

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0063-00

Planning Report Date: May 9, 2022

**PROPOSAL:**

- Development Permit
- Development Variance Permit

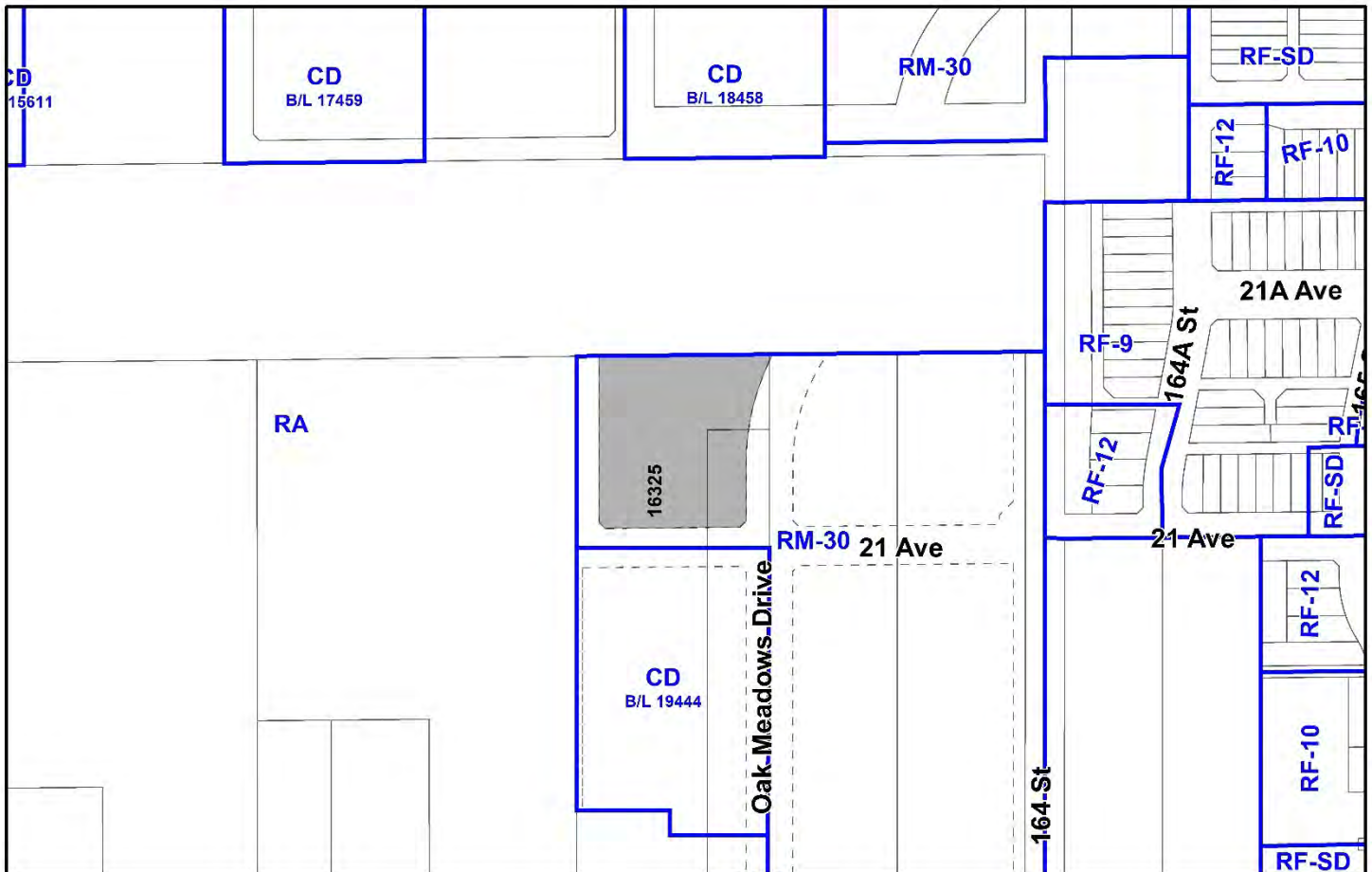
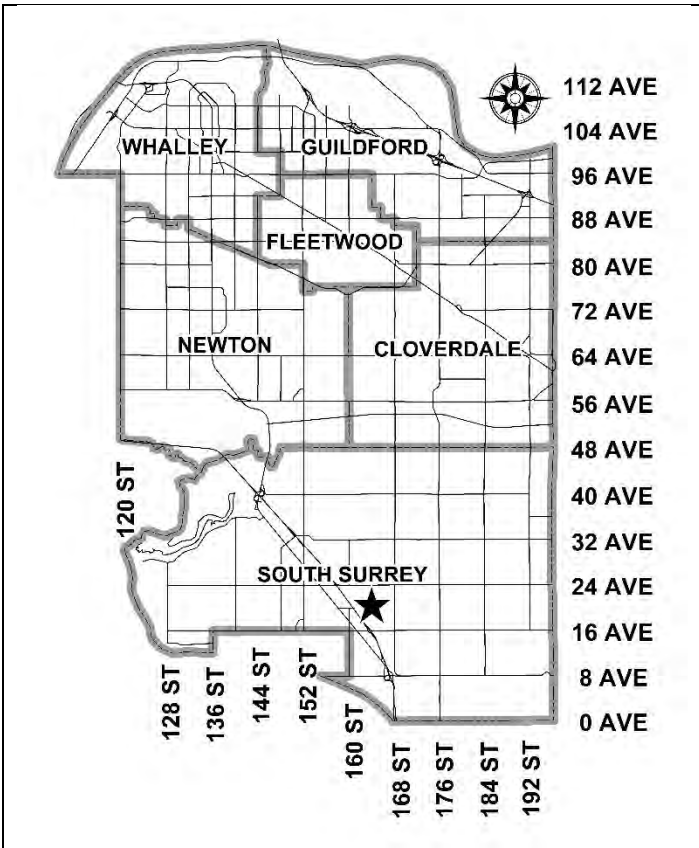
to permit the development of 45 townhouse units.

**LOCATION:** 16325 - 21 Avenue

**ZONING:** RM-30

**OCF DESIGNATION:** Urban

**NCP DESIGNATION:** Multiple Residential 30-45 upa



## RECOMMENDATION SUMMARY

- 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

- Proposing to vary the setback requirements of the RM-30 Zone.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Multiple Residential 30 – 45 u.p.a. designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.
- Under previous Development Application No. 7911-0219-00, the subject site was rezoned, subdivided and a General Development Permit was issued. Application No. 7911-0219-00, which contained the first phase of this townhouse site (at 2070 Oak Meadows Drive), was approved by Council on April 6, 2020. The subject proposal is the applicant's fourth phase of the overall project.
- The proposed buildings achieve an attractive architectural built form. The street interface has been designed to a high quality to achieve a positive urban experience between the buildings and the public realm.
- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights NCP and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The reduced setbacks on the east, south and west sides of the property are interfacing with the street. The north setback is for a side-unit condition and currently the property to the north is a vacant parcel.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0063-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7918-0063-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principle building face, and to allow two sets of risers within the setback area;
  - (b) to reduce the minimum east street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face, and to allow a maximum of 9 risers within the setback area;
  - (c) to reduce the minimum south front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 8 risers within the setback area; and
  - (d) to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 7 risers within the setback area.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) registration of a shared access and maintenance easement between the subject site and 16355 – 21 Avenue (File No. 7918-0063-00) for shared use of the indoor amenity building proposed at 16355 – 21 Avenue.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant parcel	Multiple Residential 30-45 upa	RM-30
North:	Large acreage single family/farm parcel	Multiple Residential 30-45 upa	RA
East (Across Oak Meadows Drive):	Vacant parcel, under Development Application No. 7918-0062-00 (has approval to draft Development Permit) for townhouses	Multiple Residential 15-25 upa	RM-30
South (Across 21 Avenue):	Townhouse project under construction	Multiple Residential 30-45 upa	CD (By-law No.
West (Across 163 Street):	Vacant parcel, under Development Application No. 7918-0187-00 (pre-Council) for townhouses	Multiple Residential 30-45 upa	RA

**Context & Background**

- The 6,905 square metre subject site is located at 16325 – 21 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. The subject site is designated Multiple Residential 30-45 upa in the Sunnyside Heights NCP and is zoned "Multiple Residential 30 Zone" (RM-30).
- The subject parcel was created under Development Application No. 7911-0219-00, which was completed in April 2020. Application No. 7911-0219-00 was a larger rezoning and subdivision application which created 4 townhouse parcels. Under the original application, a detailed Development Permit was done for the Phase 1 townhouse parcel at 2070 Oak Meadows Drive, with a General Development Permit for the other 3 townhouse parcels. The subject site is Phase 4 of the overall townhouse concept envisioned under Development Application No. 7911-0219-00.
- Under Development Application No. 7911-0219-00, the various items associated with the rezoning were secured, including the Servicing Agreement, road and drainage corridor dedications, and the Restrictive Covenant to secure the Public Art contribution. The Affordable Housing contribution is not applicable as Development Application No. 7911-0219-00 was in process prior to the introduction of the Affordable Housing Policy. Tier 1 Community Amenity Contributions (CACs) are also not applicable to this site as Development Application No. 7911-0219-00 received Third Reading prior to the introduction of the Community Amenity Contribution Policy.



**DEVELOPMENT PROPOSAL**

**Planning Considerations**

- The applicant is proposing:
  - A Form and Character Development Permit to permit 45 townhouse units; and
  - A Development Variance Permit to vary the setback provisions of the "Multiple Residential 30 Zone" (RM-30).

	Proposed
<b>Lot Area</b>	
Site Area:	6,905 sq.m.
<b>Number of Lots:</b>	1
<b>Building Height:</b>	11.3 metres
<b>Unit Density:</b>	65 uph (26.5 upa)
<b>Floor Area Ratio (FAR):</b>	0.89
<b>Floor Area</b>	
Residential:	6,139 sq.m. (excluding garages)
<b>Residential Units:</b>	
2-Bedroom:	8
3-Bedroom:	37
Total:	45

**Referrals**

Engineering: The Engineering Department has no objection to the proposal, as the Engineering servicing requirements were completed under Development Application No. 7911-0219-00.

School District: **The School District has advised that there will be approximately 20 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

12 Elementary students at Edgewood Elementary School  
 5 Secondary students at Grandview Heights Secondary School

(Appendix II)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2024.

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Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	No concerns.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

### Transportation Considerations

- The applicant is proposing one vehicular access from 21 Avenue to the south.

### 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 Multiple Residential designation in the Official Community Plan (OCP).

#### Themes/Policies

- The proposed development complies with the following themes and policies in the OCP (staff comments are provided italics):
  - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).  
*(The proposed development complies with the RGS designation.)*
  - A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order.  
*(The proposed development is within the Sunnyside Heights Neighbourhood Concept Plan.)*

- 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

*(The townhouse units along Oak Meadows Drive, 21 Avenue and 163 Street are oriented to the street.)*

## Secondary Plans

### Land Use Designation

- The subject site is designated Multiple Residential 30-45 upa in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

### Themes/Objectives

- The proposal provides direct pedestrian access from street-fronting units to the sidewalk and reduces the setback to the street to provide "eyes on the public realm". Building facades are articulated and the character of the individual units is reinforced.

## Zoning By-law

- The subject site was rezoned from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) under previous Development Application No. 7911-0219-00.
- The table below provides an analysis of the development proposal in relation to the requirements of the RM-30 Zone and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	75 uph	65 uph
<b>Floor Area Ratio:</b>	1.00	0.89
<b>Lot Coverage:</b>	45%	31%
<b>Yards and Setbacks</b>		
North (rear yard):	6.0m	4.0m for two buildings and to allow two sets of risers the setback area.
East (Oak Meadows Drive):	6.0m	4.0m and up to 9 risers with the setback area.
South (21 Avenue):	4.5m	4.0m and up to 8 risers within the setback area.
West (163 Street):	4.5m	4.0m and up to 7 risers within the setback area.
<b>Height of Buildings</b>		
Principal buildings:	13m	11.3m
Accessory buildings:	4.5m	n/a
<b>Amenity Space</b>		

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Indoor Amenity:	135 sq.m.	The proposed 334 m <sup>2</sup> shares indoor amenity building at 16355 – 21 Avenue (File 7918-0062-00) exceeds the Zoning By-law requirement.
Outdoor Amenity:	135 sq.m.	The proposed 135 m <sup>2</sup> meets the Zoning By-law requirement.
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	90	90
Residential Visitor:	9	9
Total:	99	133
Tandem (%):	50% permitted	28 (31%)

### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principle building face, and to allow two sets of risers within the setback area;
  - to reduce the minimum east street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face, and to allow a maximum of 9 risers within the setback area;
  - to reduce the minimum south front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 8 risers within the setback area; and
  - to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 7 risers within the setback area.
- The proposed east, south and west setbacks achieve a more urban, pedestrian streetscape in accordance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.

- The applicant is keeping the main floor elevation of the units generally between 0.6 metres and 1.2 metres of the sidewalk elevation, in keeping with the Official Community Plan (OCP) Design Guidelines, as this provides a sense of separation between the private and public realms. The number of risers referenced in the variance is the maximum number permitted – the number of risers is generally less than the maximum, as the buildings step with the grade along the street.
- The proposed north setback variance is for side-of-unit for Buildings 1, 6, 7 and 9. The interface is a side-of-unit interface, not a rear yard interface, and the site to the north is currently a vacant parcel. The set of risers on the north side of the site are between the drive aisle elevation and the main floor townhouse elevation, which has a raised interior yard space. The risers will be screened by landscaping along the northern property line.
- Staff support the requested variances to proceed for consideration.

### **Capital Projects Community Amenity Contributions (CACs) and Affordable Housing Strategy**

- Tier 1 Capital Plan Project Community Amenity Contributions (CACs) and the Affordable Housing contribution are requirements of the rezoning process. The subject application is for Development Permit and Development Variance Permit only. The rezoning for the subject site was done under previous Development Application No. 7911-0219-00.

### **Public Art Policy**

- Under Development Application No. 7911-0219-00, the applicant registered a Public Art Restrictive Covenant on the subject site to ensure collection of the Public Art contribution.

### **PUBLIC ENGAGEMENT**

- A Development Proposal Sign was installed originally on May 10, 2019 and re-installed on April 11, 2022. Staff have received no comments.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character. The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP, the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and the General Development Permit approved under Development Application No. 7911-0219-00.
- The proposed development consists of 9 buildings containing a total of 45 townhouse units. The number of units within individual buildings ranges from 2 to 6. The proposed units range in size from 118 square metres to 154 square metres. Of the 45 proposed units, 14 units are proposed to have tandem parking, with the other 31 units having a side-by-side garage.

- The site plan reflects an effort to orient buildings towards the abutting streets (Oak Meadows Drive, 21 Avenue and 163 Street) to provide an attractive interface with the public realm. In addition, all of the street-fronting units contain active living space on the ground floor, doors facing the street and a walkway connecting each residence to the street, which will promote interaction with the public realm.
- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the stepping of the buildings.
- The proposed high quality exterior materials include hardie panels (white, gray, brown, and beige) on street-facing facades, with some use of vinyl siding (white, grey, brown, and beige) on interior elevations. The use of alternating blue, red and grey doors provides an accent of colour. Asphalt shingles (gray) are proposed for the roof.

### Indoor Amenity

- The Zoning By-law requires that 135 square metres (4,910 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing a 334 square metres (5,145 sq.ft.) indoor amenity building on the property to the west at 16355 – 21 Avenue (Development Application No. 7918-0062-00), which is also currently being developed by the applicant. The proposed amenity space will be shared as it is in excess of the Zoning By-law requirements for indoor amenity space for the subject project and for Development Application No. 7918-0062-00. The applicant is required to register a shared access and maintenance easement between the subject site and 16355 – 21 Avenue (File No. 7918-0062-00) to secure this shared amenity space arrangement.
- The proposed indoor amenity building at 16355 – 21 Avenue is proposed to have three levels. The ground floor will have a kitchen area, a lounge area and washroom. The second floor has a large lounge area with a fireplace. The partially covered and enclosed third floor area offers semi-outdoor space, with a barbeque, fireplace, and seating areas.

### Outdoor Amenity

- The applicant is proposing to provide 135 square metres of outdoor amenity space, which meets the requirements of the Zoning By-law. The outdoor amenity area is centrally located on the site. The amenity area contains a children's play area, an outdoor ping pong table, and outdoor seating.

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. Corner plazas with benches are proposed in the southwest and southeast corners of the site to enhance the public realm.
- A 1.4 metre high entry sign identifying the name of the development is proposed adjacent to the vehicular entryway along 21 Avenue. Decorative stamped concrete is proposed at the vehicular site entrance. Porous unit pavers are proposed for the visitor parking spaces.

- No fences are proposed along the road frontages as the applicant is using landscaping and steps up to doorways to demarcate the private realm from the public realm. A 1.8 metre high cedar fence is proposed along the north property line.

## TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	7	7	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>56</b>	
<b>Total Retained and Replacement Trees</b>		<b>56</b>	

- The Arborist Assessment states that there seven (7) existing trees on the site, all of which are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, 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. This will require a total of 7 replacement trees on the site. The applicant is proposing 56 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maples, dogwood, spruce, and aspen.
- In summary, a total of 56 trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix II. School District Comments
- Appendix III. Development Variance Permit No. 7918-0063-00
- Appendix IV. Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

KB/cm











1 SITE PLAN LOT 1

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NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.01.19	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
27.02.19	RE-ISSUED FOR DP
27.03.19	RE-ISSUED FOR DP
30.04.19	RE-ISSUED FOR DP
04.04.22	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP



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**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA  
AT THE BOROUGHS  
LOT 1**  
16385 21 AVENUE  
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1:250	PROJECT NO.:	830

SHEET TITLE:  
**SITE PLAN (NW)**

REVISION NO.:	SHEET NO.:
-	A1.00.3

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1 STREETScape 163 STREET  
SCALE 1/8" = 1'-0"

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12.03.20	RE-ISSUED FOR DP
02.04.20	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP

SEAL

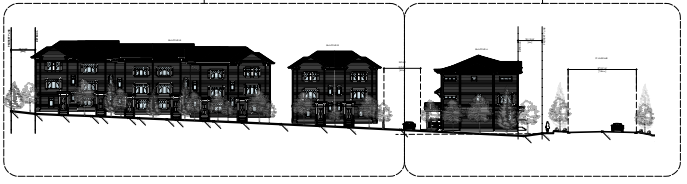
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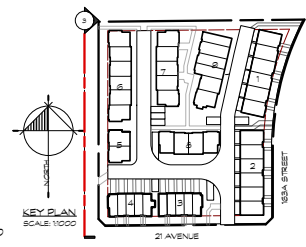
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2 STREETScape 163 STREET  
SCALE 1/8" = 1'-0"



3 STREETScape 163 STREET  
SCALE 1/32" = 1'-0"



NOTE:  
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PROJECT  
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LOT 1**  
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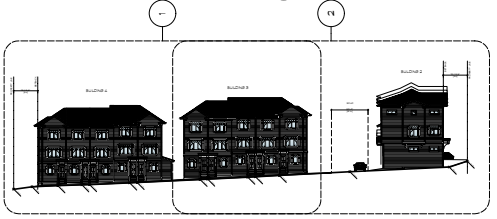
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1 STREETScape - 21 AVENUE



2 STREETScape - 21 AVENUE

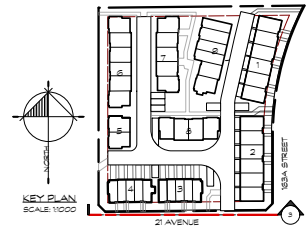


3 STREETScape - 21 AVENUE

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--- NATURAL GRADE  
 --- ROAD BEYOND



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30.04.20	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP



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**21 AVENUE**

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16325 21 AVENUE  
SURREY, BC

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SHEET TITLE:  
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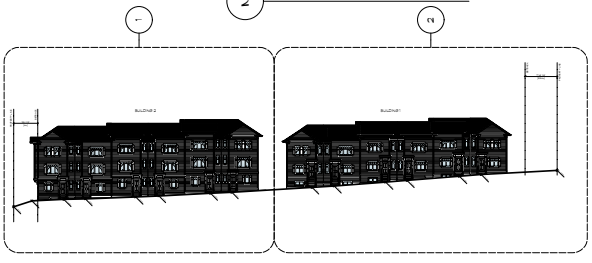
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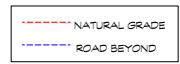
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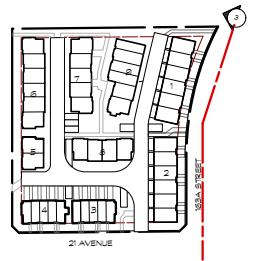
3 STREETScape 163A STREET

NOTE:  
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NOTE:  
FOR COLOR SCHEME REFER TO  
ELEVATION SHEETS



KEY PLAN  
SCALE: 1/200





**A** ASPHALT SHINGLES  
OWENS CORNING  
ONYX BLACK

**B** HORIZONTAL HARDIE PLANK (STANDARD)  
ARCTIC WHITE  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - FROST)

**C** HORIZONTAL HARDIE PLANK  
NIGHT GRAY  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (PREMIUM) (MITTEN COLLECTION - SAPPHIRE BLUE)

**D** HARDIE TRIM  
BM - CC-30 - OXFORD WHITE  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - FROST WHITE)

**E** HARDIE TRIM  
NIGHT GRAY  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - SAPPHIRE BLUE)

**F** WOOD TRIMS, FASCIAS, SOFFITS,  
& DECORATIVE LOUVRES  
BENJAMIN MOORE  
CC-30 - OXFORD WHITE

**G** WINDOW SHUTTERS  
BENJAMIN MOORE  
2133-10 - ONYX

**H** PREFINISHED ALUMINUM  
RAILINGS  
BLACK

**J** CONCRETE

**K** DOUBLE GLAZED  
VINYL WINDOWS  
WHITE

**SCHEME 1**

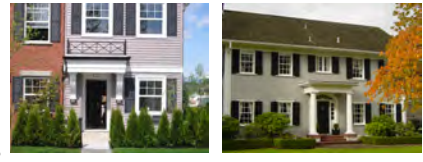
**L** ENTRY DOORS  
FIBERGLASS  
BENJAMIN MOORE  
A\_ 2133-10 - ONYX  
B\_ 2060-10 - SYMPHONY BLUE

**M** BACK DOORS  
BENJAMIN MOORE  
A\_ 2133-10 - ONYX  
B\_ CC-30 - OXFORD WHITE

**N** GARAGE DOORS  
BENJAMIN MOORE  
CC-30 - OXFORD WHITE

**P** PREFINISHED ALUMINUM  
GUTTERS & DOWNSPOUTS  
STANDARD BLACK

**BUILDING CHARACTER**



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28.07.18	RE-ISSUED FOR DP
12.03.17	RE-ISSUED FOR DP
30.04.12	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP

SEAL

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15TH FLOOR  
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CANADA V6E 2M6  
TEL: (604) 687-4741

**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA  
AT THE BOROUGHS  
LOT 1**  
16325 21 AVENUE  
SURREY, BC















DRAWN: C.E. CHECKED BY: S.M.  
SCALE: 1/50 PROJECT NO: 830  
SHEET TITLE:  
**MATERIAL BOARD  
SCHEME 1**

REVISION NO: - SHEET NO: **A2.00.1**



FILE: 16325 21 AVENUE - 16325 21 AVENUE - 16325 21 AVENUE - 16325 21 AVENUE



<b>A</b>		<b>ASPHALT SHINGLES</b> ONYX CORNING ONYX BLACK	<b>F</b>		<b>WOOD TRIMS, FASCIAS, SOFFITS, &amp; DECORATIVE LOUVRES</b>  BENJAMIN MOORE BM CC-30 - OXFORD WHITE	<b>L</b>		<b>ENTRY DOORS</b> FIBERGLASS BENJAMIN MOORE A _ 2133-10 - ONYX B _ 2080-10 - RASPBERRY TRUFFLE
<b>B</b>		<b>HORIZONTAL HARDIE PLANK (STANDARD)</b> COBBLE STONE  NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - BONE)	<b>G</b>		<b>WINDOW SHUTTERS</b> BENJAMIN MOORE 2133-10 - ONYX	<b>M</b>		<b>BACK DOORS</b> BENJAMIN MOORE A _ 2133-10 - ONYX B _ CC-30 - OXFORD WHITE
<b>C</b>		<b>HORIZONTAL HARDIE PLANK (STANDARD)</b> AGED PEWTER  NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - STRATUS)	<b>H</b>		<b>PREFINISHED ALUMINUM RAILINGS</b> BLACK	<b>N</b>		<b>GARAGE DOORS</b> BENJAMIN MOORE BM CC-30 - OXFORD WHITE
<b>D</b>		<b>HARDIE TRIM</b> BM CC-30 - OXFORD WHITE  NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - FROST WHITE)	<b>J</b>		<b>CONCRETE</b>	<b>P</b>		<b>PREFINISHED ALUMINUM GUTTERS &amp; DOWNSPOUTS</b> STANDARD BLACK
<b>E</b>		<b>HARDIE TRIM</b> AGED PEWTER  NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - STRATUS)	<b>K</b>		<b>DOUBLE GLAZED VINYL WINDOWS</b> WHITE			

## SCHEME 2

## BUILDING CHARACTER

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12.03.19	RE-ISSUED FOR DP
30.04.20	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP

SEAL



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ARCHITECTURE

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

**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA AT THE BOROUGHS LOT 1**  
16325 21 AVENUE  
SURREY, BC

DRAWN: C.B.	CHECKED BY: S.M.
SCALE: 1/50	PROJECT NO: 830
SHEET TITLE: <b>MATERIAL BOARD SCHEME 2</b>	

REVISION NO: -	SHEET NO: <b>A2.00.2</b>
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**A** ASPHALT SHINGLES  
OWENS CORNING  
ONYX BLACK



**B** HORIZONTAL HARDIE PLANK (STANDARD)  
KHAKI BROWN  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (MITTEN COLLECTION - BROWNSTONE)



**C** HORIZONTAL HARDIE PLANK  
RICH ESPRESSO  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL SIDING (PREMIUM) (MITTEN COLLECTION - ROCKAWAY GRAY)



**D** HARDIE TRIM  
BM - CC-30 - OXFORD WHITE  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - FROST WHITE)



**E** HARDIE TRIM  
RICH ESPRESSO  
NOTE: NON STREET / TRAIL FACING ELEVATIONS TO BE VINYL TRIM (MITTEN COLLECTION - ROCKAWAY GRAY)



**F** WOOD TRIMS, FASCIAS, SOFFITS & DECORATIVE LOUVRES  
BENJAMIN MOORE  
CC-30 - OXFORD WHITE



**G** WINDOW SHUTTERS  
BENJAMIN MOORE  
2133-10 - ONYX



**H** PREFINISHED ALUMINUM RAILINGS  
BLACK



**J** CONCRETE




**K** DOUBLE GLAZED VINYL WINDOWS  
WHITE




**SCHEME 3**

**L** ENTRY DOORS  
FIBERGLASS  
BENJAMIN MOORE  
A\_ 2133-10 - ONYX  
B\_ 2080-10 - RASPBERRY TRUFFLE



**M** BACK DOORS  
BENJAMIN MOORE  
A\_ 2133-10 - ONYX  
B\_ CC-30 - OXFORD WHITE



**N** GARAGE DOORS  
BENJAMIN MOORE  
CC-30 - OXFORD WHITE



**P** PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS  
STANDARD BLACK



**BUILDING CHARACTER**



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14.04.22	RE-ISSUED FOR DP

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**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA AT THE BOROUGHES LOT 1**  
18325 21 AVENUE  
SURREY, BC

DRAWN: C.B.	CHECKED BY: S.M.
SCALE: 1:50	PROJECT NO.: 830

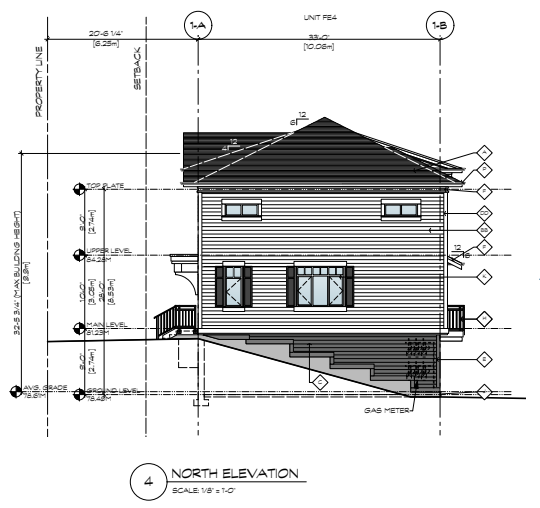
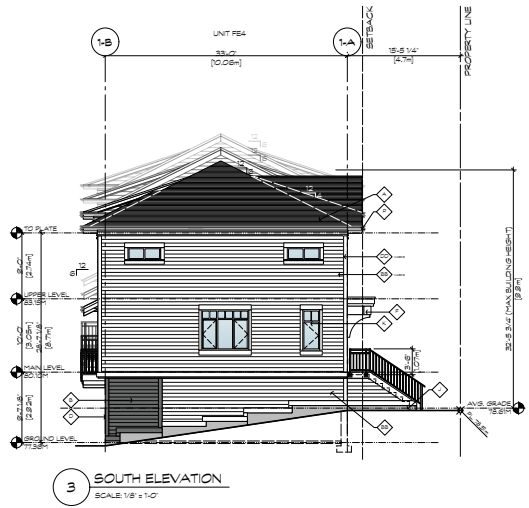
SHEET TITLE:  
**MATERIAL BOARD SCHEME 3**

REVISION NO.: -	SHEET NO.: A2.00.3
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PH: BOB LANGRISH/STREETSIDE DEVELOPMENTS. PHOTO: BOB LANGRISH/STREETSIDE DEVELOPMENTS

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**STREETSIDE**  
DEVELOPMENTS

A QUALICO Company

PROJECT  
**CHELSEA AT THE BOROUGHS LOT 1**

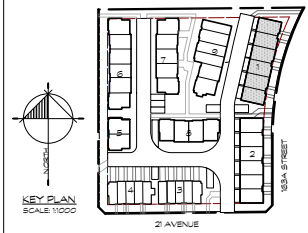
16325 21 AVENUE  
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.  
SCALE: 1/8" = 1'-0" PROJECT NO: 230  
SHEET TITLE:  
**BUILDING 1 ELEVATIONS**

REVISION NO: - SHEET NO: **A2.01.3**

**SCHEME 1**  
COLOUR & MATERIAL LEGEND

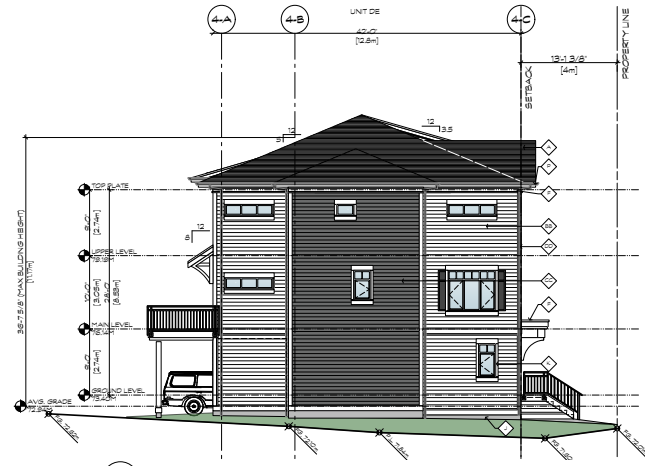
◇ ARNALD BRICKS, OWENS CORNING ONYX BLACK	◇ TR-5, FASCAS, SORTIS, LOUVRES BM 00-67 - CE HST
◇ VINYL SONGS - MITTEN COLLECTION - SATIN GRAY	◇ WINDOW SHUTTERS BM 234-30 - IRON MOUNTAIN
◇ HARDE SONGS - ARCTIC WHITE	◇ PREFINISHED ALUMINUM PAULING - BLACK
◇ VINYL SONGS - MITTEN COLLECTION - SAPPHIRE BLUE	◇ CONCRETE
◇ HARDE SONGS - NIGHT GRAY	◇ DOUBLE GLAZED VINYL WINDOWS - WHITE
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◇ ENTRY DOORS - FIBERGLASS (1) BM 233-10 - ONYX (2) BM 206-10 - BYSPHONY BLUE BACK DOORS
◇ HARDE TRIM - BM - 00-00 - ONYX WHITE	◇ (1) 233-10 - ONYX (2) BM 00-00 - ONYX WHITE
◇ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◇ GARAGE DOORS BM 00-67 - CE HST
◇ HARDE TRIM - NIGHT GRAY	◇ PREFINISHED ALUMINUM BUTTERS & DOWNPOUTS - BLACK



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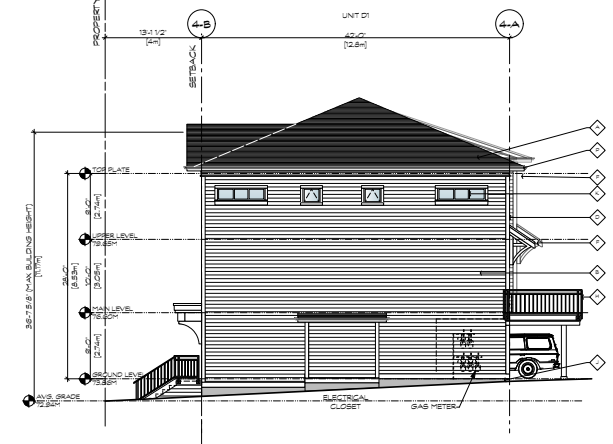
1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



3 WEST ELEVATION - 163 STREET  
SCALE 1/8" = 1'-0"



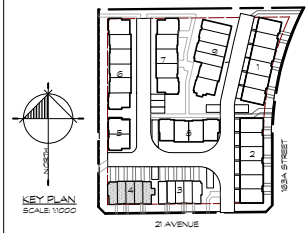
2 SOUTH ELEVATION - 21 AVENUE  
SCALE 1/8" = 1'-0"



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

**SCHEME 1  
COLOUR & MATERIAL LEGEND**

◇ ALUMINUM SHINGLES - OWENS CORNING ONYX BLACK	◇ TRIMS, FASCIAS, SORTS, LOUVRES BM - CC-07 - CE HST
◇ VINYL SONGS - MITTEN COLLECTION - SATIN GRAY	◇ WINDOW SHUTTERS BM 234-30 - RON MOUNTAIN
◇ HARDE SONGS - ARCTIC WHITE	◇ PREFINISHED ALUMINUM PAULING - BLACK
◇ VINYL SONGS - MITTEN COLLECTION - SAPPHIRE BLUE	◇ CONCRETE
◇ HARDE SONGS - NIGHT GRAY	◇ DOUBLE GLAZED VINYL WINDOWS - WHITE
◇ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◇ ENTRY DOORS - FIBERGLASS (1) BM 233-10 - ONYX (2) BM 206-10 - STYPPHONY BLUE BACK DOORS
◇ HARDE TRIM - BM - CC-30 - ONFORD WHITE	◇ (1) 233-10 - ONYX (2) BM 206-30 - ONFORD WHITE
◇ VINYL TRIM - MITTEN COLLECTION - SAPPHIRE BLUE	◇ GARAGE DOORS BM CC-07 - CE HST
◇ HARDE TRIM - NIGHT GRAY	◇ PREFINISHED ALUMINUM BUTTERS & DOWNSPUTS - BLACK



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14.04.22	RE-ISSUED FOR DP

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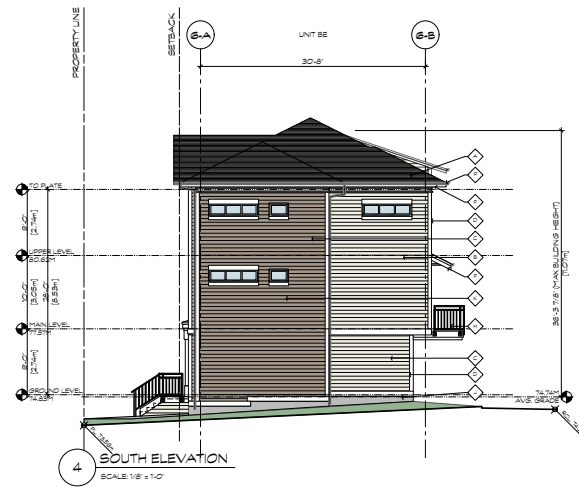
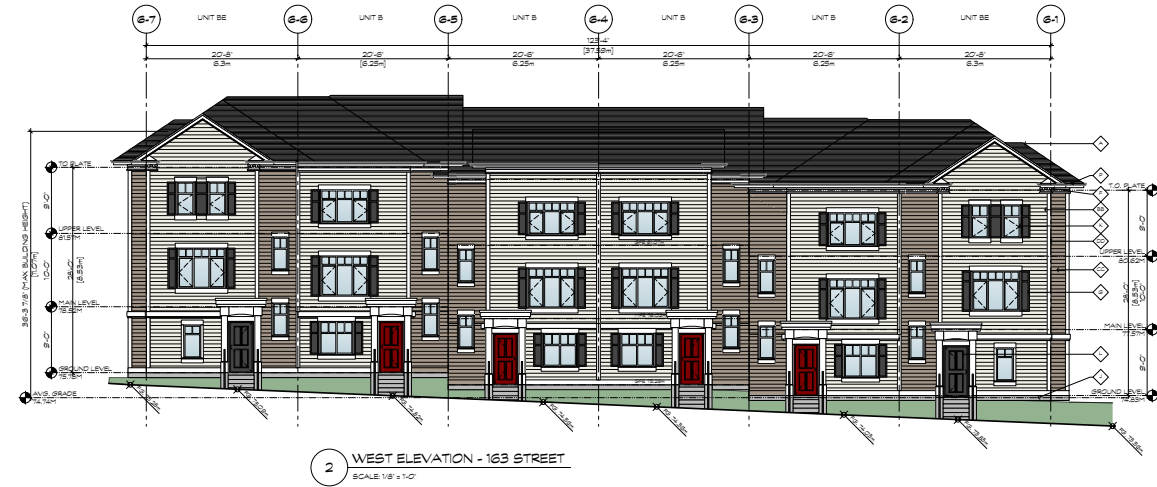
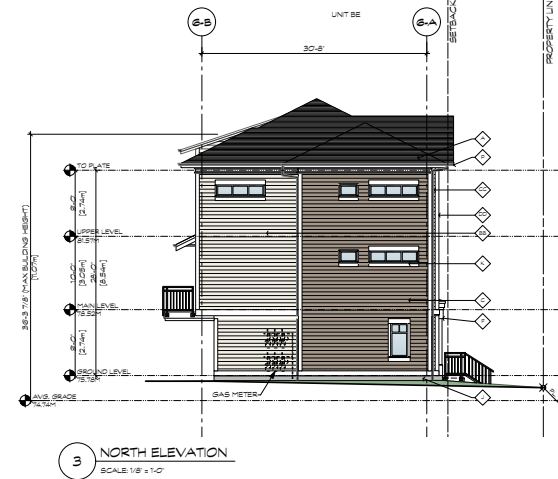
**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA AT THE BOROUGHS LOT 1**  
16325 21 AVENUE  
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1/8" = 1'-0"	PROJECT NO.:	830
SHEET TITLE: <b>BUILDING 4 ELEVATIONS</b>			

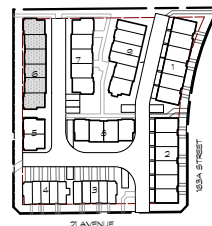
REVISION NO.:	SHEET NO.:
-	<b>A2.04.2</b>





**SCHEME 2  
COLOUR & MATERIAL LEGEND**

◊ ASPHALT SHINGLES: OWENS CORNING ONYX BLACK	◊ TRIMS, FASCIAS, SOFFITS, LOUVERES BY GC-30 - ONYX WHITE
◊ VINYL SIDING - MITTEN COLLECTION - BONE	◊ WINDOW SHUTTERS BY 2133-10 - ONYX
◊ HARDIE SIDING - COBBLESTONE	◊ PREFINISHED ALUMINUM PAINTS - BLACK
◊ VINYL SIDING - MITTEN COLLECTION - STRATUS	◊ CONCRETE
◊ HARDIE PLANK - AGED PEWTER	◊ DOUBLE GLAZED VINYL WINDOWS - WHITE
◊ VINYL TRIM - MITTEN COLLECTION - FROST WHITE	◊ ENTRY DOORS - FIBERGLASS 1) BY 2133-10 - ONYX 2) BY 2133-10 - RASPBERRY TRUFFLE BLACK DOORS
◊ HARDIE TRIM - BY GC-30 - ONYX WHITE	◊ 2133-10 - ONYX
◊ VINYL TRIM - MITTEN COLLECTION - STRATUS	◊ BY GC-30 - ONYX WHITE
◊ HARDIE TRIM - AGED PEWTER	◊ PREFINISHED ALUMINUM BUTTERS & DOWNSPOUTS - BLACK



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14.04.22	RE-ISSUED FOR DP



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TEL: (604) 687-4741

**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHELSEA  
AT THE BOROUGHS  
LOT 1**  
16325 21 AVENUE  
SURREY, BC

DRAWN: C.E. CHECKED BY: S.M.  
SCALE: 1/8" = 1'-0" PROJECT NO: 230  
SHEET TITLE:  
**BUILDING 6  
ELEVATIONS**

REVISION NO: - SHEET NO: **A2.06.3**



Issues No.	Description	Date
1	Issued for Development Permit	2/15/2018
2	Issued for DP Review	2/19/2018
3	Re-issued for Development Permit	2/19/2018
4	Re-issued for Development Permit	2/23/2018
5	Re-issued for Development Permit	2/27/2018
6	Re-issued for Development Permit	2/28/2018
7	Re-issued for Development Permit	2/28/2018

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Project Title: **Chelsea at The Boroughts**  
16355 21 Avenue, Surrey BC  
Drawing Title: **Lot 1 - Layout and Materials Plan**

Issues No.	Description	Date
1	Issued for Development Permit	2/15/2018
2	Issued for DP Review	2/19/2018
3	Re-submitted for Development Permit	2/19/2018
4	Re-submitted for Development Permit	2/27/2018
5	Re-submitted for Development Permit	2/28/2018
6	Re-submitted for Development Permit	2/28/2018
7	Re-submitted for Development Permit	2/28/2018



Symbol	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
<b>Trees</b>					
Ac	17	Acer circinatum	Vine Maple	2.5m ht., 8-8.8, max. 3 stems	
AcO	10	Acer palmatum	Japanese Maple	6m cal., 2.5m ht., WB	
AcPO	1	Acer palmatum 'Oaksaku'	Oaksaku Japanese Maple	6m cal., 2.5m ht., WB	
AcS	1	Acer rubrum	Red Maple	6m cal., WB	
AcSS	1	Acer rubrum 'Scarlet Sentinel'	Scarlet Sentinel Red Maple	6m cal., WB	
CKC	1	Cornus kousa	Sailor	6m cal., WB	
CKC	1	Cornus kousa 'Sailor'	Sailor	6m cal., WB	
CKC	1	Cornus amomifolia	Sweetgum	6m cal., WB	
PK	1	Paeonia tremuloides	Trembling Aspen	6m cal., WB	
SK	12	Stewartia pseudocornellia	Japanese Stewartia	6m cal., WB	
SK	1	Styrax japonicus	Japanese Snowbell	6m cal., WB	Single Trunk
<b>Shrubs</b>					
CK	32	Berberis thunbergii 'Concord'	Concord Japanese Barberry	#2 root	
CK	1	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3 root	
CK	47	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 root	
CKV	12	Ceanothus thyrsiflorus 'Victoria'	Victoria Lilac	#3 root	
CK	1	Cholusa ternata	Mexican Orange	#3 root	
CKC	1	Cholusa ternata 'Sundance'	Sundance Mexican Orange	#3 root	
CK	6	Cornus alba 'Siamensis'	Variegated Dogwood	#3 root	
CK	6	Cornus sericea 'Kelsey'	Kelsey Dogwood	#2 root	
CK	6	Caultheria sibirica	Sailor	#2 root	*Native
CK	1	Hydrangea macrophylla 'Amethyst'	Amethyst Hydrangea	#5 root	
CK	1	Hydrangea macrophylla 'Blue Bells'	Blue Bells Hydrangea	#5 root	
CK	1	Hydrangea macrophylla 'Blue Bird'	Blue Bird Hydrangea	#5 root	
CK	1	Juniperus squamata 'Blue Star'	Blue Star Juniper	#2 root	
CK	1	Kalmia latifolia	Common Nandina	#2 root	
CK	1	Phytocarpus opulifolius 'Diablo'	Diablo Ninespark	#3 root	
CK	1	Prunus laurocerasus 'Oro Lakemart'	Oro Lakemart Laurel	#3 root	
CK	1	Prunus laurocerasus 'Reynolds'	Reynolds Laurel	#3 root	Hydrangea
CK	1	Rhododendron 'Bow Belle'	Bow Belle Rhododendron	#3 root	
CK	1	Rhododendron 'Hino Crimson'	Hino Crimson Azalea	#3 root	
CK	1	Rhododendron 'Snow Lady'	Snow Lady Rhododendron	#3 root	
CK	1	Rhododendron 'Unique'	Unique Rhododendron	#3 root	
CK	1	Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#3 root	
CK	1	Sarcococca nana	Japanese Sweet Box	#3 root	
CK	1	Skimmia japonica	Japanese Skimmia	#3 root	
CK	1	Skimmia japonica 'Rubell'	Rubell Skimmia	#3 root	
CK	1	Skimmia japonica 'Fino Light'	Fino Light Skimmia	#3 root	
CK	1	Skimmia japonica 'Walburna'	MAGIC CARPET Skimmia	#3 root	
CK	1	Taxus media 'Hill'	Hill Yew	#4 ft.	Hydrangea
CK	1	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	6' ht., 8-8.8	Hydrangea
<b>Groundcovers, Vines, Ferns, Perennials and Grasses</b>					
AcO	1	Azoreum arvense 'Dorset'	Golden Variegated Sweet Flag	#1 root	
A	1	Alchemilla mollis	Lady's Mantle	#1 root	white flower colour
A	1	Aspidistra japonica 'Duskyland'	Duskyland Aspidistra	#1 root	
A	1	Carex morrowii 'Ice Dance'	Ice Dance Carex	#1 root	
A	1	Carex obovata 'Sweetest'	Sweetest Carex	#1 root	

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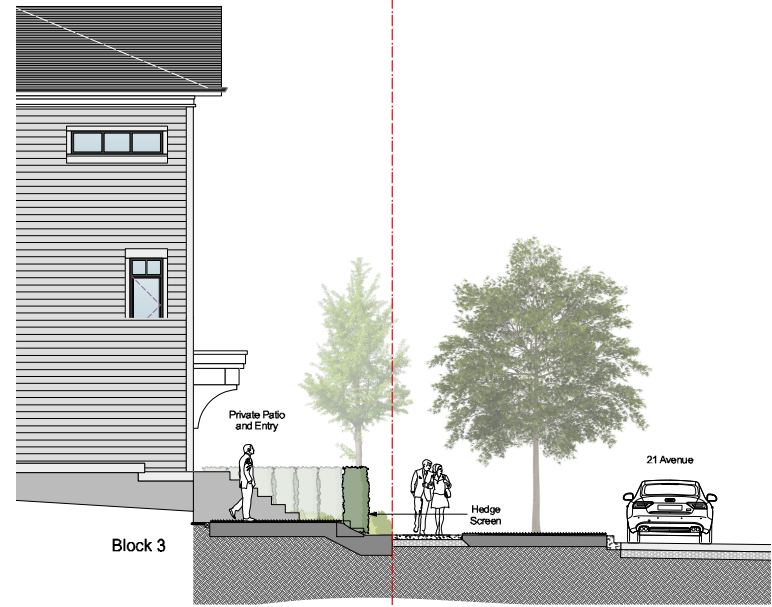




Issues No.	Description	Date
1	Issued for Development Permit	2/12/2018
2	Issued for DP Review	2018/05/14
3	Re-issued for Development Permit	2018/09/27
4	Re-issued for Development Permit	2021/03/12
5	Re-issued for Development Permit	2022/04/12
6	Re-issued for Development Permit	2022/05/03



1 Block 6  
1:50  
Hedges to be 0.90m High (per Lot 1 Item 17)



2 Block 3 at 21 Avenue  
1:50  
Hedges to be 0.90m High (per Lot 1 Item 17)



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Client:

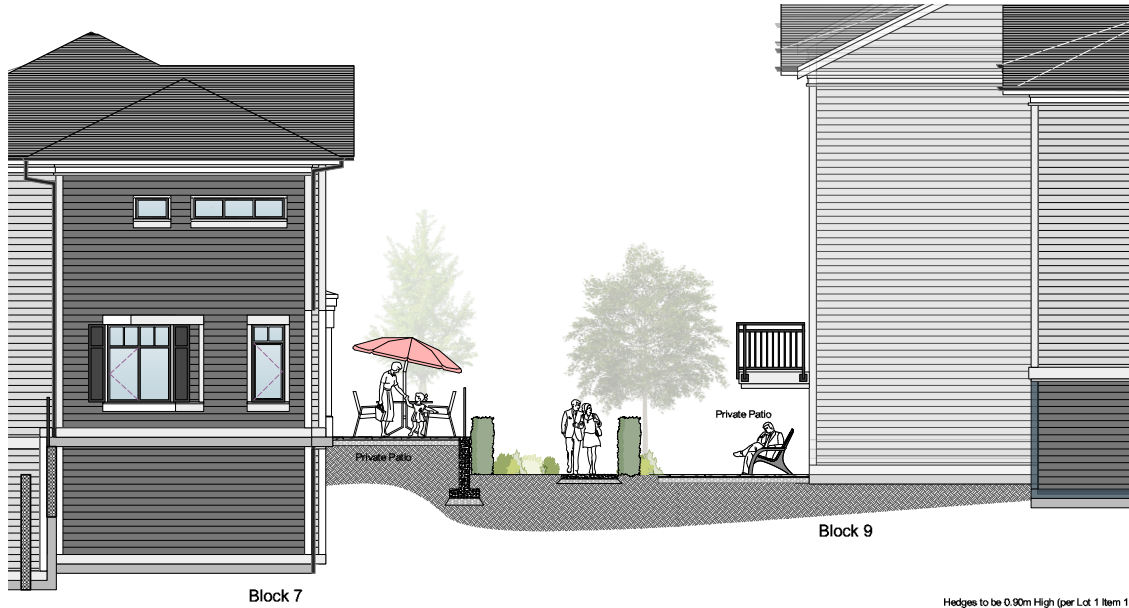


Project Title:  
**Chelsea at  
The Boroughs**

16325 21 Avenue, Surrey BC

Drawing Title:  
**LOT 1 -  
Illustrative Sections**





Hedges to be 0.90m High (per Lot 1 Item 17)

4 Courtyard between Block 7 and 8  
1:50



Issues	No.	Description	Date
	1	Issued for Development Permit	2/12/2018
	2	Issued for DP Review	2018/05/14
	3	Re-issued for Development Permit	2018/09/27
	4	Re-issued for Development Permit	2021/03/12
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	6	Re-issued for Development Permit	2022/05/03

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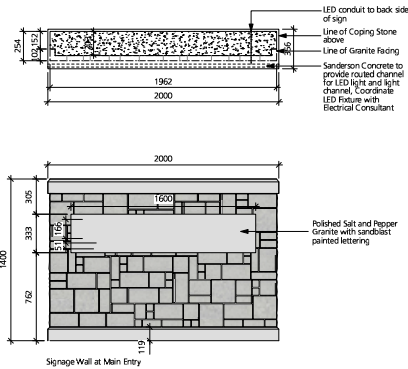
Client:



Project Title: Chelsea at The Boroughs

16325 21 Avenue, Surrey BC

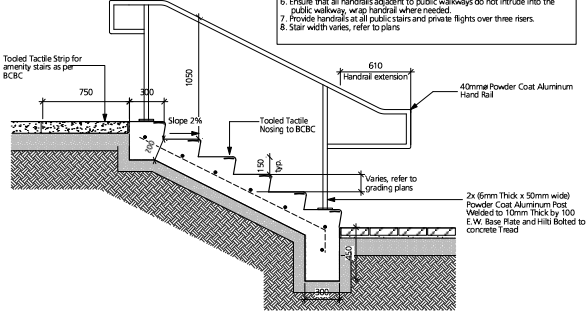
Drawing Title: LOT 1 - Illustrative Sections



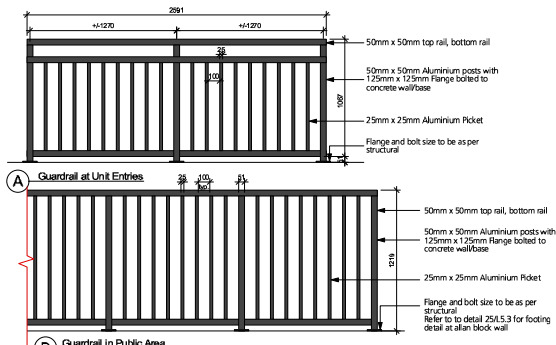
11 Brick Clad Signage Wall  
1:20

**NOTE:**

- All railings and guards to meet current Building Code.
- Provide engineered shop drawings for review by landscape architect.
- Shop drawings to be based on as built information.
- All railings to be powder coat finish and metal finishes to match architectural connector to verify all dimensions before fabrication.
- All welded connections to be ground smooth.
- Ensure that all handrails adjacent to public walkways do not intrude into the public walkway, wrap handrail where needed.
- Provide handrails at all public stairs and private flights over three risers.
- Stair width varies, refer to plans.



12 CIP Concrete Stair  
1:20



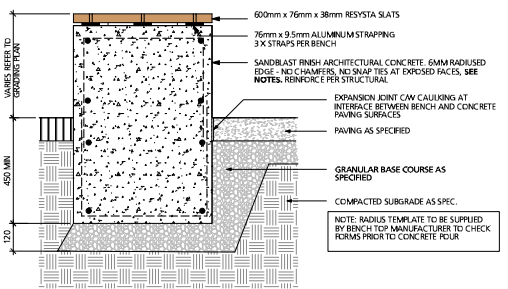
**Note:**

- All railings to be powder coat black finish and metal finishes to match architectural.
- Provide engineered shop drawings for review by landscape architect.
- Shop drawings to be based on as built information.
- All railings and guards to meet current Building Code.
- Guardrail to slope with top of wall. Pickets and posts to be vertical.

13 Guardrail  
1:20

**310 SERIES**

14 Bench by Maglin  
1:20



15 Concrete Bench with Wood Top  
1:20

**SANDERSON CONCRETE INC.**

PROJECT: PING PONG TABLE

DESIGNED BY: JAVI ARREDONDO

DATE: 2024-05-14

PROJECT NO: 24-0002

PROJECT LOCATION: 1132 EAST BROADWAY, VANCOUVER, BC V5T 1V9

PROJECT CONTACT: PERRY AND ASSOCIATES



**KOMPAN** Let's play

PCM0007 Music Play Panel, Red, Wood Posts

The Music Panel offers sensory stimulation with a great sound effect and is suitable for children with special needs.

Product Line	Traditional
Category	Traditional
Age Range	3-6+
Total Height (CM)	75

**KOMPAN** Let's play

BL400158 Junior Spica

The Junior Spica is a large, colorful play structure with a slide and a climbing wall. It is suitable for children with special needs.

Product Line	Traditional
Category	Specialty
Age Range	2-6
Total Height (CM)	200

**KOMPAN** Let's play

NR0407 Forest Shop

A play structure with a roof and a small shop area, suitable for children with special needs.

Product Line	Organic
Category	Playhouses
Age Range	2-6
Total Height (CM)	200

**Issues**

No.	Description	Date
1	Issued for Development Permit	2/12/2018
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Project Title: Chelsea at The Boroughs

16325 21 Avenue, Surrey BC

Drawing Title: Lot 1 Landscape Details



April 29, 2022

**Planning**

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

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

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0063 00 (updated April 2022)

**SUMMARY**

The proposed 45 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	12
Secondary Students:	5

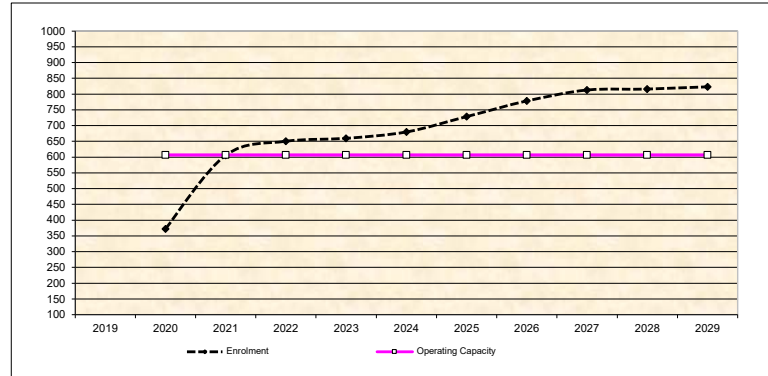
**September 2021 Enrolment/School Capacity**

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

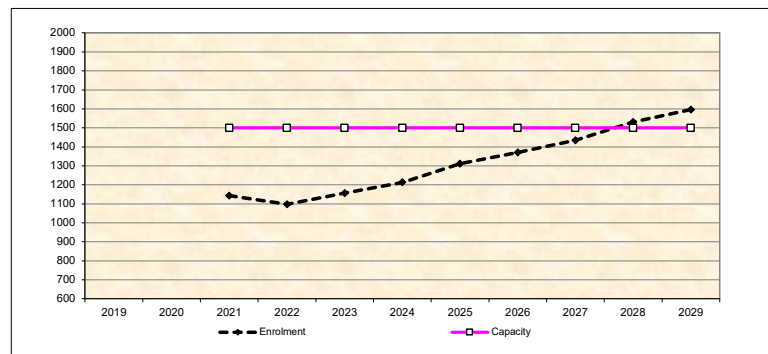
<b>Projected population of school-age children for this development:</b>	20
--	----

**Population:** The projected population of children aged 0-19 Impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Edgewood Elementary**



**Grandview Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0063-00

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: 031-086-047  
Lot 1 Section 13 Township 1 New Westminster District Plan EPP79513  
16325 - 21 Avenue

(the "Land")

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

- (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principle building face, and to allow two sets of risers within the setback area;
- (b) to reduce the minimum east street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face, and to allow a maximum of 9 risers within the setback area;
- (c) to reduce the minimum south front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 8 risers within the setback area; and
- (d) to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 7 risers within the setback area.

4. This development variance permit applies to 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

# Schedule A



Variance to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres for the principle building face, and to allow two sets of risers within the setback area.

Variance to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 7 risers within the setback area.

Variance to reduce the minimum east street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face, and to allow a maximum of 9 risers within the setback area.

Variance to reduce the minimum south front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 8 risers within the setback area.



1 SITE PLAN LOT 1

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REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
02.02.18	ISSUE FOR DP
22.07.18	RE-ISSUE FOR DP
14.02.19	DP REVIEW
24.02.19	RE-ISSUED FOR DP
21.02.20	RE-ISSUED FOR DP
12.03.21	RE-ISSUED FOR DP
30.04.21	RE-ISSUED FOR DP
04.03.22	RE-ISSUED FOR DP
14.04.22	RE-ISSUED FOR DP



**CICOZZI**  
ARCHITECTURE

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

**STREETSIDE**  
DEVELOPMENTS  
A QUALICO Company

PROJECT  
**CHelsea**  
AT THE BOROUGHs  
LOT 1  
16385 21 AVENUE  
SURREY, BC

DRAWN:	C.E.	CHECKED BY:	S.M.
SCALE:	1:250	PROJECT NO.:	830
SHEET TITLE: SITE PLAN (NW)			

REVISION NO.:	SHEET NO.:
-	A1.00.3

## TREE PRESERVATION SUMMARY

Surrey Project No.: 18-0063  
 Project Address: 16301 – 16367 20 Avenue, Surrey, BC  
 Consulting Arborist: Nick M<sup>c</sup>Mahon

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	<b>7</b>
<b>Bylaw Protected Trees to be Removed</b>	<b>7</b>
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	<b>0</b>
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      7 times 1 =    7	
All Other Bylaw Protected Trees at 2:1 ratio:            0 times 2 =    0	
TOTAL:	<b>7</b>
<b>Replacement Trees Proposed</b>	<b>56</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	<b>0</b>

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      0 times 1 =    0	
All Other Bylaw Protected Trees at 2:1 ratio:            0 times 2 =    0	
TOTAL:	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:



Nick M<sup>c</sup>Mahon, Consulting Arborist    Dated:    May 3, 2022

Direct: 604 812 2986  
 Email: nick@aclgroup.ca



**TREE MANAGEMENT DETAIL: LOT 1**

**PROTECTIVE BARRIER DETAIL - BAMBER**

**PROTECTIVE BARRIER DETAIL - BAMBER**

24" PIPED WOOD POST  
2" PVC PIPE  
1.5m CONC. SIDEWALK

**LEGEND OF SYMBOL**

EXISTING	PROPOSED	DESCRIPTION
—	—	UNDERGROUND TELEPHONE
—	—	UNDERGROUND B.C. HYDRO
—	—	STREET LIGHT & TRAFFIC SIGNAL U/G DUCTS
—	—	GAS MAIN
—	—	UTILITY POLE, UTILITY POLE WITH LIGHT
—	—	ORNAMENTAL STREET LIGHT - POST TOP
—	—	ORNAMENTAL STREET LIGHT - DAWIT
—	—	JUNCTION BOX
—	—	CONTOURS
—	—	TREE TO BE REMOVED
—	—	GRADES (M = MEET)
—	—	DIRECTION OF GRADING
—	—	MIN. SLAB ELEV. FOR SLAB ON GRADE OR MIN. ELEV. OF UNDERSIDE OF FLOOR JOISTS
—	—	STORM AND/OR SANITARY INVERT AT PL (PLUM)
—	—	DEPTH OF CONNECTION INVERT
—	—	STORM AND/OR SANITARY INVERT AT PL (PROP)
—	—	OVERHEAD HYDRO / TEL
—	—	UNDERGROUND HYDRO / TEL

**ENGINEER'S CERTIFICATION**

I, BRIAN ROONEY, PROFESSIONAL ENGINEER, IN GOOD STANDING IN AND FOR THE PROVINCE OF BRITISH COLUMBIA, HEREBY CERTIFY THAT THE WORKS AS HEREIN SET OUT ON THE ATTACHED DRAWINGS HAVE BEEN DESIGNED TO GOOD ENGINEERING STANDARDS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF SURREY DESIGN CRITERIA MANUAL, THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO), AND THE CITY OF SURREY STANDARD CONSTRUCTION DOCUMENTS (GENERAL CONDITIONS). I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR ANY DRAWINGS, ADOPTED BY THE CITY OF SURREY.

EXCEPTIONS TO CITY SPECIFICATIONS AND DESIGN MANUAL:

(SIGNATURE) (DATE)

(SIGNATURE) (DATE)

THE ENGINEERING DEPARTMENT ACKNOWLEDGES THE RECEIPT OF THE ATTACHED PLANS AND HAS GIVEN PERMISSION TO CONSTRUCTION PROVIDED PAYMENTS, SERVICE AGREEMENT AND RIGHT-OF-WAY REQUIREMENTS ARE PROVIDED TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.

(SIGNATURE) (DATE)

(SIGNATURE) (DATE)

**PROPOSED TOWNHOUSE DEVELOPMENT**

ADDRESS: LOT 1, 16301-16307 20 AVE SURREY BC

CLIENT: STRIBESIDE DEVELOPMENTS

CITY REF: [ ]

FILE NO: 16186

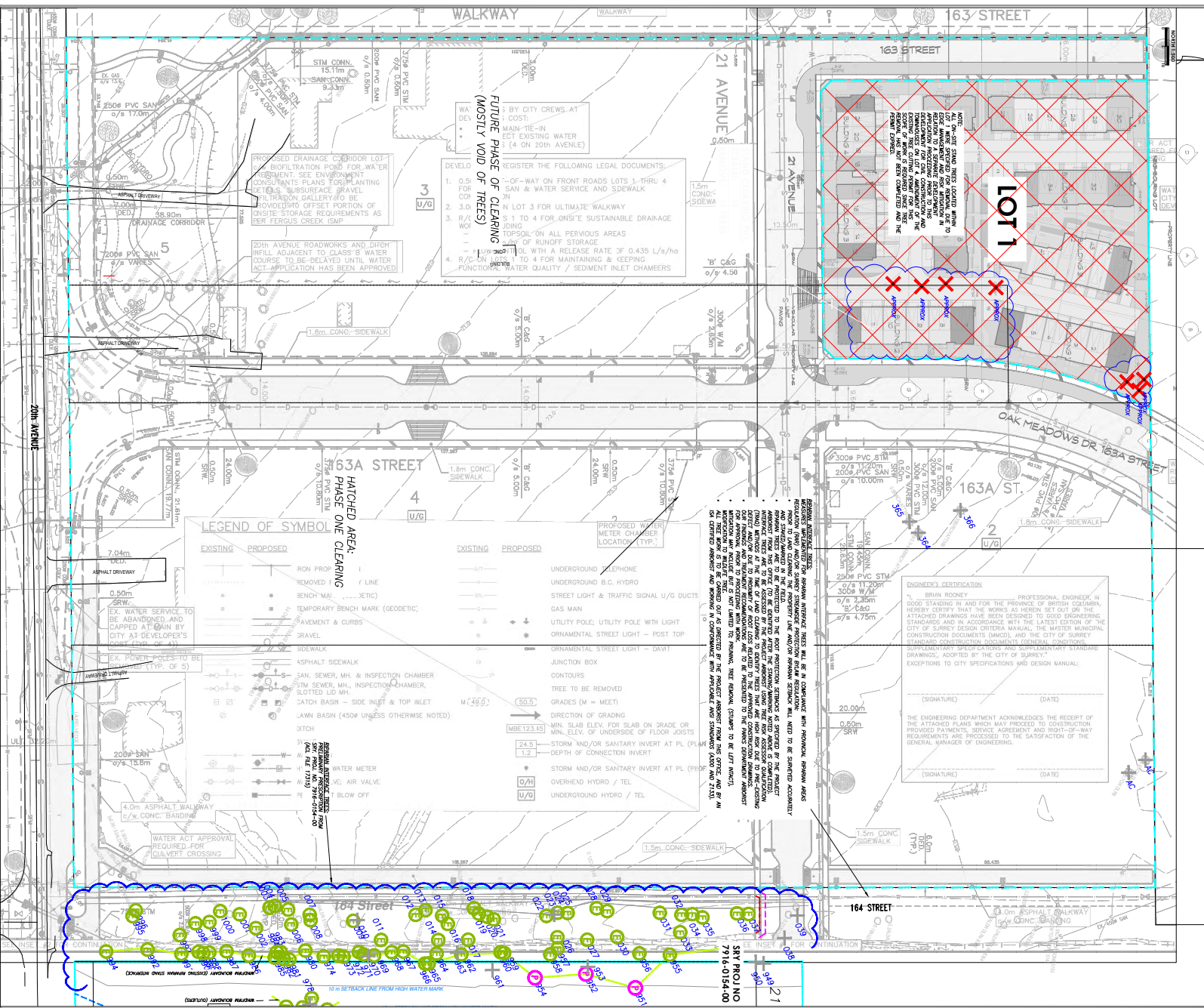
LOT SIZE: 22'33" x 114' [ ]

DATE: MAY 3, 2022

**ARBORTECH CONSULTING**

1010-1024 HEDGEWAY WAY RICHMOND BC V6X 4A6

TEL: 604-273-3400



**FUTURE PHASE OF CLEARING (MOSTLY VOID OF TREES)**

REGISTER THE FOLLOWING LEGAL DOCUMENTS:

- 0.5' OF WAY ON FRONT ROADS LOTS 1-THRU 4 SAN & WATER SERVICE AND SIDEWALK
- 3.4' OF WAY ON LOT 3 FOR ULTIMATE WALKWAY
- 1.5' TO 4' FOR ON-SITE SUSTAINABLE DRAINAGE TOPSOIL ON ALL PERVIOUS AREAS
- 4' OF RUNOFF STORAGE
- 1.5' TO 4' FOR MAINTAINING & KEEPING FUNCTIONAL WATER QUALITY / SEDIMENT INLET CHAMBERS

**PROPOSED DRAINAGE CORRIDOR LOT 1**

BIOFILTRATION POND FOR WATER TREATMENT. SEE ENVIRONMENTAL CONSULTANTS PLANS FOR PLANTING DETAILS, SUBSURFACE GRAVEL FILTRATION GALLERY TO BE COVERED BY CRIBS. PORTION OF ON-SITE STORAGE REQUIREMENTS AS PER FERUGIS CREEK ISMP.

**20th AVENUE ROADWORKS AND DRAINAGE**

INSTALL ADJACENT TO CLASS 2 WATER COURSE TO BE DELAYED UNTIL WATER ACT APPLICATION HAS BEEN APPROVED.

**LEGEND OF SYMBOL**

**EXISTING**

- DEAD ASPHALT DRIVEWAY
- 7.04m ASPHALT DRIVEWAY
- 0.50m ASPHALT DRIVEWAY
- EX. WATER SERVICE TO BE ABANDONED AND CAPPED AT MAIN BY CITY AT DEVELOPER'S RISK (TOP OF 41)
- EX. POWER POLES TO BE ABANDONED (TYP. OF 5)
- AVOIDING TYPICAL
- 4.0m ASPHALT WALKWAY 5% CONC. BANDING
- WATER ACT APPROVAL REQUIRED FOR EQUIVALENT CROSSINGS

**PROPOSED**

- IRON PROP. REMOVED
- TEMPORARY BENCH MARK (GEODETIC)
- AVENUE & CURBS
- GRAVEL
- SIDEWALK
- ASPHALT SIDEWALK
- SAN. SEWER, MH, & INSPECTION CHAMBER
- STM SEWER, MH, INSPECTION CHAMBER, SLOTTED LH MD
- CATCH BASIN - SIDE INLET & TOP INLET
- LAWN BASIN (4500 UNLESS OTHERWISE NOTED)
- WATER METER
- AIR VALVE
- BLOW OFF

**LEGEND OF SYMBOL**

**EXISTING**

- UNDERGROUND TELEPHONE
- UNDERGROUND B.C. HYDRO
- STREET LIGHT & TRAFFIC SIGNAL U/G DUCTS
- GAS MAIN
- UTILITY POLE, UTILITY POLE WITH LIGHT
- ORNAMENTAL STREET LIGHT - POST TOP
- ORNAMENTAL STREET LIGHT - DAWIT
- JUNCTION BOX
- CONTOURS
- TREE TO BE REMOVED
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- DIRECTION OF GRADING
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- STORM AND/OR SANITARY INVERT AT PL (PLUM)
- DEPTH OF CONNECTION INVERT
- STORM AND/OR SANITARY INVERT AT PL (PROP)
- OVERHEAD HYDRO / TEL
- UNDERGROUND HYDRO / TEL

**GENERAL UTILITY NOTES:**

ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

**PROPOSED WATER METER CHAMBER LOCATION (TYP.)**

**PROPOSED DRAINAGE CORRIDOR LOT 1**

**PROPOSED BIOFILTRATION POND FOR WATER TREATMENT**

**PROPOSED TOWNHOUSE DEVELOPMENT**

ADDRESS: LOT 1, 16301-16307 20 AVE SURREY BC

CLIENT: STRIBESIDE DEVELOPMENTS

CITY REF: [ ]

FILE NO: 16186

LOT SIZE: 22'33" x 114' [ ]

DATE: MAY 3, 2022

**ARBORTECH CONSULTING**

1010-1024 HEDGEWAY WAY RICHMOND BC V6X 4A6

TEL: 604-273-3400