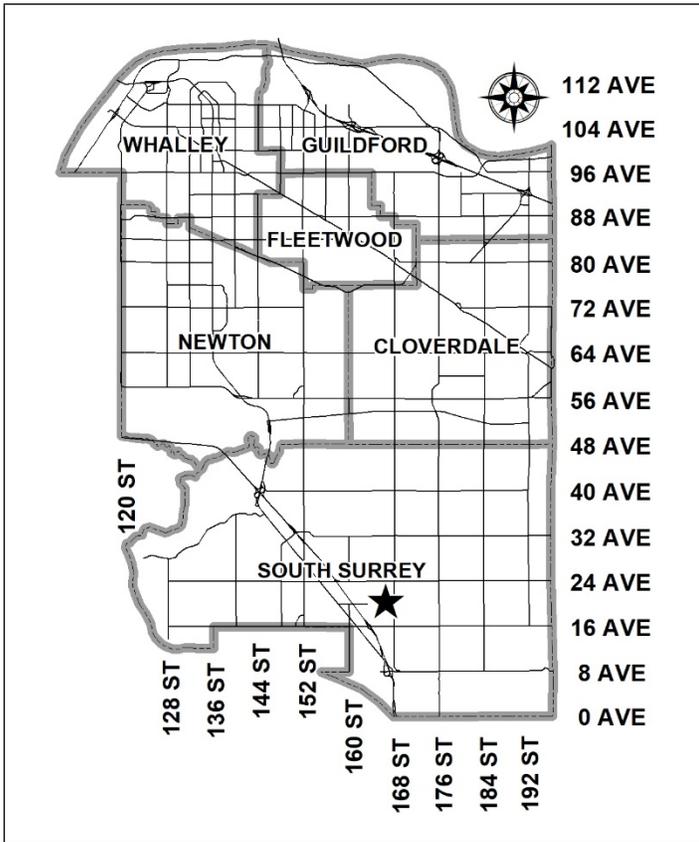


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0032-00

Planning Report Date: April 22, 2024



**PROPOSAL:**

- **NCP Amendment** from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa"
- **NCP Amendment** to eliminate flex road and drainage corridor.
- **Rezoning** from RA and RF-12 to RM-30 and RF-10
- **Development Permit**
- **Development Variance Permit**

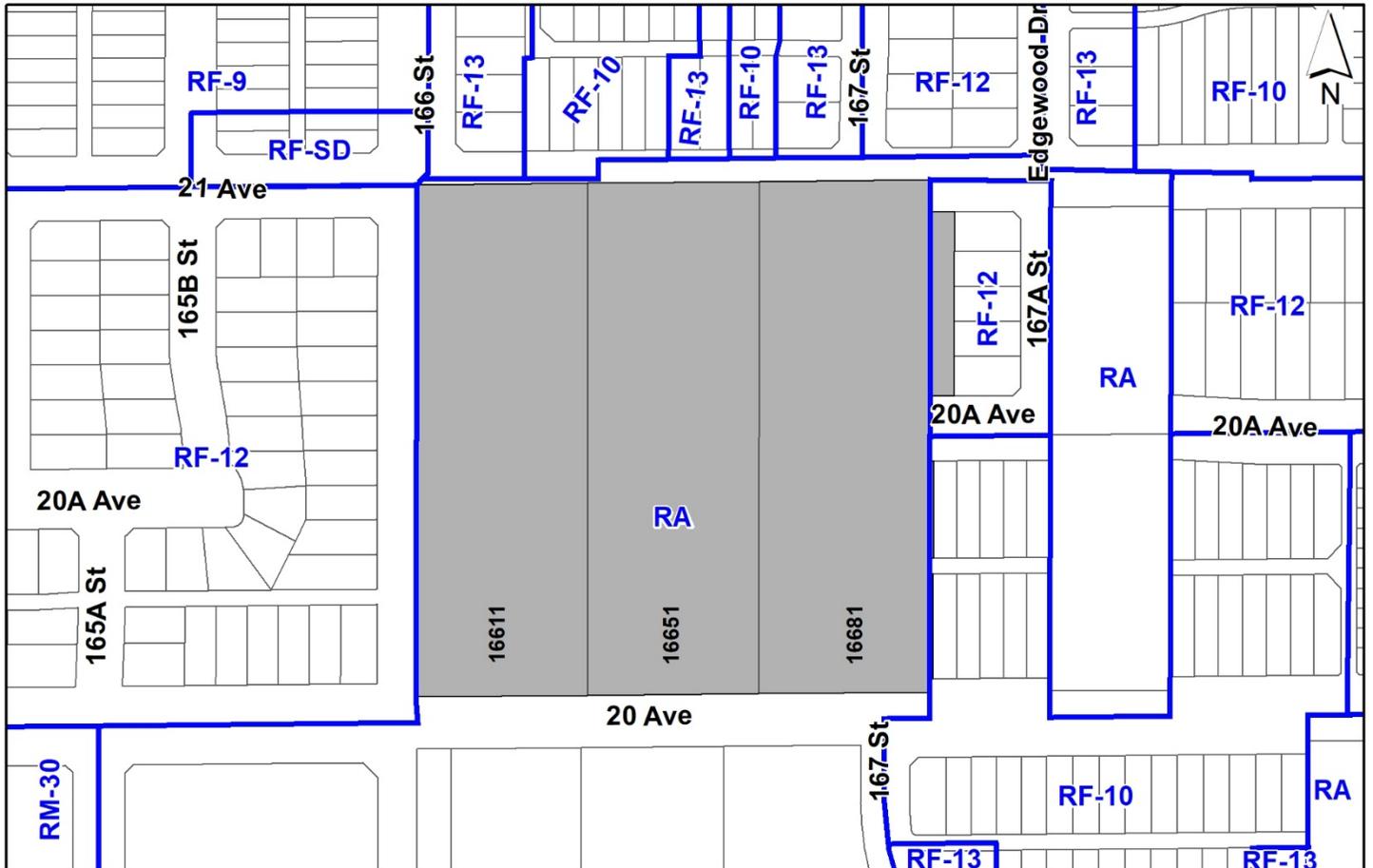
to permit the development of 194 townhouse units and two single family lots.

**LOCATION:** 16611/16651/16681 - 20 Avenue

**ZONING:** RA and RF-12

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Residential 6-10 upa, Flex Road, and Drainage Corridor



## 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

- The applicant proposes to amend the land use and density for the site in the Sunnyside Heights NCP from "Cluster Residential 6-10 upa" and "Single Family Residential 6-10 upa" to "Multiple Residential 15-25 upa."
- The applicant proposes to further amend the Sunnyside Heights NCP to eliminate a public flex road and drainage corridor that were intended to run east-west through the site.
- The proposal includes reductions to the setback requirements of the RM-30 Zone on all road frontages.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation of the Metro Vancouver Regional Growth Strategy (RGS).
- Although the proposal does not comply with the "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" designations in the Sunnyside Heights Neighbourhood Concept Plan (NCP), the proposed designation of "Multiple Residential 15-25 upa" was previously endorsed by Council under previous on-site application 7922-0149-00.
- 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 urban design guidelines in the Sunnyside Heights NCP encourage a 4.0 metre front setback on public roads, which is a reduction from the 4.5 metres required by the RM-30 zone.
- The proposal partially complies with the Development Permit requirements in the OCP for Form and Character.

- 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 above the NCP designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"
2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).
3. Should Council grant First and Second Reading to the subject application, Council file By-law No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.
4. Council approve Development Variance Permit No. 7924-0032-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) 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;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
  - (k) 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
  - (l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Existing large residential lots (vacant)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road, drainage corridor	RA and RF-12
North and West (Across 21 Avenue and 166 Street):	Small-lot single family residential	Medium Density Residential 10-15 upa	RF-10, RF-12 and RF-13
East:	Small-lot single family residential	Low Density Residential 6-10 upa	RF-10 and RF-12
South (Across 20 Avenue):	Existing large residential lots, currently under application for NCP amendment to permit townhouse development. (Application No. 7920-0159-00)	Cluster Residential 6-10 upa, Low Density Residential 6-10 upa, flex road	RA

**Context & Background**

- The properties comprising the subject application are approximately 4 hectares (10 acres) in total. They span between 20 Avenue and 21 Avenue, east of 166 Street.
- The site consists of three properties that have historically been used for large single-family homes with significant tree coverage on the lots.
- The properties are zoned "One-Acre Residential Zone" (RA), with the exception of a small portion of the east side of the site that was rezoned to Single Family Residential (12) Zone (RF-12) as part of the abutting Development Application No. 7915-0218-00 and subsequently consolidated with the subject site.
- All properties are designated "Urban" in the Official Community Plan (OCP).
- The two western-most lots are designated "Cluster Residential 6-10 upa" in the Sunnyside Heights NCP. The eastern lot is designated "Low-Density Residential 6-10 upa" in the Sunnyside Heights NCP. All three lots together are identified as a consolidation area.

- The cluster designation is intended to facilitate tree retention through sensitive clustered development. In this case, the NCP requires that 30-40% of the cluster-designated area be preserved for open space and tree preservation purposes. Outside of this open space, the rest of the site may support higher-density development, with a maximum permitted density of 6-10 upa averaged over the entire area.
- On October 17, 2022, Council approved Third Reading to previous on-site Development Application No. 7922-0149-00 for amendment to change the land use from the existing "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," which is the same land use proposed under the current application. At that time, there were more trees proposed for retention within a 0.31 hectare proposed park which was voluntarily to be conveyed to the City by the applicant. This park was to offset the public benefit provided by the proposed removal of the east-west public road and drainage corridor identified in the NCP.
- The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The application includes proposed amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP), as follows:
  - Land-use amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
  - Elimination of the flex road and drainage corridor that bisect the site in the NCP.
- A rezoning is proposed, from "One-Acre Residential Zone (RA)" and "Single Family (12) Residential Zone (RF-12)" to "Multiple Residential (30) Zone (RM-30)" and "Single Family (10) Residential Zone (RF-10)" to allow for approximately 194 townhouse units and 2 single family lots.
- The applicant proposes to retain 2% of the "cluster" designated properties for tree retention and open space and to convey this land to the City, which consists of 0.06 hectares of land in the middle of the site within the Outdoor Amenity Area.
- On the remaining developable portion of the site, 194 townhouse units are proposed. The proposed density is 68.8 units per hectare (25.8 units per acre [upa]).

- A shortfall of indoor amenity space is proposed. 513 square metres of indoor amenity space is required based on 3 square metres/unit, and the applicant proposes to provide 312 square metres, which is over the minimum 75 square metres required. Cash-in-lieu will be provided for the space shortfall, in accordance with the Zoning Bylaw.
- Two single family residential lots are proposed east of 167 Street to complete the original subdivision under Application No. 7915-0218-00.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3.99 ha
Road Dedication:	0.87 ha
RF-10 lots:	0.08 ha
Net Site Area:	3.04 ha
<b>Number of Lots:</b>	One townhouse lot and two RF-10 lots
<b>Building Height:</b>	10.7 metres maximum
<b>Unit Density:</b>	63.8 uph (25.8 upa)
<b>Floor Area Ratio (FAR):</b>	
<b>Floor Area</b>	
Townhouse:	0.97 FAR

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

93 Elementary students at Edgewood Elementary School  
 50 Secondary 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 some of the dwelling units in this phased project are expected to be constructed and ready for occupancy by Summer 2025.

- Parks, Recreation & Culture: Edgewood Park is the closest active park with amenities including a playground, games court, soccer field and open space and is 236 metres walking distance from the development. This park also contains natural area.
- Surrey Fire Department: The Fire Department has no objection to the proposal, subject to the correct placement of fire hydrants, which must be addressed as part of the Development Permit.

### Transportation Considerations

- The Sunnyside Heights Neighbourhood Concept Plan (NCP) identifies an east/west road through the property to enhance connectivity in the area. In the plan, the road is considered a “flex road,” meaning that the precise alignment of the road is flexible, depending on the development pattern that is established. The NCP shows a drainage corridor on the north side of the flex road.
- The applicant proposes to eliminate the flex road from the plan, due to the proposed consolidation assembly pattern, adequate access being achieved, acceptable existing block sizes, and the surrounding adequate road network.
- Two driveways are proposed to access the site: one on 166 Street from the west and one at the intersection of 167 Street and 20A Avenue to the south east.
- A multi-use pathway, the Sunnyside Greenway, runs along the south boundary of the site, on the north side of 20 Avenue. This pathway will be partially within the public road allowance and partially within a right-of-way on the subject property.
- The site is in a largely residential area in the Sunnyside Heights NCP. There are few commercial amenities within walking distance. The closest bus route is on 24 Avenue, which is nearly one kilometre to the north. This bus route connects the Semiahmoo Town Centre and White Rock to the Willowbrook area in the City of Langley.

### School Capacity Considerations

- School capacity has been a longstanding concern in the Sunnyside Heights neighbourhood. In 2017, through Corporate Report No. R129, Council put in place a six month moratorium on any development applications proposing NCP amendments until a new school site could be established. This application was subject to the moratorium in 2017, until a second elementary school site was acquired on the south side of 20 Avenue. The combined capacity of the two elementary schools in Sunnyside Heights, when they are completed, is expected to accommodate the projected student population of this NCP area under the land-use designations currently prescribed by the plan.

- The density proposed in this application is significantly higher than what is permitted in the NCP, and the total number of units is higher than what was endorsed in the Stage 1 report. To consider the actual impact, as part of the Stage 1 review, City staff worked with School District staff on appropriate forecasting of the student population. The School District determined at that time that the number of students generated from single family development is roughly equivalent to the number of students generated from townhouses, due to the fact that many single family homes contain secondary suites.
- As of September 2021, Edgewood Elementary School reached 100% capacity. The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the fall of 2024. The applicant estimates that the proposed development could be ready for occupancy as early as 2025, which would coincide with the new school capacity becoming available.
- Under Application No. 7922-0149-00, the projected school numbers were 72. In February 2024, taking market conditions and population projections into consideration, the yield rates have increased for townhouse projects. The projected number of students for this proposed development is now 143 students, which is an increase of 71 students. An additional 23 units have been added under the new application.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The properties are designated "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS) and the proposal complies with this designation.

### Official Community Plan

#### Land Use Designation

- The properties are designated "Urban" in the Official Community Plan (OCP) and the proposal complies with this designation.

#### Themes/Policies

- A1 Growth Priorities (General): support development in compliance with Metro Vancouver's RGS and within comprehensively-planned new neighbourhoods within approved Secondary Plan areas.
  - *The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area, which is an approved Secondary Plan.*
- A4 Efficient New Neighbourhoods (General): Plan and develop new neighbourhoods with an emphasis on compact forms of development that effectively utilize land, public infrastructure, and City resources; enhance neighbourhood quality; and reduce development pressures on agricultural and environmentally sensitive lands. Encourage the full and efficient build-out of existing planned urban areas in order to achieve planned capacities, use infrastructure efficiently, provide housing options, and provide amenities to residents.

- *The proposed townhouse development will provide for a variety of housing types within this part of the Sunnyside Heights plan area.*
- B4 Healthy Neighbourhoods, policy B4.7: Design housing units to front directly onto public streets and/or public spaces, in order to facilitate a safe, welcoming, public streetscape and public realm.
  - *Site design includes townhouse units fronting onto all major roads surrounding the development site.*

## Secondary Plans

### Land Use Designation

- The site is designated "Cluster Residential 6-10 upa," "Low-Density Residential 6-10 upa," "flex road," and "drainage corridor" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The applicant proposes to amend the Sunnyside Heights NCP as follows:
  - Redesignate the site from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa;" and
  - Eliminate the flex road and the drainage corridor.
- Rationale for the land-use redesignation was considered as part of the Stage 1 report and was endorsed by Council in July 2019. The proposed elimination of the flex road and drainage corridor occurred subsequent to the Stage 1 report.

### *Rationale for Land-Use Redesignation*

- The "cluster" designations in the Sunnyside Heights NCP were used in areas where significant tree coverage was observed with the intention that larger tree retention areas (30-40% of the "cluster development" sites) could be incorporated into the new neighbourhood.
- Application No. 7922-0149-00 proposed a park which retained majority of the trees on site. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that majority of the existing trees on this site were diseased and therefore not good candidates for retention. The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily, therefore, the public park has now been removed.
- The applicant's proposal for a greater number of smaller and higher-density units will create a more affordable housing product than the single-family homes and larger townhomes that would be built under the existing designation. It will allow for a mix of housing types within this neighbourhood.
- The developer states that the prices for larger homes would make it uneconomical to develop this site under a 6-10 upa scenario. The applicant's proposal is consistent with current market trends, which have seen larger and more expensive homes decline in attainability in this area since the NCP was finalized in 2010.

- Staff requested that the applicant’s engineering consultant conduct a trip generation analysis between a single-family development with 50% secondary suites, which would be compatible with the existing land-use designation, and the proposed development. Based on a single family concept with 71 units and 50% secondary suites, the expected trip generation would be 85 trips per hour during the afternoon peak. If the application were to be accepted by Council, the proposed townhouse development would be expected to generate 87 trips per hour during the afternoon peak. As a result, based on this analysis, the rezoning would generate approximately two additional trips per hour during the afternoon.
- The proposed development will be subject to the 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.
- The applicant will be required to provide the per unit 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.

*Rationale for Elimination of the Flex Road and Associated Drainage Corridor*

- The applicant states that due to the block size and type of development, an east/west road is not needed in this location.
- Transportation Engineering has reviewed the applicant’s submission and accepted the rationale for elimination of the road.
- The applicant will provide additional on-site storm water retention in lieu of the drainage corridor.

**Zoning By-law**

- The applicant proposes to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (10) Zone (RF-10)".
- 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>	75 units per hectare	63.8 units per hectare
<b>Floor Area Ratio:</b>	1.0	0.97
<b>Lot Coverage:</b>	45%	45%
<b>Yards and Setbacks</b>		
All sides	4.5 metres for front yards 6.0 metres for rear yards 6.0 metres for side yards	4.0 metres for front yards 6.0 metres for rear yards *DVP: Several variances.
<b>Height of Buildings</b>		
Principal buildings:	13 metres	10.7 metres maximum

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Amenity Space</b>		
Indoor Amenity:	513 square metres required	The proposed 312 square metres plus \$172,500 cash-in-lieu meets the Zoning By-law requirement, based on current rates, which are subject to change.
Outdoor Amenity:	513 square metres required	641 square metres
<b>Parking (Part 5)</b>		
<b>Number of Stalls</b>		
Residential:	342	388
Residential Visitor:	34	41
Total:	376	429
Tandem (%):	50% maximum	14%

- The applicant is requesting the following variances:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

- The front yard setback variances are in keeping with the urban design guidelines of the Sunnyside Heights NCP, which specify a 4.0 metre setback to unit frontages.
- The site plan proposes front yard setbacks of 4.0 metres. The building is brought closer to the streets (20 Ave, 21 Avenue, 166 Street and 167 Street) with 4.0 metre setbacks to animate the streets and provide visual surveillance of the public realm. The ground floor units have an door to the sidewalk, providing direct access and promotes interaction with the public realm.
- The side yard setbacks of the units are proposed at 4.0 metres, with the exception of Building 22 which is proposed at 3.7 metres. The side of units will be enhanced to be integrated into the architectural design.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per unit for townhouses.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan designation in order to satisfy the proposed Secondary Plan Amendment (Tier 2 CAC). The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current rate is \$21,360 per unit for townhouses.

### **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 \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

## Public Art Policy

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

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 25th and the Development Proposal Signs were installed on March 21, 2024. Staff have received eight (8) responses from neighbouring residents. Two (2) comments were in favour of the proposed development and six (6) with the following concerns:

- Proposal has changed to the original 194 townhouse concept and the applicants have removed the park which resulted from public input from the community.

*The park is not a requirement of the Sunnyside Heights Neighborhood Concept Plan, and was being provided voluntarily in order to retain trees on the site as part of the Cluster Designation. A detailed assessment of the trees by both the applicant's arborist and City arborists revealed that a number of the existing trees on this site were diseased and therefore not good candidates for retention. The public park has now been removed from the current proposal, as the trees on the site are no longer viable, and for market conditions, in order to provide more housing on the site*

- The Elementary School in the catchment is Edgewood Elementary, which is overpopulated and currently operating with a large number of portables.

*The new Ta'talu Elementary School, which will be south of 20 Avenue, is targeted to open in the Fall of 2024 which should relieve some pressures from Edgewood Elementary School.*

## DEVELOPMENT PERMITS

### 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal consists of 180 townhouse units with double garages and 14 with a tandem arrangement. All of the double units will have four bedrooms. The tandem units, some of which will have tandem garages and some of which will have a single garage with a parking pad, will have three bedrooms.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The site is designed with units fronting all public roads.

### Landscaping

- On-site landscaping includes a primary north/south pedestrian walkway connecting to 20 Avenue at the south end and the main indoor and outdoor amenity areas on the site.
- Small plaza areas that are designed for public use will be located at the northwest and southeast corners of the site. The plazas will be designed with benches and landscape planting.
- The southeast plaza will be located directly adjacent to the east/west multi-use pathway that will run along the north side of 20 Avenue.
- A 1.5 metre wide private pathway will also be provided east-west through the site.

### Indoor Amenity

- The proposed indoor amenity building is located towards the centre of the site, adjacent to the outdoor amenity area.
- The RM-30 Zone requires 513 square metres of indoor amenity space. The applicant proposes to provide 312 square metres of physical space plus \$172,500 of cash-in-lieu to address the shortfall in amenity space, in accordance with the General Provisions of the Zoning Bylaw. This fee has been calculated according to current Bylaw rates and is subject to change.
- The proposed indoor amenity building will be two-storeys, with an office, yoga studio, gym, kitchen, and two lounge areas.

### Outdoor Amenity

- The RM-30 Zone requires 513 square metres of outdoor amenity space and the applicant proposes to provide 641 square metres, which exceeds the minimum requirement.
- The main outdoor amenity area is located adjacent to the indoor amenity building near the centre of the site. This area contains a children's play structure and a patio for outdoor seating.

### Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include clarification for labelling, refinement of the interface between units on 20 Avenue and the multi-use pathway, and the provision of additional landscaping within the internal drive aisles.
- 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**

- Nick McMahon, ISA Certified Arborist of ACL Group 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 Proposed Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	43	43	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Vine Maple	2	2	0
Bigleaf Maple	33	33	0
Japanese Maple	2	2	0
Paper Birch	19	19	0
Katsuratree	1	1	0
Pacific Dogwood	3	3	0
European Beech	3	3	0
Tuliptree	1	1	0
Apple	1	1	0
London Planetree	1	1	0
Portuguese Laurel	1	1	0
Flowering Cherry	2	2	0
English Oak	2	2	0
Red Oak	1	1	0
Littleleaf Linden	1	1	0
<b>Coniferous Trees</b>			
Grand Fir	26	26	0
Blue Atlas Cedar	2	2	0
Lawson Cypress	2	2	0
China Fir	3	3	0
Western Larch	1	1	0
Dawn Redwood	1	1	0
Sitka Spruce	1	1	0
Shore Pine	1	1	0
Western White Pine	2	2	0
Douglas Fir	145	145	0
Japanese Umbrella Pine	1	1	0
Coast Redwood	2	2	0
Giant Sequoia	11	1	0
Pacific Yew	1	1	0
Western Red Cedar	98	98	0
Western Hemlock	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>367</b>	<b>367</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>254</b>	

<b>Total Retained and Replacement Trees Proposed</b>	<b>254</b>
<b>Estimated Contribution to the Green City Program</b>	<b>\$287,650</b>

- The Arborist Assessment states that there are a total of 367 mature trees on the site, excluding Alder and Cottonwood trees. 43 existing trees, approximately 10.5% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain no trees as part of this development proposal.
- The Sunnyside Heights NCP requires under the Cluster Residential designation that 30-40% of the site area be set aside for open space and tree preservation.
- The applicant submitted an arborist report that documented evidence of tree disease, which suggests that the NCP’s expectation of significant tree retention on this site may need to be adjusted. However, staff encouraged the applicant to retain more greenspace on-site to plant new trees and meet the intent of the Cluster designation, which the applicant declined. The original proposal under Application No. 7922-0149-00 included additional greenspace in the form of a public park which has now been removed.
- 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 proposed total of 777 replacement trees on the site. Since the proposed 254 replacement trees can be accommodated on the site, the proposed deficit of 523 replacement trees will require an estimated cash-in-lieu payment of \$287,650, representing \$550 per tree for applications, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Paperback Maple, Red Rocket Maple, Katsura Tree, Forest Pansy Redbud, Pink Flowering Dogwood, Worplesdon Sweet Gum, Bruns Serbian Spruce, Crimson Spire Oak, Japanese Snowbell, and Western Red Cedar.
- In summary, a total of 254 trees are proposed to be replaced on the site with an estimated contribution of \$287,650 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, 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. Block Plan
- Appendix VI. Development Variance Permit No. 7924-0032-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HS/ar

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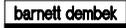
ISSUE NO.	DATE	BY	ISSUED FOR
1	MAR 13 2022	L.F.A.	ISSUED FOR IP
2	FEB 20 2024	H.C.B.	ISSUED FOR IP

REV.	DATE	BY	DO

023-C - (CURRENT) .dwg

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MARATHON HOMES SUNNYSIDE LTD.	5/6/16/2022

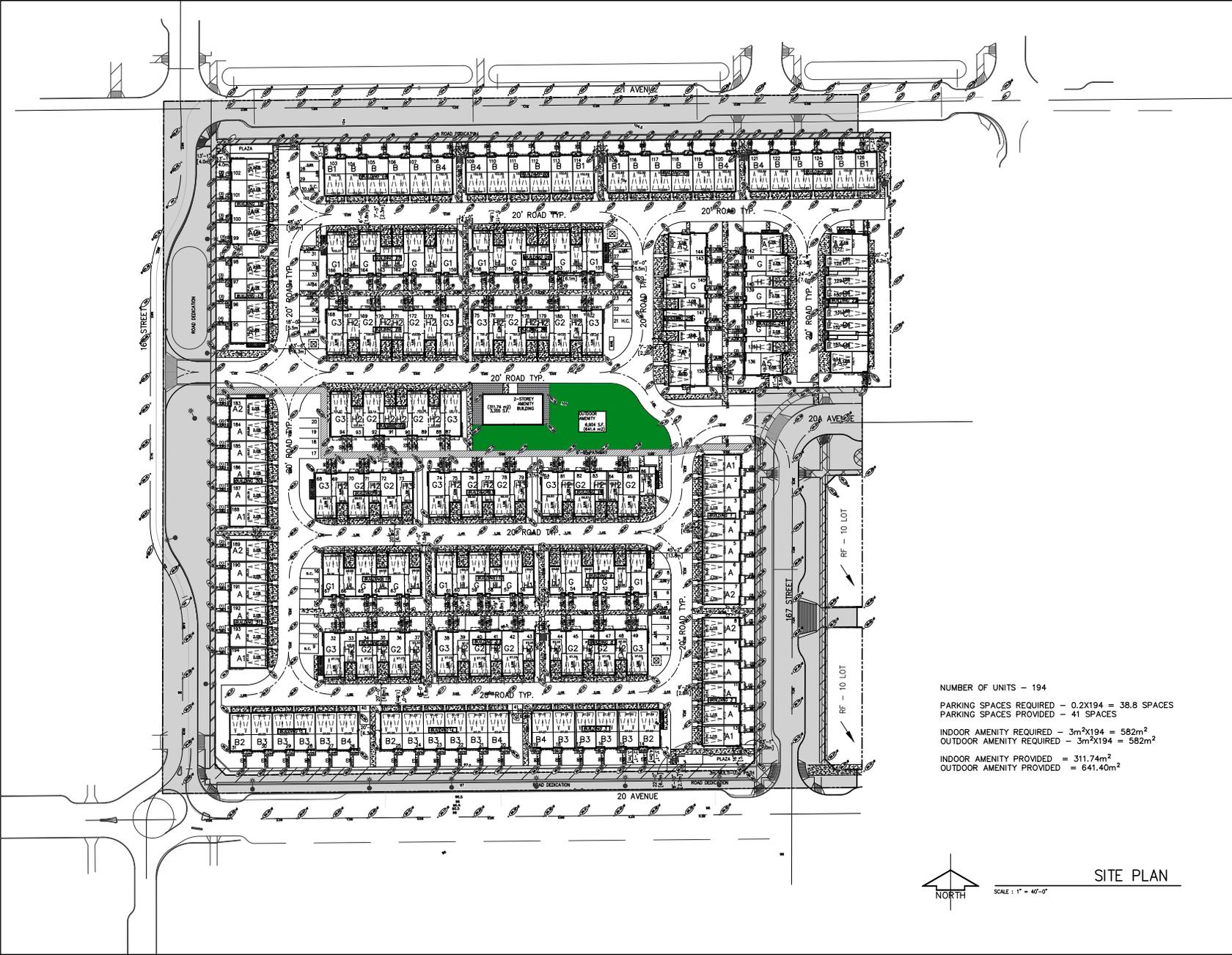
CLIENT : MARATHON HOMES SUNNYSIDE LTD.  
 PROJECT : 16611, 16651 & 16681 - 20TH AVENUE  
 SHEET NO. : CONCEPTUAL SITE PLAN



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

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

CLIENT NO.	SHEET NO.
15062	AC-1.0



NUMBER OF UNITS - 194  
 PARKING SPACES REQUIRED - 0.2X194 = 38.8 SPACES  
 PARKING SPACES PROVIDED - 41 SPACES  
 INDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 OUTDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 INDOOR AMENITY PROVIDED = 311.74m<sup>2</sup>  
 OUTDOOR AMENITY PROVIDED = 641.40m<sup>2</sup>



SCALE : 1" = 40'-0"

SITE PLAN





**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING KNO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42" HIGH POWDER COATED ALUMINUM RAILING 1/2" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

REV	DATE	BY	DATE	BY	DATE	BY	DATE	BY
	1. JUNE 13 2022	L.F.B.	1. JUNE 13 2022	L.F.B.	2. FEB. 20 2024	M.S.B.		



03-248.dwg

DESIGN :	MARATHON HOMES SUNNYSIDE LTD
L.F.B.	
DRAWN :	
DATE :	FEB. 11 21
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	
BUILDING ELEVATIONS	

**barnett dembek**

UNIT 135  
7636 130 STREET  
SURREY, B.C.  
V3W 1H8

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

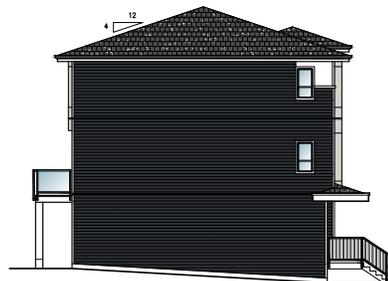
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-4.3

**BUILDING #3**



← UNIT B2 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B4 →

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



← UNIT B4 →

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



← UNIT B2 →

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



← UNIT B4 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B3 \* UNIT B2 →

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

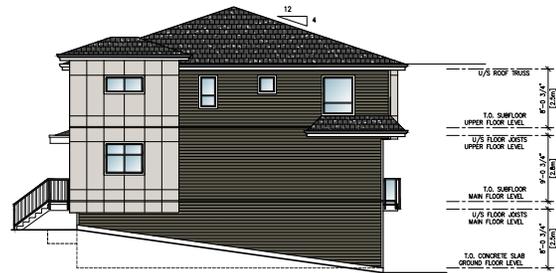
**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING R10 CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING		FIBRE-CEMENT PLANK LAP SIDING COLOUR: THUNDER GRAY (SW 7645)

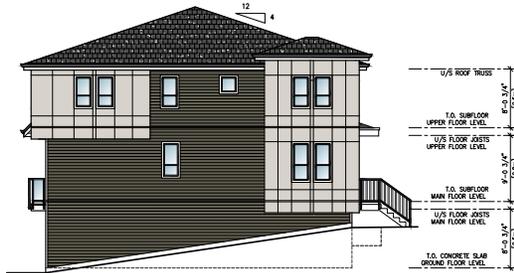
REV#	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE
	1	JAN 13 2024	L.F.A.						
	2	FEB 20 2024	H.S.B.						



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



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



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



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

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DESIGN :	MARATHON HOMES SUNNYSIDE LTD
L.F.A. :	
DRAWN :	
CHECKED :	
DATE :	FEB 11 21
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	BUILDING ELEVATIONS

**barnett dembek**

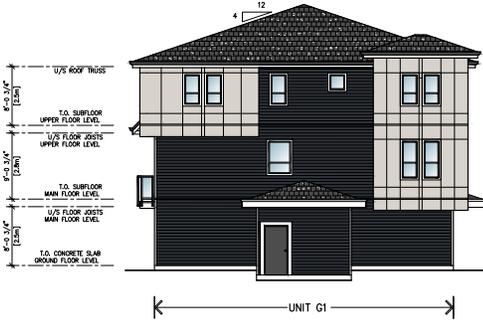
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@darkitex.com

**BUILDING #7**

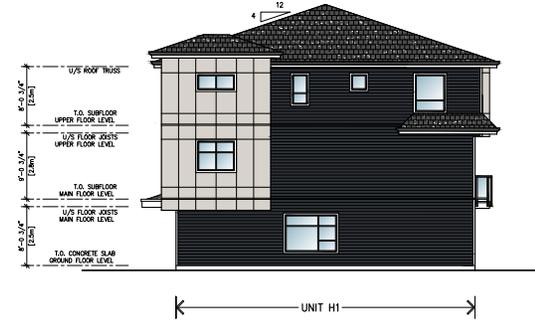
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4,7
15062	REV. NO.



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



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



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



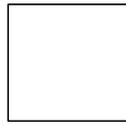
**SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING K10 CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 9		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

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PROJECT :	16651 & 16681 - 20TH AVENUE, SURREY
DATE :	FEB 11 21
SHEET CONTENTS :	BUILDING ELEVATIONS
SCALE :	1/8" = 1'-0"



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

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EMAIL: mol@darkitex.com

CLIENT NO.	REV. NO.
SHEET NO.	AC-4,9
PROJECT NO.	15062

**BUILDING #9**

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING MO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 15		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

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ISSUED FOR	BY	DATE	L.P.A.
		1 JUNE 13 2022	

REV	DATE	BY	QTD



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



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



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



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

**BUILDING #15**

03-048.dwg

DESIGN :	L.P. :
MARATHON HOMES SUNNYSIDE LTD	

DRAWN :	DATE :
	FEB 11 21

PROJECT :	SCALE :
16651 & 16681 - 20TH AVENUE, SURREY	1/8" = 1'-0"

SHEET CONTENTS :  
BUILDING ELEVATIONS

**barnett dembek**

UNIT 155,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2009  
EMAIL: mail@bdarkitex.com

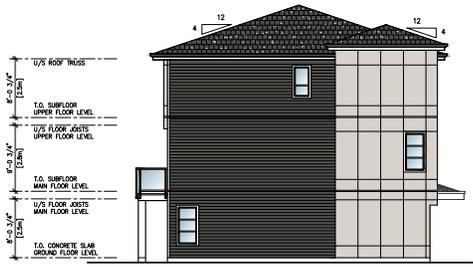
CLIENT NO.	SHEET NO.
15062	AG-4.15



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



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



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



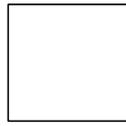
WEST ELEVATION  
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

NUMBER	SYMBOL	FINISHES
1		ASPHALT SHINGLE ROOFING K10 CAMBRIDGE DUAL BLACK
2		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
6		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8		METAL FLASHING COLOUR: TO MATCH SIDING
9		42, 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
11		CORNER TRIM COLOUR: TO MATCH SIDING
12		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 17		FIBRE-CEMENT PLANK LAP SIDING COLOUR: IRON ORE (SW 7069)

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ISSUED FOR	BY	DATE	REV.
1. JUNE 13, 2022	L.F.B.	15.3.21	
2. FEB. 20, 2024			



03-248.dwg

DESIGN :	L.F.B.
CLIENT :	MARATHON HOMES SUNNYSIDE LTD
DRAWN :	
PROJECT :	16651 & 16681 - 20TH AVENUE, SURREY
DATE :	FEB. 11, 21
SHEET :	1
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	
BUILDING ELEVATIONS	



UNIT 135,  
7636 130 STREET,  
SURREY, B.C.  
V3W 1H8

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EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
15062	AG-4.17
PROJECT NO.	REV. NO.

BUILDING #18

**SCHEDULE OF FINISHES**

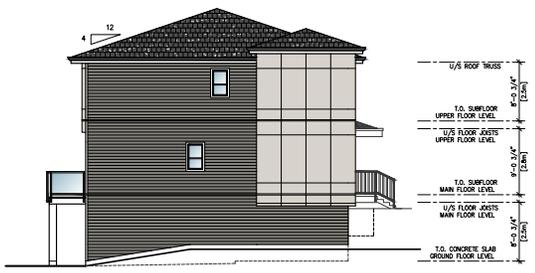
NUMBER	SYMBOL	FINISHES
①		ASPHALT SHINGLE ROOFING KO CAMBRIDGE DUAL BLACK
②		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
③		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		2x6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
⑦		BLACK VINYL FRAMED WINDOWS WITH 2x4 TRIM COLOUR: EXTRA WHITE (SW 7006)
⑧		METAL FLASHING COLOUR: TO MATCH SIDING
⑨		42 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/2" TEMPERED GLASS PANELS COLOUR: BLACK
⑩		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
⑪		CORNER TRIM COLOUR: TO MATCH SIDING
⑫		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
⑬		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 19		FIBRE-CEMENT PLANK LAP SIDING COLOUR: DOVER GRAY (SW DLX 1001-5)

ISSUED FOR	BY	DATE	L.P.A.	M.S.A.
		1. JUNE 13 2022		
		2. FEB. 20 2024		
REV	DATE	BY	DATE	BY



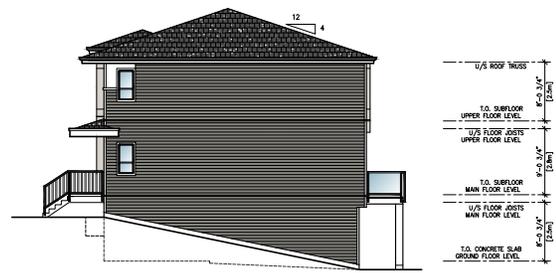
UNIT B4 \* UNIT B6 \* UNIT B6 \* UNIT B6 \* UNIT B6 \* UNIT B5

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



UNIT B5

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



UNIT B4

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



UNIT B5 \* UNIT B6 \* UNIT B6 \* UNIT B6 \* UNIT B6 \* UNIT B4

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

**BUILDING #19**

03-248.dwg

DESIGN : MARATHON HOMES SUNNYSIDE LTD  
L.P.A. :  
DRAWN :  
PROJECT : 16651 & 16681 - 20TH AVENUE, SURREY  
DATE :  
SCALE : 1/8" = 1'-0"  
SHEET CONTENTS : BUILDING ELEVATIONS

**barnett dembek**

UNIT 135,  
7636 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
15062	AC-4.19
PROJECT NO.	REV. NO.





ELEC. UNIT A4 UNIT D UNIT C UNIT D UNIT C UNIT D UNIT C UNIT A3

**WEST ELEVATION**

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



UNIT A3

**SOUTH ELEVATION**

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



UNIT A4

**NORTH ELEVATION**

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



ELEC. UNIT A3 UNIT C UNIT D UNIT C UNIT D UNIT C UNIT D UNIT A4

**EAST ELEVATION**

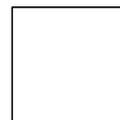
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
1		ASPHALT SHINGLE ROOFING K10 CAMBRIDGE DUAL BLACK
2		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
3		1x4 WOOD TRIM ON 2x10 WOOD FASCIA COLOUR: EXTRA WHITE (SW 7006)
4		FIBRE-CEMENT PLANK LAP SIDING COLOUR: VARIES PER BUILDING REFER TO BOTTOM OF FINISHES SCHEDULE
5		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
6		2X6 WOOD TRIM COLOUR: EXTRA WHITE (SW 7006)
7		BLACK VINYL FRAMED WINDOWS WITH 2X4 TRIM COLOUR: EXTRA WHITE (SW 7006)
8		METAL FLASHING COLOUR: TO MATCH SIDING
9		42, 1/8" HIGH POWDER COATED ALUMINUM RAILING 1/4" TEMPERED GLASS PANELS COLOUR: BLACK
10		12x12 BUILT-UP COLUMN (CLAD IN FIBRE-CEMENT PANEL) COLOUR: CRUSHED ICE (SW 7647)
11		CORNER TRIM COLOUR: TO MATCH SIDING
12		GARAGE DOOR COLOUR: EXTRA WHITE (SW 7006) TRIM COLOUR: EXTRA WHITE (SW 7006)
13		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: EXTRA WHITE (SW 7006)
BUILDING 22		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)

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REV	DATE	BY	DATE	BY
1	JUNE 13, 2022	L.F.B.		
2	FEB. 20, 2024	M.S.B.		



03-248.dwg

DESIGN :	MARATHON HOMES SUNNYSIDE LTD
DRAWN :	L.F.B.
DATE :	FEB. 21, 2024
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	
BUILDING ELEVATIONS	
CLIENT :	MARATHON HOMES SUNNYSIDE LTD
PROJECT :	16651 & 16681 - 20TH AVENUE, SURREY

**barnett demco**

UNIT 1305,  
7636 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2059  
EMAIL: mail@darkitex.com

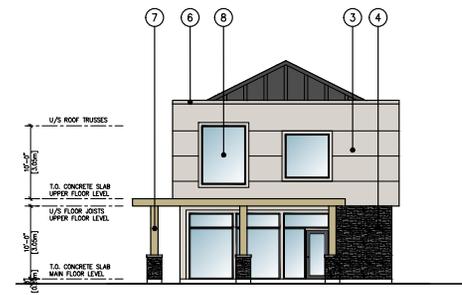
CLIENT NO.	AC-4.22
PROJECT NO.	15062
SHEET NO.	REV. NO.

**BUILDING #23**

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

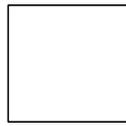


**EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

NUMBER	SYMBOL	FINISHES
①		STANDING SEAM METAL ROOF WESTFORM METALS DURAGLAD IN BLACK
②		METAL CAP FLASHING COLOUR: CRUSHED ICE (SW 7647)
③		PREFINISHED ALUMINUM GUTTERS (BLACK KAYCAN) ON 2x10 WOOD FASCIA COLOUR: CRUSHED ICE (SW 7647)
④		FIBRE-CEMENT PLANK LAP SIDING COLOUR: CYBERSPACE (SW 7076)
⑤		FIBRE-CEMENT PANEL SIDING COLOUR: CRUSHED ICE (SW 7647)
⑥		BLACK ALUM. FRAMED WINDOWS WITH 2X6 TRIM COLOUR: CRUSHED ICE (SW 7647)
⑦		METAL FLASHING COLOUR: TO MATCH SIDING
⑧		12x12 WOOD COLUMN COLOUR: STAINED WOOD FINISH
⑨		EXTERIOR METAL DOOR COLOUR: BLACK MAGIC (SW 6991) DOOR TRIM COLOUR: CRUSHED ICE (SW 7647)
⑩		CULTURED LEDGESTONE AVANAM BLACKSMITH LEDGESTONE

REV#	DATE	BY	ISSUED FOR



02-248.dwg

DESIGN :	L.F.A.	DRAWN :	
CLIENT :	MARATHON HOMES SUNNYSIDE LTD	DATE :	
PROJECT :	16051 & 16061 - 20TH AVENUE, SURREY	SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	AMENITY - BUILDING ELEVATIONS		

**barnett dembck**

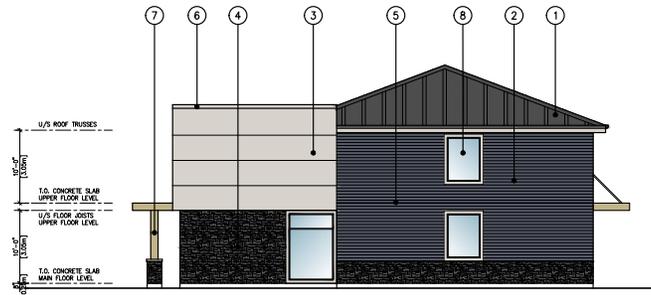
UNIT 155,  
7536 130 STREET  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2,7
15062	REV. NO.



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



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

AMENITY



STREETSCAPE – 20TH AVENUE



STREETSCAPE – 20TH AVENUE (CONTINUED)

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 CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUED FOR
1	JUNE 13 2022	L.F.B.	ISSUED FOR IP
2	FEB. 20 2024	H.S.B.	ISSUED FOR IP



DESIGN :	MARATHON HOMES SUNNYSIDE LTD
L.F.B. :	
DATE :	JULY 14 2022
SCALE :	1/8" = 1'-0"
PROJECT :	16651 & 16681 – 20TH AVENUE, SURREY
SHEET CONTENTS :	STREETSCAPES



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

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
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CLIENT NO.	SHEET NO.
15062	AC-1.2

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 THEREBY IS AN OFFICE FOR  
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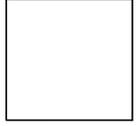


STREETSCAPE – 166 STREET



STREETSCAPE – 166 STREET (CONTINUED)

REV#	DATE	BY	ISSUED FOR
1	JUNE 13 2022	L.F.B.	ISSUED FOR IP
2	FEB. 20 2024	H.S.B.	ISSUED FOR IP



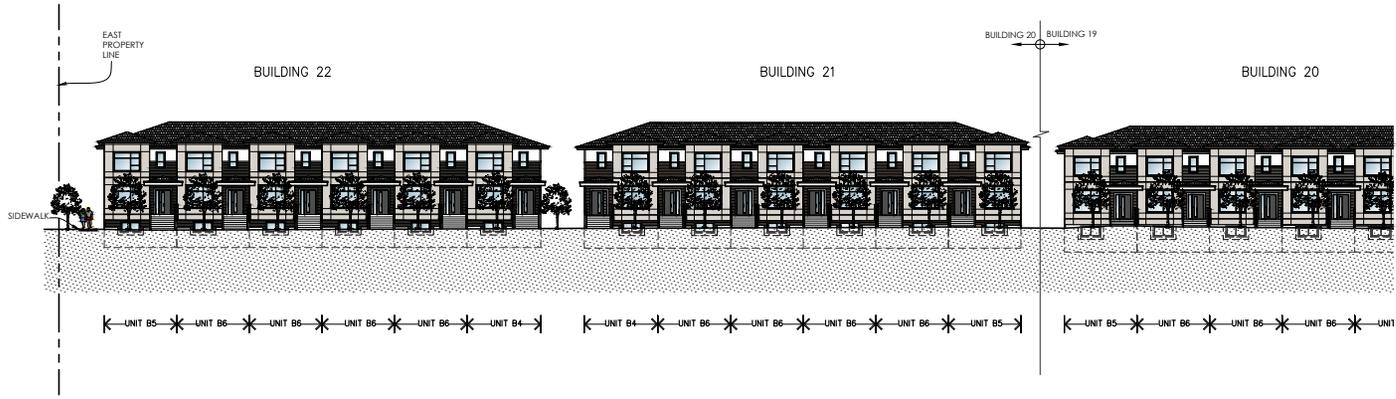
DESIGN :	MARATHON HOMES SUNNYSIDE LTD
L.F.B. :	
DATE :	July 14, 2022
SCALE :	1/8" = 1'-0"
PROJECT :	16651 & 16681 – 20TH AVENUE, SURREY
SHEET CONTENTS :	STREETSCAPES

**barnett danker**

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

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

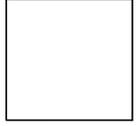
CLIENT NO.	SHEET NO.
15062	AC-1.3



STREETSCAPE – 21 AVENUE

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REV	DATE	BY	ISSUED FOR
1	JUNE 13 2022	L.F.A.	ISSUED FOR IP
2	FEB. 20 2024	H.S.B.	ISSUED FOR IP



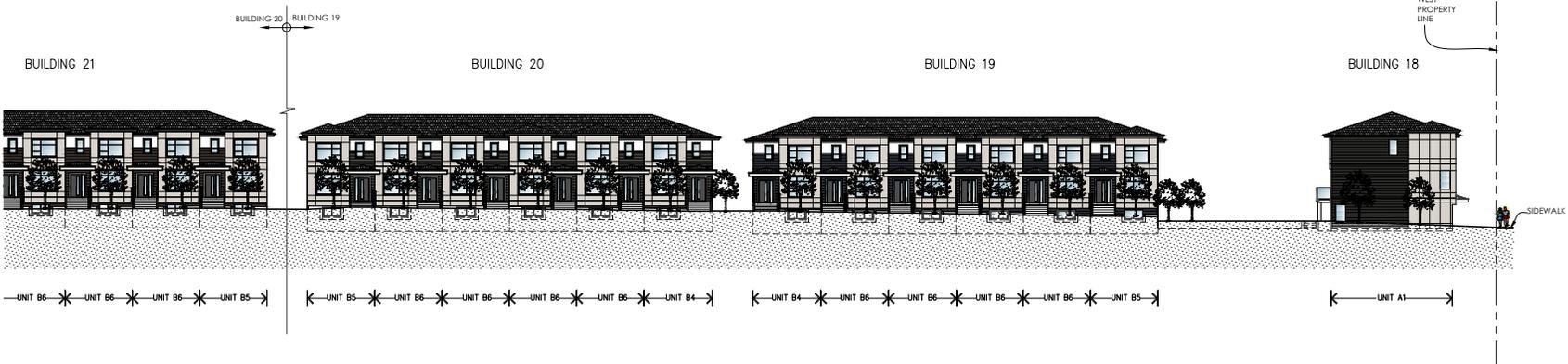
DESIGN :	CLIENT :
L.F.A.	MARATHON HOMES SUNNYSIDE LTD
DATE :	PROJECT :
JUN. 14 2022	16651 & 16681 – 20TH AVENUE, SURREY
SCALE :	SHEET CONTENTS :
N/T	STREETSCAPES



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

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

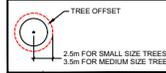
CLIENT NO.	SHEET NO.
15062	AC-1.4
PROJECT NO.	REV. NO.
15062	



STREETSCAPE – 21 AVENUE (CONTINUED)



**TREE OFFSETS FOR BLDGS.**



- 0.60m SOIL DEPTH (SOIL VOLUME AS INDICATED IN M3)
  - 0.75m SOIL DEPTH (SOIL VOLUME AS INDICATED IN M3)
  - 1.0m SOIL DEPTH (SOIL VOLUME AS INDICATED IN M3)
  - STRUCTURAL SOIL (SOIL VOLUME AS INDICATED @ 4:1 RATIO)
- PROVIDE A MINIMUM 15 M3 OF GROWING MEDIUM PER TREE



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LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604.294-0311 | f: 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.AUG.08	NEW SITE PLAN	MM
2	22.AUG.08	NEW SITE PLAN	MM
3	23.AUG.08	ADD PARK LANDSCAPE PLAN	IC
4	22.AUG.13	UPDATE PLANS PER NEW SITE PLAN	MCT/VEJ
5	22.AUG.13	NEW SITE PLAN / CITY COMMENTS	DD
6	23.OCT.10	NEW SITE PLAN - PHASE 1	DD
7	24.FEB.10	PHASE 1 SUPPLEMENT	DD
8	24.FEB.10	NEW SITE - REVISE ALL	DD
9	24.MAR.18	REVISE PER CITY COMMENTS	DD

CLIENT:

PROJECT:

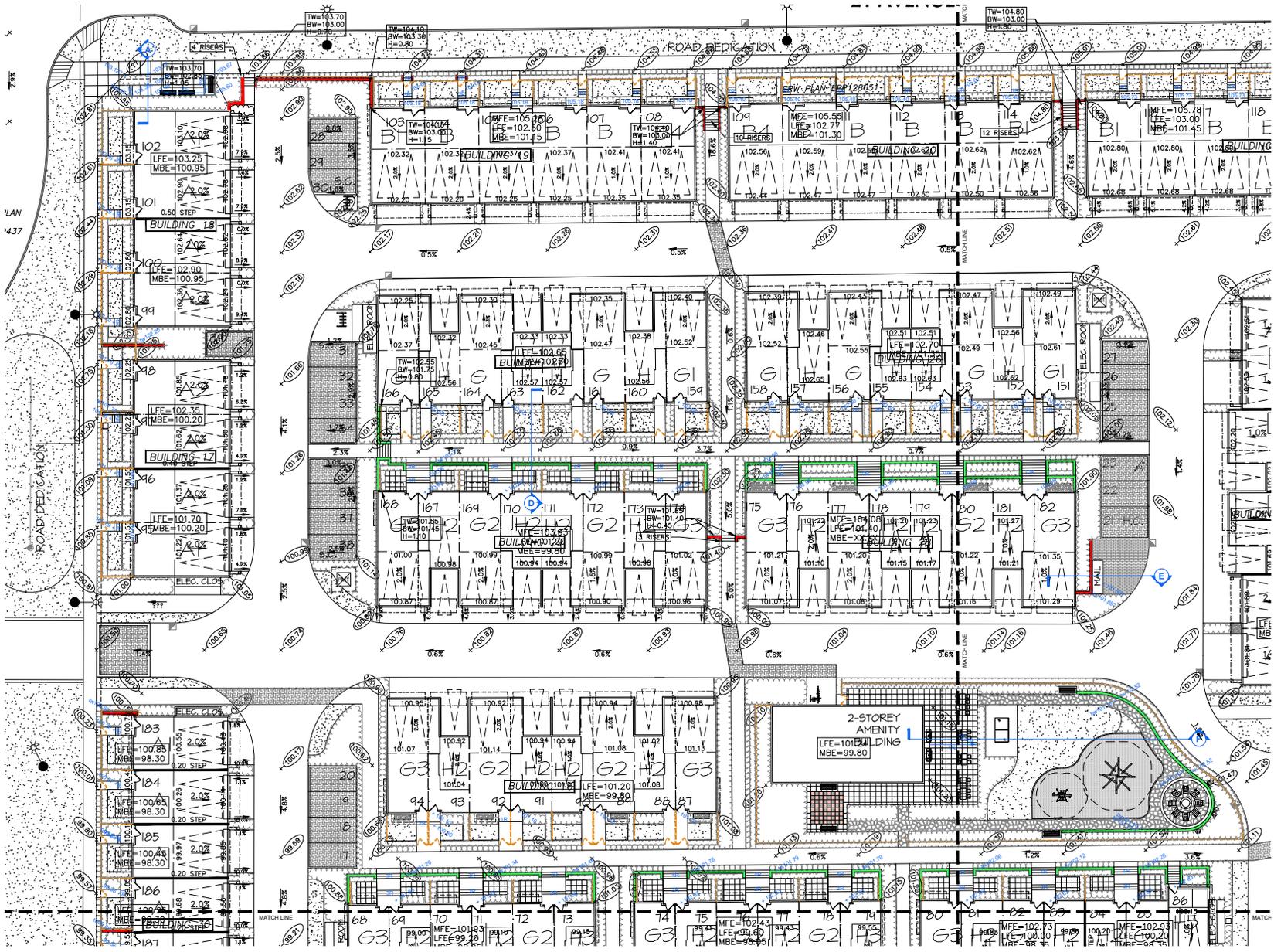
**RESIDENTIAL DEV.**  
**16651 & 16681 20TH AVENUE**  
**SURREY, BC**

DRAWING TITLE:  
**SOIL VOLUME PLAN & TREE OFFSETS**

DATE: 21.JAN.26 DRAWING NUMBER:  
SCALE: 1:400  
DRAWN: DD  
DESIGN: MM  
CHKD: MCT

**L2**

OF 19



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P: 604.294-0111 F: 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 18	REVISE PER CITY COMMENTS	DD
2	24 FEB 19	NEW SITE - REVISE ALL	DD
3	27 JUL 18	PHASE 2 SUPPLEMENTATION	DD
4	23 JUL 10	NEW SITE PLAN - PHASE 1	DD
5	22 SEP 17	NEW SITE PLAN / CITY COMMENTS	DD
6	22 SEP 13	UPDATE PLANS PER NEW SITE PLAN - MOTIVECLO	DD
7	20 JUL 05	ASPER PARK LANDSCAPE PLAN	CF
8	22 MAR 13	NEW SITE PLAN	MM
9	21 JUN 08	NEW SITE PLAN	MM

CLIENT:

PROJECT:  
**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**GRADING PLAN**

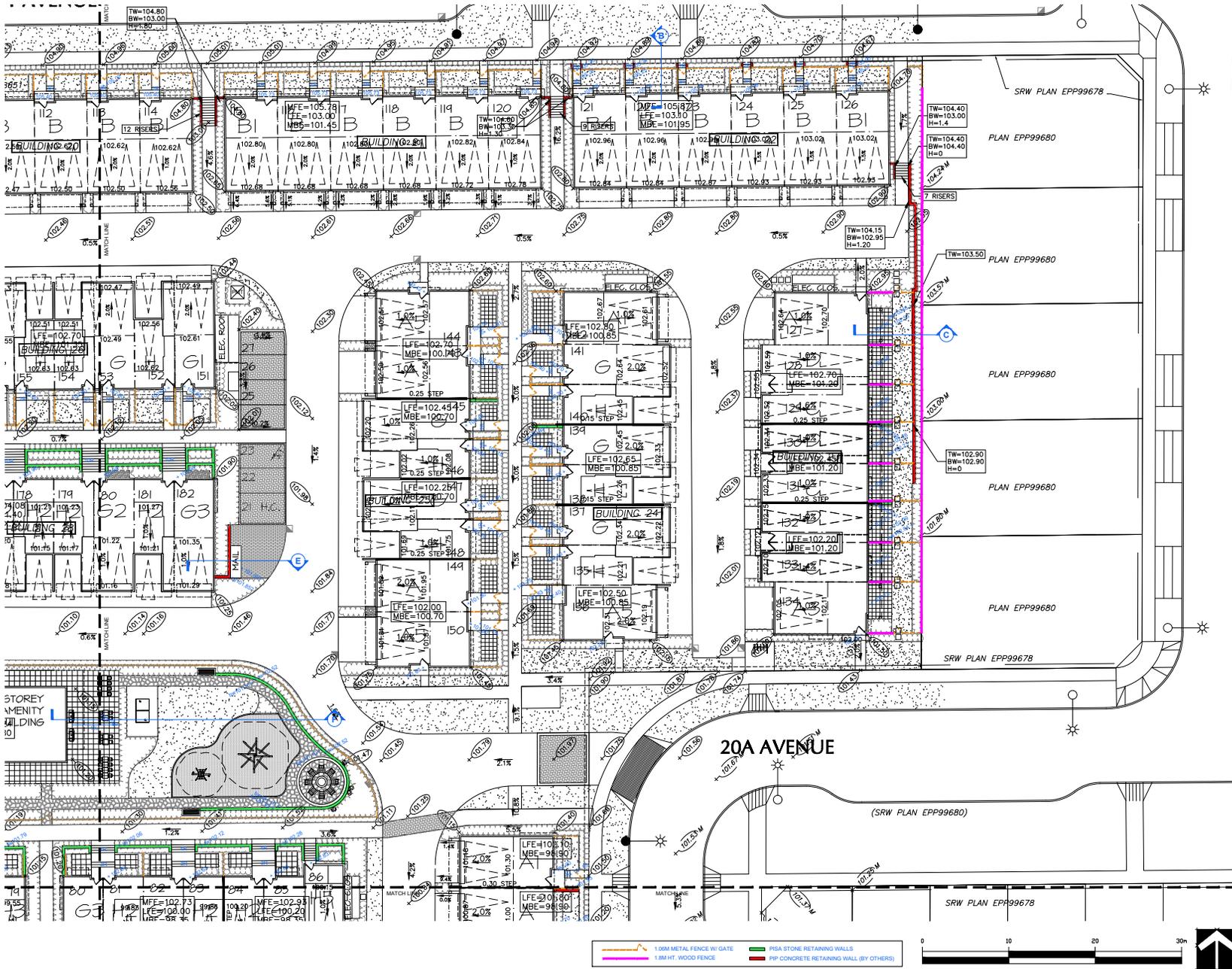
DATE: 21 JAN 26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV

**L3**

OF 19

PMG PROJECT NUMBER: 21-008

21008-100P-21P



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LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604.294-0111 f: 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.08	NEW SITE PLAN	MM
2	22.MAY.08	NEW SITE PLAN	MM
3	22.JUL.08	ADD PARK LANDSCAPE PLAN	CF
4	22.SEP.08	UPDATE PLANS PER NEW SITE PLAN	MTC/VE
5	22.SEP.08	NEW SITE PLAN / CITY COMMENTS	DD
6	23.OCT.08	NEW SITE PLAN - PHASE 1	DD
7	23.OCT.08	PHASE 2 SITE SUBMISSION	DD
8	24.FEB.09	NEW SITE - REVISE ALL	DD
9	24.MAR.08	REVISE PER CITY COMMENTS	DD

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**GRADING PLAN**

DATE: 21.JAN.26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV

**L4**

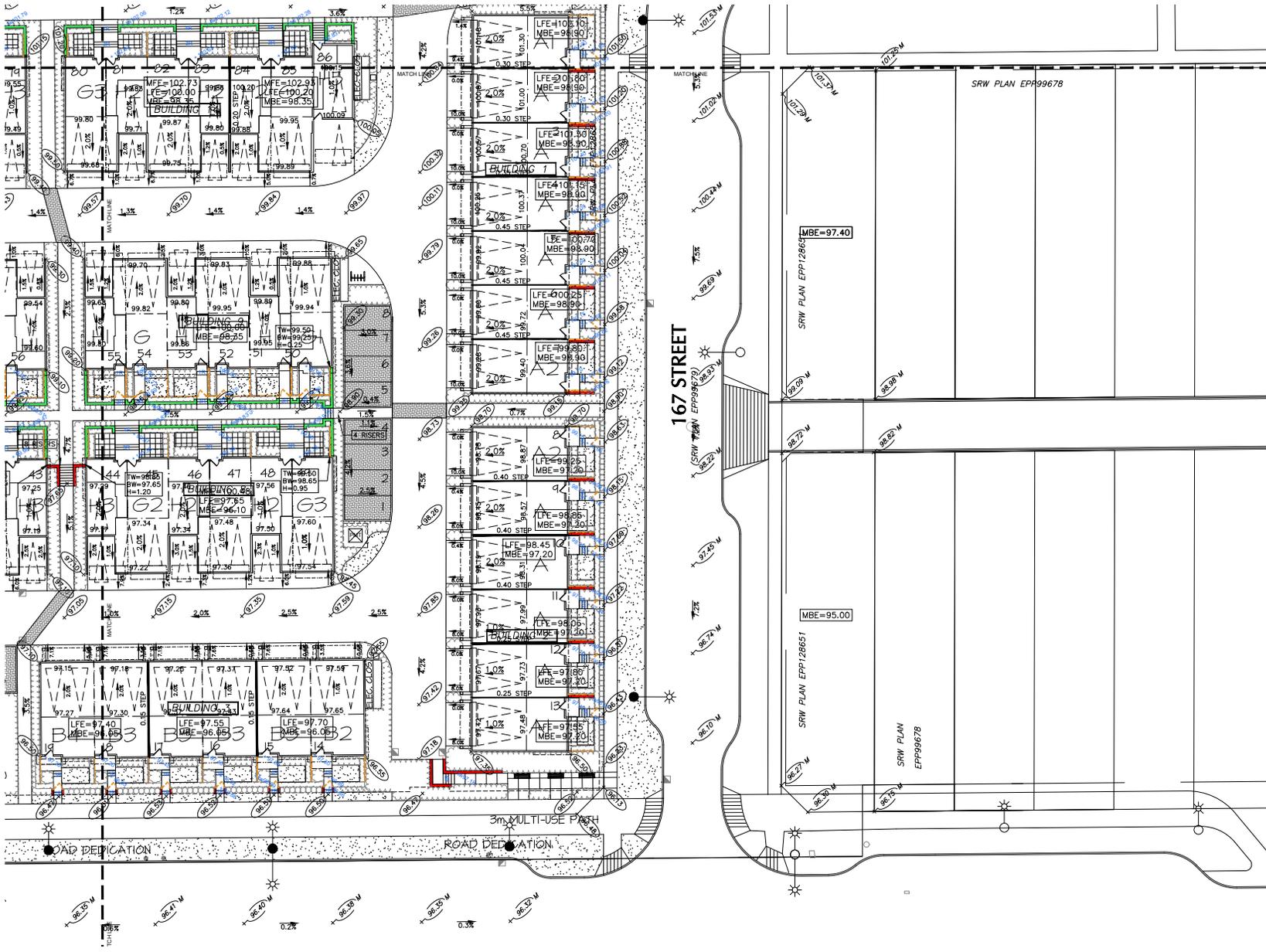
OF 19

PMG PROJECT NUMBER: 21-008

- 1.0M METAL FENCE W/ GATE
- PISA STONE RETAINING WALLS
- 1.8M HT. WOOD FENCE
- R/P CONCRETE RETAINING WALL (BY OTHERS)



21008-100P-21P



- 1.08M METAL FENCE W/ GATE
- PISA STONE RETAINING WALLS
- 1.8M HT. WOOD FENCE
- PIP CONCRETE RETAINING WALL (BY OTHERS)



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ARCHITECTS  
Suite 1100 - 4185 Still Creek Drive  
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p: 604.294-0011 f: 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 18	REVISE PER CITY COMMENTS	DD
2	24 FEB 19	NEW SITE - REVISE ALL	DD
3	25 JUL 18	PHASE 2 SRW SUBMISSION	DD
4	23 JUL 19	NEW SITE PLAN - PHASE 1	DD
5	22 SEP 27	NEW SITE PLAN / CITY COMMENTS	DD
6	22 SEP 19	UPDATE PLANS PER NEW SITE PLAN	MVE/CE
7	22 JUL 25	ADD PARK LANDSCAPE PLAN	CE
8	22 MAY 31	NEW SITE PLAN	MM
9	21 JUN 08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
**16651 & 16681 20TH AVENUE**  
**SURREY, BC**

DRAWING TITLE:  
**GRADING PLAN**

DATE: 21 JAN 26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV

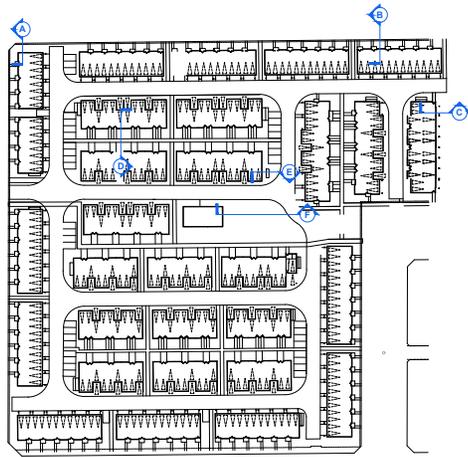
**L5**

OF 19

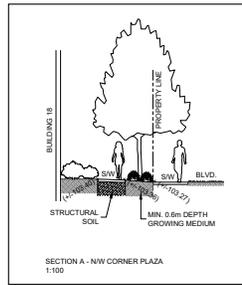
PMG PROJECT NUMBER: **21-008**

21008-100P-ZIP

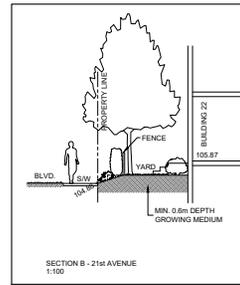




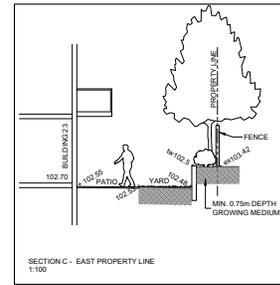
KEY PLAN



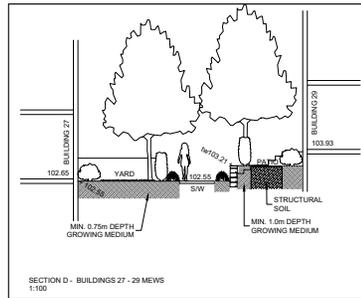
SECTION A - NW CORNER PLAZA  
1:100



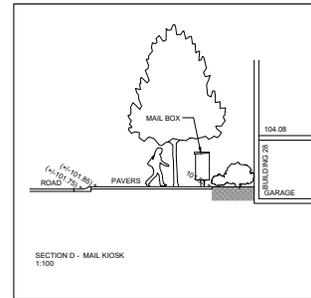
SECTION B - 21st AVENUE  
1:100



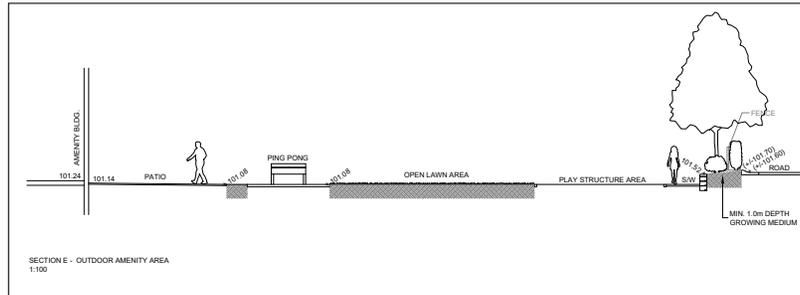
SECTION C - EAST PROPERTY LINE  
1:100



SECTION D - BUILDINGS 27 - 29 MEWS  
1:100



SECTION D - MAIL KIOSK  
1:100



SECTION E - OUTDOOR AMENITY AREA  
1:100

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ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604.294-0111 f: 604.294-0022

SEAL:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO.	DATE	REVISION DESCRIPTION	DR.
6	24.MAR.18	REVISE PER CITY COMMENTS	DO
7	24.FEB.19	NEW SITE - REVISE ALL	DO
8	25.JUL.18	PHASE 2 SUB-COMMISSION	DO
9	23.JUL.10	NEW SITE PLAN - PHASE 1	DO
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DO
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MEY/CEJ
3	21.JUL.05	ADD PARK LANDSCAPE PLAN	CEJ
2	22.MAY.31	NEW SITE PLAN	MM
1	21.JUN.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

RESIDENTIAL DEV.

16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

LANDSCAPE  
SECTIONS

DATE: 24-MAR-20 DRAWING NUMBER:

SCALE: 1:100

DRAWN: DO

DESIGN: DO

CHKD: MCY

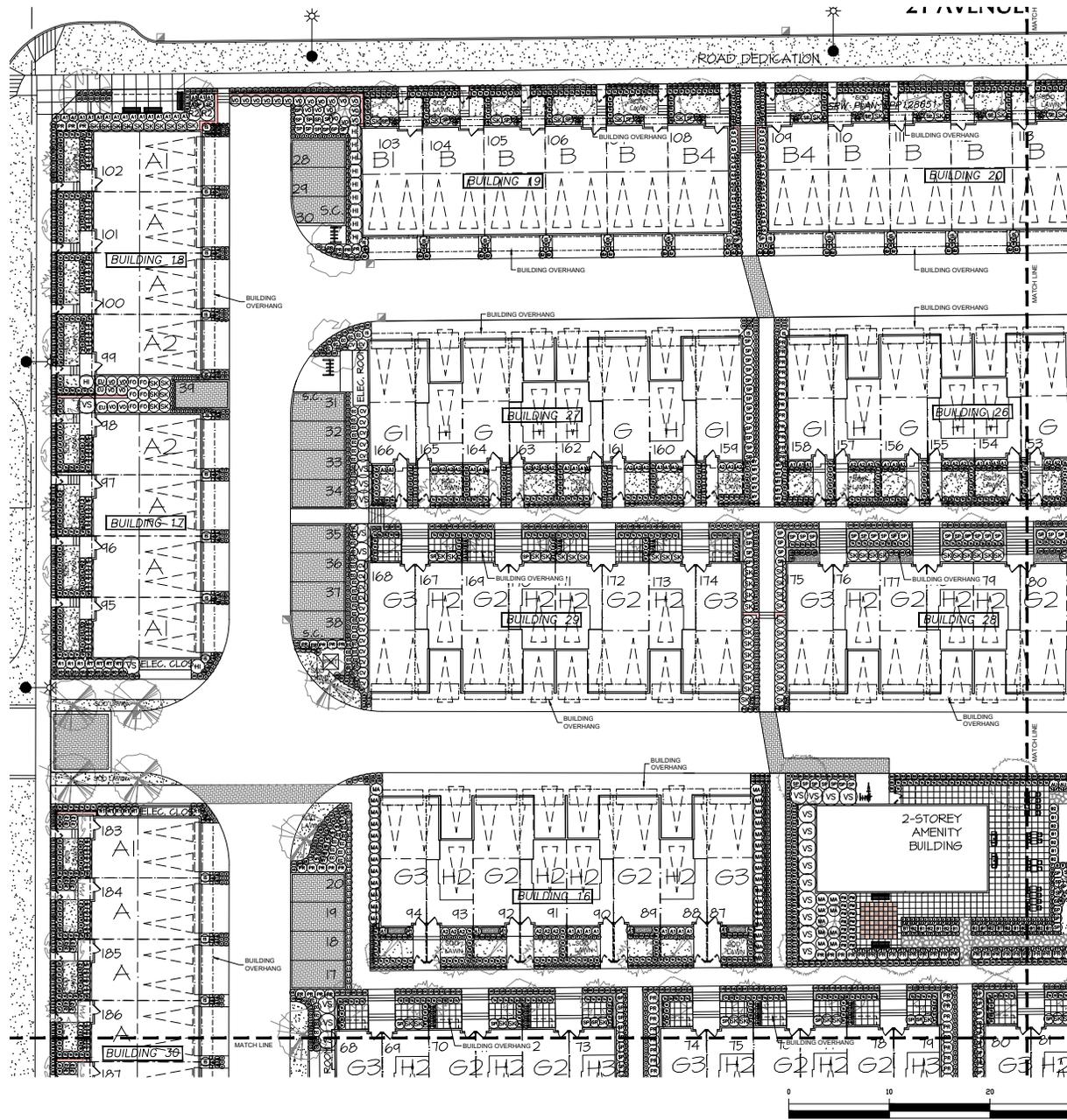
**L7**

OF 19

21008-100P.ZIP

PMG PROJECT NUMBER:

21-008



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.05.08	NEW SITE PLAN	MM
2	22.05.08	NEW SITE PLAN	MM
3	22.05.08	ADD PARK LANDSCAPE PLAN	MM
4	22.05.08	UPDATE PLANS FOR NEW SITE PLAN	MM
5	22.05.08	NEW SITE PLAN / CITY COMMENTS	MM
6	23.05.10	NEW SITE PLAN - PHASE 1	MM
7	24.05.11	PHASE 1 SUPPLEMENT	MM
8	24.05.11	NEW SITE - REVISE ALL	MM
9	24.05.11	REVISE PER CITY COMMENTS	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN**

DATE: 21.JAN.26 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

CHKD: MCV

**L8**

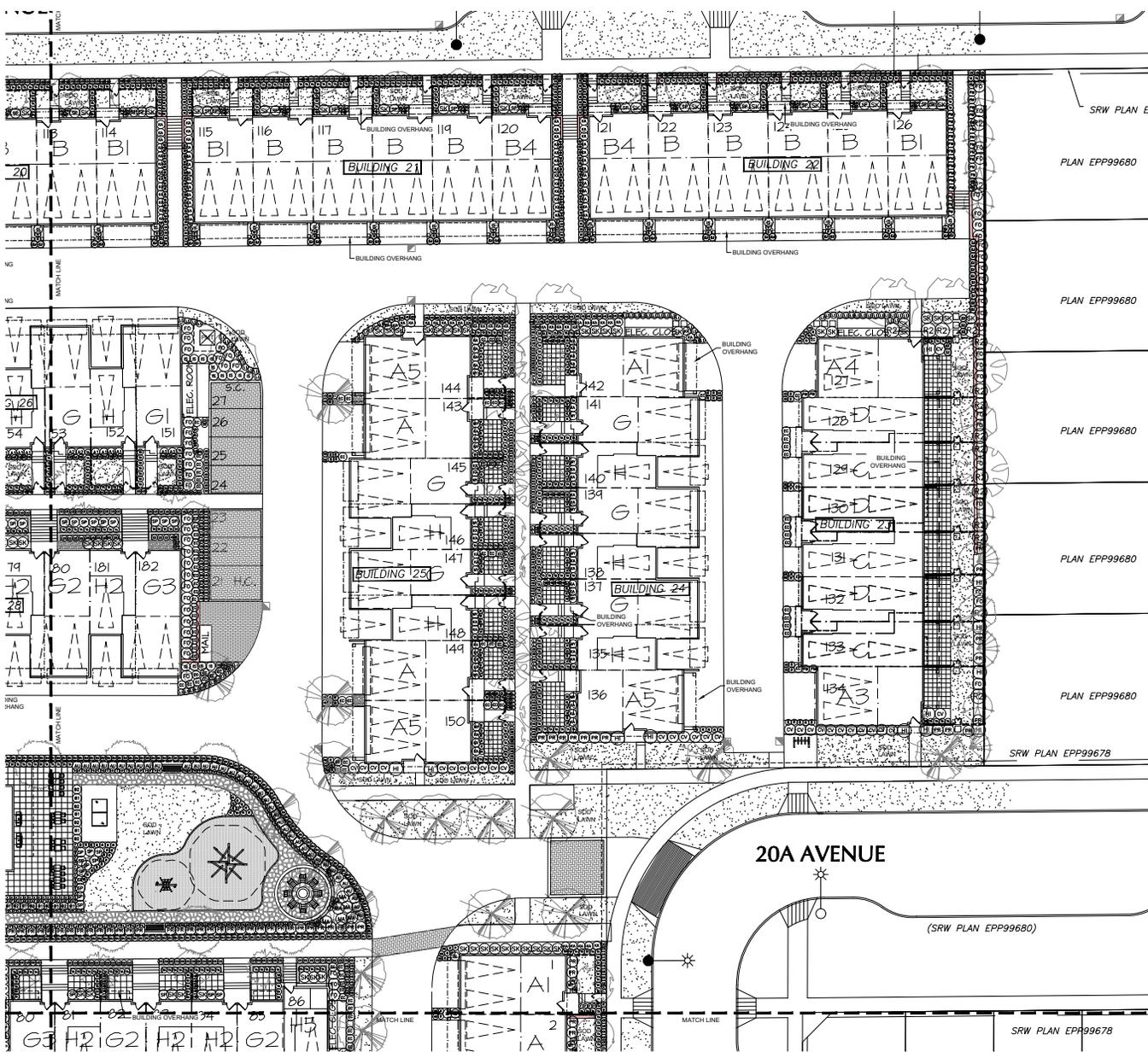
OF 19



PMG PROJECT NUMBER:

**21-008**

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.08	NEW SITE PLAN	MM
2	22.MAY.03	NEW SITE PLAN	MM
3	22.JUL.05	ADD PARK LANDSCAPE PLAN	CF
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	MEY/CE
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DO
6	23.JUL.10	NEW SITE PLAN - PHASE 1	DO
7	24.FEB.19	NEW SITE - REVISE ALL	DO
8	24.MAR.18	REVISE PER CITY COMMENTS	DO

PROJECT:  
**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 21.JAN.26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY

**L9**

OF 19

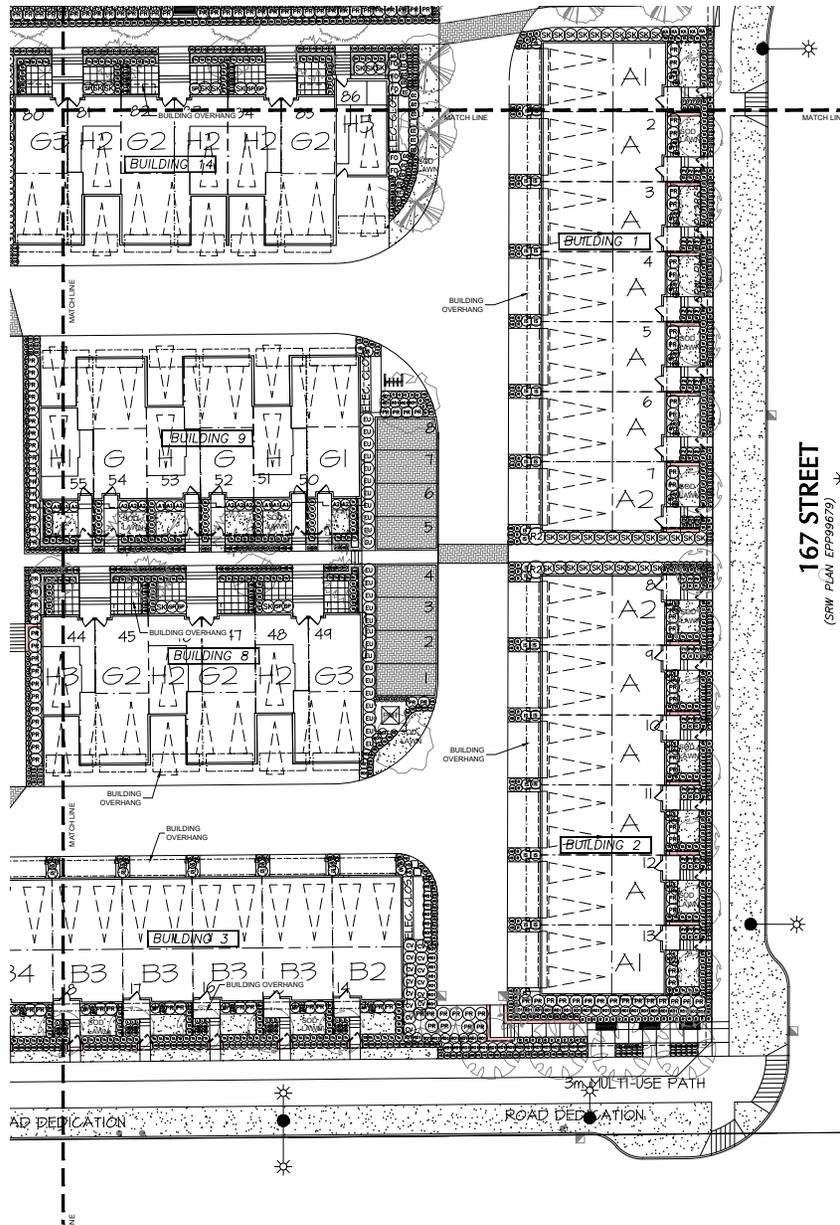


21008-100P-ZIP

PMG PROJECT NUMBER:

21-008

SEAL:



167 STREET  
(SRW PLAN EPP99679)

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
<b>SHRUB</b>				
38		AUCUBA JAPONICA 'VAREGATA'	GOLD DUST JAPANESE AUCUBA	#3 POT, 50CM
50		AZALEA JAPONICA 'VINO CRISANO'	AZALEA SINGLE DEEP CRIMSON	#2 POT, 25CM
86		AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA RED-VIOLET	#2 POT, 25CM
229		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 40CM
85		CEANOTHUS THYRSIFLORUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT, 50CM
163		ESCALLONIA 'COMPACTA'	DWARF ESCALLONIA: DEEP PINK	#2 POT, 30CM
29		EUNYMIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT, 30CM
66		FOTHERGILLA MAJOR 'MOUNT ARMY'	MOUNT ARMY FOTHERGILLA	#2 POT, 40CM
23		HEBESCUS SYRACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT, 50CM
120		LEE'S CRENATA 'SIV FENEL'	JAPANESE HOLLY	#3 POT, 50CM
224		KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#2 POT, 30CM
56		MAHONIA AQUIFOLIUM	ORIGON GRAPE	#2 POT, 40CM
208		PRUNUS LAUROCERASUS 'OTTO LYNNEN'	OTTO LYNNEN LAUREL	#2 POT, 30CM
28		RHODODENDRON 'CHRISTMAS CHEER'	RHODODENDRON: BLUSH PINK	#3 POT, 50CM
21		RHODODENDRON 'LEE'S DARK PURPLE'	RHODODENDRON: PURPLE: L. MAY	#3 POT, 50CM
178		ROSA MEDLAND 'ALBA'	MEDLAND ROSE: WHITE	#2 POT, 40CM
253		SARCOCOCCA HOOKERIANA 'DIGYNA 'PURPLE STEM'	PURPLE STEM SWEETBOX	#2 POT, 30CM
189		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
2218		TAIUS X MEDIA 'HICKSII'	HICKS'S NEW	1.2M B&B
12		VACCINIUM 'CHIPPewa'	CHIPPewa BLUEBERRY	#2 POT, 50CM
12		VACCINIUM 'NORTHBLUE'	NORTHBLUE BLUEBERRY	#2 POT, 50CM
25		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT, 60CM
32		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT, 60CM
<b>GRASS</b>				
1237		CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
154		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
577		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
288		IMPATIENS COLUMBICA 'RED HARBON'	BLOOD GRASS	#1 POT
88		MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
8		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
<b>PERENNIAL</b>				
360		ACORUS GRAMINEUS 'ODD'DON'	GOLDEN SWEET FLAG	15CM POT
78		FRAXINUS 'EVERSWETT'	EVERSWETTING DAYNEUTRAL STRAWBERRY	15CM POT
522		HELLEBORUS X HYBRIDUS	LENTEN ROSE	15CM POT
27		HOSTA UNDULATA	WAY' LEAF HOSTA	#1 POT, 1 EYE
145		ISEBIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYLUFT	5CM POT
24		KNIPHOFIA UVARIA	RED HOT POKER	15CM POT
161		LAVENDULA ANGSTIFOLIA	ENGLISH LAVENDER	#1 POT
93		PENDYKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	#1 POT
370		RUBROCKIA FULGIDA VAR SILLVANTH 'GOLDSTURM'	RUBROCKIA: YELLOW	15CM POT
<b>GC</b>				
75		EUNYMIUS JAPONICA 'EMERALD GAETY'	EUNYMIUS: SILVER VARIEGATED	#1 POT, 25CM
94		LONGERA PILEATA	PRIVET HONEYBUCKLE	#1 POT, 25CM
120		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM
180		VACCINIUM VITIS-IDAEA	LINGONBERRY	#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 CMLA 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 HANG 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.

NO.	DATE	REVISION DESCRIPTION	DR.
1	24.MAR.18	REVISE PER CITY COMMENTS	DD
2	24.FEB.19	NEW SITE - REVISE ALL	DD
3	25.JUL.18	PHASE 2 SUPPLEMENTATION	DD
4	23.JUL.19	NEW SITE PLAN - PHASE 1	DD
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DD
6	22.SEP.23	UPDATE PLANTS PER NEW SITE PLAN	MTC/VEJ
7	22.OCT.25	ADD PLANT LANDSCAPE PLAN	CF
8	22.MAY.31	NEW SITE PLAN	MM
9	21.OCT.08	NEW SITE PLAN	MM

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN**

DATE: 21.JAN.26 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

CHKD: MCY

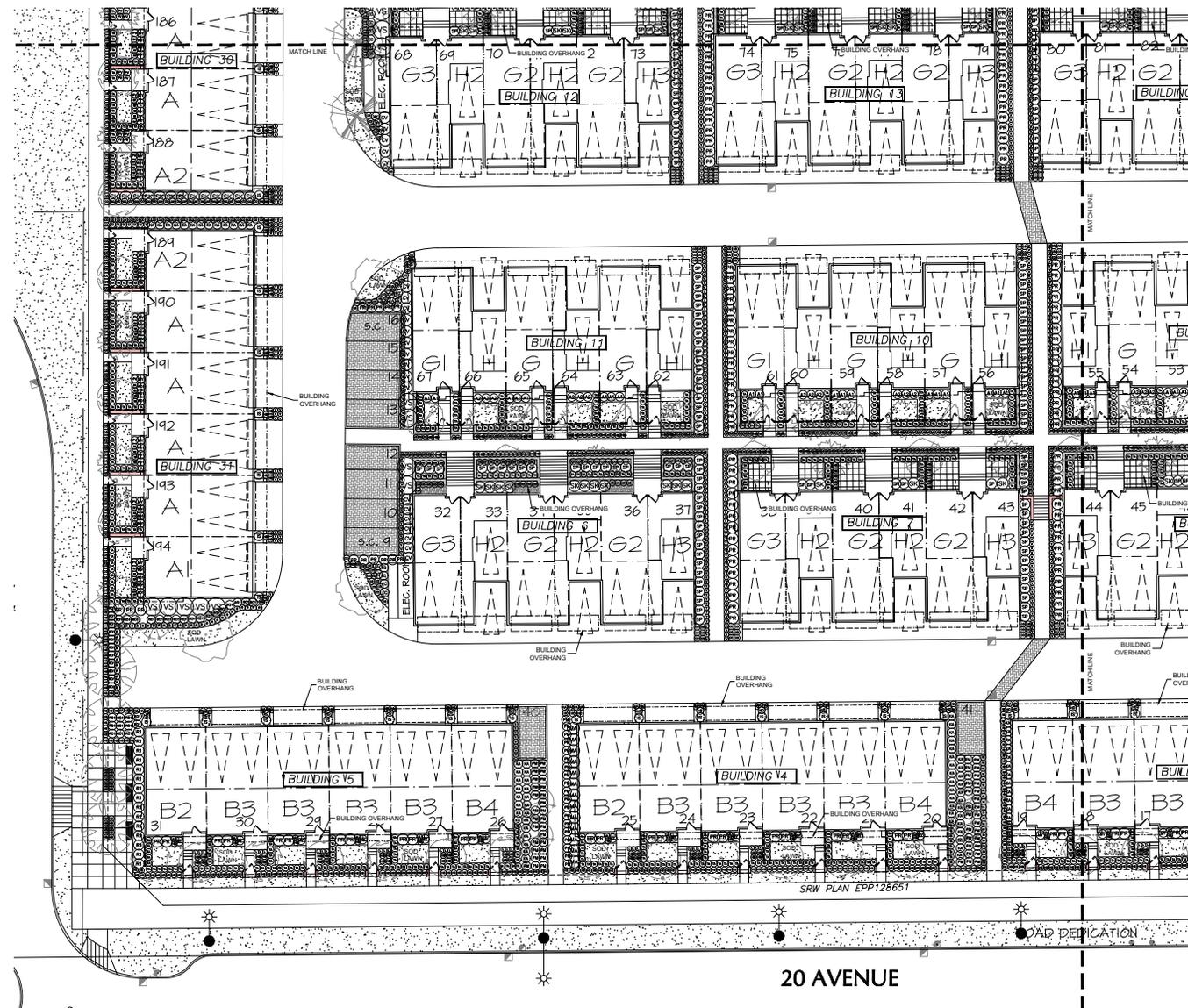
**L10**

OF 19



PMG PROJECT NUMBER: 21-008

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 18	REVISE PER CITY COMMENTS	DD
2	24 FEB 19	NEW SITE - REVISE ALL	DD
3	25 JUL 18	PHASE 2 SRP SUBMISSION	DD
4	23 JUL 19	NEW SITE PLAN - PHASE 1	DD
5	22 SEP 27	NEW SITE PLAN / CITY COMMENTS	DD
6	22 SEP 13	UPDATE PLANS PER NEW SITE PLAN	MVE/VE
7	22 JUL 05	ADD PARK LANDSCAPE PLAN	CF
8	22 MAY 13	NEW SITE PLAN	MM
9	21 JUN 08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**

16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN**

DATE: 21 JAN 26 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

CHKD: MCV

**L11**

OF 19



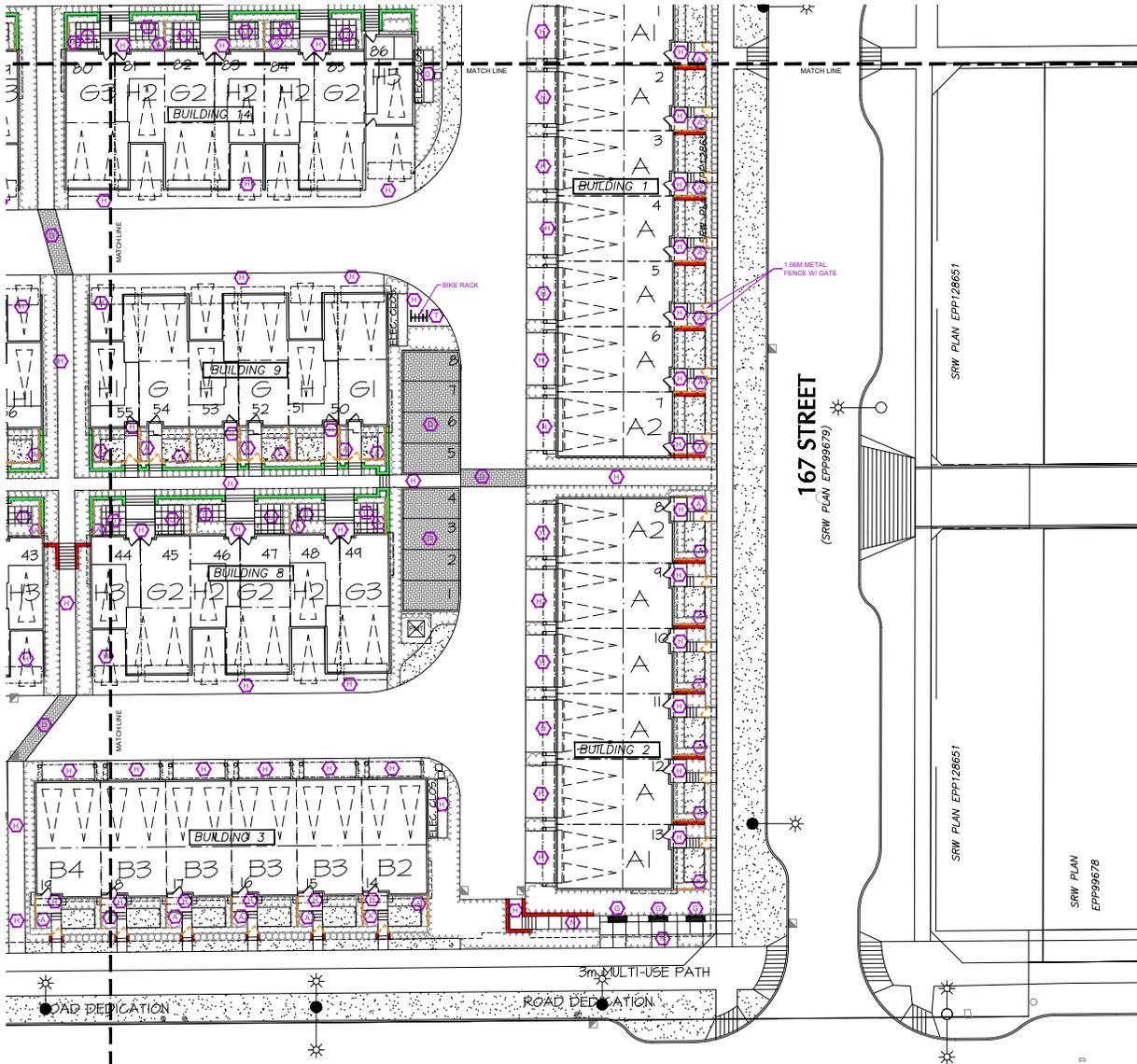
21008-100P-21P

PMG PROJECT NUMBER:

21-008







**MATERIALS KEY**

- 1.00M METAL FENCE W/ GATE; SEE DETAIL
- 1.8M HT. WOOD FENCE; SEE DETAIL
- RIVER ROCK OVER WEED FABRIC
- PERMEABLE PAVERS IN VISITOR STALLS
- BELGUARD AQUALINE HERRINGBONE PATTERN
- BIMBI TRUCK - COLOUR SHADOW; REFERS TO CIVIL DWGS. FOR BASE DETAILS
- FIBAR SAFETY SURFACING
- WISHBONE INDUSTRIES MODENA BENCH M4
- SAND SLATS CARBINAL TEXTURED GREY FRAME SURFACE MOUNTED
- CONCRETE PAVING (BY OTHERS)
- CHESS PATTERN - BARKMAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
- VALLEY STONE RETAINING WALL
- PPP CONCRETE RETAINING WALL (BY OTHERS)
- 1.2m x 1.2m SAW-CUT CONCRETE PATTERN
- GORIC PING PONG TABLE P30-R
- BARKMAN FLAGSTONE PAVERS - SIERRA GREY
- MAGLIN FORO TABLE: MFB-1700-01038 (38x26x30), CW
- FORO CHAIRS: MFC1-1700-0001 (4) PER TABLE
- SOLUS DECOR - 36" HEMIFIRE BOWL - PORTOBELLO
- WISHBONE IND. JEM LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
- CORA BIKE RACKS
- BARKMAN BROADWAY PAVERS 600mm x 600mm x 65mm - NATURAL COLOUR

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604.294-0311 f: 604.294-0022

SEAL:


NO.	DATE	REVISION DESCRIPTION	DR.
8	24 MAR 18	REVISE PER CITY COMMENTS	DD
7	24 FEB 19	NEW SITE - REVISE ALL	DD
6	21 JUL 18	PHASE 2 SRW SUBMISSION	DD
5	23 JUL 18	NEW SITE PLAN - PHASE 1	DD
4	22 SEP 17	NEW SITE PLAN / CITY COMMENTS	DD
3	22 SEP 17	UPDATE PLANS PER NEW SITE PLAN - METEYO	DD
2	21 JUL 15	ADD PARK LANDSCAPE PLAN	CT
1	22 MAY 15	NEW SITE PLAN	MM
1	21 JUN 08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**MATERIALS PLAN**

DATE: 21 JAN 26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV

**L14**

OF 19



PMG PROJECT NUMBER: 21-008

**MATERIALS KEY**

-  1.0M METAL FENCE W/ GATE - SEE DETAIL
-  1.8M HT. WOOD FENCE, SEE DETAIL
-  RIVER ROCK OVER WEED FABRIC
-  PERMEABLE PAVERS IN VISITOR STALLS
-  BELGIUM AQUILINE, HERRINGBONE PATTERN
-  8MM THICK, COLOUR SHADOW, REFER TO CIVIL DWGS. FOR BASE DETAILS
-  FIBER SAFETY SURFACING
-  WISHBONE INDUSTRIES MODENA BENCH M46
-  SAND SLATS, CARDINAL, TEXTURED GREY FRAME SURFACE MOUNTED
-  CONCRETE PAVING (BY OTHERS)
-  CHESS PATTERN - BARKMAN BROOKSIDE SLAB CHARCOAL & SIERRA GREY - 400MM SQ.
-  VALLEY STONE RETAINING WALL
-  PIP CONCRETE RETAINING WALL (BY OTHERS)
-  1.2m x 1.2m, SAW-CUT CONCRETE PATTERN
-  600IC PING PONG TABLE P30-R
-  BARKMAN FLAGSTONE PAVERS - SIERRA GREY
-  MAGLIN FORD TABLE, MFB-1700-01038 (30x36x30), C/W FORD CHAIRS, MOH-1700-0011 (4) PER TABLE.
-  SOLLIS DECOR - 30"HEMI FIRE BOWL, PORTOBELLO
-  WISHBONE IND. - 888 LOUNGE CHAIR, GROOVY RED FRAME WITH GREY SLATS
-  CORA BIKE RACKS
-  BARKMAN BROADWAY PAVERS 600mm x 600mm x 65mm - NATURAL COLOUR



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Suite C100 - 4185 Still Creek Drive  
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p: 604.294-0111 f: 604.294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	21.JAN.26	NEW SITE PLAN	MM
2	22.APR.25	ADD PARK LANDSCAPE PLAN	MM
3	22.APR.25	ADD PARK LANDSCAPE PLAN	MM
4	22.APR.25	UPDATE PLANS FOR NEW SITE PLAN	MM
5	22.APR.27	NEW SITE PLAN / CITY COMMENTS	MM
6	23.JUL.10	PHASE 2 IMP. SUBMISSION	MM
7	24.FEB.19	NEW SITE - REVISE ALL	MM
8	24.MAR.18	REVISE PER CITY COMMENTS	MM

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:  
**MATERIALS PLAN**

DATE: 21.JAN.26 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: MM  
DESIGN: MM  
CHKD: MCV

**L15**

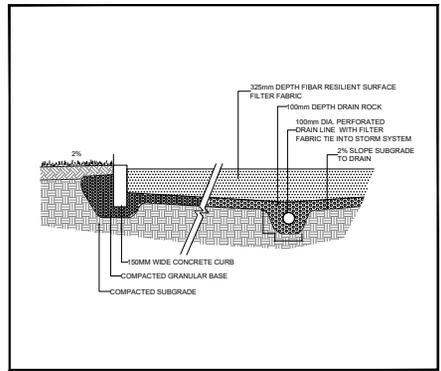
OF 19

PMG PROJECT NUMBER: 21-008

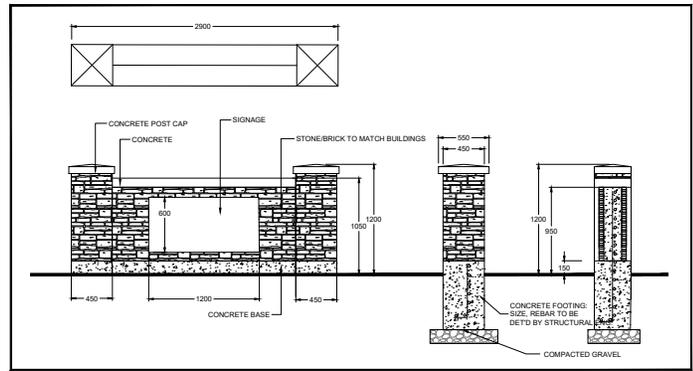




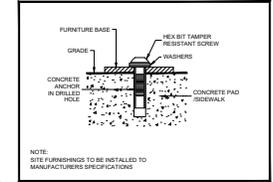
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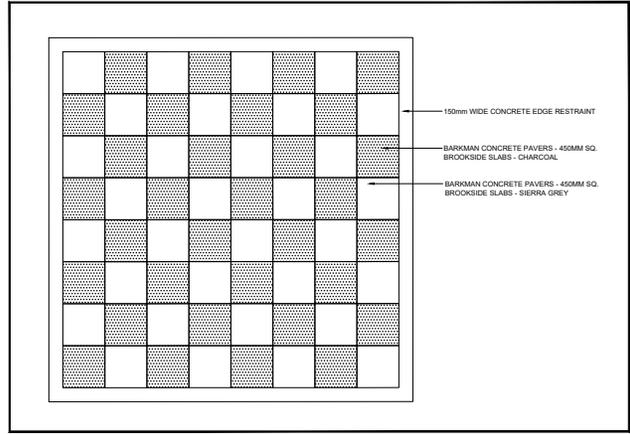
**7 PLAY AREA DETAIL**  
1:25



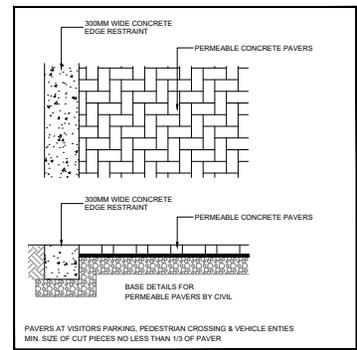
**8 SITE SIGNAGE**  
1:25



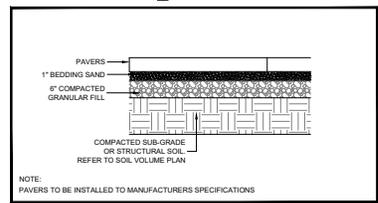
**13 SITE FURNITURE MOUNTING**  
N.T.S.



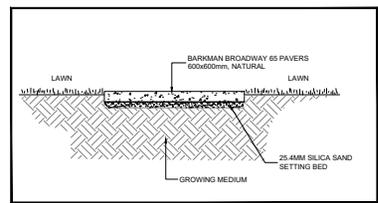
**9 CHESS/CHECKER BOARD**  
1:25



**10 PAVERS ON GRADE**  
1:20



**11 PAVERS AT PATIOS**  
1:10



**12 CONCRETE STEPPING PAD**  
1:10

NO.	DATE	REVISION DESCRIPTION	DR.
4	24.MAR.18	REVISE PER CITY COMMENTS	DD
7	24.FEB.19	NEW SITE - REVISE ALL	DD
7	24.FEB.19	PHASE 1P SUBMISSION	DD
6	23.JUL.19	NEW SITE PLAN - PHASE 1	DD
5	22.SEP.27	NEW SITE PLAN / CITY COMMENTS	DD
4	22.SEP.13	UPDATE PLANS PER NEW SITE PLAN	ME/VE/CB
3	22.JUL.05	ADD PARK LANDSCAPE PLAN	CB
2	22.MAY.31	NEW SITE PLAN	MM
1	21.APR.08	NEW SITE PLAN	MM

CLIENT:

PROJECT:

**RESIDENTIAL DEV.**  
16651 & 16681 20TH AVENUE  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 21.FEB.22 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: MM  
DESIGN: MM  
CHKD: MCY

**L17**

OF 19





# INTER-OFFICE MEMO

---

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

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

DATE: **February 27, 2024** PROJECT FILE: **7824-0032-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 16611, 16651, & 16681 - 20 Avenue**

## NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Provide sanitary sewer capacity analysis downstream of the subject application, and resolve any capacity constraints.
- Provide additional on-site storm water retention in lieu of drainage corridor as required.

## REZONE/SUBDIVISION

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

- Dedicate 12.5 metres along 21 Avenue;
- Dedicate 25.0 metres for 20A Avenue;
- Dedicate 20.0 metres for 167 Street;
- Dedicate 5.1 metres along 20 Avenue;
- Dedicate 15.0 metres along 166 Street;
- Register necessary SRWs for all frontages.

### *Works and Services*

- Construct all road frontages;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

## DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.  
Manager, Development Services  
RH

Department: **Planning and Demographics**  
Date: **February 27, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **24 0032 00**

The proposed development of **194** 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>	143
---	-----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	93
Secondary School =	50
<b>Total Students =</b>	<b>143</b>

<b>Current Enrolment and Capacities:</b>	
<b>Jessie Lee Elementary</b>	
Enrolment	401
Operating Capacity	411
# of Portables	1
<b>Earl Marriott Secondary</b>	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

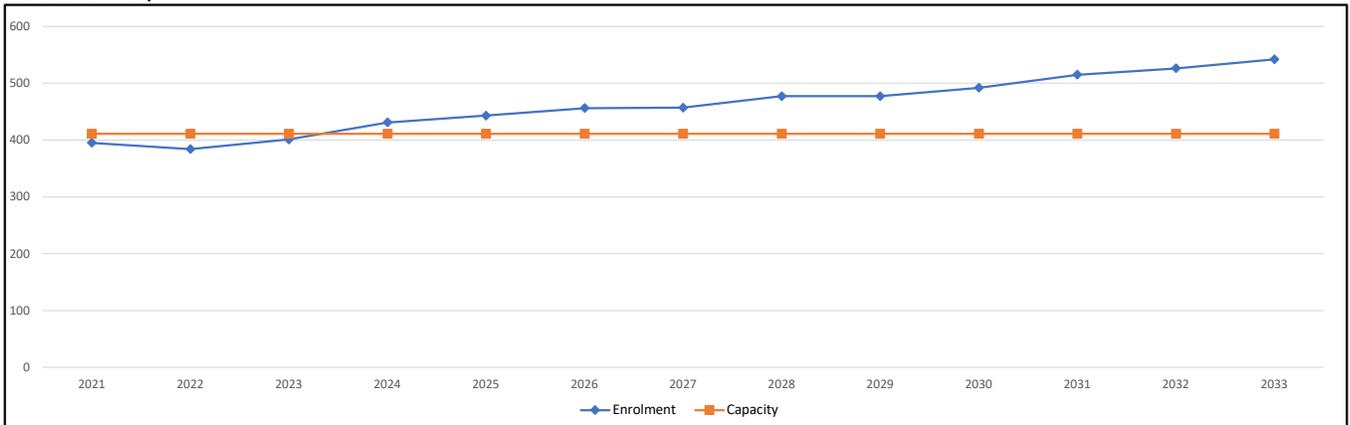
**Summary of Impact and Commentary**

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.

Actual enrollment at Jessie Lee Elementary has grown modestly the past five years which also has one portable. The 10-year projections support continuing growth at a similar modest pace. Currently there are no capital expansion requests for Jessie Lee Elementary.

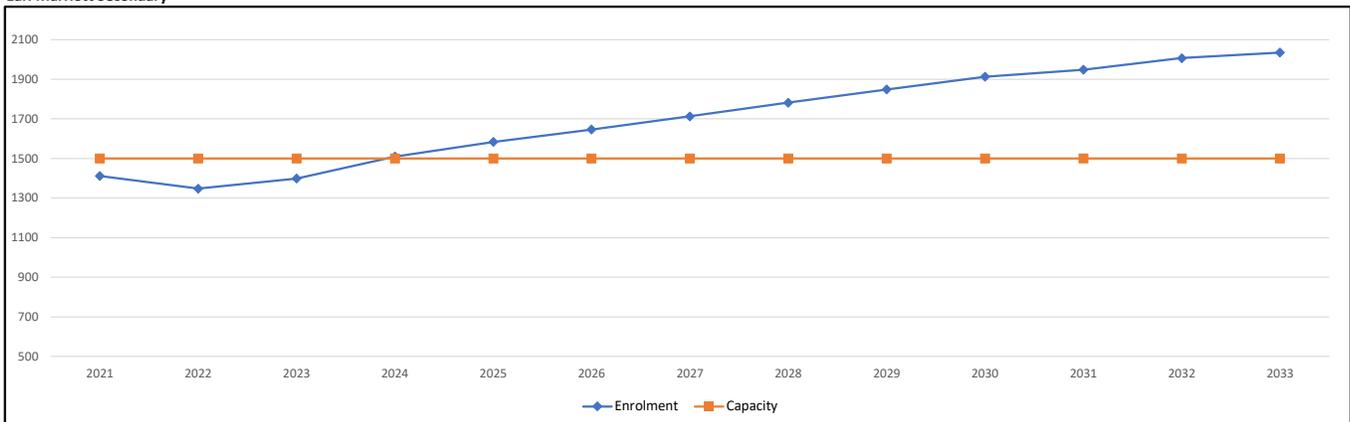
Earl Marriott Secondary experience some relief with the opening of Grandview Secondary. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

**Jessie Lee 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.

**Earl Marriott 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.









CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0032-00

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: 000-447-951  
 Lot 18 North East Quarter Section 13 Township 1 New Westminster District Plan 25366  
 16611 - 20 Avenue

Parcel Identifier: 008-790-418  
 Lot 19 Section 13 Township 1 New Westminster District Plan 25366  
 16651 - 20 Avenue

Parcel Identifier: 031-084-818  
 Lot A Section 13 Township 1 New Westminster District Plan Epp99681  
 16681 - 20 Avenue

(the "Land")

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

Parcel Identifier:

---

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

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

In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum setbacks are varied as follows:

- (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
  - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
  - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;
  - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
  - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3,4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
  - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
  - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
  - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.
5. The siting of buildings and structures shall be in accordance with the drawing numbered Schedule A (the "Drawing") which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

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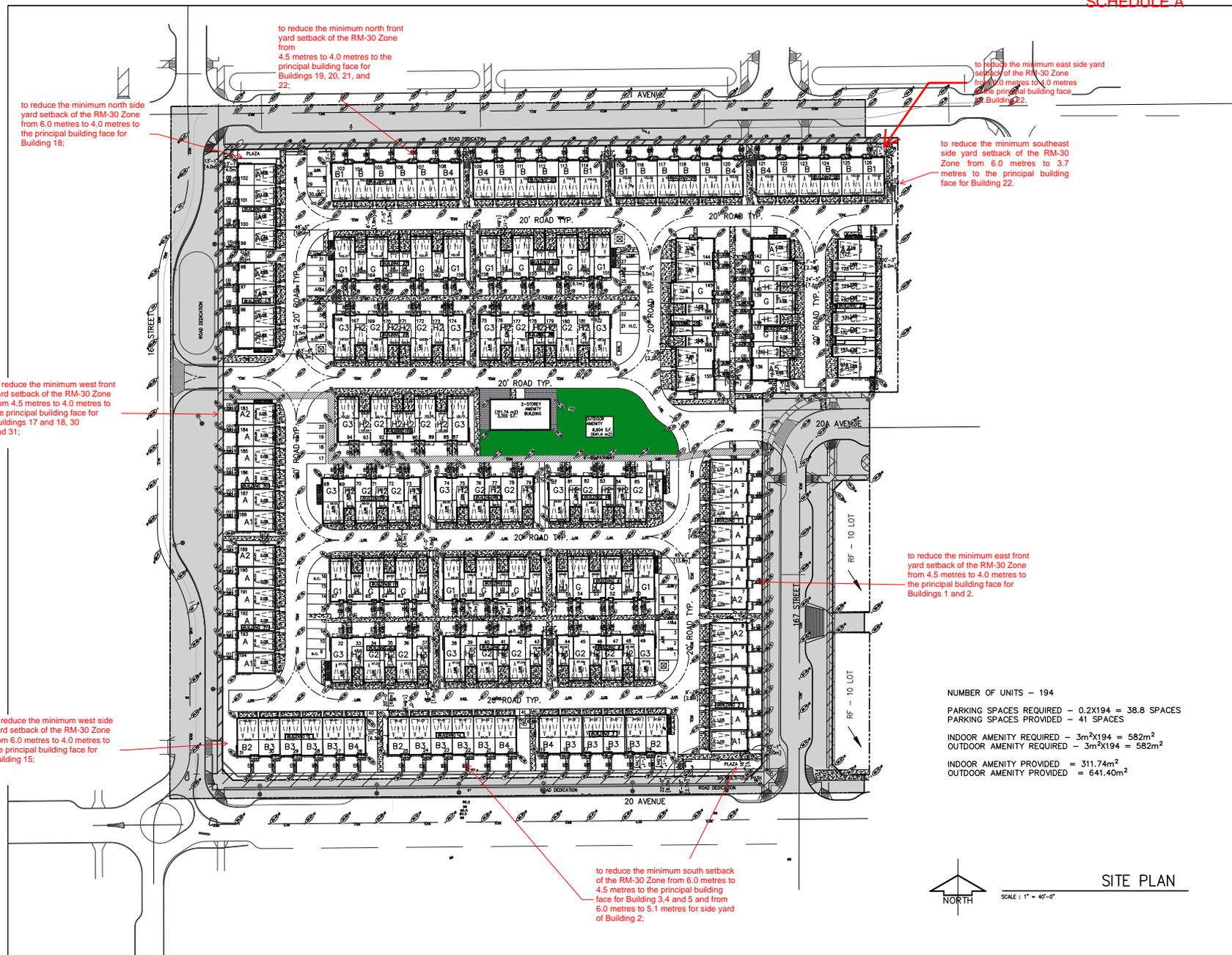
Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli

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ISSUED FOR	ISSUED DATE	BY	DATE	ISSUE
PROVIDED FOR PER		L.F.L.	13.02.2022	1
		H.S.B.	20.02.2024	2



to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

NUMBER OF UNITS - 194  
 PARKING SPACES REQUIRED - 0.2X194 = 38.8 SPACES  
 PARKING SPACES PROVIDED - 41 SPACES  
 INDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 OUTDOOR AMENITY REQUIRED - 3m<sup>2</sup>X194 = 582m<sup>2</sup>  
 INDOOR AMENITY PROVIDED = 311.74m<sup>2</sup>  
 OUTDOOR AMENITY PROVIDED = 641.40m<sup>2</sup>

DESIGN : MARATHON HOMES SUNNYSIDE LTD.  
 DRAWN :  
 DATE : 09.16.2022  
 SCALE : 1" = 40'-0"

PROJECT : 16611, 16651 & 16681 - 20TH AVENUE  
 SHEET NO. CONCEPTUAL SITE PLAN

**barnett denbek**

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

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



SITE PLAN

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15062	AC-1.0