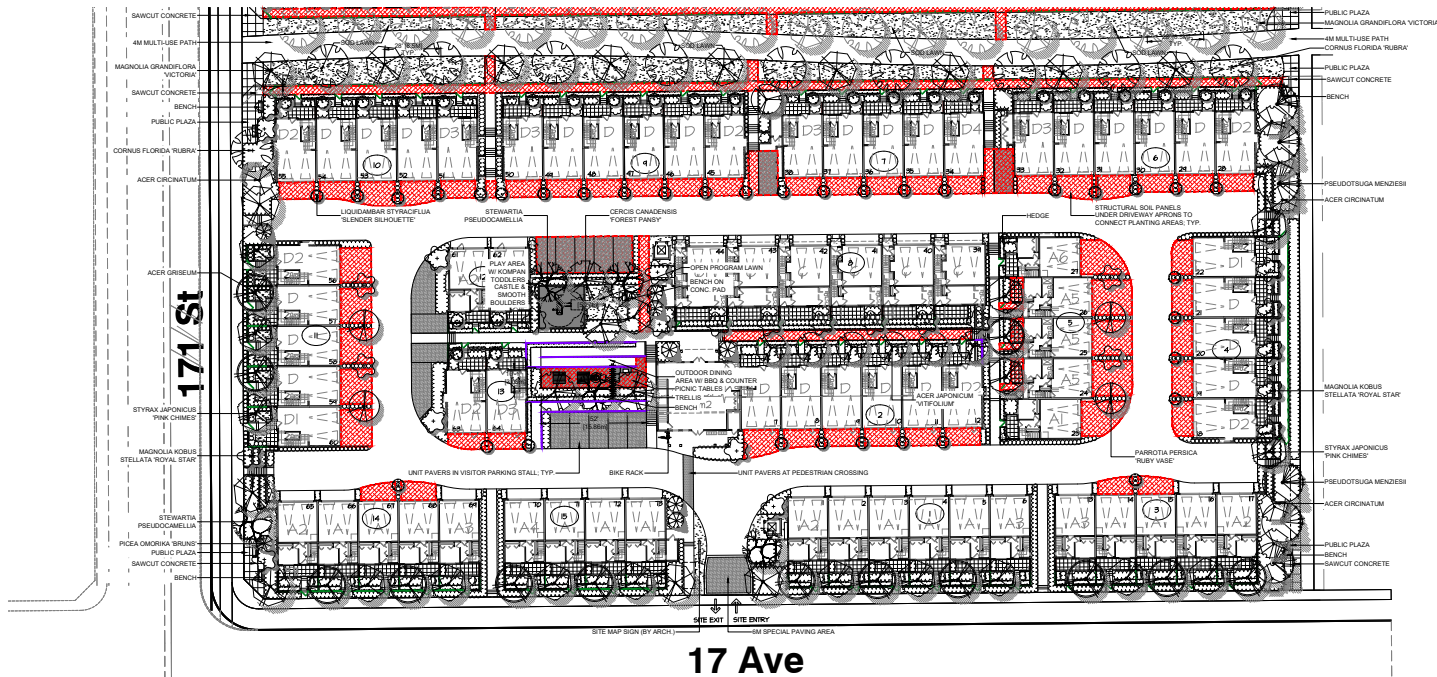
barnett dembek
 ARCHITECTS

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dembeck.com

CLIENT NO.	SHEET NO.
	AC-4.16

PROJECT NO.	REV. NO.
22004	



17 Ave

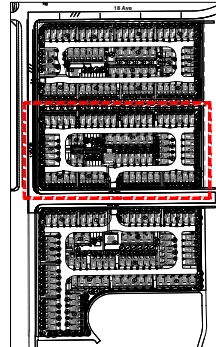


TREE SCHEDULE - LOT 2

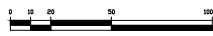
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / COMMENTS
1	7	ACER CIRCINATUM	LINE MAPLE	1.8M HT. 888 / STEM CLUMP
13	4	ACER GRISEUM	PAPERBARK MAPLE	1CM CAL. 1.8M STD. 888
7	4	ACER JAPONICUS VITIFOLIUM	FULLMOON MAPLE	2.5M HT. 888
4	4	CERCIS CANADENSIS FOREST PANFY	FOREST PANFY REDBUD	1CM CAL. 888
41	10	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	1CM CAL. 2.5M HT. 888
10	41	LIQUIDAMBAR STRYACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWIETESM	1CM CAL. 2M STD. 888
14	4	MAGNOLIA GRANDIFLORA 'VICTORIA'	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	1CM CAL. 1.8M STD. 888
41	4	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	1CM CAL. 1.8M STD. 888
4	4	PARROTIA PERERICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5 CM CAL. TREE FORM. 888
8	8	PICEA OMORICA BRUNZ'	BURNS BERBAM SPRUCE	1.5M HT. 888
6	6	PSUEDOTSUGA MENZESII	DOUGLASS FIR	3M HT. 888
5	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	1CM CAL. 1.5M STD. 888
17	17	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERING JAPANESE SNOWBELL	1CM CAL. 888

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

PMG PROJECT NUMBER: 22-056



KEY PLAN - N.T.S.



22056-2-29

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Suite 1100 - 4188 Hill Creek Drive
Surrey, British Columbia, V3C 6G9
P: 604-294-0011 | F: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
DARTS HILL TOWNHOUSE & DETENTION POND DEV. LOT 2

17148 18 AVE & 17127 & 17175 16 AVE SURREY, BC

DRAWING TITLE:
LOT 2 LANDSCAPE PLAN

DATE: 22-MAY-20 DRAWING NUMBER:

SCALE: 1" = 20'-0"

DRAWN: CJ

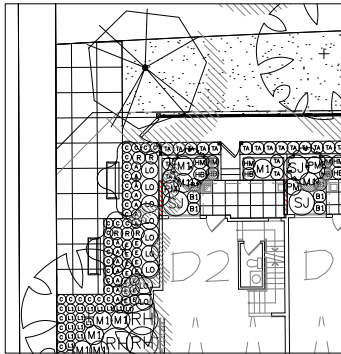
DESIGN: CJ

CHKD: YR

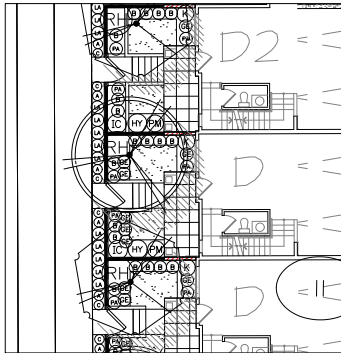
L1

OF 6

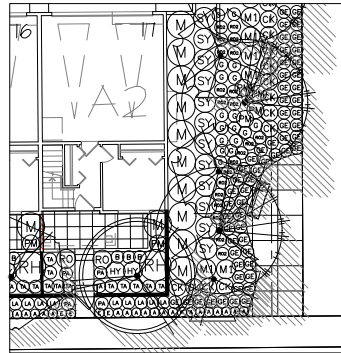
PMG PROJECT NUMBER: 22-056



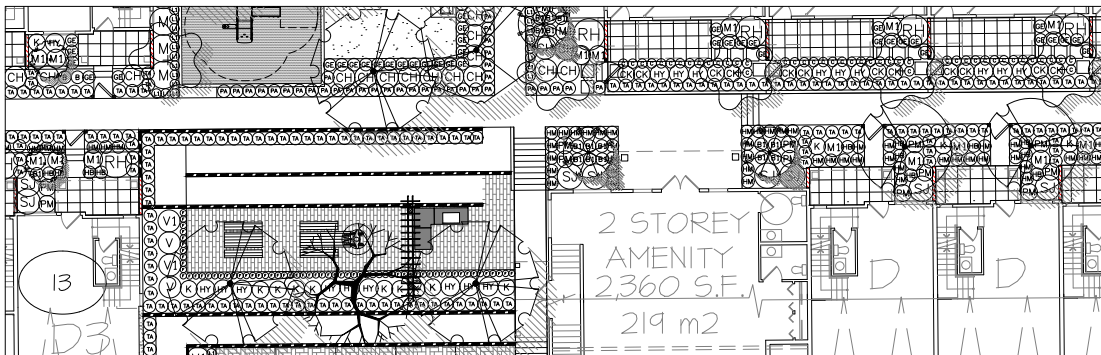
1. NORTHWEST STREETSCAPE & NORTH YARDS



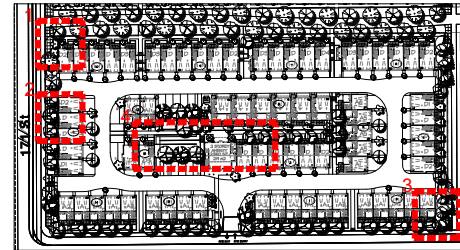
2. WEST YARDS & STREETSCAPE



3. SOUTH YARDS & SOUTHWEST STREETSCAPE



4. LOWER AMENITY AREA & CENTRAL YARDS



KEY PLAN - N.T.S.

PLANT SCHEDULE			PMG PROJECT NUMBER: 22-056
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
○	BULBUS MICROPHYLLA WINTER GEM	LITTLE-LEAF BIRD	#3 POT 40CM
○	CHORIVA TENATA	MEXICAN MOCK ORANGE	#3 POT 50CM
○	CORNUS SERICEA KELSEY	KELSEY DOGWOOD	#3 POT 80CM
○	HYDRANGEA QUERCIFOLIA 'SNIES DWARF'	'SNIES DWARF' OAK-LEAF HYDRANGEA	#3 POT 80CM
○	ALEX CRENATA 'SKY PENCIL'	SKY PENCIL, JAPANESE HOLLY	#3 POT 50CM
○	KALIMA LATTICIFOLIA	DWARF MOUNTAIN LAUREL	#3 POT 50CM
○	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT 50CM
○	RHOXODENDRON 'P.J.M.'	RHOXODENDRON LIGHT PURPLE E. MAY	#3 POT 50CM
○	ROSA 'DYNDYCARA'	BALCHIN ROSE	#2 POT 40CM
○	ROSA MEDELAND 'RONICA'	MEDELAND ROSE PINK	#3 POT 60CM
○	ROSA JAPONICA (70N MALE)	JAPANESE ROSEMA	#3 POT 50CM
○	SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT 30CM
○	TAXUS MEDIA 'HIDEST'	HICK'S YEW	1.5M BB
○	VACCINIUM CORYMBOSUM 'DUKE'	'DUKE' BLUEBERRY	#3 POT 60CM
○	VACCINIUM CORYMBOSUM 'ELLIOTT'	'ELLIOTT' BLUEBERRY	#3 POT 60CM
○	CAREX ICE DANCE	FROSTED BEGONIA	#1 POT
○	HAKONECHEILA MAIORA	JAPANESE FOREST GRASS	#1 POT
○	PENNISETUM ALPICOCAUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
○	CLEMATIS ARMANDI	EVERGREEN CLEMATIS	#3 POT; 75CM STAKED
○	ACHILLEA 'ANTHEA'	YELLOW YARROW	15CM POT
○	GERANIUM MACRORRHIZUM 'BEVANS VARIETY'	'BEVANS VARIETY' HARDY GERANIUM	15CM POT
○	HELEBRUS 'HYPERBOS'	LESTER ROSE	15CM POT
○	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER; PURPLE	15CM POT; #1 POT
○	LIRIOPE MUGGERI	BLUE LILY-TURF	15CM POT
○	RUBROCOXA FULGIDA VAR SULLIVANTI	GOLDSTURN/ROSECOXA, YELLOW	15CM POT
○	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
○	ERCA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH; PINK	#1 POT
○	FRAXINIA VESICA	WOODLAND STRAWBERRY	90M POT
○	GALLIHERIA SHALON	SALAL	#1 POT; 20CM
○	LONGICHA PULSATA	PRINCE HONEYBUCKLE	#2 POT; 25CM
○	MAHONIA NERVOSA	LONG-LEAF MAHONIA	#2 POT; 25CM
○	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER LOCAL STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFERS TO SPECIFICATIONS FOR GREENS CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRESH WATER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING SITES. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL BE PROVIDED BY THE CLIENT. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
DARTS HILL TOWNHOUSE & DENTENTION POND DEV.
LOT 2
17148 18 AVE & 17127 & 17175 16 AVE
SURREY, BC

DRAWING TITLE:
LOT 2 SHRUB ENLARGEMENTS

DATE: 22 MAY 20
SCALE: 1/8" = 1'-0"
DRAWN: CJ
DESIGN: CJ
CHKD: VB

DRAWING NUMBER:
L2
OF 6

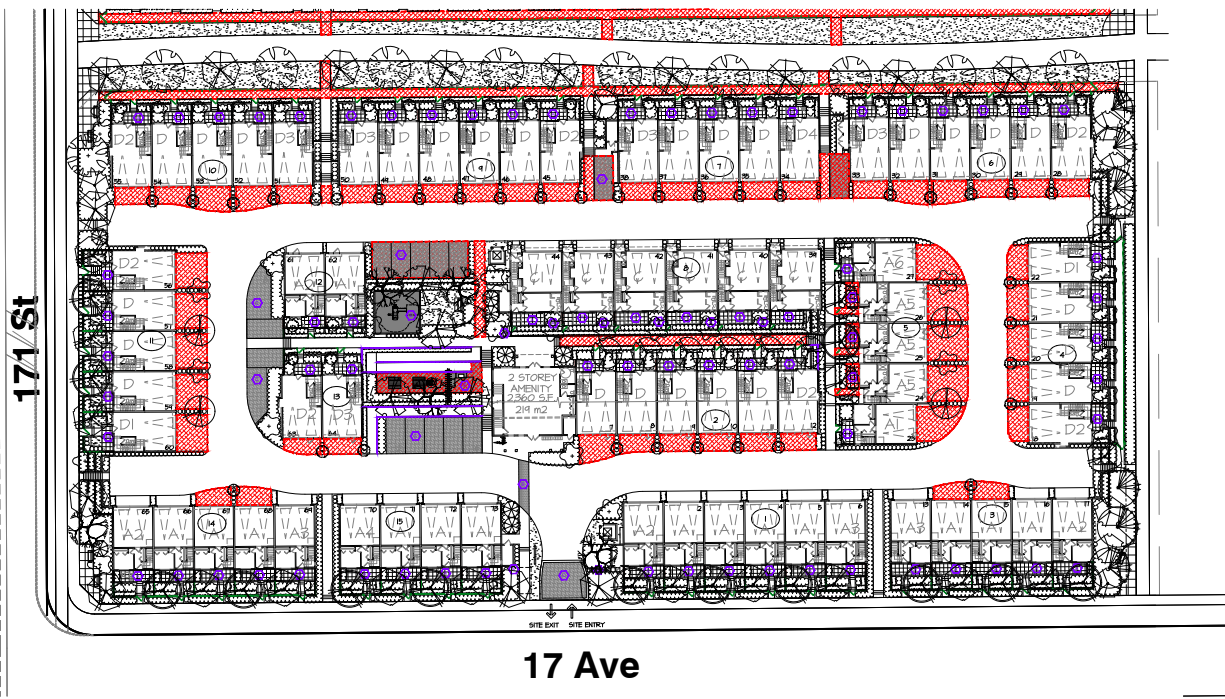
PMG PROJECT NUMBER: 22-056



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LANDSCAPE ARCHITECTS
Suite C102 - 4188 Still Creek Drive
Burnaby, British Columbia, V5C 6C9
P: 604 294-0111 | F: 604 294-0222






SEAL

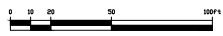


171 St

17 Ave

MATERIALS LEGEND	
	2" POLYPROPYLENE CONCRETE SLABS
	CONCRETE JOIST PANELS OR 4" CONCRETE SLABS
	CONCRETE JOIST PANELS OR 6" CONCRETE SLABS WITH REINFORCEMENT
	INSULATED CONCRETE PANELS WITH REINFORCED CONCRETE
	STRUCTURAL STEEL 2" DEPTH TOP AND BOTTOM AND INTERMEDIATE

FENCE LEGEND	
	36" / 12' HEIGHT WOOD PAL FENCE
	48" / 12' HEIGHT WOOD PAL FENCE
	60" / 12' HEIGHT WOOD PAL FENCE
	72" / 12' HEIGHT WOOD PAL FENCE
	84" / 12' HEIGHT WOOD PAL FENCE



NO.	DATE	REVISION DESCRIPTION	DR.

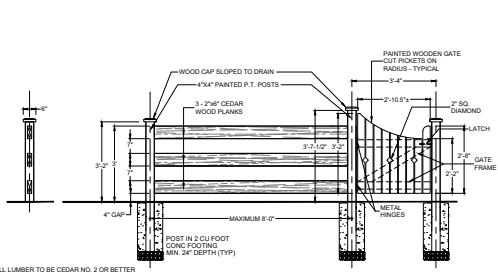
PROJECT:
DARTS HILL TOWNHOUSE & DENTITION POND DEV. LOT 2

17148 18 AVE & 17127 & 17175 16 AVE SURREY, BC

DRAWING TITLE:
LOT 2 MATERIALS PLAN

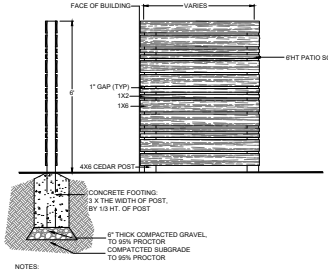
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SCALE: 1" = 20'-0" **L4**
DRAWN: CJ
DESIGN: CJ OF 6
CHKD: YH

PMG PROJECT NUMBER: 22-056



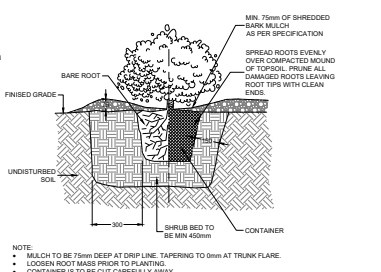
1 36" HT. WOOD FENCE WITH GATE ALONG SPEA AND YARDS
1/2" = 1'-0"

ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
ALL HARDWARE MUST BE GALVANIZED OR ACD APPROVED.
APPLY 2 COATS OF STAIN, BENJAMIN MOORE - IRON MOUNTAIN



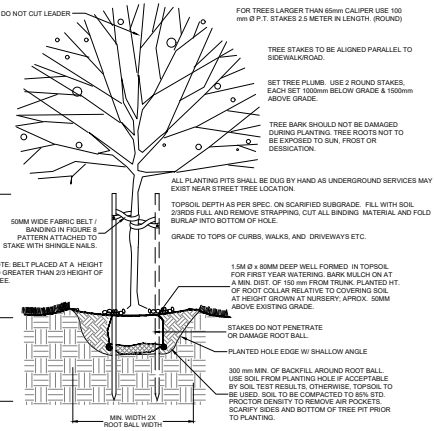
2 PATIO SCREEN
1/2" = 1'-0"

NOTES:
1. ALL HARDWARE HOT DIPPED GALVANIZED
2. ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
3. APPLY 2 COATS OF STAIN, BENJAMIN MOORE - IRON MOUNTAIN

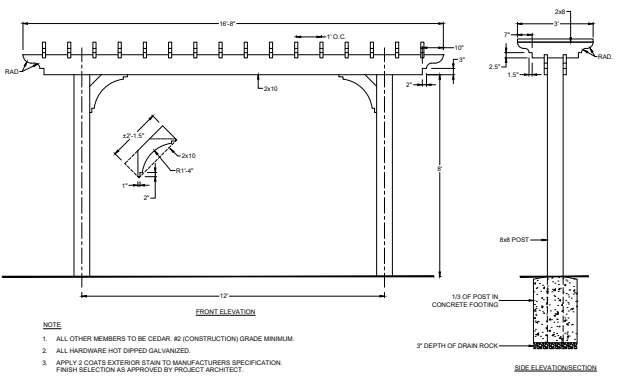


3 BARE ROOT/CONTAINER SHRUB PLANTING
N.T.S.

NOTE:
• MULCH TO BE 75mm DEEP AT DRIP LINE, TAPERING TO 0mm AT TRUNK FLARE.
• LOOSEN ROOT MASS PRIOR TO PLANTING.
• CONTAINER IS TO BE CUT CAREFULLY AWAY.
• THE USE OF POLY EDGING AND FILTER FABRIC

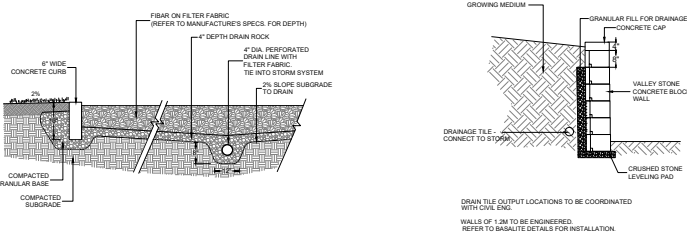


5 TYPICAL DECIDUOUS TREE DETAIL
N.T.S.



4 WOOD TRELLIS
1/2" = 1'-0"

NOTE:
1. ALL OTHER MEMBERS TO BE CEDAR. (N) CONSTRUCTION GRADE MINIMUM.
2. ALL HARDWARE HOT DIPPED GALVANIZED.
3. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.



6 PLAYGROUND SAFETY SURFACE
1/2" = 1'-0"

7 BASALITE VALLEYSTONE WALL
1/2" = 1'-0"

DRAIN TILE OUTPUT LOCATIONS TO BE COORDINATED WITH CIVIL ENG.
WALLS OF 1.2M TO BE ENGINEERED. REFER TO BASALITE DETAILS FOR INSTALLATION.

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pmg
LANDSCAPE ARCHITECTS
SUITE 1110 - 4185 BILBY CREEK DRIVE
SURREY, BRITISH COLUMBIA, V3C 6S9
P: 604 294-0111 | F: 604 294-0222

SEAL

PROJECT:
DARTS HILL TOWNHOUSE & DENTENTION POND DEV. LOT 2

17148 18 AVE & 17127 & 17175 16 AVE SURREY, BC

DRAWING TITLE:
LOT 2 LANDSCAPE DETAILS

DATE:	22 MAY '20	DRAWING NUMBER:	
SCALE:	1/2" = 1'-0"		
DRAWN:	CJ		L6
DESIGN:	CJ		
CHKD:	VB		OF 6

22056-2-20P PMG PROJECT NUMBER: **22-056**

Appendix II



CONTEXT PLAN
SCALE: 1" = 40'-0"

REV	DATE	BY	ISSUE	ISSUED FOR

DESIGN NO.	04-1-01
DRAWN	
DATE	Aug 22 22
SCALE	1" = 40'-0"
CLIENT	CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS	CONTEXT PLAN

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1R8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moi@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
	AC-1,01
PROJECT NO.	REV. NO.
22004	

THE
ARE
LAY
AND
DES.
FOR
FORM
ON
1970.

18 Ave

LOT 1
DEVELOPMENT DATA

SITE AREA : 12,710 S.F. 2,924 AC 11836.77 M² 1184 Ha.
 DENSITY : 24.2 U.P.A 54.96 U.P.Ha. (71 UNITS)
 F.A.R. : .87 (110,653 S.F.)
 Lot coverage : 40.56% (51,712 S.F.)

PARKING :
 REQUIRED :
 RESIDENTIAL : 2 SPACES PER UNIT = 142 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 14.2 SPACES
 TOTAL : 157 SPACES

PROVIDED :
 RESIDENTIAL : 142 SPACES
 VISITOR : 15 SPACES
 TOTAL : 157 SPACES

PUBLIC BIKE PARKING : 0%
 TANDEM PARKING : 0%
 DOUBLE GARAGE : 100%

AMENITY:
 OUTDOOR:
 REQUIRED: 210 m² 2,260 S.F.
 PROPOSED: 384 m² 4,136 S.F.
 INDOOR:
 REQUIRED: 213 m² 2,293 S.F.
 PROPOSED: 216 m² 2,320 S.F.

BUILDING HEIGHT : 4.20M
 SETBACKS : 5M for all property lines

UNIT BREAKDOWN

UNIT A	4 BED	1,461 S.F.	16 UNITS	UNIT C	3 BED-FLEX	2,032 S.F.	5 UNITS
UNIT A1	4 BED	1,494 S.F.	3 UNITS	UNIT C1	3 BED-FLEX	2,080 S.F.	6 UNITS
UNIT A2	4 BED	1,506 S.F.	3 UNITS	UNIT D	4 BED	1,470 S.F.	14 UNITS
UNIT A3	4 BED	1,581 S.F.	2 UNITS	UNIT D1	4 BED	1,509 S.F.	2 UNITS
UNIT A4	4 BED	1,547 S.F.	2 UNITS	UNIT D2	4 BED	1,509 S.F.	2 UNITS
UNIT A5	4 BED	1,576 S.F.	6 UNITS	UNIT D3	4 BED	1,479 S.F.	2 UNITS
UNIT B	3 BED	1,611 S.F.	4 UNITS	UNIT D4	4 BED	1,471 S.F.	2 UNITS
UNIT B1	3 BED	1,54 S.F.	2 UNITS				71 UNITS

LOT 2
DEVELOPMENT DATA

SITE AREA : 13,180.9 S.F. 3,026 AC 12244.40 M² 1,224 Ha
 DENSITY : 24.1 U.P.A 54.6 U.P.Ha. (73 UNITS)
 F.A.R. : .84 (110,688 S.F.)
 Lot coverage : 34.56% (52,147 S.F.)

PARKING :
 REQUIRED :
 RESIDENTIAL : 2 SPACES PER UNIT = 146 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 14.6 SPACES
 TOTAL : 160.6 SPACES

PROVIDED :
 RESIDENTIAL : 146 SPACES
 VISITOR : 16 SPACES
 TOTAL : 162 SPACES

PUBLIC BIKE PARKING : 0%
 TANDEM PARKING : 0%
 DOUBLE GARAGE : 100%

AMENITY:
 OUTDOOR:
 REQUIRED: 219 m² 2,357 S.F.
 PROPOSED: 524 m² 5,642 S.F.
 INDOOR:
 REQUIRED: 219 m² 2,357 S.F.
 PROPOSED: 219 m² 2,360 S.F.

BUILDING HEIGHT : 4.20M
 SETBACKS : 5M for all property lines

UNIT BREAKDOWN

UNIT A	4 BED	1,461 S.F.	12 UNITS	UNIT C1	3 BED-FLEX	2,080 S.F.	2 UNITS
UNIT A1	4 BED	1,494 S.F.	3 UNITS	UNIT D	4 BED	1,470 S.F.	25 UNITS
UNIT A2	4 BED	1,506 S.F.	3 UNITS	UNIT D1	4 BED	1,509 S.F.	2 UNITS
UNIT A3	4 BED	1,581 S.F.	3 UNITS	UNIT D2	4 BED	1,509 S.F.	1 UNITS
UNIT A4	4 BED	1,547 S.F.	1 UNITS	UNIT D3	4 BED	1,479 S.F.	4 UNITS
UNIT A5	4 BED	1,576 S.F.	3 UNITS	UNIT D4	4 BED	1,471 S.F.	1 UNITS
UNIT C	3 BED-FLEX	2,032 S.F.	4 UNITS				73 UNITS

LOT 3
DEVELOPMENT DATA

SITE AREA : 16,195 S.F. 3,719 AC 15049.83 M² 1,505 Ha
 DENSITY : 22.9 U.P.A 55.8 U.P.Ha. (85 UNITS)
 F.A.R. : .87 (140,414 S.F.)
 Lot coverage : 34.1% (63,465 S.F.)

PARKING :
 REQUIRED :
 RESIDENTIAL : 2 SPACES PER UNIT = 168 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 16.8 SPACES
 TOTAL : 184.8 SPACES

PROVIDED :
 RESIDENTIAL : 168 SPACES
 VISITOR : 17 SPACES
 TOTAL : 185 SPACES

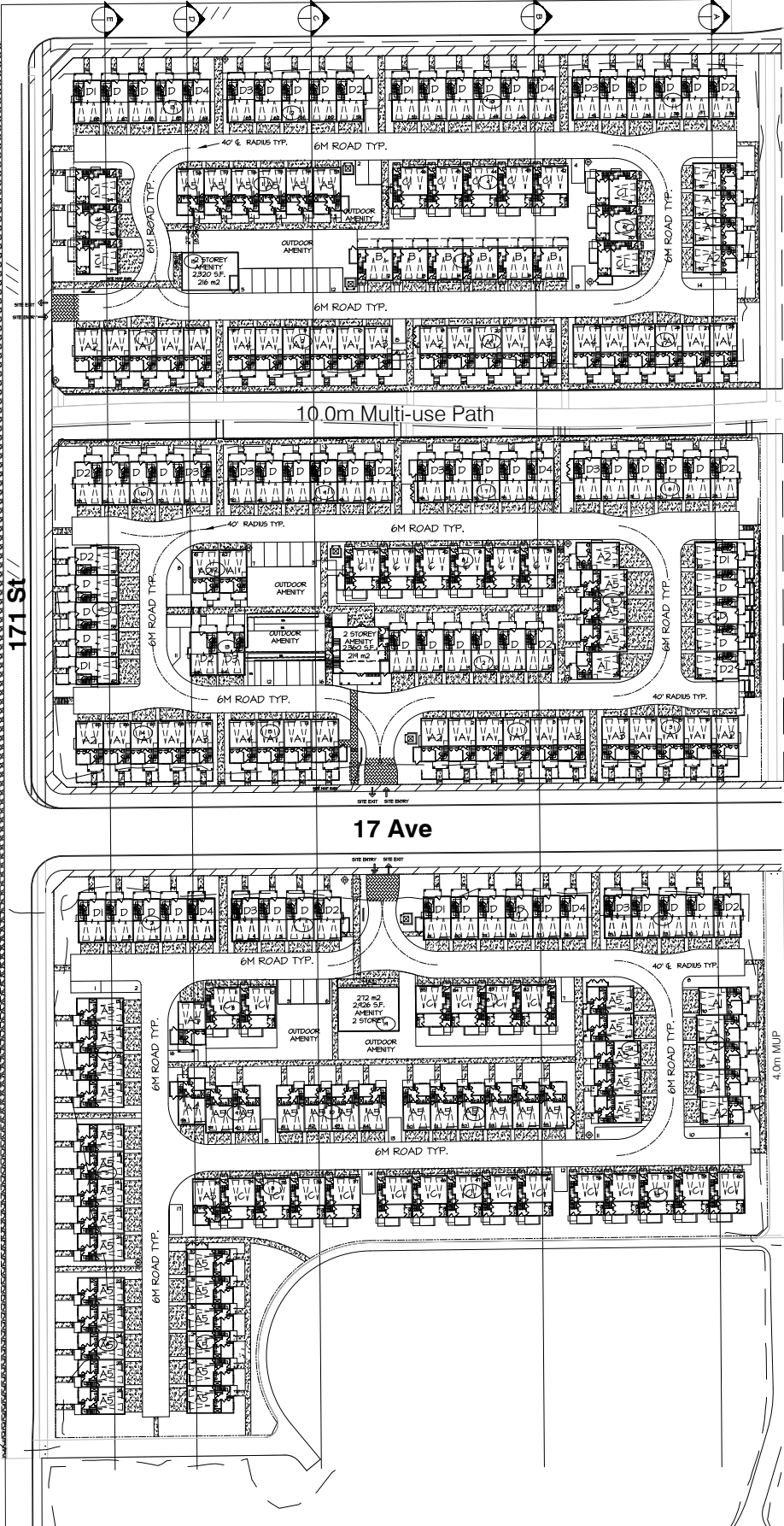
PUBLIC BIKE PARKING : 0%
 TANDEM PARKING : 0%
 DOUBLE GARAGE : 100%

AMENITY:
 OUTDOOR:
 REQUIRED: 255 m² 2,745 S.F.
 PROPOSED: 578 m² 6,221 S.F.
 INDOOR:
 REQUIRED: 255 m² 2,745 S.F.
 PROPOSED: 272 m² 2,926 S.F.

BUILDING HEIGHT : 4.20M
 SETBACKS : 5M for all property lines

UNIT BREAKDOWN

UNIT A	4 BED	1,461 S.F.	3 UNITS	UNIT D	4 BED	1,470 S.F.	12 UNITS
UNIT A1	4 BED	1,494 S.F.	1 UNITS	UNIT D1	4 BED	1,509 S.F.	2 UNITS
UNIT A2	4 BED	1,506 S.F.	1 UNITS	UNIT D2	4 BED	1,509 S.F.	2 UNITS
UNIT A5	4 BED	1,576 S.F.	40 UNITS	UNIT D3	4 BED	1,479 S.F.	2 UNITS
UNIT C	3 BED-FLEX	2,032 S.F.	12 UNITS	UNIT D4	4 BED	1,471 S.F.	2 UNITS
UNIT C1	3 BED-FLEX	2,080 S.F.	8 UNITS				85 UNITS



CONCEPTUAL SITE PLAN
 SCALE : 1" = 40'-0"

PROJECT NO. 22004
 SHEET NO. AC-100
 CLIENT : GREGSEY (GRANDVIEUX HEIGHTS)
 DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS :
 CONCEPTUAL SITE PLAN & DATA

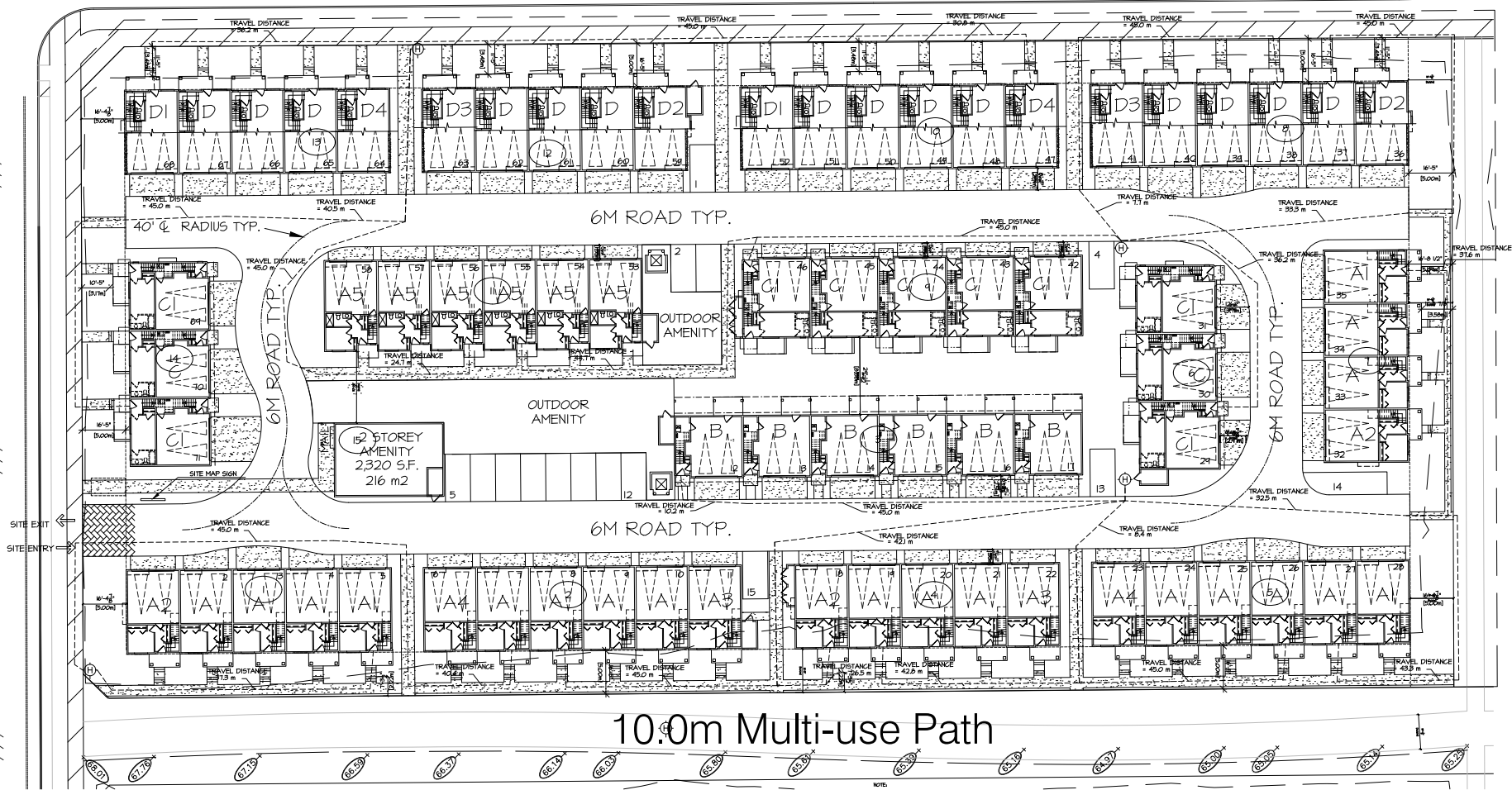
DESIGN : M.D.
 DRAWN :
 DATE : Sept. 19 22
 SCALE : 1/8" = 1'-0"

UNIT 175
 756 S. STREET
 SHERBROOKE, Q.C.
 K4A 1H8
 PHONE : (604) 591-7100
 FAX : (604) 591-2089
 EMAIL : info@barnett-dembek.com

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR

CONCEPTUAL SITE PLAN
 SCALE : 1" = 40'-0"

18 Ave



LEGEND

■ FIRE RISK
 DISTANCE FROM STAIRWAY TO PRINCIPAL ACCESS MAX. 10m
 PROPOSED STAIRWAY

NOTE:

STAIRCASE CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LANDINGS.

THE CITY OF SURREY BY-LAW 16000 FOR PUBLIC SAFETY 8-COMM PADDO APPLICATION APPLIES TO THIS BUILDING.

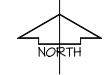
IN ORDER TO AD SUPPRESSION OPERATIONS, PROVIDE A ROOF TOP STAIRWELL CONNECTION.

DUE TO THEFT, INSTALL A FIRE DEPARTMENT CONNECTION THAT CAN NOT BE UNLOCKED OR REMOVED FROM THE OUTSIDE.

SUBMIT A FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.

THE FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH FIRE DEPT FOR THE APPROVED BOX.

STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 101



FIRE ACCESS PLAN
SCALE: 1" = 20'-0"

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	

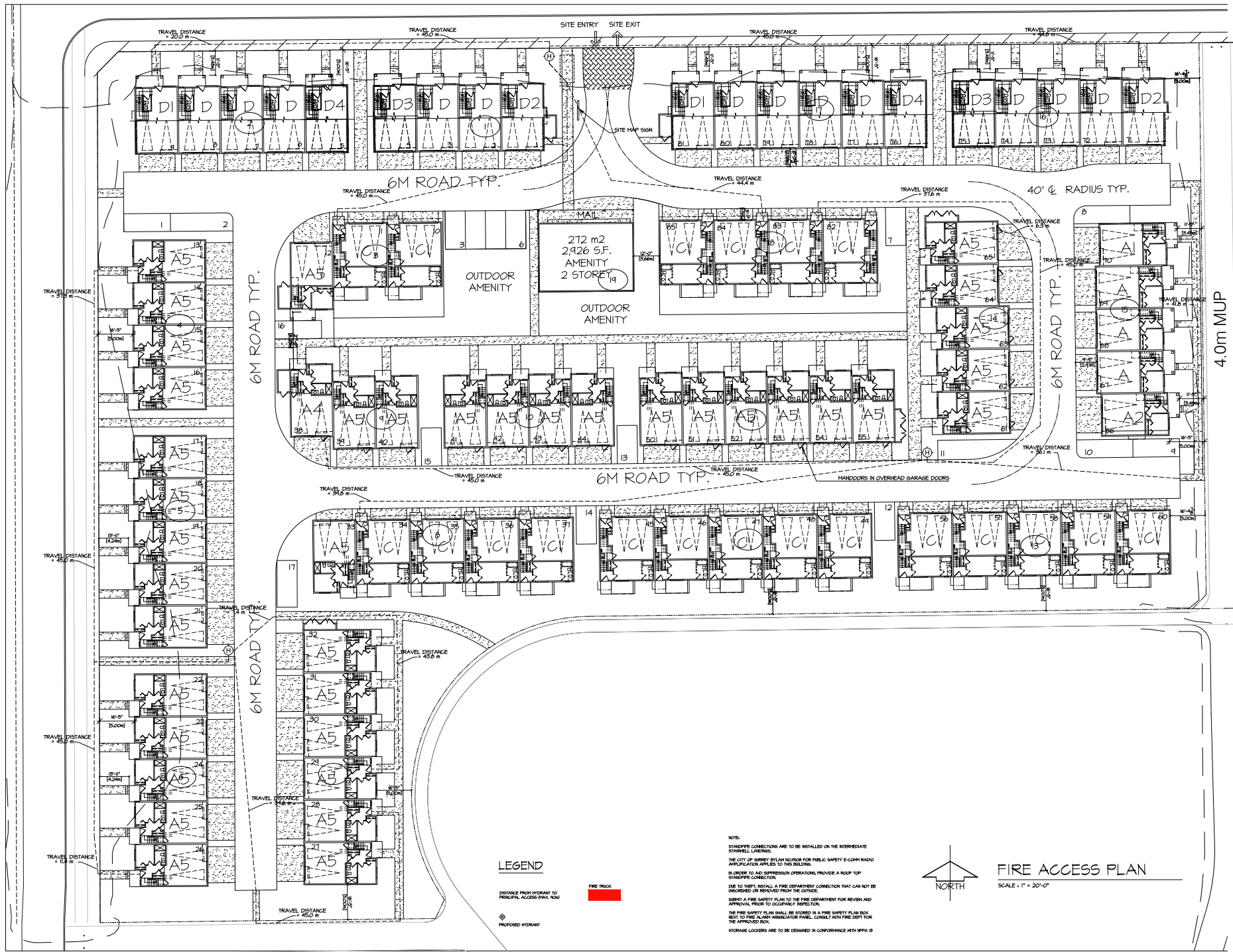
COPI-004-010

DESIGN: M.D.
 DRAWN: J.D.
 DATE: Sept. 18, 22
 SCALE: 1" = 20'-0"

CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS: FIRE ACCESS PLAN LOT 1

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22004	AC-1.02



LEGEND

- DISTANCE FROM HYDRANT TO PRINCIPAL ACCESS PVAL ROW
- FIRE TRUCK
- ◇ PROPOSED HYDRANT

NOTE:
 STANDPIPE CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LANDINGS.
 THE CITY OF SURREY BY-LAW NUMBER FOR PUBLIC SAFETY S-COMM RADIO APPLICATION APPLIES TO THIS BUILDING.
 IN ORDER TO AID SUPPRESSION OPERATIONS, PROVIDE A ROOF TOP STAIRWELL CONNECTION.
 DUE TO HEIGHT, INSTALL A FIRE DEPARTMENT CONNECTION THAT CAN NOT BE UNDESIGNED OR REMOVED FROM THE OUTSIDE.
 SUBMIT A FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.
 THE FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH FIRE DEPT FOR THE APPROVED BOX.
 STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 13



FIRE ACCESS PLAN
 SCALE: 1" = 20'-0"

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ISSUE FOR	ISSUED FOR
BY	BY
DATE	DATE
ISSUE	ISSUE
REV. NO.	REV. NO.
DATE	DATE
BY	BY
DATE	DATE
BY	BY
DATE	DATE

DESIGN :	MD :	DRAWN :	DATE :	SCALE :
CRESSEY (GRANDVIEW HEIGHTS)			Sept. 18, 22	1" = 20'-0"

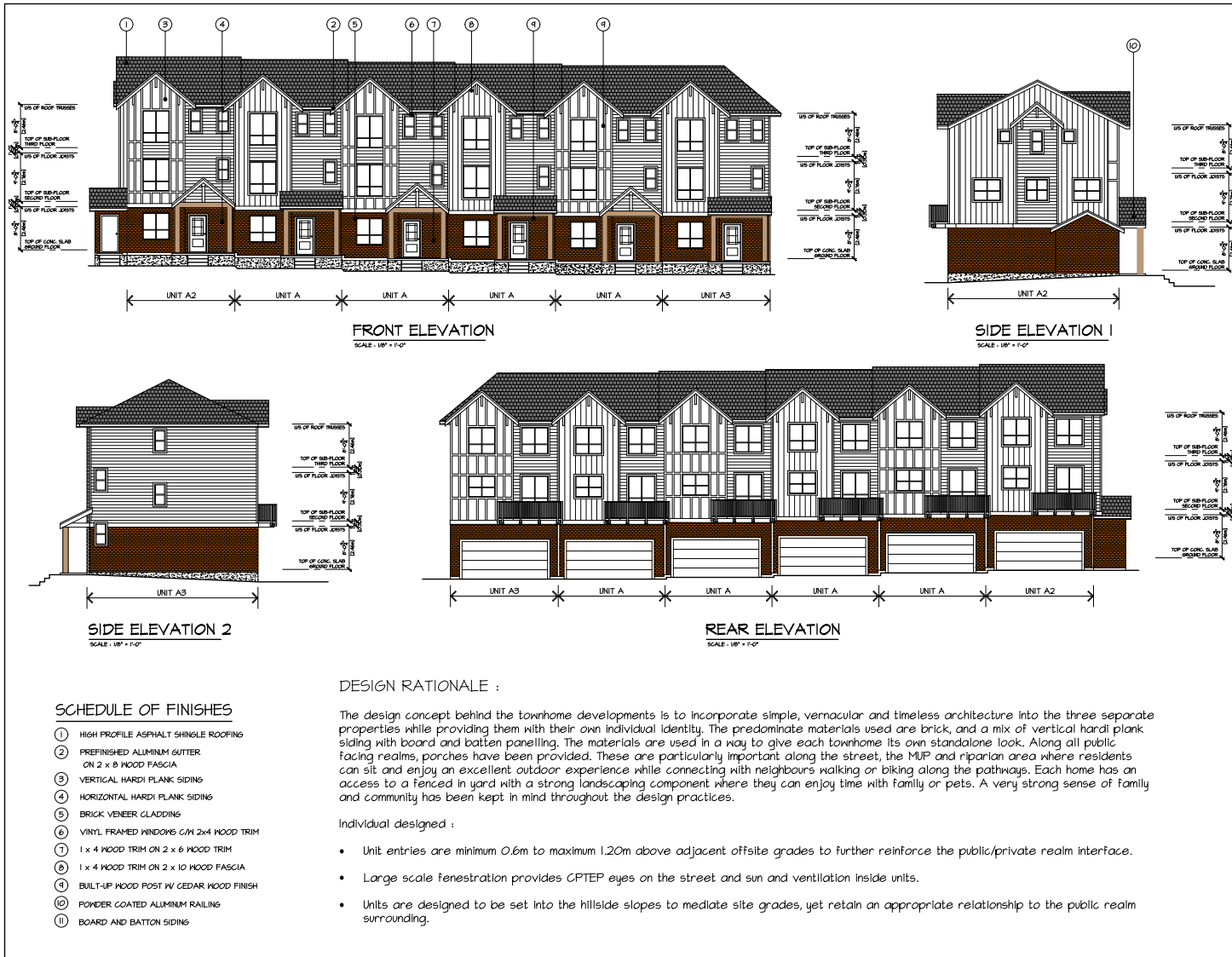
CLIENT : CRESSEY (GRANDVIEW HEIGHTS)
 DEVELOPMENT LLP
 PROJECT : TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS :
 FIRE ACCESS PLAN LOT 3



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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mo@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
22004	AC-1.04
PROJECT NO.	REV. NO.



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ISSUED FOR	BY	DATE	ISSUE	REV	DATE	REV

CHECKED	DATE

DESIGNATION :	DRAWN :
DATE :	SCALE :
PROJECT :	SHEET :
SHEET CONTAINS DESIGN RATIONALE - LOT 2	

barnett dankbek

UNIT 135
7536 130 STREET
SURREY, B.C.
V3N 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dankbek.com

CLIENT NO:	22004
PROJECT NO:	
REVISION NO:	

SCHEDULE OF FINISHES

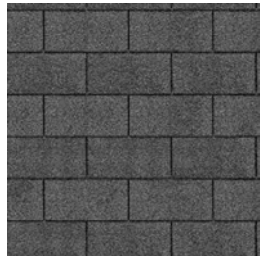
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 6 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILING
- ⑪ BOARD AND BATTEN SIDING

DESIGN RATIONALE :

The design concept behind the townhome developments is to incorporate simple, vernacular and timeless architecture into the three separate properties while providing them with their own individual identity. The predominate materials used are brick, and a mix of vertical hardi plank siding with board and batten panelling. The materials are used in a way to give each townhome its own standalone look. Along all public facing realms, porches have been provided. These are particularly important along the street, the MUP and riparian area where residents can sit and enjoy an excellent outdoor experience while connecting with neighbours walking or biking along the pathways. Each home has an access to a fenced in yard with a strong landscaping component where they can enjoy time with family or pets. A very strong sense of family and community has been kept in mind throughout the design practices.

Individual designed :

- Unit entries are minimum 0.6m to maximum 1.20m above adjacent offsite grades to further reinforce the public/private realm interface.
- Large scale fenestration provides CPTPEP eyes on the street and sun and ventilation inside units.
- Units are designed to be set into the hillside slopes to mediate site grades, yet retain an appropriate relationship to the public realm surrounding.



(A)

ASPHALT SHINGLE ROOFING



(B)

BOARD AND BATTON SIDING



(C)

BRICK VENEER CLADDING



(D)

HORIZONTAL HARDI PLANK SIDING



(E)

VERTICAL HARDI PLANK SIDING



(F)

BUILT-UP WOOD POST W CEDAR WOOD FINISH



BUILDING CHARACTER REFERENCE IMAGE



(G) PREFINISHED ALUMINUM GUTTER - BLACK



(H) VINYL FRAMED WINDOWS



(J) ALUMINUM RAILING - BLACK POWDER COATED

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REV#	DATE	BY	ISSUE

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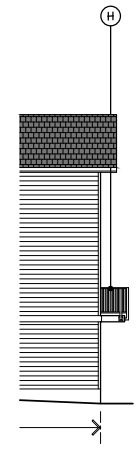
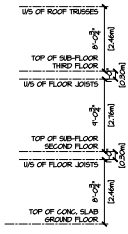
<p style="text-align: center;"><small>COO-C-010</small></p>			
DESIGN :	DATE :	SCALE :	
CLIENT :	PROJECT :	SHEET CONTENTS :	

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
	AC-1002a
PROJECT NO.	REV. NO.
22004	



(A)

ASPHALT SHINGLE ROOFING



(B)

HARDI SHINGLE SIDING



(C)

HARDI PLANK SIDING - BLUE



(D)

HARDI PLANK SIDING - WHITE



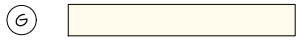
(E)

BUILT-UP WOOD POST W CEDAR WOOD FINISH



(F)

PREFINISHED ALUMINUM GUTTER - BLACK



(G)

VINYL FRAMED WINDOWS



(H)

ALUMINUM RAILING - BLACK POWDER COATED

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REV#	DATE	BY	ISSUE



COG-C-049

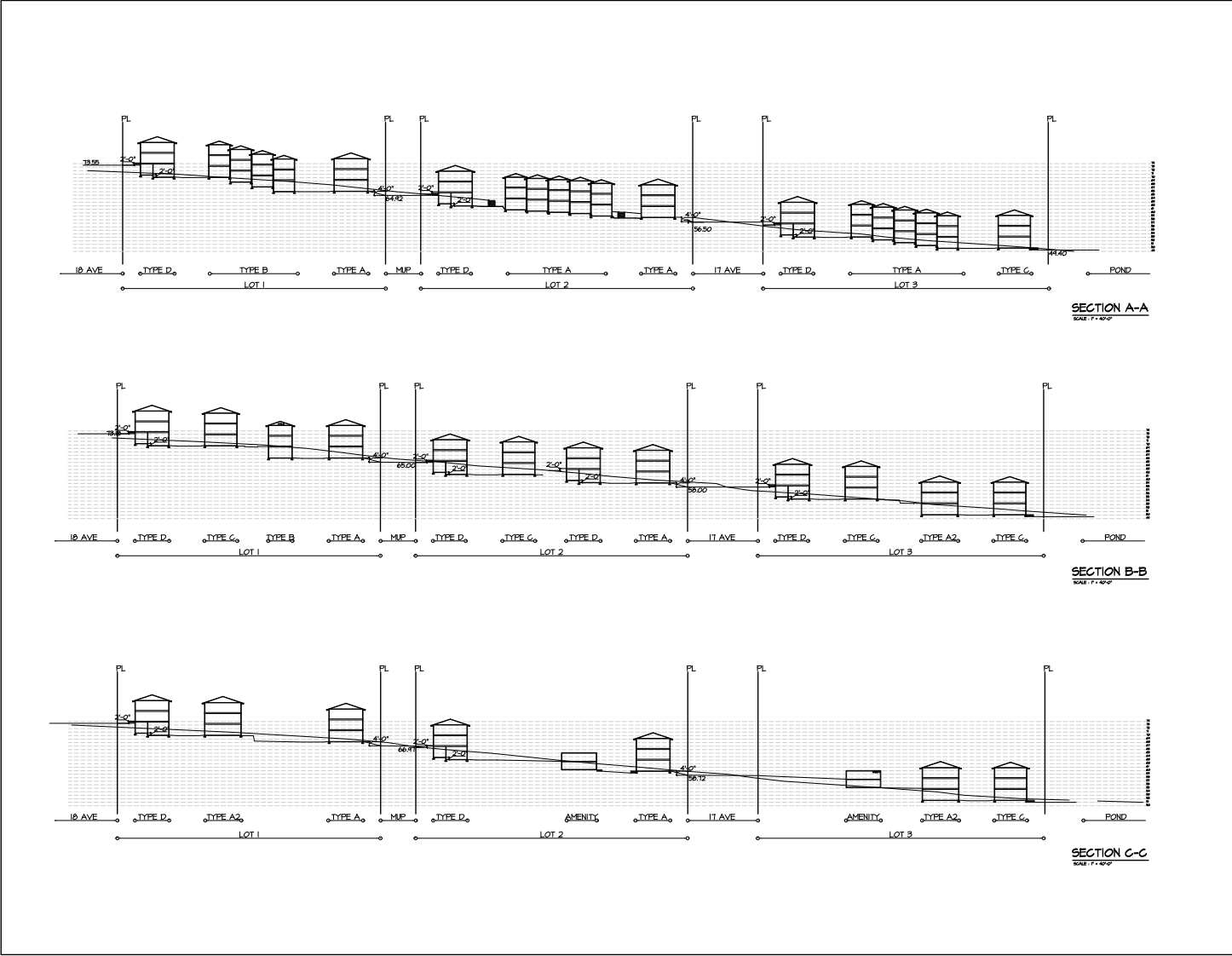
DESIGN : HCL	DRAWN : 	DATE : Sept. 1, 22
CLIENT : CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP	PROJECT : TOWNHOUSE DEVELOPMENT	SHEET CONTENTS: MATERIAL BOARD - LOT 1

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22004	AC-1082



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ISSUED FOR	BY	DATE	ISSUE

REV	DATE	DESCRIPTION

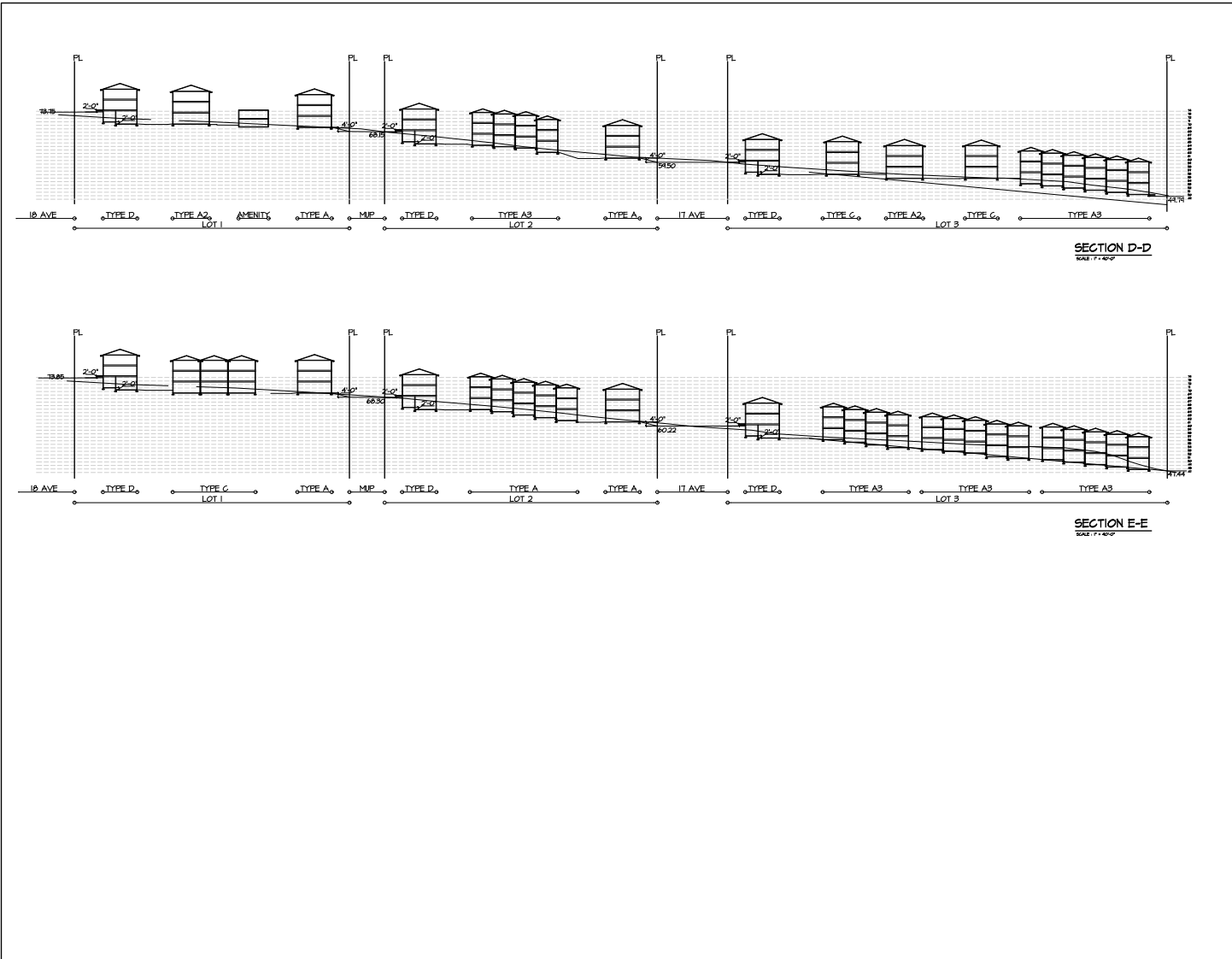
604 SITE SECTION.A.dwg
CLIENT : GREENEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT : TOWNHOUSE DEVELOPMENT
SHEET CONTENTS : CONCEPTUAL SITE SECTIONS

barnett dembek

UNIT 135
7538 130 STREET
SURREY, B.C.
V3W 1H6

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

CLIENT NO.	SHEET NO.
22004	AC-110



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ISSUED FOR	BY	DATE	ISSUE

DATE	DESCRIPTION

CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS: CONCEPTUAL SITE SECTIONS

benett dambek

UNIT 130
 7538 130 STREET
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-111
22004	REV. NO.

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NORTHEAST VIEW



18 AVE VIEW



SOUTHWEST VIEW



10.00 M WIDE MUP VIEW

ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DESCRIPTION

--

CLIENT :	CRESSETT (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE VIEWS
DATE :	27 FEB 2024
SCALE :	AS SHOWN

barnett dembek
 UNIT 135
 7538 130 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-dem-bek.com

CLIENT NO.	AS-113
PROJECT NO.	22004
SHEET NO.	
REV. NO.	



POND VIEW



RIPARIAN AREA VIEW



NORTHWEST VIEW

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ISSUED FOR	BY	DATE	ISSUE	REV#	DATE	DESCRIPTION

DATE: 01/15/2020
 DRAWN BY: JLD
 CHECKED BY: JLD
 PROJECT: CONCEPTUAL SITE VIEWS

CLIENT:	CRESSLEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT:	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS:	CONCEPTUAL SITE VIEWS

bennett dambek

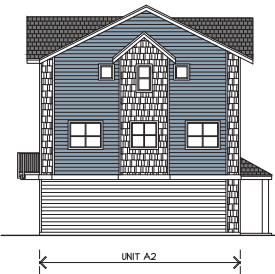
UNIT 130
 7538 130 STREET
 SURREY, B.C.
 V3N 1H5
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@bennett.com

CLIENT NO.	SHEET NO.
22004	AC-114
PROJECT NO.	REV. NO.
22004	

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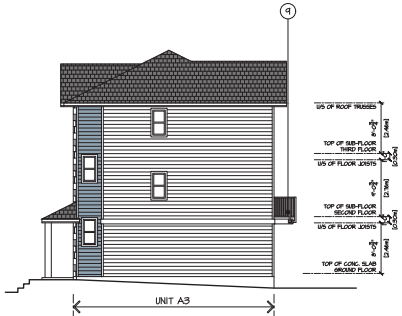
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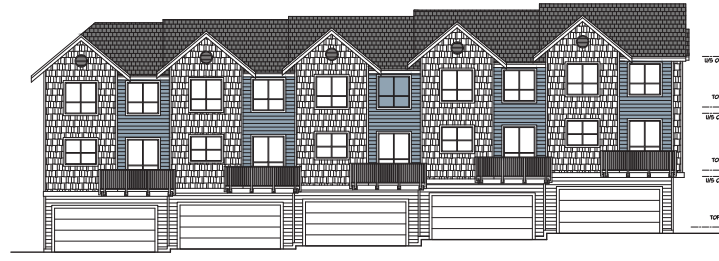
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SCHEDULE OF FINISHES

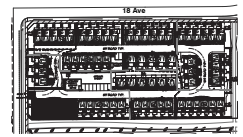
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- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ HARDI SHINGLE SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑧ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑨ POWDER COATED ALUMINUM RAILING



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



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



KEY PLAN
N19

ISSUED FOR	BY	DATE	ISSUE	REV#	DATE	DESCRIPTION

CONTRACT

REVISION	DATE	DESCRIPTION

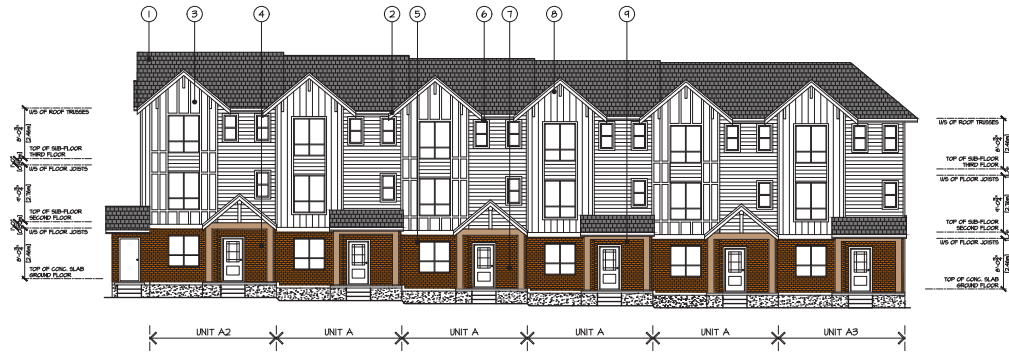
CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
 PROJECT: TOWNHOUSE DEVELOPMENT
 SHEET: CONCEPTUAL ELEVATIONS - LOT 1



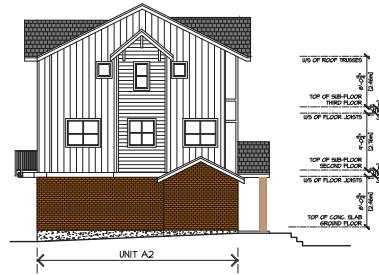
UNIT 135
 7536 130 STREET
 SURREY, B.C.
 V3M 1H6
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@barnett.com

CLIENT NO.	REVISION
22004	AC-201

LOT 1 BUILDING #1



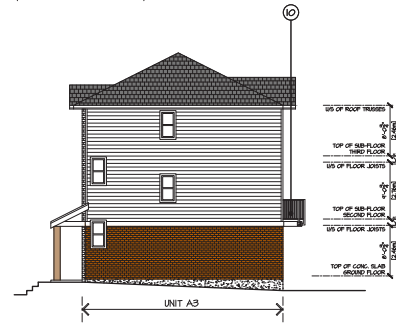
SOUTH ELEVATION (17 ave)
SCALE: 1/8" = 1'-0"



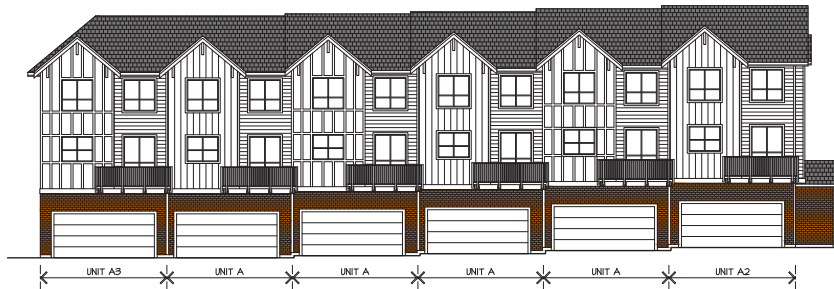
WEST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

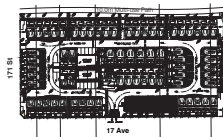
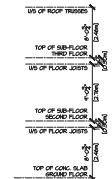
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ VERTICAL HARDI PLANK SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ BRICK VENEER CLADDING
- ⑥ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑦ 1 x 4 WOOD TRIM ON 2 x 6 WOOD TRIM
- ⑧ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ⑨ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑩ POWDER COATED ALUMINUM RAILING



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



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



KEY PLAN

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ISSUED FOR	BY	DATE	ISSUE

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

barnett dembek

CLIENT: CRESSETT (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT: TOWNHOUSE DEVELOPMENT
SHEET: CONCEPTUAL ELEVATIONS

UNIT 135
7326 130 STREET
SURREY, B.C.
V3W 1H6

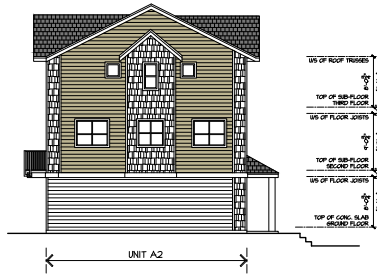
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnett-dembek.com

CLIENT NO. 22004
PROJECT NO. 22004
SHEET NO. AC-201
REV. NO.

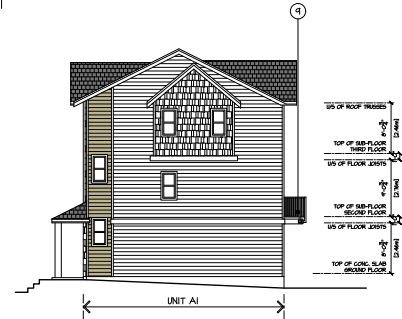
BUILDING #1



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



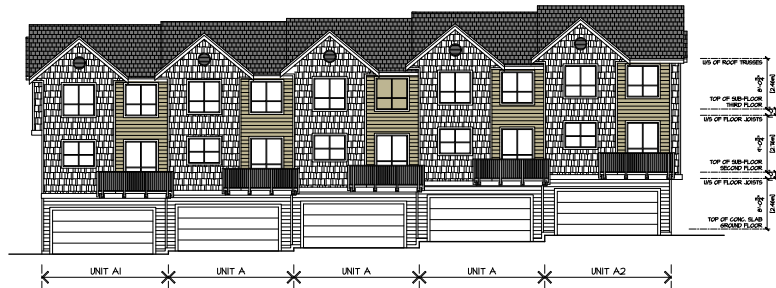
WEST ELEVATION
SCALE: 1/8" = 1'-0"



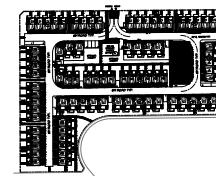
EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 MOOD FASCIA
- ③ HARDI SHINGLE SIDING
- ④ HORIZONTAL HARDI PLANK SIDING
- ⑤ VINYL FRAMED MINDINGS C/M 2x4 MOOD TRIM
- ⑥ 1 x 4 MOOD TRIM ON 2 x 6 MOOD TRIM
- ⑦ 1 x 4 MOOD TRIM ON 2 x 10 MOOD FASCIA
- ⑧ BUILT-UP WOOD POST W/ CEDAR WOOD FINISH
- ⑨ POWDER COATED ALUMINUM RAILING



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



KEY PLAN
N

LOT 3 BUILDING #1

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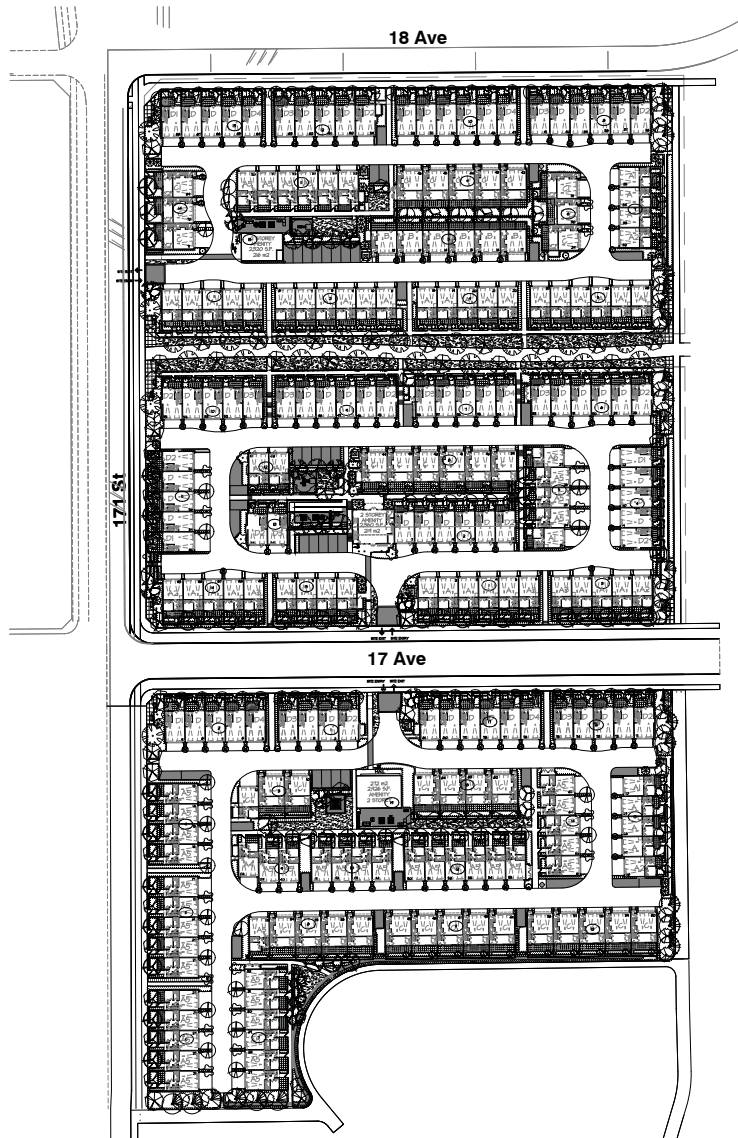
ISSUED FOR	BY	DATE	ISSUE	REV#	DATE

CONTRACT

DESIGN -	DRAWN -	CHECKED -
DATE: 1/22	DATE: 1/22	DATE: 1/22
CLIENT: CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP		
PROJECT: TOWNHOUSE DEVELOPMENT		
SHEET: CONCEPTUAL ELEVATIONS - LOT 1		

beneath design
UNIT 135
7536 130 STREET
SURREY, B.C.
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PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@beneath.com

CLIENT NO:	SHEET NO:
22004	AC-4.03
PROJECT NO:	REV. NO.:
22004	



TREES



FURNISHINGS



FURNISHINGS



PLAY EQUIPMENT



TREE SCHEDULE - OVERALL		PMO PROJECT NUMBER: 22-454		
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
27		ACER CIRCINATUM	VINE MAPLE	1.5M HT; BAB; 3 STEM CLUMP
25		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; BAB
47		ACER JAPONICUM VITIFOLIUM	FULLMOON MAPLE	2.5M HT; BAB
7		CERCEIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	6CM CAL; BAB
22		CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M HT; BAB
188		LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE	SLENDER SILHOUETTE SWIETLIUM	6CM CAL; 2M STD; BAB
30		MAGNOLIA GRANDIFLORA VICTORIA	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	2M HT; BAB
10		MAGNOLIA KOBUS STELLATA ROYAL STAR	ROYAL STAR MAGNOLIA (WHITE)	5CM CAL; 1.5M STD; BAB
57		PARROTIA PERSICA RUBY VASE	RUBY VASE PERSIAN REDWOOD	5 CM CAL; TREE FORM BAB
28		PICEA OMORIKA BRINK	BRINK'S SPRUCE	1.5M HT; BAB
24		PRELUOTSUGIA MENZIESII	DOUGLAS FIR	3M HT; BAB
14		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL; 1.5M STD; BAB
35		STYRAX JAPONICUS PINK CHIMES	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; BAB



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Suite C100 - 4185 Bell Creek Drive
Burnaby, British Columbia, V5C 6C9
P: 604 294-0111 | F: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:
PROJECT:
DRAWING TITLE:
DATE: 22 MAY 20
SCALE: 1" = 50'-0"

DARTS HILL TOWNHOUSE & DENTENTION POND DEV.
17148 18 AVE & 17127 & 17175 16 AVE
SURREY, BC

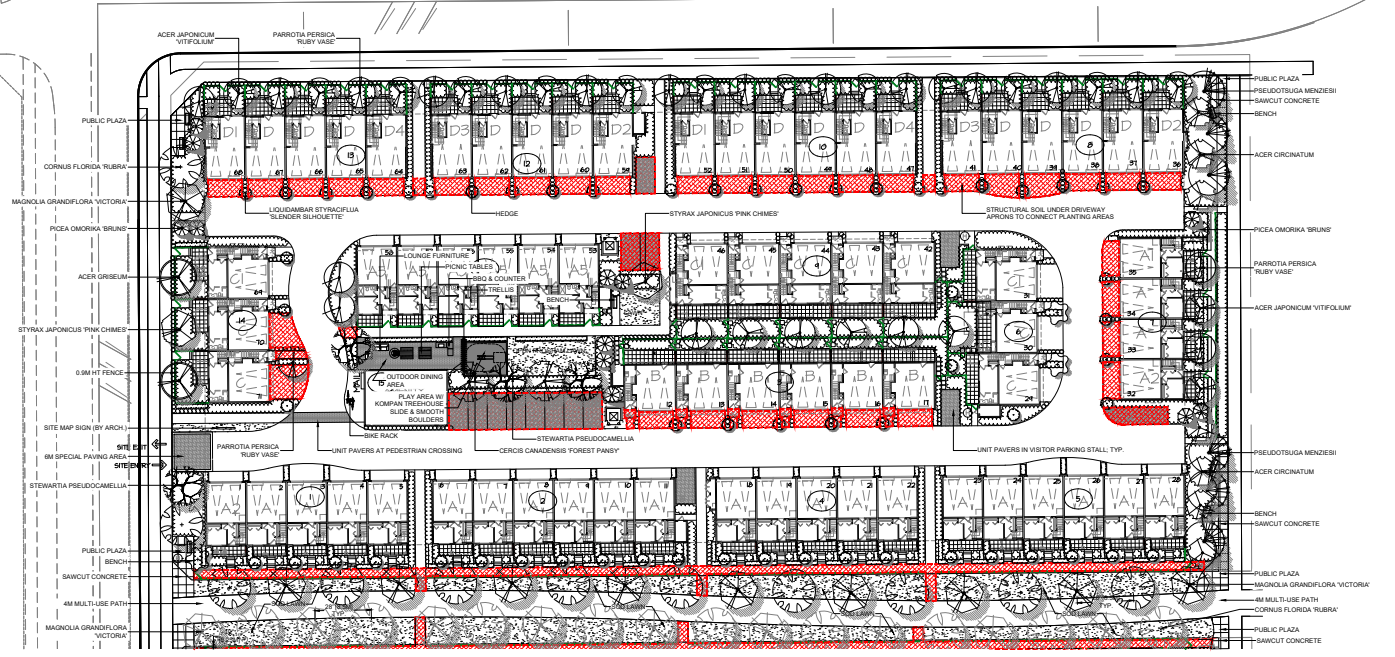
DRAWING TITLE:
LANDSCAPE KEY PLAN

DATE: 22 MAY 20 DRAWING NUMBER:
SCALE: 1" = 50'-0"
DRAWN: CJ **L1**
DESIGN: CJ
CHKD: VK OF 5

PMG PROJECT NUMBER: 22-056 22-056

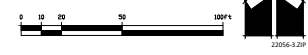
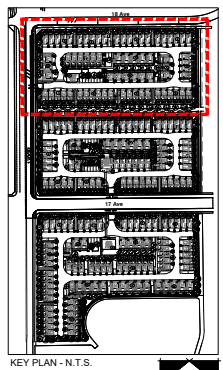


18 Ave



TREE SCHEDULE - LOT 1			PENG PROJECT NUMBER: 22-056	
SET	SYMBOL	COMMON NAME	PLANTED SIZE / REMARKS	
1	(Symbol)	ACER CIRCINATUM	1.5M HT. BAB	3 STEM CLUMP
2	(Symbol)	ACER GRISEUM	1.5M HT. BAB	3 STEM CLUMP
3	(Symbol)	ACER JAPONICUM VITIFOLIUM	1.5M HT. BAB	3 STEM CLUMP
4	(Symbol)	CERCIS CANADENSIS FOREST PANIC	1.5M HT. BAB	3 STEM CLUMP
11	(Symbol)	CORNUS FLORIDA RUBRA	1.5M HT. BAB	3 STEM CLUMP
40	(Symbol)	LIQUIDAMBAR STYRACIFLUA 'SLENDER BELHOUTTETTESLENDER BELHOUTTETTES	2M HT. BAB	1.5M HT. BAB
10	(Symbol)	MAGNOLIA GRANDIFLORA VICTORIA	2M HT. BAB	1.5M HT. BAB
12	(Symbol)	MAGNOLIA ROBINIA STELLATA 'ROYAL STAR'	2M HT. BAB	1.5M HT. BAB
21	(Symbol)	PARROTTIA PERISICA 'RUBY VASE'	2M HT. BAB	1.5M HT. BAB
13	(Symbol)	PICEA CANADENSIS BRUNSI	2M HT. BAB	1.5M HT. BAB
14	(Symbol)	PSEUDOTSUGA MENZIESII	2M HT. BAB	1.5M HT. BAB
15	(Symbol)	STEWARTIA PSEUDOCAMELLIA	2M HT. BAB	1.5M HT. BAB
2	(Symbol)	STYRAX JAPONICUS 'PINK CHIMES'	2M HT. BAB	1.5M HT. BAB
22	(Symbol)	VIOLA MAJALIS	5 CM CAL. 3 STEM CLUMP	3 STEM CLUMP
16	(Symbol)	PAPERBARK MAPLE	2.5M HT. BAB	1.5M HT. BAB
17	(Symbol)	FULLMOON MAPLE	1.5M HT. BAB	3 STEM CLUMP
18	(Symbol)	FOREST PANIC REDGUD	1.5M HT. BAB	3 STEM CLUMP
19	(Symbol)	PINK FLOWERING DOGWOOD	1.5M HT. BAB	3 STEM CLUMP
20	(Symbol)	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	2M HT. BAB	1.5M HT. BAB
23	(Symbol)	ROYAL STAR MAGNOLIA (WHITE)	2M HT. BAB	1.5M HT. BAB
24	(Symbol)	RUBY VASE PERISIA IRONWOOD	2M HT. BAB	1.5M HT. BAB
25	(Symbol)	BRUNSI BIRCHAN SPICE	2M HT. BAB	1.5M HT. BAB
26	(Symbol)	DOUGLAS FIR	2M HT. BAB	1.5M HT. BAB
27	(Symbol)	JAPANESE STEWARTIA	2M HT. BAB	1.5M HT. BAB
28	(Symbol)	PINK FLOWERING JAPANESE SNOWBELL	2M HT. BAB	1.5M HT. BAB

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



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Suite 5100 - 4168 Bink Creek Drive
Burnaby, British Columbia, V5C 0G9
P: 604 294-0111 | F: 604 294-0022

SEAL:

CLIENT:

PROJECT:

DARTS HILL TOWNHOUSE & DENTENTION POND DEV.

17148 18 AVE
& 17127 & 17175 16 AVE
SURREY, BC

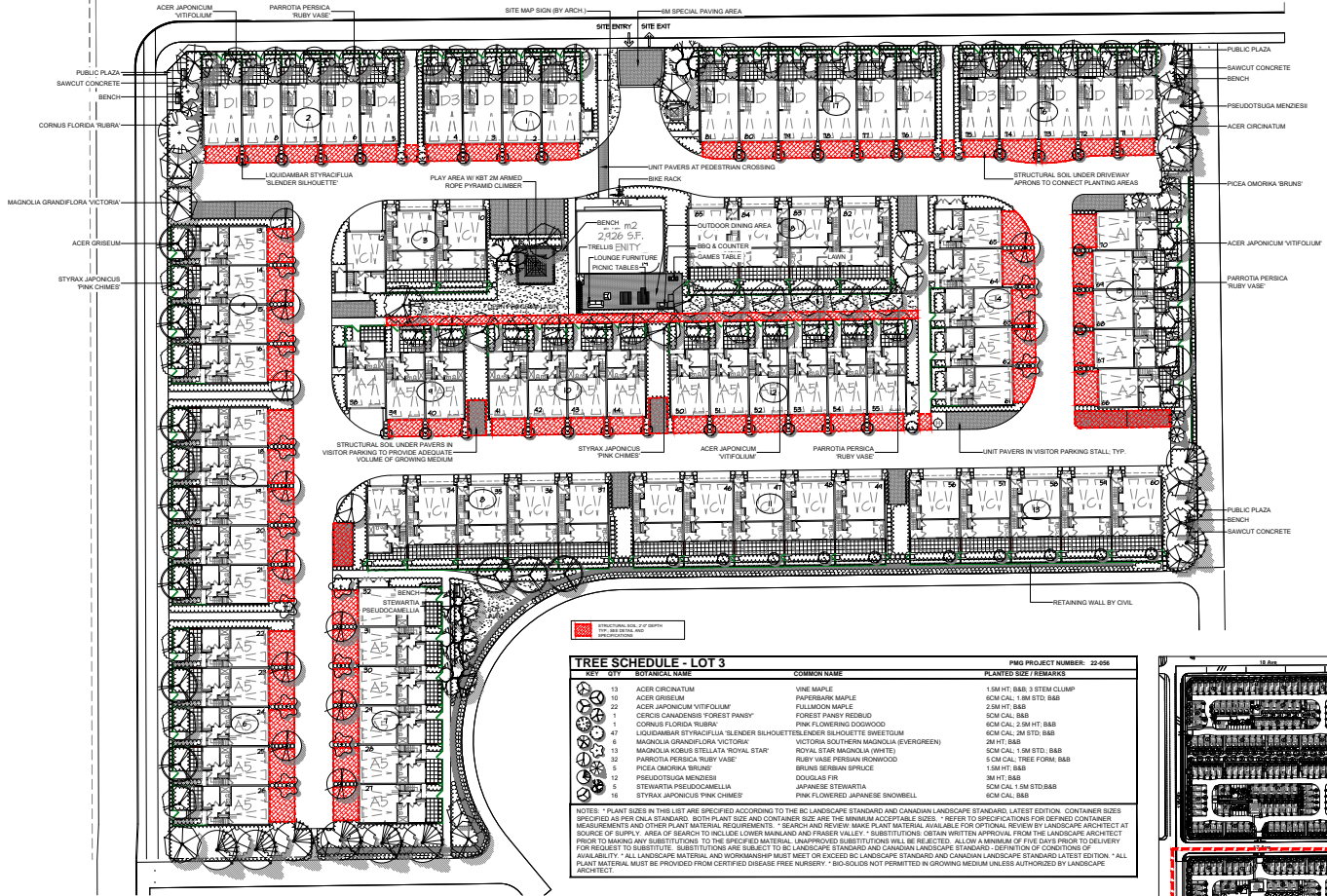
DRAWING TITLE:

**LOT 1
LANDSCAPE PLAN**

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SCALE: 2" = 20'-0"
DRAWN: CJ **L2**
DESIGN: CJ
CHKD: VK OF 5

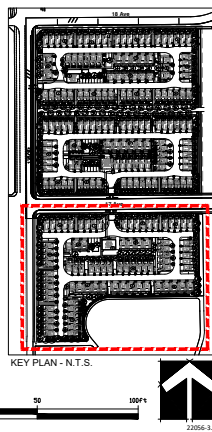
PENG PROJECT NUMBER: 22-056

17 Ave



NO.	SYMBOL	TREE SCHEDULE - LOT 3	COMMON NAME	PLANTED TREE SPECIFICATIONS
9	[Symbol]	ACER CIRCINATUM	WINE MAPLE	1.8M HT. BAB, 3 STEM CLUMP
10	[Symbol]	ACER GRISEUM	PAPERBARK MAPLE	ICM CAL. 1.8M STD. BAB
22	[Symbol]	ACER JAPONICUM VITIFOLIUM	FULLMOON MAPLE	2.5M HT. BAB
1	[Symbol]	CORNUS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	ICM CAL. BAB
1	[Symbol]	CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	ICM CAL. 2.5M HT. BAB
47	[Symbol]	LIQUIDAMBAR STYRACIFLUA 'SLIM ENDER SILHOUETTE'	SLIM ENDER SILHOUETTE SWITTEDUM	ICM CAL. 3M STD. BAB
1	[Symbol]	MAGNOLIA GRANDIFLORA VICTORIA	VICTORIA SOUTHERN MAGNOLIA (EVERGREEN)	ICM CAL. 1.5M STD. BAB
13	[Symbol]	MAGNOLIA ROBINIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	5 CM CAL. TREE FORM. BAB
32	[Symbol]	PARROTIA PERSCICA 'RUBY VASE'	RUBY VASE BIRCHAN IRONWOOD	1.5M HT. BAB
5	[Symbol]	PICEA OMRONKA 'BRUNS'	BURNS BIRCHAN SPRUCE	3M HT. BAB
12	[Symbol]	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	ICM CAL. 1.5M STD. BAB
5	[Symbol]	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	ICM CAL. BAB
16	[Symbol]	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERING JAPANESE SNOWBELL	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY AS STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER, MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 7 DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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pmg
LANDSCAPE ARCHITECTS
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Surrey, British Columbia, V3C 6G9
P: 604 294-0111 | F: 604 294-0222

SEAL

PROJECT: DARTS HILL TOWNHOUSE & DENTENTION POND DEV.

17148 18 AVE & 17127 & 17175 16 AVE SURREY, BC

DRAWING TITLE: LOT 3 LANDSCAPE PLAN

DATE: 22 MAY 20 SCALE: 1" = 20'-0" DRAWING NUMBER: L4

SCALE: 0 10 20 50 100ft

CHKD: VR OF 5

PMG PROJECT NUMBER: 22-056

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

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

DATE: **September 06, 2022** PROJECT FILE: **7819-0369-00**

RE: **Engineering Requirements
Location: 17174 18 Avenue**

REZONE/SUBDIVISION

Subject to construction by others of the downstream Sanitary Syphon and Fergus Pump Station Upgrading Works, as well as construction of Feeder Mains on 24 Ave and 174 St to service the low water pressure system, the following Works are required as a condition of this Rezone and Subdivision:

Property and Right-of-Way Requirements

- Secure the land/SRW and funding requirements for the construction of Pond B.
- Dedicate watercourse area and 22 m from top of bank for 18 Avenue.
- Dedicate 8.442 m on 16 Avenue, including 5 m x 5 m corner cut at 16 Ave and 171 St.
- Dedicate 10 m for East-West Multi-Use Pathway (MUP).
- Dedicate 12 m for 171 Street, including 1 m x 1 m corner cuts at the MUP.
- Dedicate 20 m for 17 Avenue, including 3 m x 3 m corner cuts at 17 Ave and 171 St.
- Register 0.5 m SRW along all frontage roads.

Works and Services

- Construct Pond B and associated drainage infrastructure.
- Provide Traffic Impact Study.
- Construct north side of 16 Ave with 4 m Multi-Use Pathway (MUP)
- Construct south side of 18 Avenue, 171 Street, 17A Avenue, East West MUP.
- Provide cash-in-lieu for ultimate curb and partial signal construction at 171 St and 16 Ave.
- Construct all half roads fronting conveyed parkland and construct 2.0 m wide pathway located within the 5m wide conveyed parkland.
- Construct storm drainage system to service the development and to drain fronting roads.
- Provide on-lot source controls and infiltration facilities as per NCP, including water quality/sediment control inlet chamber if outdoor surface parking is proposed on the lot.
- Provide onsite and offsite LID measures as per Table 8.1.E of the NCP.
- Construct 300mm watermain on 16 Ave and water mains on 171 St, 17 Ave and 18 Ave.
- Construct minimum 250mm sanitary sewers on 17 Avenue, 171 Street, 172 Street.
- Pay DCC Frontender Agreement (drainage/water/sanitary); Development Works Agreement (drainage/water/sanitary); 100% cash payment of Drainage/Water/Sanitary DCC, and Fergus Pump Station LAS, if required.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file

Appendix IV



Planning

August 8, 2022

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0369 00

SUMMARY

The proposed 245 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	64
Secondary Students:	27

September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	114
--	-----

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

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

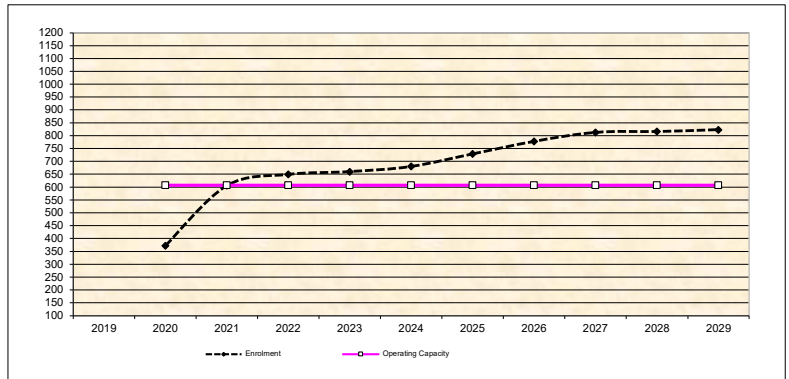
School Enrolment Projections and Planning Update:

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

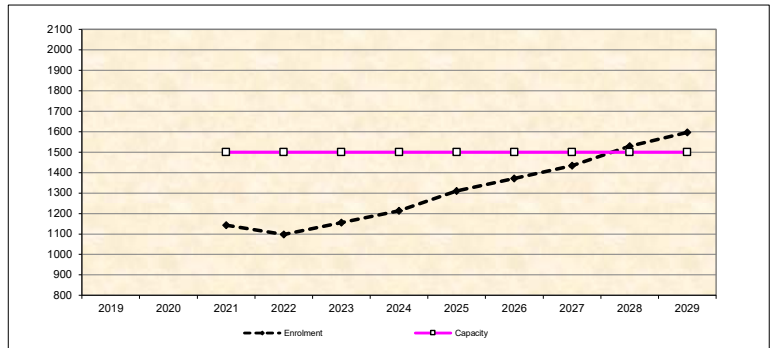
The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

Edgewood Elementary



Grandview 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: 19-0369-00

Address: 17174 18 Avenue/ 17175, 17127 16 Avenue

Registered Arborist: Corey Plester #PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	466
Protected Trees to be Removed	280
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	41
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 147 X one (1) = <u>147</u> - All other Trees Requiring 2 to 1 Replacement Ratio 133 X two (2) = <u>266</u> 	413
Replacement Trees Proposed	182
Replacement Trees in Deficit	231
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	120

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 	8
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

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

Signature of Arborist: 	Date: September 14, 2022
--	--------------------------





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
- ALDER TREE TO BE RETAINED
- ALDER TREE TO BE REMOVED
- COTTONWOOD TREE TO BE RETAINED
- COTTONWOOD TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	OCT18/21	MK	SITE PLAN
2	OCT25/21	MK	KEY PLAN
3	JUN07/22	MK	SITE PLAN
4	JUN14/22	MK	CIVIL PLAN
5	JUN22/22	MK	SITE PLAN

NO.	DATE	BY	REVISION
6	AUG25/22	MK	SITE PLAN
7	AUG31/22	MK	CIVIL PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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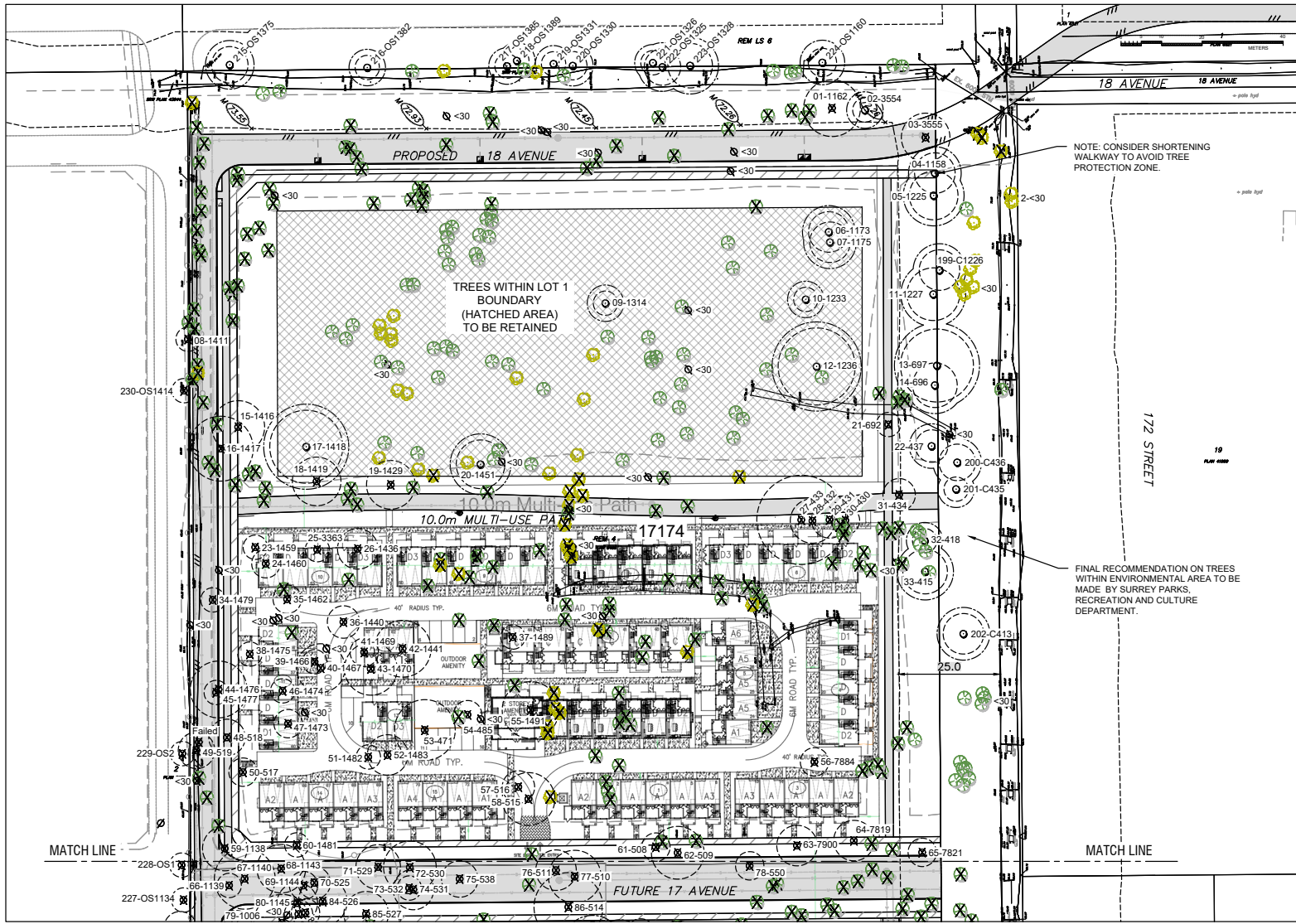
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 17174 18 AVENUE
 17127 17175 16 AVENUE
 SURREY, B.C.

SHEET TITLE
 KEY - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE NOVEMBER 20, 2019

KEY
 SHEET 1 OF 5



GENERAL NOTES:
 • REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 • CONDUCT AN EDGE TREE RISK ASSESSMENT.

LEGEND

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON BY-LAW TREE
	TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
	ALDER TREE TO BE RETAINED
	ALDER TREE TO BE REMOVED
	COTTONWOOD TREE TO BE RETAINED
	COTTONWOOD TREE TO BE REMOVED
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE

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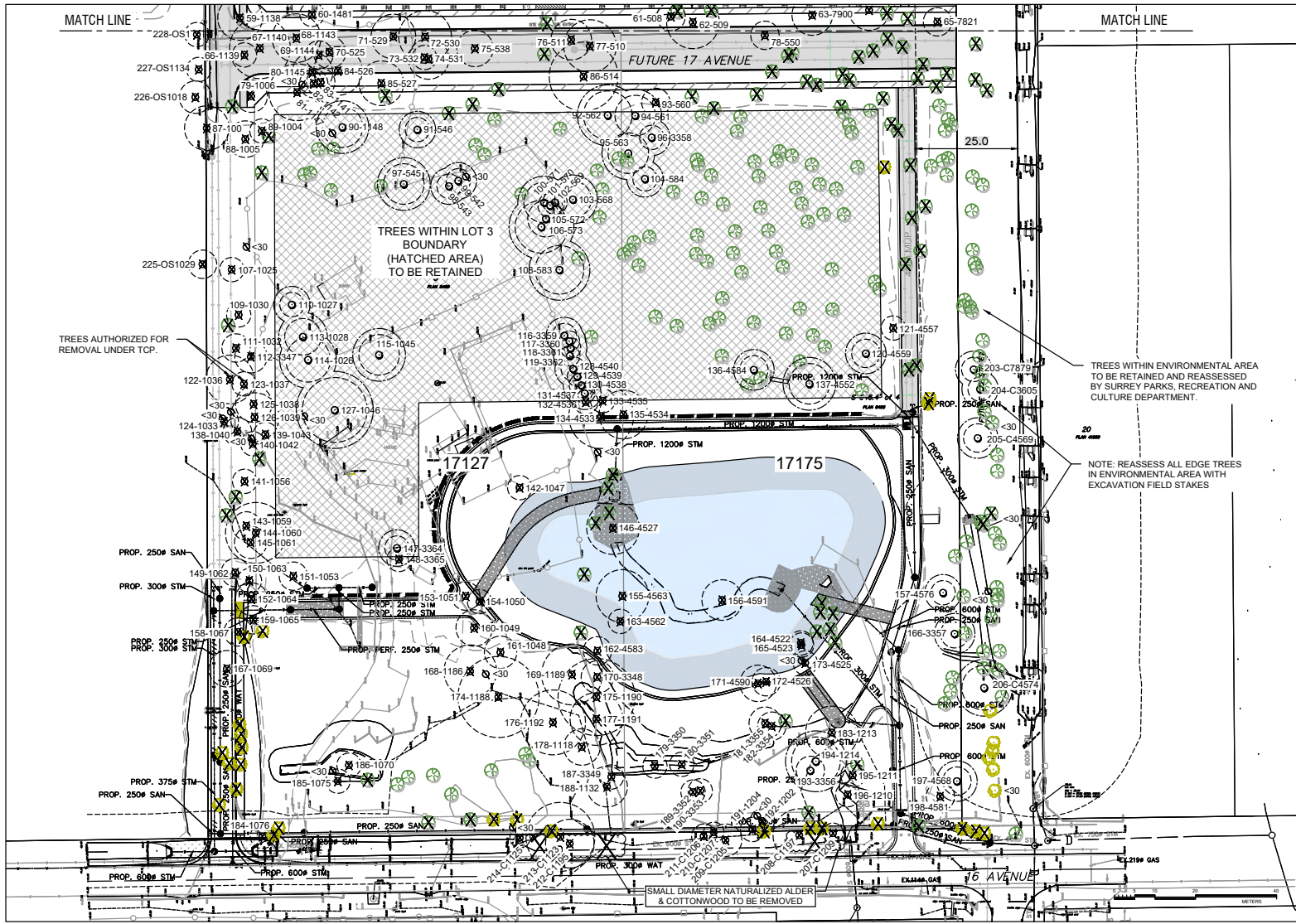
PROJECT TITLE
 17174 18 AVENUE
 17127 17175 16 AVENUE
 SURREY, B.C.

SHEET TITLE
 T1A - TREE REMOVAL AND PRESERVATION PLAN - NORTH

CIENT

DRAWN MK
SCALE AS SHOWN
DATE NOVEMBER 20, 2019

T-1A
 SHEET 2 OF 5



- GENERAL NOTES:
- REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 - CONDUCT AN EDGE TREE RISK ASSESSMENT.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
- ALDER TREE TO BE RETAINED
- ALDER TREE TO BE REMOVED
- COTTONWOOD TREE TO BE RETAINED
- COTTONWOOD TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

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2	OCT29/21	MK	KEY PLAN
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NO.	DATE	BY	REVISION
6	AUG25/22	MK	SITE PLAN
7	AUG31/22	MK	CIVIL PLAN

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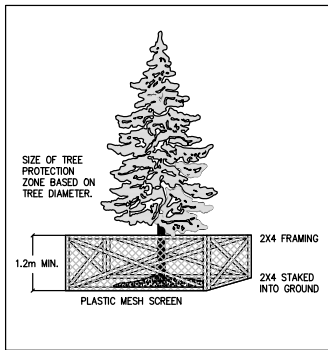
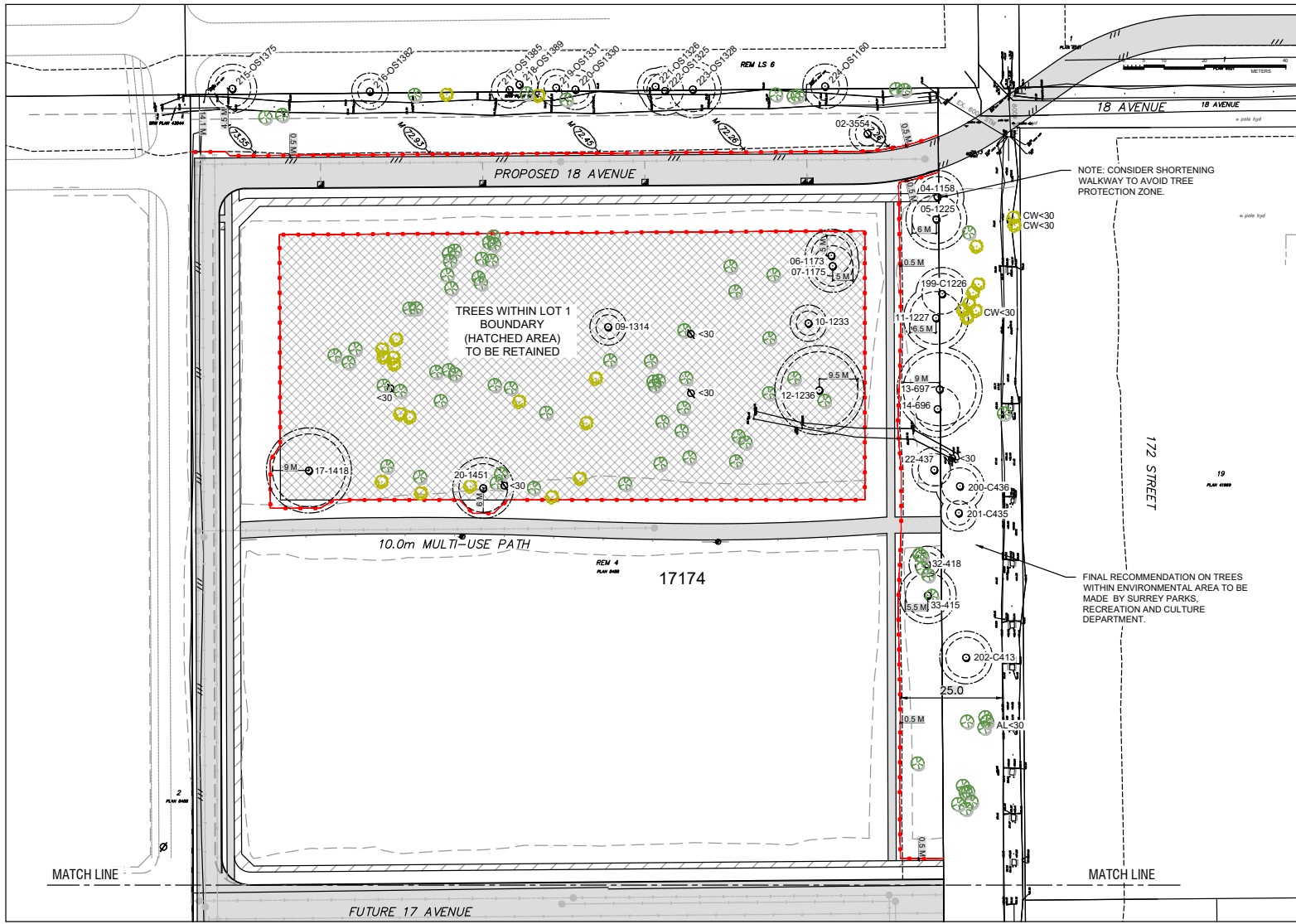
PROJECT TITLE
17174 18 AVENUE
17127 17175 16 AVENUE
 SURREY, B.C.

SHEET TITLE
T1B - TREE REMOVAL AND PRESERVATION PLAN - SOUTH

CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE NOVEMBER 20, 2019

T-1B
 SHEET 3 OF 5



- GENERAL NOTES:**
- REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 - CONDUCT AN EDGE TREE RISK ASSESSMENT.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC S/LA/B/C/L/N/A LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

- LEGEND**
- TREE TO BE RETAINED
 - TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
 - ALDER TREE TO BE RETAINED
 - COTTONWOOD TREE TO BE RETAINED
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING

NO.	DATE	BY	REVISION
1	OCT18/21	MK	SITE PLAN
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3	JUN07/22	MK	SITE PLAN
4	JUN14/22	MK	CIVIL PLAN
5	JUN22/22	MK	SITE PLAN

NO.	DATE	BY	REVISION
6	AUG25/22	MK	SITE PLAN
7	AUG31/22	MK	CIVIL PLAN

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PROJECT TITLE
 17174 18 AVENUE
 17127 17175 16 AVENUE
 SURREY, B.C.

SHEET TITLE
 T2A - TREE PROTECTION PLAN - NORTH

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE NOVEMBER 20, 2019

T-2A
 SHEET 4 OF 5

MATCH LINE

MATCH LINE

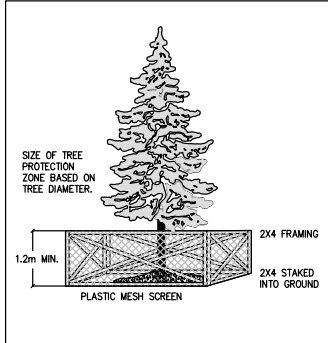
FUTURE 17 AVENUE

TREES WITHIN LOT 3 BOUNDARY (HATCHED AREA) TO BE RETAINED

TREES WITHIN ENVIRONMENTAL AREA TO BE RETAINED AND REASSESSED BY SURREY PARKS, RECREATION AND CULTURE DEPARTMENT.

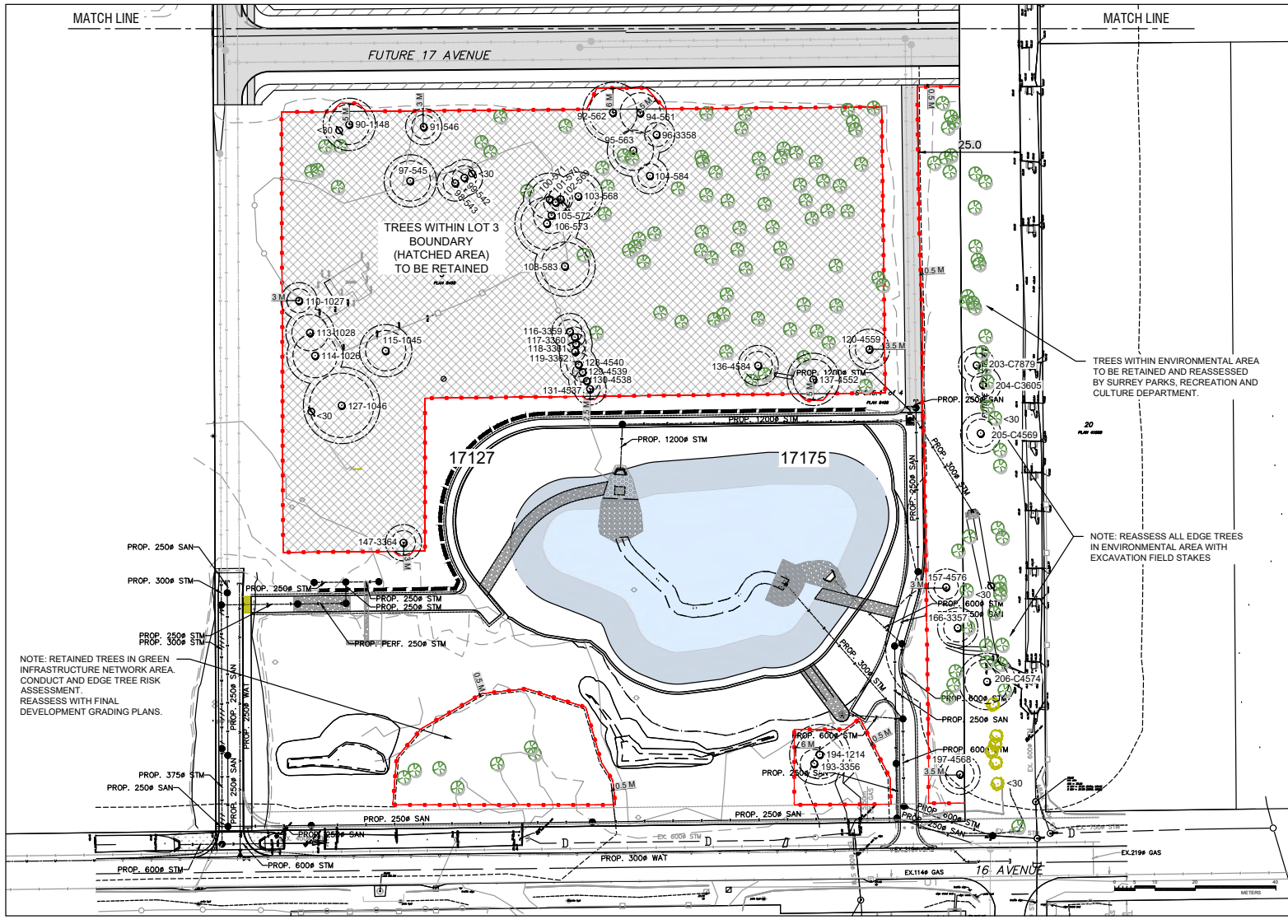
NOTE: REASSESS ALL EDGE TREES IN ENVIRONMENTAL AREA WITH EXCAVATION FIELD STAKES

NOTE: RETAINED TREES IN GREEN INFRASTRUCTURE NETWORK AREA. CONDUCT AN EDGE TREE RISK ASSESSMENT. REASSESS WITH FINAL DEVELOPMENT GRADING PLANS.



- GENERAL NOTES:
- REASSESS ALL TREES WITH FINAL DEVELOPMENT PLANS.
 - CONDUCT AN EDGE TREE RISK ASSESSMENT.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC S/LA/B/C/L/N/A LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

- LEGEND
- TREE TO BE RETAINED
 - ⊗ TREE NOT ASSESSED - NOT INCLUDED IN THIS PROJECT
 - ⊗ ALDER TREE TO BE RETAINED
 - ⊗ COTTONWOOD TREE TO BE RETAINED
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING



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17174 18 AVENUE
17127 17175 16 AVENUE
 SURREY, B.C.

SHEET TITLE
T2B - TREE PROTECTION PLAN - SOUTH

CLIENT _____

DATE
 NOVEMBER 20, 2019

DRAWN MK
 SCALE AS SHOWN
T-2B
 SHEET 5 OF 5

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0369-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-290-299

Lot 3 Section 18 Township 7 New Westminister District Plan 8488
17127 - 16 Avenue

Parcel Identifier: 011-336-391

South 646.4 Feet Lot 4 Section 18 Township 7 New Westminister District Plan 8488
17175 - 16 Avenue

Parcel Identifier: 000-476-706

Lot 4 Except: South 646.4 Feet, Legal Subdivision 3 Section 18 Township 7
New Westminister District Plan 8488
17174 - 18 Avenue

(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) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 1.99 metres for the risers on Lot 2;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.48 metres for the porch on Lot 2;
 - (c) to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 1.01 metres for the risers on Lot 2.
5. The siting of buildings and structures shall be in accordance with the drawing attached as Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

DVP to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.48 metres for the porch on Lot 2.

DVP to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 1.99 metres for the risers on Lot 2.

DVP to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 1.01 metres for the risers on Lot 2.

PHASE 3
10.0m Multi-use Path

PHASE 2

171 St

PHASE 5
17 Ave

PHASE 1

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DEMCKE ARCHITECTS INC. COPYRIGHT INFORMATION INCLUDES
DATE: 11-20-07 AND: 11-20-07

ISSUE	DATE

CON-002.dwg

DESIGN :	MD.
DRAWN :	
DATE :	Sept. 1, 22
SCALE :	1" = 20'-0"

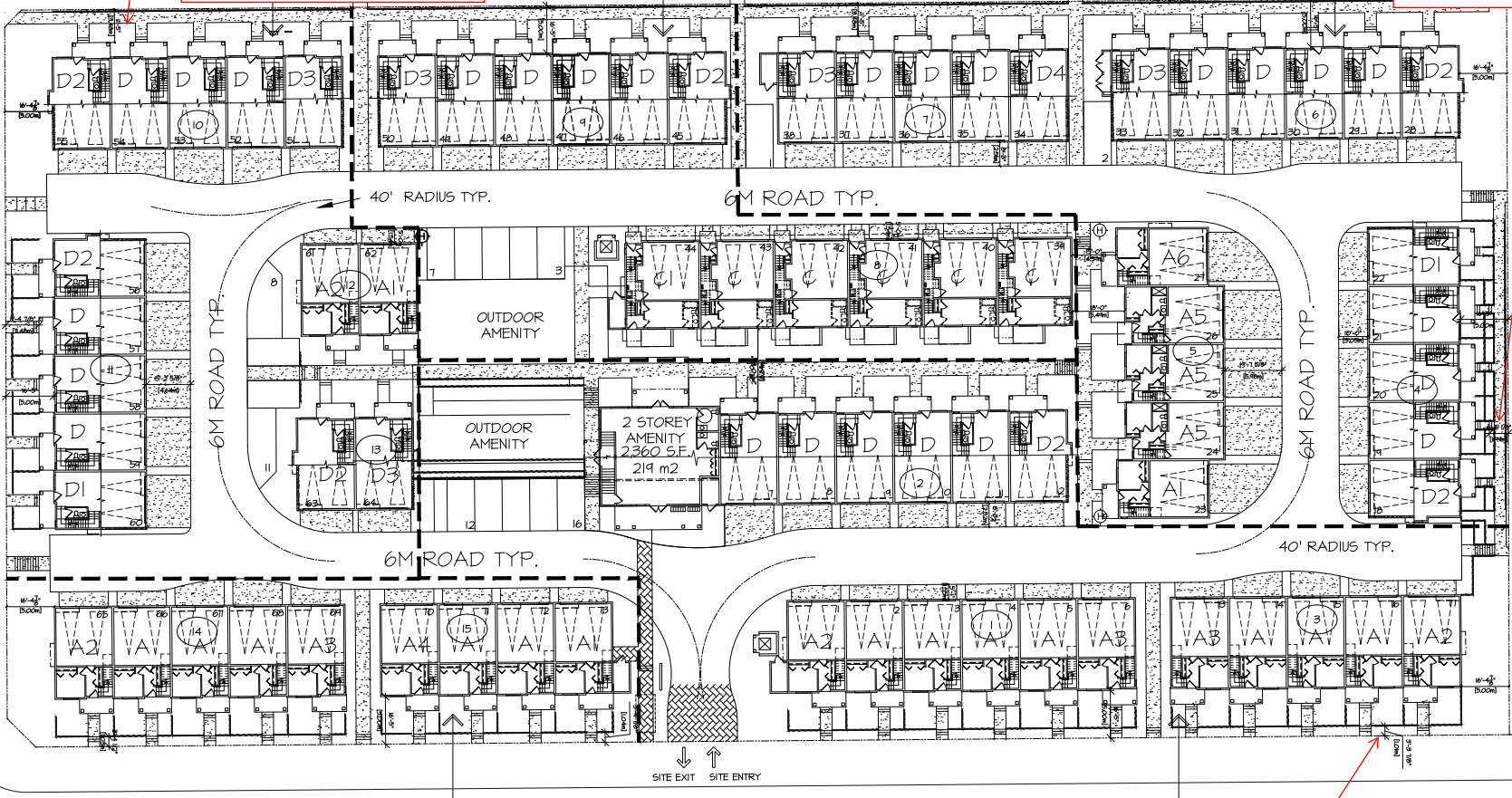
CLIENT :	CRESSEY (GRANDVIEW HEIGHTS) DEVELOPMENT LLP
PROJECT :	TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	CONCEPTUAL SITE PLAN 4 DATA

barnett demcke

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: moib@barnett-demcke.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
22004	AC-104



LEGEND

—	RETAINING WALLS
—	DISTANCE FROM HYDRANT TO PRINCIPAL ACCESS (MAX. 10m)
—	PHASE LINE
⊕	PROPOSED HYDRANT

NOTE:
STANDPIPE CONNECTIONS ARE TO BE INSTALLED ON THE INTERMEDIATE STAIRWELL LADDERS.
THE CITY OF SURREY FIRE PLAN NUMBER FOR RELIABLE SAFETY IS G-0091. RADIO APPLICATION APPLIES TO THIS BUILDING.
IN ORDER TO AID SUPPRESSOR OPERATIONS, PROVIDE A ROOF TOP STANDPIPE CONNECTION.
DIE TO SHEET, INSTALL A FIRE DEPARTMENT CONNECTION THAT CAN NOT BE DISASSEMBLED OR REMOVED FROM THE OUTSIDE.
SUBMIT A FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.
THE FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH FIRE DEPT FOR THE APPROVED BOX.
STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 10

