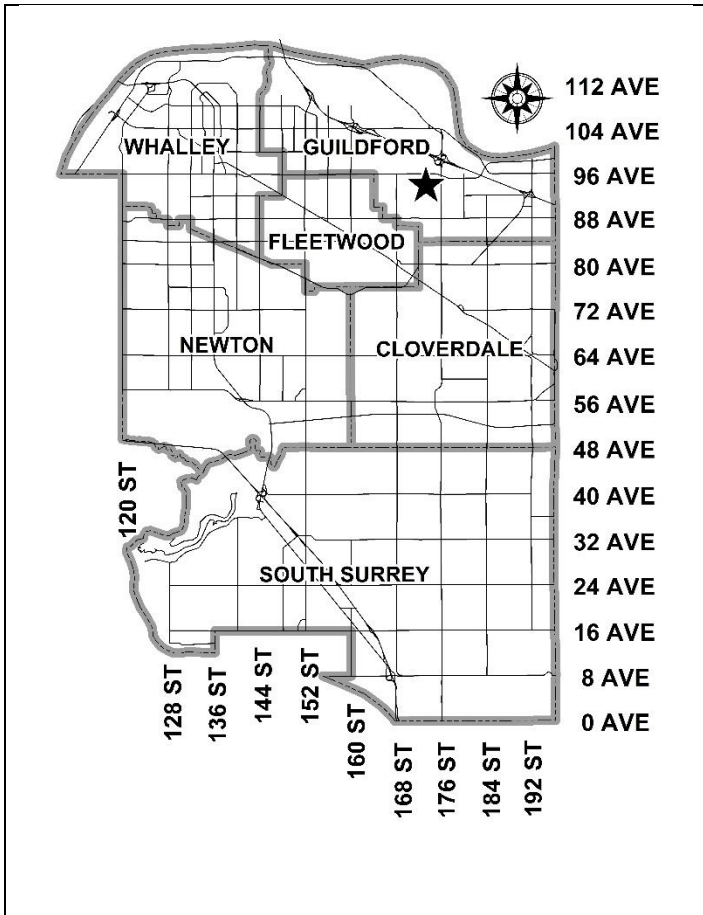


**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

**Application No.: 7920-0226-00**

Planning Report Date: October 16, 2023



**PROPOSAL:**

- **NCP Amendment** from Medium Density Cluster and Medium High Density to Medium High Density and changes to the road network.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

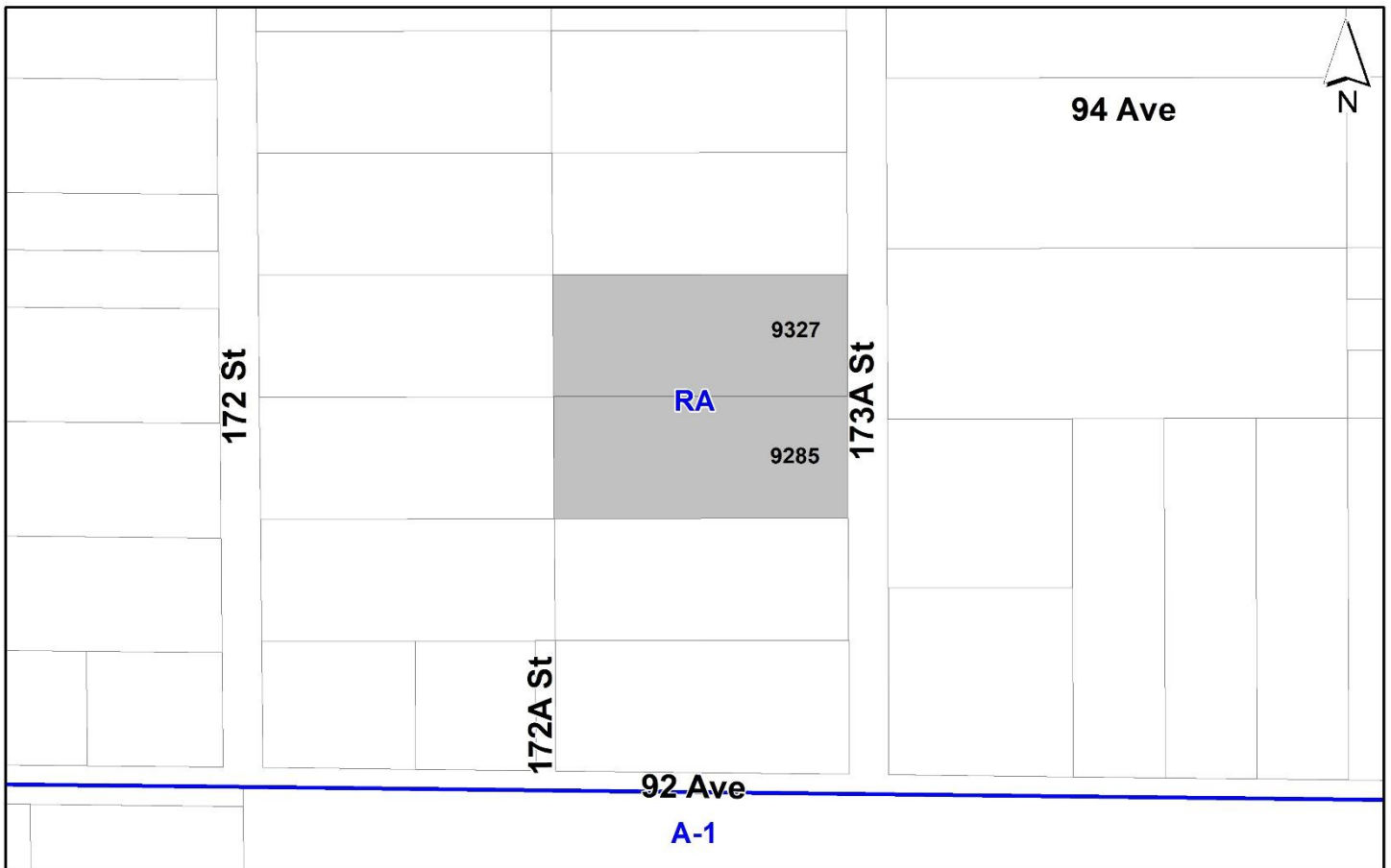
to permit the development of 57 townhouse units and conveyance of riparian area to the City.

**LOCATION:** 9327 - 173A Street  
9285 - 173A Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Medium Density Cluster, Medium High Density, Local Road/Lane and Fish Class 15m & 30m Buffer Class B



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) from Medium Density Cluster (6-10 upa) and Medium High Density (15-30 upa) to Medium High Density (15-30 upa) and changes to the road network.
- Setback variances are requested along all lot lines in the RM-30 Zone for buildings and visitor parking.

## RATIONALE OF RECOMMENDATION

- 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 Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes).
- The proposed density and building form are appropriate for this part of Anniedale-Tynehead.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The subject site is bisected by a watercourse with setbacks that heavily encumber the site. The NCP envisioned single family residential lots with four cul-de-sacs to provide necessary lot frontage. The proposed townhouses result in a more efficient use of the land, while still maintaining the by-law required setbacks to the watercourse. The proposed townhouses will interface well with adjacent townhouse designated land to the north.
- The reduced setbacks are predominantly to the amenity building or to a side of townhouse unit condition and therefore don't impact the functional yards of the units. The setbacks have also been reduced fronting the future walkway along the south side of the site to promote active surveillance along the walkway.
- The proposed townhouse units are well-designed with a quality material palette.

## 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 Development Permit No. 7920-0226-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7920-0226-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west (173 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 1 and 5;
  - (b) to reduce the minimum east (173A Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 6 and 12;
  - (c) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building;
  - (d) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres to the principal building face for townhouse building 4;
  - (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres for townhouse buildings 6 and 11;
  - (f) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.6 metres for townhouse building 10;
  - (g) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres for townhouse building 9;
  - (h) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 5 and 6;
  - (i) to reduce the minimum south side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 1, 11 and 12; and
  - (j) to vary the Off-Street Park requirement of the RM-30 Zone to allow five visitor parking spaces to be located within the required setback area.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (h) conveyance of riparian areas to the City;
  - (i) submission of a finalized, peer reviewed, Geotechnical Report to the satisfaction of City staff;
  - (j) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (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 Services; and
  - (o) Registration of a Section 219 Restrictive Covenant to ensure the site is developed in accordance with the finalized geotechnical report and recommendations.
6. Council pass a resolution to amend the Anniedale-Tynehead Neighbourhood Concept Plan to redesignate the subject site from Medium Density Cluster (6-10 upa) and Medium



High Density (15-30 upa), to Medium High Density (15-30 upa), and changes to the road network, when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Two single family dwellings, Class B Watercourse.	Medium Density Cluster, Medium High Density and Fish Class 15m & 30m Buffer Class B	RA
North:	Single family dwelling, Class B Watercourse.	Medium High Density and Fish Class 15m & 30m Buffer Class B	RA
East (Across 173A Street):	Single family dwelling on well-treed lots, Class B Watercourse.	Park and Fish Class 15m & 30m Buffer Class B	RA
South:	Single family dwelling, Class B Watercourse.	Low Density Cluster and Fish Class 15m & 30m Buffer Class B	RA
West:	Single family dwellings on well-treed lots.	Low Density Urban	RA

### Context & Background

- The 1.87-hectare subject site is comprised of two lots (9285 and 9327 – 173A Street) in Anniedale-Tynehead. The subject site is designated Urban in the Official Community Plan (OCP), Medium Density Cluster (6-10 upa) and Medium High Density (15-30 upa) in the Anniedale-Tynehead Neighbourhood Concept Plan and is currently zoned "One Acre Residential Zone (RA)".
- The site is bisected by a Class B watercourse.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of 57 townhouses units:
  - NCP Amendment from Medium Density Cluster (6-10 upa) and Medium High Density (15-30 upa) to Medium High Density (15-30 upa) and changes to the road network to remove lanes and cul-de-sacs;
  - Rezoning from RA to RM-30;
  - Subdivision (consolidation from 2 lots to 1 hooked lot and an open space lot for riparian protection purposes);
  - Development Variance Permit to reduce the front, rear and side yard setbacks as well as allow visitor parking spaces within setbacks; and
  - Development Permit for Form and Character, Sensitive Ecosystems and Hazard Lands.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1.87 hectares

	Proposed
Road Dedication:	0.24 hectare
Undevelopable Area:	0.67 hectare
Net Site Area:	0.96 hectare
<b>Number of Lots:</b>	1 lot (hooked across an open space lot)
<b>Building Height:</b>	13 metres
<b>Unit Density:</b>	59 uph / 24 upa
<b>Floor Area Ratio (FAR):</b>	0.80
<b>Floor Area</b>	
Residential:	7,661 square metres
Commercial:	0
Total:	7,661 square metres
<b>Residential Units:</b>	
Studio:	0
1-Bedroom:	0
2-Bedroom:	5
3-Bedroom:	48
4-Bedroom:	4
Total:	57

## Referrals

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

School District: The School District has advised that there will be approximately 49 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

27 Elementary students at Serpentine Heights Elementary School  
14 Secondary students at North Surrey Secondary School

(Appendix III)

**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 late 2026.

Parks, Recreation & Culture:	<p>Parks has no concerns with the proposal.</p> <p>Parks will accept the riparian area as conveyed park.</p> <p>The closest active park is proposed to the east across the street, and the closest natural area will be the natural area conveyed as part of the subject development site.</p>
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found to be satisfactory.

## Transportation Considerations

### Road Network and Infrastructure

- The applicant will be providing the following road improvements along the site frontages to support the proposal:
  - dedication and construction of 173 Street to the City's local road standard;
  - dedication and construction of 173A Street to the City's collector road standard; and
  - dedication and construction of a new walkway along the south edge of the site.
- The applicant is proposing to eliminate the cul-de-sacs and lanes identified in the NCP and provide direct access to the site via 173 Street and 173A Street. A new pedestrian walkway is proposed along the southern property line to provide improved pedestrian connectivity, consistent with broader objectives to support sustainable modes of transportation.
- The applicant is proposing to access the western portion of the subject site from 173 Street, via a new 92A Avenue connecting from 172 Street provided as part of adjacent application 7919-0302-00. Should the subject site proceed ahead of adjacent application 7919-0302-00, the applicant would be required to secure an offsite statutory right-of-way and deliver 92A Avenue as part of the subject proposal in order to provide adequate access.

### Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every two minutes in the peak hour.
- A site-specific transportation impact analysis ("TIA") was not required as the anticipated development-generated traffic from the subject proposal did not meet the City's threshold.
- An area-wide TIA has been conducted for the Anniedale-Tynehead NCP and a comprehensive update to the TIA is currently underway. The updated TIA includes the subject site and will assess the cumulative impacts of traffic generated by redevelopment

throughout the entire NCP area to inform the required transportation infrastructure requirements and capital planning processes.

### Parking and Access

- Accesses to the subject site are proposed via 173 Street and 173A Street.
- The Zoning Bylaw requires a total of 125 parking spaces to be provided on site. The applicant is proposing to provide 125 parking spaces, meeting the Zoning Bylaw requirements.

### **Parkland and Natural Area Considerations**

- The applicant is proposing to convey to the City the 6,708-square metre riparian protection area, which contains a Class B watercourse, as dedicated open space (park land).
- The proposed riparian compensation plan is intending to deliver a net gain of approximately 6 square metres of riparian habitat, with the installation of a natural assemblage of native plants.
- Staff have highlighted the following as requiring further coordination between the project consultants:
  - Existing bridge within the middle of the site connecting the two hooked strata lots requires removal; and
  - The design of the bridge along the 5 metre walkway along the southern property line is to be confirmed.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - High-Performance Insulation: Implement advanced insulation materials to reduce heating and cooling costs;
  - Water Efficiency: Install low-flow plumbing fixtures and promote drought-tolerant landscaping to reduce water consumption;
  - Native Landscaping: Incorporate native plants to enhance biodiversity and minimize the need for irrigation;
  - Green Building Materials: Utilize locally sourced, sustainable materials, including certified wood products;
  - Electric Vehicle Charging: Include EV charging outlets to encourage the use of electric vehicles; and

- Walkability: Design pedestrian-friendly pathways and connections to nearby amenities, reducing car dependence.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The site is designated 'General Urban' in the Regional Growth Strategy (RGS). The proposal complies with this designation.

### **Official Community Plan**

#### Land Use Designation

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

### **Secondary Plans**

#### Land Use Designation

- The site is designated Medium Density Cluster (6-10 upa) and Medium High Density (15-30 upa) in the Anniedale-Tynehead NCP. The applicant is proposing an NCP amendment to redesignate the entire site to Medium High Density (15-30 upa), and also proposes changes to the road network to remove the lanes and cul-de-sacs.

#### Amendment Rationale

- The proposed amendment is consistent with other proposed NCP in this area of Anniedale-Tynehead. The proposed NCP amendment will allow for a townhouse form rather than the single family dwelling form anticipated in the NCP.
- The subject site is bisected by a watercourse with setbacks that heavily encumber the site. The NCP envisioned single family residential lots with four cul-de-sacs to provide necessary lot frontage. The proposed townhouses result in a more efficient use of the land, while still maintaining the by-law required setbacks to the watercourse. The proposed townhouses will interface well with adjacent townhouse designated land to the north.
- The proposed lanes and cul-de-sacs are proposed to be replaced with an ultimate 10-metre east-west walkway between 173 and 173A Streets (of which 5 metres is to be provided from the subject site), which will provide for better pedestrian connectivity in the neighbourhood.
- The proposed development will be subject to Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

#### Themes/Objectives

- The proposal is consistent with the following themes and objectives in the Anniedale-Tynehead NCP:

- Retain significant environmental features including creeks, important vegetation, and Green Infrastructure (Ecosystem Hubs, Sites and Corridors). Encourage cluster development which enables density transference and site-specific design that responds to the area’s natural features.

*(The applicant is proposing to convey the riparian protection area to the City as open space to ensure ongoing protection and stewardship of the environmental features. The protected open space will front a walkway connection between 173 and 173A Streets and is 4,663 square metres in area. Riparian enhancement, including the removal of an existing bridge and suitable plantings are proposed within this space to preserve and enhance the existing riparian area.)*

- Provide a variety of housing types, densities, and forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age, and income levels.

*(The applicant is proposing 57 townhouse units, including a few 4-bedroom units, which will support housing choice for families who will be relocating to the Anniedale-Tynehead area).*

**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
<b>Unit Density:</b>	30 upa/75 uph	24 upa/60 uph
<b>Floor Area Ratio:</b>	1.00	0.80
<b>Lot Coverage:</b>	45%	41%
<b>Yards and Setbacks</b>		
Front (fronting 173 and 173A Streets):	4.5 metres	3.9 metres*
South (side yard):	6 metres	4.5 metres*
North (side yard):	6 metres	4.5 metres*
Rear – backing onto watercourse	6 metres	1.6 metres to 3.5 metres*
<b>Height of Buildings</b>		
Principal buildings:	13 metres	13 metres
Accessory buildings:	11 metres	11 metres
<b>Amenity Space</b>		
Indoor Amenity:	57 units x 3 square metres = 171 square metres	The proposed 81.6 m <sup>2</sup> + cash-in-lieu meets the Zoning By-law requirement.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Outdoor Amenity:	57 units x 3 square metres = 171 square metres	The proposed 334 m <sup>2</sup> meets the Zoning By-law requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	Permitted flexing of setback from 10 metres to 24.5 metres
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	114	114
Residential Visitor:	11	11
Total:	125	125
Tandem (%):	50%	47%

*\*Variance Requested*

#### Setback Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum west (173 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 1 and 5;
  - (b) to reduce the minimum east (173A Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 6 and 12;
  - (c) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building;
  - (d) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres to the principal building face for townhouse building 4;
  - (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres for townhouse buildings 6 and 11;
  - (f) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.6 metres for townhouse building 10;
  - (g) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres for townhouse building 9;
  - (h) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 5 and 6;

- (i) to reduce the minimum south side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 1, 11 and 12; and
  - (j) to vary the Off-Street Park requirement of the RM-30 Zone to allow five visitor parking spaces to be located in the required setback area.
- The proposed project creates a hooked lot across the watercourse (dedicated open space) which creates additional internal lot lines and associated setbacks.
- The relaxation to both the north and south side yard setbacks for all the buildings allow for a more efficient site plan while still allowing for the preservation of off-site trees, and provides a more active frontage with active surveillance on the proposed walkway along the south property line.
- Relaxation to the rear yards are to the sides of 6 buildings and therefore do not impact useable yard space. The proposed rear yard setbacks are internal to the site with no impact on the public realm and allow for efficient building siting and maneuvering around the site.
- Relaxation to the front yards are for building projections of up to 0.6 metres that allow for some variation and added visual interest for street facing units. These street fronting units have active frontages facing the public realm with appropriately scaled and landscaped front yards.
- The provision of parking spaces within the setbacks are adjacent to the internal setbacks and will have no impact on adjacent properties or the streetscape.
- 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Building Permit issuance. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate for Guildford is \$16,020 per unit for townhouses.



## 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. A fee update has been approved in April 2023, under Corporate Report No.R037; 2023. The current fee is \$1,068 per new unit.

## Public Art Policy

- The applicant will be required to 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 September 11, 2023, and the Development Proposal Signs were installed on September 8, 2023. Staff received two responses from neighbouring residents requesting additional information.

## 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 B (yellow-coded) watercourse which flows through the centre 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 B (yellow-coded) watercourse 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, with some flexing of the setbacks as permitted in Part 7A of the Bylaw, from 10 metres to 24.5 metres. The applicant is achieving a net gain of approximately 6 square metres of riparian habitat.
- The 6,708 square-metre riparian area bisecting the centre of the site is proposed to be conveyed to the City for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Jessica Little, *R.P. Bio.*, of Envirowest Consultants Inc. and dated March 3, 2023 was reviewed by staff and found to be generally

acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **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 within 30 metres from the top of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The developable area of the site rises approximately 4- to 5-metres from south to north for an approximate 7% slope.
- A geotechnical report, prepared by John Carter, *P. Eng.*, of GeoWest Engineering and dated November 30, 2022, was submitted and reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report requires a peer review and will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site.
- 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.

### **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 Anniedale-Tynehead 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 Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to provide a walkway connecting 173 Street and 173A Street along the southern portion of the site.
- The proposed 57-unit townhouse project consists of 12, three-storey buildings containing between four and six units each, with garages accessed internally at grade. The complex is split into an east and west portion which is separated by a watercourse.

- The eastern lot proposes 32 units in 7 buildings.
- The western portion of the proposed hooked lot proposes 25 units in 5 buildings and includes the amenity building.

#### Buildings and Parking

- Twenty-seven (27) (or 47%) of the proposed townhouse units consist of tandem car garages and 30 (or 53%) of the proposed townhouse units have double car, side-by-side garages.
- All of the proposed townhouse units include a second-floor deck in addition to private, at-grade outdoor space.
- The architectural expression features a broad range of materials including corrugated dark grey metal roof and white vinyl shingles, and the siding is a mix of beige hardie panel as well as white and grey vinyl siding.

#### Landscaping

- Each unit will have a small yard and patio space with perimeter planting, consisting of low lying shrubs and groundcover. Adjacent tree cover will provide shading during the spring and summer months.
- Each individual unit fronting 173 and 173A Streets will have a small front yard enclosed by a 1.0-metre high wooden picket fence, layered low-lying landscaping and a by-law sized tree.
- No retaining walls are proposed on site. The applicant is tiering units to work with the existing grades.
- Proposed tree planting on the site consists of maple, birch, dogwood, althea, cherry, ironwood, oak, ash, fir, spruce, pine, and cedar.

#### Indoor Amenity

- As per the Zoning Bylaw, a total of 171 square metres of indoor amenity space is required for the 57 townhouse units. The applicant proposes a reduction to the total on site indoor amenity area as they intend to construct a single storey amenity building.

- As per Part 4 (General Provisions) of the Zoning Bylaw, a minimum of 74 square metres of indoor amenity space must be provided before cash-in-lieu of amenity space can be considered. The applicant is proposing to provide 82 square metres of indoor amenity space, and will provide cash-in-lieu to address the shortfall of 89 square metres.
- The proposed single-storey amenity building is located adjacent to the watercourse setback on the western portion of the site and includes a mailroom, washroom, lounge space and games area.

### Outdoor Amenity

- As per the Zoning Bylaw, a total of 171 square metres of indoor amenity space is required for the 57 townhouse units. The applicant proposes to exceed this requirement.
- There are two outdoor amenity areas for a total area of 290 square metres.
- The western outdoor amenity area is located next to the indoor amenity area and watercourse and is approximately 116 square metres in area.
- The eastern outdoor amenity area is located between Buildings 9 and 10 next to the watercourse and is 174 square metres in area.
- Both outdoor amenity areas include a pergola, BBQ station, garden plots and compost stations.

### 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.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

### **TREES**

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

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	19	19	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Cherry	2	2	0

Cherry Bitter	1	1	0
Magnolia	2	1	1
Bigleaf Maple	4	4	0
Japanese Maple	2	2	0
Pear	2	2	0
Plum	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	1	1
Falsecypress	2	1	1
Fir	1	1	0
Western Hemlock	1	0	1
Shore Pine	6	5	1
Zebra Red Cedar	3	2	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>30</b>	<b>29</b>	<b>1</b>
<b>Additional Estimated Trees in the proposed Riparian Area.</b>	<b>95</b>	<b>7</b>	<b>88</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>121</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>122</b>	
<b>Contribution to the Green City Program</b>			
		<b>nil</b>	

- The Arborist Assessment states that there are a total of 30 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 48% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the watercourse protection area, location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 95 protected trees that are located within the proposed riparian area with 6 requiring removal. The remaining trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 77 replacement trees on the site. The applicant is proposing 121 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 173 Street and 173A Street. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Japanese Maple, Bowhall Red Maple, Vine Maple, Canoe Birch, Pacific Dogwood, Cherry, Oak, Ironwood, Mountain Ash, Douglas Fir and Spruce.
- In summary, a total of 122 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

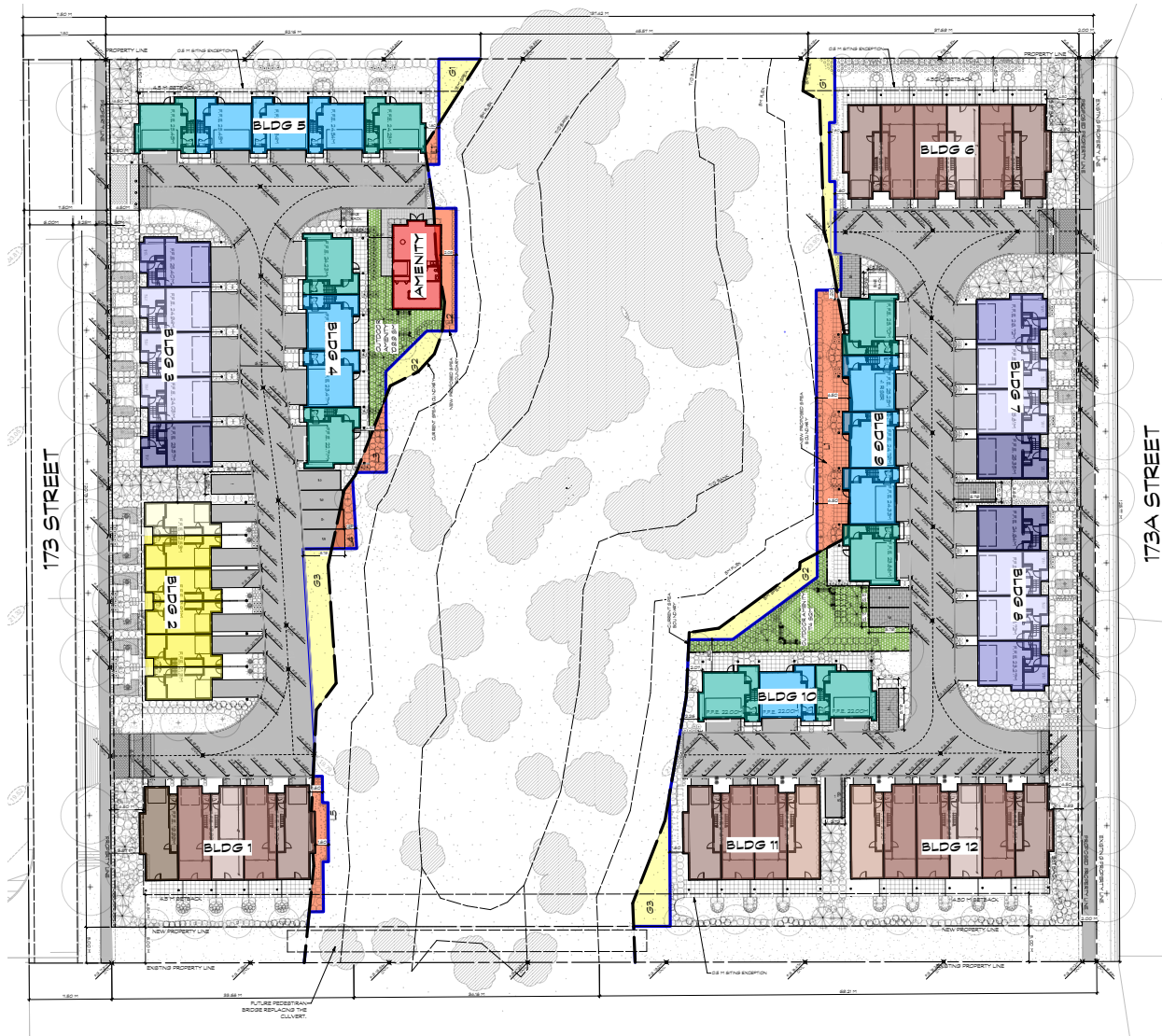
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7920-0226-00

*approved by Ron Gill*

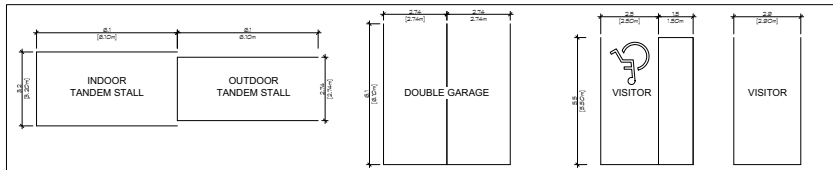
Don Luymes  
General Manager  
Planning and Development

# Appendix I



**1 SITE PLAN**  
Scale: 1:300

UNIT COUNT	
PHASE 1 - 25 + AMENITY	
PHASE 2 - 32	
<b>TOTAL = 57</b>	



PERMISSION:		
REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2024-08-16	ISSUED FOR RZ & CP
2025-08-05	RE-ISSUED FOR RZ & CP



**CICCOZZI**  
ARCHITECTURE

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



PROJECT  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**  
9327 173A STREET  
SURREY, BC

DRAWN:	CS	CHECKED BY:	RC
SCALE:	1:300	PROJECT NO.:	698
SHEET TITLE: <b>SITE PLAN OVERALL</b>			

REVISION NO.:	SHEET NO.:
-	A1.0

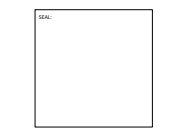
COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN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

REVISION:

NO.	DATE	DESCRIPTION

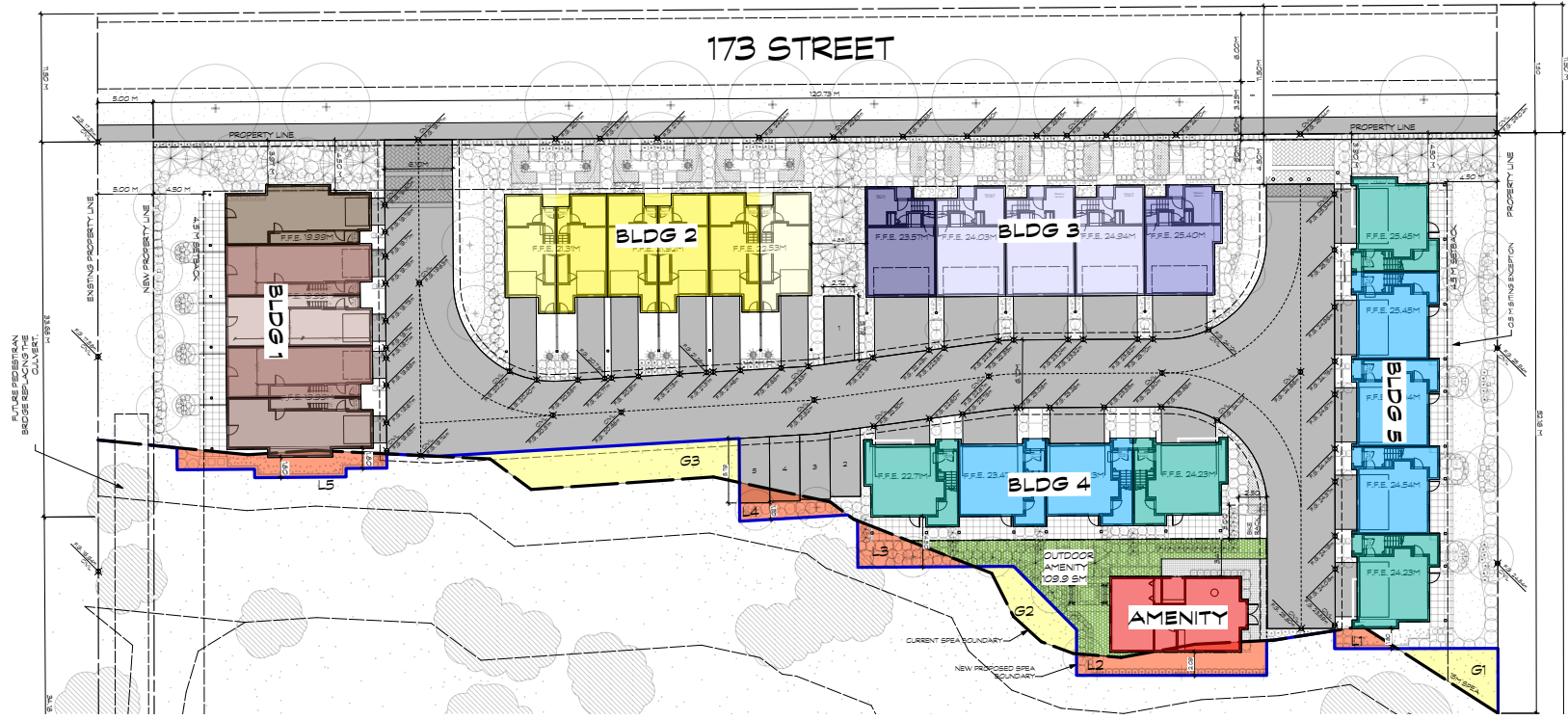
ISSUE:

DATE	DESCRIPTION
2022-08-16	ISSUED FOR RZ & EP
2023-08-02	RE-ISSUED FOR RZ & EP



**CICOZZI**  
ARCHITECTURE

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



1 SITE PLAN  
Scale: 1:200



PROJECT  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRWN:	CS	CHECKED BY:	RC
SCALE:	1:200	PROJECT NO.:	699
SHEET TITLE:			

**SITE PLAN  
WEST**

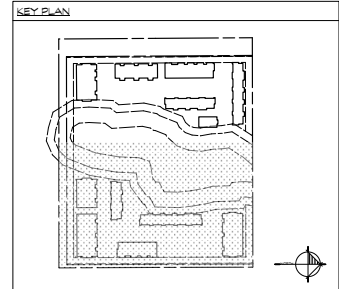
REVISION NO.:	-	SHEET NO.:	A1.01
---------------	---	------------	-------

STREAMSIDE AREA LOSS - WEST		
	SQ. M.	SQ. F.
L1	7.7	82.5
L2	40.8	438.8
L3	22.0	236.7
L4	20.3	218.3
L5	35.1	377.3
TOTAL	125.9	1354.0

STREAMSIDE AREA GAIN - WEST		
	SQ. M.	SQ. F.
G1	26.4	284.5
G2	26.8	288.0
G3	72.7	782.8
Total	125.9	1354.9

NEW PROPOSED SPEA BOUNDARY ————

CURRENT SPEA BOUNDARY ————





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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2023-08-16	ISSUED FOR RZ & CP
2023-08-28	RE-66-65 FOR RZ & CP

SEAL:

**CICCOZZI**  
ARCHITECTURE

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



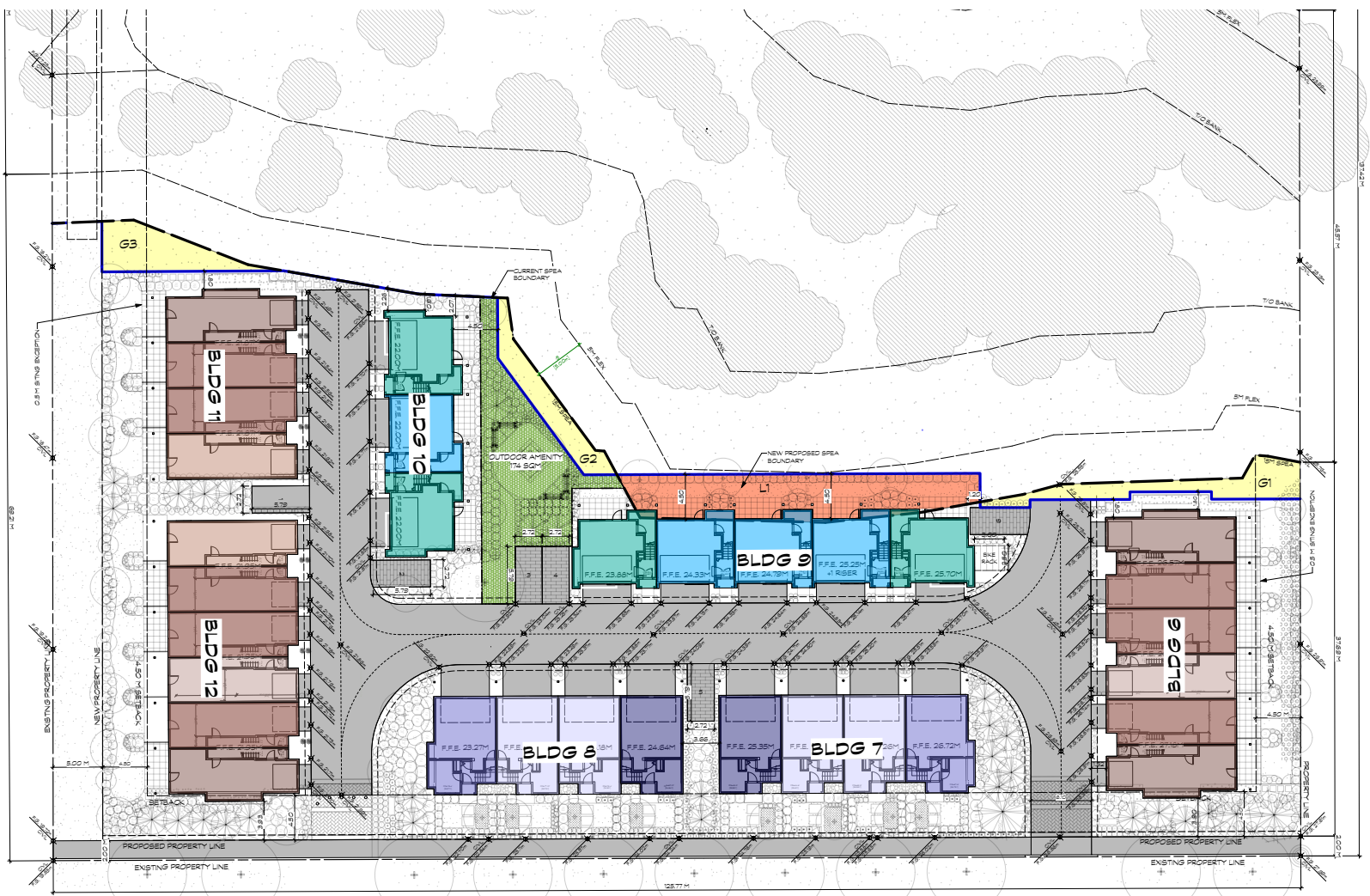
PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN:	CS	CHECKED BY:	RC
SCALE:	1:200	PROJECT NO.:	688

SHEET TITLE:  
**SITE PLAN  
EAST**

REVISION NO.:	-	SHEET NO.:	A1.02
---------------	---	------------	-------



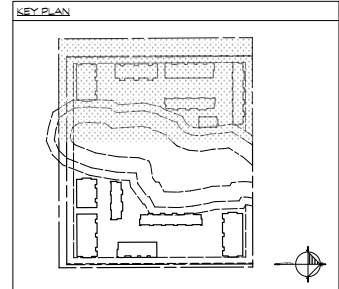
**173A STREET**

**1 SITE PLAN**  
Scale: 1:200

NEW PROPOSED SPEA BOUNDARY ————  
CURRENT SPEA BOUNDARY - - - - -

STREAMSIDE AREA LOSS - EAST		
	SQ.M	SQ.F
LT	154.2	1659.5
TOTAL	154.2	1659.5

STREAMSIDE AREA GAIN - EAST		
	SQ.M	SQ.F
G1	58.9	634.1
G2	46.2	497.8
G3	51.3	552.2
Total	156.5	1684.2



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-16	REVISED FOR RZ & DP
2023-08-04	RE-REVISED FOR RZ & DP

SEAL

**CICCOTZI**  
ARCHITECTURE

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



PROJECT  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN:	CS	CHECKED BY:	RC
SCALE:	1:200	PROJECT NO.:	699
SHEET TITLE:			

**SITE PLAN  
EAST**

REVISION NO.:	-	SHEET NO.:	A1.03
---------------	---	------------	-------

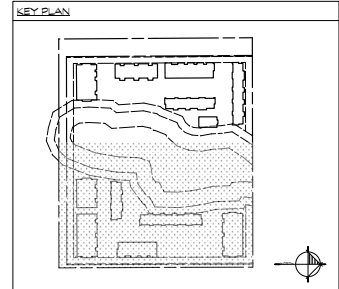


**173A STREET**

STREAMSIDE AREA LOSS - EAST		
	SO.M	SO.F
L1	154.2	1669.5
TOTAL	154.2	1669.5

STREAMSIDE AREA GAIN - EAST		
	SO.M	SO.F
G1	58.9	634.0
G2	48.3	497.8
G3	51.3	552.5
Total	158.5	1684.4

NEW PROPOSED SPEA BOUNDARY



**2 SITE PLAN**  
Scale: 1:200

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

REVISION:  
NO. DATE DESCRIPTION

ISSUE:  
DATE DESCRIPTION  
2022-08-16 ISSUED FOR RZ & DP  
2023-08-04 RE-DESIGNED FOR RZ & DP

SCALE

**CICOZZI**  
ARCHITECTURE

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



PROJECT

**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN: CS CHECKED: RC

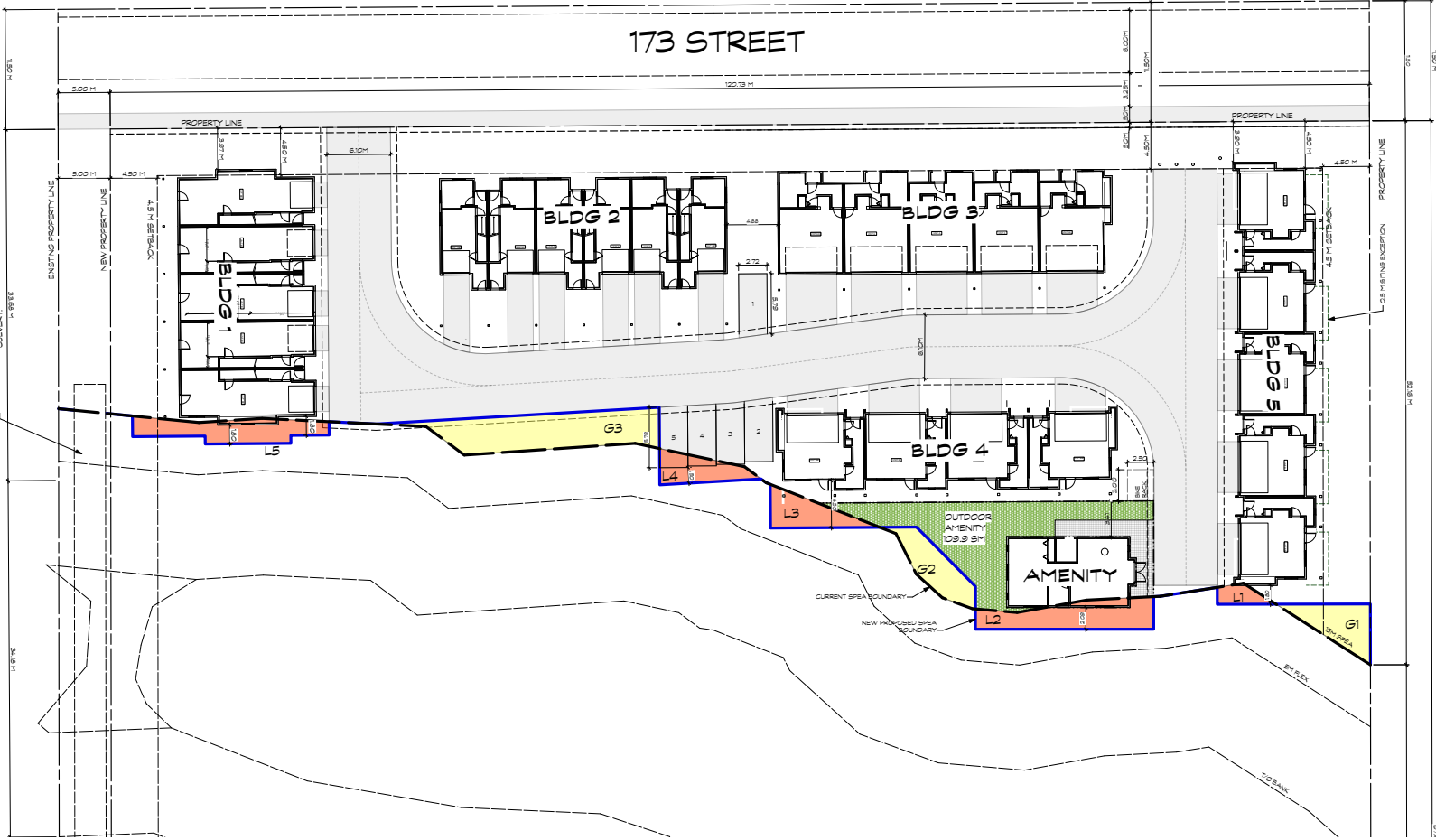
SCALE: 1/200 PROJECT NO.: 699

SHEET TITLE:

**SITE PLAN  
WEST**

REVISION NO.:

SHEET NO.: **A1.04**

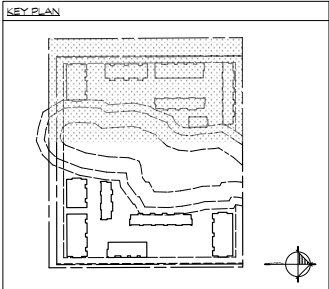


**1 SITE PLAN**  
Scale: 1/200

STREAMSIDE AREA LOSS - WEST		
	SQ M	SQ F
L1	7.7	82.0
L2	40.9	438.8
L3	22.0	236.7
L4	29.3	313.3
L5	35.1	377.3
TOTAL	125.9	1354.0

STREAMSIDE AREA GAIN - WEST		
	SQ M	SQ F
G1	26.4	284.1
G2	26.8	288.0
G3	72.7	782.8
Total	125.9	1354.9

NEW PROPOSED SPEA BOUNDARY







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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-18	ISSUED FOR R2 & DP



**CICCOTZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A St,  
SURREY, BC

DRAWN: AW	CHECKED BY: RC
SCALE: N.T.S.	PROJECT NO.: 899
SHEET TITLE: <b>CONTEXT PLAN</b>	

REVISION NO.: -	SHEET NO.: AO.01
--------------------	---------------------





















1 TYPICAL ELEVATION  
Scale: 1/30



2 TYPICAL ELEVATION  
Scale: 1/30

MATERIALS LEGEND - SCHEME 1

<b>A</b>		<b>ASPHALT ROOF SHINGLE</b> NO CAMBRIDGE COLOUR - DUAL BLACK
<b>B</b>		<b>CORRUGATED METAL ROOF</b> COLOUR - BLACK
<b>C</b>		<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - ARCTIC WHITE
<b>D</b>		<b>VINYL SHINGLE</b> KATCAN COLOUR - SLATE
<b>E</b>		<b>VINYL SIDING</b> KATCAN PLATINUM COLOUR - WHITE
<b>F</b>		<b>VINYL SIDING</b> KATCAN COLOUR - SLATE
<b>G</b>		<b>PAINTED WOOD TRIM BRACEBOAT</b> PAINTED, BM-CC-65 CHANTILLY LACE
<b>H</b>		<b>VINYL TRIM</b> KATCAN COLOUR - WHITE
<b>J</b>		<b>WINDOW &amp; PATIO DOOR</b> COLOUR - BLACK
<b>K</b>		<b>ENTRY DOOR</b> FIBERGLASS - PAINTED BM-CSP 870 NOTRE DAME
<b>L</b>		<b>GARAGE DOOR</b> PRE-FINISHED METAL BM-CC-65 CHANTILLY LACE
<b>T</b>		<b>GARAGE RAIL</b> ALUMINUM COLOUR - BLACK
<b>Z</b>		<b>SUTTERS &amp; RAIL</b> COLOUR - BLACK
<b>P</b>		<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED

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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-08-18	ISSUED FOR R2 & CP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**

9327 173A Street  
Surrey, BC

DRAWN: CB	CHECKED BY: RC
SCALE: AS SHOWN	PROJECT NO.: 895

SHEET TITLE:  
**MATERIAL BOARD  
SCHEME 1**

REVISION NO.: -	SHEET NO.: A1.05
--------------------	---------------------





1 TYPICAL ELEVATION  
Scale: 1/30



2 TYPICAL ELEVATION  
Scale: 1/30

MATERIALS LEGEND - SCHEME 3

<b>A</b>	<b>ASPHALT ROOF SHINGLES</b> NO CAMBRIDGE COLOUR - DUAL BLACK
<b>B</b>	<b>CORRUGATED METAL ROOF</b> COLOUR - BLACK
<b>C</b>	<b>HARDIE BOARD &amp; BATTEN</b> TRADE PANEL COLOUR - NAVAJO BEIGE
<b>D</b>	<b>VINYL SHINGLE</b> KATCAN COLOUR - WHITE
<b>E</b>	<b>VINYL SIDING</b> KATCAN COLOUR - BOULDER GREY
<b>F</b>	<b>VINYL SIDING</b> KATCAN COLOUR - WHITE
<b>G</b>	<b>PAINTED WOOD TRIM BRACEBOAT</b> PAINTED, BM 00-65 CHANTILLY LACE
<b>H</b>	<b>VINYL TRIM</b> KATCAN COLOUR - WHITE
<b>J</b>	<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
<b>K</b>	<b>ENTRY DOOR</b> FIBERGLASS - PAINTED BM CSP 870 NOTRE DAME
<b>L</b>	<b>GARAGE DOOR</b> PRE-FINISHED METAL BM 1487 HERBAL ESCAPE
<b>T</b>	<b>SHUTTERS &amp; BAL.</b> ALUMINUM COLOUR - BLACK
<b>Z</b>	<b>SHUTTERS &amp; BAL.</b> COLOUR - BLACK
<b>P</b>	<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED

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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-08-18	ISSUED FOR R2 & CP



**CICCOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**

9327 173A Street  
Surrey, BC

DRAWN: CB	CHECKED BY: RC
--------------	-------------------

SCALE: AS SHOWN	PROJECT NO.: 895
--------------------	---------------------

SHEET TITLE:  
**MATERIAL BOARD  
SCHEME 3**

REVISION NO.: -	SHEET NO.: A1.07
--------------------	---------------------



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-08-18	ISSUED FOR R2 & CP

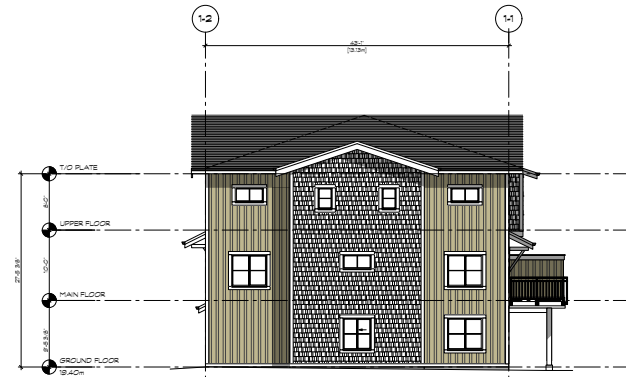


**CICOZZI**  
ARCHITECTURE

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



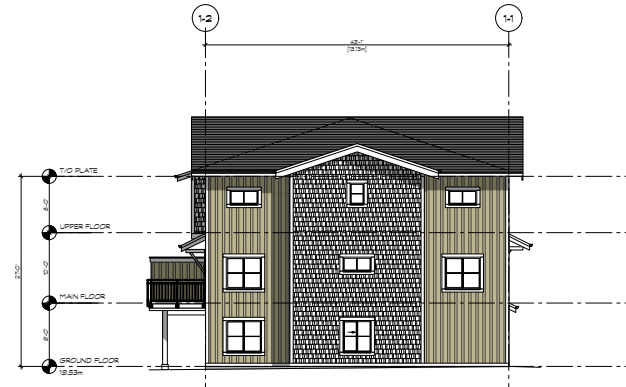
1 BUILDING 1 - ELEVATION NORTH  
Scale: 1/100



2 BUILDING 1 - ELEVATION WEST  
Scale: 1/100



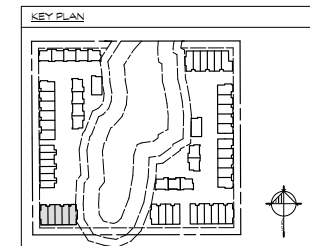
3 BUILDING 1 - ELEVATION SOUTH  
Scale: 1/100



4 BUILDING 1 - ELEVATION EAST  
Scale: 1/100

MATERIALS LEGEND - SCHEME 3

	<b>ASPHALT ROOF SHINGLE</b> NO CAMBERES COLOUR - DUAL BLACK		<b>PAINTED WOOD TRIM/BRACE/POST</b> PAINTED, BY OC-65 CHANTILLY LACE
	<b>CROSS-GATED METAL SOFFIT</b> COLOUR - BLACK		<b>VINYL TRIM</b> KAYCAN COLOUR - WHITE
	<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - NAVAJO BEIGE		<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
	<b>VINYL SHINGLE</b> KAYCAN COLOUR - WHITE		<b>ENTRY DOOR</b> FIBERGLASS - PAINTED BY CSP 570 NOTRE DAME
	<b>VINYL SIDING</b> KAYCAN COLOUR - BOULDER GREY		<b>GARAGE DOOR</b> PRE-FINISHED METAL BY 1487 HERBAL ESCAPE
	<b>ALUMINUM SIDING</b> KAYCAN COLOUR - WHITE		<b>SILLINGS &amp; RAIL</b> ALUMINUM COLOUR - BLACK
	<b>SILLINGS &amp; RAIL</b> ALUMINUM COLOUR - BLACK		<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB	CHECKED BY: RC
SCALE: AS SHOWN	PROJECT NO: 895
SHEET TITLE: <b>BUILDING 1 ELEVATIONS</b>	
REVISION NO: -	SHEET NO: A2.01

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

REVISION:  
NO. DATE DESCRIPTION

ISSUE:  
DATE DESCRIPTION  
2024-08-18 ISSUED FOR R2 & DP



**CICCOTZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**

9327 173A Street  
Surrey, BC

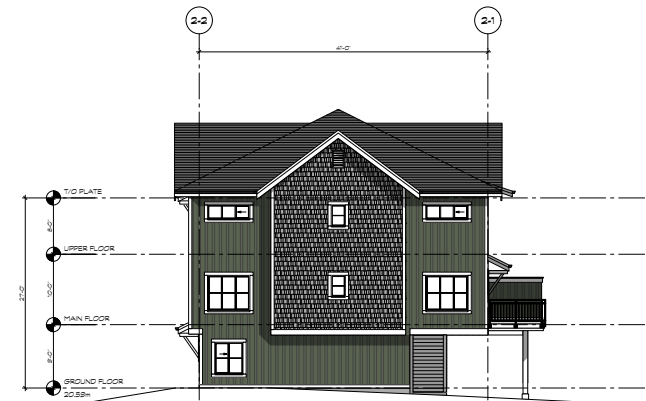
DRAWN: CB CHECKED BY: RC  
SCALE: AS SHOWN PROJECT NO.: 895

SHEET TITLE:  
**BUILDING 2  
ELEVATIONS**

REVISION NO.: - SHEET NO.: **A2.03**



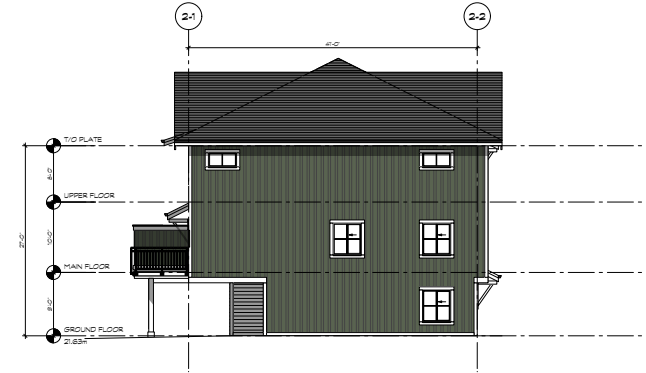
1 BUILDING 2 - ELEVATION WEST  
Scale: 1/100



2 BUILDING 1 - ELEVATION SOUTH  
Scale: 1/100



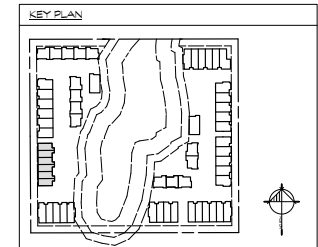
3 BUILDING 2 - ELEVATION EAST  
Scale: 1/100



4 BUILDING 2 - ELEVATION NORTH  
Scale: 1/100

MATERIALS LEGEND - SCHEME 2

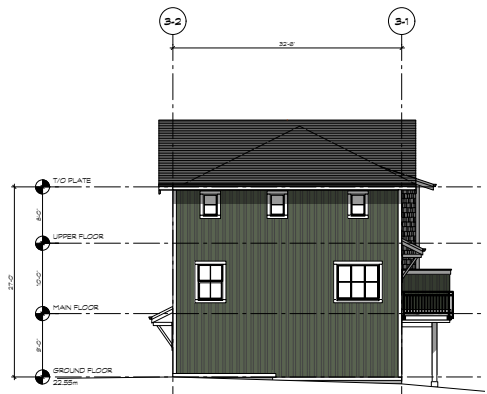
◇ ASPHALT ROOF SHINGLE NO. 15 CAMBERLOCK COLOUR - DUAL BLACK	◇ CORRUGATED METAL ROOF COLOUR - BLACK	◇ VINYL TRIM KAYCAN COLOUR - WHITE	◇ PAINTED WOOD TRIM/BRACE/POST PAINTED, BM OC-65 CHANTILLY LACE
◇ WOOD SIDING & BATTEN HARDI PANEL COLOUR - MOUNTAIN BASE	◇ VINYL SHINGLES KAYCAN COLOUR - SLATE	◇ WINDOWS & PATIO DOORS COLOUR - BLACK	◇ ENTRY DOORS FIBREGLASS - PAINTED BM-CSP 570 NOTRE DAME
◇ VINYL SIDING KAYCAN PLATINUM COLOUR - WHITE	◇ ALUMINUM SIDING KAYCAN PLATINUM COLOUR - WHITE	◇ GARAGE DOORS PRE-FINISHED METAL BM-1859 BAYLEAF	◇ STAIRCASES ALUMINUM COLOUR - BLACK
		◇ GUTTERS & DWS COLOUR - BLACK	◇ CONCRETE FINISH - SACKED & SMOOTH RUBBED



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



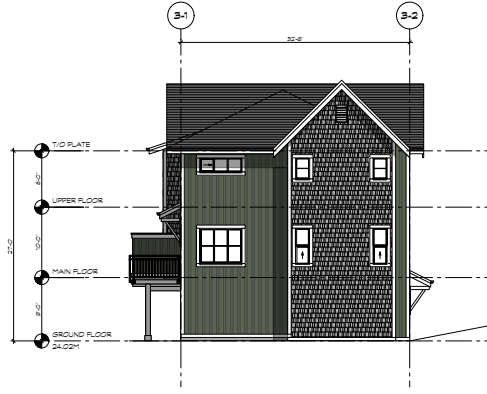
1 BUILDING 3 - ELEVATION WEST  
Scale: 1/100



2 BUILDING 3 - ELEVATION SOUTH  
Scale: 1/100



3 BUILDING 3 - ELEVATION EAST  
Scale: 1/100



4 BUILDING 3 - ELEVATION NORTH  
Scale: 1/100

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-18	ISSUED FOR R2 & DP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**

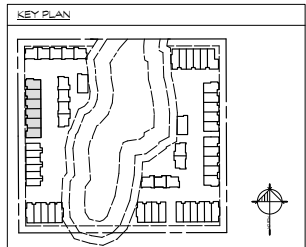
9327 173A Street  
Surrey, BC

DRAWN: CB      CHECKED BY: RC  
SCALE: AS SHOWN      PROJECT NO.: 895  
SHEET TITLE:  
**BUILDING 3  
ELEVATIONS**

REVISION NO.: -      SHEET NO.: **A2.06**

MATERIALS LEGEND - SCHEME 2

◇	<b>ASPHALT ROOF SHINGLE</b> NO CAMBER/ROSE COLOUR - DUAL BLACK	◇	<b>PAINTED WOOD TRIM/BRACE/POST</b> PAINTED, BM OC-65 CHANTILLY LACE
◇	<b>COEXTRUDED METAL ROOF</b> COLOUR - BLACK	◇	<b>VINYL TRIM</b> KAYCAN COLOUR - WHITE
◇	<b>WASHER BOARD &amp; BATTEN</b> HARDI PANEL COLOUR - MOUNTAIN BASE	◇	<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
◇	<b>VINYL SHINGLES</b> KAYCAN COLOUR - SLATE	◇	<b>ENTRY DOORS</b> FIBREGLASS - PAINTED BM-CSP STO NOTRE DAME
◇	<b>5" VINYL SIDING</b> KAYCAN PLATINUM COLOUR - WHITE	◇	<b>GARAGE DOOR</b> PRE-FINISHED METAL BM-1858 BAYLEAF
◇	<b>4" VINYL SIDING</b> KAYCAN PLATINUM COLOUR - WHITE	◇	<b>SLABWORK</b> ALUMINUM COLOUR - BLACK
◇	<b>ASPHALT ROOF SHINGLE</b> NO CAMBER/ROSE COLOUR - DUAL BLACK	◇	<b>GUTTERS &amp; DWS</b> COLOUR - BLACK
◇	<b>COEXTRUDED METAL ROOF</b> COLOUR - BLACK	◇	<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



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

REVISION:  
NO. DATE DESCRIPTION

ISSUE:  
DATE DESCRIPTION  
2022-08-18 BS,ED FOR R2 & DP



**CICOZZI**  
ARCHITECTURE

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

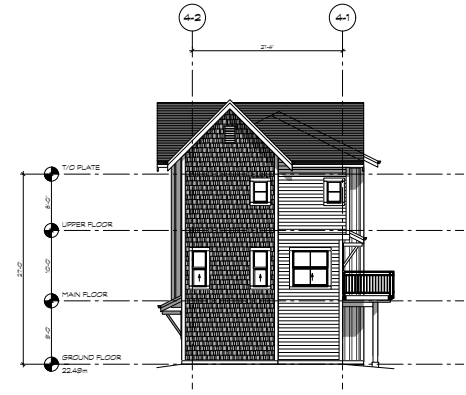
PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB CHECKED BY: RC  
SCALE: AS SHOWN PROJECT NO.: 899  
SHEET TITLE:  
**BUILDING 4  
ELEVATIONS**

REVISION NO.: - SHEET NO.: **A2.08**



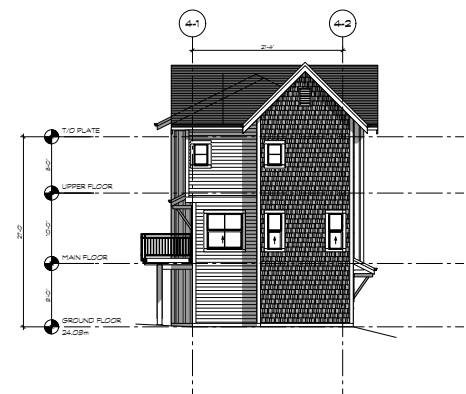
1 BUILDING 4 - ELEVATION WEST  
Scale: 1/50



2 BUILDING 4 - ELEVATION SOUTH  
Scale: 1/50



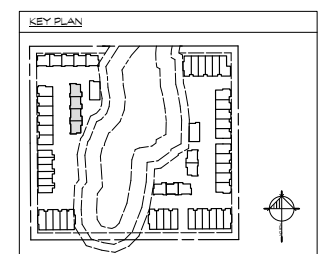
3 BUILDING 4 - ELEVATION EAST  
Scale: 1/50



4 BUILDING 4 - ELEVATION NORTH  
Scale: 1/50

MATERIALS LEGEND - SCHEME 1

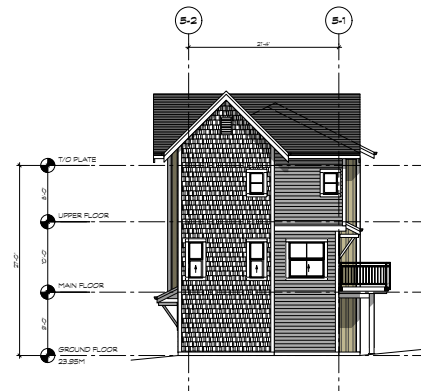
◇ ASPHALT ROOF SHINGLE	◇ PAINTED WOOD TRIM/BRACE/POST
◇ NO CAMBER/ROSE	◇ PAINTED, BM OC-65 CHANTILLY LACE
◇ COSSIGATED METAL ROOF	◇ VINYL TRIM
◇ WOOD BOARD & BATTEN	◇ KAYCAN
◇ HANDS PANEL	◇ COLOUR - WHITE
◇ VINYL SHINGLE	◇ WINDOWS & PATIO DOORS
◇ KAYCAN	◇ COLOUR - BLACK
◇ COLOUR - SLATE	◇ ENTRY DOORS
◇ FINISH - SLATE	◇ FIBERGLASS - PAINTED
◇ FINISH - SLATE	◇ BM-CSP STO NOTRE DAME
◇ KAYCAN PLATINUM	◇ GARAGE DOOR
◇ COLOUR - WHITE	◇ PRE-FINISHED METAL
◇ KAYCAN	◇ BM OC-65 CHANTILLY LACE
◇ COLOUR - SLATE	◇ GARAGEFRAM
	◇ ALUMINUM
	◇ COLOUR - BLACK
	◇ GUTTERS & DVL
	◇ COLOUR - BLACK
	◇ CONCRETE
	◇ FINISH - SACKED & SMOOTH RUBBED



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



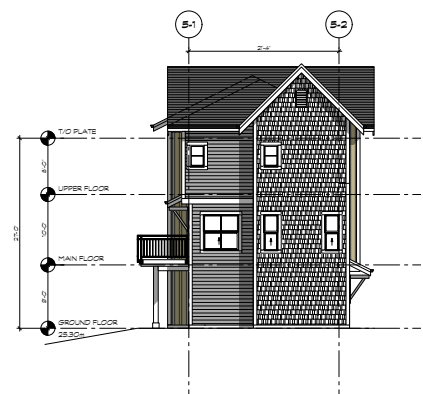
1 BUILDING 5 - ELEVATION NORTH  
Scale: 1/100



2 BUILDING 4 - ELEVATION EAST  
Scale: 1/100



3 BUILDING 5 - ELEVATION SOUTH  
Scale: 1/100



4 BUILDING 4 - ELEVATION WEST  
Scale: 1/100

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2021-08-18	ISSUED FOR R2 & DP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**

9327 173A Street  
Surrey, BC

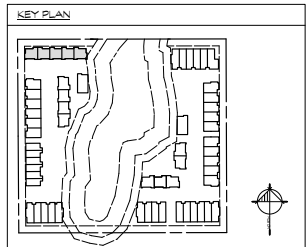
DRAWN: CB	CHECKED BY: RC
SCALE: AS SHOWN	PROJECT NO: 899

SHEET TITLE:  
**BUILDING 5  
ELEVATIONS**

REVISION NO: -	SHEET NO: A2.11
----------------	-----------------

MATERIALS LEGEND - SCHEME 3

	<b>ASPHALT ROOF SHINGLE</b> NO CAMBER/ROSE COLOUR - DUAL BLACK		<b>PAINTED WOOD TRIM/BRACE/POST</b> PAINTED, BM OC-65 CHANTILLY LACE
	<b>CORRUGATED METAL ROOF</b>		<b>VINYL TRIM</b> KAYCAN COLOUR - WHITE
	<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - NAVAJO BEIGE		<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
	<b>VINYL SHINGLE</b> KAYCAN COLOUR - WHITE		<b>ENTRY DOORS</b> FIBERGLASS - PAINTED BM CSP 570 NOTRE DAME
	<b>VINYL SIDING</b> KAYCAN COLOUR - BOLDER GREY		<b>GARAGE DOOR</b> PRE-FINISHED METAL BM 1457 HERBAL ESCAPE
	<b>ALUMINATE SIDING</b> KAYCAN COLOUR - WHITE		<b>STAIRCASE</b> ALUMINATE COLOUR - BLACK
			<b>GUTTERS &amp; EAV</b> COLOUR - BLACK
			<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-18	ISSUED FOR R2 & DP

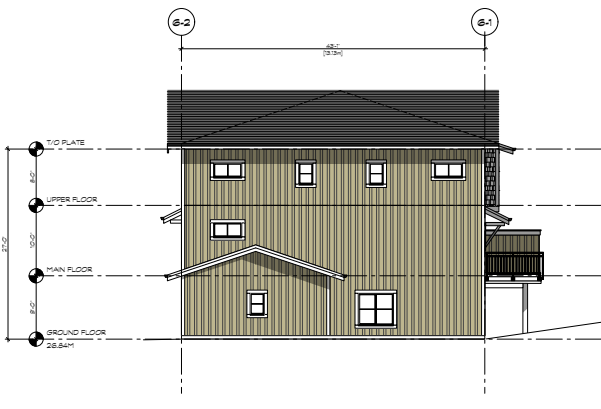


**CICOZZI**  
ARCHITECTURE

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



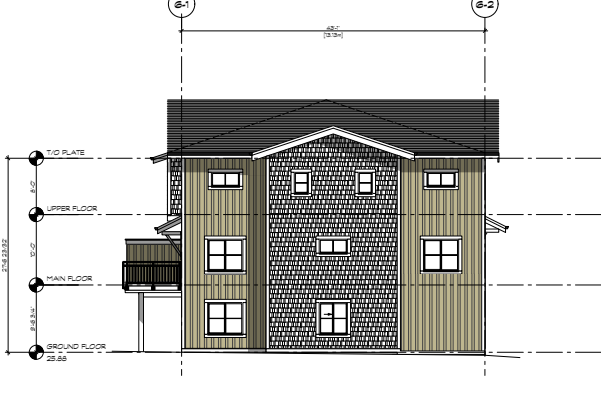
1 BUILDING 6 - ELEVATION NORTH  
Scale: 1/200



2 BUILDING 6 - ELEVATION EAST  
Scale: 1/200



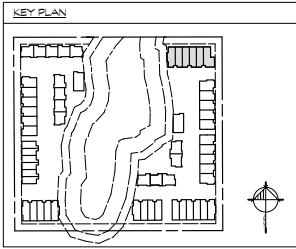
3 BUILDING 6 - ELEVATION SOUTH  
Scale: 1/200



4 BUILDING 6 - ELEVATION WEST  
Scale: 1/200

MATERIALS LEGEND - SCHEME 3

	<b>ASPHALT ROOF SHINGLE</b> NO CAMBER/SE COLOUR - DUAL BLACK		<b>PAINTED WOOD TRIM/BRACE/POST</b> PAINTED, BM OC-65 CHANTILLY LACE
	<b>CORRUGATED METAL ROOF</b> COLOUR - BLACK		<b>VINYL TRIM</b> KAYCAN COLOUR - WHITE
	<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - NAVAJO BEIGE		<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
	<b>VINYL SHINGLE</b> KAYCAN COLOUR - WHITE		<b>ENTRY DOOR</b> FIBERGLASS - PAINTED BM CSP 570 NOTRE DAME
	<b>VINYL SIDING</b> KAYCAN COLOUR - BOLDER GREY		<b>GARAGE DOOR</b> PRE-FINISHED METAL BM 1487 HERBAL ESCAPE
	<b>ALUMINUM SIDING</b> KAYCAN COLOUR - WHITE		<b>STAIRCASE</b> ALUMINUM COLOUR - BLACK
			<b>GUTTERS &amp; EAV</b> COLOUR - BLACK
			<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



PROJECT:  
**BEECH WESTGARD TOWNHOUSE PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB      CHECKED BY: RC  
SCALE: AS SHOWN      PROJECT NO.: 899  
SHEET TITLE:  
**BUILDING 6 ELEVATIONS**

REVISION NO.: -      SHEET NO.: A2.14

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

REVISION:  
NO. DATE DESCRIPTION

ISSUE:  
DATE DESCRIPTION  
2024-08-18 ISSUED FOR R2 & DP



**CICOZZI**  
ARCHITECTURE

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

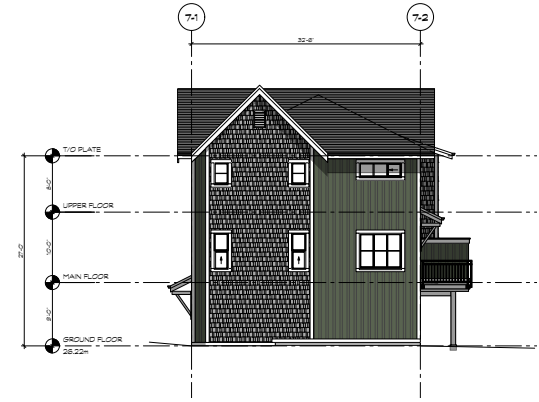
PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CS CHECKED BY: RC  
SCALE: AS SHOWN PROJECT NO.: 895  
SHEET TITLE:  
**BUILDING 7  
ELEVATIONS**

REVISION NO.: - SHEET NO.: **A2.17**



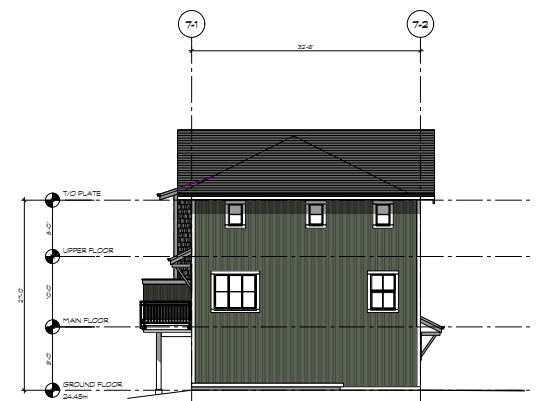
1 BUILDING 7 - ELEVATION EAST  
Scale: 1/100



2 BUILDING 7 - ELEVATION NORTH  
Scale: 1/100



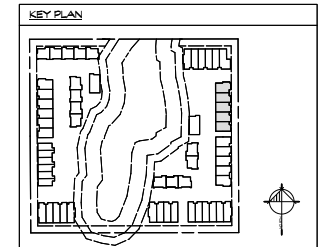
3 BUILDING 7 - ELEVATION WEST  
Scale: 1/100



4 BUILDING 7 - ELEVATION SOUTH  
Scale: 1/100

MATERIALS LEGEND - SCHEME 2

◇ ASPHALT ROOF SHINGLE NO CAMBER/SE COLOUR - DUAL BLACK	◇ CORRUGATED METAL ROOF COLOUR - BLACK	◇ VINYL TRIM KAYCAN COLOUR - WHITE	◇ WINDOW & PATIO DOORS COLOUR - BLACK	◇ PAINTED WOOD TRIM/BRACE/POST PAINTED, BM OC-65 CHANTILLY LACE
◇ WOOD BOARD & BATTEN HARDI PANEL COLOUR - MOUNTAIN BASE	◇ VINYL SHINGLES KAYCAN COLOUR - SLATE	◇ ENTRY DOORS FIBERGLASS - PAINTED BM-CSP STO NOTRE DAME	◇ GARAGE DOOR PRE-FINISHED METAL BM-1855 BAYLEAF	◇ VINYL SIDING KAYCAN PLATINUM COLOUR - WHITE
◇ ALUMINO SIDING KAYCAN PLATINUM COLOUR - WHITE	◇ CONCRETE FINISH - SACKED & SMOOTH RUBBED	◇ FIBERGLASS - PAINTED BM-CSP STO NOTRE DAME	◇ GUTTERS & DWS COLOUR - BLACK	





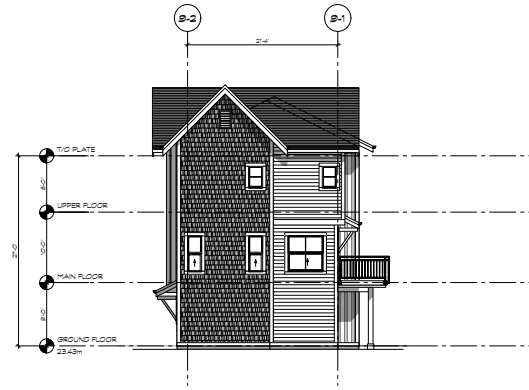




COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN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



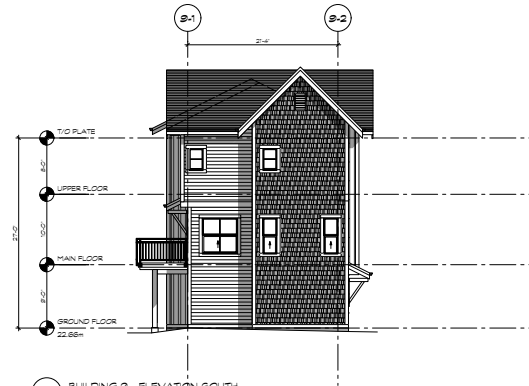
1 BUILDING 9 - ELEVATION EAST  
Scale: 1/100



2 BUILDING 9 - ELEVATION NORTH  
Scale: 1/100



3 BUILDING 9 - ELEVATION WEST  
Scale: 1/100



4 BUILDING 9 - ELEVATION SOUTH  
Scale: 1/100

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-06-18	ISSUED FOR R2 & CP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

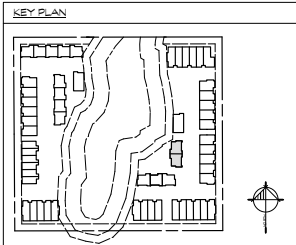
DRAWN: CB  
CHECKED BY: RC  
SCALE: AS SHOWN  
PROJECT NO.: 895

SHEET TITLE:  
**BUILDING 9  
ELEVATIONS**

REVISION NO.: -  
SHEET NO.: **A2.22**

MATERIALS LEGEND - SCHEME 1

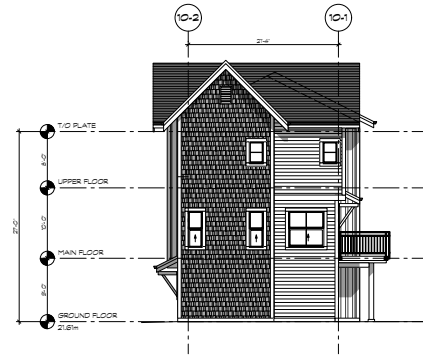
	ASPHALT ROOF SHINGLE		UNPAINTED WOOD TRIM BASE COAT
	SOLID CAMBRIDGE COLOUR: DUAL BLACK		UNPAINTED, BM OC-65 CHANTILLY LACE
	RECESSED METAL ROOF COLOUR: BLACK		VINYL TRIM
	WINDOW SILL & BATTEN COLOUR: ARCTIC WHITE		YORKWAY COLOUR: WHITE
	VINYL SIDING COLOUR: SLATE		WINDOWS & PATIO DOORS COLOUR: BLACK
	VINYL SIDING COLOUR: PLATINUM		TREX DECK
	VINYL SIDING COLOUR: WHITE		EMULSION - PAINTED COLOUR: CSP STO NOTRE DAME
	VINYL SIDING COLOUR: SLATE		GARAGE DOOR FINISH: FINISHED METAL COLOUR: CHANTILLY LACE
	VINYL SIDING COLOUR: SLATE		ASPHALTUM COLOUR: BLACK
	VINYL SIDING COLOUR: SLATE		GUTTERS & SWS COLOUR: BLACK
	VINYL SIDING COLOUR: SLATE		CONCRETE
	VINYL SIDING COLOUR: SLATE		FINISH - SACKED & SMOOTH RUBBED



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



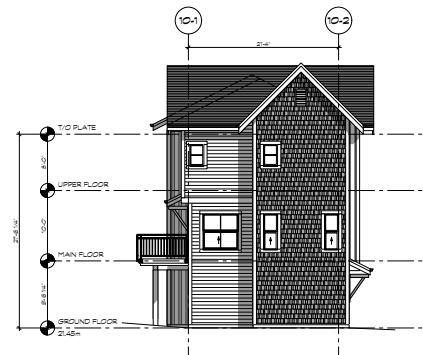
1 BUILDING 10 - ELEVATION NORTH  
Scale: 1/100



2 BUILDING 10 - ELEVATION EAST  
Scale: 1/100



3 BUILDING 10 - ELEVATION SOUTH  
Scale: 1/100



4 BUILDING 10 - ELEVATION WEST  
Scale: 1/100

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-06-18	ISSUED FOR R2 & DP



**CICOZZI**  
ARCHITECTURE

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

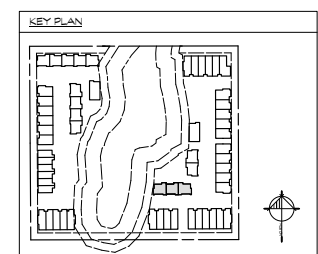
PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB      CHECKED BY: RC  
SCALE: AS SHOWN      PROJECT NO: 895  
SHEET TITLE:  
**BUILDING 10  
ELEVATIONS**

REVISION NO: -      SHEET NO: **A2.24**

MATERIALS LEGEND - SCHEME 1

	<b>ASPHALT ROOF SHINGLE</b> NO SHIMBRO COLOUR - DUAL BLACK		<b>PAINTED WOOD TRIM/BRACKET/SOFFT</b> PAINTED, BM 00-65 CHANTILLY LACE
	<b>CORRUGATED METAL ROOF</b> COLOUR - BLACK		<b>VINYL TRIM</b> KATCAN COLOUR - WHITE
	<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - ARCTIC WHITE		<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
	<b>VINYL SIDING</b> KATCAN COLOUR - SLATE		<b>ENTRY DOOR</b> FERRIS/AS - PAINTED BM-LGSP 870 NOTRE DAME
	<b>VINYL SIDING</b> KATCAN PLATINUM COLOUR - WHITE		<b>GARAGE DOOR</b> PRE-FINISHED METAL BM 00-65 CHANTILLY LACE
	<b>VINYL SIDING</b> KATCAN COLOUR - SLATE		<b>RAINSCREEN</b> ALUMINUM COLOUR - BLACK
			<b>BUTTERS &amp; RAIL</b> COLOUR - BLACK
			<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-18	ISSUED FOR R2 & CP

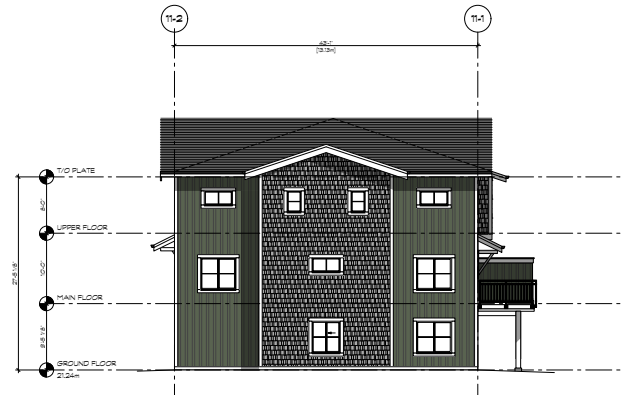


**CICOZZI**  
ARCHITECTURE

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



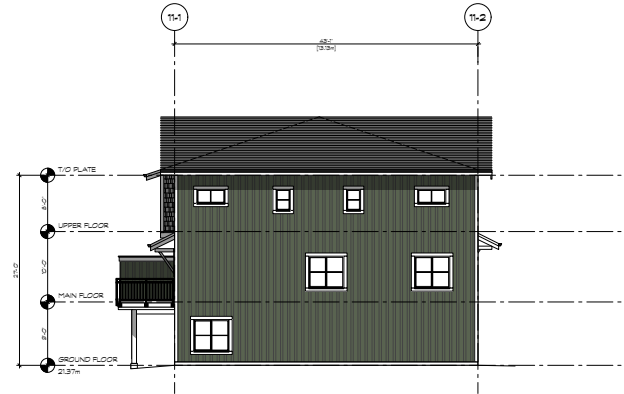
1 BUILDING 11 - ELEVATION NORTH  
Scale: 1/100



2 BUILDING 11 - ELEVATION WEST  
Scale: 1/100

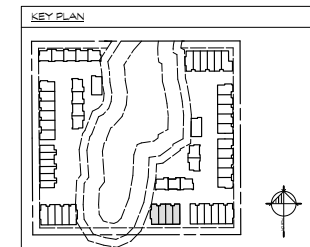


3 BUILDING 11 - ELEVATION SOUTH  
Scale: 1/100



4 BUILDING 11 - ELEVATION EAST  
Scale: 1/100

MATERIALS LEGEND - SCHEME 2			
	<b>ASPHALT ROOF SHINGLE</b> NO SHIMBOLE COLOUR - DUAL BLACK		<b>PAINTED WOOD TRIM/BRACKET/SOFT</b> PAINTED, BM 06-65 CHANTILLY LACE
	<b>CORRUGATED METAL ROOF</b> COLOUR - BLACK		<b>VINYL TRIM</b> KATCAN COLOUR - WHITE
	<b>HARDIE BOARD &amp; BATTEN</b> HARDIE PANEL COLOUR - MOUNTAIN SAGE		<b>WINDOWS &amp; PATIO DOORS</b> COLOUR - BLACK
	<b>VINYL SHINGLE</b> KATCAN COLOUR - SLATE		<b>ENTRY DOOR</b> PREGLASS - PAINTED BM-LOGSP NOTRE DAME
	<b>VINYL SIDING</b> KATCAN PLATINUM COLOUR - WHITE		<b>GARAGE DOOR</b> PRE-FINISHED METAL BM-1833 BAYLEAF
	<b>SLAT SIDING</b> KATCAN PLATINUM COLOUR - WHITE		<b>RAINSCREEN</b> KATCAN COLOUR - BLACK
			<b>BUTTERS &amp; RAIL</b> COLOUR - BLACK
			<b>CONCRETE</b> FINISH - SACKED & SMOOTH RUBBED



PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB CHECKED BY: RC  
SCALE: AS SHOWN PROJECT NO.: 895

SHEET TITLE:  
**BUILDING 11  
ELEVATIONS**

REVISION NO.: - SHEET NO.: **A2.26**

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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2022-08-18	ISSUED FOR R2 & DP

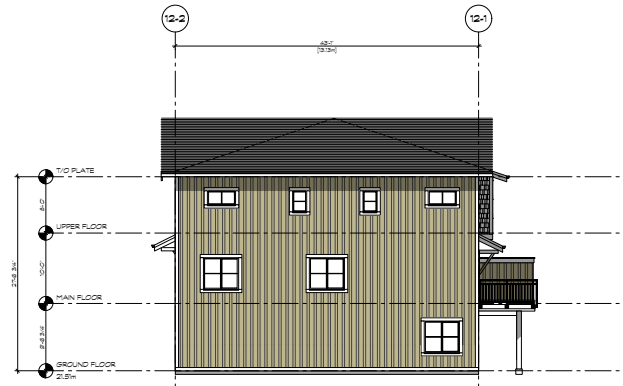


**CICOZZI**  
ARCHITECTURE

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



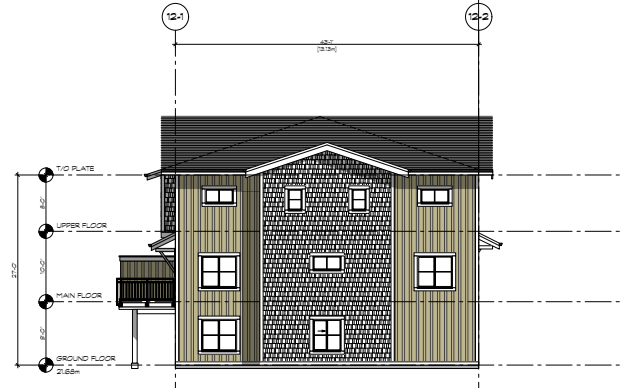
1 BUILDING 12 - ELEVATION NORTH  
Scale: 1/100



2 BUILDING 12 - ELEVATION WEST  
Scale: 1/100

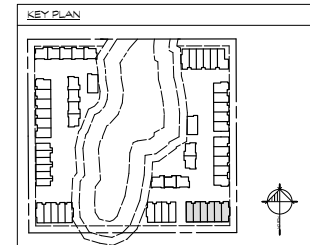


3 BUILDING 12 - ELEVATION SOUTH  
Scale: 1/100



4 BUILDING 12 - ELEVATION EAST  
Scale: 1/100

MATERIALS LEGEND - SCHEME 3			
	ASPHALT ROOF SHINGLE		PAINTED WOOD TRIM/BRACKET/SOFFT
	NO. CAMBRIDGE COLOUR - DUAL BLACK		VINYL TRIM
	CORRUGATED METAL ROOF		KATYKAN COLOUR - WHITE
	HARDIE BOARD & BATTEN		WINDOWS & PATIO DOORS
	HARDIE PANEL		COLOUR - BLACK
	COLOUR - NAVAJO BEIGE		ENTRY DOORS
	VINYL SHINGLE		PRE-FINISHES - PAINTED
	KATYKAN COLOUR - WHITE		EM CSP ST. NOTRE DAME
	S-VINYL SIDING		GARAGE DOORS
	KATYKAN COLOUR - BOULDER GREY		PRE-FINISHED METAL
	S-VINYL SIDING		EM MAST HERBAL ESCAPE
	KATYKAN COLOUR - WHITE		GLASS DOORS
			ALUMINUM COLOUR - BLACK
			BUTTERS & SWIL COLOUR - BLACK
			CONCRETE
			FINISH - SANDED & SMOOTH RUBBED



PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT A**  
9327 173A Street  
Surrey, BC

DRAWN: CB      CHECKED BY: RC  
SCALE: AS SHOWN      PROJECT NO.: 895

SHEET TITLE:  
**BUILDING 12  
ELEVATIONS**

REVISION NO.: -      SHEET NO.: **A2.29**



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-06-18	ISSUED FOR R2 & CP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:

**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN: AC CHECKED BY: RC

SCALE: N.T.S. PROJECT NO.: 895

SHEET TITLE:

**3D VISUAL**

REVISION NO.: - SHEET NO.: **A9.00**



AERIAL VIEW LOOKING NORTH EAST



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

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2024-08-18	ISSUED FOR R2 & CP



**CICCOZZI**  
ARCHITECTURE

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

PROJECT:  
**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**  
  
9327 173A STREET  
SURREY, BC

DRAWN: AC	CHECKED BY: RC
SCALE: N.T.S.	PROJECT NO.: 899
SHEET TITLE: <b>3D VISUAL</b>	

REVISION NO.: -	SHEET NO.: <b>A9.01</b>
--------------------	----------------------------



VIEW OF WEST LOT OUTDOOR AMENITY AREA



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-06-18	ISSUED FOR R2 & CP



**CICOZZI**  
ARCHITECTURE

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

PROJECT:

**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN: AC CHECKED BY: RC

SCALE: N.T.S. PROJECT NO.: 895

SHEET TITLE:

**3D VISUAL**

REVISION NO.:

-

SHEET NO.:

**A9.02**



VIEW OF WEST LOT AMENITY BUILDING



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
2024-08-18	ISSUED FOR R2 & CP



**CICCOZZI**  
ARCHITECTURE

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

PROJECT:

**BEECH WESTGARD  
TOWNHOUSE  
PROJECT B**

9327 173A STREET  
SURREY, BC

DRAWN: AC CHECKED BY: RC

SCALE: N.T.S. PROJECT NO.: 895

SHEET TITLE:

**3D VISUAL**

REVISION NO.:

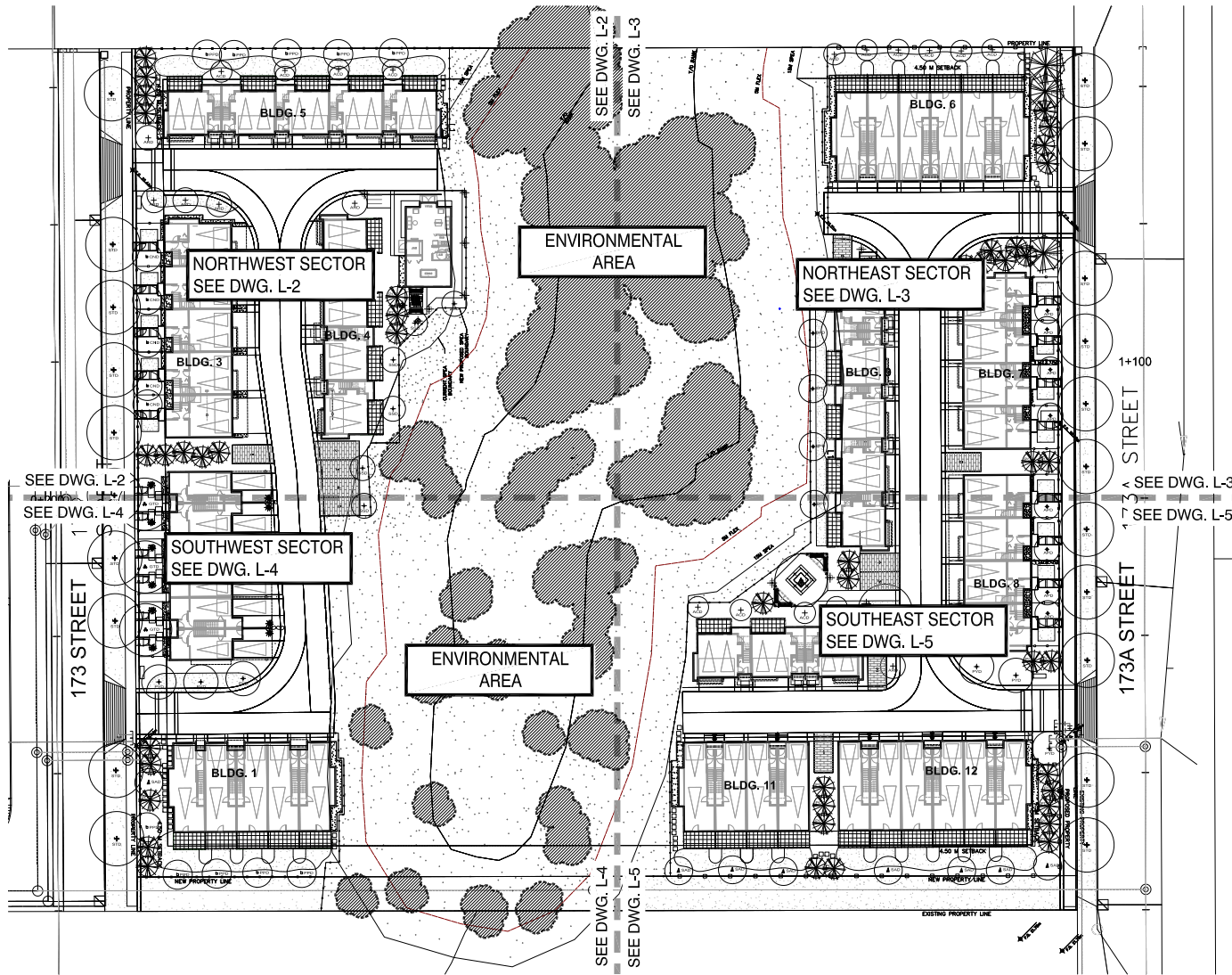
SHEET NO.:

- **A9.03**



VIEW LOOKING SOUTH ALONG EAST LOT





1 LANDSCAPE PLAN - OVERALL SITE  
SCALE: 1:300

**DRAWING LIST:**

DWG NO.	DWG TITLE
L-1	LANDSCAPE PLAN OVERALL SITE
L-2	LANDSCAPE PLAN NORTHWEST SECTOR
L-3	LANDSCAPE PLAN NORTHEAST SECTOR
L-4	LANDSCAPE PLAN SOUTHWEST SECTOR
L-5	LANDSCAPE PLAN SOUTHEAST SECTOR
L-6	OUTDOOR AMENITY AREA
L-7	LANDSCAPE LIGHTING
L-8	LANDSCAPE TREE SOIL VOLUME
L-9	LANDSCAPE DETAILS
L-10	LANDSCAPE DETAILS
L-11	LANDSCAPE DETAILS

**TREE PRESERVATION SUMMARY:**

PROTECTED TREE (SOUNDING) (INCLUDING TREES IN THE PROPOSED OPEN SPACE AND REPAIR AREA):	49
PROTECTED TREE TO BE REMOVED:	43
PROTECTED TREE TO BE RETAINED:	6
PROTECTED TREE IN PROPOSED OPEN SPACE AND REPAIR AREA:	88
TOTAL REPLACEMENT TREES REQUIRED:	67
TOTAL REPLACEMENT TREES PROVIDED:	121

---

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

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

DATE: **October 10, 2023** PROJECT FILE: **7820-0226-00**

---

RE: **Engineering Requirements  
Location: 9327 173A St**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE/SUBDIVISION**

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

- Dedicate 1.942m along 173A Street.
- Dedicate 11.5m along 173 Street.
- Dedicate 5.0m along the south property line for walkway.
- Register 12.0m offsite SRW from 9282 172 Street.
- Register 0.5m along site frontages.

##### ***Works and Services***

- Construct west side of 173A Street.
- Construct 92A Avenue to half road standard.
- Construct 173 Street to half road standard.
- Construct 5.0m walkway along south property line.
- Construct watermains and sanitary sewers to service the development.
- Provide water, storm, and sanitary service connections to each lot.
- Register applicable restrictive covenants on title.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### **DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager  
SY

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**  
Date: **September 11, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **20 0226 00**

The proposed development of **57** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	49
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	27
Secondary School =	14
<b>Total Students =</b>	<b>41</b>

<b>Current Enrolment and Capacities:</b>	
<b>Serpentine Heights Elementary</b>	
Enrolment	359
Operating Capacity	434
# of Portables	0
<b>North Surrey Secondary</b>	
Enrolment	1478
Operating Capacity	1175
# of Portables	8

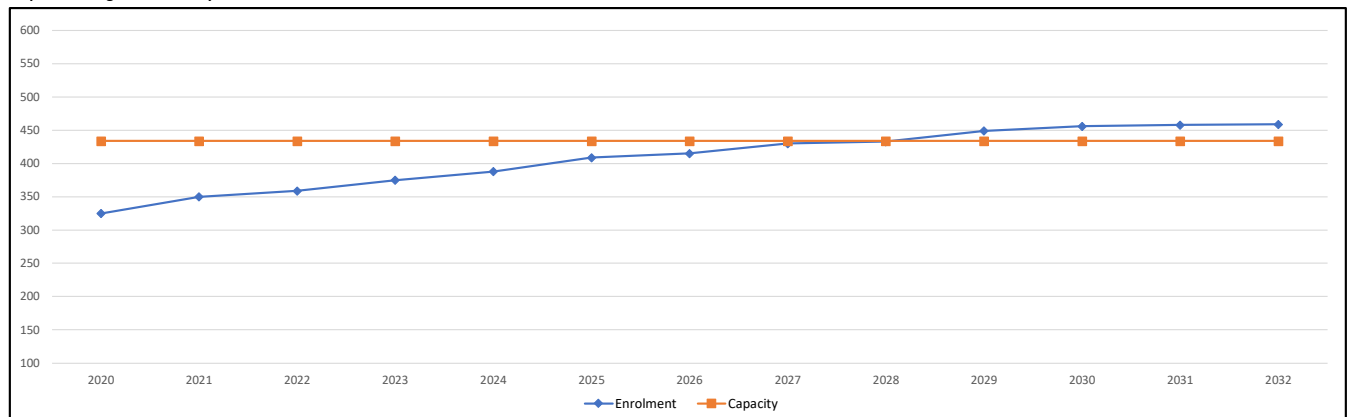
**Summary of Impact and Commentary**

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

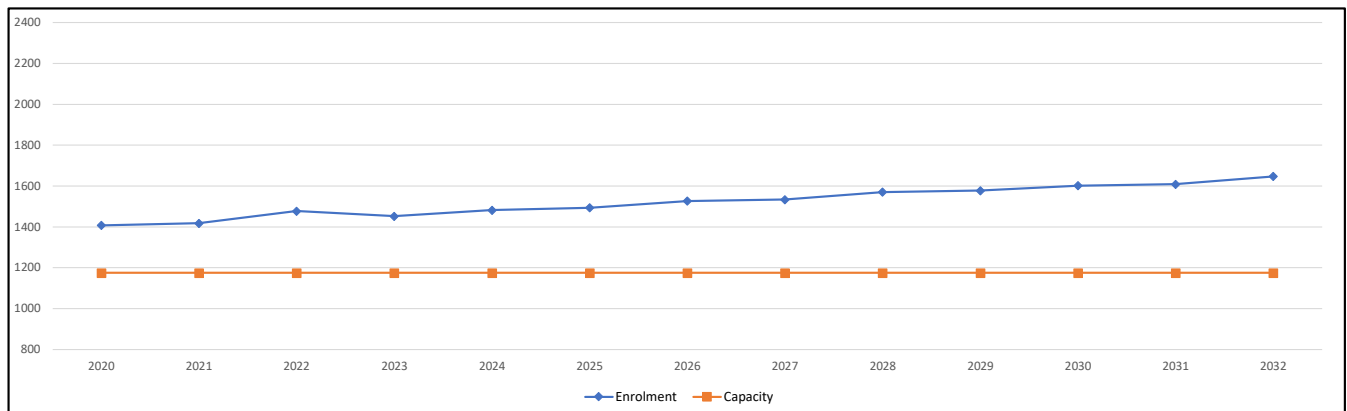
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available. This school will serve the future Anniedale/Tynehead community, until the west side of NCP new residential housing can support a new school in the local area. The enrolment projection table should be regarded as conservative. Serpentine Heights will accommodate any enrolment growth within its existing capacity and portables until a new school is constructed in the community.

North Surrey Secondary is operating at 126% and projected to grow to 1500+ students by the middle of this decade. Like the elementary projection, the enrolment growth shown below is extremely conservative. As part of the 2024/2025 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 525 capacity addition. This project has not been approved by the Ministry as of yet.

**Serpentine Heights Elementary**



**North Surrey Secondary**



**Population** : The projected population of children aged 0-17 impacted by the development.  
**Enrolment**: The number of students projected to attend the Surrey School District ONLY.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	19	19	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Cherry	2	2	0
Cherry, Bitter	1	1	0
Magnolia	2	2	0
Maple, Bigleaf	4	4	0
Maple, Japanese	2	2	0
Pear	2	2	0
Plum	1	1	0
<b>Coniferous Trees</b>			
Douglas-Fir	2	2	0
Falsecypress	2	2	0
Fir	1	1	0
Hemlock, Western	1	1	0
Pine, Shore	6	5	1
Redcedar, Zebra	3	3	0
<b>Total</b>	30	29	1
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	95	7	88
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	



## Tree Preservation Summary

Surrey Project No: TBD  
Address: 9285 9327 – 173A Street  
Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	49
<b>Protected Trees to be Removed</b>	48
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 19 X one (1) = <u>19</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = <u>58</u></li> </ul>	77
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	89

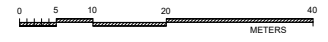
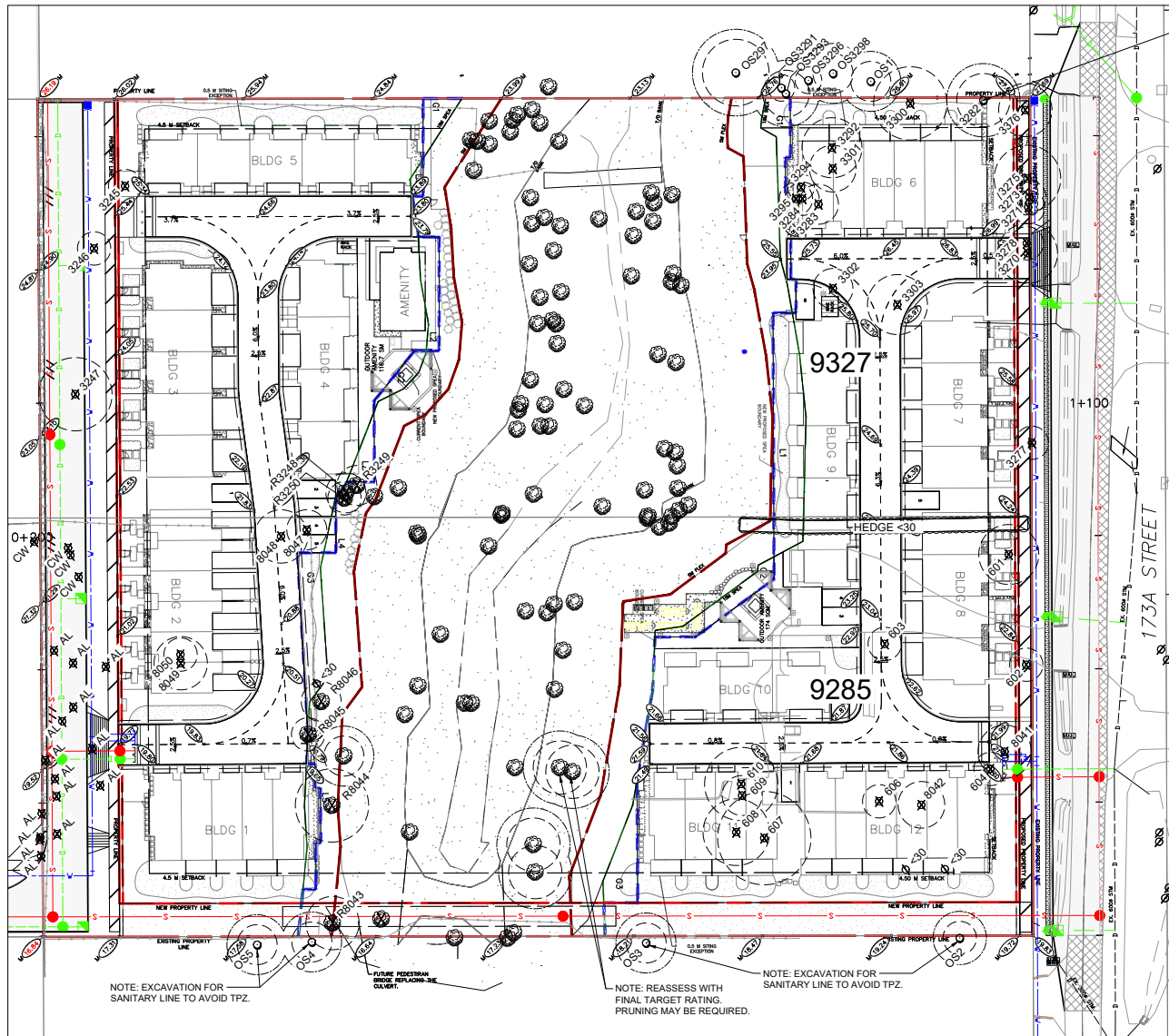
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio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

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

Signature of Arborist:

Date: October 5, 2023





GENERAL NOTES:  
 \* REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED -> 4m FROM PL
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- RIPARIAN TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
- RIPARIAN TREE RECOMMENDED FOR REMOVAL TO BE ASSESSED BY SPRC DEPT.

STAMP	NO.	DATE	BY	REVISION
	1	OCT0123	MK	SITE PLAN AND SETBACKS
	2	OCT0523	MK	CIVIL PLAN

NO.	DATE	BY	REVISION
1	OCT0123	MK	SITE PLAN AND SETBACKS
2	OCT0523	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](mailto:mfadum@fadum.ca)

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

PROJECT TITLE  
**9285 & 9327**  
**173A STREET**  
 SURREY, B.C.

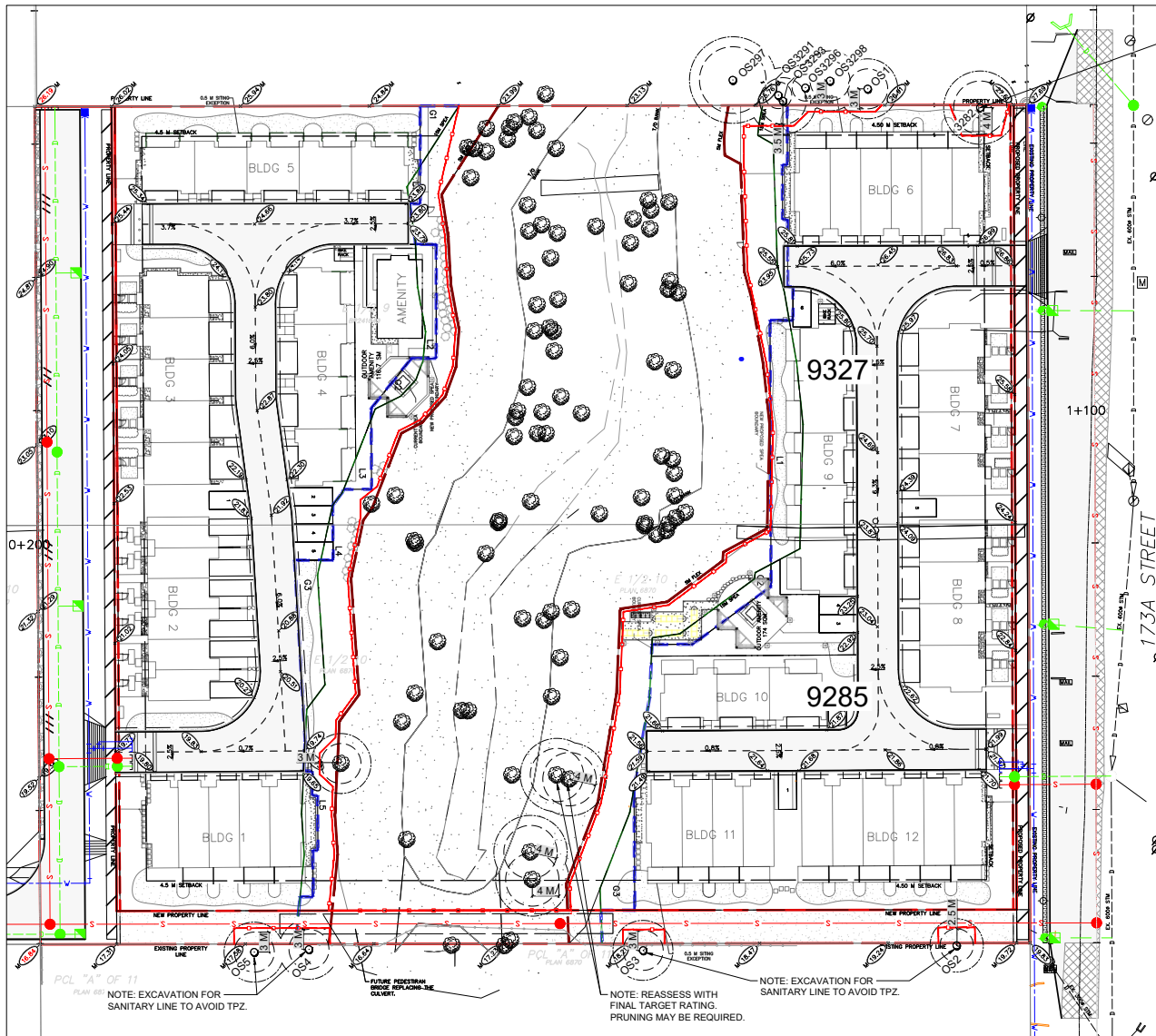
SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT \_\_\_\_\_

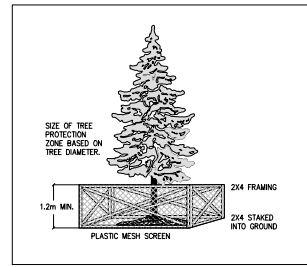
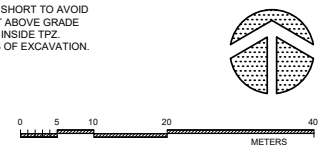
DRAWN MK  
 SCALE AS SHOWN  
 DATE OCTOBER 5, 2020

**T-1**  
 SHEET 1 OF 2





NOTE: STOP WALKWAY SHORT TO AVOID THE TREE. CONSTRUCT ABOVE GRADE WITHOUT EXCAVATION INSIDE TPZ. REASSESS WITH LIMITS OF EXCAVATION.



- GENERAL NOTES:
- REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO BCSL/BCINA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

- LEGEND
- TREE TO BE RETAINED
  - TREE PROTECTION FENCING
  - MINIMUM NO DISTURBANCE ZONE
  - 1.5m NO-BUILD ZONE
  - RIPARIAN TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.

NO.	DATE	BY	REVISION
1	OCT01/23	MK	SITE PLAN AND SETBACKS
2	OCT05/23	MK	CIVIL PLAN

NO.	DATE	BY	REVISION
1	OCT01/23	MK	SITE PLAN AND SETBACKS
2	OCT05/23	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](mailto:mfadum@fadum.ca)

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

PROJECT TITLE  
**9285 & 9327**  
**173A STREET**  
 SURREY, B.C.

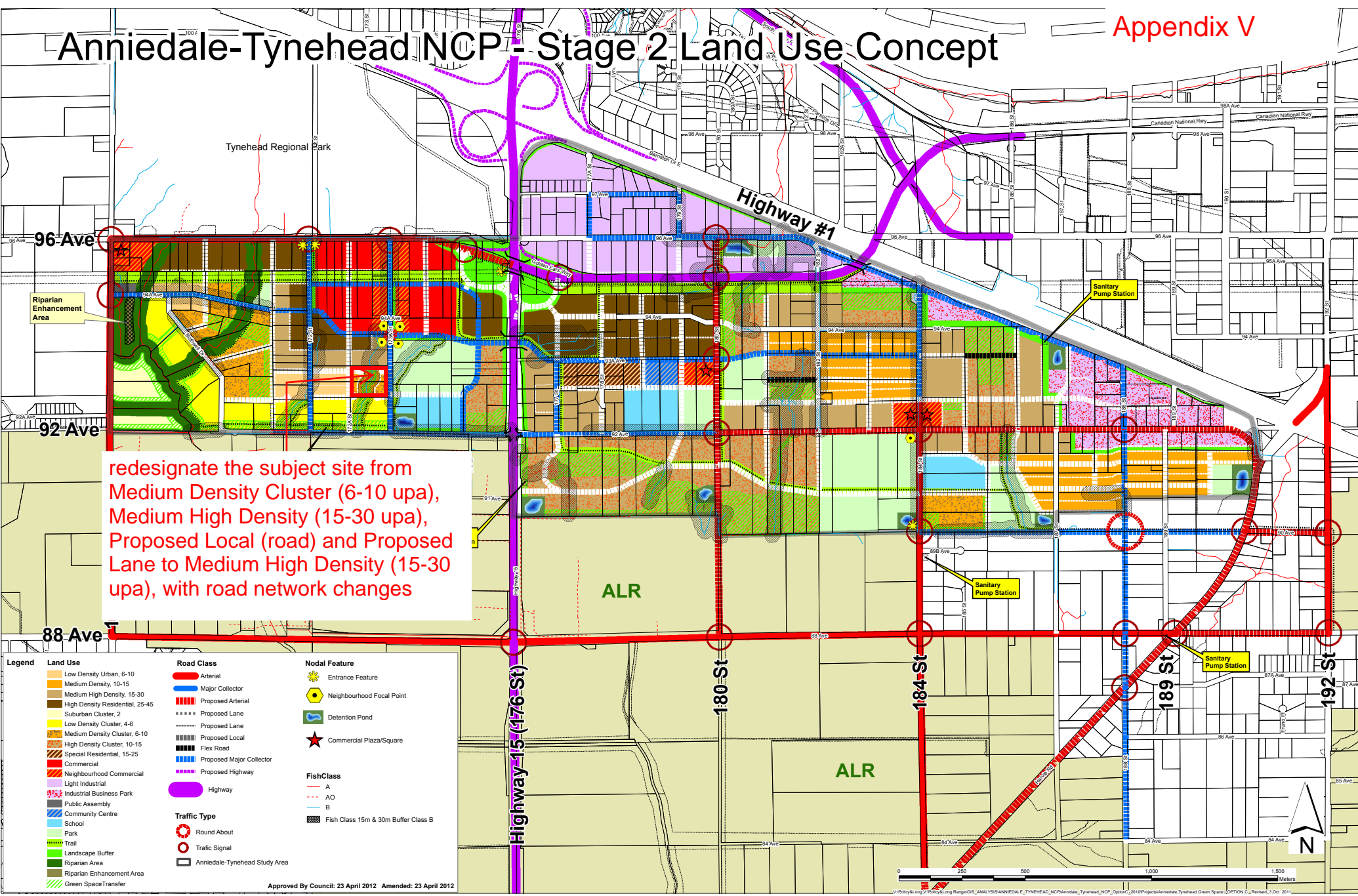
SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT

DRAWN MK  
 SCALE AS SHOWN  
 DATE OCTOBER 5, 2020

**T-2**  
 SHEET 2 OF 2

# Anniedale-Tynehead NCP - Stage 2 Land Use Concept



redesignate the subject site from Medium Density Cluster (6-10 upa), Medium High Density (15-30 upa), Proposed Local (road) and Proposed Lane to Medium High Density (15-30 upa), with road network changes

Legend	Land Use	Road Class	Nodal Feature	Fish Class
	Low Density Urban, 6-10	Arterial	Entrance Feature	A
	Medium Density, 10-15	Major Collector	Neighbourhood Focal Point	AO
	Medium High Density, 15-30	Proposed Arterial	Detention Pond	B
	High Density Residential, 29-45	Proposed Lane	Commercial Plaza/Square	
	Suburban Cluster, 2	Proposed Lane		
	Low Density Cluster, 4-6	Proposed Local		
	Medium Density Cluster, 6-10	Flex Road		
	High Density Cluster, 10-15	Proposed Major Collector		
	Special Residential, 15-25	Proposed Highway		
	Commercial			
	Neighbourhood Commercial			
	Light Industrial			
	Industrial Business Park			
	Public Assembly			
	Community Centre			
	School			
	Park			
	Trail			
	Landscape Buffer			
	Riparian Area			
	Riparian Enhancement Area			
	Green Space Transfer			
		Traffic Type		
		Round About		
		Traffic Signal		
		Anniedale-Tynehead Study Area		

Approved by Council: 23 April 2012 Amended: 23 April 2012



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0226-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "owners")

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: 011-238-542

East Half Lot 9 Block 1 Section 31 Township 8 New Westminster District Plan 6870

9327 - 173A Street

Parcel Identifier: 001-848-534

The East Half Of Lot 10 Block 1 Section 31 Township 8 New Westminster District Plan 6870

9285 - 173A Street

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum west (173 Street) front yard setback of the RM-30 Zone is reduced from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 1 and 5;
- (b) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum east (173A Street) front yard setback of the RM-30 Zone is reduced from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 6 and 12; and
- (c) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum east rear yard setback of the RM-30 Zone is reduced from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building;
- (d) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum east rear yard setback of the RM-30 Zone is reduced from 6 metres to 3.5 metres to the principal building face for townhouse building 4;
- (e) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum west rear yard setback of the RM-30 Zone is reduced from 6 metres to 1.8 metres for townhouse buildings 6 and 11;
- (f) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum west rear yard setback of the RM-30 Zone is reduced from 6 metres to 1.6 metres for townhouse building 10;
- (g) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum west rear yard setback of the RM-30 Zone is reduced from 6 metres to 3.5 metres for townhouse building 9;
- (h) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum north side yard setback of the RM-30 Zone is reduced from 6 metres to 4.5 metres for townhouse buildings 5 and 6; and
- (i) In Part 22, Section F Yards and Setbacks of the “Multiple Residential 30 Zone (RM-30), the minimum south side yard setback of the RM-30 Zone is reduced from 6 metres to 4.5 metres for townhouse buildings 1, 11 and 12; and

- (j) In Part 22, Section H Off Street Parking and Loading/Unloading of the "Multiple Residential 30 Zone (RM-30), the Off-Street Parking requirement is varied to allow five visitor parking spaces to be located in the required setback area.
5. The siting of buildings and structures shall be in accordance with the drawings numbered 7920-0226-00(A) (the "Drawings") which are attached hereto and form part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

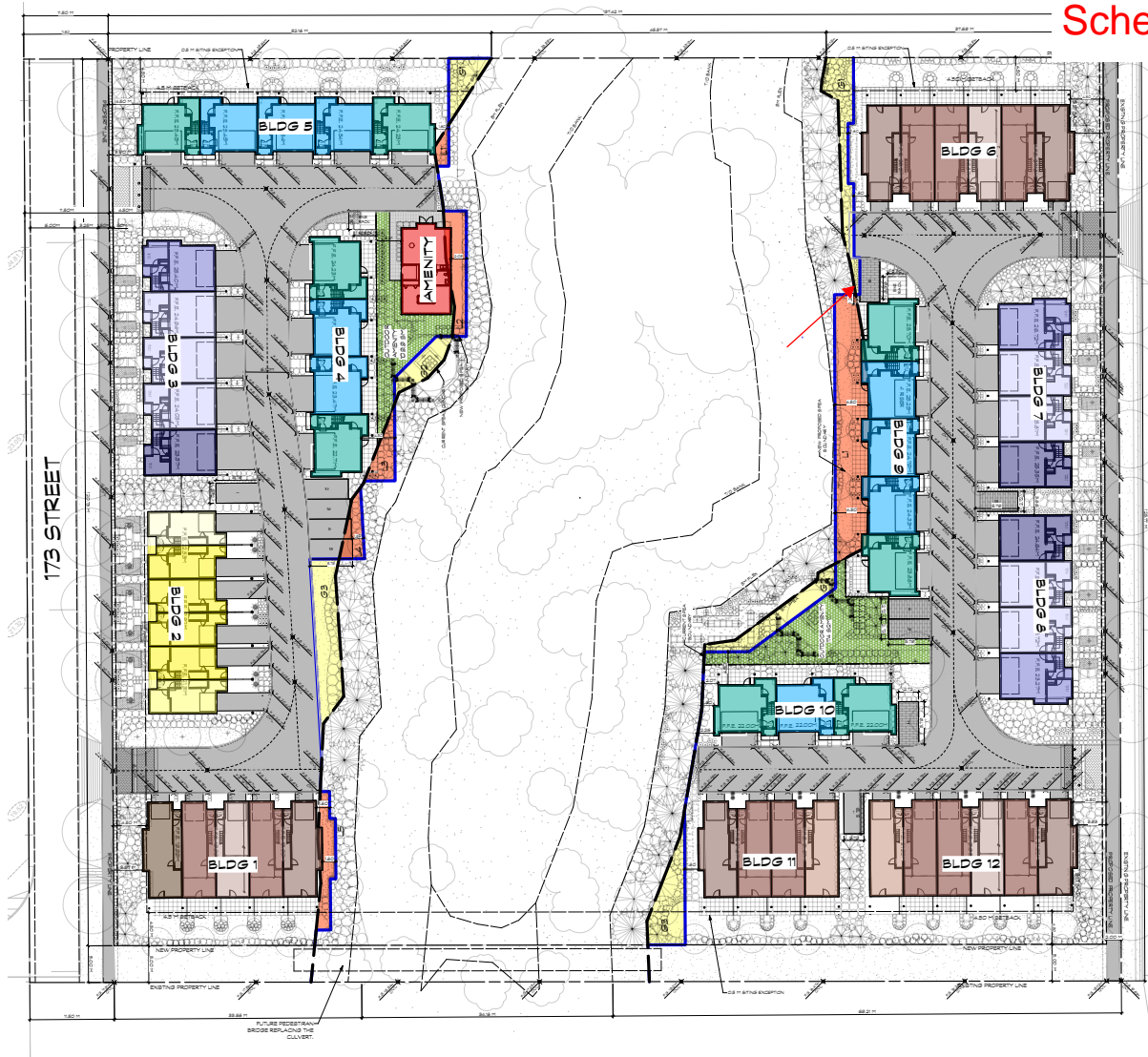
---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli

# Schedule A 7920-0226-00(A)



BE REPRODUCED ONLY WITH THE WRITTEN PERMISSION.

- (a) to reduce the minimum west (173 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 1 and 5;
- (b) to reduce the minimum east (173A Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 6 and 12;
- (c) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building;
- (d) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres to the principal building face for townhouse building 4;
- (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres for townhouse buildings 6 and 11;
- (f) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.6 metres for townhouse building 10;
- (g) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres for townhouse building 9;
- (h) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 5 and 6;
- (i) to reduce the minimum south side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 1, 11 and 12; and
- (j) to vary the Off-Street Park requirement of the RM-30 Zone to allow five visitor parking spaces to be located within the required setback area.

1 SITE PLAN  
Scale: 1:300

UNIT COUNT	
PHASE 1 - 25 + AMENITY	
PHASE 2 - 32	
<b>TOTAL = 57</b>	

