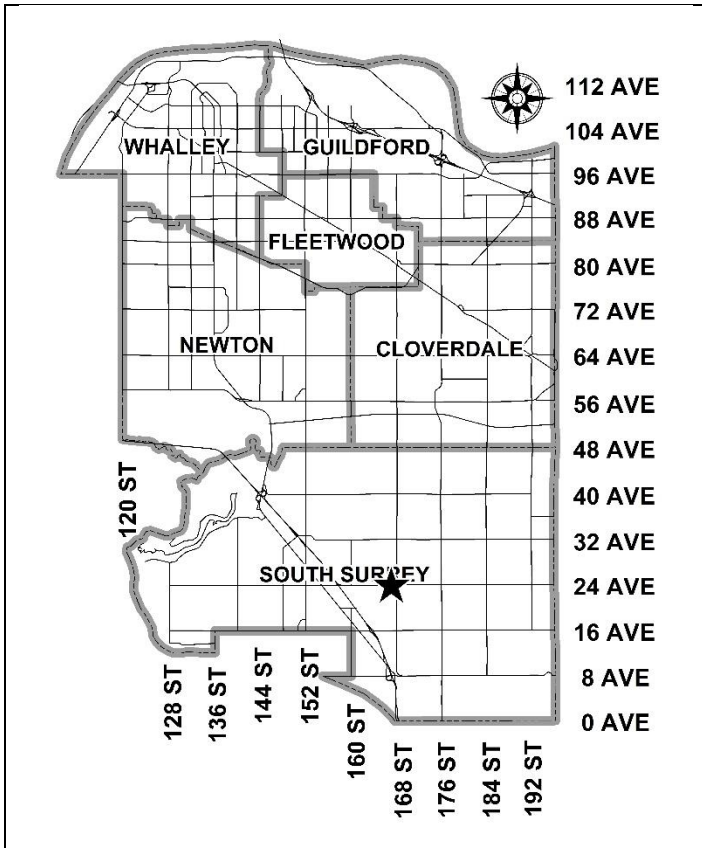


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0093-00

Planning Report Date: June 13, 2022



PROPOSAL:

- **OCP Amendment** from Commercial to Urban
- **NCP Amendment** from **Special Residential 15-25 upa** to **Multiple Residential 15-25 upa**
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

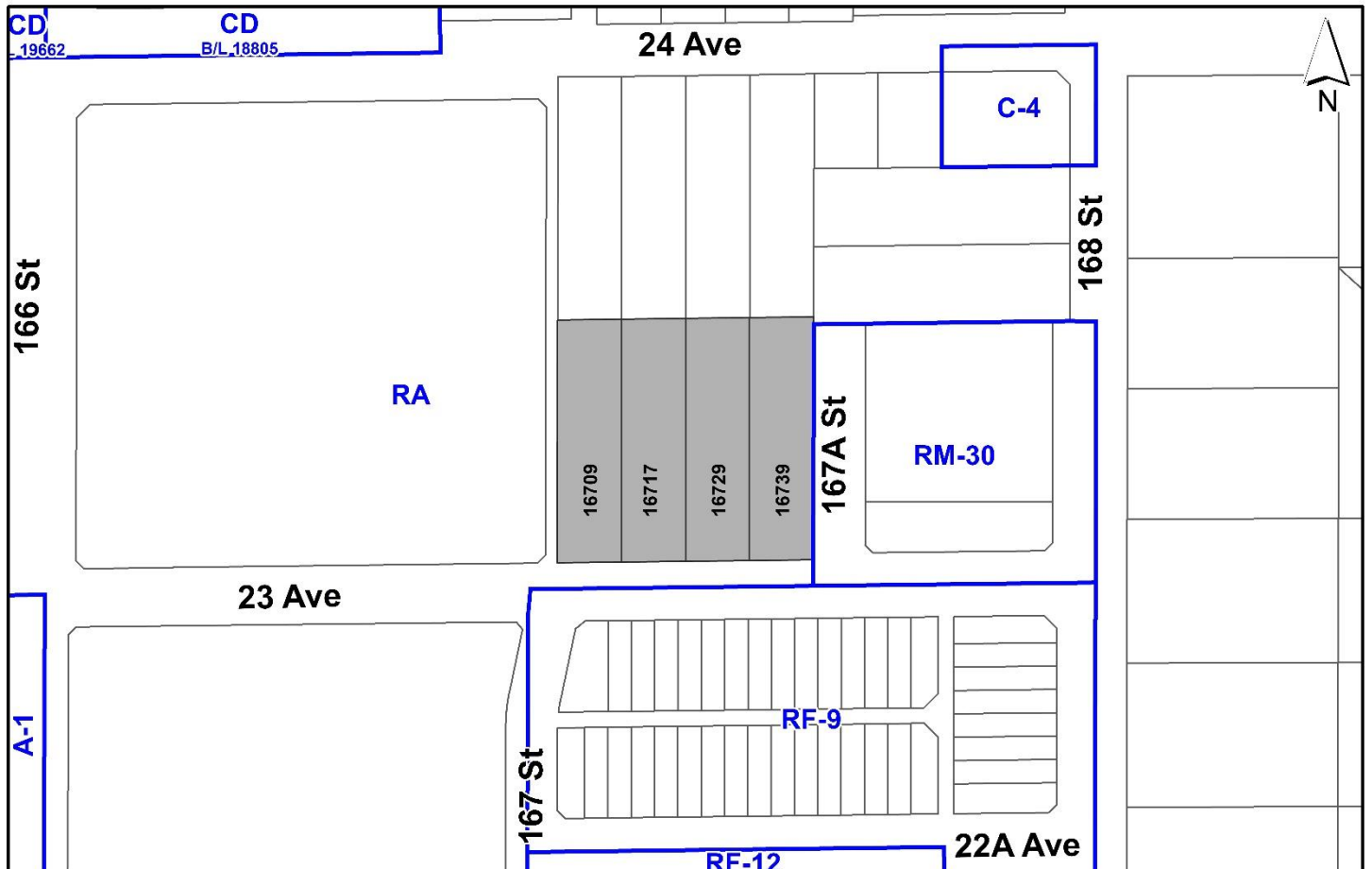
to permit the development of 45 townhouses.

LOCATION: 16739, 16729, 16717, and 16709 - 23 Avenue

ZONING: RA

OCP DESIGNATION: Commercial

NCP DESIGNATION: Special Residential 15-25 upa and Drainage Corridor 5 m



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- 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 "Commercial" designation of the Official Community Plan (OCP) only permits multi-unit residential when the ground-level uses are exclusively commercial. No commercial uses are proposed on the site. Therefore, an OCP amendment is required to change the designation from "Commercial" to "Urban".
- The applicant is not proposing any live-work units, so an NCP amendment is proposed to amenity the site from "Special Residential (15-25 upa)" to "Multiple Residential (15-25 upa)".
- Seeking variances for proposed building setbacks.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this part of Sunnyside Heights.
- The Sunnyside Heights Neighbourhood Concept Plan (NCP) encourages reduced setbacks along streets to encourage engagement with the public realm and surveillance over the public realm. As stated in the NCP, building setbacks of 4.0 metres to the front door of units are encouraged for street-fronting units.
- The proposed development complies with the land consolidation requirements outlined in the Sunnyside Heights NCP at this location.
- The removal of the requirement for "Special Residential" is consistent with the Council direction to remove the commercial component on the neighbouring development to the east of the subject site – Development Application No. 7916-0623-00.

-
- The proposed unit density, at 26.6 units per acre, is slightly higher than the 25 units per acre specified in the NCP designation. The unit density is higher due to the substantial road dedication being provided by the applicant, which amounts to approximately 26% of the site. Further, the proposal is still compliant with the RM-30 Zone with regard to unit density and Floor Area Ratio, and the site layout is efficient. The site functions well, the outdoor amenity is exceeded, there are no back-to-back units proposed and the majority of the units (82%) have side-by-side two-car garages. Given this, the intent of the NCP designation is being met.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0093-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7921-0093-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setbacks (east and west yard setbacks) of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face; and
 - (b) to reduce the minimum side yard flanking setbacks (north and south yard setbacks) of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face.
6. 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 road dedication plan 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (j) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
 - (k) 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.
7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Special Residential (15-25 upa)" to "Multiple Residential (15-25 upa)" (Appendix V), when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land.	Special Residential 15-25 upa and Drainage Corridor 5 m	RA
North:	4 acreage properties with single family homes, 2 of which are under Development Application No. 7918-0460-00, which is at Third Reading, to permit the development of 5 live-work townhouse units and 12 townhouse units.	Special Residential 15-25 upa and Drainage Corridor 5 m	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 167A Street):	Recently built townhouses, approved under Development Application No. 7916-0623-00.	Special Residential 15-25 upa and Drainage Corridor 5 m	RM-30
South (Across 23 Avenue):	Single family dwellings on small lots.	Low Density Residential 6-10 upa	RF-9
West:	South Surrey Operations Centre.	Civic Utility and Buffer	RA

Context & Background

- The subject site consists of four (4) properties located on 23 Avenue, west of 167A Street. The site is approximately 0.93 hectares (2.3 acres) in area and is designated "Commercial" in the Official Community Plan (OCP) and "Special Residential (15-25 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The properties are currently zoned "One-Acre Residential Zone (RA)".
- The intent of the Special Residential areas is to provide a flexible option for commercial and residential development. This designation permits and encourages the development of a medium density dual use (residential and business) neighbourhood allowing a wide array of compatible businesses such as artists workshops / studios, craft stores, shops, and similar small-scale retail businesses, personal service uses, and consultants' offices, consistent with those permitted under the "Neighbourhood Commercial Zone (C-5)".
- The area bounded by 24 Avenue, 168 Street, 23 Avenue, and 167 Street is designated "Commercial" in the OCP and identified as a mixed-use commercial-residential hub in the Sunnyside Heights NCP.
- The site to the east of the subject site, at 2328 - 167A Street, was developed under Development Application No. 7916-0623-00. On October 2, 2017, a Planning Report was presented to Council for this application that recommended an OCP Amendment from Commercial to Urban and rezoning the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-30 and C-5), to permit development of 40 three-storey townhouse units, including 12 live-work units.
- At the Regular Council-Public Hearing Meeting on October 23, 2017, several delegations spoke in opposition of the proposed live-work units, citing concerns over parking, traffic congestion and expressing an overall desire to see the area remain residential. At the Regular Council-Public Hearing Meeting on November 6, 2017, Council referred the application back to staff to eliminate the live-work component from the proposal. The application was subsequently revised to remove the live-work component of the 12 townhouses. This townhouse complex is now built and includes 40 residential townhouse units.

- The site to the north of the subject site, at 16706 and 16718 24 Avenue, is under Development Application 7918-0460-00, which received Third Reading by Council on May 10, 2021. This application includes an OCP and NCP amendment, rezoning, and Development Permit to permit the development of 5 live-work townhouse units and 12 townhouse units.
- To the west of the site, across 167 Street, is the South Surrey Operations Centre. This Operations Centre serves as the centre of operations for Engineering and Parks operations staff in South Surrey.
- Across 23 Avenue to the south of the site are single family small lot homes, and further west of these homes on the south side of 23 Avenue is Edgewood Elementary School and Edgewood Park.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing:
 - An Official Community Plan (OCP) amendment from Commercial to Urban;
 - A rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; and
 - A Form and Character Development Permit to permit 45 townhouse units.

	Proposed
Lot Area	
Gross Site Area:	0.93 ha
Road Dedication:	0.24 ha
Net Site Area:	0.69 ha
Number of Lots:	1
Building Height:	10.2 m
Unit Density:	65.6 uph / 26.6 upa
Floor Area Ratio (FAR):	0.95
Floor Area	
Residential:	6,527 m ²
Residential Units:	
3-Bedroom:	45
Total:	45

Referrals

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

School District: The School District has advised that there will be approximately 21 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 III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

Transportation Considerations

- The subject site is bounded by existing or future streets on all sides, including 23 Avenue to the south, 167A Street to the east, 23A Avenue to the north, and 167 Street to the west. Required road width dedications include 2.4 metres for 23 Avenue, 11.5 metres for 167 Street, and 12.5 metres for 23A Avenue.
- One (1) vehicular site access is proposed, on the west side of the site from 167 Street.
- The site is serviced by Bus Route 531, which travels along 24 Avenue approximately 100 metres to the north of the subject site. The closest bus stops are at 168 Street and 24 Avenue.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The applicant is proposing an amendment to the Official Community Plan (OCP) from Commercial to Urban.

Amendment Rationale

- The Commercial designation of the Official Community Plan only permits multi-unit residential when the ground-level uses are exclusively commercial. Since no commercial uses are proposed, an OCP amendment is required to change the designation from "Commercial" to "Urban".
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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 all streets are oriented to the street.)

Secondary Plans

Land Use Designation

- The subject properties are designated "Special Residential 15-25 upa" in the Sunnyside Heights Neighbourhood Concept Plan. The applicant is proposing an NCP amendment to "Multiple Residential 15-25 upa".
- The intent of the Special Residential 15-25 upa areas is to provide a flexible option for commercial and residential development. This designation permits and encourages the development of a medium density dual use (residential and business) neighbourhood allowing a wide array of compatible businesses such as artists workshops / studios, craft stores, shops, and similar small-scale retail businesses, personal service uses, and consultants' offices, consistent with those permitted under the "Neighbourhood Commercial Zone (C-5)".
- This designation provides for a flexible development form permitting limited and voluntary retail or service commercial uses on the ground floor of a townhouse or single family dwelling. These commercial areas are intended to serve the local neighbourhood, while the commercial lands outside the NCP in Grandview Corners are expected to encompass a larger trade area.
- The Special Residential designation exists only in this area of the Sunnyside Heights NCP, located near the intersection of 168 Street and 24 Avenue. The NCP identifies three separate land consolidation areas to which the Special Residential designation applies, and the subject properties comprise one of these three areas. Given the Council direction to eliminate the commercial component from the adjacent townhouse development to the east (Development Application No. 7916-0623-00), staff are supportive of the NCP amendment in this context. The NCP was not amended in the adjacent application, but it is appropriate to amend it in this context to provide more clarity on the land use.
- The proposed unit density, at 26.6 units per acre, is slightly higher than the 25 units per acre specified in the NCP designation. The unit density is higher due to the substantial road dedication being provided by the applicant, which amounts to approximately 26% of the site. Further, the proposal is still compliant with the RM-30 Zone with regard to unit density and Floor Area Ratio, and the site layout is efficient. The site functions well, the outdoor amenity is exceeded, there are no back-to-back units proposed and the majority of the units (82%) have side-by-side two-car garages. Given this, the intent of the NCP designation is being met.

Zoning By-law

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

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	65.6 uph
Floor Area Ratio:	1.0	0.95
Lot Coverage:	45%	42%
Yards and Setbacks		
North:	4.5 m	4.0 m
East:	4.5 m	4.0 m
South:	4.5 m	4.0 m
West:	4.5 m	4.0 m
Height of Buildings		
Principal buildings:	13 m	10.2 m
Accessory buildings:	11 m	6.6 m
Amenity Space		
Indoor Amenity:	135 m ²	136 m ²
Outdoor Amenity:	135 m	302 m ²
Parking (Part 5)		
Required		
Proposed		
Number of Stalls		
Residential:	90 (2 per unit)	90
Residential Visitor:	9 (0.2 per unit)	9
Total:	99	99
Tandem (%):	16	16%
Bicycle Spaces		
Residential Secure Parking:	Within garages	Within garages
Residential Visitor:	6	6

Setback Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front yard setbacks (east and west yard setbacks) of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face; and
 - (b) to reduce the minimum side yard flanking setbacks (north and south yard setbacks) of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage engagement with the public realm and surveillance over the public realm. As stated in the NCP, setbacks of 4.0 metres to the front door of units are encouraged for street-fronting units.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The applicant has agreed to provide the Tier 2 Capital Plan Project CACs for proposed units in excess of 25 units per acre. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee is \$20,000 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- 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 November 5, 2021, and the Development Proposal Signs were installed on November 9, 2021. Staff received one (1) response from a neighbouring resident, requesting more information about the proposal. This information was provided by staff.

DEVELOPMENT PERMITS

Form and Character Development Permit

- 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 Official Community Plan (OCP) and the design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed development consists of 8 buildings containing a total of 45 townhouse units and an indoor amenity space. The number of units within individual buildings ranges from 3 to 6 units. The proposed units range in size from 127.5 square metres to 152.8 square metres.
- The site plan reflects an effort to orient buildings towards the abutting existing and future streets (23 Avenue, 167 Street, 23A Avenue, and 167A 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.
- Articulation is provided along the elevations. The proposed exterior materials include hardie siding and hardie shakes, and asphalt shingle roofing.

Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover. Corner plazas are proposed at all four (4) corners of the site to enhance the public realm. The corner plazas will feature stamped concrete, benches, and bollard lighting.
- Decorative paving is proposed at the vehicular site entrance. Stamped concrete (along with landscaping) is proposed at the front of the live-work units, to provide more street presence for the commercial spaces and a stronger connection to the multi-use pathway proposed along 24 Avenue at this location.

Indoor Amenity

- The Zoning By-law requires that 135 square metres of both indoor and outdoor amenity space be provided, based on 3 square metres per dwelling unit.

- The applicant is proposing 136 square metres of indoor amenity space, which meets the requirement in the Zoning By-Law. The indoor amenity building is generally central to the site, adjacent to the outdoor amenity. The indoor amenity includes lounge space on two levels.

Outdoor Amenity

- The applicant is proposing to provide 302 square metres of outdoor amenity space excluding tree protection zone areas, or 487 square metres of outdoor amenity space including the tree protection areas, which exceeds the requirements of the Zoning By-law. The outdoor amenity area is located near the indoor amenity space and consists of landscaping, benches and children's place features. Two (2) of large trees proposed for retention are integrated with the outdoor amenity.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	1	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Pacific Dogwood	3	2	1
American Chestnut	1	0	1
Bay Magnolia	1	1	0
Japanese Maple	1	1	0
Sugar Maple	1	0	1
Black Cherry	4	2	2
Norway Maple	1	1	0
Common Holly	1	1	0
Silver Birch	8	4	4
Coniferous Trees			
Western Hemlock	1	1	0
Western Red Cedar	19	19	0
Douglas Fir	62	61	1
Colorado Spruce	1	1	0
Total (including Alder and Cottonwood Trees)	108	96	12

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	78
Total Retained and Replacement Trees	90
Contribution to the Green City Program	\$63,250

- The Arborist Assessment states that there are a total of 108 mature trees on the site. 3 existing trees, approximately 2% of the total trees on the site, are Alder trees; 2 of these Alder trees are proposed to be retained. It was determined that 12 trees in total 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, and a 2 to 1 replacement ratio for all other trees. This will require a total of 193 replacement trees on the site. Since only 78 replacement trees can be accommodated on the site, the deficit of 115 replacement trees will require a cash-in-lieu payment of \$63,250, representing \$550 per tree, 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 Japanese Maple, Columnar Red Maple, Forest Pansy Redbud, White Wonder Dogwood, Pink Flowering Dogwood, Slender Silhouette, Saucer Magnolia, Serbian Spruce, and Japanese Snowbell.
- In summary, a total of 90 trees are proposed to be retained or replaced on the site with a contribution of \$63,250 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation and Tree Plans
Appendix V.	NCP Plan
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7921-0093-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

Appendix I

DEVELOPMENT DATA

GROSS SITE AREA: 91509 S.F. 2.29 AC 9,252.1 M² 0.93 Ha
 ROAD DEDICATION: 25799 S.F. 0.542 AC 2346.9 M² 0.240 Ha
 NET SITE AREA: 13710 S.F. 1.644 AC 6855.3 M² 0.686 Ha

GROSS DENSITY: 19.6 U.P./A 48.4 U.P./Ha (45 UNITS)
 NET DENSITY: 26.6 U.P./A 65.6 U.P./Ha (45 UNITS)

F.A.R. : 0.95 (70,256 S.F.)
 SITE COVERAGE: 42% (30,938 S.F.)

AMENITY :
 INDOOR REQUIRED: 135 M² 1,453 S.F.
 OUTDOOR REQUIRED: 135 M² 1,453 S.F.

INDOOR PROVIDED: 136 M² 1,466 S.F.
 OUTDOOR PROVIDED: 487 M² 4,234 S.F.(INCLUDING TREE ZONE)
 OUTDOOR PROVIDED: 302 M² 3,252 S.F.(EXCLUDING TREE ZONE)

PARKING REQUIRED:
 RESIDENTIAL: 90 (2 PER UNIT)
 VISITOR: 9.0 (0.2 PER UNIT)
 TOTAL: 99.0

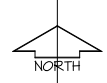
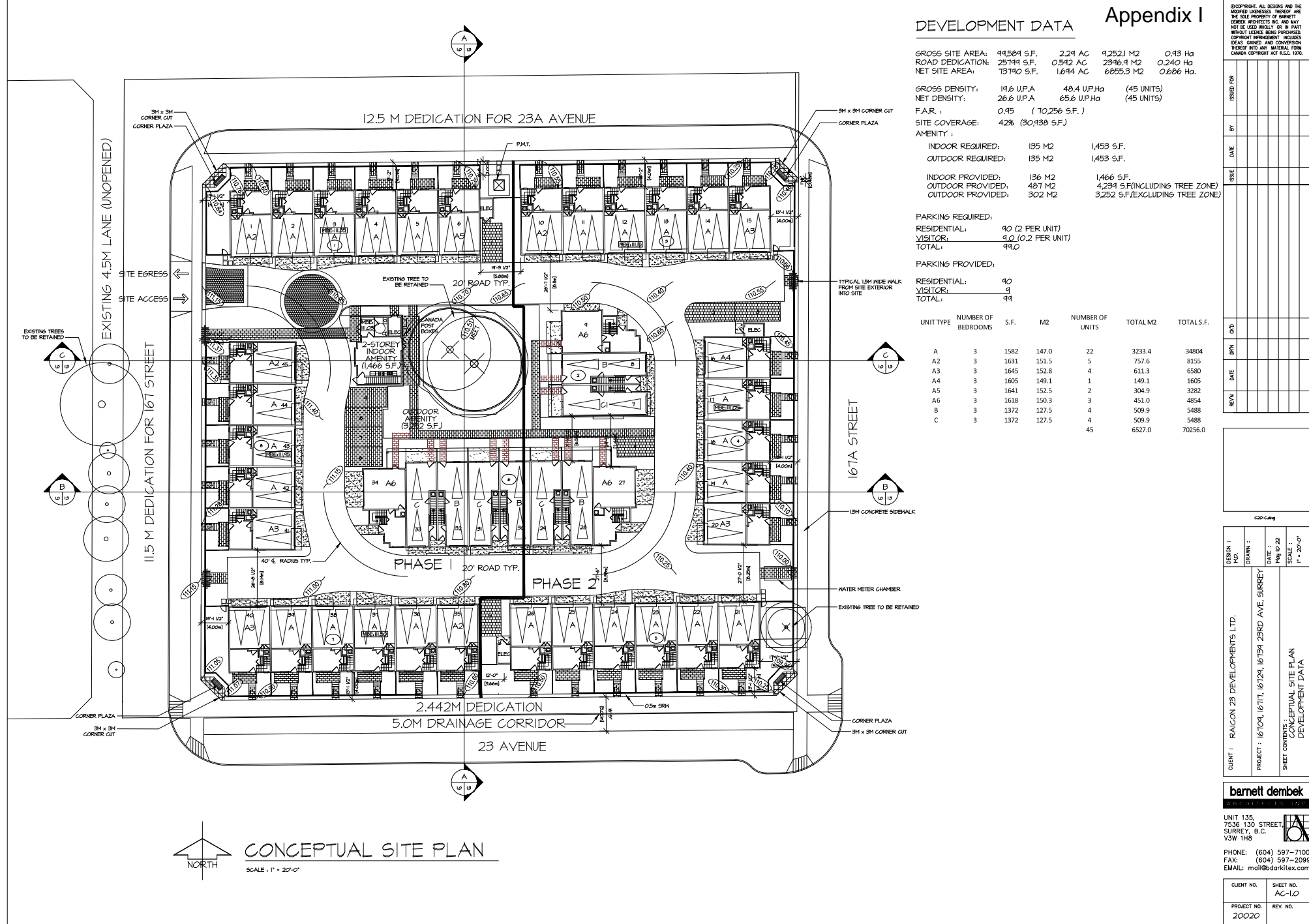
PARKING PROVIDED:

RESIDENTIAL: 90
 VISITOR: 1
 TOTAL: 91

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M ²	NUMBER OF UNITS	TOTAL M ²	TOTAL S.F.
A	3	1582	147.0	22	3233.4	34804
A2	3	1631	151.5	5	757.6	8155
A3	3	1645	152.8	4	611.3	6580
A4	3	1605	149.1	1	149.1	1605
A5	3	1641	152.5	2	304.9	3282
A6	3	1618	150.3	3	451.0	4854
B	3	1372	127.5	4	509.9	5488
C	3	1372	127.5	4	509.9	5488
				45	6527.0	70256.0

© COPYRIGHT, ALL RIGHTS AND THE UNWRITTEN LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

DESIGN :
 FOC: DRAWN :
 DATE: 10/12/22 SCALE: 1" = 20'-0"

CLIENT : RAICON 23 DEVELOPMENTS LTD.
 PROJECT : 16704 16711, 16719, 16794 23RD AVE, SURREY
 SHEET CONTENTS : CONCEPTUAL SITE PLAN DEVELOPMENT DATA

barnett dembek
 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.
20020	AC-10
PROJECT NO.	REV. NO.
20020	



©COPYRIGHT, ALL DESIGNS AND THE
 WORKED LICENSES HEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DANKO ARCHITECTS INC. AND MAY
 NOT BE USED IN WHOLE OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INCLUDES
 IDEAS GAINED AND CONVERSION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUED FOR

REV#	DATE	BY	ISSUED FOR

DESIGN :
 FOC: _____
 DRAWN : _____
 DATE : 10/12/22
 SCALE : 1" = 60'-0"

CLIENT : RAICON 23 DEVELOPMENTS LTD.
 PROJECT : 16704, 16711, 16724, 16794, 23RD AVE. SURREY
 SHEET CONTENTS : CONTEXT PLAN

barnett danko
 ARCHITECTS INC.
 UNIT 135,
 2536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdkarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-LI
20020	REV. NO.



CONTEXT PLAN

SCALE : 1" = 60'-0"

COPYRIGHT: ALL DESIGNS AND THE
WORKED LICENSES THEREOF ARE
THE SOLE PROPERTY OF BARNETT
DAMBEX ARCHITECTS INC. AND MAY
NOT BE USED IN WHOLLY OR IN PART
WITHOUT LICENSE BEING PURCHASED.
COPYRIGHT REPRODUCTION INCLUDES
IDEAS GAINED AND CONVERSION
THEREOF INTO ANY MATERIAL FORM
CANADA COPYRIGHT ACT R.S.C. 1976.



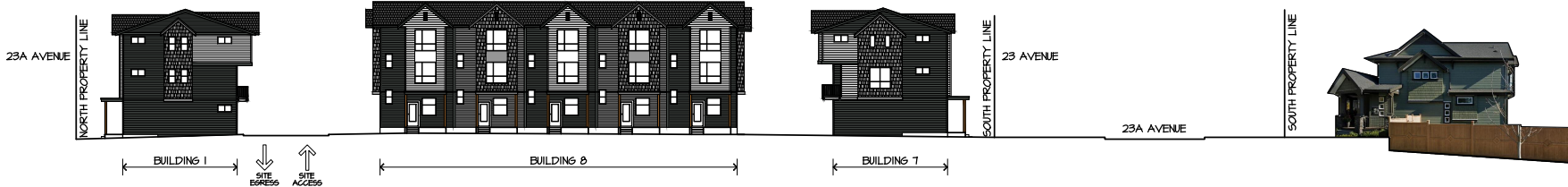
SOUTH ELEVATION (23 AVE)



EAST ELEVATION (167A STREET)



NORTH ELEVATION (23A AVENUE)



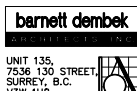
WEST ELEVATION (167 STREET)

ISSUE FOR	ISSUED FOR
BY	
DATE	
ISSUE	

REV. NO.	DATE	BY	CHK

DESIGN :	100
DRAWN :	
DATE :	10/17/23
SCALE :	1/8" = 1'-0"

CLIENT : RALCON 23 DEVELOPMENTS LTD.
PROJECT : 16704 16711, 16729, 16794 23RD AVE. SURREY
SHEET CONTENTS : STREET ELEVATIONS

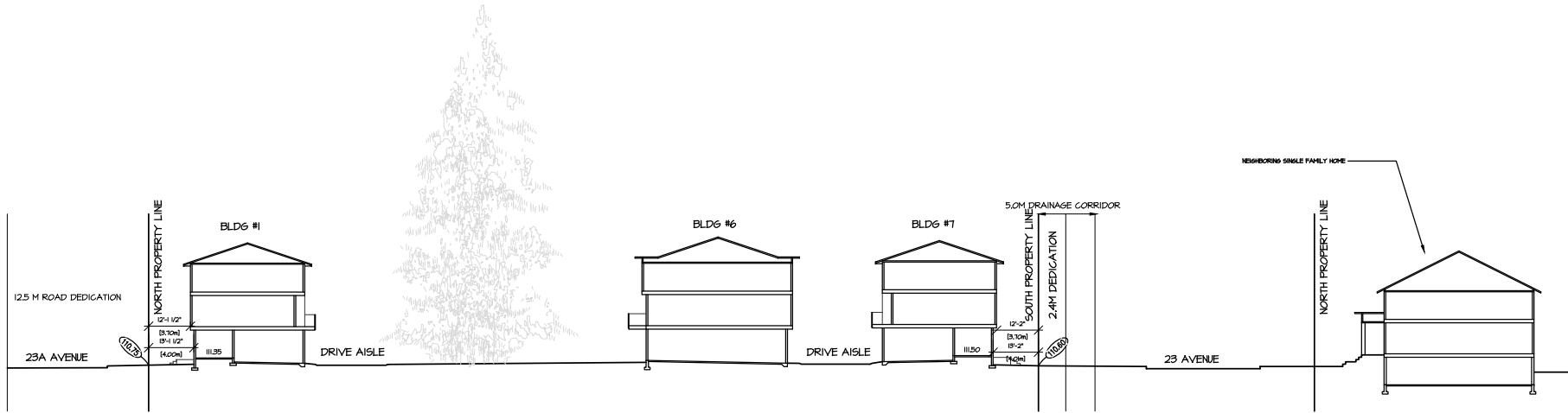


UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

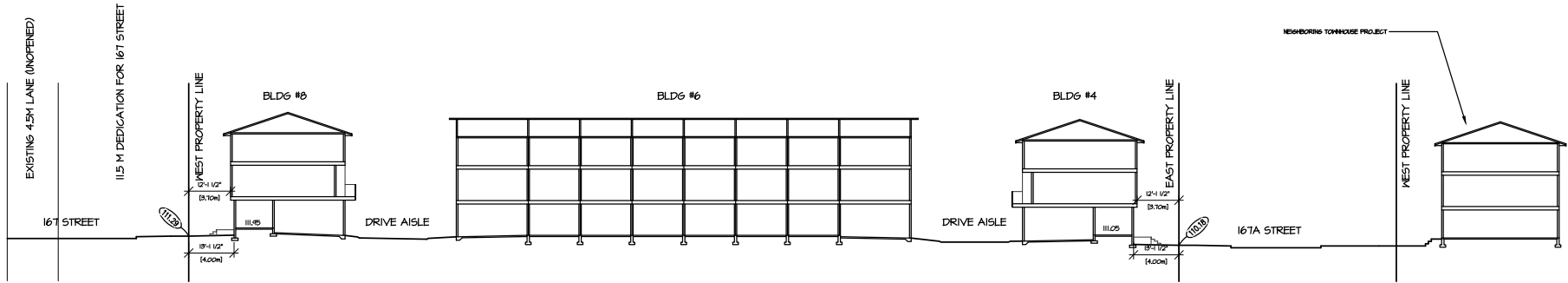
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-12
20020	REV. NO.

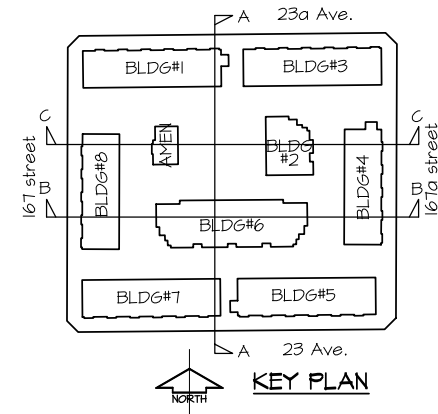
©COPYRIGHT. ALL DESIGN AND THE
 WORKED LICENSES THEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DANKER ARCHITECTS INC. AND MAY
 NOT BE USED IN WHOLE OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INCLUDES
 IDEAS GAINED AND CONVERSION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.



SECTION A-A
 SCALE: 1/16" = 1'-0"



SECTION B-B
 SCALE: 1/16" = 1'-0"



REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR

CAD-SITE SECTIONING

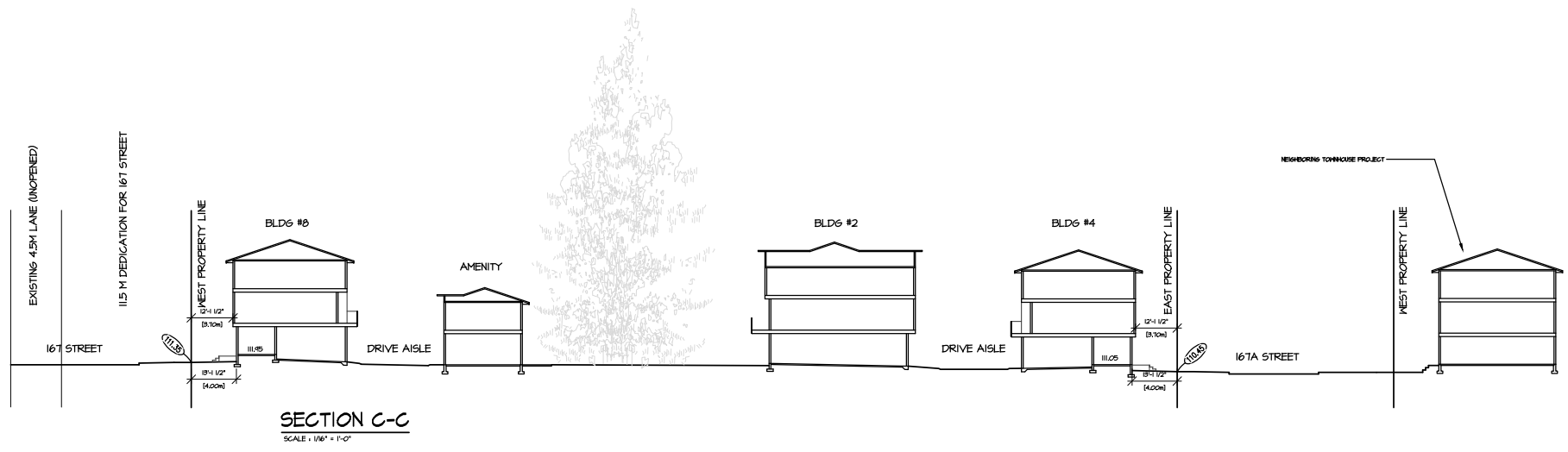
DESIGN :
 DATE :
 DRAWN :
 DATE :
 SCALE :
 UNIT : 1/16" = 1'-0"

CLIENT : RAICON 23 DEVELOPMENTS LTD.
 PROJECT : 16704, 16711, 16724, 16794, 23RD AVE, SURREY
 SHEET CONTENTS : CONCEPTUAL SITE PLAN DEVELOPMENT DATA

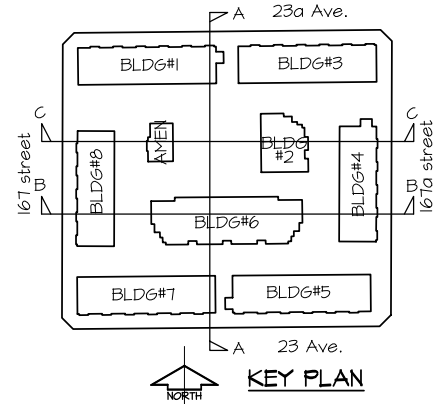
barnett danker
 ARCHITECTS INC.
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

CLIENT NO. :
 PROJECT NO. :
 SHEET NO. :
 REV. NO. :

©COPYRIGHT, ALL DESIGN AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DANKBARK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



REV#	DATE	BY	ISSUE



DESIGN :
LOC: RAICON 23 DEVELOPMENTS LTD.
DRAWN :
DATE : 1/09/12
SCALE : 1/8" = 1'-0"

PROJECT : 16704, 16711, 16724, 16794, 23RD AVE, SURREY

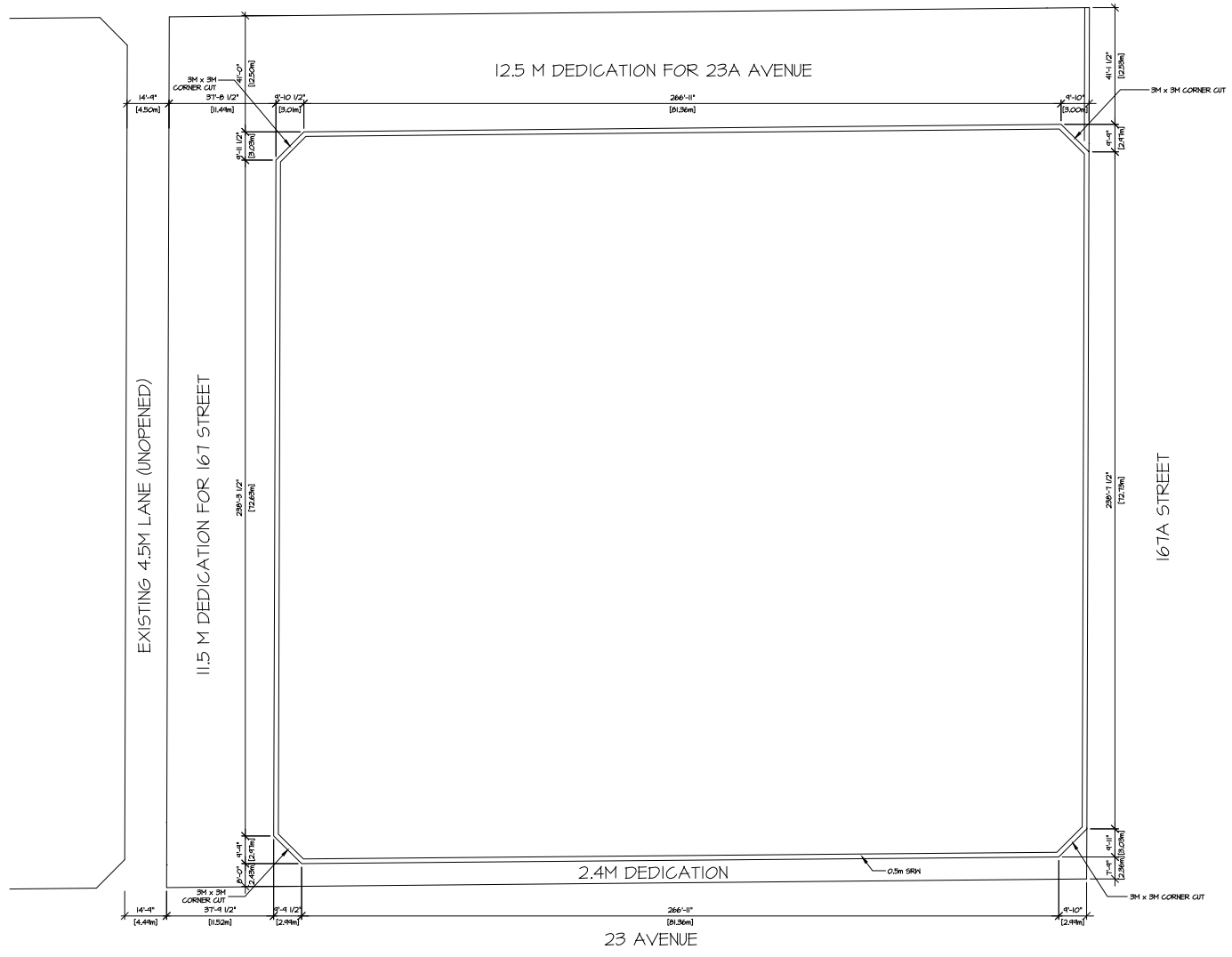
SHEET CONTENTS :
CONCEPTUAL SITE PLAN
DEVELOPMENT DATA

barnett dankbark
ARCHITECTS INC.

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.
PROJECT NO.	AC-13B
20020	REV. NO.



©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR



c30-c.dwg

DESIGN :	RAICON 23 DEVELOPMENTS LTD.
LOC :	PROJECT : 16 104 16711, 16724, 16734 23RD AVE, SURREY
DRAWN :	DATE : May 12 22
DATE :	SCALE : 1" = 20'-0"
SHEET CONTENTS :	CONCEPTUAL SITE PLAN DEVELOPMENT DATA

barnett dembek
 ARCHITECTS INC.
 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.
PROJECT NO.	AC-1.4
20020	REV. NO.

©COPYRIGHT, ALL DESIGNS AND THE
 WORKED LICENSES THEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBEK ARCHITECTS INC. AND MAY
 NOT BE USED IN FULLY OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INCLUDES
 IDEAS GAINED AND CONVERSION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.

12.5 M DEDICATION FOR 23A AVENUE

80.0M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 44.2M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

40.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

44.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

50.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 30.9M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

56.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 41.5M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

44.1M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

58.3M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 49.6M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

44.7M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

45.4M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 41.8M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

46.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 42.1M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

52.6M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

53.5M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

44.5M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

38.2M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 24.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

42.9M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

16.8M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

50.7M TRAVEL DISTANCE FROM FIRE HYDRANT TO FIRE TRUCK

70.0M TRAVEL DISTANCE FROM FIRE HYDRANT TO UNIT ENTRY
 44.4M TRAVEL DISTANCE FROM FIRE TRUCK TO UNIT ENTRY

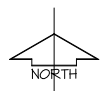
SITE EGRESS ←

SITE ACCESS →

40' RADIUS TYP.

23 AVENUE

167A STREET



FIRE DEPARTMENT PLAN

SCALE: 1" = 20'-0"

EXISTING FIRE HYDRANT

ISSUED FOR	BY	DATE	ISSUE

DESIGN :		DRAWN :		DATE :		SCALE :	
RACON 23 DEVELOPMENTS LTD.				F09/022		1" = 20'-0"	
PROJECT : 16704/16711/16724/16794/23RD AVE. SURREY							
SHEET CONTENTS : FIRE DEPARTMENT PLAN							

barnett dembek
 ARCHITECTS INC.

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.
PROJECT NO.	AC-15
20020	REV. NO.

ISSUED FOR	BY	DATE	ISSUE

REV#	DATE	DRN	CD

CAD-Mking

DESIGN :	DRAWN :	DATE :	SCALE :
RAUCON 23 DEVELOPMENTS LTD.	16/10/24	16/11/24	1/8" = 1'-0"

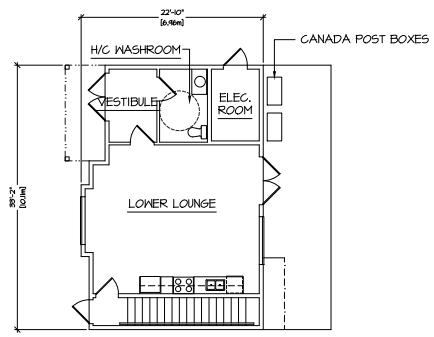
PROJECT : 16104 16711, 16729, 16734 23RD AVE. SURREY
 SHEET CONTENTS : APERTURE PLANS AND ELEVATIONS

barnett dembek
 ARCHITECTS INC.

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

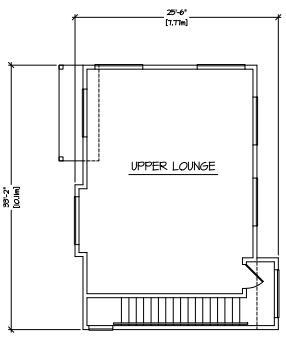
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
	AC-24
PROJECT NO.	REV. NO.
20020	



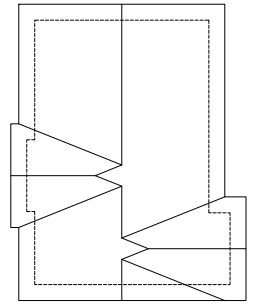
MAIN FLOOR PLAN

SCALE : 1/8" = 1'-0" 643 S.F.



UPPER FLOOR PLAN

SCALE : 1/8" = 1'-0" 757 S.F.



ROOF PLAN

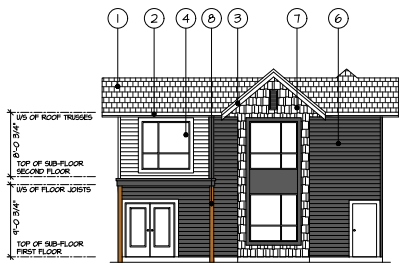
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 10 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 8 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS C/M 2x6 WOOD TRIM
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ 6 x 6 COMBED "REAL POST"

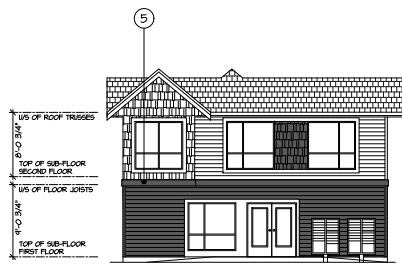
COLOUR LEGEND

- TRIM
- SIDING
- HARDIE - "ARCTIC WHITE"



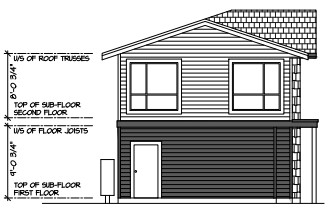
WEST ELEVATION

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



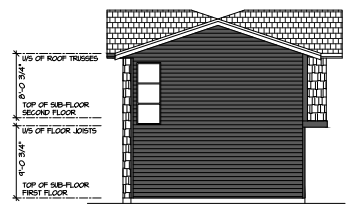
EAST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED INWHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



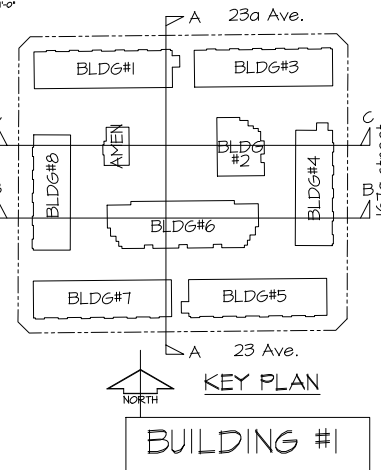
EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"



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



ISSUED FOR	BY	DATE	ISSUE

COO-PLng

DESIGN : M.D.	DRAWN :	DATE :	FILE / 22
PROJECT : RAUCON 23 DEVELOPMENTS LTD.	PROJECT : 1670X, 16711, 16729, 16734, 23RD AVE, SURREY	SCALE : 1/8" = 1'-0"	SHEET CONTENTS : ELEVATIONS BUILDING #1

barnett dembok
ARCHITECTS INC.

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

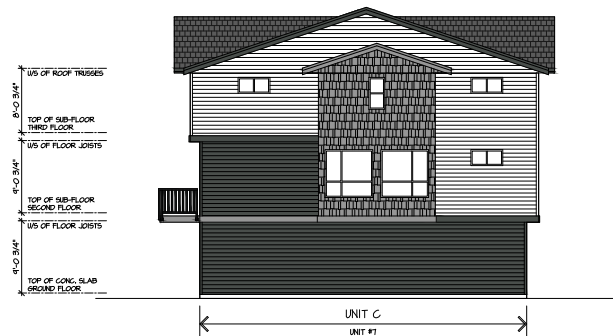
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4J
20020	REV. NO.

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



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



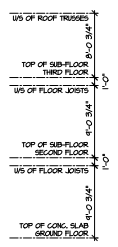
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



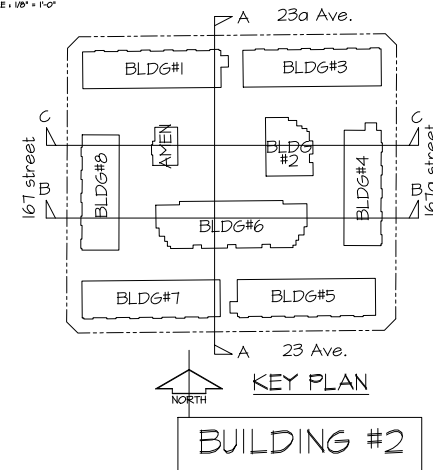
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



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



COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"

ISSUED FOR	BY	DATE	ISSUE

DESIGN: RAUCON 23 DEVELOPMENTS LTD.
DRAWN: MJB/1/22
DATE: 16/12/21
SCALE: 1/8" = 1'-0"

CLIENT: RAUCON 23 DEVELOPMENTS LTD.
PROJECT: 1670X, 16711, 16729, 16729, 16729 23RD AVE, SURREY
SHEET CONTENTS: BUILDING #2 ELEVATIONS

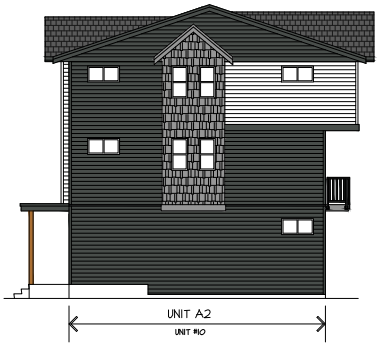
barnett dembek
ARCHITECTS INC.
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBOK ARCHITECTS INC. WHICH LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE



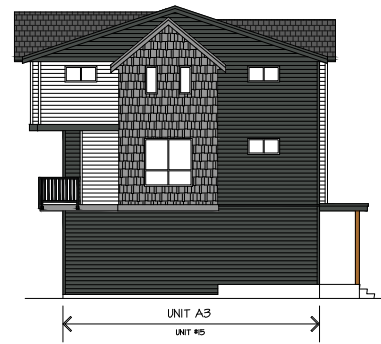
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



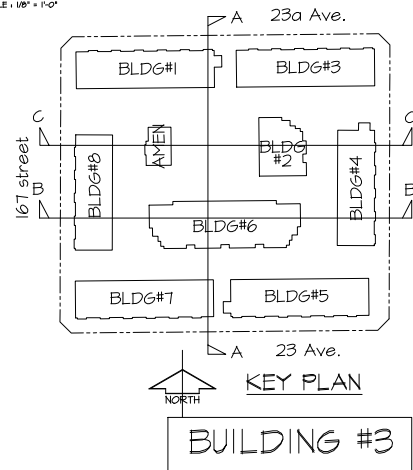
EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"



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



COO-PLng

DESIGN: M.D.	DRAWN: M.D.	DATE: MAR 02 2020	SCALE: 1/8" = 1'-0"
--------------	-------------	-------------------	---------------------

CLIENT: RAUCON 23 DEVELOPMENTS LTD.
PROJECT: 1670X 16711, 16729, 16734, 23RD AVE, SURREY
SHEET CONTENTS: BUILDING PLANS BUILDING #3

barnett dembok
ARCHITECTS INC.

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.
PROJECT NO.	AC-43
20020	REV. NO.

ISSUED FOR	BY	DATE	ISSUE



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER
ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



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

COO-PL-12

DESIGN :	
NO. :	
DATE :	
NO. / O. 22 :	
SCALE :	1/8" = 1'-0"

CLIENT :	RAUCON 23 DEVELOPMENTS LTD.
PROJECT :	16704 16711, 16729, 16734 23RD AVE. SURREY
SHEET CONTENTS :	ELEVATIONS BUILDING #4

barnett dembok
 ARCHITECTS INC.

UNIT 135,
 2536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

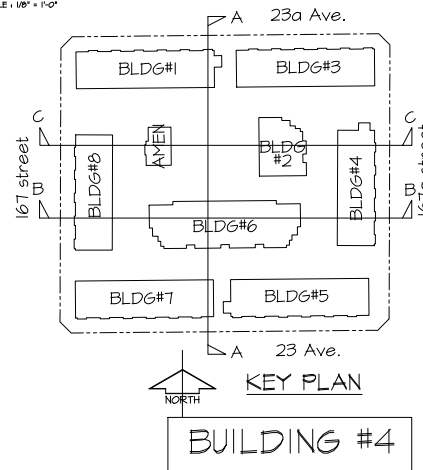
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20020	AC-4.4



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

COLOUR LEGEND

- SIDING / TRIM
HARDIE - "IRON GRAY"
- SIDING / TRIM
HARDIE - "GRAY SLATE"
- SIDING / TRIM
HARDIE - "ARCTIC WHITE"



NORTH

BUILDING #4

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBOK ARCHITECTS INC. WHICH LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



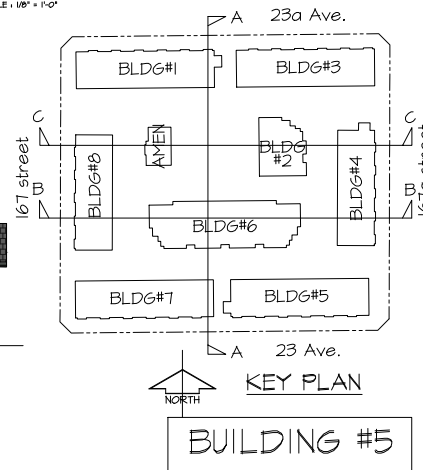
WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"



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



KEY PLAN
BUILDING #5

ISSUED FOR	BY	DATE	ISSUE

COO-PLng

DESIGN: []
 MOD: []
 DRAWN: []
 DATE: []
 PROJ: 16704
 SCALE: 1/8" = 1'-0"

CLIENT: RAUCON 23 DEVELOPMENTS LTD.
 PROJECT: 16704, 16711, 16729, 16734, 23RD AVE. SURREY
 SHEET CONTENTS: BUILDING PLANS
 BUILDING #5

barnett dembok
ARCHITECTS INC.

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

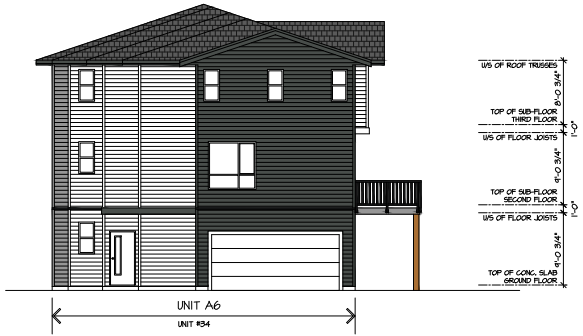
CLIENT NO. []
 PROJECT NO. 20020
 SHEET NO. AC-45
 REV. NO. []

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

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



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



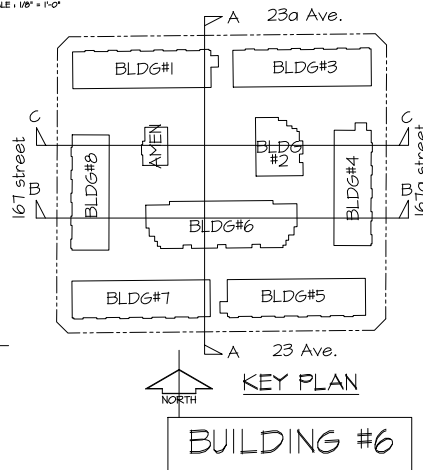
WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"



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



COO-PLAN

DESIGN:	RAUCON 23 DEVELOPMENTS LTD.
NO.:	
DRAWN:	
DATE:	NOV 02 2020
SCALE:	1/8" = 1'-0"

CLIENT: RAUCON 23 DEVELOPMENTS LTD.
PROJECT: 1670X, 16711, 16729, 16734, 23RD AVE, SURREY
SHEET CONTENTS: BUILDING #6 ELEVATIONS

barnett dembok
ARCHITECTS INC.

UNIT 135,
2536 130 STREET,
SURREY, B.C.
V3W 1H8

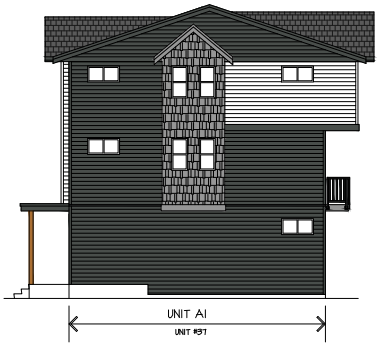
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-46
20020	REV. NO.

©COPYRIGHT. ALL DESIGNS AND THE WORKED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBOK ARCHITECTS INC. WHICH LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



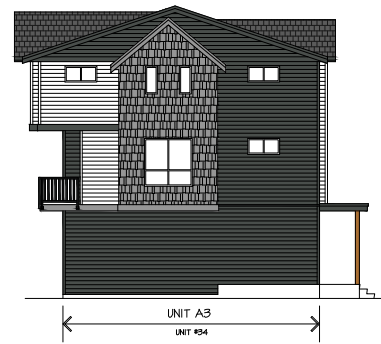
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



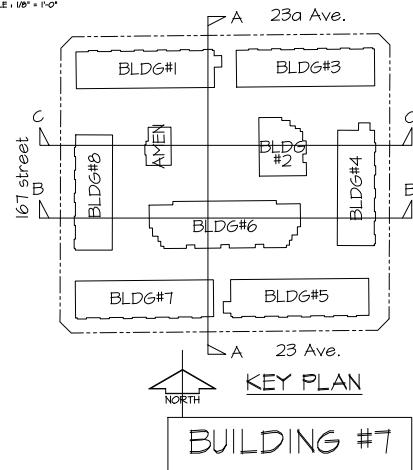
EAST ELEVATION
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- SIDING / TRIM HARDIE - "IRON GRAY"
- SIDING / TRIM HARDIE - "GRAY SLATE"
- SIDING / TRIM HARDIE - "ARCTIC WHITE"



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



ISSUED FOR	BY	DATE	ISSUE

COO-PL-14

DESIGN: []	CLIENT: RAUCON 23 DEVELOPMENTS LTD.
PLD: []	PROJECT: 16704, 16711, 16729, 16734, 23RD AVE, SURREY
DRAWN: []	SHEET CONTENTS: BUILDING 7 ELEVATIONS
DATE: []	UNIT 135, 2336 130 STREET, SURREY, B.C. V3W 1H8
NO. 0/22	PHONE: (604) 597-7100
SCALE: 1/8" = 1'-0"	FAX: (604) 597-2099
	EMAIL: mail@barnett.com

barnett dembok
ARCHITECTS INC.

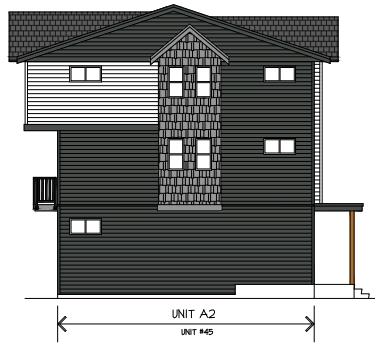
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.7
20020	REV. NO.

© COPYRIGHT, ALL RIGHTS ARE RESERVED.
 THE SOLE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY
 NOT BE USED IN WHOLE OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INCLUDES
 IDEAS GAINED AND CONVERSION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR:	BY:	DATE:	ISSUE:



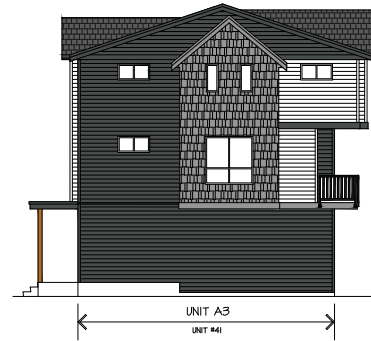
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ VINYL FRAMED WINDOWS
- ⑤ 2 x 10 WOOD TRIM
- ⑥ HORIZONTAL SIDING
- ⑦ HARDIE SHAKES
- ⑧ POWDER COATED ALUMINUM RAILING
- ⑨ 6 x 6 COMBED "REAL POST"



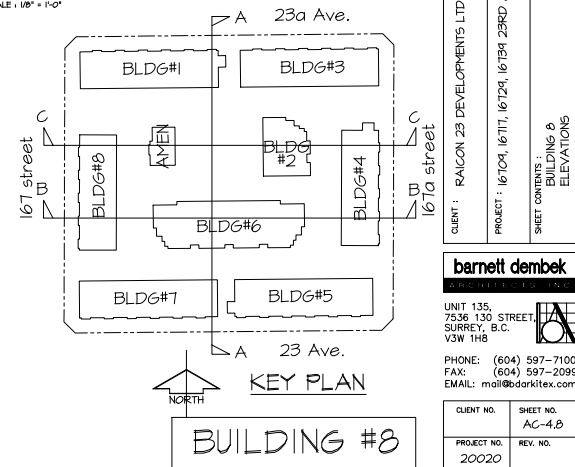
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



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

COLOUR LEGEND

	SIDING / TRIM HARDIE - "IRON GRAY"
	SIDING / TRIM HARDIE - "GRAY SLATE"
	SIDING / TRIM HARDIE - "ARCTIC WHITE"



CLIENT: RAUCON 23 DEVELOPMENTS LTD.
 PROJECT: 16704 16711, 16729, 16729 23RD AVE. SURREY
 SHEET CONTENTS: BUILDING & ELEVATIONS

barnett dembok
 ARCHITECTS INC.
 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.
PROJECT NO.	REV. NO.
20020	AC-4B



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



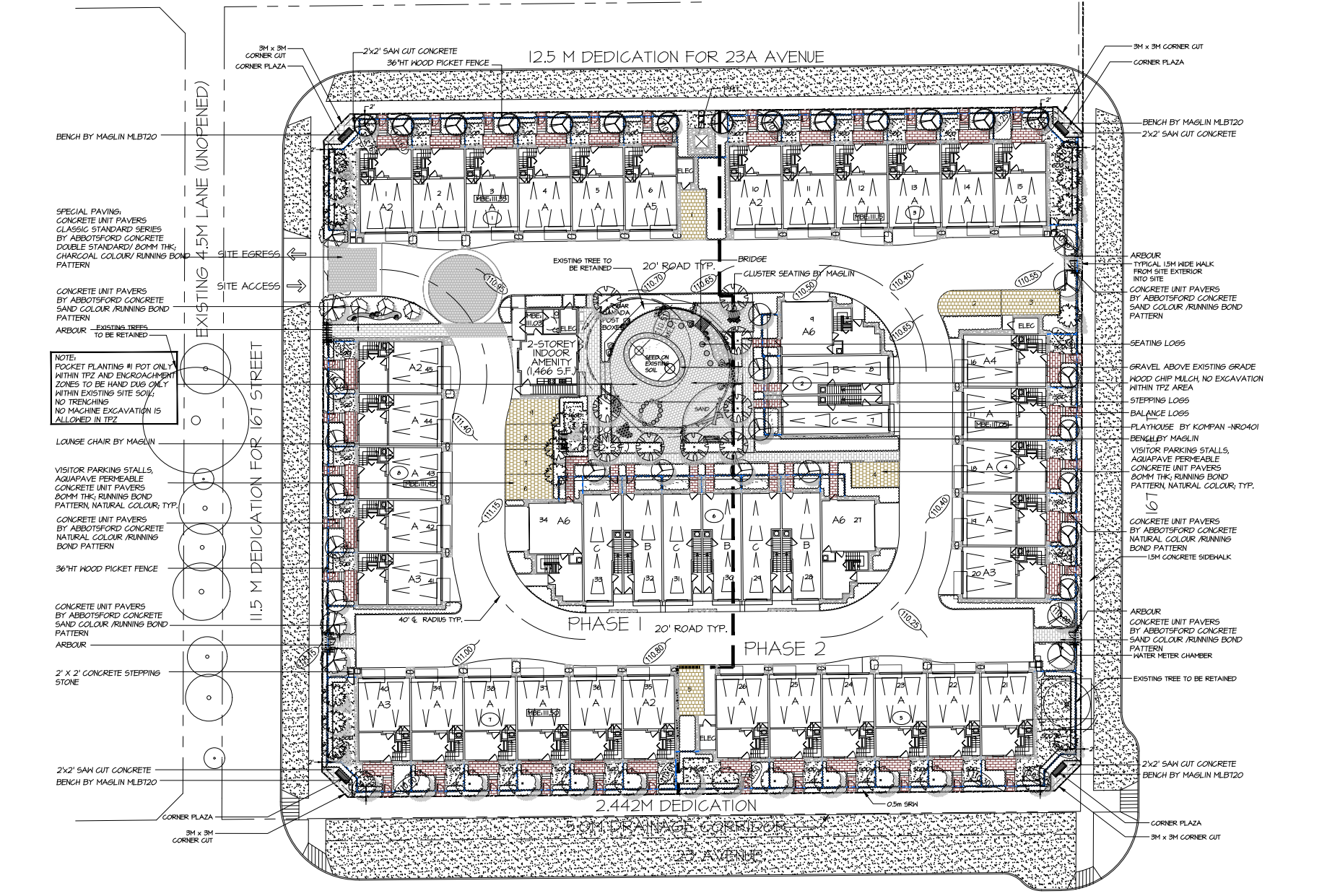
NO.	DATE	REVISION DESCRIPTION	DR.
1	11/16/2021	ISSUE FOR OP	GB
2	11/16/2021	PRELIMINARY DESIGN	GB
3	11/16/2021	ISSUE FOR NEW SITE PLAN	GB
4	11/16/2021	REVISED FOR OP	GB

NO.	DATE	REVISION DESCRIPTION	DR.
1	11/16/2021	ISSUE FOR OP	GB
2	11/16/2021	PRELIMINARY DESIGN	GB
3	11/16/2021	ISSUE FOR NEW SITE PLAN	GB
4	11/16/2021	REVISED FOR OP	GB

PROJECT:
RAICON 23 DEVELOPMENTS LTD.
 16709, 16717, 16729, 16739 23RD AVENUE, SURREY

DRAWING TITLE:
LANDSCAPE SITE PLAN

DATE: 31/10/2021	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: GB	
DESIGN: GB	
CHK'D:	
2020-04-19	M2LA PROJECT NUMBER: 21-080



BENCH BY MAGLIN MLBT20

SPECIAL PAVING:
 CONCRETE UNIT PAVERS
 CLASSIC STANDARD SERIES
 BY ABBOTSFORD CONCRETE
 DOUBLE STANDARD/ 80MM THK.
 CHARCOAL COLOUR/ RUNNING BOND
 PATTERN

CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 SAND COLOUR/ RUNNING BOND
 PATTERN
 ARBOUR - EXISTING TREES
 TO BE RETAINED

NOTE:
 POCKET PLANTING #1 POT ONLY
 WITHIN TPZ AND ENCROACHMENT
 ZONES TO BE HAND DUG ONLY
 WITHIN EXISTING SITE SOIL,
 NO TRENCHING
 NO MACHINE EXCAVATION IS
 ALLOWED IN TPZ

LOUNGE CHAIR BY MAGLIN

VISITOR PARKING STALLS,
 AGUAPAVE PERMEABLE
 CONCRETE UNIT PAVERS
 80MM THK, RUNNING BOND
 PATTERN, NATURAL COLOUR, TYP.

CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 NATURAL COLOUR/ RUNNING
 BOND PATTERN

36"HT WOOD PICKET FENCE

CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 SAND COLOUR/ RUNNING BOND
 PATTERN
 ARBOUR

2' x 2' CONCRETE STEPPING
 STONE

2x2' SAW CUT CONCRETE
 BENCH BY MAGLIN MLBT20

EXISTING 4.5M LANE (UNOPENED)

11.5 M DEDICATION FOR 167 STREET

3M x 3M
 CORNER CUT
 CORNER PLAZA

2x2' SAW CUT CONCRETE
 36"HT WOOD PICKET FENCE

12.5 M DEDICATION FOR 23A AVENUE

3M x 3M CORNER CUT
 CORNER PLAZA

BENCH BY MAGLIN MLBT20
 2x2' SAW CUT CONCRETE

ARBOUR
 TYPICAL 1.5M WIDE WALK
 FROM SITE EXTERIOR
 INTO SITE
 CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 SAND COLOUR/ RUNNING BOND
 PATTERN

SEATING LOGS

GRAVEL ABOVE EXISTING GRADE
 WOOD CHIP MULCH, NO EXCAVATION
 WITHIN TPZ AREA

STEPPING LOGS

BALANCE LOGS

PLAYHOUSE BY KOMFAN -NR0401

BENCH BY MAGLIN
 VISITOR PARKING STALLS,
 AGUAPAVE PERMEABLE
 CONCRETE UNIT PAVERS
 80MM THK, RUNNING BOND
 PATTERN, NATURAL COLOUR, TYP.

CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 NATURAL COLOUR/ RUNNING
 BOND PATTERN
 1.5M CONCRETE SIDEWALK

ARBOUR
 CONCRETE UNIT PAVERS
 BY ABBOTSFORD CONCRETE
 SAND COLOUR/ RUNNING BOND
 PATTERN
 WATER METER CHAMBER

EXISTING TREE TO BE RETAINED

2x2' SAW CUT CONCRETE
 BENCH BY MAGLIN MLBT20

CORNER PLAZA
 3M x 3M CORNER CUT

PHASE 1 20' ROAD TYP.

PHASE 2

2.442M DEDICATION

5.0M DRAINAGE CORRIDOR

23 AVENUE

EXISTING TREE TO BE RETAINED

20' ROAD TYP.

BRIDGE

CLUSTER SEATING BY MAGLIN

2-STOREY INDOOR
 AMENITY
 (1,466 SF)
 FEEL FREE

SEED ON
 EXISTING
 SOIL

40' & RADIUS TYP.

0.5m SRW



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
4	APR 24 2022	REVISED FOR I/P	GB
3	FEB 04 2022	REVISE PER NEW SITE PLAN	GB
2	SEP 04 2021	ISSUE FOR I/P	GB
1	AUG 20 2021	PRELIMINARY DESIGN	GB

PROJECT:

RAICON 23 DEVELOPMENTS LTD.

16709, 16717, 16729, 16739 23RD AVENUE, SURREY

DRAWING TITLE:

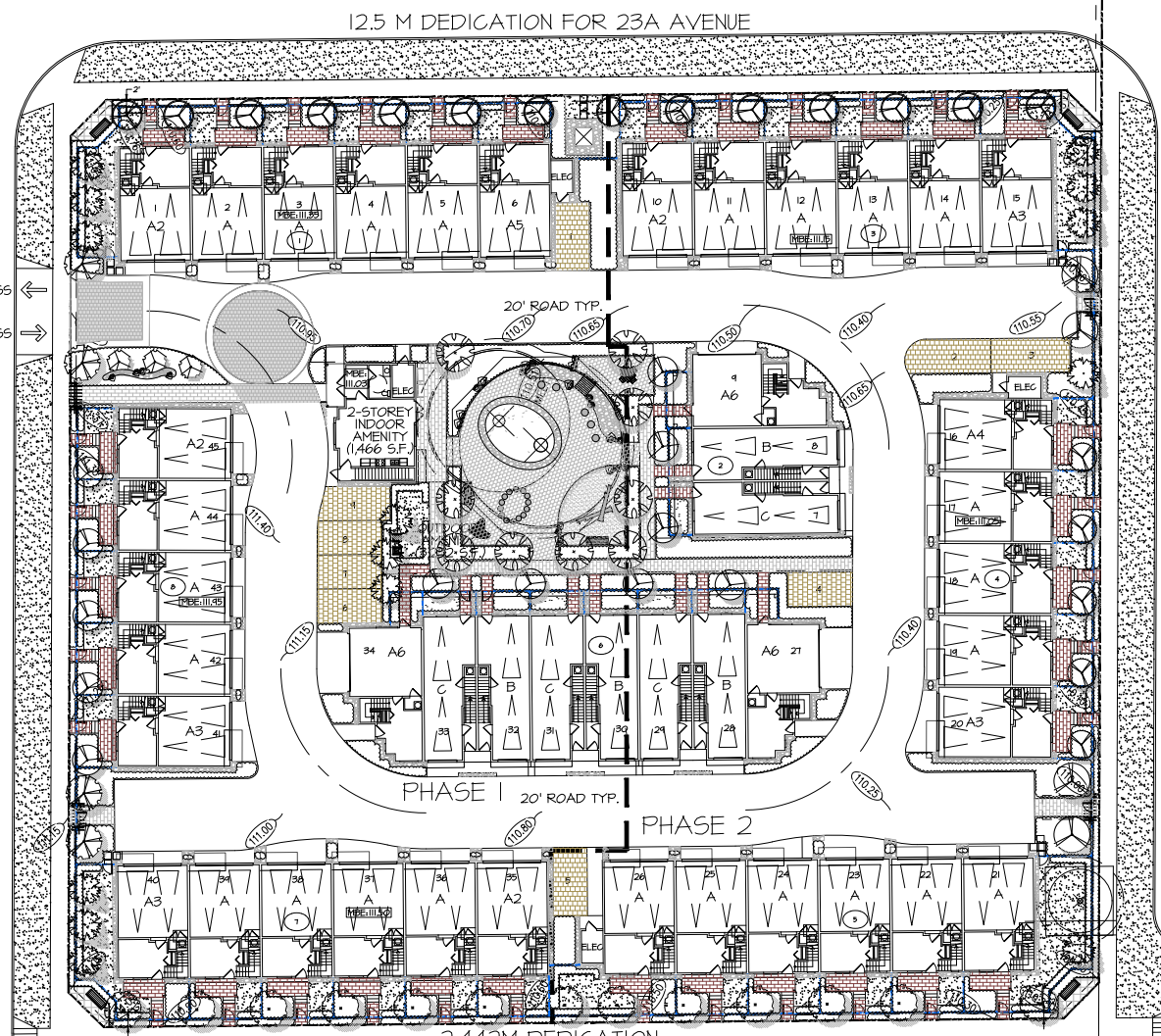
TREE PLAN

DATE: 31/08/2021	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L2
DRAWN: GB	
DESIGN: GB	
CHKD:	
M2LA PROJECT NUMBER: 21-080	OF 8

EXISTING 4.5M LANE (UNOPENED)

11.5 M DEDICATION FOR 167 STREET

2.442M DEDICATION



M2 JOB NUMBER: 21-080

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	6CM CAL, 1.8M STD, B&B
4	ACER RUBRUM 'ARMSTRONGII'	COLLONAR RED MAPLE	50M CAL, 1.8M STD, B&B
4	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL, 1.8M STD, B&B
12	CORNUS EDGEE'S WHITE HONKER'	WHITE HONKER DOGWOOD	6CM CAL, STD FORM, B&B
4	CORNUS FLORIDA 'RUBYRA'	PINK FLOWERING DOGWOOD	50M CAL, MULTISTEM, B&B
3	LIQUIDAMBAR STRYRACIFLIA 'SLENDER SILUETTE'	SLENDER SILUETTE	6CM CAL, 2H STD, B&B
3	MAGNOLIA SOULANIANA	SALZER MAGNOLIA	1.8 STD, B&B MULTI STEM
14	PRUNUS SPERDICA	SERRAN SPRUCE	2.3H HT, B&B
5	STRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL, 1.8 HT, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CIVTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



#220 - 26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Fax: 604.553.0045
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.
1	11/15/2021	ISSUE FOR OP	GB
2	12/10/2021	PRELIMINARY DESIGN	GB
3	1/16/2022	REVISION FOR OP	GB
4	1/16/2022	REVISION FOR OP	GB
5	1/16/2022	REVISION FOR NEW SITE PLAN	GB

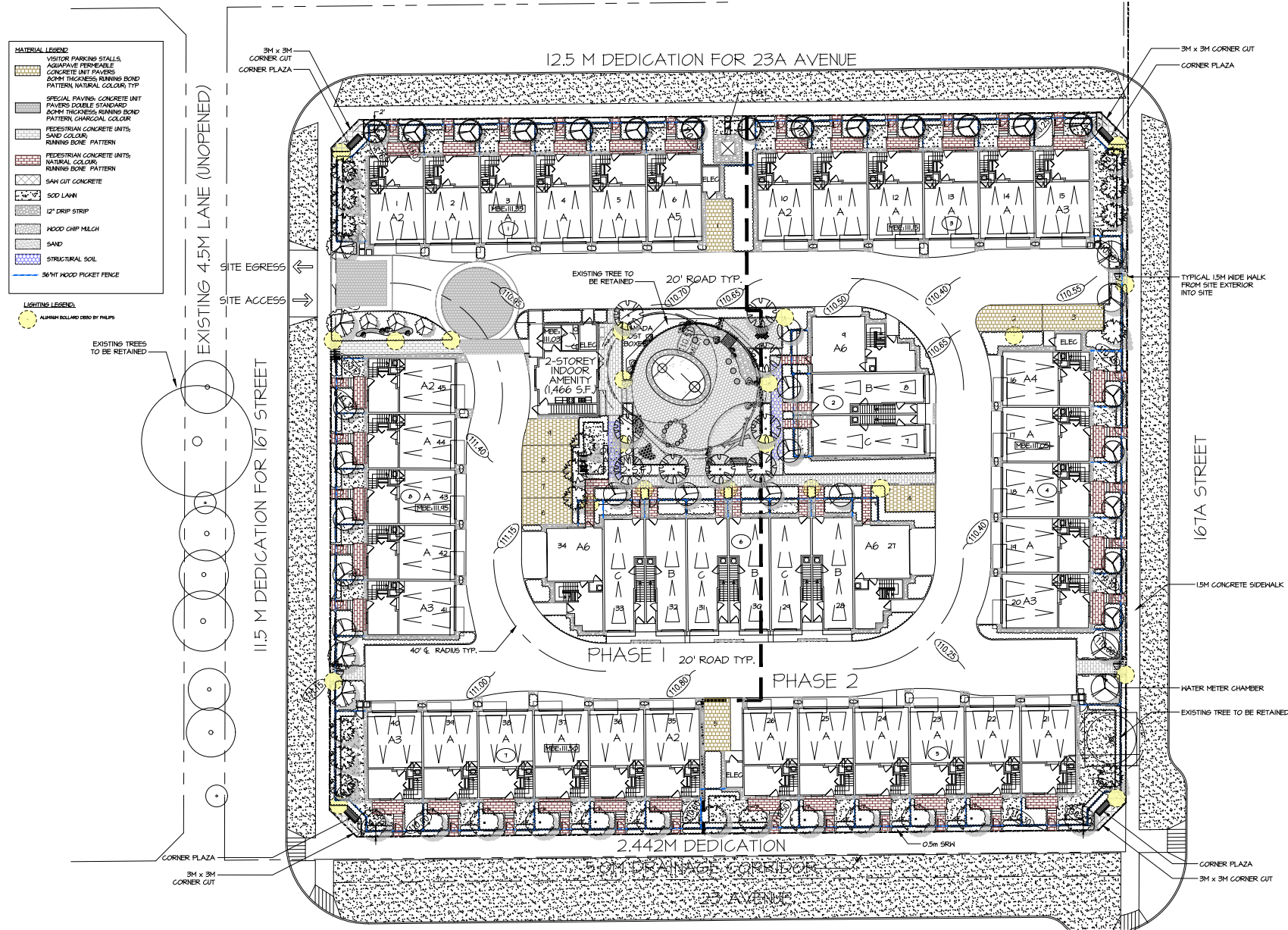
NO. DATE REVISION DESCRIPTION DR.

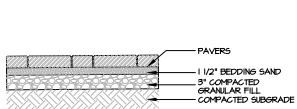
SEAL:

PROJECT:
RAICON 23 DEVELOPMENTS LTD.
 16709, 16717, 16729, 16739 23RD AVENUE, SURREY

DRAWING TITLE:
HARDSCAPE MATERIAL & LIGHTING PLAN

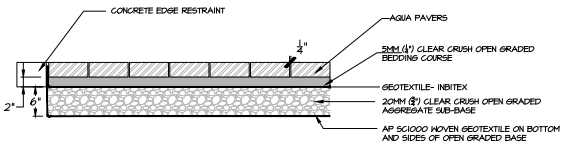
DATE: 31/10/2021	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L5
DRAWN: GB	
DESIGN: GB	
CHK'D:	



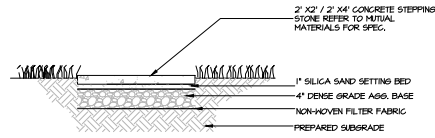


NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
ALL COMPACTION TO 98% PROCTOR DENSITY

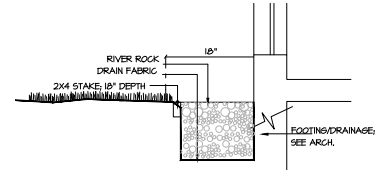
1 CONCRETE UNIT PAVER ON GRADE
SCALE: 1"= 1'-0"



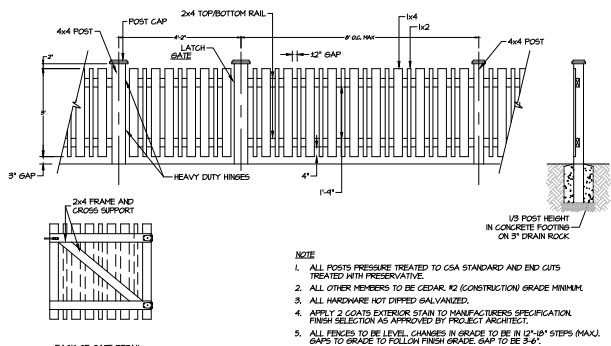
2 PERMEABLE PAVERS
SCALE: 1"= 1'-0"



3 STEPPING STONE
SCALE: 1"= 1'-0"

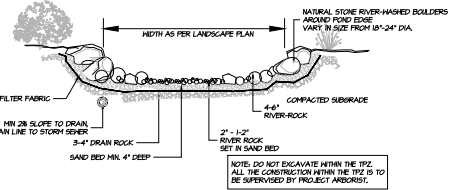


4 DRIP STRIP
SCALE: 3/4"= 1'-0"

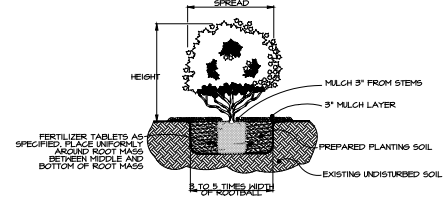


- NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR, Q3 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE 1/4" CHANGES IN GRADE TO BE IN 12" STEPS MAX. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

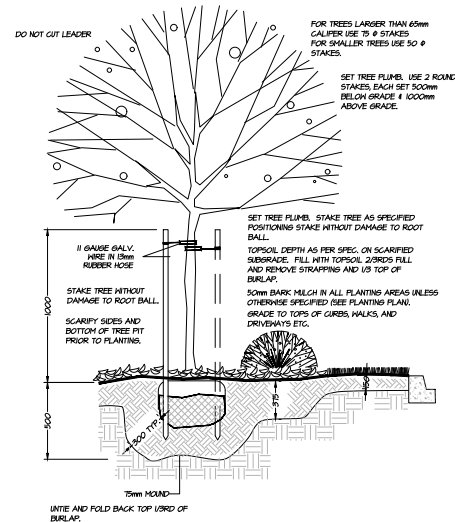
5 36" PICKET FENCE AND GATE
SCALE: 1/2"= 1'-0"



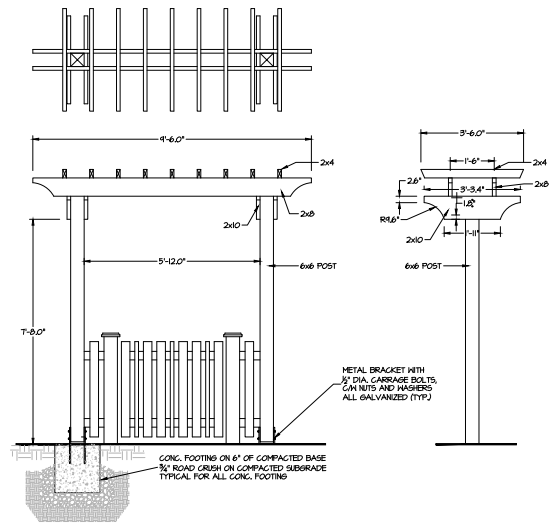
7 DRY STREAMBED
SCALE: 3/8"= 1'-0"



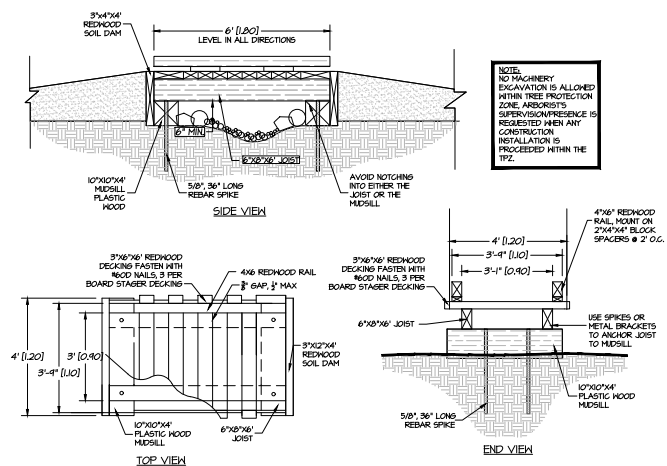
8 SHRUB & GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



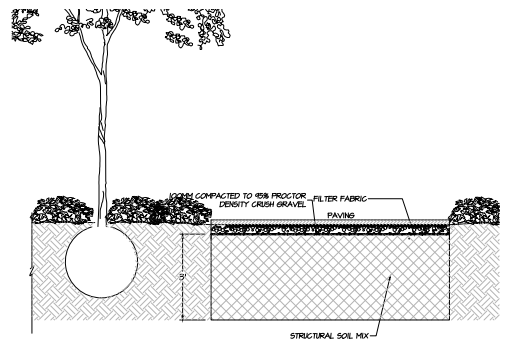
9 TREE PLANTING DETAIL
SCALE: N.T.S.



6 ARBOUR
SCALE: 1/2"= 1'-0"



10 BRIDGE
SCALE: 1/2"= 1'-0"



NOTES
FOR STRUCTURAL SOIL LOCATIONS REFER LANDSCAPE PLAN
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS
PRIOR TO CONSTRUCTION.
DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN

11 STRUCTURAL SOIL
SCALE: 1/2"= 1'-0"

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

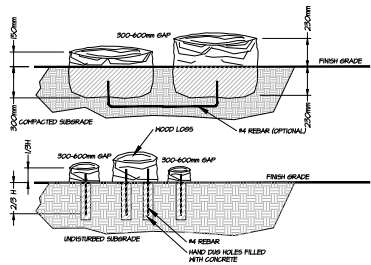
NO.	DATE	REVISION DESCRIPTION	DR.
4	APR 24 2022	REVISED FOR DP	GB
3	FEB 04 2022	REVISE PER NEW SITE PLAN	GB
2	SEP 04 2021	REVISE FOR DP	GB
1	AUG 20 2021	PRELIMINARY DESIGN	GB

SCALE:

PROJCT:	RAICON 23 DEVELOPMENTS LTD.
16709, 16717, 16729, 16739 23RD AVENUE, SURREY	

DRAWING TITLE:
LANDSCAPE DETAILS 1

DATE:	31/05/2021	DRAWING NUMBER:	L6
SCALE:	1/8"= 1'-0"		
DRAWN:	GB		
DESIGN:	GB		
CHK'D:	GB		
M2LA PROJECT NUMBER:	2020-04-19		



1 STEPPING LOGS
SCALE: 1/2" = 1'-0"

2 BALANCE LOGS
SCALE: N.T.S.

3 PLAYHOUSE BY KOMPAN - NRO401
SCALE: N.T.S.



4 720 BACKED BENCH
BY MAGLIN

5 870 LOUNGE CHAIR
BY MAGLIN

6 400 CLUSTER SEATING
BY MAGLIN



7 BOLLARD LIGHT
BY PHILIPS

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

4	APR 20 2022	REVISED FOR I/P	GB
3	FEB 24 2022	REVISE PER NEW SITE PLAN	GB
2	SEP 20 2021	ISSUE FOR I/P	GB
1	AUG 26 2021	PRELIMINARY DESIGN	GB

PROJECT:
RAICON 23 DEVELOPMENTS LTD.
16709, 16717, 16729, 16739 23RD AVENUE, SURREY

DRAWING TITLE:
LANDSCAPE DETAILS 2

DATE:	31/10/2021	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
DRAWN:	GB		
DESIGN:	GB		
CHK'D:			

L7

OF 8

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: January 07, 2022 **PROJECT FILE: 7821-0093-00**

**RE: Engineering Requirements
Location: 16739, 16729, 16717, 16709 - 23 Avenue**

OCP AND NCP AMENDMENT

The following issue is 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.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.5 metres along 167 Street;
- Dedicate 2.442 metres along 23 Avenue;
- Dedicate 12.5 metres along 23A Avenue;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 metre statutory right-of-way (SRW) along road 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.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



May 31, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0093 00 (Updated May 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

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

Projected population of school-age children for this development:	21
--	----

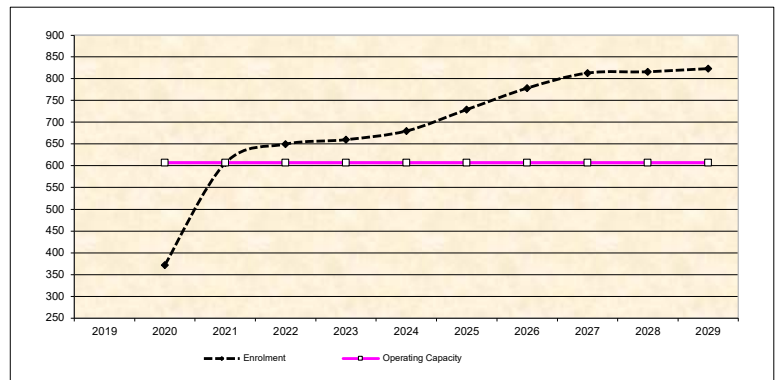
Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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

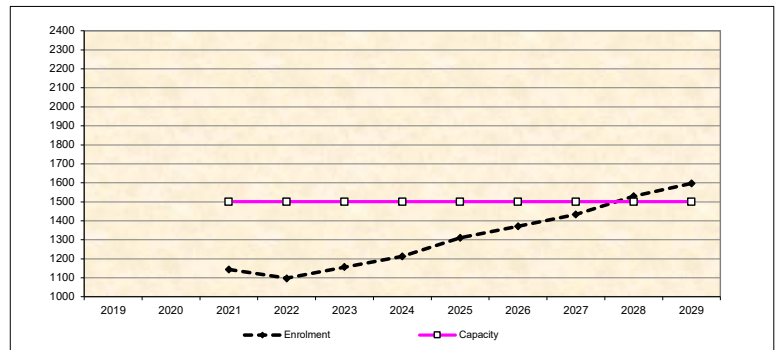
The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’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.

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.

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 16709 - 16717 - 16729 - 16739 23rd Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	108
Protected Trees to be Removed	96
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	12
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
1 X one (1) = 1	1
All other Trees Requiring 2 to 1 Replacement Ratio	
96 X two (2) = 192	192
Replacement Trees Proposed	78
Replacement Trees in Deficit	114
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
6 X two (2) = 12	12
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

June 6, 2022

(Signature of Arborist)

Date

Revisions	
No.	Date
	August 21, 2020
1	October 30, 2020
2	April 7, 2021
3	October 6, 2021
4	May 2, 2022
Consultants	

Project Title
TREE MANAGEMENT PLAN

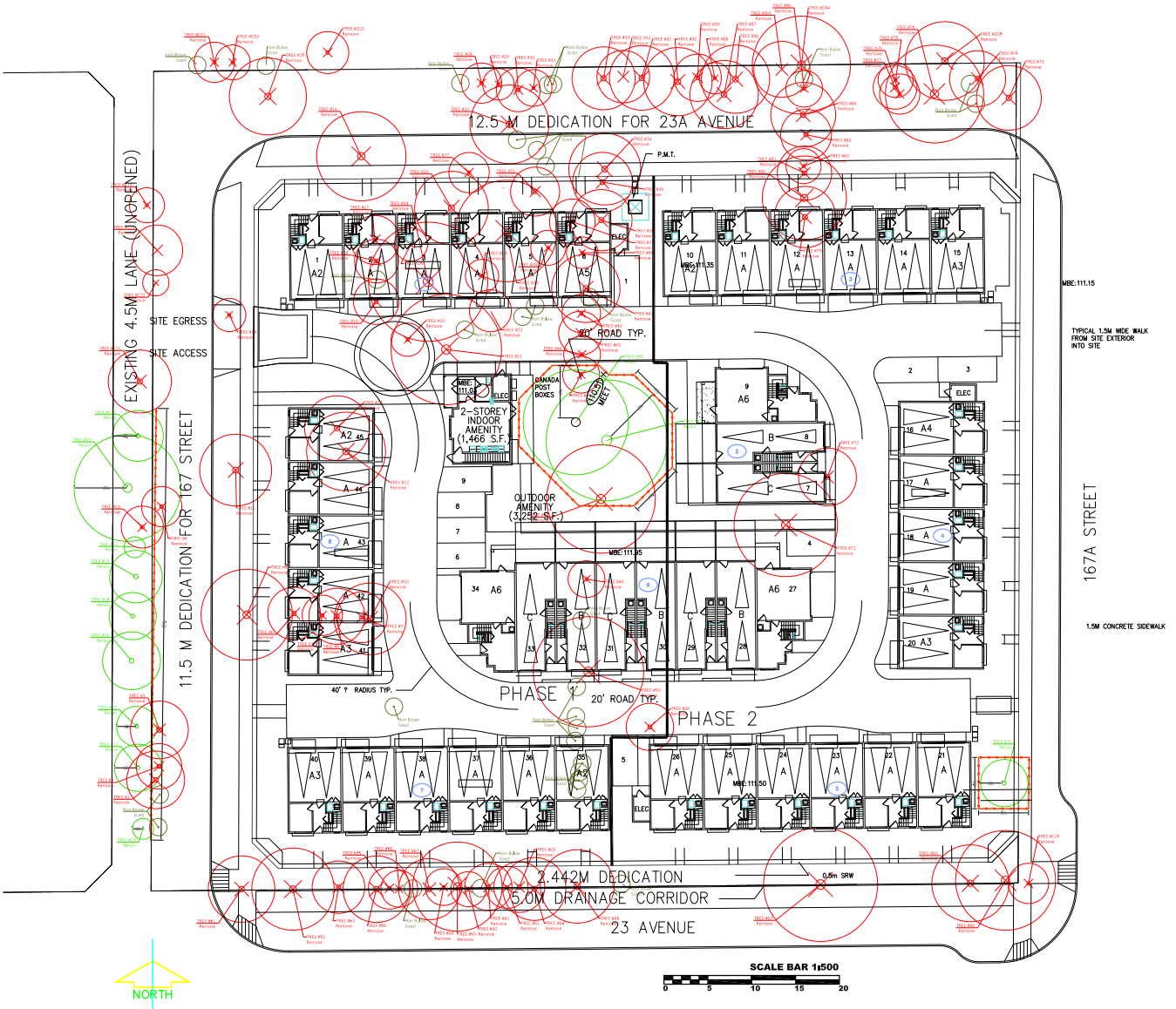
Project Number

16709 - 16717 - 16729 - 16739 Klimo & Associates

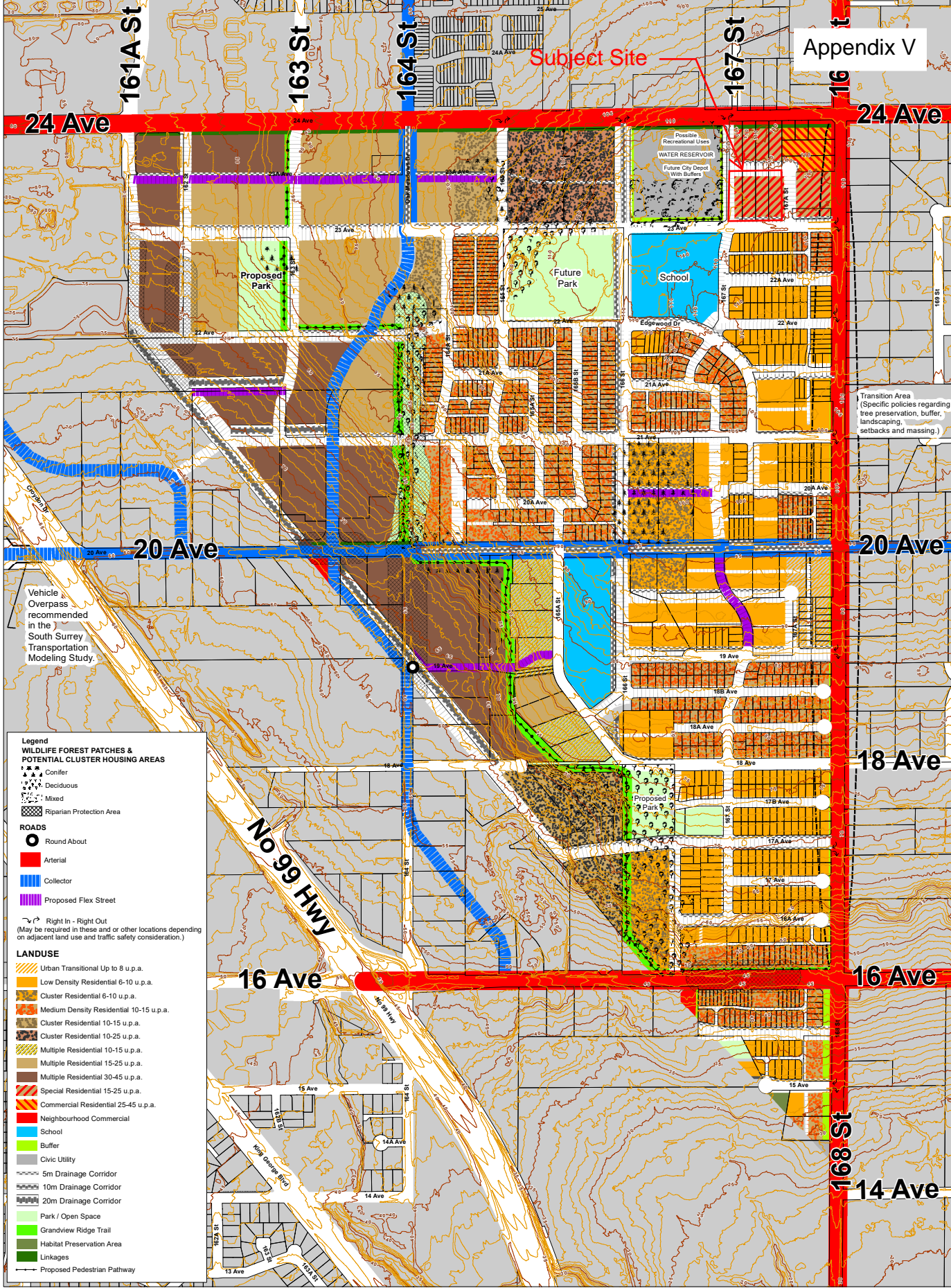
23RD AVE, SURREY R4

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

Scale 1:500



REMOVAL OF ONE HUNDRED FOUR(104) TREES AS PER ARBORIST REPORT. TREES #1-46,48-69, 71-93, OS1-OS6, SH1, C8, C11-C15 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF TBD TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION TREES OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES, NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES, STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSTU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.



Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

Legend

WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS

- Conifer
- Deciduous
- Mixed
- Riparian Protection Area

ROADS

- Round About
- Arterial
- Collector
- Proposed Flex Street
- Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)

LANDUSE

- Urban Transitional Up to 8 u.p.a.
- Low Density Residential 6-10 u.p.a.
- Cluster Residential 6-10 u.p.a.
- Medium Density Residential 10-15 u.p.a.
- Cluster Residential 10-15 u.p.a.
- Cluster Residential 10-25 u.p.a.
- Multiple Residential 10-15 u.p.a.
- Multiple Residential 15-25 u.p.a.
- Multiple Residential 30-45 u.p.a.
- Special Residential 15-25 u.p.a.
- Commercial Residential 25-45 u.p.a.
- Neighbourhood Commercial
- School
- Buffer
- Civic Utility
- 5m Drainage Corridor
- 10m Drainage Corridor
- 20m Drainage Corridor
- Park / Open Space
- Grandview Ridge Trail
- Habitat Preservation Area
- Linkages
- Proposed Pedestrian Pathway

Transition Area (Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 3 May 2022





MR

24 Ave

OCP Amendment
from "Commercial"
to "Urban"

COM

URB

167A St

23 Ave

URB

167 St

22A Ave



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0093-00

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: 009-969-004

Lot 7 Section 13 Township 1 New Westminster District Plan 14691

16739 - 23 Avenue

Parcel Identifier: 001-659-065

Lot 10 Section 13 Township 1 New Westminster District Plan 14691

16729 - 23 Avenue

Parcel Identifier: 009-969-110

Lot 11 Section 13 Township 1 New Westminster District Plan 14691

16717 - 23 Avenue

Parcel Identifier: 008-025-363

Lot 14 Section 13 Township 1 New Westminster District Plan 14691

16709 - 23 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 has been issued, as follows:

Parcel Identifier:

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

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

- (a) In Section F of Part 22 Multiple Residential 30 Zone the minimum front yard setbacks (east and west) are reduced from 4.5 metres to 4.0 metres to the principal building face; and
- (b) In Section F of Part 22 Multiple Residential 30 Zone the minimum street side yard setbacks (north and south) are reduced from 4.5 metres to 4.0 metres to the principal building face.

5. This development variance permit applies to only the 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.

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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

DEVELOPMENT DATA

GROSS SITE AREA: 91509 S.F. 2.29 AC 9,252.1 M² 0.93 Ha
 ROAD DEDICATION: 25799 S.F. 0.592 AC 2346.9 M² 0.240 Ha
 NET SITE AREA: 13190 S.F. 1.694 AC 6855.3 M² 0.686 Ha

GROSS DENSITY: 19.6 U.P.A 48.4 U.P.Ha (45 UNITS)
 NET DENSITY: 26.6 U.P.A 65.6 U.P.Ha (45 UNITS)

F.A.R.: 0.95 (70,256 S.F.)
 SITE COVERAGE: 42% (30,938 S.F.)

AMENITY:
 INDOOR REQUIRED: 135 M² 1,453 S.F.
 OUTDOOR REQUIRED: 135 M² 1,453 S.F.

INDOOR PROVIDED: 136 M² 1,466 S.F.
 OUTDOOR PROVIDED: 487 M² 5,234 S.F.(INCLUDING TREE ZONE)
 OUTDOOR PROVIDED: 302 M² 3,252 S.F.(EXCLUDING TREE ZONE)

PARKING REQUIRED:
 RESIDENTIAL: 90 (2 PER UNIT)
 VISITOR: 9.0 (0.2 PER UNIT)
 TOTAL: 99.0

PARKING PROVIDED:

RESIDENTIAL: 90
 VISITOR: 1
 TOTAL: 91

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M ²	NUMBER OF UNITS	TOTAL M ²	TOTAL S.F.
A	3	1582	147.0	22	3233.4	34804
A2	3	1631	151.5	5	757.6	8155
A3	3	1645	152.8	4	611.3	6580
A4	3	1605	149.1	1	149.1	1605
A5	3	1641	152.5	2	304.9	3282
A6	3	1618	150.3	3	451.0	4854
B	3	1372	127.5	4	509.9	5488
C	3	1372	127.5	4	509.9	5488
				45	6527.0	70256.0

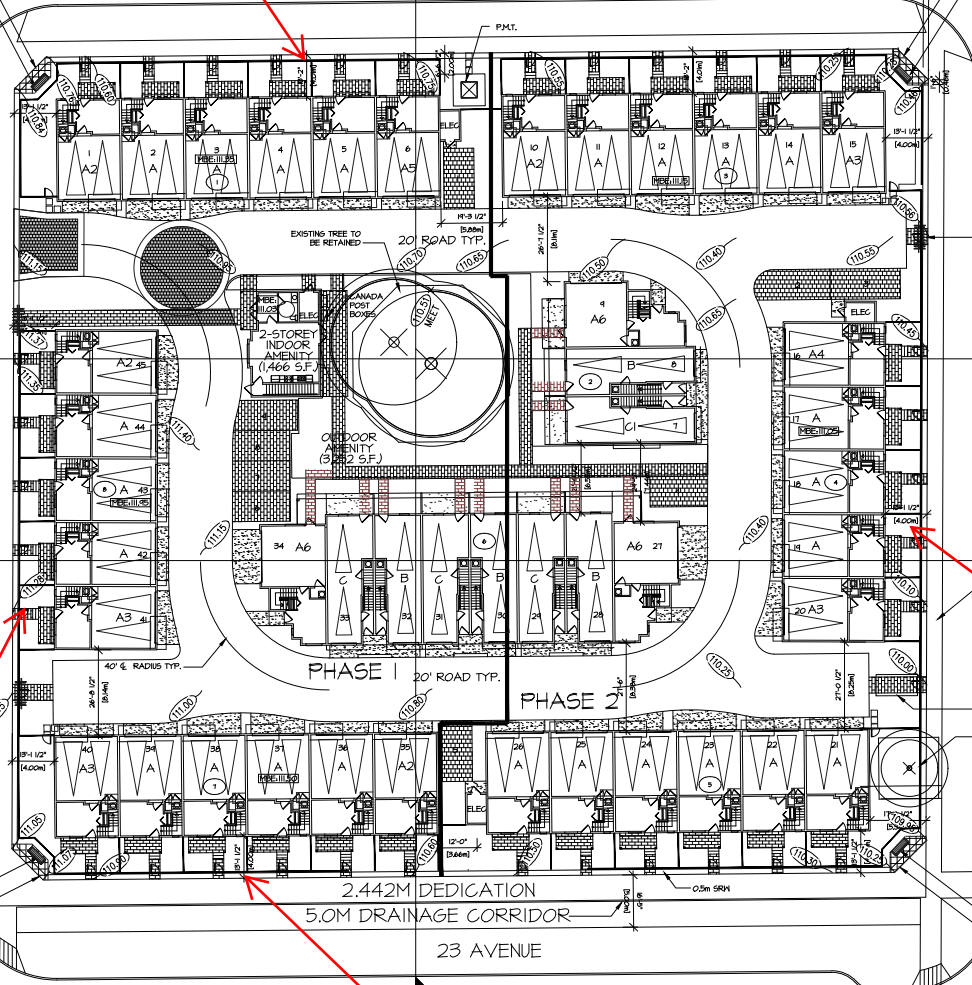
© COPYRIGHT, ALL RIGHTS AND THE UNWRITTEN LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE

Reduce the minimum street side setback from 4.5m to 4.0m

12.5 M DEDICATION FOR 23A AVENUE

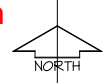
EXISTING 4.5M LANE (UNOPENED)
 11.5 M DEDICATION FOR 167 STREET



Reduce the minimum front yard setback from 4.5m to 4.0m

Reduce the minimum front yard setback from 4.5m to 4.0m

Reduce the minimum street side setback from 4.5m to 4.0m



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

DESIGN: []
 FOC: []
 DRAWN: []
 DATE: 10/9/22
 SCALE: 1" = 20'-0"

CLIENT: RAICON 23 DEVELOPMENTS LTD.
 PROJECT: 16704 16711, 16729, 16794 23RD AVE, SURREY
 SHEET CONTENTS: CONCEPTUAL SITE PLAN
 DEVELOPMENT DATA

barnett dembek
 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.
20020	AC-1.0
PROJECT NO.	REV. NO.
20020	