



INTER-OFFICE MEMO

**Regular Council - Land Use
B.5 7922-0238-00
Monday, May 6, 2024
Replacement Page**

TO: City Clerk, Legislative Services Division

FROM: Chief Development Approvals Officer,
Planning & Development Department

DATE: May 6, 2024

FILE: 7922-0238-00

RE: **Agenda Item B.5 May 6, 2024 Regular Council – (Land Use)
Development Application No. 7922-0238-00
Replacement Pages for the Planning Report**

Development Application No. 7922-0238-00 is on the agenda for consideration by Council at May 6, 2024 Regular Council – Land Use Meeting under Item B.5.

After finalizing the Planning Report for the May 6, 2024 Regular Council – Land Use Agenda, an error was noticed in the Trees section that references requirements for trees in streamside protection areas. There are no trees in streamside protection areas in this application. References to these requirements have been removed for clarity.

Page 12 of the Planning Report has been updated to reflect this change.

The replacement page for the Planning Report is attached to this memorandum.

Ron Gill
Chief Development Approvals Officer
Planning & Development Department

Attachment - 7922-0238-00- Page 12 Replacement Page

c.c. - City Manager

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees.
- The applicant proposes to retain 9 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 ~~that are outside the streamside protection area~~, and a 2 to 1 replacement ratio for all other trees, ~~including Alder and Cottonwood that are within a streamside protection area~~. This will require a proposed total of 25 replacement trees on the site. The applicant is proposing 28 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Ginkgo, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

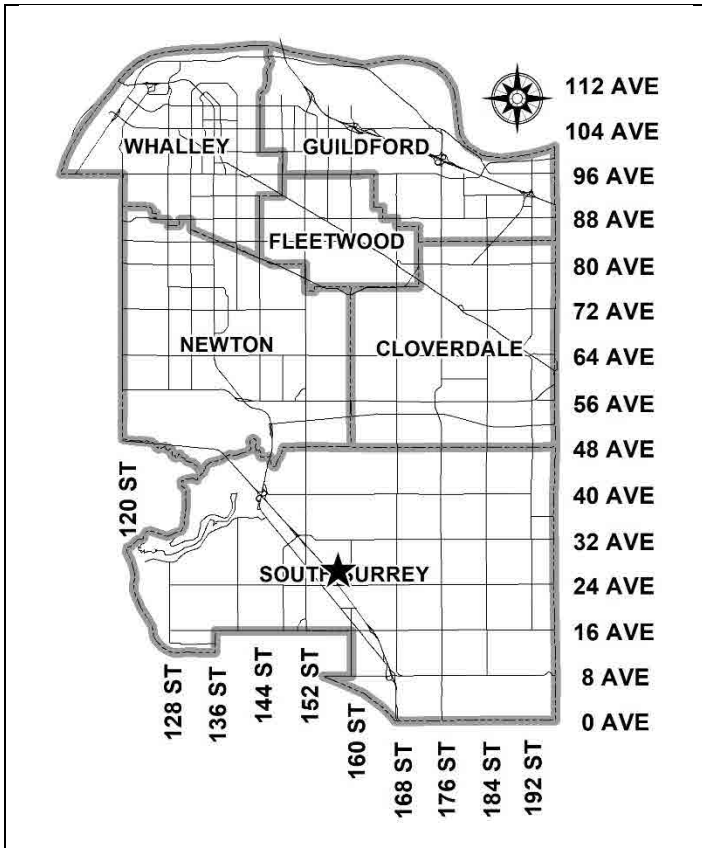
The following information is attached to this Report:

Appendix I.	Survey Plan, 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, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit No. 7922-0238-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



PROPOSAL:

- **Rezoning** from RH to RM-30
- **Development Permit**
- **Development Variance Permit**

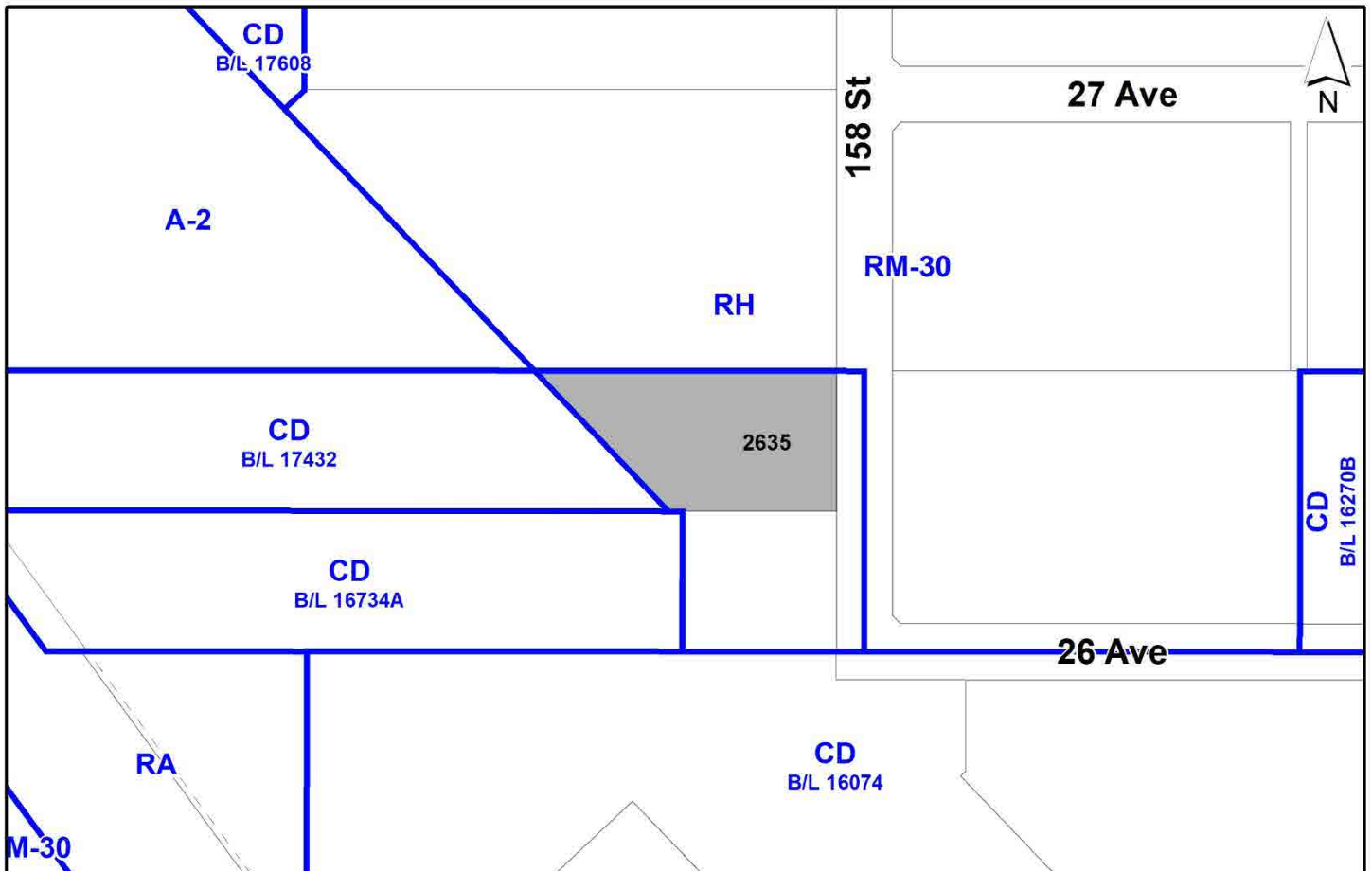
to permit the development of 21 townhouse units.

LOCATION: 2635 - 158 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: 20-30 upa Medium-High Density



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the Multiple Residential 30 Zone (RM-30).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the 20-30 upa Medium-High Density designation in the Morgan Heights Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Morgan Heights.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Morgan Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The application proposes reduced side yard setbacks at the north and south property lines, which are appropriate given the context adjacent to a driveway on the site to the north and to an anticipated future townhouse development to the south. The proposed 3 metre setbacks allow sufficient space for pedestrian pathways between the property line and building face along both the north and south property lines.
- The proposed development achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed buildings and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0238-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0238-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (c) Confirmation that the proposed development will fall outside electromagnetic field impacts from the adjacent BC Hydro transmission tower Right-of-Way, to the satisfaction of BC Hydro;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) 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; and
- (j) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residence	Urban/20-30 upa Medium-High Density	RH
North:	Townhouse	Urban/20-30 upa Medium-High Density	RM-30
East (Across 158 Street):	Townhouse	Urban/20-30 upa Medium-High Density	RM-30
South:	Single Family Residence	Urban/20-30 upa Medium-High Density	RH
West (Across BC Hydro ROW):	Office Building	Mixed Employment/ Business Park/Light Industrial (Highway 99 Corridor LAP)	CD Bylaw No. 17432

Context & Background

- The 4,287 square metre site is zoned "Half-Acre Residential (RH) Zone", designated Urban in the OCP, and designated "20-30 u.p.a Medium-High Density" in the Morgan Heights Neighbourhood Concept Plan.
- The subject property was created as a remnant lot and rezoned from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone" under Development Application No. 7911-0051-00, which subdivided the parent parcel to redevelop the portion to the west of the BC Hydro Right of Way as an office building under the Business Park/Light Industrial designation in the Highway 99 Corridor Local Area Plan.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "Half-Acre Residential (RH) Zone" to the "Multiple Residential 30 Zone (RM-30)" to accommodate the proposed 21-unit townhouse development. A Development Permit for Form & Character is also required for the development.

- The proposal complies with the “20-30 u.p.a Medium-High Density” designation in the Morgan Heights Neighbourhood Concept Plan”.

	Proposed
Lot Area	
Gross Site Area:	0.43 hectares
Road Dedication:	n/a
Net Site Area:	0.43 hectares
Number of Lots:	1
Building Height:	3 storeys
Unit Density:	49 uph (20 upa)
Floor Area Ratio (FAR):	0.73
Floor Area	
Residential:	3,139 square metres
Residential Units:	
3-Bedroom:	2
4-Bedroom:	19
Total:	21

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 18 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

10 students at Sunnyside Elementary School
5 students at Grandview Heights 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 2025.

Parks, Recreation & Culture: No concerns.

The closest active park with playground and natural area is Oliver Park and is approximately 330 metres away.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Surrey Fire Department: No concerns.

BC Hydro: BC Hydro has no objection in principle to the proposed development. The applicant will be required to submit detailed drawings to the satisfaction of BC Hydro confirming no electromagnetic field impacts on the proposed development. This will be required prior to the application being considered for Final Adoption of the associated Rezoning By-law.

Additional changes to the applicant's proposal may be required should BC Hydro provide any comment that necessitates a change to the proposal.

Transportation Considerations

- Vehicular access to the site will be from a driveway on 158 Street to the east located near the south property line. In order to minimize driveways onto 158 Street, and due to the proximity to the intersection with 26 Avenue, a shared access easement will be registered granting shared access to the abutting parcel to the south (2609 – 158 Street) when it redevelops.
- There are no road dedication requirements associated with this development application. Road dedication requirements were satisfied under Development Application No. 7911-0051-00, which previously subdivided the parent parcel to redevelop the western portion of the site (west side of the BC Hydro Right of Way) as an office building under the Business Park/Light Industrial designation in the Highway 99 Corridor Local Area Plan.
- The closest bus stop is on 160 Street, approximately 450 metres walking distance from the subject site, which is served by the 363 Southpoint/Peace Arch Hospital and 354 White Rock South/Bridgeport Station routes.
- The development will provide an extension of the existing multi-use pathway, to be located within the BC Hydro right-of-way along the west side of the site, and future residents of the townhouse site will have direct access to the pathway. The existing constructed portions of the pathway extend north beyond 28 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

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

Secondary PlansLand Use Designation

- The proposal complies with the 20-30 upa Medium-High Density designation in the Morgan Heights Neighbourhood Concept Plan (NCP)

Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 UPH	49 UPH
Floor Area Ratio:	1.00 FAR	0.73 FAR
Lot Coverage:	45%	32%
Yards and Setbacks		
Front:	4.5 metres	4.5 metres
Rear:	6.0 metres	6.0 metres
Side Yard:	6.0 metres	3.0 metres (DVP)
Street Side Yard/Side Yard on Flanking Lane:	4.5 metres	6.0 metres
Height of Buildings		
Principal buildings:	13 metres	13 metres
Accessory buildings:	4.5 metres	4.5 metres
Indoor Amenity buildings:	11 metres	11 metres
Amenity Space		
Indoor Amenity:	63 m ²	The proposed 63 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	90 m ²	The proposed 90 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
Number of Stalls		
Residential:	42	42
Residential Visitor:	4	4
Total:	6	6
Tandem (%):	Max 50%	19%

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Bicycle Spaces		
Residential Visitor:	6	6

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Morgan Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The reduced side yard setbacks at the north and south property lines are appropriate given the context adjacent to a driveway on the site to the north and to an anticipated future townhouse development to the south.
- The additional setbacks at the 2nd and 3rd floor levels achieve a more contemporary design with enhanced articulation of the exterior façade, adding visual interest to the buildings, and achieve more efficient floor plans.
- The proposed setbacks allow sufficient space for pedestrian pathways between the property line and building face along both the north and south property lines.
- 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 \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements.
- A cash-in-lieu payment, at a rate of 0.5% of construction value, would be applicable at the time of Building Permit issuance.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 23, 2023, and the Development Proposal Signs were installed on November 29, 2022. Staff received no responses concerned with the proposed development.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the urban design guidelines in the Morgan Heights Neighbourhood Concept Plan (NCP).
- The application proposes 21 townhouse units in 4 buildings with a mix of three- and four-bedroom unit types plus a separate amenity building. Each building contains between 4 to 7 dwelling units.
- The total building floor area proposed is 3,139 square metres representing a net FAR of 0.73 and a unit density of 49 units per hectare (20 units per acre). Both the FAR and the unit density comply with the provisions identified in the RM-30 Zone.

- Most units contain 2-car side-by-side garages, except for Building 3, which includes 4 units with tandem parking garages. The proposed parking arrangement is within the allowable limit of up to 50% tandem parking units under the provisions of the RM-30 Zone.
- A total of 4 visitor parking spaces are provided, which meets the requirements of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law.
- A reciprocal access agreement will be registered to allow for future shared driveway access for the abutting lot to the south at 2609 – 158 Street.
- Pedestrian connections are proposed along the north and south property lines. Units in Building 4 along the north walkway are proposed to have front yards onto the walkway and habitable ground floor rooms to address CPTED concerns and provide surveillance of the walkway. The shorter walkway along the south property line connects from the driveway entrance to the future multi-use pathway within the BC Hydro right-of-way.
- Building materials consist of aluminum composite panel, hardie panel siding and hardie board and batten siding in white, grey and brown tones.

Landscaping

- The street fronting units along 158 Street will have front yard landscaping and patios, with trees planted at each unit, to provide an attractive public realm interface.
- Decorative paving is proposed as well as additional landscaping at the driveway entrance to the site.
- All non-hard surfaces are proposed to be covered by vegetation to maximize biodiversity, and substantial landscaping will be planted along the front yard patios of Buildings 1 and 4, and around the rear yards of Buildings 2 and 3. A 1.0 metre wide landscape buffer will be planted along the north and south property lines.
- The planting design includes a large variety of trees and shrubs. Tree species include: Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Gingko, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- There are 9 existing trees that are proposed for retention, which includes two on-site and one off-site tree along the south property line and all City trees along 158 Street.

Amenity Space

- Based on Zoning By-law requirements for amenity space, a minimum of 63 square metres of indoor amenity space and 90 square metres of outdoor amenity spaces are required to be provided for the proposed development. The applicant has provided these requirements.

Indoor Amenity

- The indoor amenity space will be located in the northwest corner in a separate building located at the rear of the property, between Building 4 and the BC Hydro right-of-way adjacent to the proposed multi-use pathway.
- The indoor amenity building will be accessible from the main drive aisle and from a pathway running along the north property line adjacent to Buildings 1 and 4.

Outdoor Amenity

- The outdoor amenity space will be located in the north-west corner of the site, adjacent to the indoor amenity building. The amenity area will include planted trees, paved surfaces, a picnic table and benches, bike racks adjacent to the multi-use pathway, and a children's play area with a wood fibre play surface and playground equipment.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	4	4	0
Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey locust	2	0	2
Katsura	2	0	2
Red maple	2	2	0
Bigleaf Maple	1	1	0
Common cherry	1	0	1
Coniferous Trees			
Douglas fir	6	6	0
Western red cedar	2	0	2
Western hemlock	1	0	1
Emerald cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	18	9	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		28	
Total Retained and Replacement Trees Proposed		37	

- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 28% of the total trees on the site, are Alder and Cottonwood trees.
- The applicant proposes to retain 9 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 25 replacement trees on the site. The applicant is proposing 28 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Red Rocket Maple, Incense Cedar, Rising Sun Redbud, Weeping Nootka Cypress, Cornelian Cherry, Presidential Gold Ginkgo, Royal Star Magnolia, Vanessa Persian Ironwood, Shore Pine, Trembling Aspen.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

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approved by Shawn Low

Don Luymes
General Manager
Planning and Development

EM/ar



DEVELOPMENT PERMIT APPLICATION

TOWNHOUSE DEVELOPMENT
2635 158 STREET
SURREY, BC

PMA
ParaMorph
Architecture Inc

DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
CONTEXT PLAN	A-0.3
SURVEY	A-0.4
BLOCK CONCEPT PLAN	A-0.5
BASE PLAN	A-0.6
SITE PLAN	A-1.0
FIRE ACCESS PLAN	A-1.1
FLOOR PLANS	A-2.0 to A-2.8
PERSPECTIVES	A-3.0 to A-3.4
ELEVATIONS	A-3.5 to A-3.11
SECTIONS	A-4.0 to A-4.3
UNIT PLANS	A-5.0 to A-5.12

PROJECT TEAM

ARCHITECT - ParaMorph Architecture INC.

1690 West 2nd Avenue
Vancouver, BC V6J 1H4
(604) 608-0161
david@eatonarchitect.ca

SURVEYOR - CAMERON LAND SURVEYING LTD. B.C. LAND SURVEYORS

Unit 234 - 18525-53rd Avenue
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sean@cameronlandsurveying.com

LANDSCAPE - PMG LANDSCAPE ARCHITECTS.

Suite C100 - 1485 Still Creek Drive
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mary@pmglandscape.com

CIVIL - HUB ENGINEERING INC.

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mail@hub-inc.com

ARBORIST - KLIMO & ASSOCIATES LTD.

5565 15B Ave
Delta BC, V4M 2H2
(604) 358-5562
klimofrancis@gmail.com

PROJECT SUMMARY

ADDRESS	2635 158 STREET, Surrey, BC		
LEGAL DESCRIPTION	LOT 2 SECTION 23 TOWNSHIP 1 PLAN BCP50475 NWD		

LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
	GROSS AREA	46,026	4,276	1.06	0.43
	DEDICATION				
	NET AREA (AFTER DEDICATION)	46,026	4,276	1.06	0.43

ZONING	CURRENT	PROPOSED
	RA	RM30

ZONING	FAR	PERMITTED	PROPOSED
	FAR	1.00	0.73
	AREA	33189 sq ft	3083 sq m

ZONING	SETBACKS	PERMITTED	PROPOSED
	NORTH - BLDG 1 (SIDE YARD)	6.0m	3.0 m
	NORTH - BLDG 4 (REAR YARD)	6.0m	6.0m
	SOUTH (SIDE YARD)	6.0m	3.0 m
	EAST - ALONG 158 STREET (FRONT YARD)	4.5m	4.5 m
WEST - ALONG MUP ROW (SIDE YARD)	6.0m	10.0 m	

ZONING	BLDG HEIGHT	PERMITTED	PROPOSED
			3 STOREY

ZONING	SITE COVERAGE (NET)	(Sqft)	(Sqm)	(%age)	REMARKS
	PROPOSED	14634	1,359	31.80%	

FAR CALCULATION								
GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE	LVL-1	TOTAL LVL-1	LVL-2	LVL-3	TOTAL	NO. OF UNITS	TOTAL FLOOR AREA
(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	(Sqft)	UNITS	(Sqft)
UNIT-A	416	234	650	679	705	1618	4	6472
UNIT-A1	416	234	650	749	760	1743	1	1743
UNIT-A2	416	214	630	697	702	1,613	1	1613
UNIT-A3	416	214	630	681	702	1,597	1	1597
UNIT-B	416	254	670	699	725	1678	5	8390
UNIT-B1	416	254	670	771	781	1806	1	1806
UNIT-B2	416	254	670	725	743	1722	1	1722
UNIT-C	467	97	564	593	618	1308	1	1308
UNIT-C1	457	80	537	559	592	1231	1	1231
UNIT-D	471	297	768	645	647	1589	2	3178
UNIT-D1	471	297	768	643	652	1592	2	3184
UNIT-E	423	218	641	696	624	1538	1	1538
							21	33782
TOTAL FAR (NET)								0.734

PARKING REQUIREMENTS BREAKDOWN				
OFF STREET PARKING	DWELLING UNITS	NO. OF UNITS		PROVIDED STALLS
		RESIDENTIAL	PERMITTED	
	21	2 CAR / UNIT		42
		0.20	4.2 SAY 4	4
	TOTAL			46

OUTDOOR AMENITY	OUTDOOR AMENITY		REMARKS
	Sq. m.	Sq. ft.	
	REQUIRED	63	
PROVIDED	90	969	3 Sq.m. or 32.30 Sq.ft/ UNIT

INDOOR AMENITY	INDOOR AMENITY		REMARKS
	Sq. m.	Sq. ft.	
	REQUIRED	63	
PROVIDED	63	678	3 Sq.m. or 32.30 Sq.ft/ UNIT



Notes
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2022-02-25	Preliminary Submission
Date	Description

Issues / Revisions

Seal

Project Title

TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

PROJECT SUMMARY

Scale
As Noted

Sheet No.

A-0.2

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Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title
CONTEXT PLAN

Scale
As Noted

Sheet No.
A-0.3

TOPOGRAPHIC PLAN OF LOT 2,
SECTION 23, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP50475

CMV ADDRESS: 2635 158 Street, Surrey, B.C.



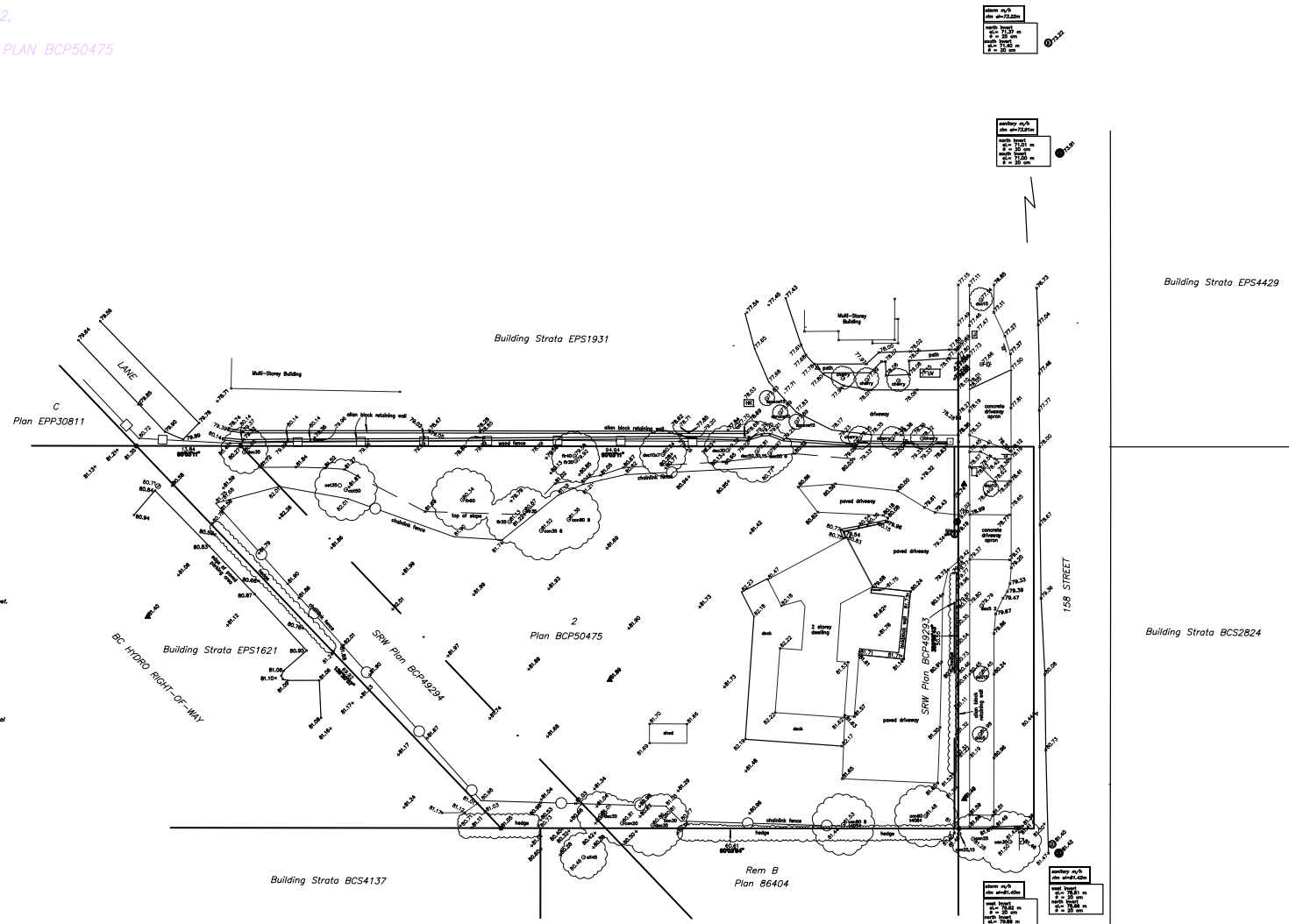
SCALE = 1 : 250
All distances are in metres

SURVEY LEGEND

- ⊙ Unknown manhole
- ⊙ Power pole
- ⊙ Catch basin
- ⊙ Guy wire anchor
- ⊙ Sanitary manhole
- ⊙ Storm manhole
- ⊙ Lamp standard
- ⊙ Sign
- ⊙ Gate post
- ⊙ Telephone manhole
- △ Denotes survey control point
- A30 Denotes 30cm dia Alder tree
- B30 Denotes 30cm dia Birch tree
- C30 Denotes 30cm dia Cedar tree
- CH30 Denotes 35cm dia Cherry tree
- CO30 Denotes 30cm dia Coniferous tree
- DC30 Denotes 20cm dia Deciduous tree
- F30 Denotes 30cm dia Fir tree
- L30 Denotes 30cm dia Larch tree
- MP30 Denotes 150cm dia Maple tree
- PS30 Denotes 50cm dia Pine tree
- WL30 Denotes 60cm dia Willow tree



- NOTES:**
- 1) Elevations are in metres and are spot elevations.
 - 2) Elevations are derived from Control Monument 8210019 located at the southwest corner of 24th Avenue and 180 Street. Elevation = 78.506 metres.
 - 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our clients. The applicant accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
 - 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
 - 5) If there is any conflict in information between the hard copy of this Plan and the digital data, provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
 - 6) Property lines derived from Land Titles Office records and field files.
 - 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 - 1825-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
Fax: 6463-7911

This plan lies within the Metro Vancouver Regional District

Updated this 4th day of April, 2022.
This plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 16th day of February, 2022.

Kenneth W. Schuurman B.C.L.S. (800)



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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

TOPOGRAPHIC SURVEY

Scale
As Noted

Sheet No.

A-0.4

March 28, 2024

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**2635 158 STREET
SURREY**

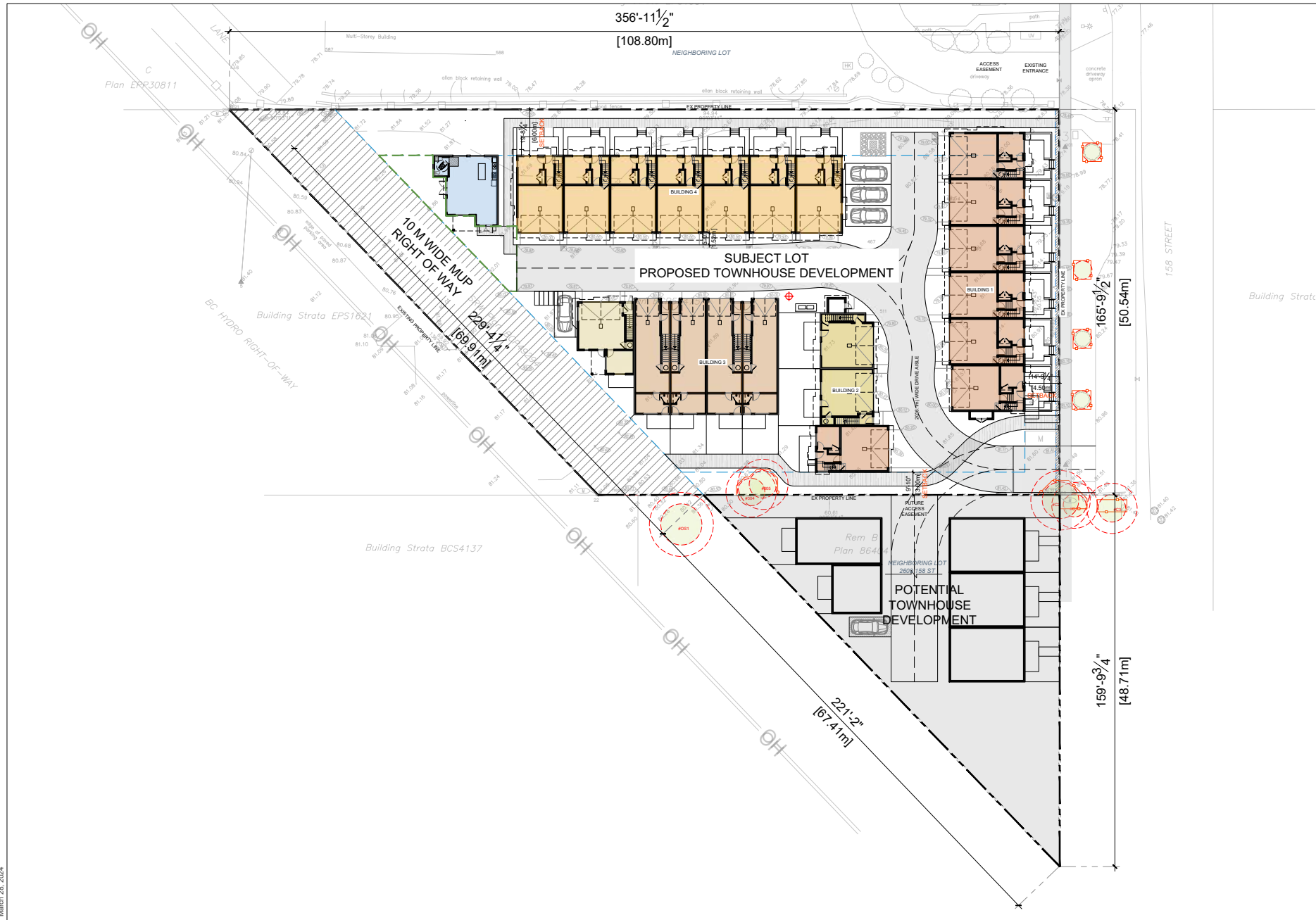
Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title
**BLOCK
CONCEPT PLAN**

Scale
As Noted

Sheet No.

A-0.5



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2635 158 STREET SURREY

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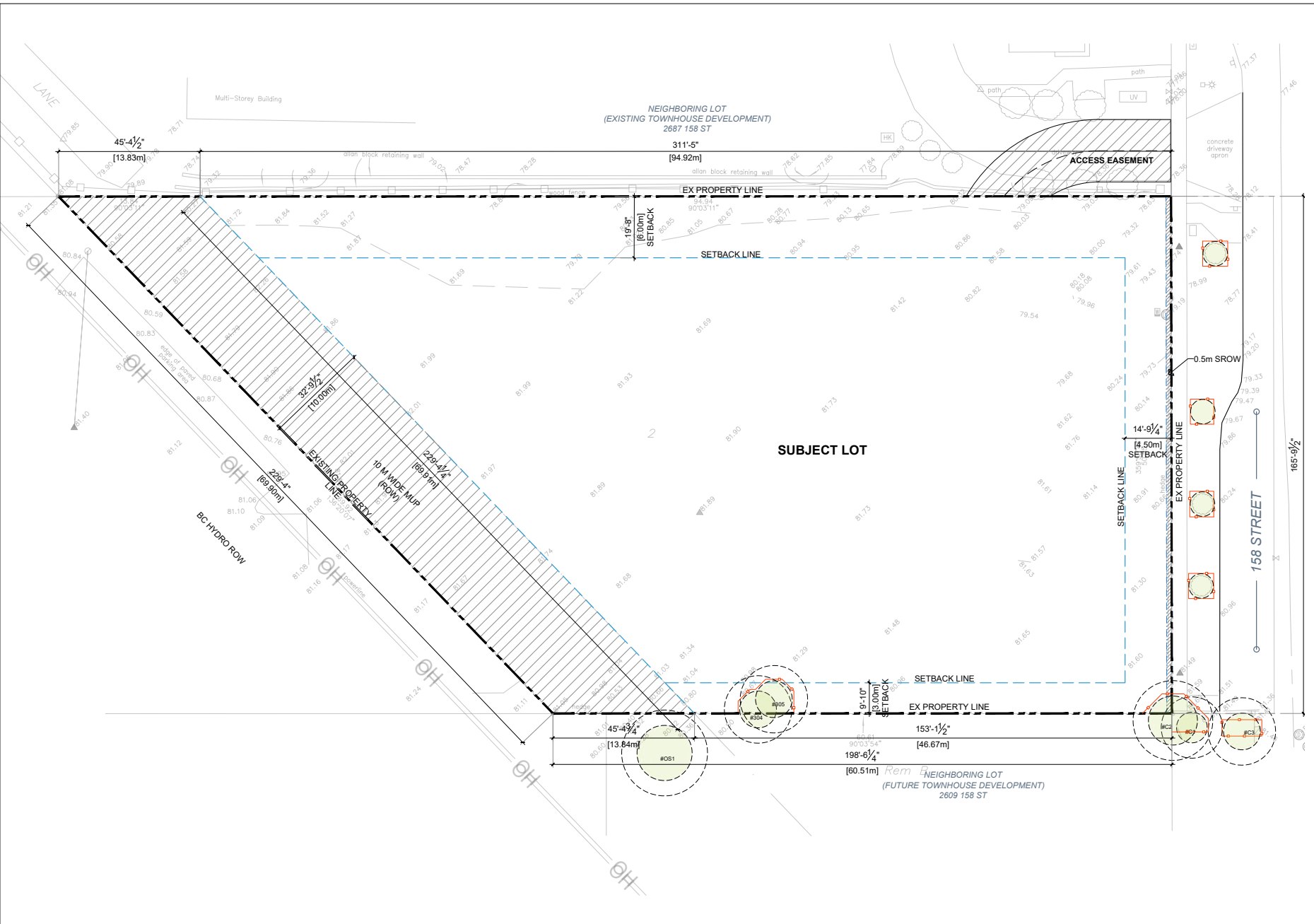
Sheet Title

BASE PLAN

Scale
As Noted

Sheet No.

A-0.6



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Drawn By
 AS Date
 2021-06-04

Checked By
 PV Project ID
 SU22_2635

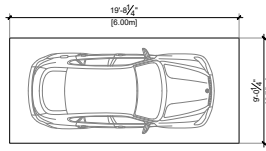
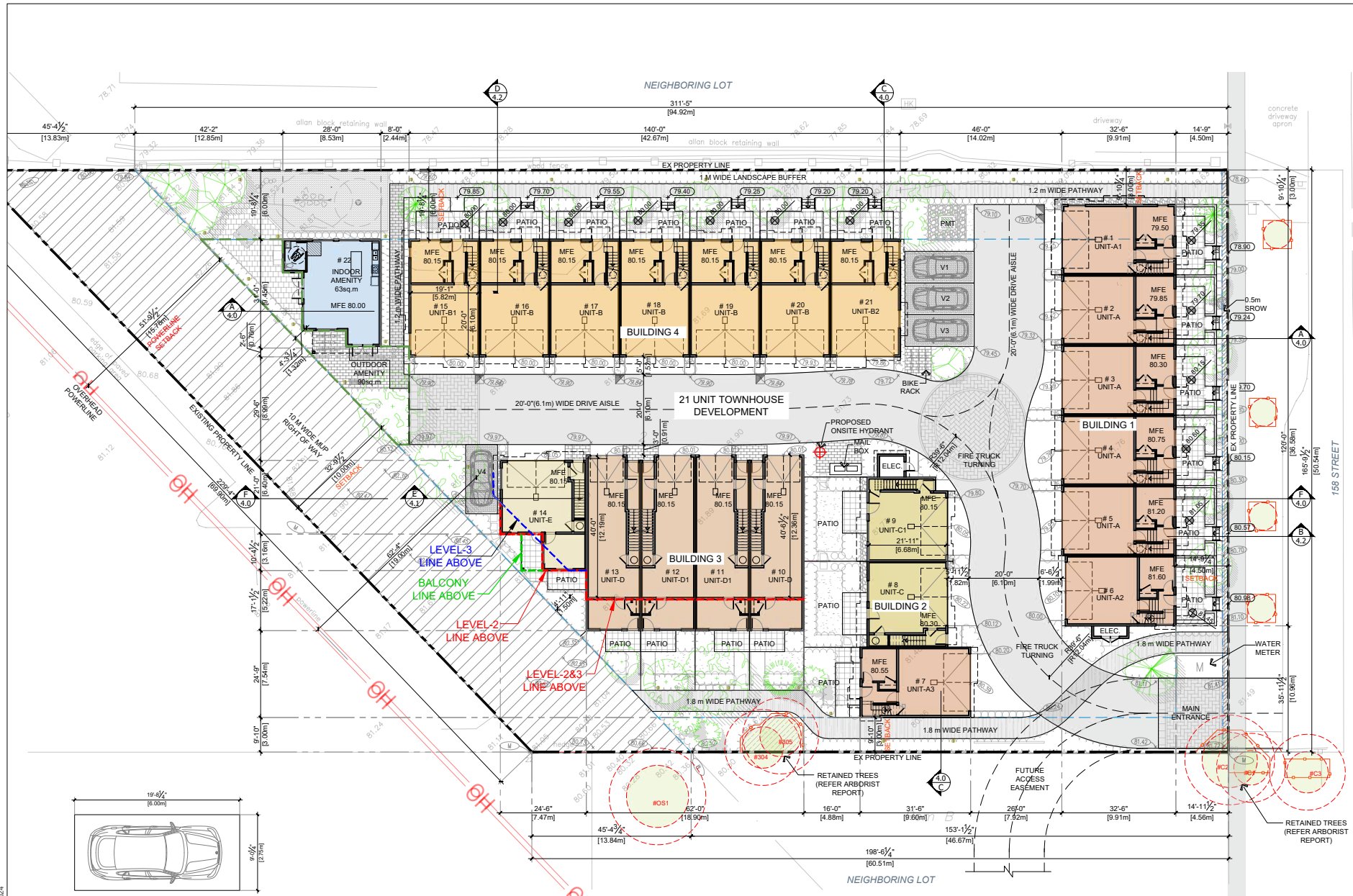
Sheet Title

SITE PLAN

Scale
 As Noted

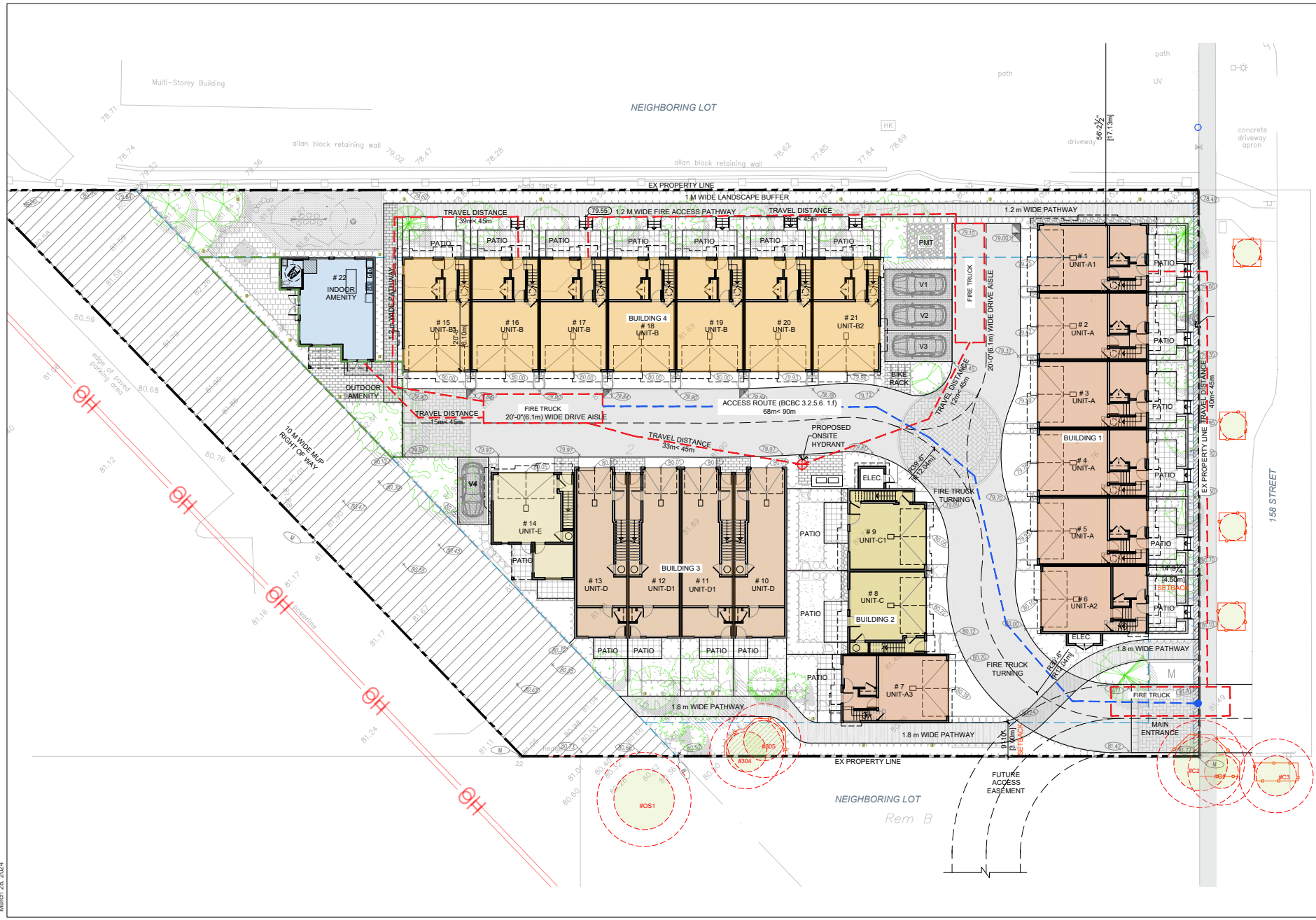
Sheet No.

A-1.0



1 TYPICAL PARKING SPACE
 Scale: 3/32"=1'-0"

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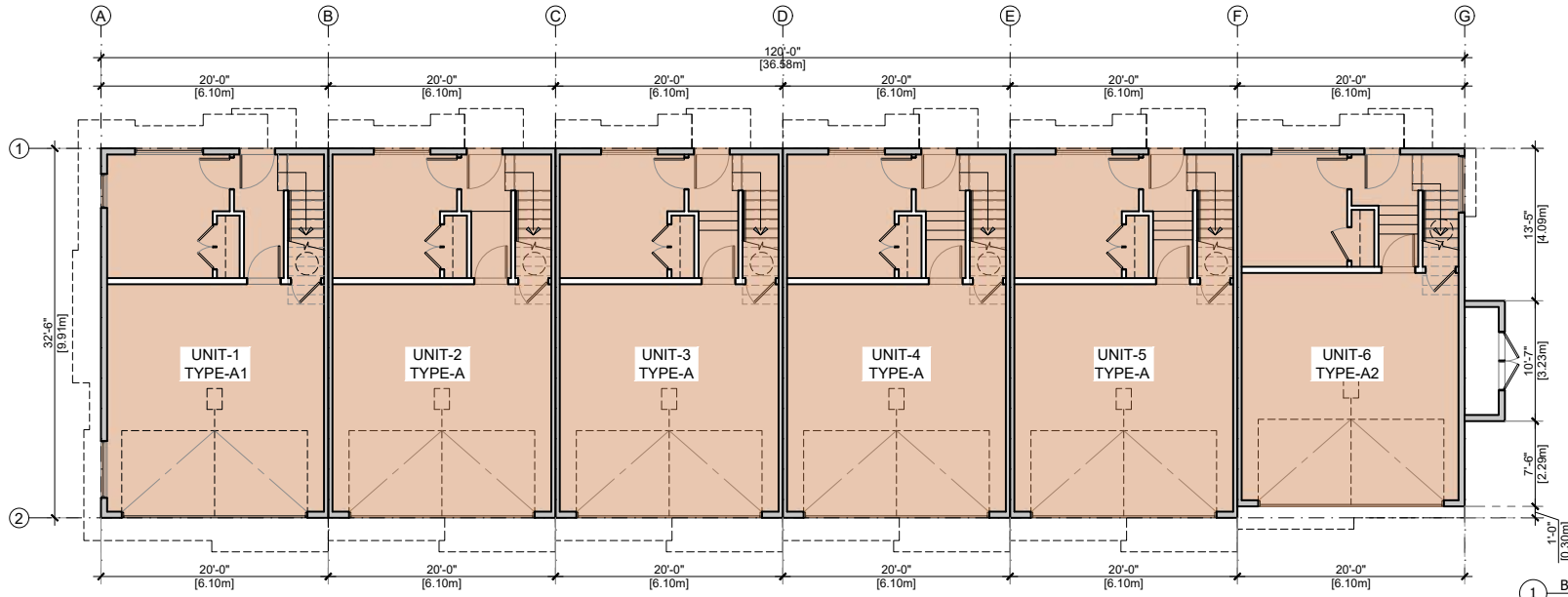
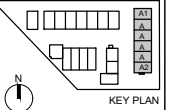
Drawn By AS	Date 2021-06-04
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Sheet Title
FIRE ACCESS PLAN

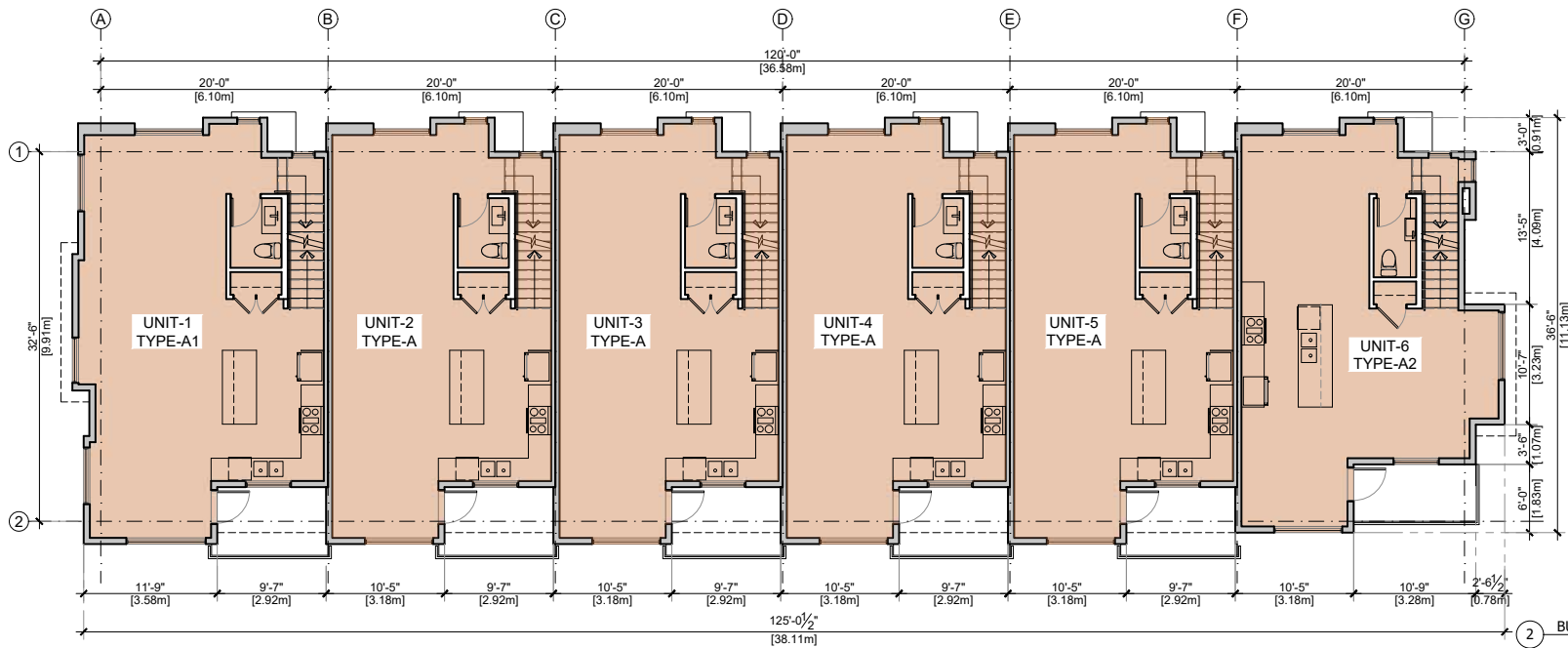
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1 BUILDING-1 LEVEL-1
Scale 3/32" = 1'-0"



2 BUILDING-1 LEVEL-2
Scale 3/32" = 1'-0"

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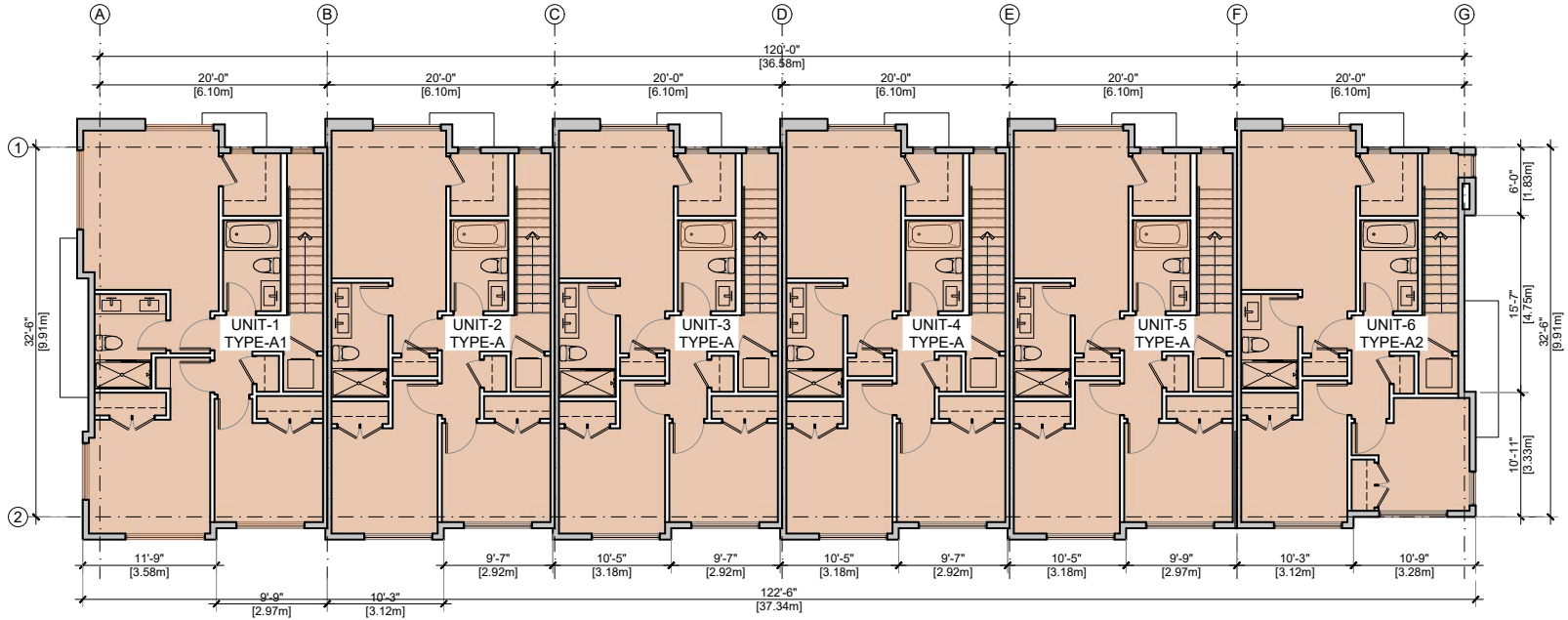
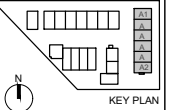
FLOOR PLANS

Scale
As Noted

Sheet No.

A-2.0

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1 BUILDING-1 LEVEL-3
 Scale 3/32" = 1'-0"

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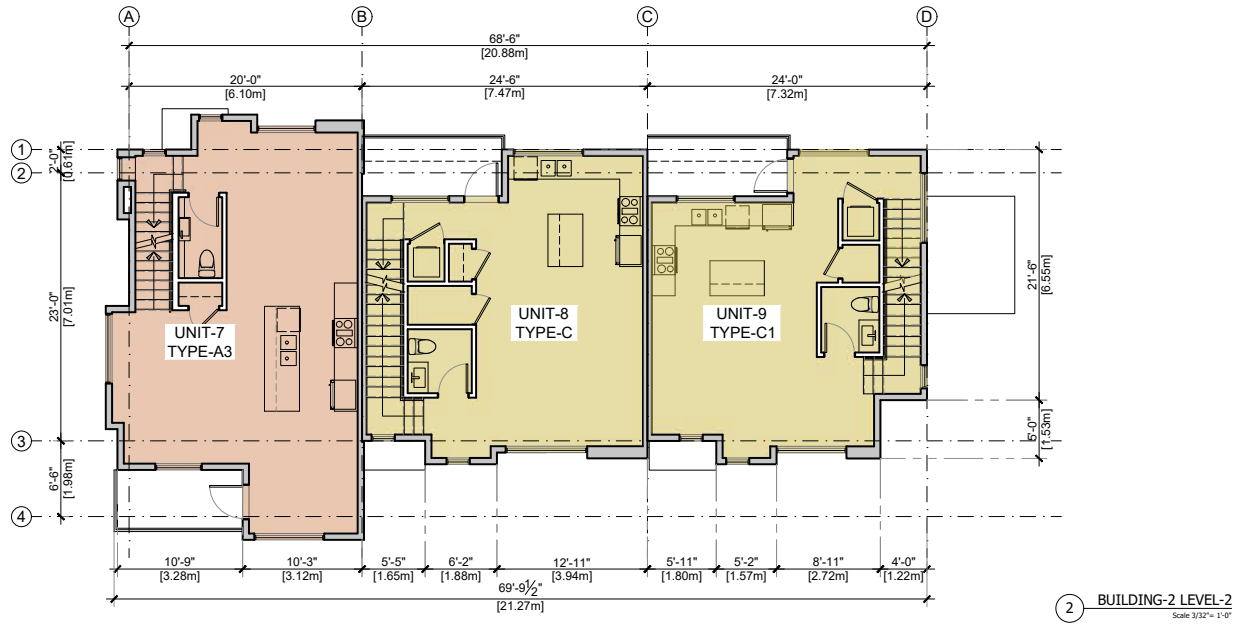
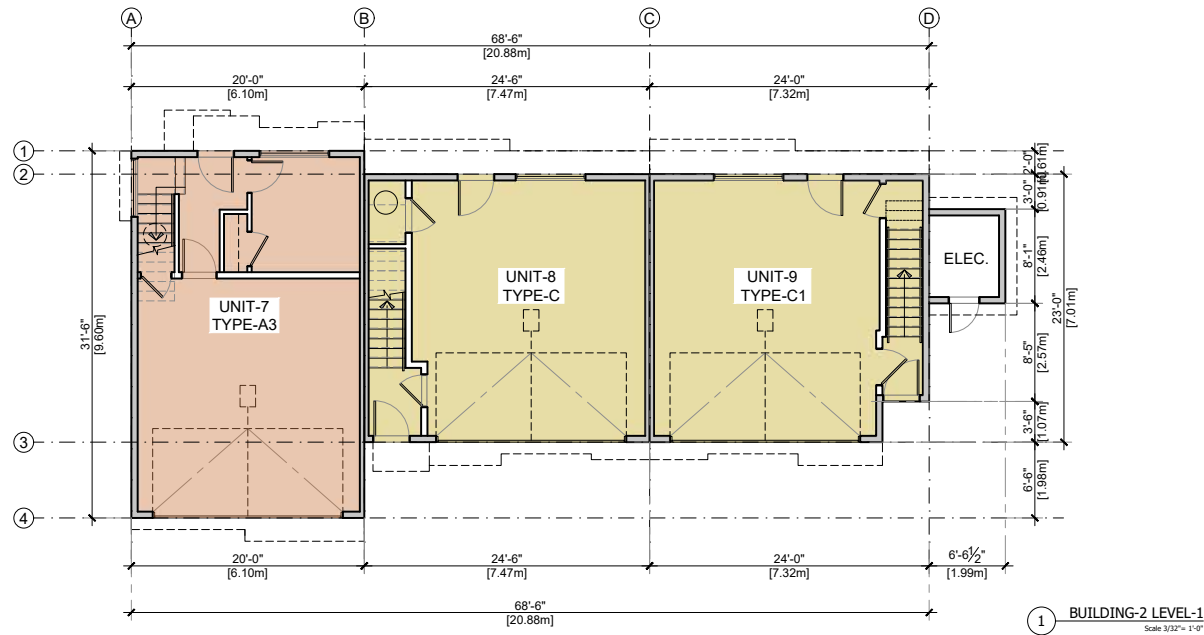
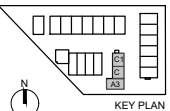
FLOOR PLANS

Scale
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A-2.1

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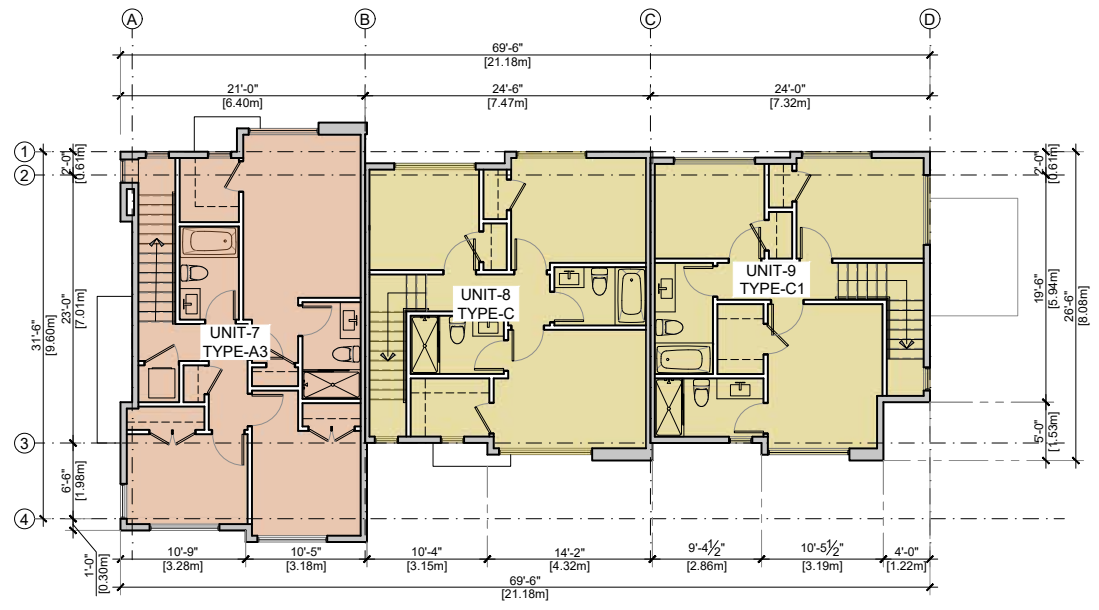
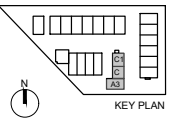
FLOOR PLANS

Scale
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A-2.2

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1 BUILDING-2 LEVEL-3
Scale: 3/32" = 1'-0"

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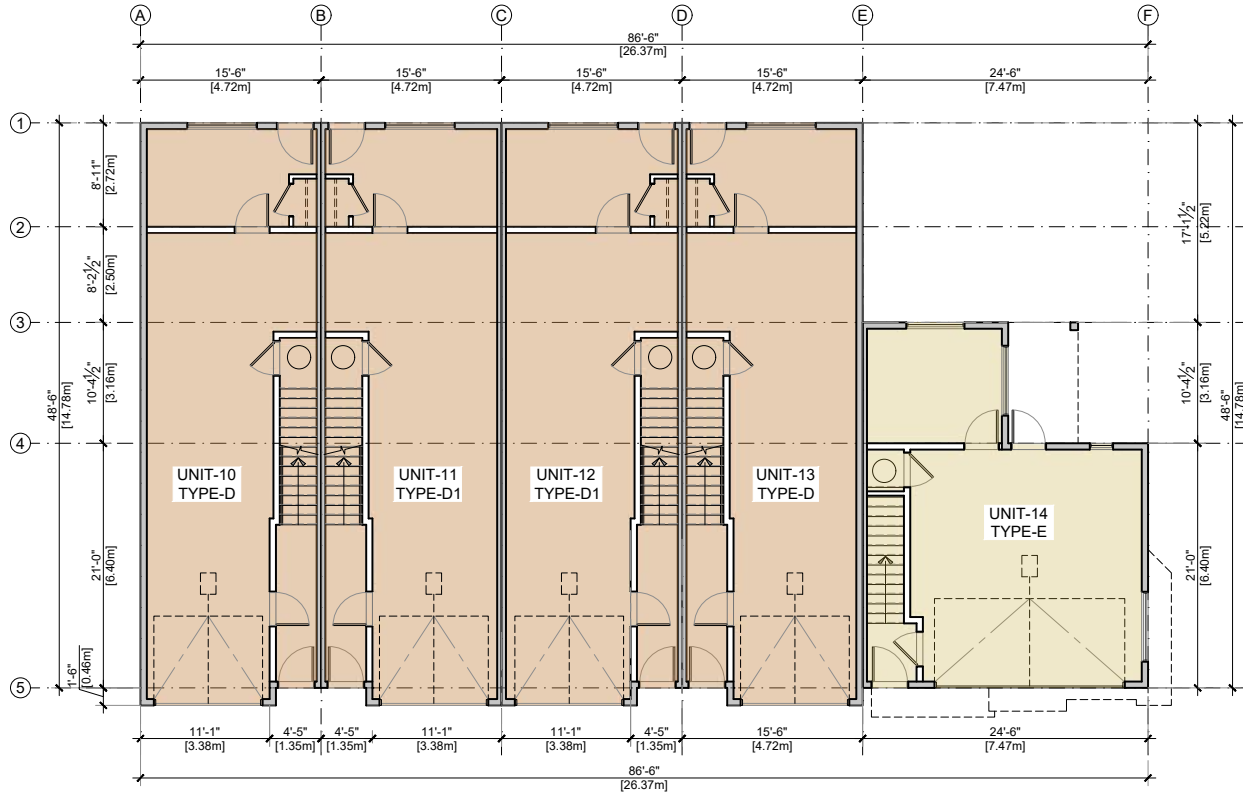
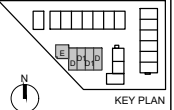
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FLOOR PLANS

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A-2.3

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1 BUILDING-3 LEVEL-1
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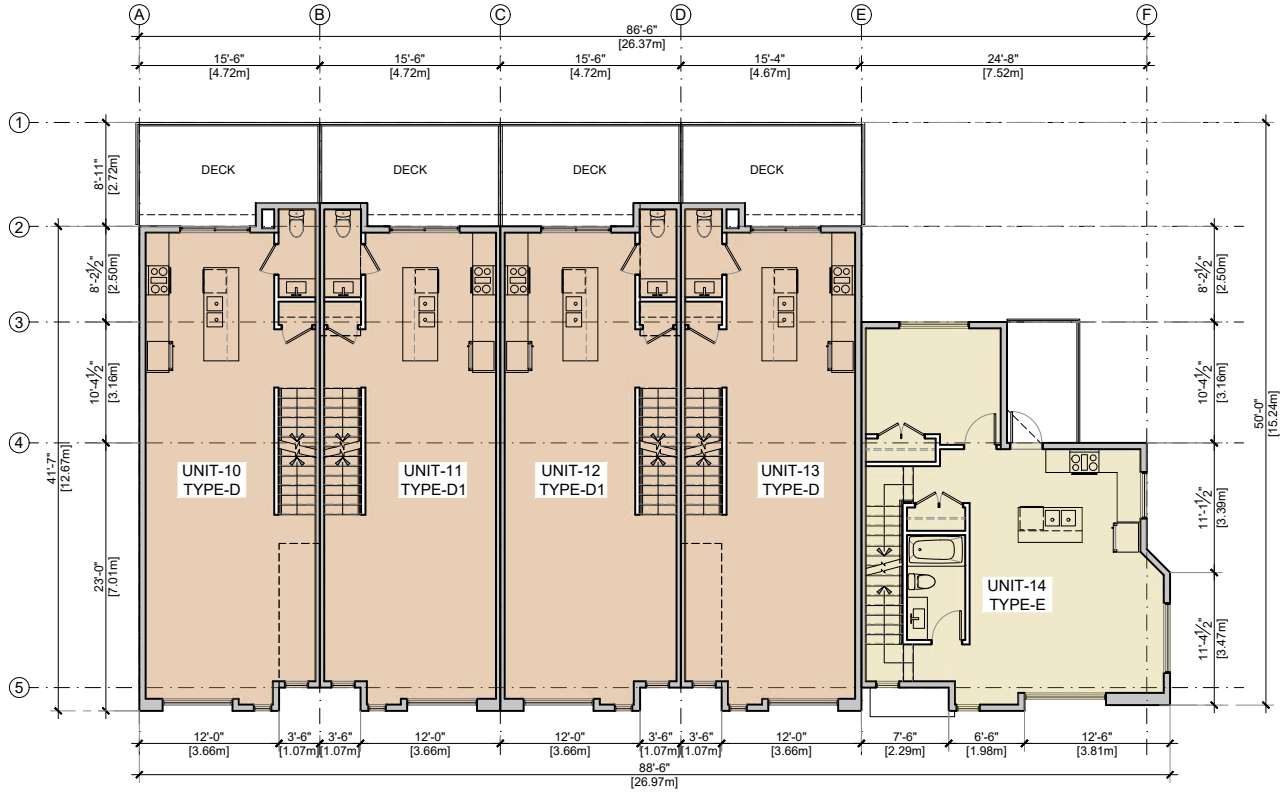
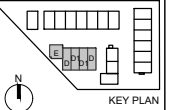
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FLOOR PLANS

Scale
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A-2.4

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1 BUILDING-3 LEVEL-2
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Project Title
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Sheet Title

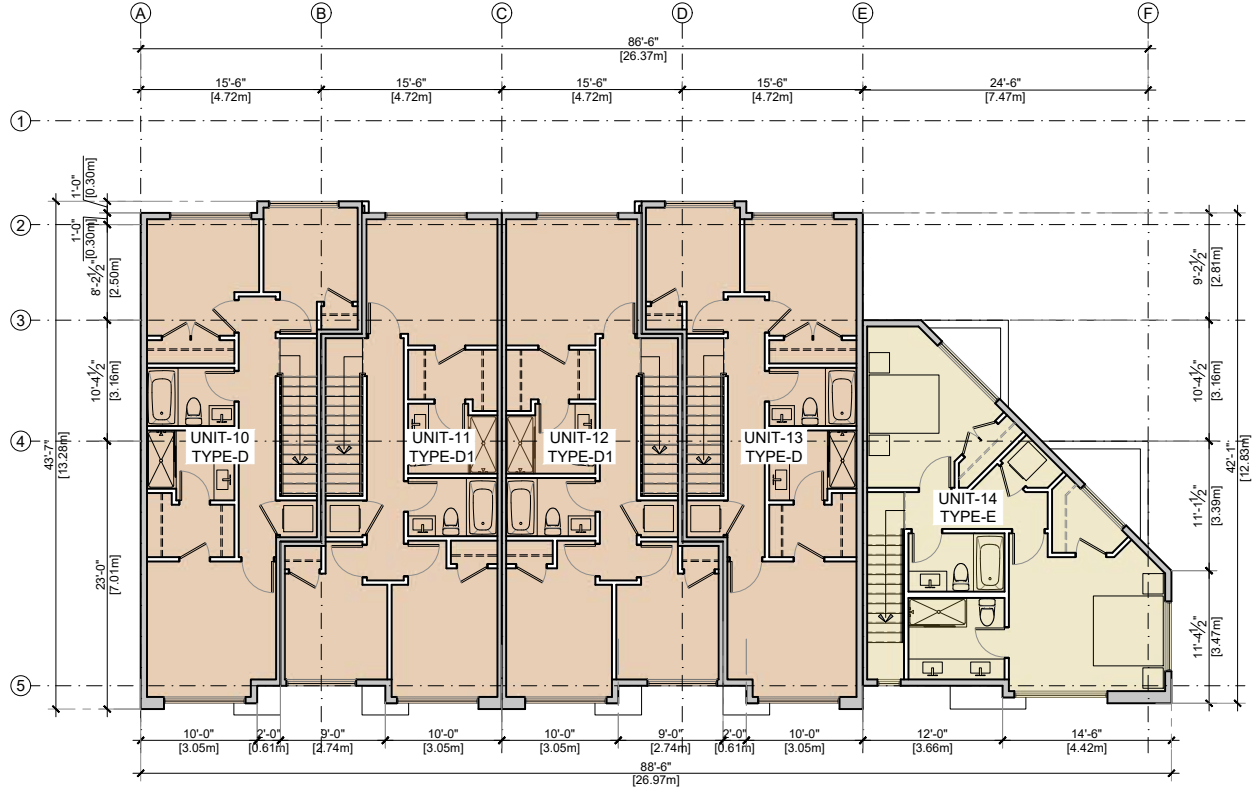
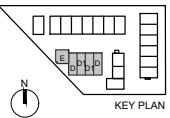
FLOOR PLANS

Scale
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A-2.5

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1 **BUILDING-3 LEVEL-3**
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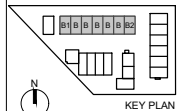
FLOOR PLANS

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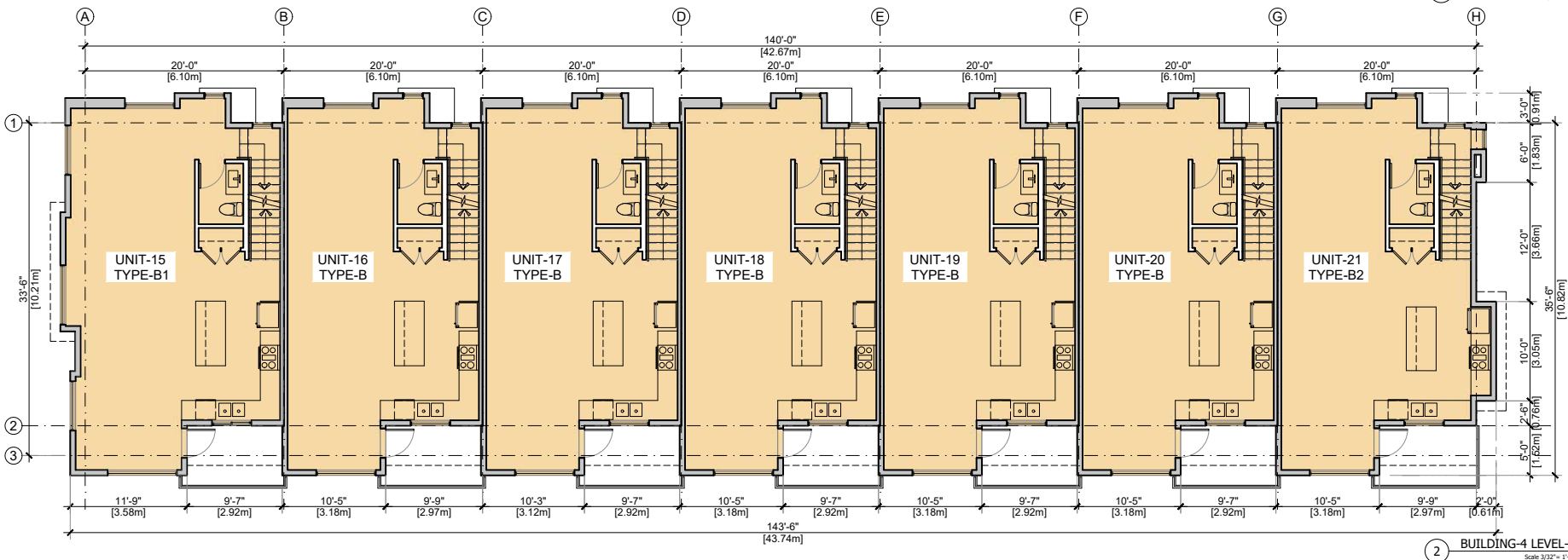
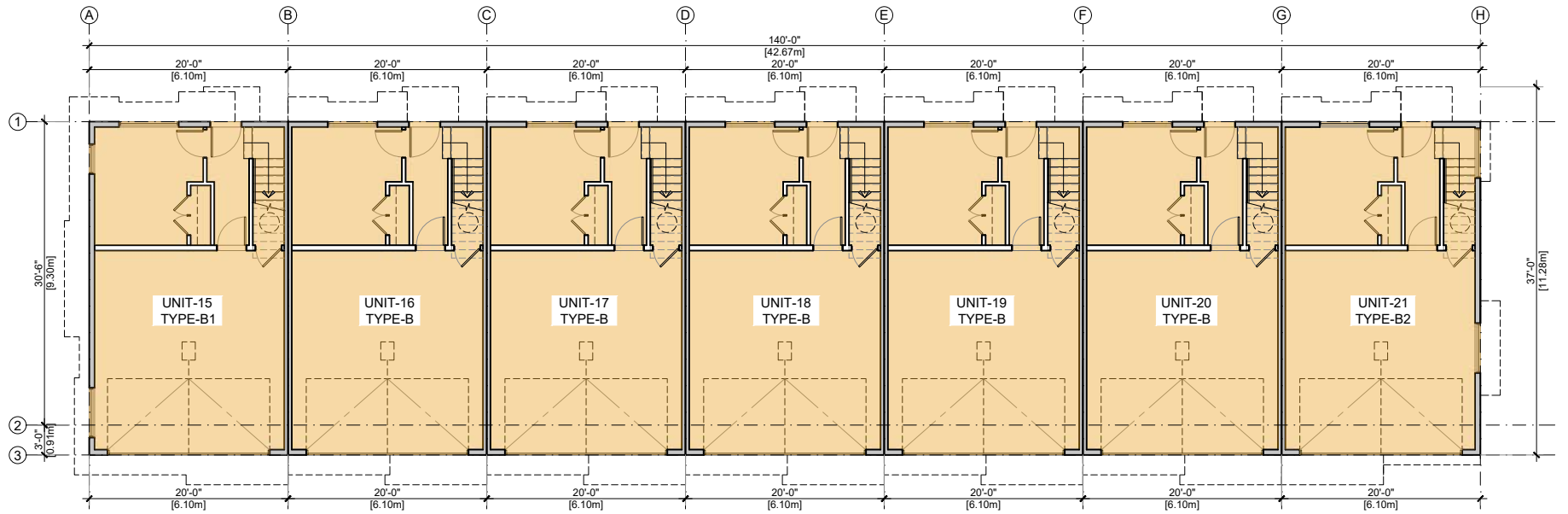
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 AS
 Date
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Sheet Title

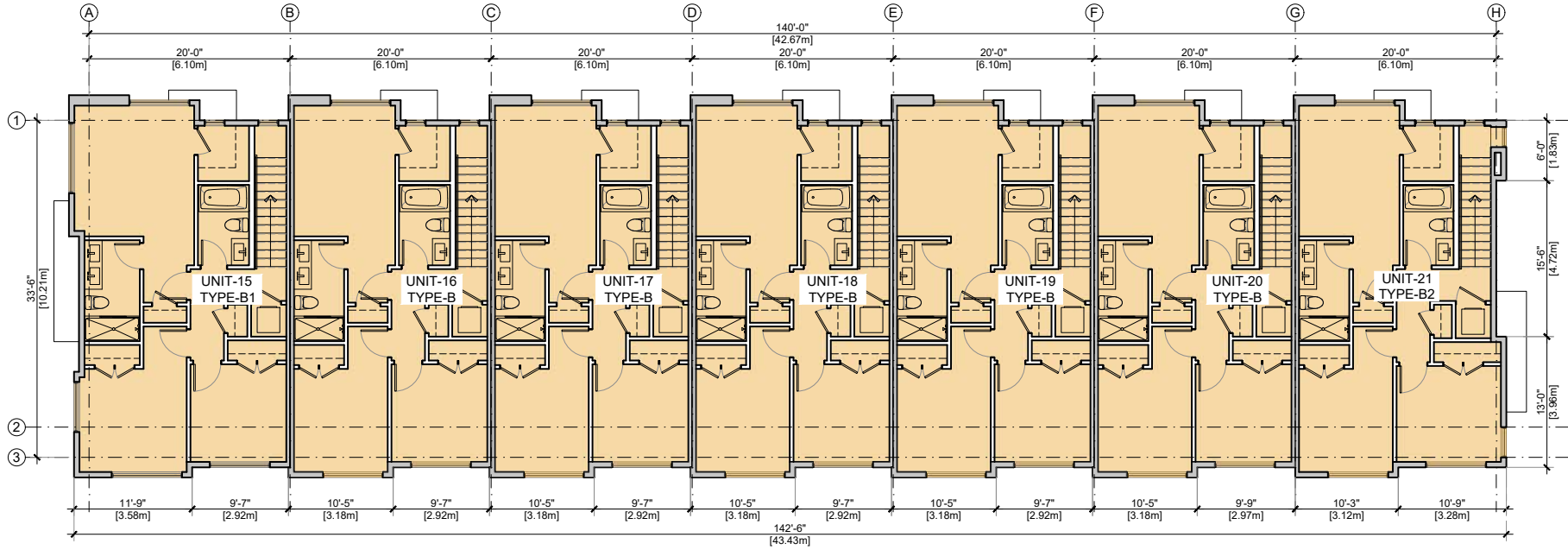
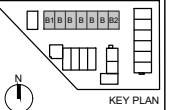
FLOOR PLANS

Scale
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1 BUILDING-4 LEVEL-3
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Sheet Title

FLOOR PLANS

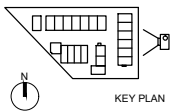
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A-2.8



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Drawn By AS	Date 2021-06-04
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Sheet Title

PERSPECTIVES

Scale
 As Noted

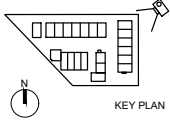
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PERSPECTIVE 1
 FROM 158 ST LOOKING WEST

A-3.0



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2022-07-20	Development Permit
2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title
RENDERINGS

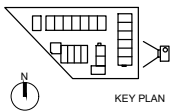
Scale
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Sheet No.
A-3.1

PERSPECTIVE 2
 FROM 158 ST LOOKING SOUTH WEST



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2024-02-14	Revised / Comments
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2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
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2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Date	Description
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Issues / Revisions

Seal

Project Title
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Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

RENDERINGS

Scale
 As Noted

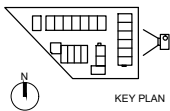
Sheet No.

PERSPECTIVE 3
 FROM 158 ST LOOKING WEST

A-3.2



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2024-02-14	Revised / Comments
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2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
 TOWNHOUSE
 DEVELOPMENT

Project Address
 2635 158 STREET
 SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

RENDERINGS

Scale
 As Noted

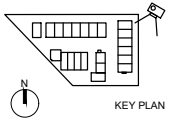
Sheet No.

PERSPECTIVE 4
 FROM 158 ST LOOKING SOUTH WEST

A-3.3



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Issues / Revisions

Seal

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2635 158 STREET SURREY

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Checked By PV	Project ID SU22_2635

Sheet Title

RENDERINGS

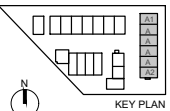
Scale
 As Noted

Sheet No.

PERSPECTIVE 5
 FROM 158 ST LOOKING SOUTH WEST

A-3.4

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1 BUILDING-1 EAST ELEVATION
Scale 1/16" = 1'-0"



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

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
- 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

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Issues / Revisions

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
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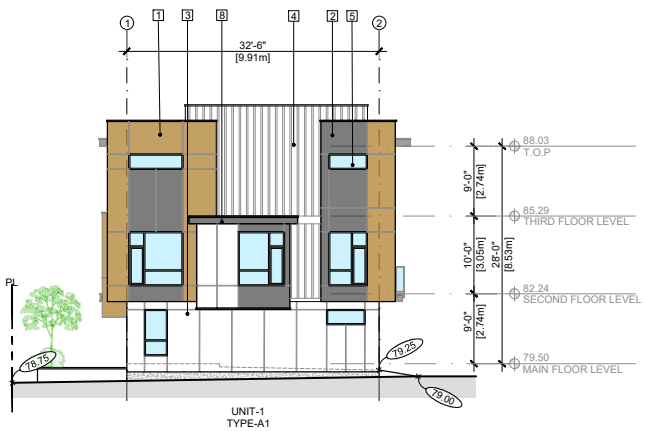
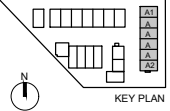
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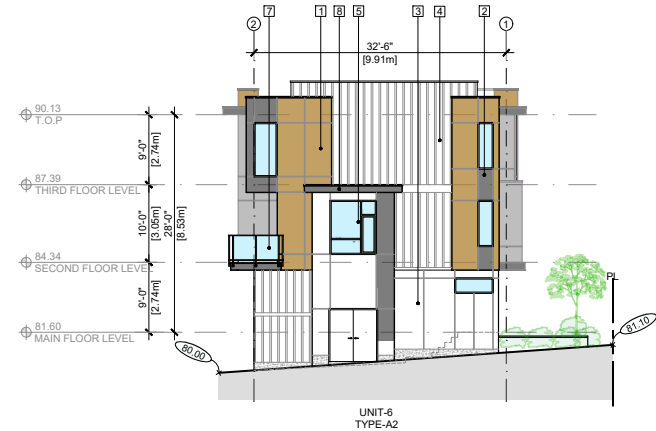
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1 BUILDING-1 NORTH ELEVATION
Scale 1/16" = 1'-0"



2 BUILDING-1 SOUTH ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE: WD316
2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
4. HARDIE BOARD AND BATTEN SIDING
COLOR: PRIMARY WHITE
5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
7. POWDER COATED ALUMINUM RAILING
COLOR : BM 1603 GRAPHITE
WITH SAFETY GLASS (TRANSPARENT)
8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
9. SOFFIT
COLOR : TO MATCH HARDIE COLOR
10. MAIN DOOR- VENEER FINISH

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Issues / Revisions
Seal

Project Title
TOWNHOUSE DEVELOPMENT

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2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

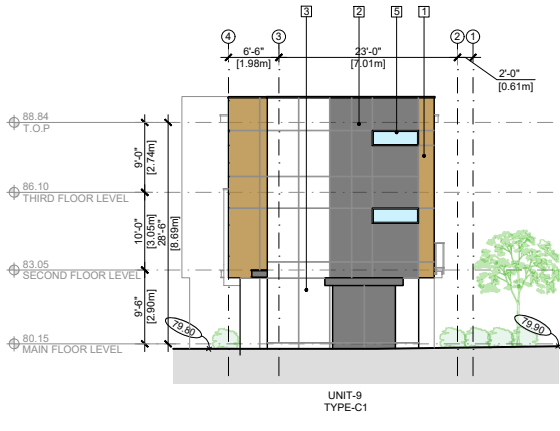
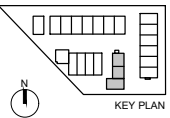
ELEVATIONS

Scale
As Noted

Sheet No.

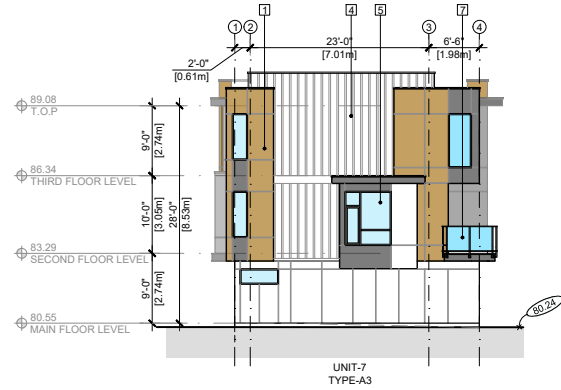
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MATERIAL LIST

- 1. AL 13 ALUMINUM COMPOSITE PANEL HARVIARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING COLOR: BM 1603 GRAPHITE WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
- 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH



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Issues / Revisions

Date	Description

Project Title
TOWNHOUSE DEVELOPMENT

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2635 158 STREET SURREY

Drawn By
AS

Date
2021-06-04

Checked By
PV

Project ID
SU22_2635

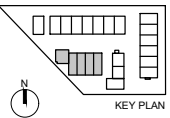
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ELEVATIONS

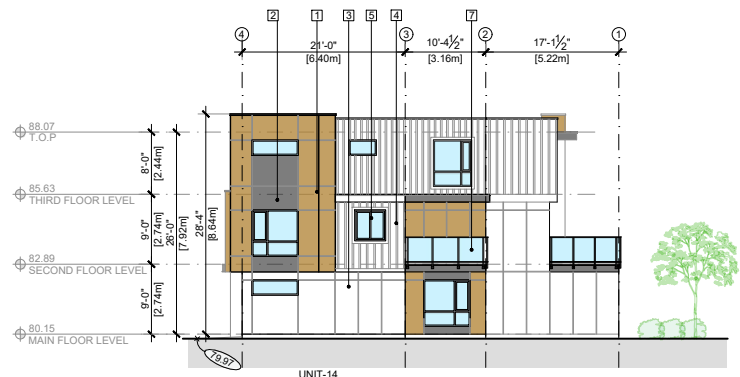
Scale
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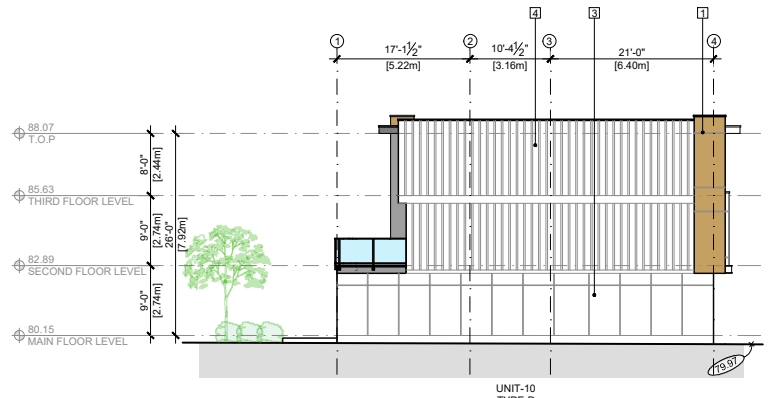
1 BUILDING-3 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 BUILDING-3 WEST ELEVATION
Scale: 1/16" = 1'-0"



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



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

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL SIDING WITH REVEAL HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING COLOR: BM 1603 GRAPHITE WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD COLOR: BM 1603 GRAPHITE
- 9. SOFFIT COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

Date	Description
2024-02-14	Revised / Comments
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2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
2022-07-20	Development Permit
2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Issues / Revisions

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

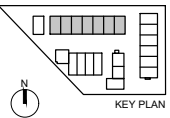
Drawn By	Date
AS	2021-06-04
Checked By	Project ID
PV	SU22_2635

Sheet Title
ELEVATIONS

Scale
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A-3.8

Notes
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1 BUILDING-4 NORTH ELEVATION
Scale 1/16" = 1'-0"



2 BUILDING-4 SOUTH ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING
COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS
COLOR: BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING
WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
- 9. SOFFIT
COLOR: TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

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TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SUZZ_2635

Sheet Title

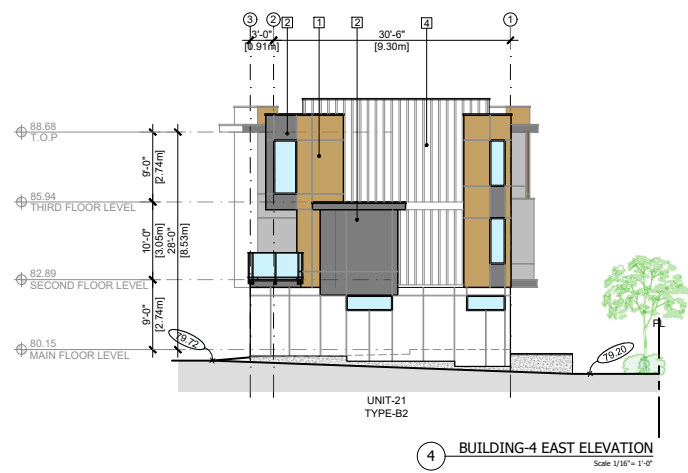
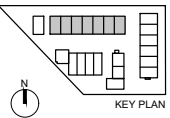
ELEVATIONS

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A-3.9

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MATERIAL LIST

- 1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE: WD316
- 2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
- 3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 4. HARDIE BOARD AND BATTEN SIDING
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
- 5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
- 6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
- 7. POWDER COATED ALUMINUM RAILING
COLOR : BM 1603 GRAPHITE
WITH SAFETY GLASS (TRANSPARENT)
- 8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
- 9. SOFFIT
COLOR : TO MATCH HARDIE COLOR
- 10. MAIN DOOR- VENEER FINISH

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Issues / Revisions	
Date	Description
Seal	

Project Title
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Project Address
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Drawn By AS	Date 2021-06-04
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Sheet Title

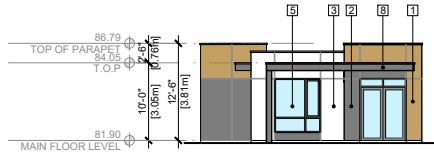
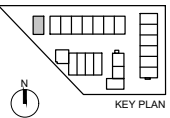
ELEVATIONS

Scale
As Noted

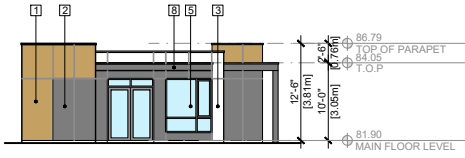
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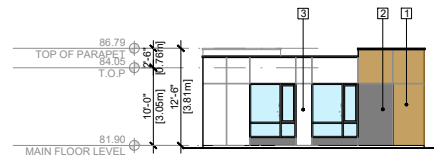
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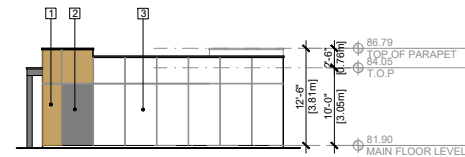
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Scale 1/16" = 1'-0"



2 INDOOR AMENITY WEST ELEVATION
Scale 1/16" = 1'-0"



3 INDOOR AMENITY NORTH ELEVATION
Scale 1/16" = 1'-0"



4 INDOOR AMENITY EAST ELEVATION
Scale 1/16" = 1'-0"

MATERIAL LIST

1. AL13 ALUMINUM COMPOSITE PANEL
HARVARD MAPLE, W0316
2. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: BM 1603 GRAPHITE
3. SMOOTH FINISH HARDIE PANEL
SIDING WITH REVEAL
HARDIE & REVEAL COLOR: PRIMARY WHITE
4. HARDIE BOARD AND BATTEN SIDING
COLOR: PRIMARY WHITE
5. VINYL WINDOWS
COLOR : BM 1603 GRAPHITE
6. PAINTED GARAGE DOOR
COLOR: BM 1601 HEARTHSTONE
7. POWDER COATED ALUMINUM RAILING
COLOR : BM 1603 GRAPHITE
WITH SAFETY GLASS (TRANSPARENT)
8. 12" FASCIA BOARD
COLOR: BM 1603 GRAPHITE
9. SOFFIT
COLOR : TO MATCH HARDIE COLOR
10. MAIN DOOR- VENEER FINISH

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Issues / Revisions

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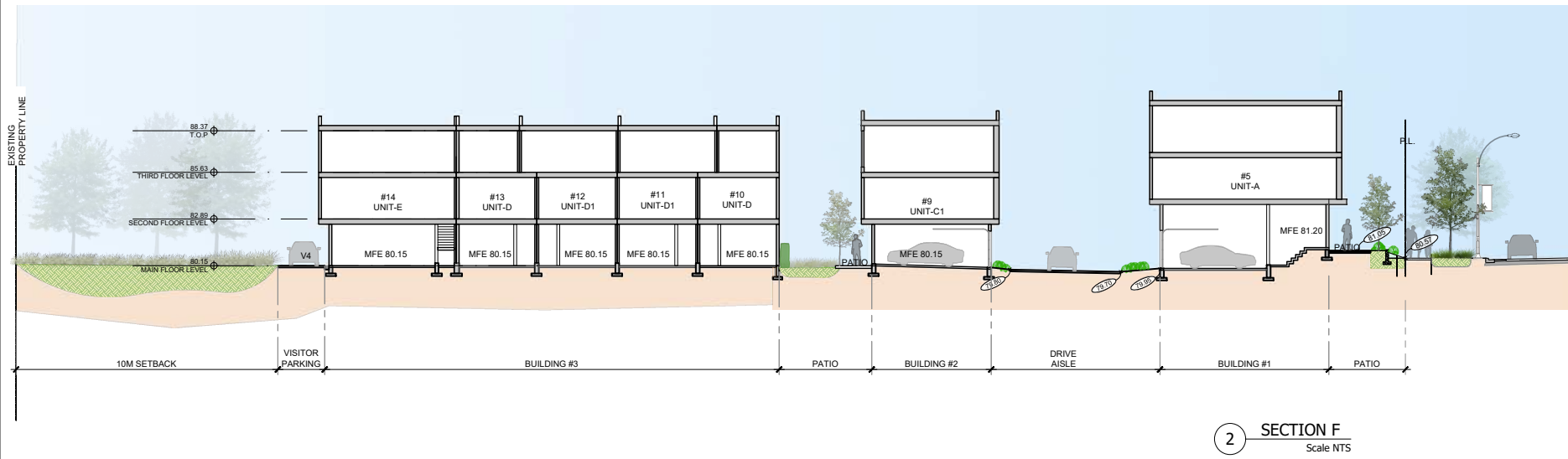
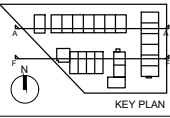
Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title
ELEVATIONS

Scale
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A-3.11

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Sheet Title

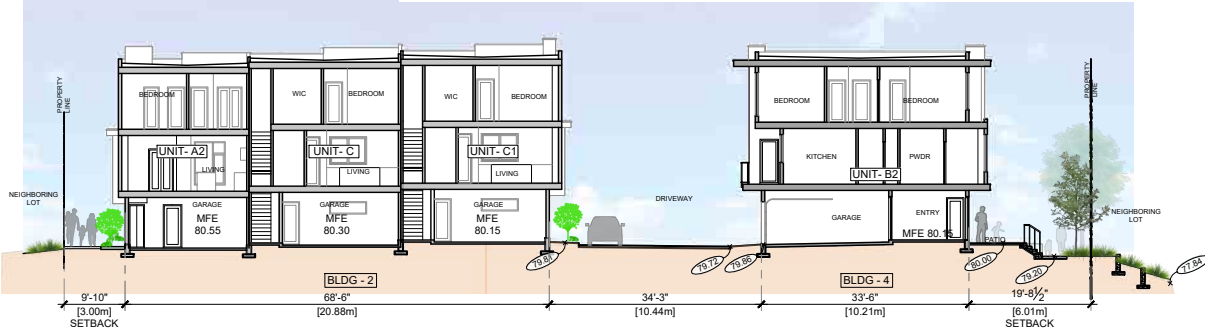
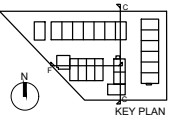
SECTIONS

Scale
As Noted

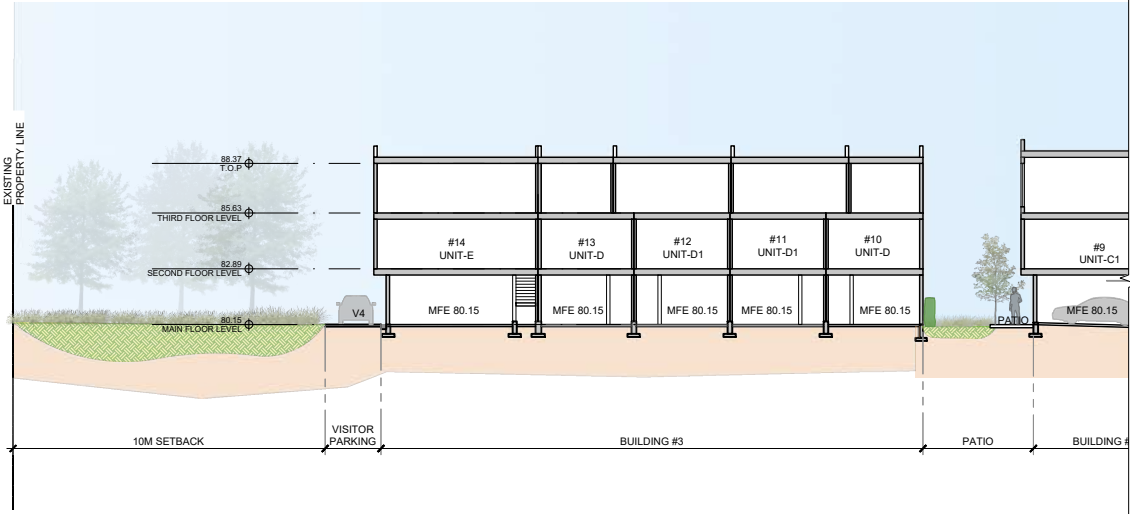
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A-4.0

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1 SECTION C
Scale NTS



2 SECTION E
Scale NTS

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Issues / Revisions	
Seal	

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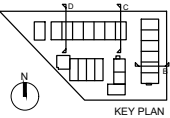
SECTIONS

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A-4.1

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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
----------------	--------------------

Checked By PV	Project ID SU22_2635
------------------	-------------------------

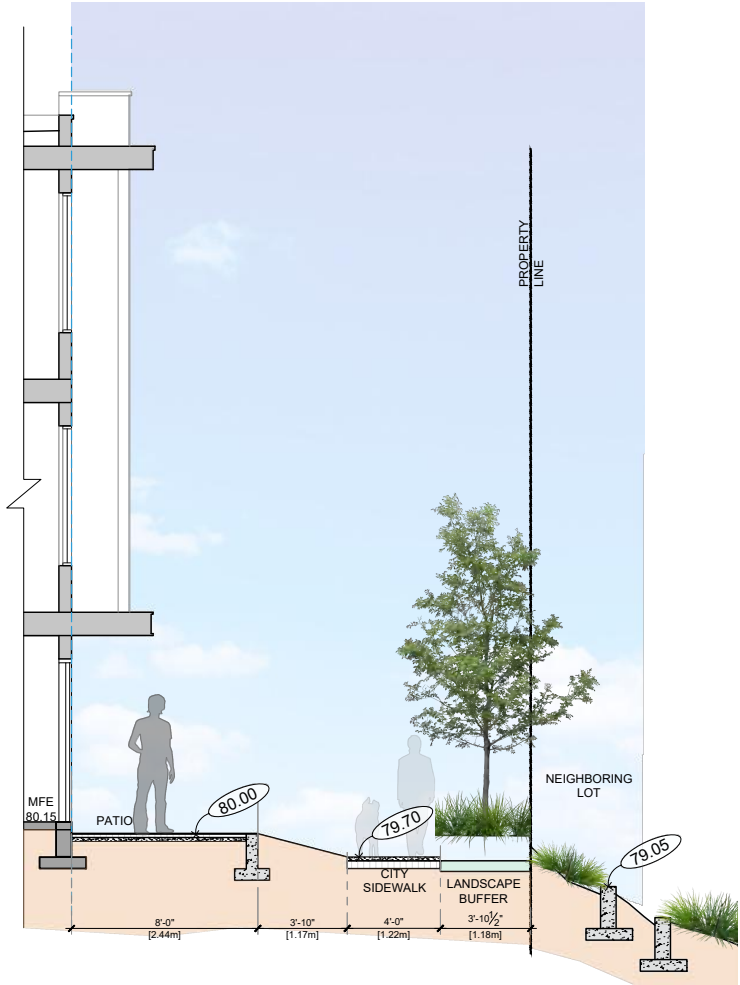
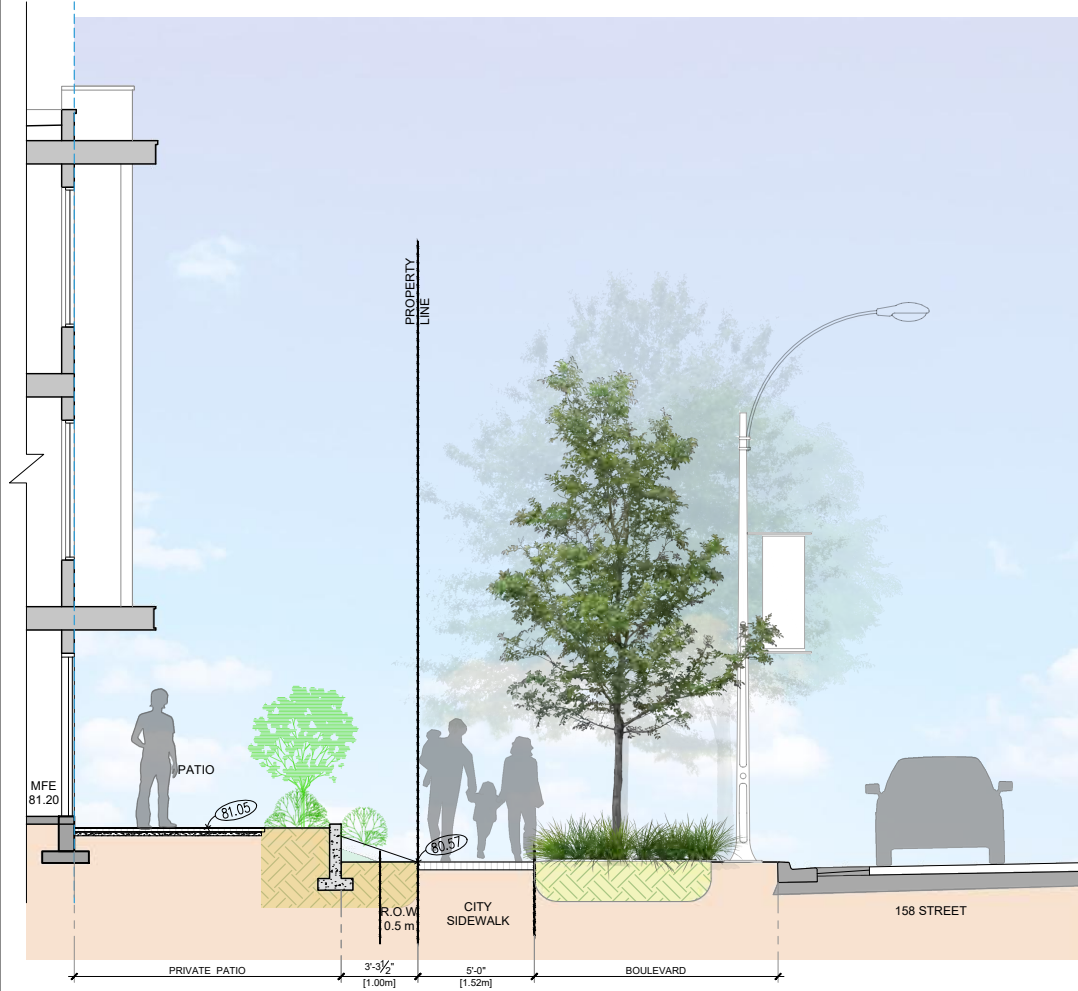
Sheet Title

SECTIONS

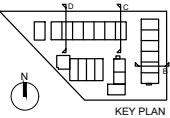
Scale
 As Noted

Sheet No.

A-4.2



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1 PART SECTION C
Scale NTS

Date	Description
2024-02-14	Revised / Comments
2023-12-20	Revised / Comments
2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
2022-07-20	Development Permit
2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Issues / Revisions	
Seal	

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

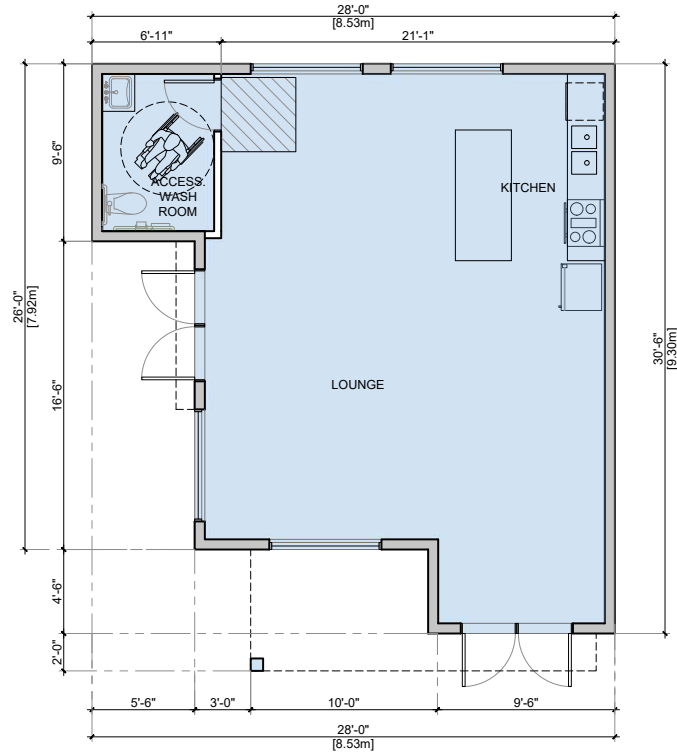
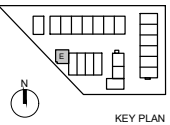
SECTIONS

Scale
As Noted

Sheet No.

A-4.3

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1 INDOOR AMENITY- LEVEL-1

Date	Description
2024-02-14	Revised / Comments
2023-12-20	Revised / Comments
2023-08-31	Revised / Comments
2022-12-23	Revised / Comments
2022-07-20	Development Permit
2022-05-19	Revised / Comments
2022-02-25	Preliminary Submission

Date	Description

Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
2635 158 STREET SURREY

Drawn By AS	Date 2021-06-04
Checked By PV	Project ID SU22_2635

Sheet Title

UNIT PLANS

Scale
As Noted

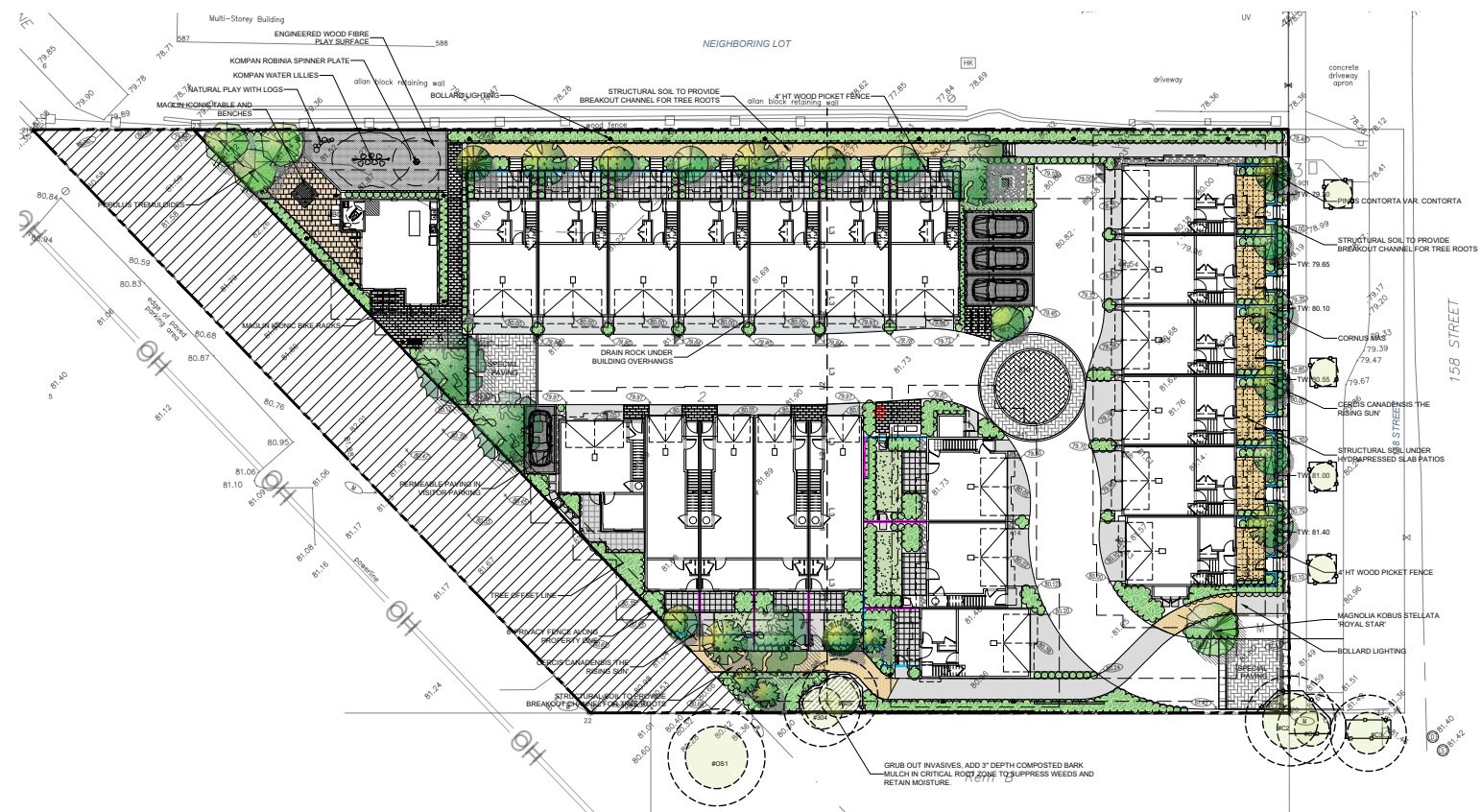
Sheet No.

A-5.13

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MM
2	11 JUL 22	NEW ARCHITECTURE PLAN	SA
2	05 JUL 22	NEW ARCH SITE PLAN	SA
1	05 JUL 22	SHRUB PLAN, CITY COMMENTS	SA



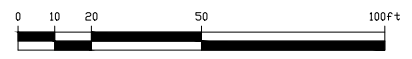
- MATERIALS LEGEND**
- 18x18 BELGARD 'TEXADA' SLAB NATURAL COLOUR
 - 9x18 BELGARD 'BASALT' UNIT PAVERS RUNNING BOND; NATURAL COLOUR
 - 18x18 BELGARD 'BASALT' SLABS RUNNING BOND; SEPIA COLOUR
 - PERMEABLE PAVERS PARKING SPOT - BELGARD AQUILINE PAVERS - HERRINGBONE PATTERN - NATURAL
 - SHRUB PLANTING
 - RIVER ROCK
 - BELGARD PAVERS - CLASSIC STANDARD COLOUR SHADOW GREY; HERRINGBONE
 - BELGARD PAVERS - CLASSIC STANDARD COLOUR HARVEST; HERRINGBONE
 - SOD LAWN
 - ENGINEERED WOOD FIBER PLAY SAFETY SURFACING
 - STRUCTURAL SOIL
 - 4' HT FRONTAGE FENCE
 - 6' HT PRIVACY FENCE



TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; B&B
	1	CALOCEDRUS DECURRENS	INCENSE CEDAR	2.5M HT; B&B
	4	CERCIS CANADENSIS 'THE RISING SUN'	THE RISING SUN REDBUD	5CM CAL; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2M HT; B&B
	5	CORNUS MAS	CORNELIAN CHERRY	5CM CAL; B&B
	4	GINKGO BILOBA 'THE PRESIDENT'	PRESIDENTIAL GOLD GINKGO	6CM CAL; B&B
	1	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA (WHITE)	1.75M HT; B&B
	4	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	8 CM CAL; 1.8 M STD; B&B
	2	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	2.5M HT; B&B;
	3	POPULUS TREMULOIDES	TREMBLING ASPEN	5CM CAL; 1.8M STD; B&B

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



WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE

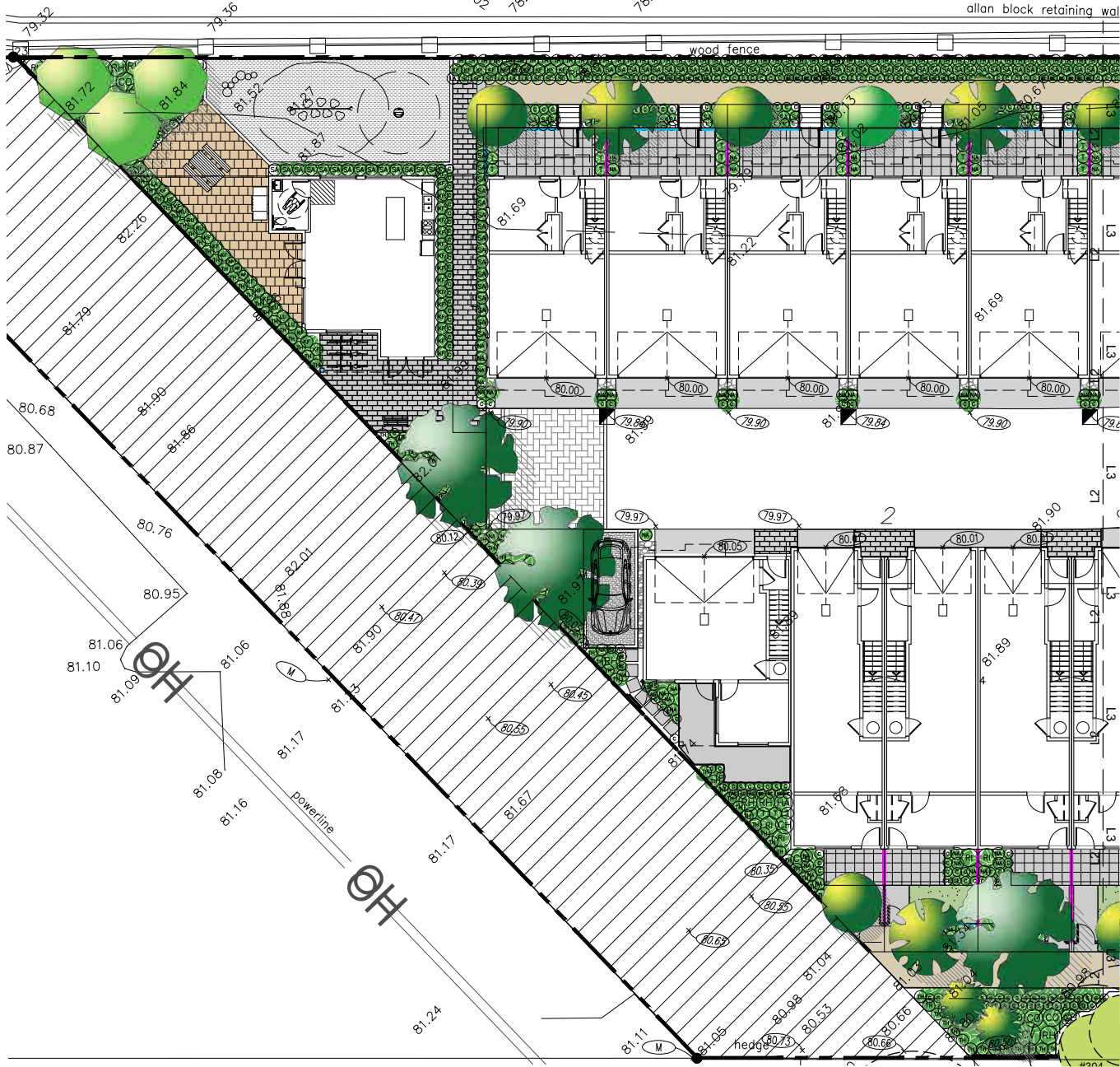
2635 -- 158 STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 22.MAY.18 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: SA
DESIGN: SA
CHKD: CLG

L1

OF 4



allan block retaining wall

wood fence

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 • f. 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MM
2	15 JUL 22	NEW ARCH SITE PLAN	SA
3	06 JUL 22	NEW ARCH SITE PLAN	SA
4	06 JUL 22	SHRUB PLAN, CITY COMMENTS	SA

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MM
2	15 JUL 22	NEW ARCH SITE PLAN	SA
3	06 JUL 22	NEW ARCH SITE PLAN	SA
4	06 JUL 22	SHRUB PLAN, CITY COMMENTS	SA

CLIENT:

WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE
2635 -- 158 STREET
SURREY, BC

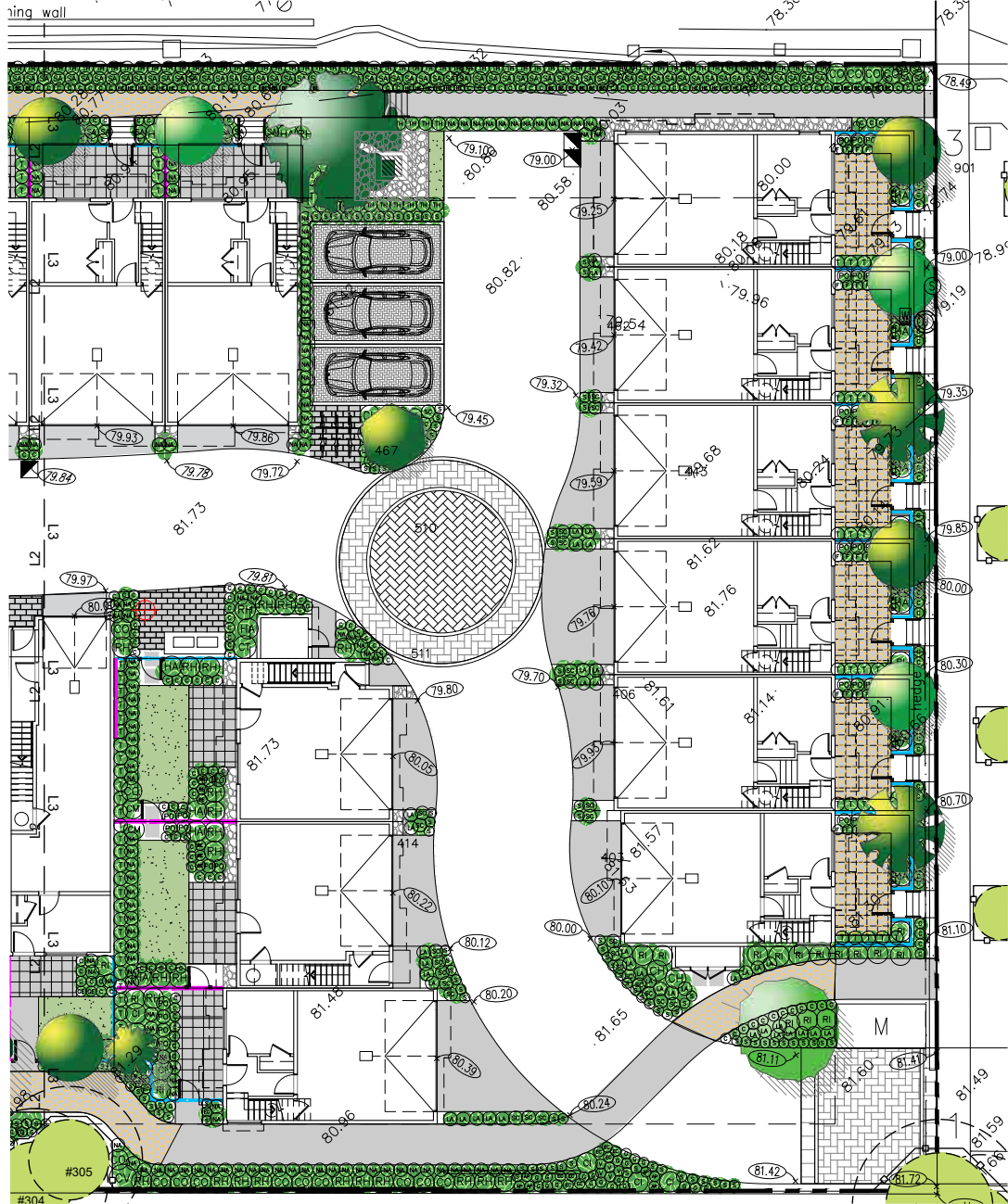
DRAWING TITLE:

SHRUB PLAN

DATE: 22 MAY 18 DRAWING NUMBER:
SCALE: 1/8" = 1' 0"
DRAWN: SA
DESIGN: SA
CHKD: CLG

L2

OF 4



PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
PMG PROJECT NUMBER: 22-091				
SHRUB	2	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA, PINK	#2 POT; 45CM
	7	CEANOTHUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
	19	CISTUS 'GRAYSWOOD PINK'	PINK ROCK ROSE	#2 POT; 30CM
	40	CORNUS ALBA 'SIBIRICA'	SIBERIAN DOGWOOD	#2 POT; 50CM
	12	COTINUS COCQYVIRA 'WINECRAFT GOLD'	SMOKE BUSH	#2 POT; 80CM
	24	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#2 POT; 50CM
	9	KALMA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#2 POT; 30CM
	202	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO DWARF	#2 POT; 40CM
	51	RHOODODENDRON 'P.J.M.'	RHOODODENDRON; LIGHT PURPLE, E. MAY	#2 POT; 30CM
	43	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
	180	SARCOCOCOA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#1 POT;
	96	TAXUS X MEDIA 'HICKSI'	HICKS SEW	1.5M BAB
	216	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	2M HT; BAB
GRASS	39	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	402	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	36	HAKONECHLOA MACRA 'AUROREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	49	LIZULIA SYLVATICA 'SELECT'	GREATER WOOD RUSH	#1 POT
	158	STIPA TENUSSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	9	ASTER 'WOODS PINK'	NEW YORK ASTER	9 15CM POT
	18	ASTRANTIA MAJOR 'ROMA'	GREAT MASTERWORT	#1 POT
	76	BERGENIA 'BRESSINGHAM RUBY'	HEARTLEAF BERGENIA	76 15CM POT
	26	ECHINACEA PURPUREA	PURPLE CONEFLOWER	26 15CM POT
	39	GAURA LINDHEIMERI 'SPARKLE WHITE'	BEEBLOSSOM	#1 POT
	6	GERANIUM SANGUINEUM 'ALBUM'	HARDY GERANIUM	6 15CM POT
	47	HELLEBORUS 'IVORY PRINCE'	LENTEN ROSE	47 15CM POT
	54	LAVENDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER	54 #1 POT
	7	LEUCANTHEMUM X SUPERBUM	SHASTA DAISY	7 15CM POT
	8	RUBICANDIA FLORIDA VAR. SULLIVANTII 'GOLDSTURM'	RUBICANDIA; YELLOW	8 15CM POT
	24	SALVIA X SYLVESTRIS 'MAMAGHT'	WOOD SAGE	24 15CM POT
	39	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	39 15CM POT
	5	VERBENA BONARIENSIS	TALL VERBENA	#1 POT
GC	8	EPIMEDIUM X VERSICOLOR 'SULPHUREUM'	BARRENWORT	#1 POT; 25CM
	54	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * 80-SOLIS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 FEB 21	NEW SITE PLAN, CITY COMMENTS	MMV
2	13 JUL 22	NEW ANCHOR PLAN	SA
3	09 JUL 22	NEW ANCHOR PLAN	SA
4	09 JUL 22	SHRUB PLAN, CITY COMMENTS	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE

**2635 -- 158 STREET
SURREY, BC**

DRAWING TITLE:

**SHRUB
PLAN**

DATE: 22.MAY.18 DRAWING NUMBER:

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

DRAWN: SA

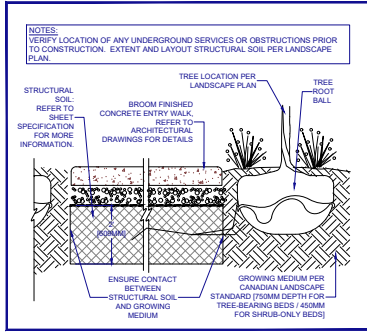
DESIGN: SA

CHKD: CLG

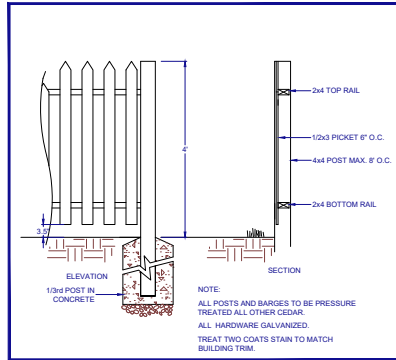
L3

OF 4

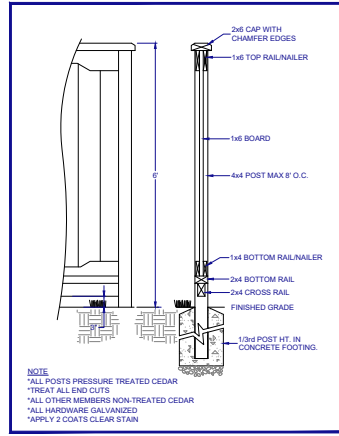
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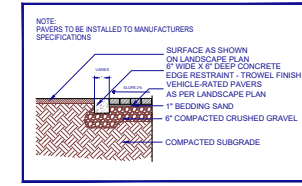
1
L4
STRUCTURAL SOIL UNDER WALK
12"=1'-0"



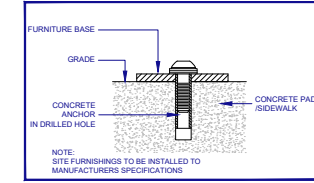
2
L4
4' PICKET FENCE
3/4"=1'-0"



3
L4
6' HT. SOLID FENCE
3/4"=1'-0"



4
L4
PAVERS @ PARKING STALL
1/2"=1'-0"



5
L4
SITE FURNITURE MOUNTING
1/2"=1'-0"

NATURAL PLAY LOGS



KOMPAN ROBINIA WATERLILLIES



KOMPAN SPINNER PLATE



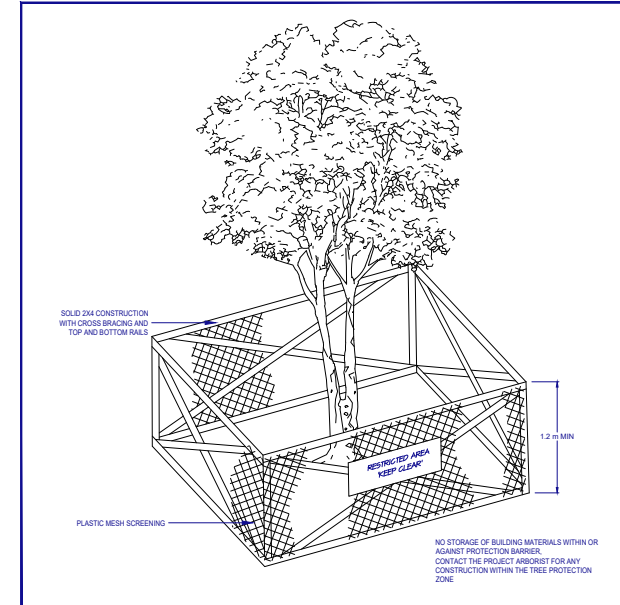
MAGLIN ICONIC BIKE RACK
FINISH: TBD



MAGLIN ICONIC TABLE AND BENCHES
FINISHES: TBD



MAGLIN ICONIC TABLE AND BENCHES
FINISHES: TBD



6
L4
TREE PROTECTION FENCING
1/2"=1'-0"



NO.	DATE	REVISION DESCRIPTION	DR.
4	24.FEB.21	NEW SITE PLAN, CITY COMMENTS	MM
3	11.OCT.20	NEW ARCH SITE PLAN	SA
2	06.AUG.20	NEW ARCH SITE PLAN	SA
1	05.AUG.20	SHRUB PLAN, CITY COMMENTS	SA

CLIENT:

WOODHILL DEVELOPMENTS

PROJECT:

20 UNIT TOWNHOUSE

**2635 -- 158 STREET
SURREY, BC**

DRAWING TITLE:

DETAILS

DATE: 22.MAY.18 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: SA

DESIGN: SA

CHKD: CLG

INTER-OFFICE MEMO

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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **November 07, 2023** PROJECT FILE: **7822-0238-00**

RE: **Engineering Requirements
Location: 2635 158 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Confirm existing 10.0m Statutory Right-of-Way (SRW) along the west property line is adequate for the required multi-use pathway.

Works and Services

- Construct upgrades on the west side of 158 Street, if required.
- Construct storm, water, and sanitary service connections.
- Construct asphalt multi-use pathway.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.
Acting Development Support Manager

RK

Department: **Planning and Demographics**
Date: **April 9, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22 0238 00 (Updated April 2024)**

The proposed development of **21** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	18
---	----

Projected Number of Students From This Development In:	
Elementary School =	10
Secondary School =	5
Total Students =	15

Current Enrolment and Capacities:	
Sunnyside Elementary	
Enrolment	642
Operating Capacity	654
# of Portables	0
Grandview Heights Secondary	
Enrolment	1702
Operating Capacity	1500
# of Portables	8

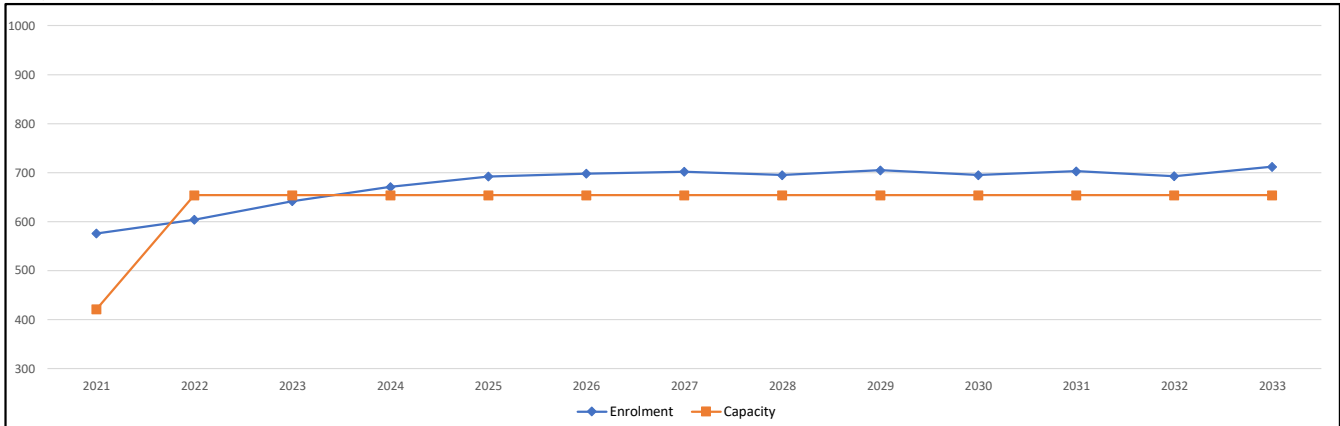
Summary of Impact and Commentary

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.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. The district recently completed an 8 classroom addition to help relieve some of the enrolment pressure. As of September 2023, the school is operating at 98% capacity.

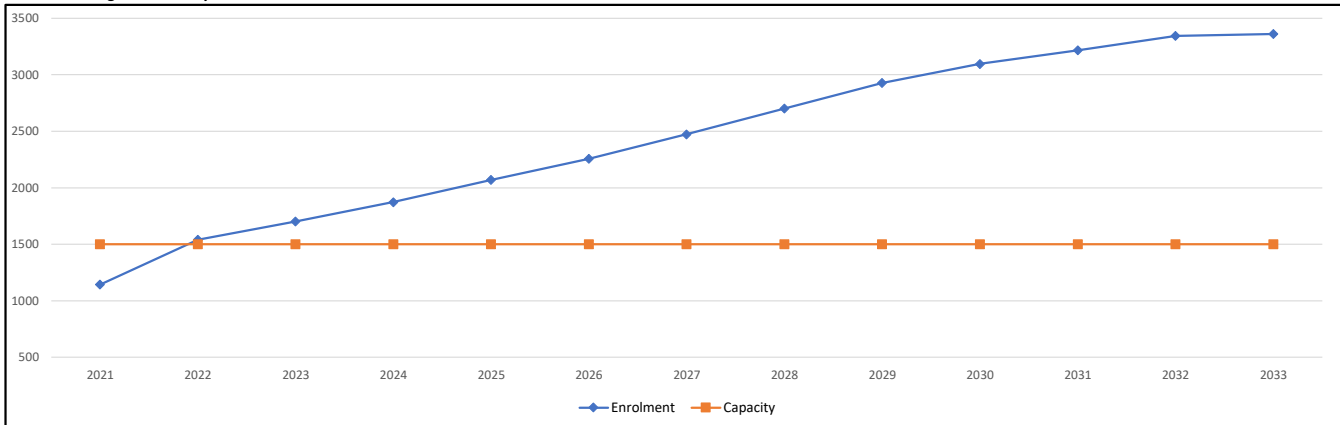
To relieve the pressure at Earl Marriot Secondary school, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened in September 2021. The school is operating above capacity and enrolment is projected to grow in the next 10 years putting additional pressure on the District to fund portables and as a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Sunnyside Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Grandview Heights Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

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.

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 2635 158 St, Surrey, B.C., V3S 0B7

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	25
Protected Trees to be Removed	16
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	9
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">7 X one (1) = 7</div>	7
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">9 X two (2) = 18</div>	18
Replacement Trees Proposed	28
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X one (1) = 0</div>	0
All other Trees Requiring 2 to 1 Replacement Ratio <div style="text-align: right; margin-right: 50px;">0 X two (2) = 0</div>	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

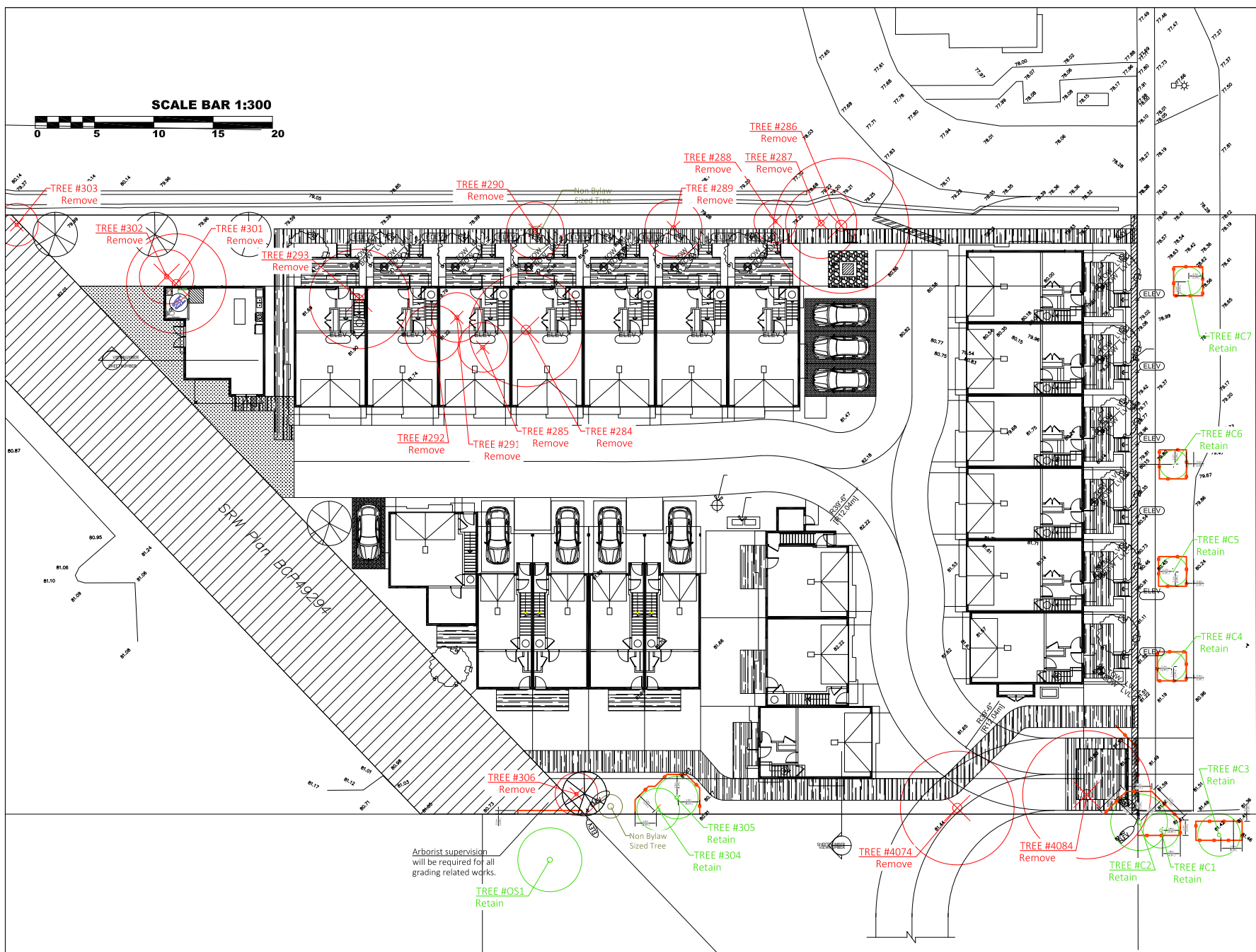
Francis Klimo

April 30, 2024

(Signature of Arborist)

Date

SCALE BAR 1:300



Arborist supervision will be required for all grading related works.

Revisions	
No.	Date
1	8 August 2023

TREE MANAGEMENT PLAN	
Project Number	
Date	Sheet #
Scale	1:300
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0238-00

Issued To:

(the Owner)

Address of Owner:

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

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:
Parcel Identifier: 028-814-509
Lot 2 Section 23 Township 1 New Westminster District Plan BCP50475
2635 - 158 Street

(the "Land")

3. (a) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum north side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels for Building 1;
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east front yard setback is reduced at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face, and to 3.43 metres for the canopy for Building 1; and

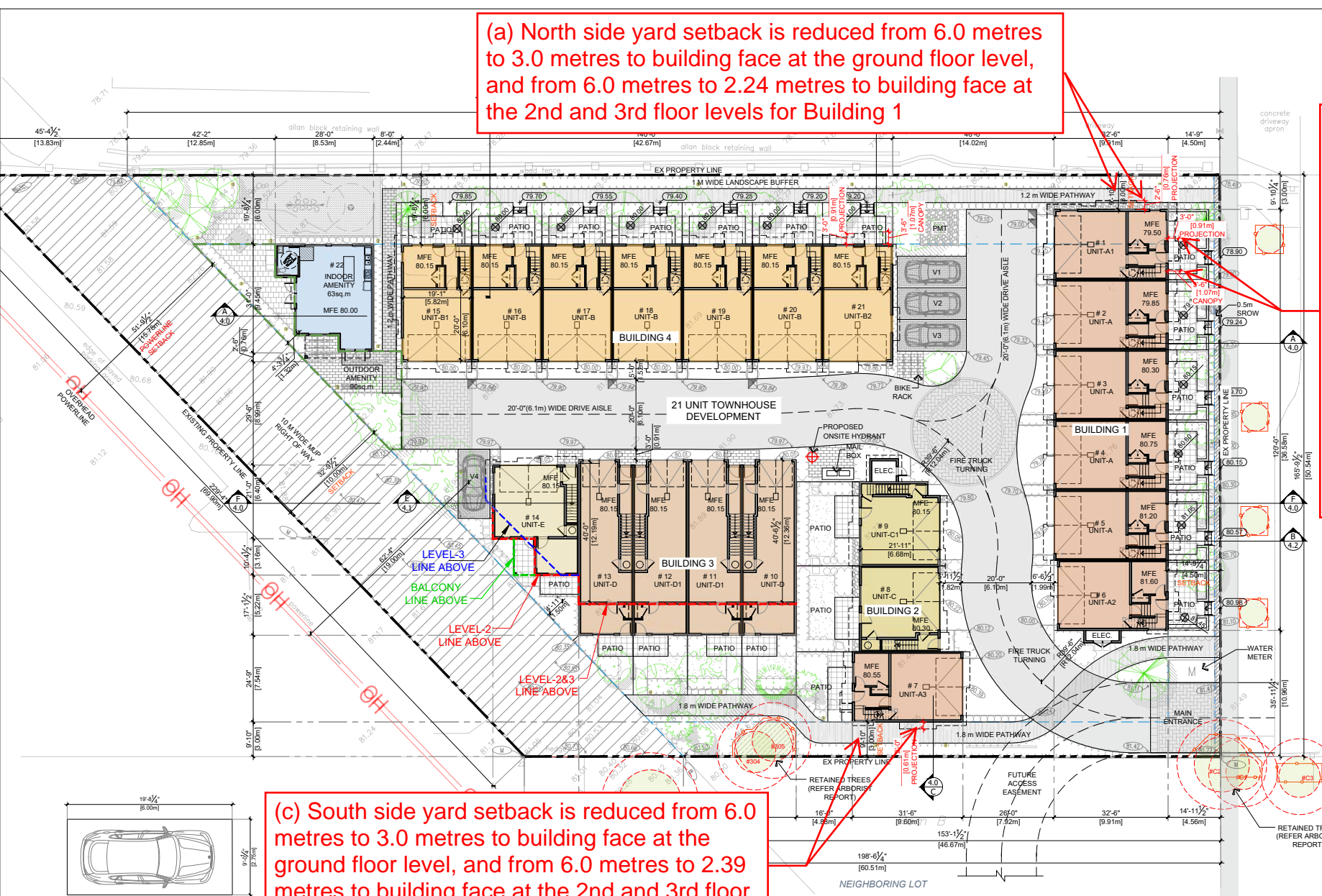
- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum south side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels for Building 2.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

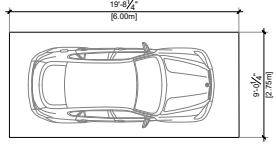
City Clerk – Jennifer Ficocelli



(a) North side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels for Building 1

(b) East front yard setback is reduced at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face, and to 3.43 metres for the canopy for Building 1

(c) South side yard setback is reduced from 6.0 metres to 3.0 metres to building face at the ground floor level, and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels for Building 2.



Date	Description
Issues / Revisions	
Seal	
Project Title	TOWNHOUSE DEVELOPMENT
Project Address	2635 158 STREET SURREY
Drawn By	AS
Date	2021-06-04
Checked By	PV
Project ID	SU22_2635
Sheet Title	SITE PLAN
Scale	As Noted
Sheet No.	A-1.0