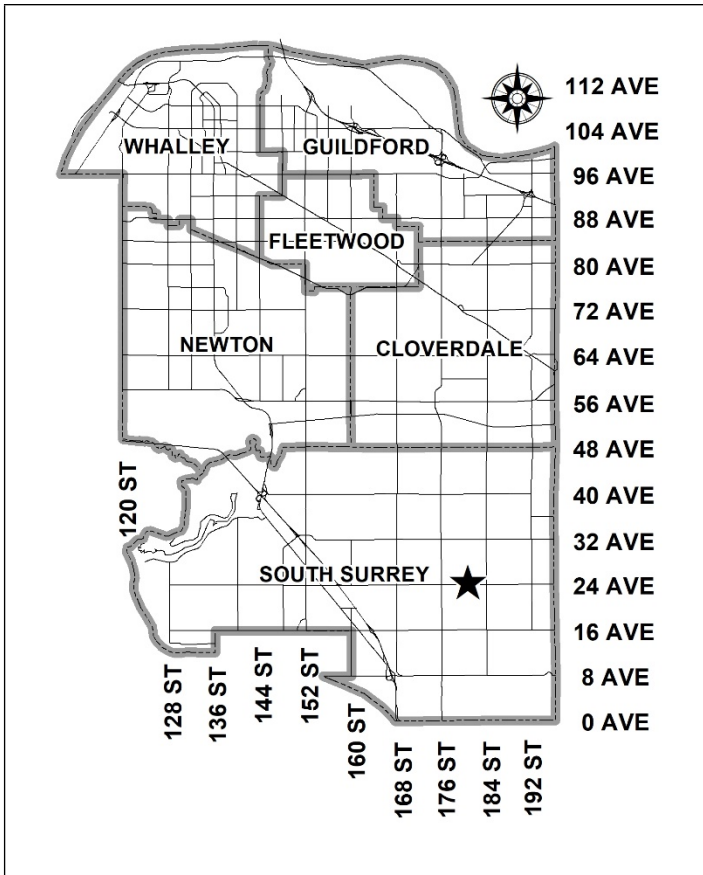


ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0228-00

Planning Report Date: November 04, 2024



PROPOSAL:

- **NCP Amendment** from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area
- **Rezoning** from A-2 to RM-30
- **Development Permit**
- **Development Variance Permit**

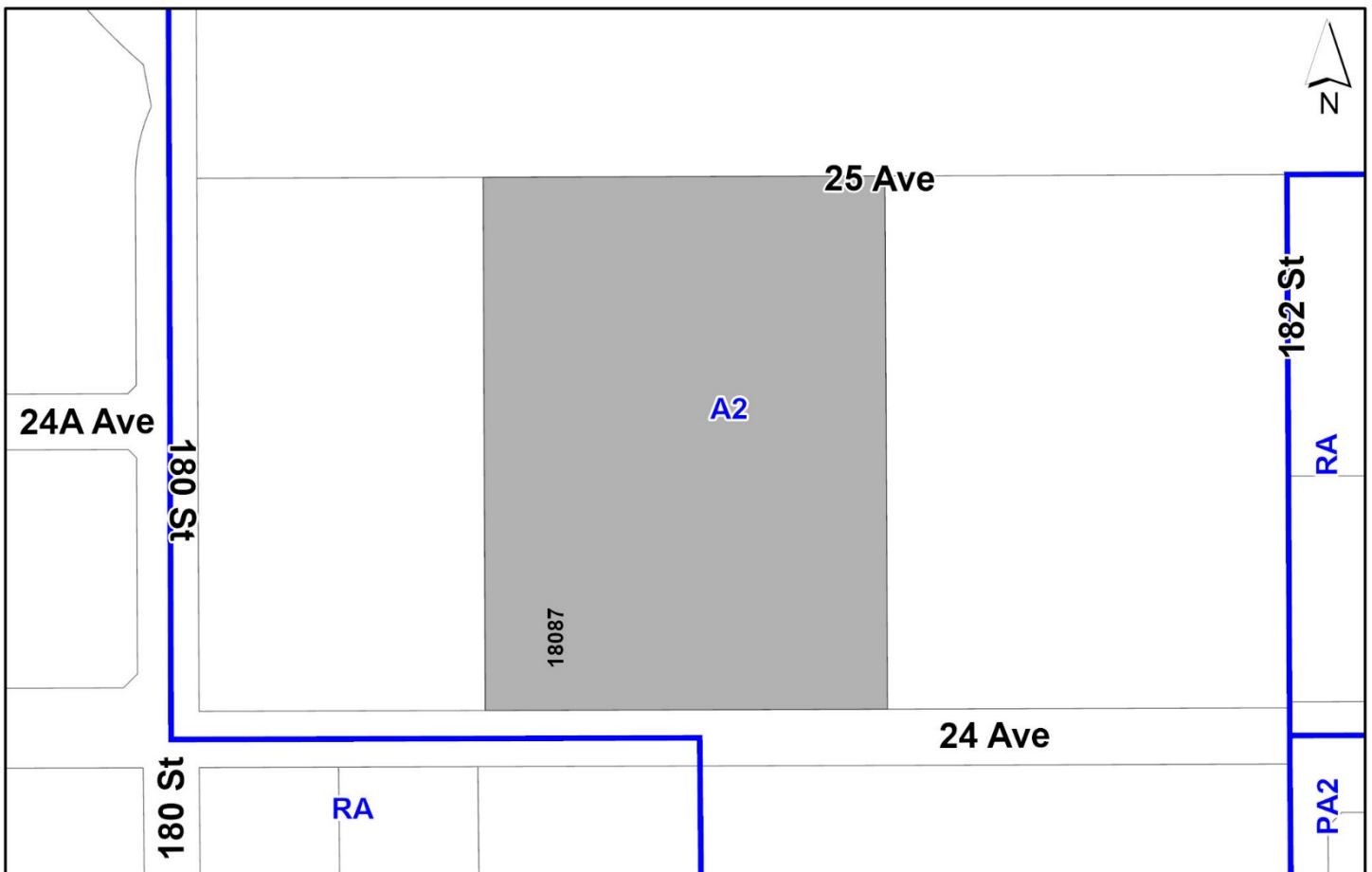
to permit the development of 113 townhouse units and a lot for riparian protection.

LOCATION: 18087 - 24 Avenue

ZONING: A-2

OCP DESIGNATION: Urban

NCP DESIGNATION: Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for change to the local road network and Riparian Area.
- Proposing to reduce the side yard setback requirements of the RM-30 Zone.
- Proposing to increase the allowable percentage of back-to-back units on proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- The subject proposal was referred back to staff for additional information at the Regular Council – Land Use meeting on October 21, 2024.
- Staff has confirmed that the applicant is wanting to proceed with the development as originally proposed in the Planning Report dated October 21, 2024 (attached as Appendix 1 in Appendix A).
- Staff has accepted the applicant's proposal for additional planting within the riparian area to offset the reduction of the Green Infrastructure Network (GIN) corridor that is identified on the site. The original proposal was for this planting to be achieved through a P-15 agreement, however a cash-in-lieu contribution is now proposed to be accepted to facilitate the riparian planting. This has been reflected in the updated Conditions of Approval that are associated with this application.
- The subject development will require downstream servicing improvements, as per the Redwood Heights NCP, prior to Final Adoption. These improvements include sanitary pump station and associated trunk mains, water feeder mains, and catchment-specific drainage ponds. The applicant has acknowledged that the subject development can not proceed until the improvements are constructed by neighbouring front-enders.
- The Engineering Department is presently reviewing an updated drainage servicing strategy in the Redwood Heights NCP area. Staff has confirmed that this proposal is not affected by the proposed drainage servicing strategy.
- The site plan and all other details of the proposal remain the same as originally proposed in the Planning Report dated October 21, 2024 (attached as Appendix 1 in Appendix A).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0228-00 generally in accordance with the attached drawings (Appendix I in Appendix A) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0228-00 (Appendix VI in Appendix A) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.00 metres to the principal building face for proposed Lots 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.20 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and from 20% to 30% for Lot 2.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) submission of the cash-in-lieu contribution for planting within the riparian area, to the satisfaction of the Park, Recreation and Culture Department;

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- (i) voluntary conveyance of riparian areas along the Justin Brook to the City for protection purposes;
 - (j) 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 (Lot 3);
 - (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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) submission of an acoustical report for the units adjacent to 24 Avenue (proposed Lots 2 and 3) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (n) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area when the project is considered for final adoption (Appendix V in Appendix A).

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject proposal was referred back to staff for additional information at the Regular Council – Land Use meeting on October 21, 2024.
- Staff has confirmed that the applicant is wanting to proceed with the development as originally proposed in the Planning Report dated October 21, 2024 (attached as Appendix 1 in Appendix A).
- Staff has accepted the applicant’s proposal for additional planting within the riparian area to offset the reduction of the Green Infrastructure Network (GIN) corridor that is identified on the site. The original proposal was for this planting to be achieved through a P-15 agreement, however a cash-in-lieu contribution is now proposed to be accepted to facilitate the riparian planting. This is reflected in the updated Conditions of Approval that are associated with this application.
- The subject development will require downstream servicing improvements, as per the Redwood Heights NCP, prior to Final Adoption. These improvements include sanitary pump station and associated trunk mains, water feeder mains, and catchment-specific drainage ponds. The applicant has acknowledged that the subject development can not proceed until the improvements are constructed by neighbouring front-enders.
- The Engineering Department is presently reviewing an updated drainage servicing strategy in the Redwood Heights NCP area. Staff has confirmed that this proposal is not affected by the proposed drainage servicing strategy.
- The site plan and all other details of the proposal remain the same as originally proposed in the Planning Report dated October 21, 2024 (attached as Appendix 1 in Appendix A).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix A. Initial Planning Report No. 7922-0228-00, dated October 21, 2024

approved by Shawn Low

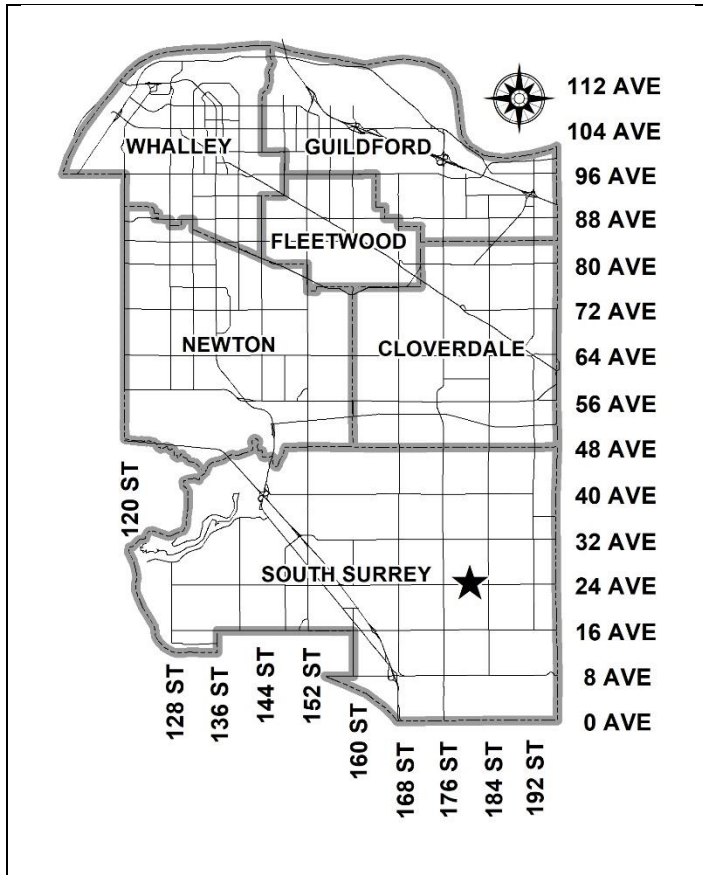
Ron Gill
Acting General Manager
Planning and Development

LFM/cb

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0228-00

Planning Report Date: October 21, 2024



PROPOSAL:

- **NCP Amendment** from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area
- **Rezoning** from A-2 to RM-30
- **Development Permit**
- **Development Variance Permit**

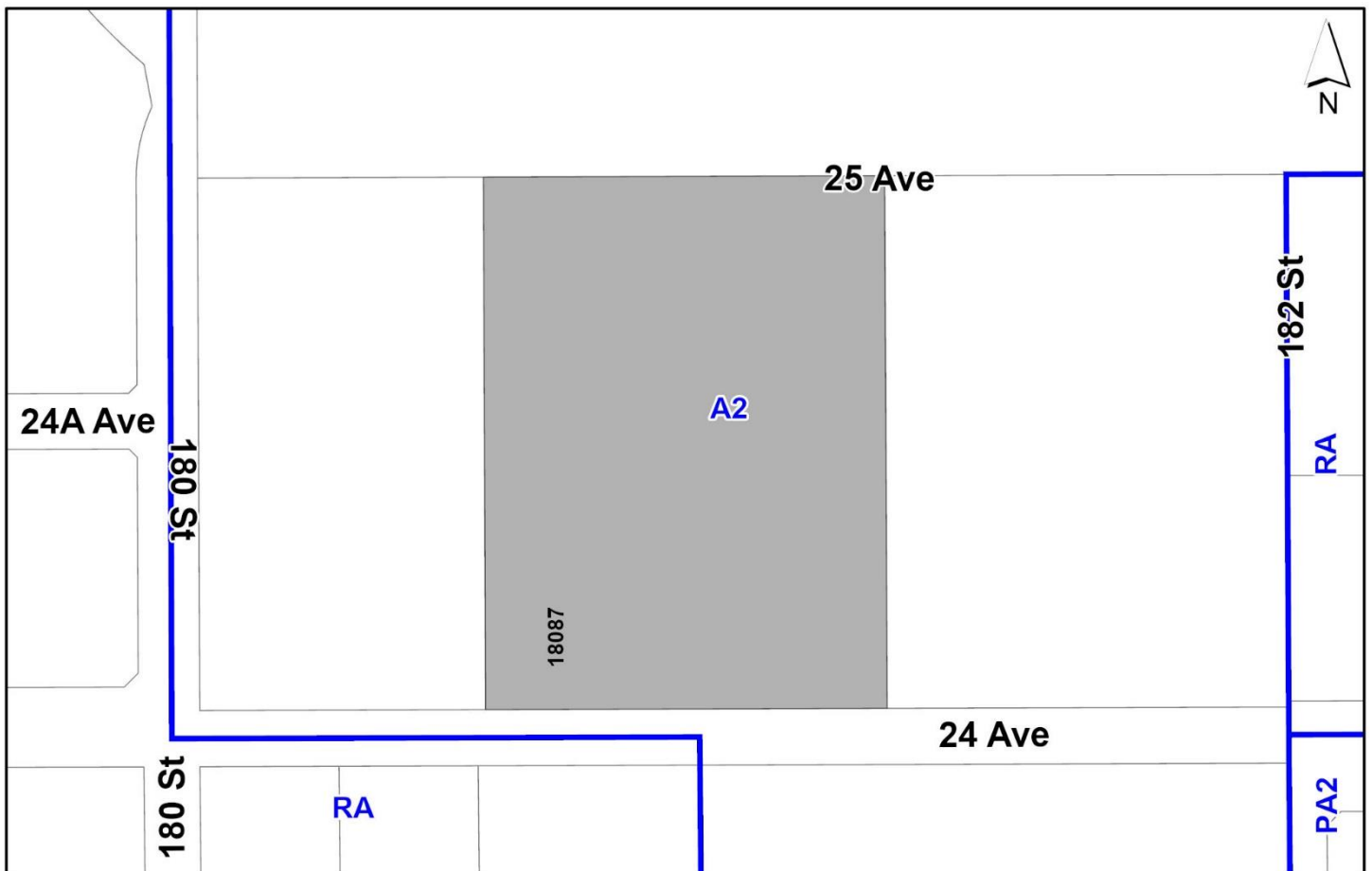
to permit the development of 113 townhouse units and a lot for riparian protection.

LOCATION: 18087 - 24 Avenue

ZONING: A-2

OCP DESIGNATION: Urban

NCP DESIGNATION: Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Redwood Heights Neighbourhood Concept Plan (NCP) from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for change to the local road network and Riparian Area.
- Proposing to reduce the side yard setback requirements of the RM-30 Zone.
- Proposing to increase the allowable percentage of back-to-back units on proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal partially complies with the Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) designation in the Redwood Heights Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Redwood Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0228-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0228-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.00 metres to the principal building face for proposed Lots 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.20 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and from 20% to 30% for Lot 2.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a P-15 agreement;
 - (i) voluntary conveyance of riparian areas along the Justin Brook to the City for protection purposes;

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- (j) 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 (Lot 3);
 - (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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) submission of an acoustical report for the units adjacent to 24 Avenue (proposed Lots 2 and 3) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (n) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa)	A-2
North:	Single family dwelling	Riparian Area, Stormwater Detention Pond and Park, Natural Areas, and Buffers	A-2
East:	Vacant land	Riparian Area, Townhouses (30 upa) and Park, Natural Areas, and Buffers	A-2
South (Across 24 Avenue):	Single family dwelling	Townhouses (30 upa)	A-2 and RA
West:	Single family dwelling	Multiple Residential (22 upa) and Townhouses (30 upa)	A-2

Context & Background

- The site is currently occupied by a single family dwelling and is currently zoned "Intensive Agriculture Zone (A-2)". The site is designated Urban in the Official Community Plan (OCP), and Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) in the Redwood Heights Neighbourhood Concept Plan (NCP).
- The site has a total gross floor area of 27,578 square metres (6.81 acres), sloping down approximately 9 metres from south to north, and from west to east.
- Justin Brook runs north/south along the eastern portion of the site which is a Class B channelized stream. There are two GIN hub areas located along the eastern and western property lines with some encroachment within the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application proposes subdivision, rezoning, a Development Permit for Form & Character and for Sensitive Ecosystem and a Development Variance Permit.
- The applicant proposes a subdivision into 4 lots: three development lots, and one park lot for the protection of the riparian area along Justin Brook. The three development lots are proposed to develop with a total of 113 townhouse units, and two new public roads: 181 Street, and 24A Avenue.
- The proposal includes rezoning of the site from A-2 to RM-30, to develop 3 townhouse development sites, and one riparian lot.

- The riparian lot is along the eastern portion of the site, near where Justin Brook is located. One townhouse site (Lot 3) is proposed directly to the west of the riparian area. The applicant is proposing maximum safeguarding by voluntarily conveying the riparian area of 3,036 square metres to the City at no cost.
- 181 Street is proposed to bisect the property in a north-south alignment, with two townhouse sites to the west of 181 Street. The northern site is Lot 1, and the southern site is Lot 2. Lots 1 and 2 are proposed to be divided by the new east-west 24A Avenue connecting 180 Street and 181 Street.
- The total site development is proposed with 113 townhouse units (all three-bedroom units), ranging from 2 to 6 units per building, with the following breakdown:
 - Lot 1: 28 units, with 22 units double garage, 6 units back-to-back (21%);
 - Lot 2: 40 units, with 28 units double garage, 12 units back-to-back (30%);
 - Lot 3: 45 units, with 43 units double garage, 2 units tandem garage (4.5%);
 - TOTAL: 113 units, with 92 units double garage, 19 units back-to-back and 2 units tandem garage (16% back-to-back and 1.7% tandem).
- The application proposes a unit density of 66 units per hectare (27 units per acre) and a Floor Area Ratio (FAR) of 0.85.

	Proposed
Lot Area	
Gross Site Area:	27,578 square metres
Road Dedication:	7,723 square metres
Undevelopable Area:	3,036 square metres (0.75 acres)
Net Site Area:	Total: 16,819 square metres (4.16 acres) Lot 1: 4,308 square metres Lot 2: 5,685 square metres Lot 3: 6,826 square metres
Number of Lots:	4
Building Height:	10.5 metres
Unit Density:	66 units per hectare (27 units per acre)
Floor Area Ratio (FAR):	Lot 1: 0.87 Lot 2: 0.91 Lot 3: 0.80 Total: 0.85
Floor Area	
Residential:	Lot 1: 3,744.07 square metres Lot 2: 5,171.9 square metres Lot 3: 5,431.34 square metres 14,347.54 square metres
Total:	14,347.54 square metres
Residential Units:	
3-Bedroom:	113 townhouse units
Total:	113 townhouse units

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 100 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 54 Elementary students at Pacific Heights Elementary School
29 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.
- Parks, Recreation & Culture:** Redwood Park is the closest active park and contains amenities including, trails, a playground, and natural area. The park is 1,750 metres walking distance from the development. Future active and natural area parkland is proposed adjacent to the development as part of the Redwood Heights Neighbourhood Concept Plan (NCP).
- Future active and natural area parkland is proposed adjacent to the development as part of the Redwood Heights Neighbourhood Concept Plan (NCP).
- 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 required to dedicate land for 181 Street, 24A Avenue and 26 Avenue, and for the widening of 24 Avenue, for a total of 7,723 square metres of road dedication area.
- Vehicular access is proposed from 181 Street for Lot 3, and 24A Avenue for Lots 1 and 2.
- 181 Street is being realigned through the site, while still aligning to the south of 24 Avenue. This is to accommodate Lot 3, as the riparian area for Justin Brook has been adjusted as part of the Sensitive Ecosystem Development Permit.
- The site will have access to a multi-use pathway on the north side of 24 Avenue, to be delivered as part of the subject proposal. 24 Avenue has bike lanes west of Highway No. 15 (900 metres from the site), and bike lanes on 192 St to the east (2 km to the east). The closest transit route is on 24 Avenue, fronting the site, for route #531 White Rock Centre/Willowbrook.

Parkland and Natural Area Considerations

- Justin Brook, a yellow-coded Class B channelized stream, runs along the eastern portion of the site. The applicant proposed a 15-metre setback from top of bank, utilizing the flexing provision under the Zoning Bylaw. The applicant proposes to voluntarily convey the riparian area to the City at no cost.
- As the riparian area is narrower than originally anticipated in the Redwood Heights NCP, the proposal includes an amendment to the plan to adjust the riparian area to align with the proposed conveyance.

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 site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) with Secondary Land Use Plans.

Themes/Policies

- 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 and is a compact and efficient development.)

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and planned for medium density townhouses in the Redwood Heights NCP.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
 - achieve planned capacities;
 - use infrastructure efficiently;
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will provide roads that will allow for further development of the Redwood Heights area.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and
 - Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development fits well within the neighbourhood and provides similar density to what is planned for in the Redwood Heights NCP.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Providing doors, windows, and "active" building faces along public streets;
 - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

(The proposed development has street-facing units on all sides that interface with a street or with the riparian area to the east.)

Secondary Plans

Land Use Designation

- The site is currently designated Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) in the Redwood Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes an amendment to the Redwood Heights NCP, to Riparian Area and Townhouses (30 upa), with adjustments to the road alignment and Riparian Area (Appendix V).
- The adjustments to the riparian area and road alignment are to align the NCP with the findings of the environmental assessment. This allows for additional townhomes development east of the new road (181 Street).
- The applicant also proposes to eliminate the Multiple Residential (22 upa) designation, and develop the entire site as Townhouses (30 upa).

- The amendments represent an increase in density of 41 townhouse units, based on 1.27 acres designated at 30 upa (38 units), and 1.56 acres designated at 22 upa (34 units). With the previous designations, only 72 units would have been achieved, as opposed to the 113 units proposed.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

Themes/Objectives

- Below are some of the design guidelines for Townhouses from the Redwood Heights NCP, that the applicant is adhering to:
 - Maximum of 6 units per building, to create a comfortable neighbourhood scale.
 - A separate entry porch to each unit should be expressed at the street level with weather protection over each entrance.
 - Front doors and porches should face the street with steps leading straight to the street (not turned).
 - Provide a minimum street frontage setback of 5.0 m to incorporate landscaping, natural features and trees.
 - Provide 1.5 - 2.0 m driveway aprons to include trees along drive aisles between garages.

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	66 uph
Floor Area Ratio:	1.00	0.80 to 0.91
Lot Coverage:	45%	40% to 41%
Yards and Setbacks		
North:	4.5 metres	5 metres
East:	4.5 metres (Lots 1 and 2) 6 metres (Lot 3)	5 metres (Lots 1 and 2) 5.2 metres DVP (Lot 3)
South:	4.5 metres	5 metres
West:	6 metres (Lots 1 and 2) 4.5 metres (Lot 3)	3 metres DVP (Lots 1 and 2) 4.5 metres (Lot 3)
Height of Buildings		
Principal buildings:	13 metres	10.3 metres

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Accessory buildings:	11 metres	8 metres
Amenity Space		
Indoor Amenity:	Lot 1: 28 units x 3 = 84 sqm Lot 2: 40 units x 3 = 120 sqm Lot 3: 45 units x 3 = 135 sqm	The proposed 363 m ² meets the Zoning By-law requirement. Lot 1: 86 sqm Lot 2: 122 sqm Lot 3: 155 sqm
Outdoor Amenity:	Lot 1: 6 units x 6 + 22 units x 3 = 102 sqm Lot 2: 16 units x 6 + 24 units x 3 = 168 sqm Lot 3: 45 units x 3 = 135 sqm	The proposed 456 m ² meets the Zoning By-law requirement. Lot 1: 118 sqm Lot 2: 198 sqm Lot 3: 140 sqm
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres with flexing
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	226 stalls	226 stalls
Residential Visitor:	23 stalls	26 stalls
Total:	249 stalls	249 stalls
Back-to-Back (%):		Lot 1: 21% (DVP) Lot 2: 30% (DVP)
	20%	Lot 3: 0%
Tandem (%):		Lot 1: 0%
	50%	Lot 2: 0%
		Lot 3: 4.5%

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2;
 - to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.2 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and 30% for Lot 2.
- The proposed setback reductions assist in providing the additional setback along the roads required for Redwood Heights. The requested reductions have no impact on adjacent sites.

- The back-to-back reduction is requested for individual sites, with variances only sought for proposed Lots 1 and 2. Proposed Lot 3 does not have any back to back unit types. On a cumulative basis with all lots considered, the proposal provides 16% back-to-back units, which is less than the maximum 20% under the Zoning Bylaw. Additionally, only four tandem units are provided on all proposed lots (on Lot 3, where no back-to-back units are proposed).
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Grandview Community Area is \$ 22,278.48 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 \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 16, 2023, and the Development Proposal Signs were installed on October 03, 2024. Staff received no concerns or comments.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which is in north-south alignment along the eastern property line. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. and dated November 02, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub areas located along the eastern and western portions of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub H within the subject site, in the Redwood BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High and High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Hub Area of 5,365 square meters or 19 % of the subject property.
- The development proposal conserves 3,128 square meters of the subject site through Parkland Conveyance which is 11.3 % of the total gross area of subject site. This method of GIN

retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- In order for the proposal to fully comply with the BCS target recommendations, an additional 2,237 square meters of the GIN area would be required on the subject site, but has not been provided by the development proposal due to other priorities in the neighbourhood for parkland to be acquired. This proposal conserves the riparian area, and conveys the proposed conservation area to the City at no cost.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. and dated November 02, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- A portion of the subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, but none of the developable area is within the steep slope. Since only the area within the riparian area has steep slopes, a Hazard Land DP was deemed not required.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Redwood Heights Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Redwood Heights Neighbourhood Concept Plan (NCP).
- The property will be bisected by new public roads, a north-south road (181 Street) and an east-west road (24A Avenue) which will define the three townhouse development sites.
- The applicant has worked with staff to comply with the Redwood Heights NCP guidelines, remove access from major roads, provide a larger setback along the streets and improve the interface along the street edges.
- The site consists of 113 townhouse units, all proposed with three-bedrooms. 82% of the units are proposed with side-by-side double garages, 16% as back-to-back units, and 1.7% as tandem garage units. Units face the streets, and have treatment at the corners for interesting interfaces at all public facing portions.
- The site is divided into 3 lots: Lot 1 to the northwest, Lot 2 to the southwest, and Lot 3 to the east, with the following unit distribution:
 - Lot 1: 28 units, with 22 units double garage, 6 units back-to-back (21%)
 - Lot 2: 40 units, with 28 units double garage, 12 units back-to-back (30%)
 - Lot 3: 45 units, with 43 units double garage, 2 units tandem garage (4.5%)

- The final design will incorporate acoustic upgrades for units facing 24 Street, as a standard requirement for all units facing arterial roads.

Landscaping

- Landscaping includes a 5-metre setback along all street frontage, and a walkway along the east portion of Lot 3, adjacent to the riparian area.

Indoor Amenity

- There are three separate indoor amenity spaces which are centrally located, and adjacent to the outdoor amenity spaces on all three proposed lots.
- For Lot 2, the amenity building is proposed as a stand-alone building, with programming as a party room.
- For Lots 1 and 3, the amenity space is proposed adjacent to units. Lot 1 as a meeting room, and Lot 3 as a party room with rooftop outdoor amenity space.

Outdoor Amenity

- Outdoor amenity spaces are provided adjacent the indoor amenity spaces, and are centrally located on all proposed lots. Programming includes seating areas and play spaces.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include further development of architectural expression, colours and materials.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Elvis Truong, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	49	49	0
Alder/Cottonwood (within riparian area)	15	0	15
Deciduous Trees	3	3	0
Coniferous Trees	28	28	0
Onsite Tree Totals	95	80	15
Onsite Replacement Trees Proposed	119		
Total Onsite Retained and Replacement Trees	134		

- The Arborist Assessment states that there are a total of 95 bylaw protected trees on the site. Additionally, there are 13 bylaw protected offsite trees and 19 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 15 onsite trees as part of this development proposal that are within the riparian area, that will be City owned in the future. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, 9 offsite trees are proposed for removal due to conflict with required roads and proposed building envelopes and 19 City trees are proposed for removal due to conflict with required roads and proposed building envelopes. These will be compensated through cash-in-lieu contribution.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 111 replacement trees on the site. The proposal includes 119 replacement trees, which exceeds the replacement trees required.
- The new trees on the site will consist of a variety of trees including Lilac Tree, Red Shine Maple, Red Flowering Dogwood, Bloodgood Japanese Maple, Bowhall Red Maple, Western Hemlock and Western Red Cedar, as well as a variety of shrubs.
- In summary, a total of 134 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program, other than for off-site trees and City trees replacement contributions.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

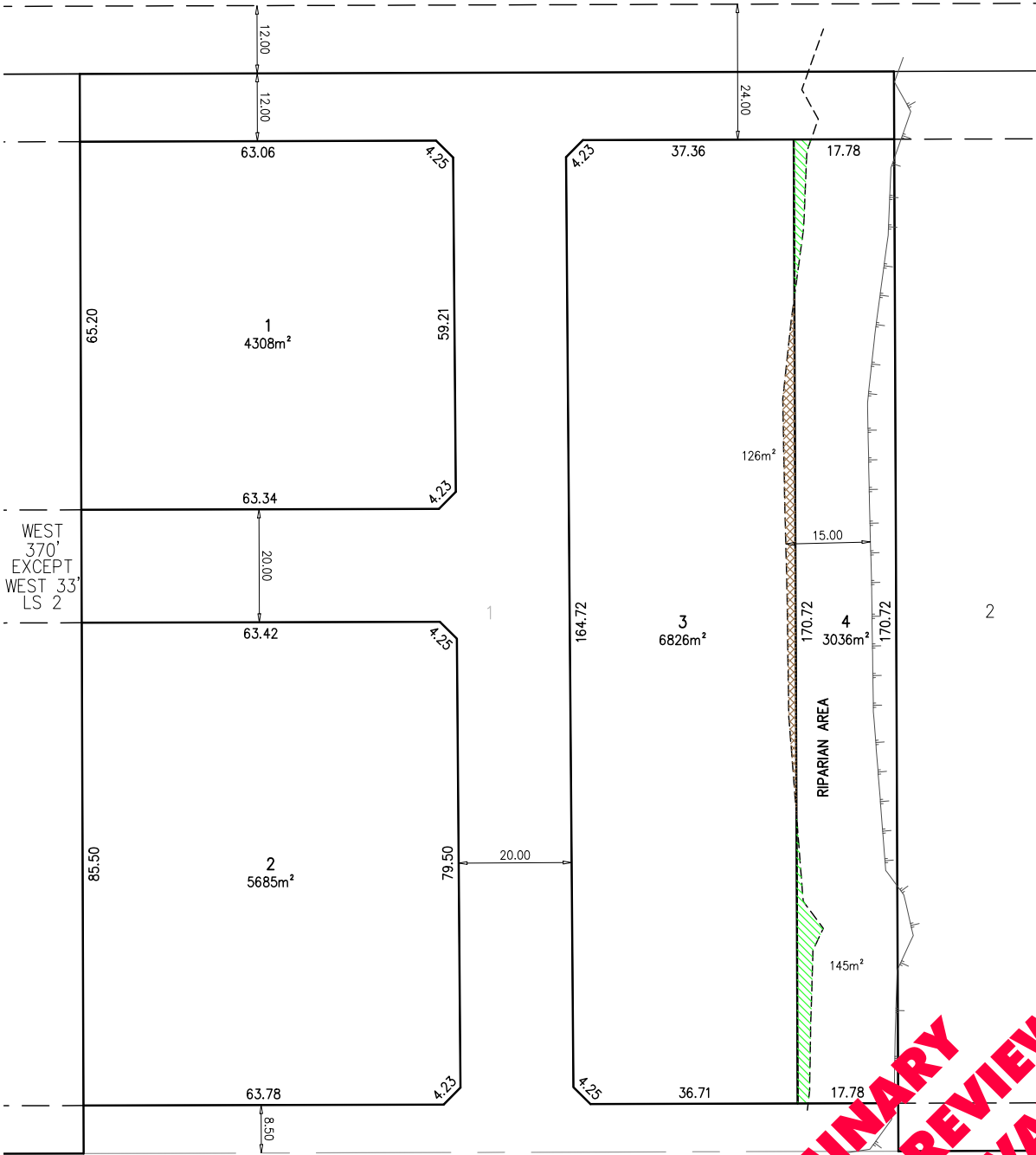
- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. NCP Plan
- Appendix VI. Development Variance Permit No. 7922-0228-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cb

PARCEL "C" EXCEPT PART IN PLAN BCP7355 OF
N 1/2 OF S 1/2 OF SE 1/4



**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 18087 24 AVENUE, SURREY	
DRAWING TITLE: SUBDIVISION			
PROJECT No. 21040	DATE: MAR 2022	LEGAL: LOT 1 SECTION 20 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 27020	SCALE: 1:750
MUNICIPAL PROJECT No:			



LEGAL DESCRIPTION:
 LOT 1 SECTION 20 TOWNSHIP 7 PLAN
 NWP27020 NWD.

CIVIC ADDRESS:
18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE:

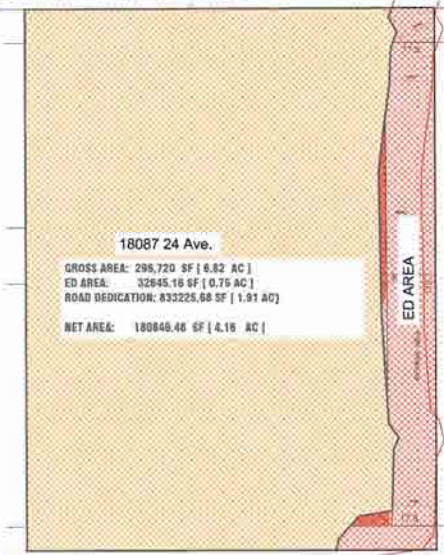
EXISTING
 NCP
 LAND USE

A-2
 REDWOOD HEIGHTS
 MULTIPLE RESIDENTIAL

GROSS SITE AREA	295,720.30 SQ FT	27,384.91 SQ M	6.82 ACRES
ENVIRONMENTAL DEDICATION	32,645.16 SQ FT	3,006.20 SQ M	0.75 ACRES
ROAD DEDICATION	83,322.56 SQ FT	7,701.91 SQ M	1.91 ACRES
NET AREA	180,848.48 SQ FT	16,676.80 SQ M	4.16 ACRES
LOT 1	46,532.38 SQ FT	4,308.20 SQ M	1.07 ACRES
LOT 2	41,127.15 SQ FT	3,800.20 SQ M	0.94 ACRES
LOT 3	73,189.95 SQ FT	6,768.40 SQ M	1.69 ACRES

PARKING:

RESIDENTIAL:			
REQUIRED :	2.0 STALLS PER UNIT = 2X 113 =	226	
PROVIDED :		226	
RESIDENTIAL VISITOR:			
REQUIRED :	0.2 STALLS PER UNIT = 0.2 X 113 =	22.6 STALLS (SAT'23)	
PROVIDED :	6 (LOT 1) + 6 (LOT 2) + 9 (LOT 3) =	23 STALLS	
TOTAL PROVIDED		249 STALLS	



2004 56 Avenue
 Surrey, BC V3A 5G4

Phone: 604.591.8100
 Email: jay@cre8arch.com



Cre 8 Architecture Ltd.

Project:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 OURDEV SANDHS
 Project Address:
 18087 24 AVE, SURREY BC
 Drawing:
SITE LAYOUT
 Project Status:

REVISION

No.	Date	Description
01	2024-06-27	3.0' Drawings
02	2024-06-28	3.0' Drawings



Scale: Scale (3/16"=1'-0") DWG. NO.: **A.1.0**

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1807 24 AVE, SURREY BC
Drawing:

LOT 3 FIRE PLAN

REVISION		
No.	Date	Description
01	2024-09-23	02/F Drafting
02	2024-09-26	02/F Drawings

As per the BC Building Code and all applicable codes and standards, this drawing is intended to be used in conjunction with the project's other drawings and specifications. It is not to be used in isolation. The user assumes all responsibility for the accuracy and completeness of this drawing.



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

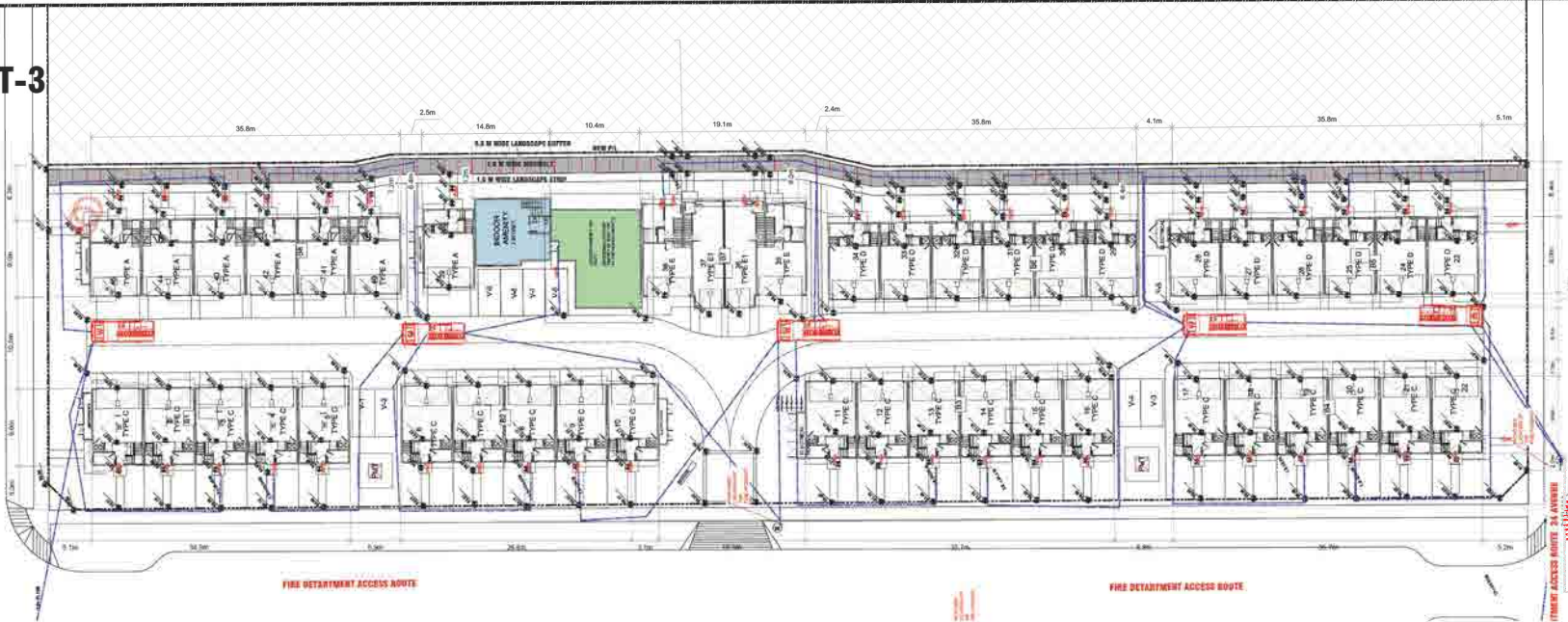
DWG. NO: **A.F.3**



No.	Item	Description
1	1.1.1.1.1.1	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
2	1.1.1.1.1.2	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
3	1.1.1.1.1.3	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
4	1.1.1.1.1.4	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
5	1.1.1.1.1.5	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
6	1.1.1.1.1.6	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
7	1.1.1.1.1.7	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
8	1.1.1.1.1.8	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
9	1.1.1.1.1.9	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
10	1.1.1.1.1.10	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
11	1.1.1.1.1.11	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
12	1.1.1.1.1.12	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
13	1.1.1.1.1.13	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
14	1.1.1.1.1.14	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
15	1.1.1.1.1.15	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.

No.	Item	Description
1	1.1.1.1.1.16	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
2	1.1.1.1.1.17	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
3	1.1.1.1.1.18	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
4	1.1.1.1.1.19	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
5	1.1.1.1.1.20	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
6	1.1.1.1.1.21	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
7	1.1.1.1.1.22	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
8	1.1.1.1.1.23	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
9	1.1.1.1.1.24	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
10	1.1.1.1.1.25	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
11	1.1.1.1.1.26	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
12	1.1.1.1.1.27	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
13	1.1.1.1.1.28	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
14	1.1.1.1.1.29	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.
15	1.1.1.1.1.30	Horizontal Coordinated Spacing: When the assembly or roof assembly of combustible exterior wall shall be protected by construction extending to within 3'-0" of the parapet on all sides.

LOT-3



FIRE DEPARTMENT ACCESS ROUTE

FIRE DEPARTMENT ACCESS ROUTE



Redwood NCP Summary

Land Use Strategy

The land use strategy defines when and how land uses will be developed in a coordinated plan. It is a strategic land use development plan that sets the vision and provides a framework for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

For a given lot, FAR is a measure of density. It is calculated by dividing the total area of the building by the total area of the lot. FAR is a measure of the building's height.

- 1 story building with 1 FAR would have:
- 1 story building with 1.5 FAR would have:
- 2 story building with 1.5 FAR would have:
- 3 story building with 1.5 FAR would have:



LEGEND

- Low Rise Mixed Use
- Low Rise Residential
- Multiple Residential
- Multiple Residential (Medium Density)
- Multiple Residential (High Density)
- Cluster Residential
- Cluster Residential (Medium Density)
- Cluster Residential (High Density)
- Open Space
- Park and Recreation
- Public and Institutional
- Riparian Area
- Stormwater Detention Pond

COVER SHEET

Redwood Heights NCP Summary

Land Use Designations

Low Rise Mixed Use Medium to high density, mixed use development with ground floor retail and residential above.	Low Rise Residential Medium to high density residential development with ground floor retail and residential above.	Townhouse Residential Medium to high density residential development with townhouse units.	Multiple Residential Medium to high density residential development with multiple unit buildings.
Cluster Residential Medium to high density residential development with cluster housing units.	Cluster Residential (Medium Density) Medium to high density residential development with cluster housing units.	Detached Residential Medium to high density residential development with detached housing units.	Residential Transition Medium to high density residential development with residential transition units.
Institutional Public and private community facilities and services.	Riparian Area Areas that are adjacent to water bodies and contain riparian vegetation.	Park and Recreation Open spaces with recreational facilities and amenities.	Stormwater Detention Pond Stormwater storage facilities used to control peak flow and prevent flooding.



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Tel: (778) 801-0197

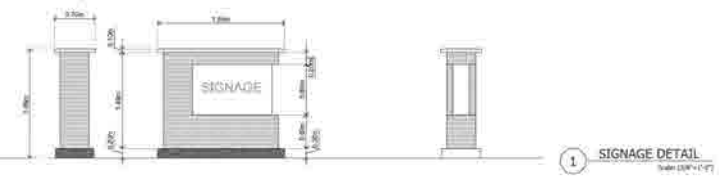
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: **SITE LAYOUT**
Project Status:

REVISION		
No.	Date	Description
01	2024-06-25	D.P. Drawings
02	2024-09-26	D.P. Drawings

Scale: Scale: (3/16"=1'-0")
DWG. NO: **A.1.0A**

LOT-1



LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWO PART NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE: A-2
 EXISTING NCP: REDWOOD HEIGHTS
 LAND USE: MULTIPLE RESIDENTIAL

DENSITY: ALLOWABLE: 23.32 UNITS ON NET SITE AREA (22 UPA)
 PROPOSED: (RM-22 AS PER REDWOOD HEIGHTS NCP)
 28 UNITS (28.42 UPA ON NET SITE AREA)

LOT AREA: NET SITE AREA = 46,370.93 (4,308.00 Sqm) = 1.06 Ac.

FAR: PERMITTED: 40,297.43 SFT (3744.07 Sqm) / 46,370.93 (4,308.00 Sqm) = 0.87
 PROPOSED:

LOT COVERAGE: PERMITTED: 45%
 PROPOSED: 1714.63 m² / 4,308.00 m² = 39.80 %

BUILDING HEIGHT: ALLOWABLE: 43 ft (13.00 m)
 PROPOSED: 33'9" ft (10.30 m)

INDOOR AMENITY SPACE: REQUIRED: 3 SQM PER D.U. = 3 x 28 UNITS = 84 Sqm (904.16 SQ. FT.)
 PROPOSED: = 86.31 Sqm (929.10 SQ. FT.)

OUTDOOR AMENITY SPACE: REQUIRED: BACK TO BACK UNITS 6 SQ. M. PER D.U. = 6 x 6 UNITS = 36 SQ. M. (390 SQ. FT.)
 REGULAR UNITS 3 SQ. M. PER D.U. = 3 x 22 UNITS = 66 SQ. M. (710.41 SQ. FT.)
 TOTAL REQUIRED: = 102 SQ. M. (1087.9 SQ. FT.)

PROPOSED: = 116.06 SQ. M. (1270.86 SQ. FT.)

SETBACKS: PERMITTED PROPOSED
 EAST SIDE: 4.5 m (5.00 m)
 WEST SIDE: 6.0 m (3.05m)
 SOUTH SIDE: 6.0 m (5.00 m)
 NORTH SIDE: 4.5 m (5.00 m)

PARKING: RESIDENTIAL: REQUIRED: 2.0 STALLS PER UNIT = 2X28 = 56.0 STALLS
 PROVIDED: 50.0 STALLS

RESIDENTIAL VISITOR: REQUIRED: 0.2 STALLS PER UNIT = 0.2 X 28 = 5.6 STALLS [SAYS]
 PROVIDED: 6.0 STALLS

TOTAL PROVIDED: 62.0 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total
Building 1	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 2	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 3	843.45 SQ.FT.	5,612.62 SQ.FT.	5,926.18 SQ.FT.	12,382.25 SQ.FT.
Building 4	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 5	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 6	699.92 SQ.FT.	2,325.07 SQ.FT.	2,557.82 SQ.FT.	5,582.81 SQ.FT.
Building 7	699.92 SQ.FT.	2,325.07 SQ.FT.	2,557.82 SQ.FT.	5,582.81 SQ.FT.
			Total	40,297.43 SQ.FT. 3,744.07 SQ.M.



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 Surrey, BC V3V 5G4

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 Email: info@cre8architects.com

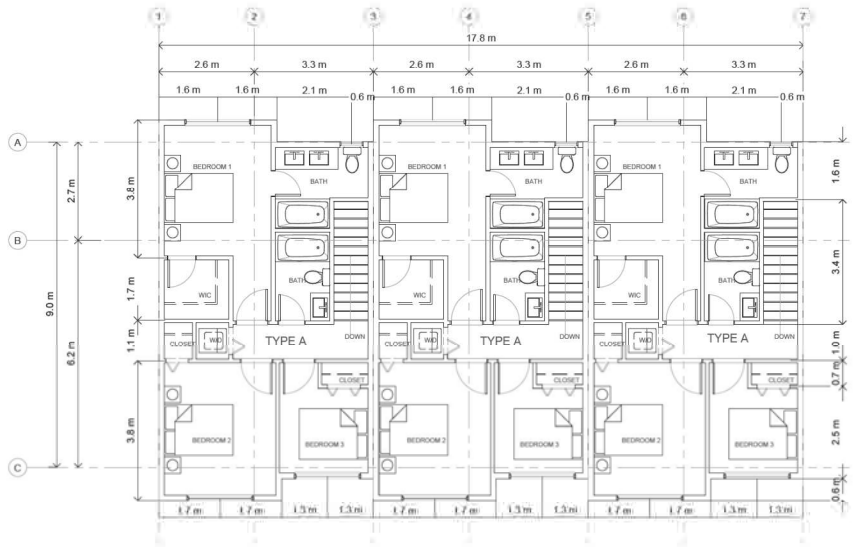
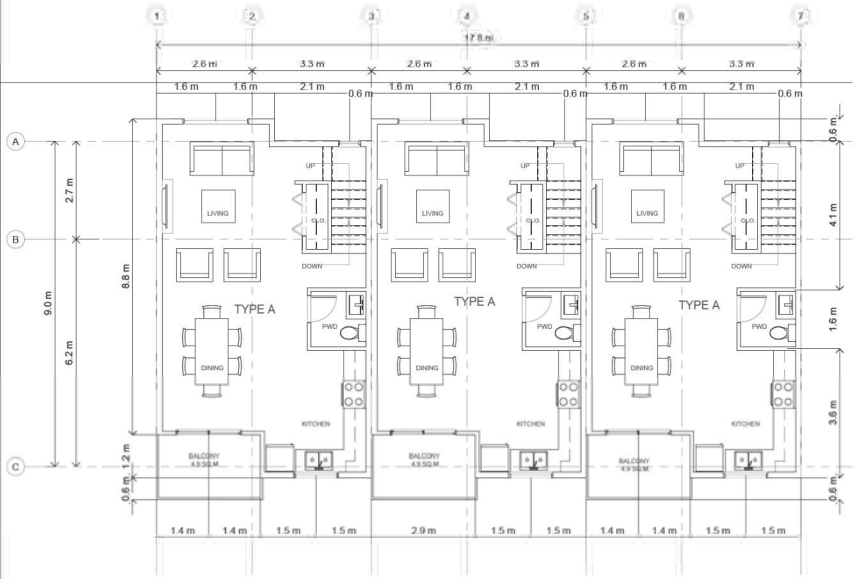
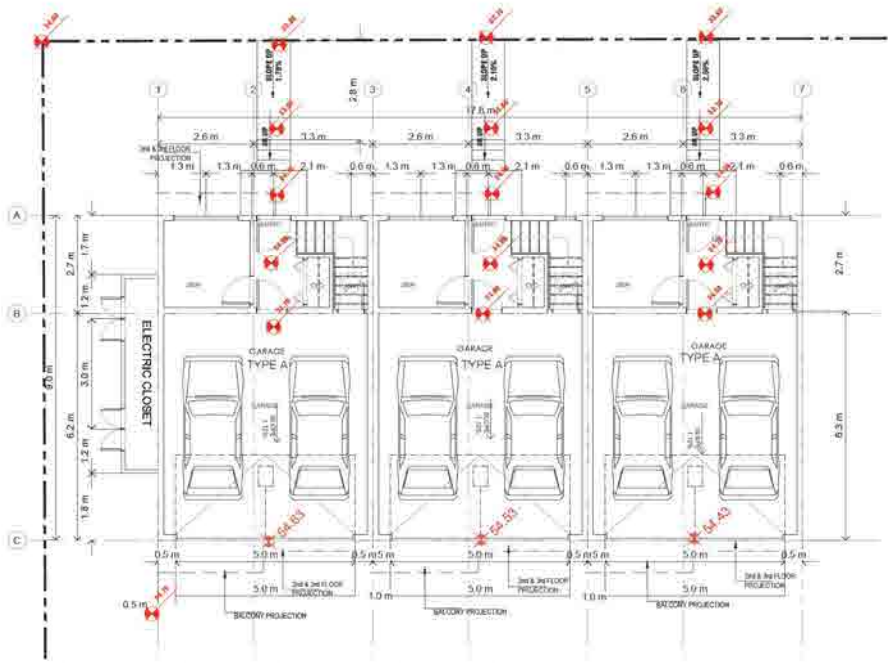
Cre 8 Architecture Ltd.

PROJECT:
 TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: 18087 24 Ave, Surrey BC
 Drawing: **LOT 1**
SITE LAYOUT
 Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings



Scale: As Shown (1/8" = 1'-0") DWG. NO.: **A.1.1**



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEY SANDHU
Project Address: 18667 24 AVE, SURREY BC
Drawing: LOT 1 FLOOR PLANS BUILDING 1
Project Status:

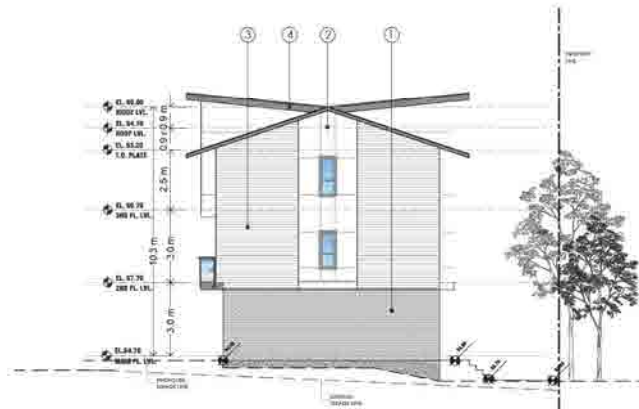
REVISION		
No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings



Scale: 30mm (3/16"=1'-0") DWG. NO.: A.2.1



1 NORTH (FACING 25 AVE.) ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1600 34 AVE, SURREY BC
Drawing: LOT 1 ELEVATIONS BUILDING 1
Project Status:

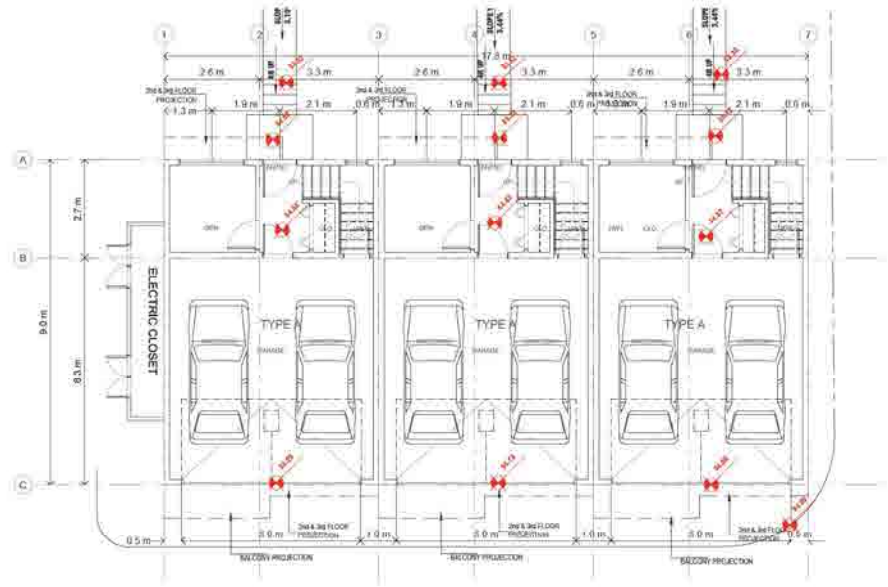
REVISION		
No.	Date	Description
01	2024-08-23	D/P Drawings
02	2024-09-26	D/P Drawings



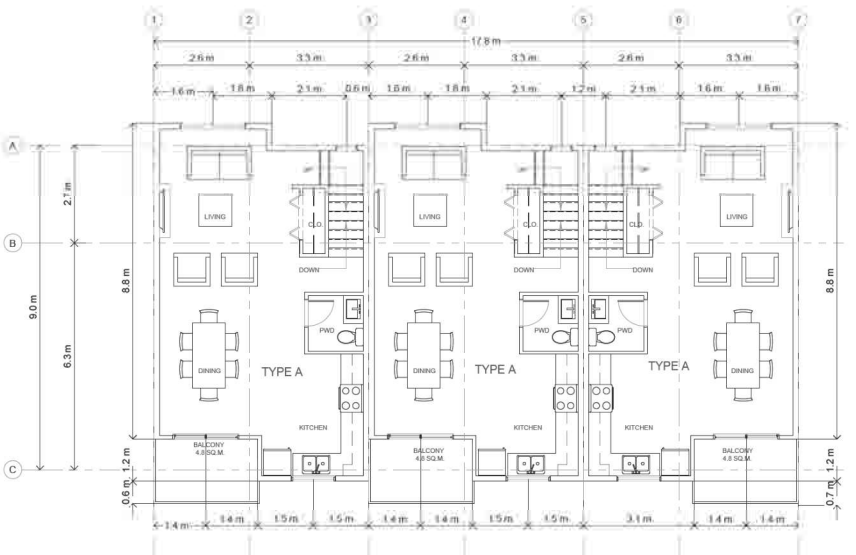
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DWG. NO.:

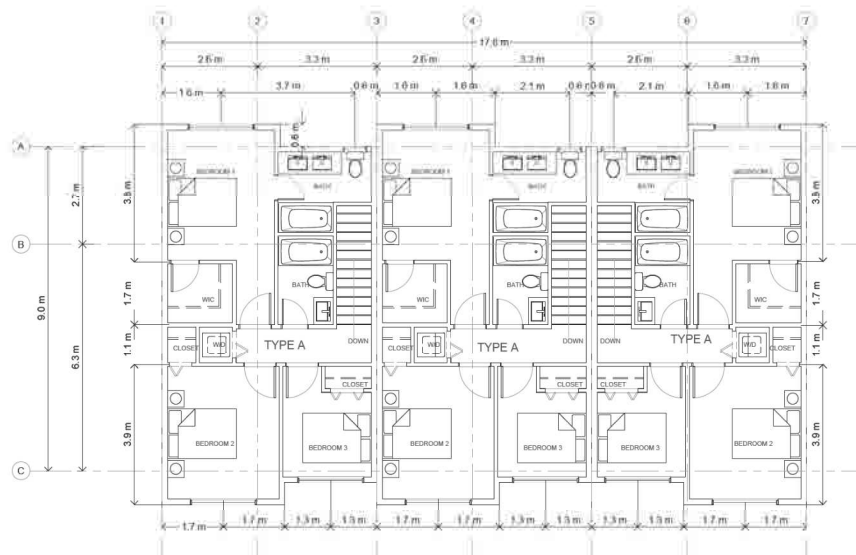
A.3.1



1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



3 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC# 24 AVT, SURREY BC
Drawing: LOT 1 FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D/P Drawings
02	2024-09-26	D/P Drawings

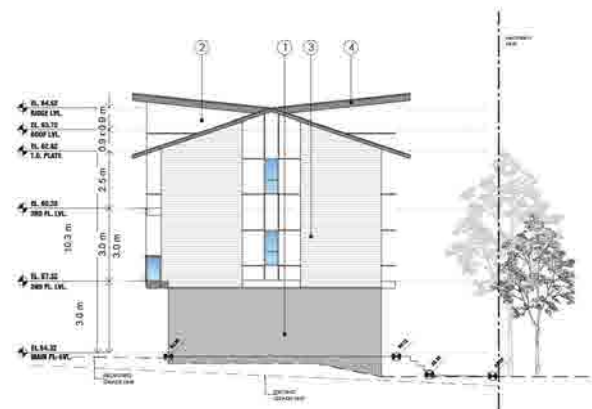
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Scale: (1/16"=1'-0") DWG. NO: **A.2.2**



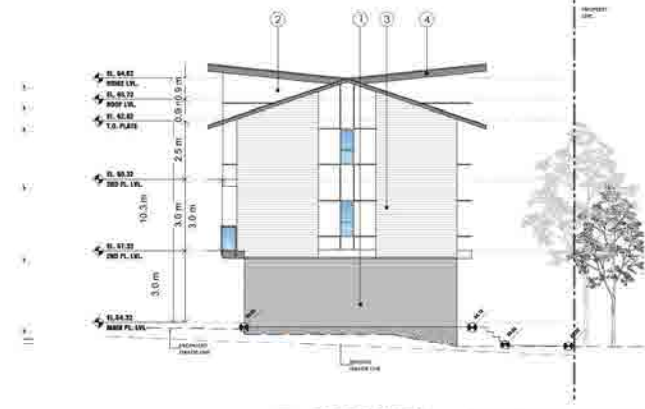
1 NORTH (FACING 25TH AVE.) ELEVATION
Scale: (1/4"=1'-0")



2 WEST ELEVATION
Scale: (1/4"=1'-0")



3 SOUTH ELEVATION
Scale: (1/4"=1'-0")



4 EAST ELEVATION
Scale: (1/4"=1'-0")

NOTE: 11-1 LEVEL

1.	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2.	HARDIE BOARD (ARCTIC WHITE)
3.	6" HARDIE SIDING (ARCTIC WHITE)
4.	FASCIA (IRON GREY)
5.	ROOF SHINGLES
6.	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7.	HARDIE BOARD (GREY SLATE)
8.	FASCIA/TRIMS (IRON GREY)

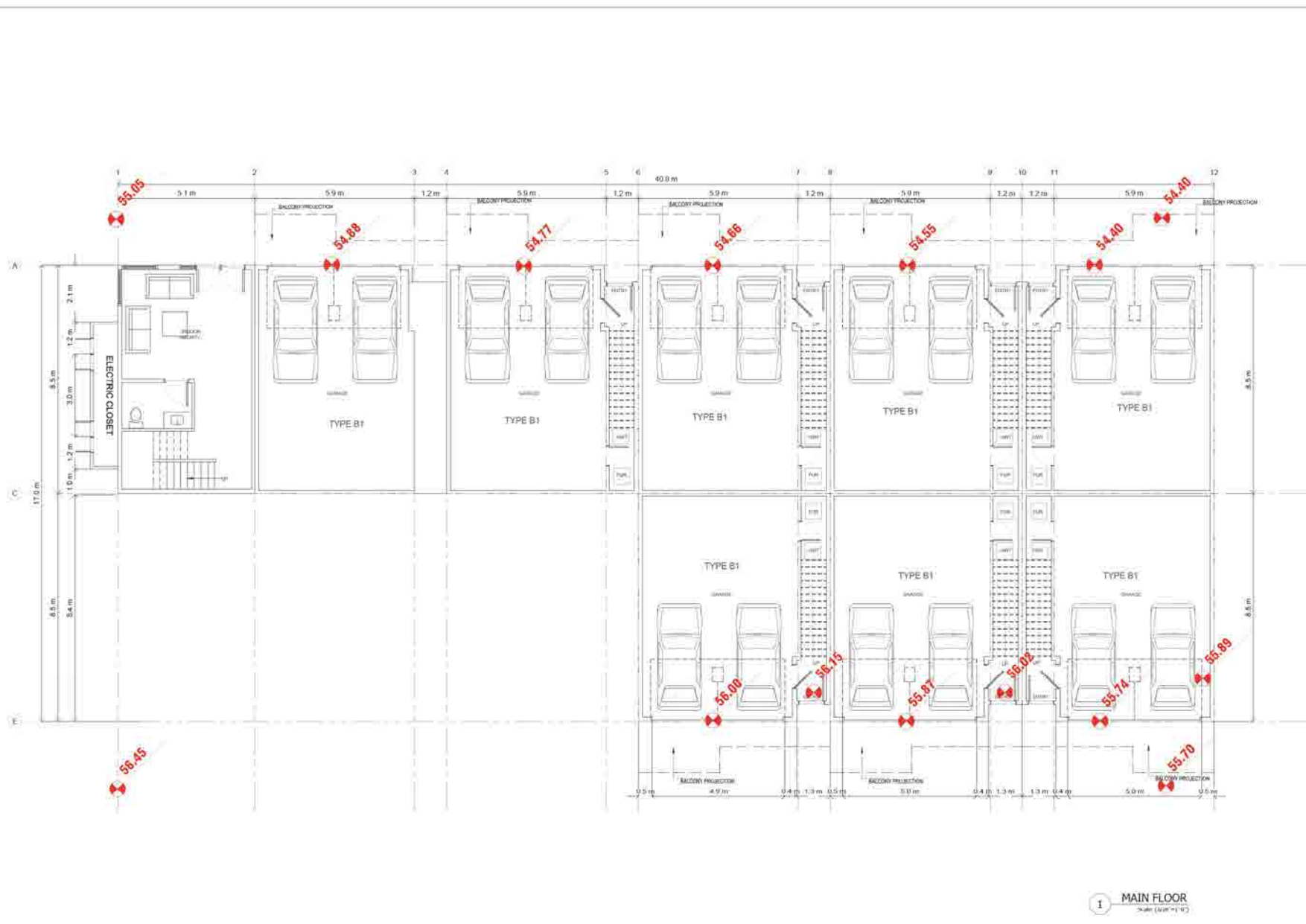
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANHU
Project Address:
1887 24 AVE, SURREY BC
Drawing:
LOT 1
ELEVATIONS
BUILDING 2
Project Status:

REVISION

No.	Date	Description
01	2024-05-22	D/P Drawings
02	2024-05-26	D/P Drawings



Scale: (1/4"=1'-0")
DWG. NO: A.3.2



1 MAIN FLOOR
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1882 24 AVE. SUITE 101
Grouse
LOT 1
FLOOR PLANS
BUILDING 3
Project Status:

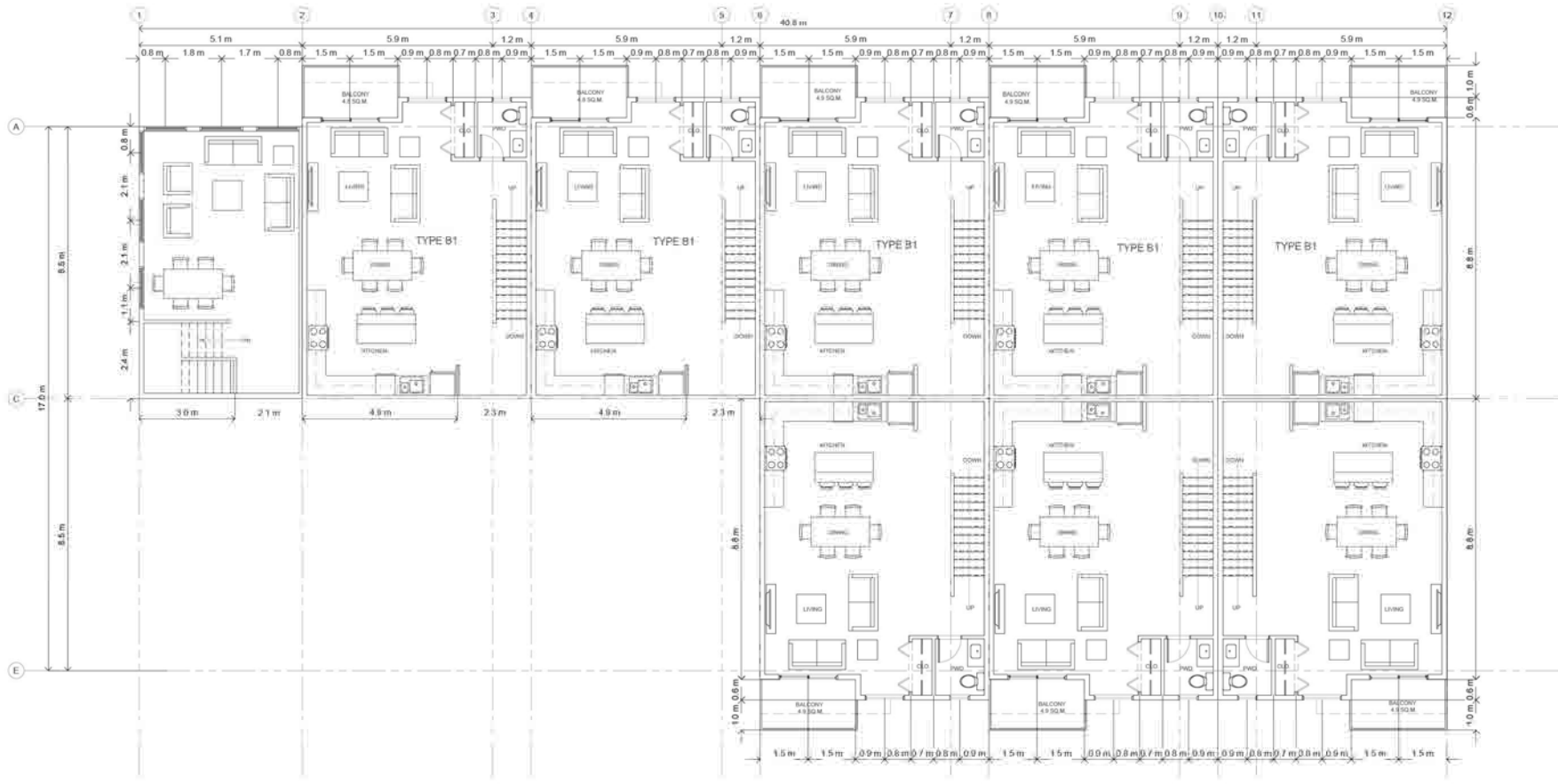
REVISION

No.	Date	Description
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02	2024-05-26	0/P Garage



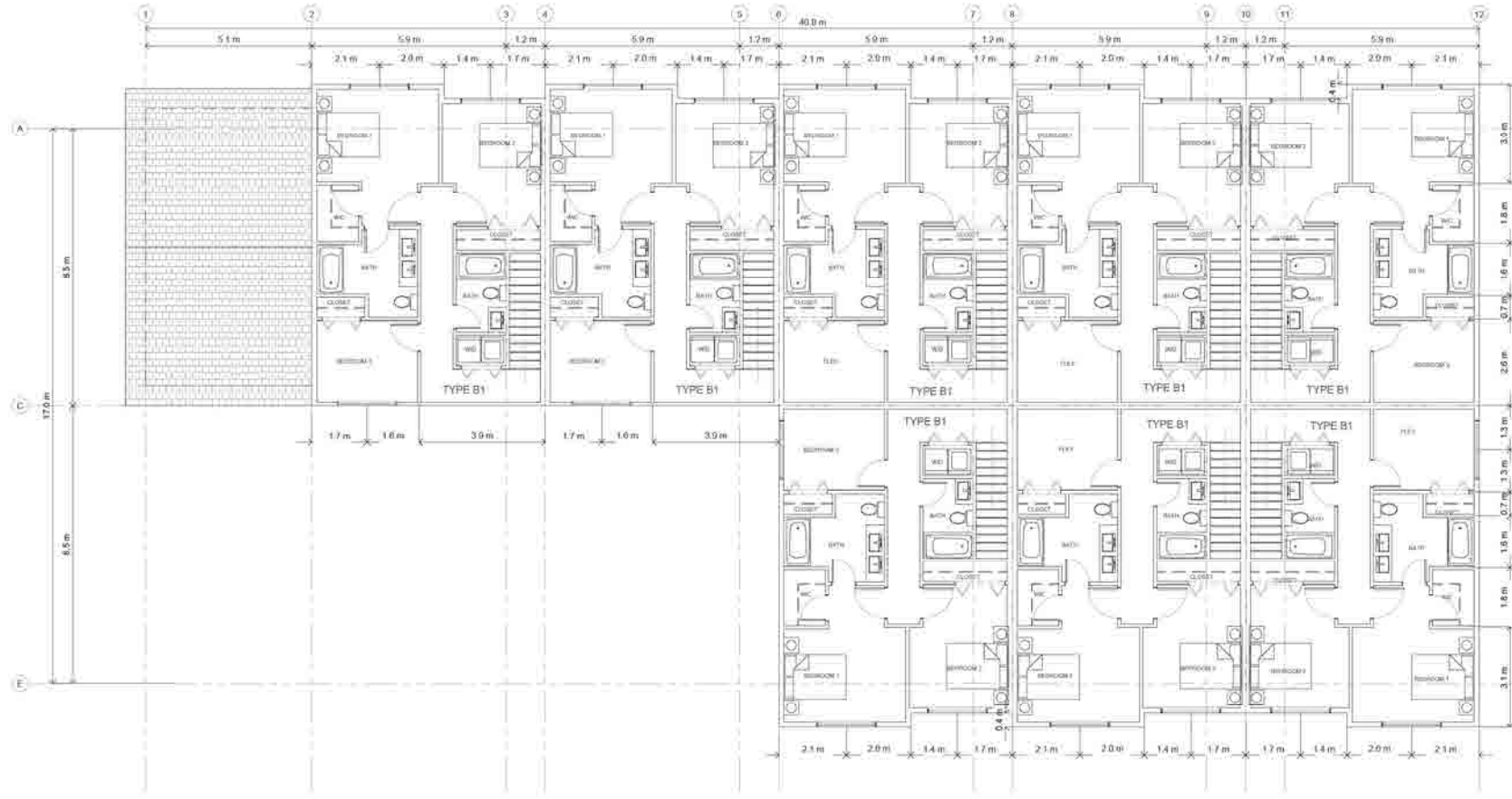
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1606 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings



1 SECOND FLOOR
Scale: (1/8"=1'-0")

Scale: (1/8"=1'-0") DWG. NO.: A.2.4



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 3400 34 AV., SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2023-09-22	1/1/ Drawing
02	2023-09-26	R/P Drawing



1 SECOND FLOOR
Scale: (1/4"=1'-0")

Scale: DWG. NO.:
A.2.5



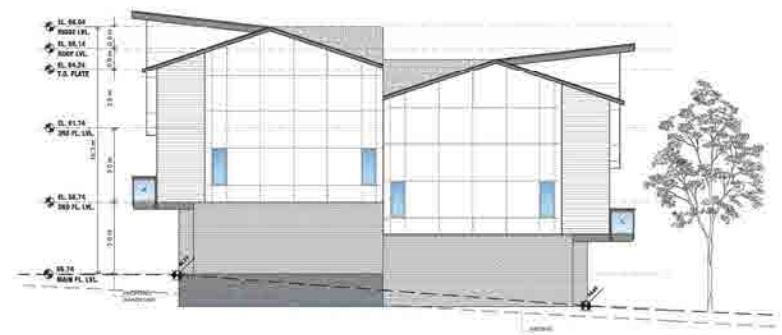
1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



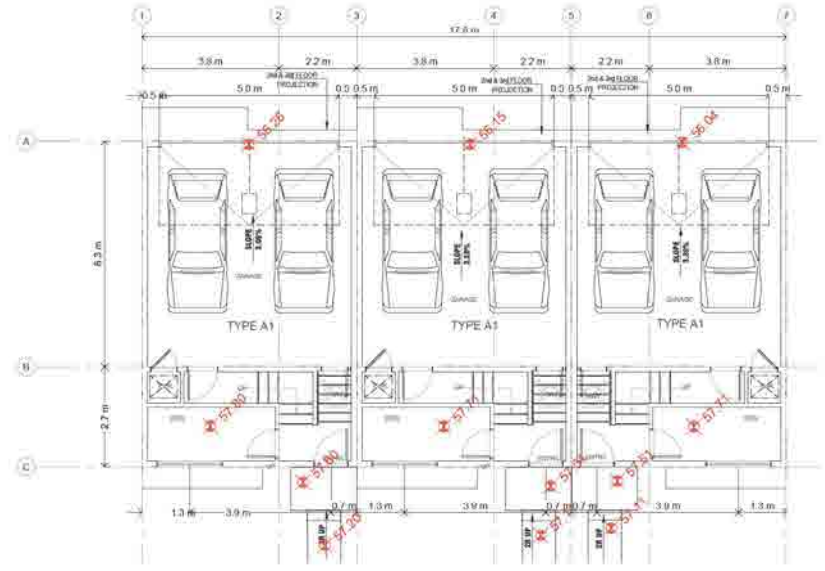
4 EAST ELEVATION
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE., SURREY BC
Drawing: 1 OF 3 ELEVATIONS BUILDING 3
Project Status:

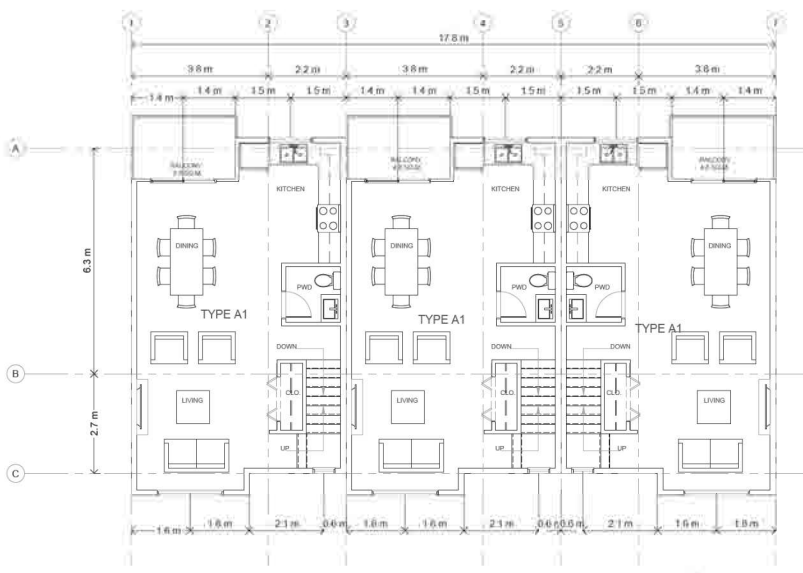
REVISION		
No.	Date	Description
01	2023-04-23	1st Drawings
02	2023-05-26	R/P Drawings

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

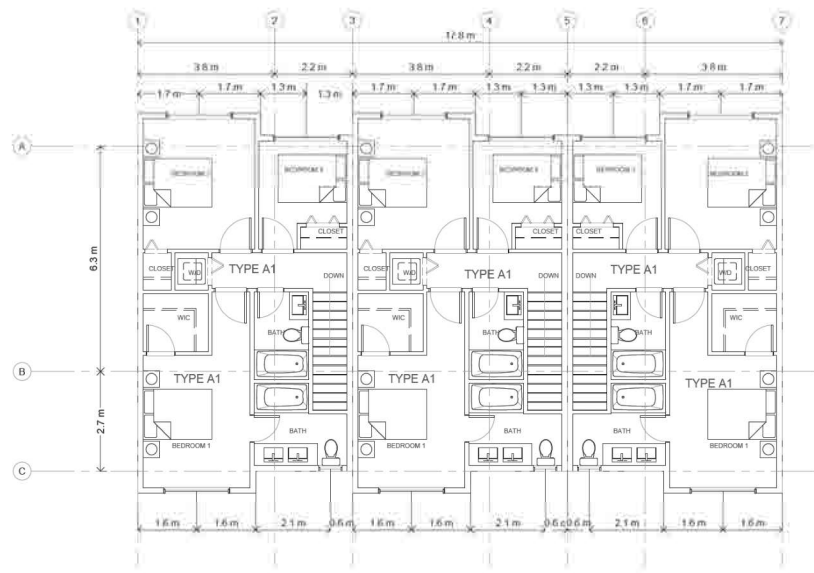




1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



3 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVE, SABBIE BC
Drawing: LOT 1 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. The client is responsible for ensuring that all work is completed in accordance with the requirements of the applicable Building Code Authority.
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Scale: (1/16"=1'-0") DWG. NO: A.2.6



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

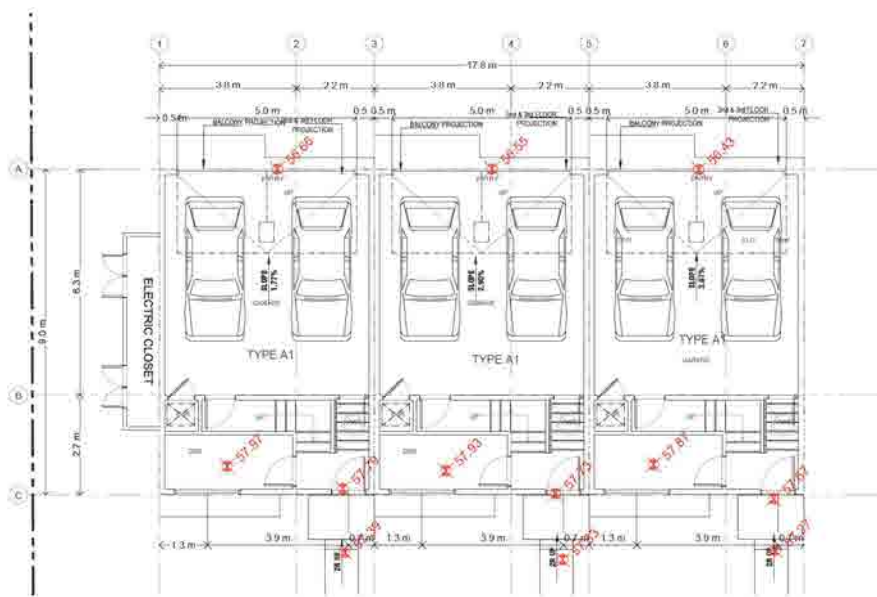
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: UNIT 24 AVE, GURDEV GC
Drawings: LOT 3 ELEVATIONS BUILDING 4
Project Status:

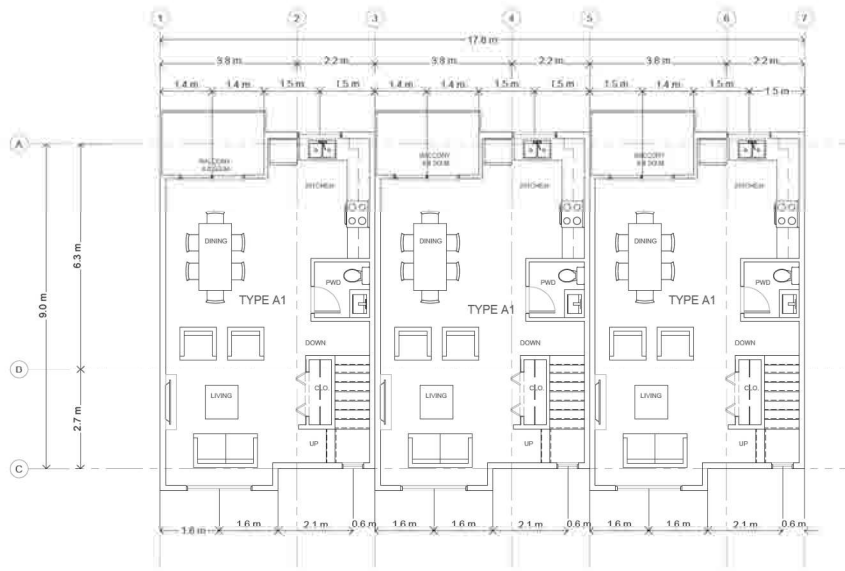
REVISION		
No.	Date	Description
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02	2024-09-28	D/P Drawings



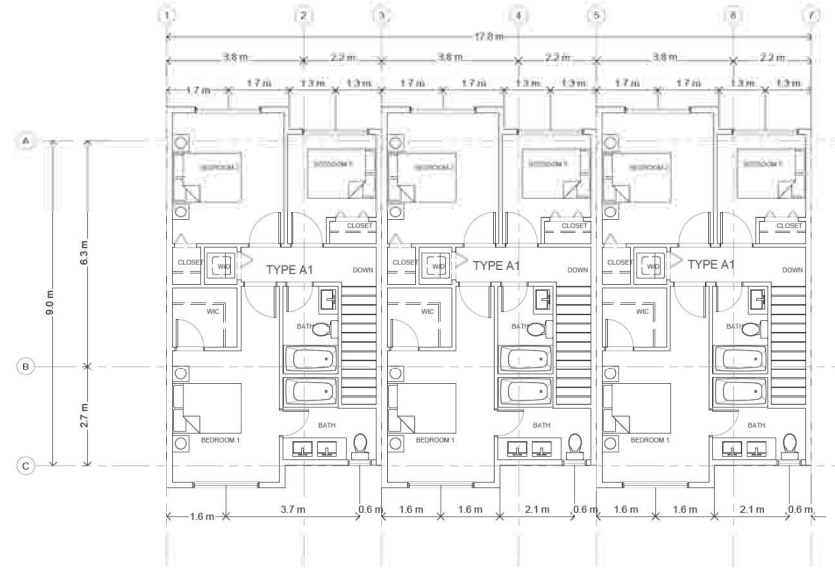
Scale: (1/16"=1'-0") DWG. NO: A.3.4



1 MAIN FLOOR
Scale: (3/16"=1'-0")



2 SECOND FLOOR
Scale: (3/16"=1'-0")



3 THIRD FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC# 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. Contractors are responsible to verify that work is in accordance to the requirements of the appropriate Building Code Authority.
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Scale: DWG. NO:
A.2.7



MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6\"/>

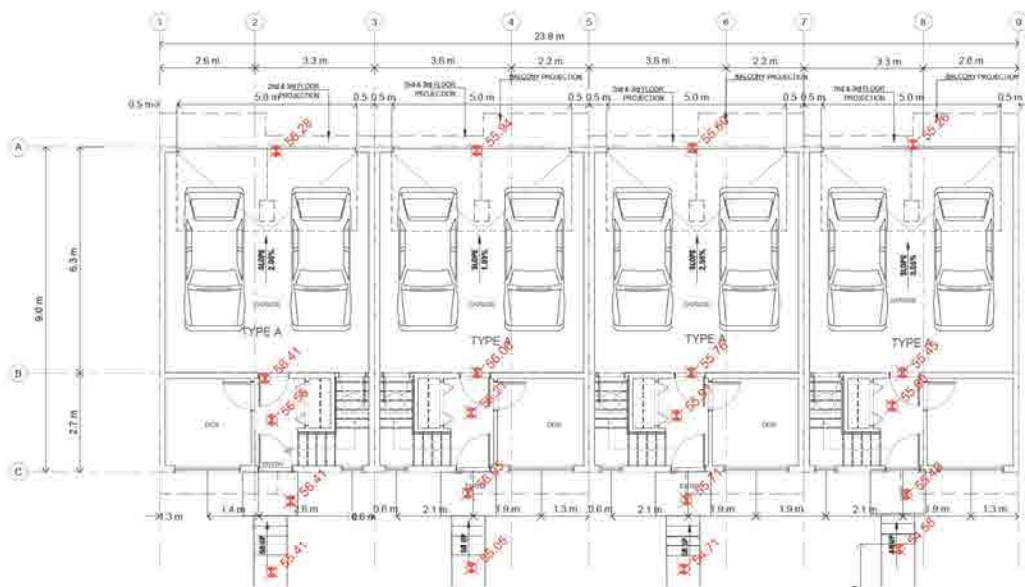
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16662 34 AVE., SURREY BC
Drawing: 1 OF 3
ELEVATIONS, BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2023-04-23	1/3' Drawings
02	2023-05-26	R/P Drawings



Scale: 1/8\"/>

DWG. NO.: A.3.5



1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SURREY BC
Drawing: LOT 1
FLOOR PLANS
BUILDING 6
Project Status:

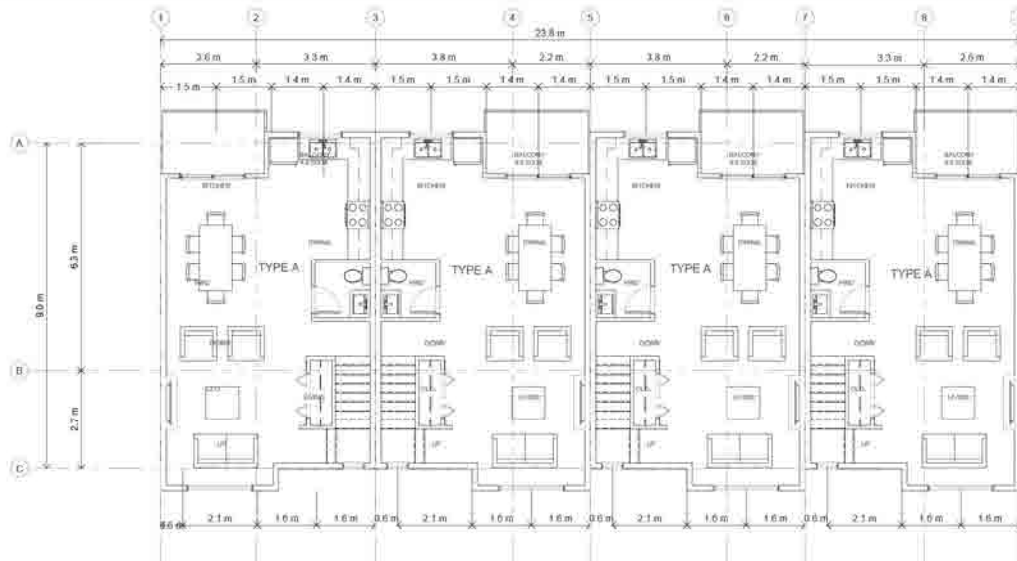
REVISION		
No.	Date	Description
01	2023-09-22	1/1 Drawing
02	2023-09-26	R/P Discrep



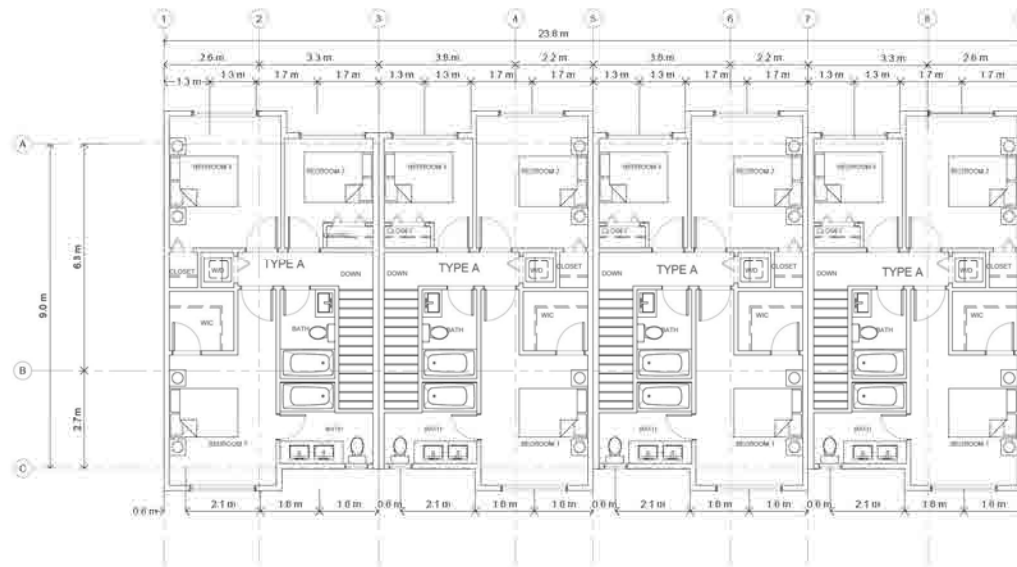
Scale: (3/16"=1'-0")

DWG. NO:

A.2.8



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")



Cre 8 Architecture Ltd.
 7204 69 Avenue
 Surrey, BC V3X 0A1
 Email: info@cre8architects.com
 Tel: (778) 891-0187

Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: JWC 24 AVE, SURREY BC
 Drawing: LOT 1 FLOOR PLANS BUILDING #
 Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: DWG. NO:
 Scale: (1/16"=1'-0") A.2.9



1 EAST ELEVATION
Scale: (1/8"=1'-0")



2 NORTH ELEVATION
Scale: (1/8"=1'-0")



3 WEST ELEVATION
Scale: (1/8"=1'-0")



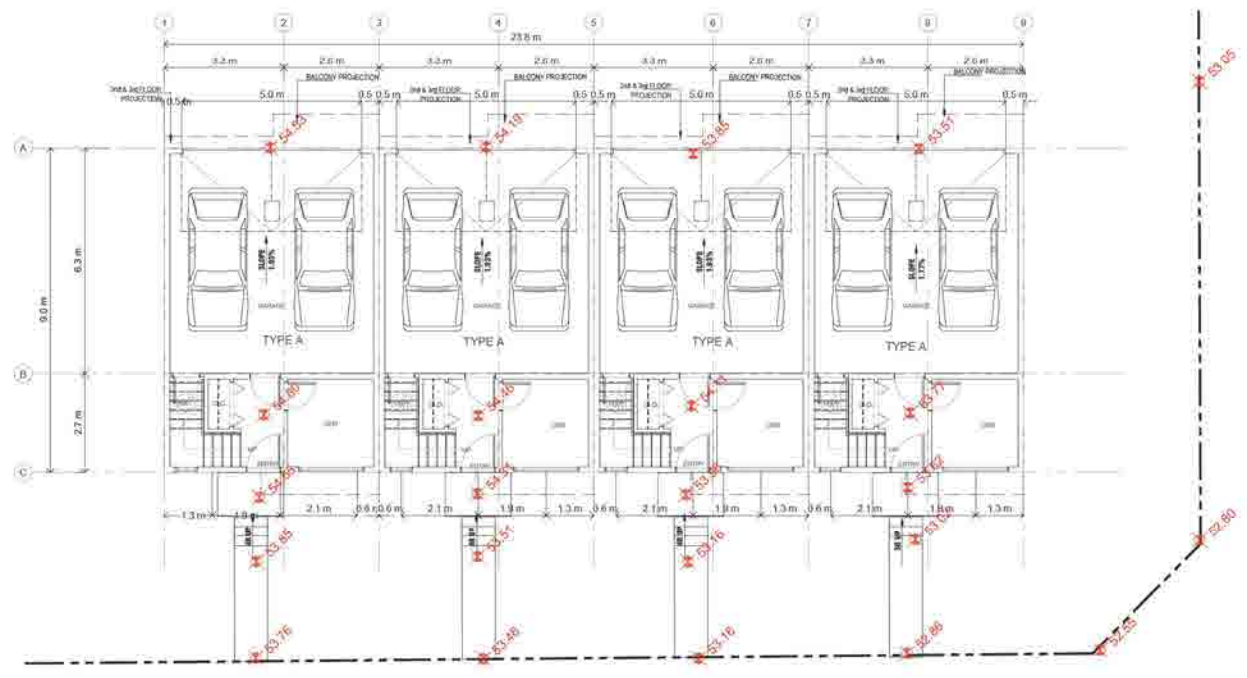
4 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1662 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS, BUILDING #1
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	01' Drawings
02	2024-09-26	02' Drawings

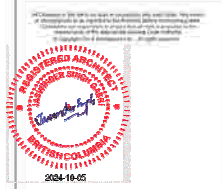




1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1600 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2023-02-20	D/P Drawings
02	2023-09-26	R/P Drawings



LOT-2



LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWD PART NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE:
 EXISTING : A-2
 NCP : REDWOOD HEIGHTS
 LAND USE : MULTIPLE RESIDENTIAL

DENSITY
 ALLOWABLE : 42 UNITS ON NET SITE AREA (30 UPA)
 (RM-30 AS PER REDWOOD HEIGHTS NCP)
 PROPOSED : 40 UNITS (30 UPA ON NET SITE AREA)

LOT AREA:
 NET SITE AREA = 61,192.83 (5,685.00 Sqm) = 1.41 Ac

LOT DENSITY:
 FAR:
 PERMITTED :
 PROPOSED : 55,665.12 SFT (5171.90 Sam) / 61,192.83 (5,685.00 Sqm) = 0.91

LOT COVERAGE:
 PERMITTED : 45%
 PROPOSED : 2336.49 m² / 5,685.00 m² = 41.09 %

BUILDING HEIGHT:
 ALLOWABLE : 43 ft (13.00 m)
 PROPOSED : 33'9" ft (10.30 m)

INDOOR AMENITY SPACE:
 REQUIRED : 3 SQ. M. PER D.U. = 3 x 40 UNITS = 120 SQ.M. (1291.86 SQ. FT.)
 PROPOSED : = 122.36 SQ.M. (1317.16 SQ. FT.)

OUTDOOR AMENITY SPACE:
 REQUIRED : BACK TO BACK UNITS 6 SQ.M. PER D.U. = 6 x 12 UNITS = 72 SQ.M. (775 SQ. FT.)
 REGULAR UNITS 3 SQ. M. PER D.U. = 3 x 28 UNITS = 84 SQ.M. (904.17 SQ. FT.)
 TOTAL REQUIRED: = 156 SQ.M. (1670.17 SQ. FT.)

PROPOSED : = 198.89 SQ.M. (2140.93 SQ. FT.)

SETBACKS:

	PERMITTED	PROPOSED
EAST SIDE	4.5 m	(5.00 m)
WEST SIDE	6.0 m	(3.05m)
SOUTH SIDE	6.0 m	(5.00 m)
NORTH SIDE	4.5 m	(5.00 m)

PARKING:
 RESIDENTIAL:
 REQUIRED : 2.0 STALLS PER UNIT = 2 X 40 = 80.0 STALLS
 PROVIDED : 80.0 STALLS

RESIDENTIAL VISITOR:
 REQUIRED : 0.2 STALLS PER UNIT = 0.2 X 40 = 8.0 STALLS
 PROVIDED : 8.0 STALLS

TOTAL PROVIDED 88.0 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total
Building 1	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 2	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 3	769.28 SQ.FT.	4,965.92 SQ.FT.	5,338.03 SQ.FT.	11,073.23 SQ.FT.
Building 4	769.28 SQ.FT.	4,965.92 SQ.FT.	5,338.03 SQ.FT.	11,073.23 SQ.FT.
Building 5	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 6	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 7	1,054.81 SQ.FT.	3,487.82 SQ.FT.	3,837.02 SQ.FT.	8,379.65 SQ.FT.
Building 8	1,054.81 SQ.FT.	3,487.82 SQ.FT.	3,837.02 SQ.FT.	8,379.65 SQ.FT.
			Total	55,665.12 SQ.FT. 5171.90 SAM.



17994 86 Avenue
 Surrey, BC V0V 0C4

Email: jamieson@cre8architects.com
 Tel: (778) 811-2137

Cre 8 Architecture Ltd.

Project:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 GURDEV SANDHU
 Project Address:
 18087 24 Ave, Surrey BC
 Drawing:

LOT 2 SITE LAYOUT

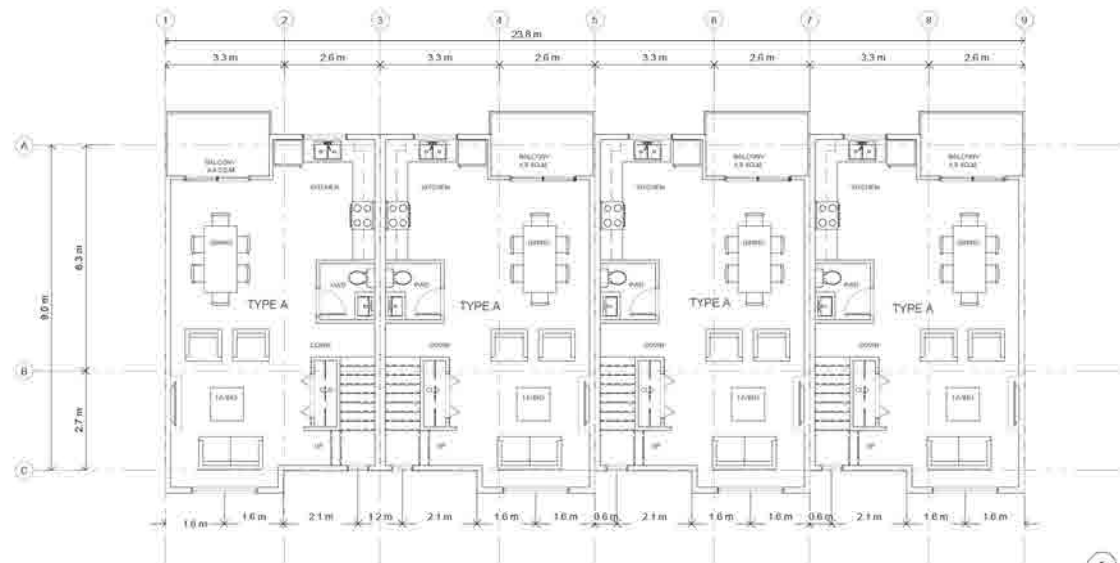
REVISION

No.	Date	Description
01	2024-06-20	D.P. Drawings
02	2024-06-26	D.P. Drawings

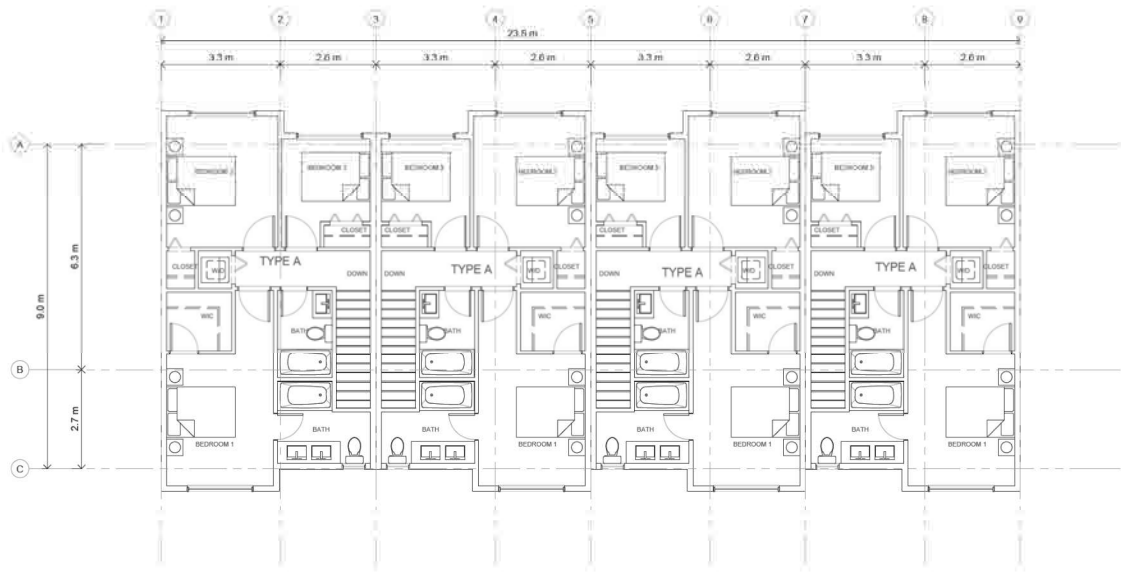


Scale: 1/8" = 1'-0"

DWG. NO.
A.1.2



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JUNE 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING-7
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

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Scale: (1/16"=1'-0") DWG. NO.: A.2.11



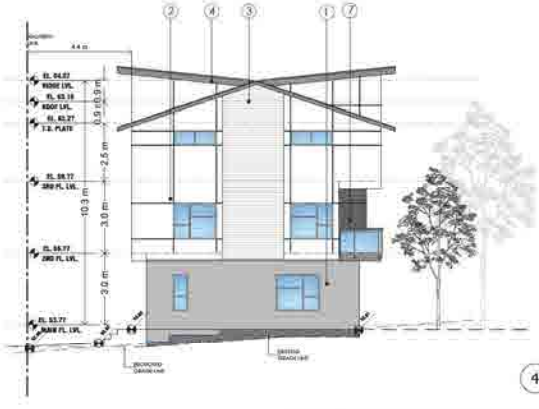
1 EAST ELEVATION
Scale: 1/8"=1'-0"



2 NORTH (FACING 25 AVE.) ELEVATION
Scale: 1/8"=1'-0"



3 WEST ELEVATION
Scale: 1/8"=1'-0"



4 SOUTH ELEVATION
Scale: 1/8"=1'-0"

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



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Surrey, BC V5A 0G4

Email: jaraman@cre8architects.ca
Tel: (778) 891-0187

Cre 8 Architecture Ltd.

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANHU
Project Address:
1882 24 AVE, SURREY BC
Drawing:
LOT 2
ELEVATIONS
BUILDING 7
Project Status:

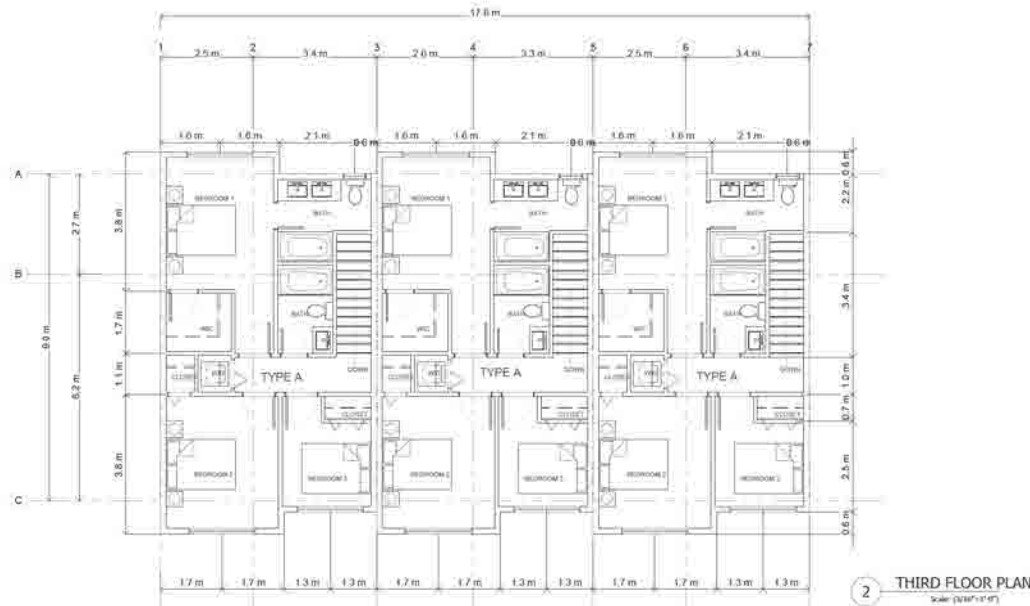
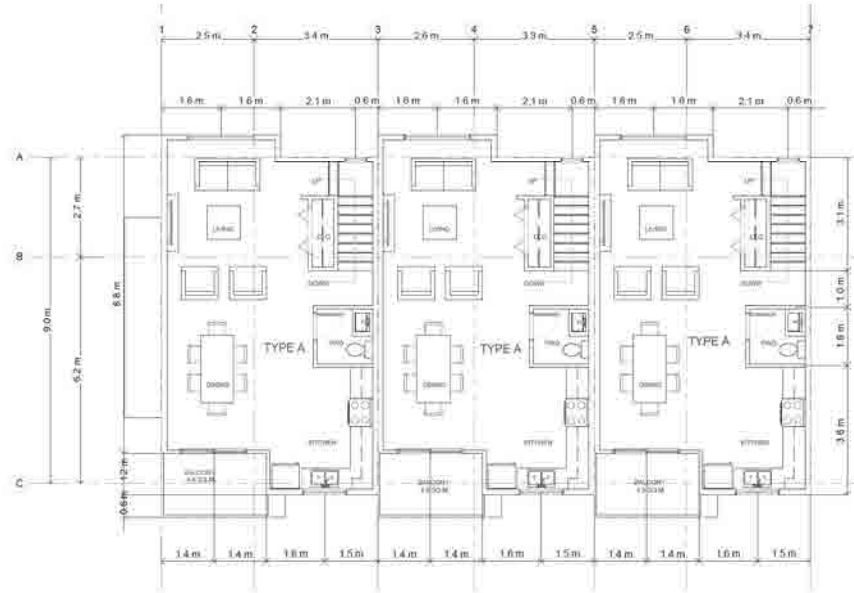
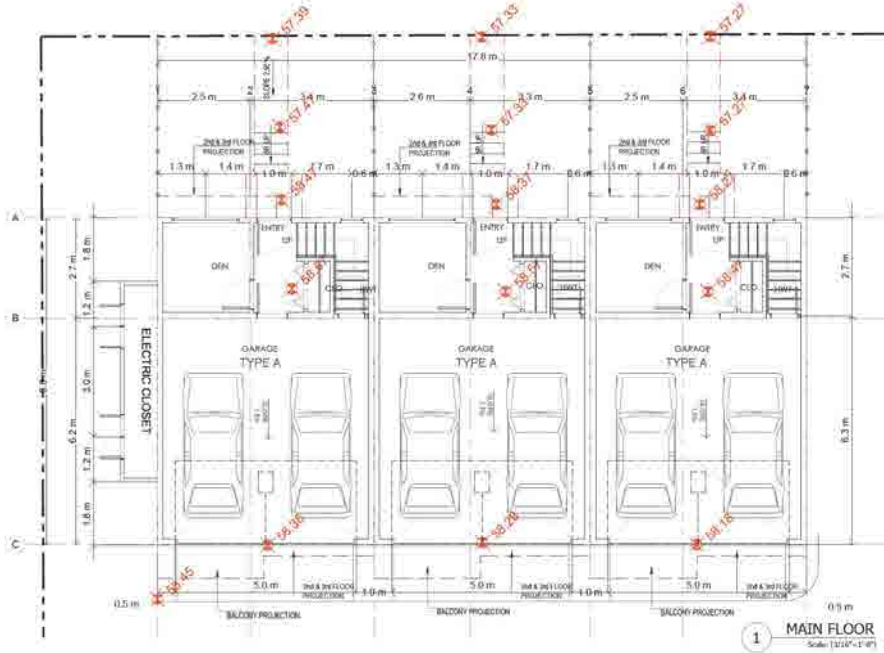
REVISION		
No.	Date	Description
01	2024 09 22	D/P Drawings
02	2024 09 26	D/P Drawings



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

DWG. NO:

A.3.7



Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1888 24 AVE, SURREY BC
Drawing:
LOT 2
FLOOR PLANS
BUILDING 1
Project Status:

REVISION

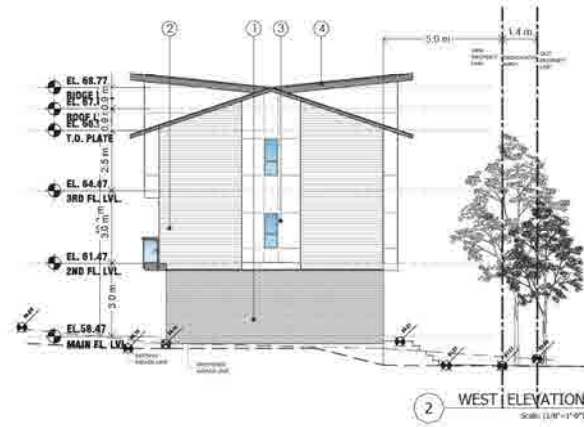
No	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-20	D.F. Drawings



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DWG. NO: **A.2.1**



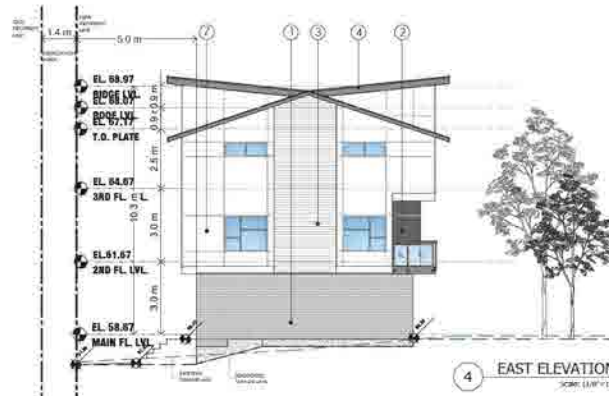
1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND

1	ENDICOTT BRICKS-THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GARDEV SANDHU
Project Address: 16057 161 AVE, SUITE 101
Drawing: LOT 2 ELEVATIONS BUILDING 1
Project Status:

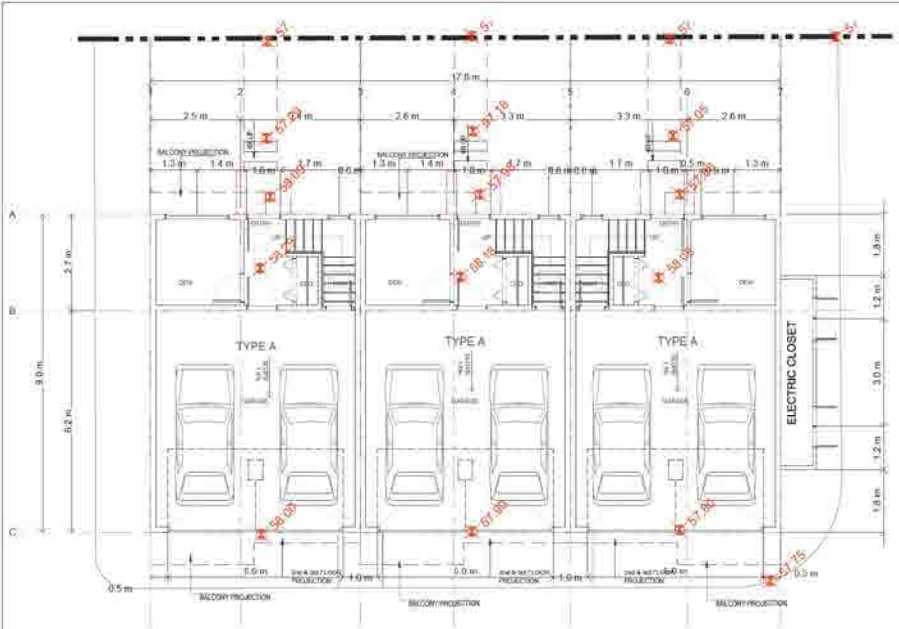
REVISION

No.	Date	Description
01	2024-06-22	10% Drawings
02	2024-09-26	60% Drawings

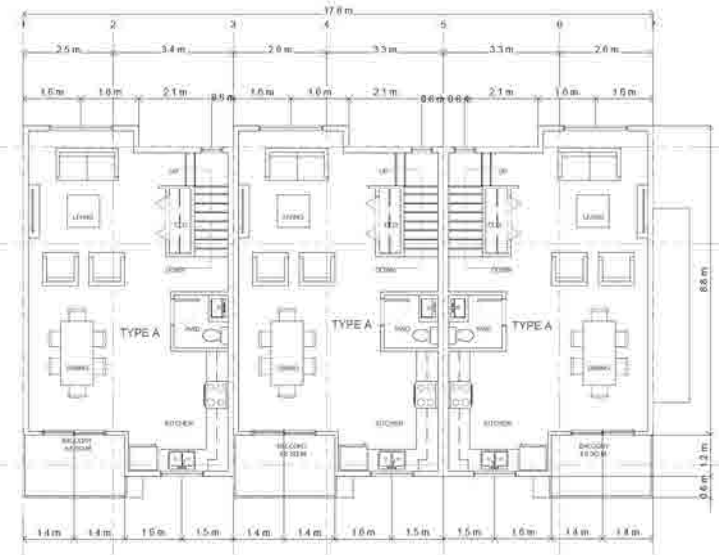


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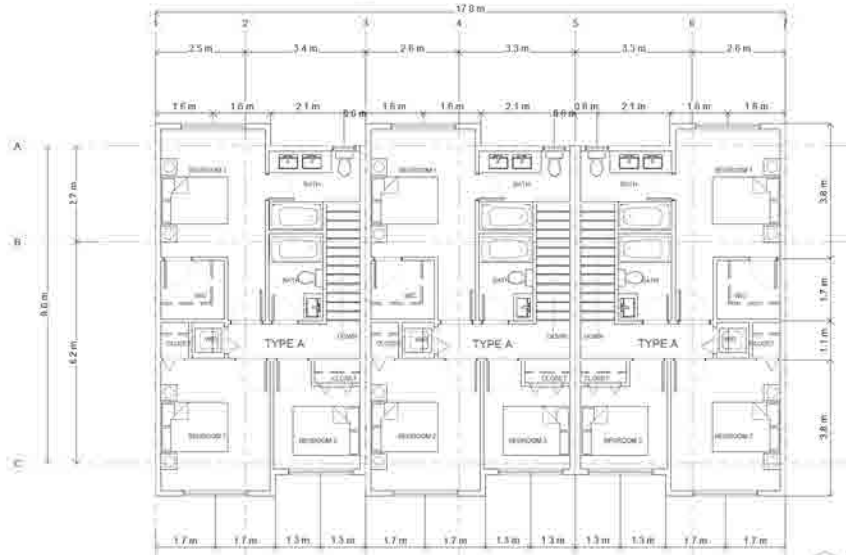
A.3.1



1 MAIN FLOOR
Scale: (1/32"=1'-0")



2 SECOND FLOOR
Scale: (1/32"=1'-0")



3 THIRD FLOOR PLAN
Scale: (1/32"=1'-0")



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Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1007 34 AVE, SURREY BC
Drawing: LOT 2 - FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2024.06.22	IFP Issuance
02	2024.06.26	IFP Issuance

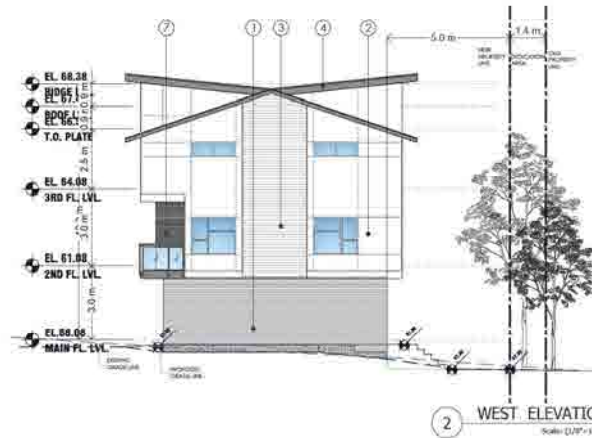
As prepared on this set of drawings, the architect does not warrant that the drawings are complete or that they conform to the requirements of the applicable Building Code Act and Regulations. The architect's liability is limited to the professional fee paid by the client.



Scale: DWG. NO:
Scale: (1/32"=1'-0") A.2.2



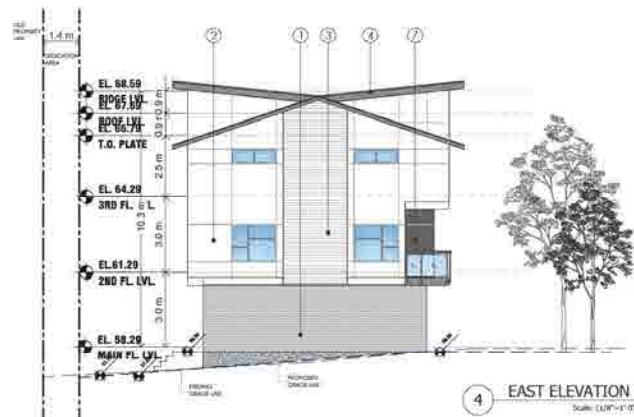
1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1887 24 AVE., SUITE 201
Drawing:
LOT 2
ELEVATIONS
BUILDING 2
Project Status:

REVISION

No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-06-28	D.P. Drawings



Scale:
Scale: (1/8"=1'-0")
DWG. NO.:
A.3.2

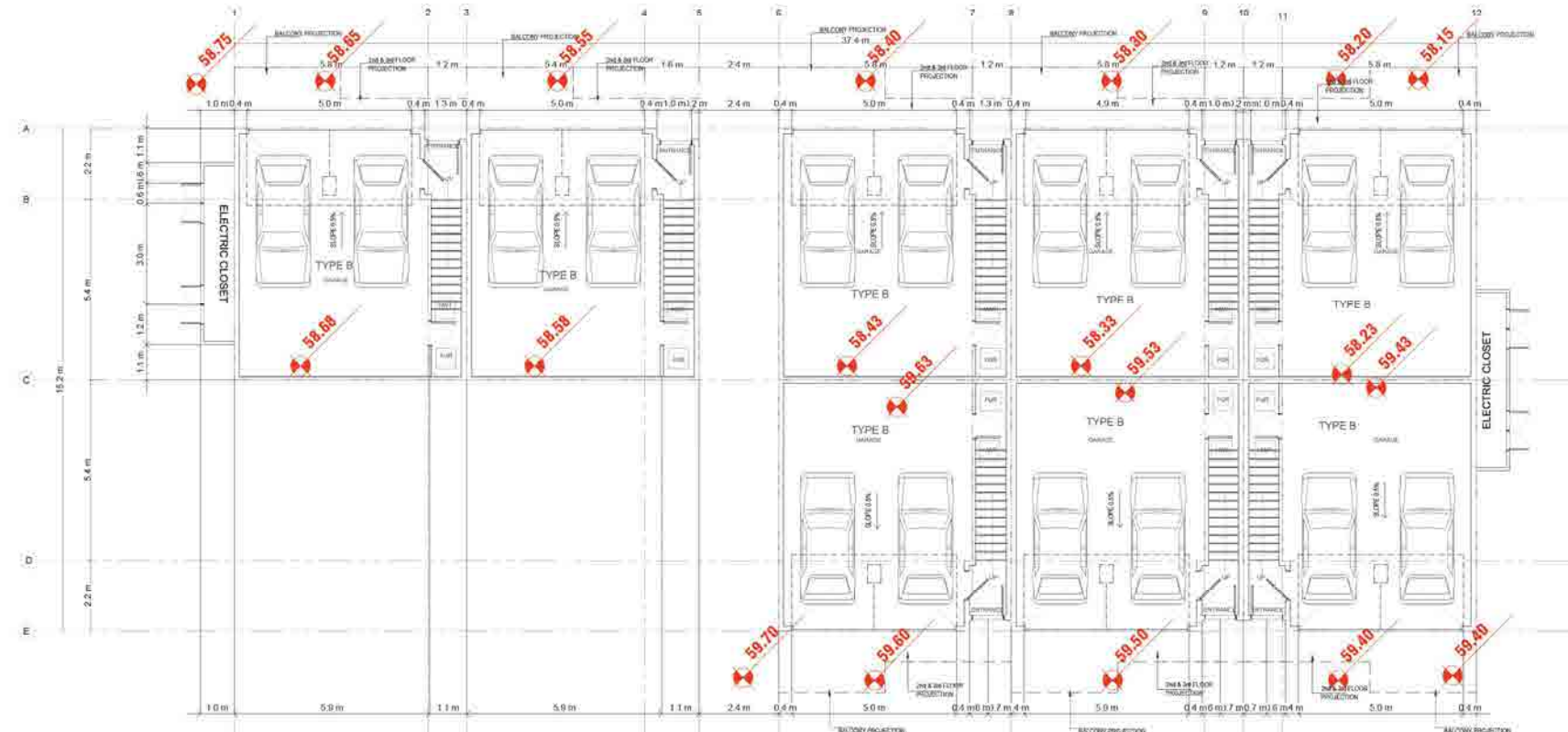
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1807 24 AVE. SURREY BC
Drawing: LOT 2
FLOOR PLAN:
BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2024-06-27	07P Issuance
02	2024-06-28	09P Issuance

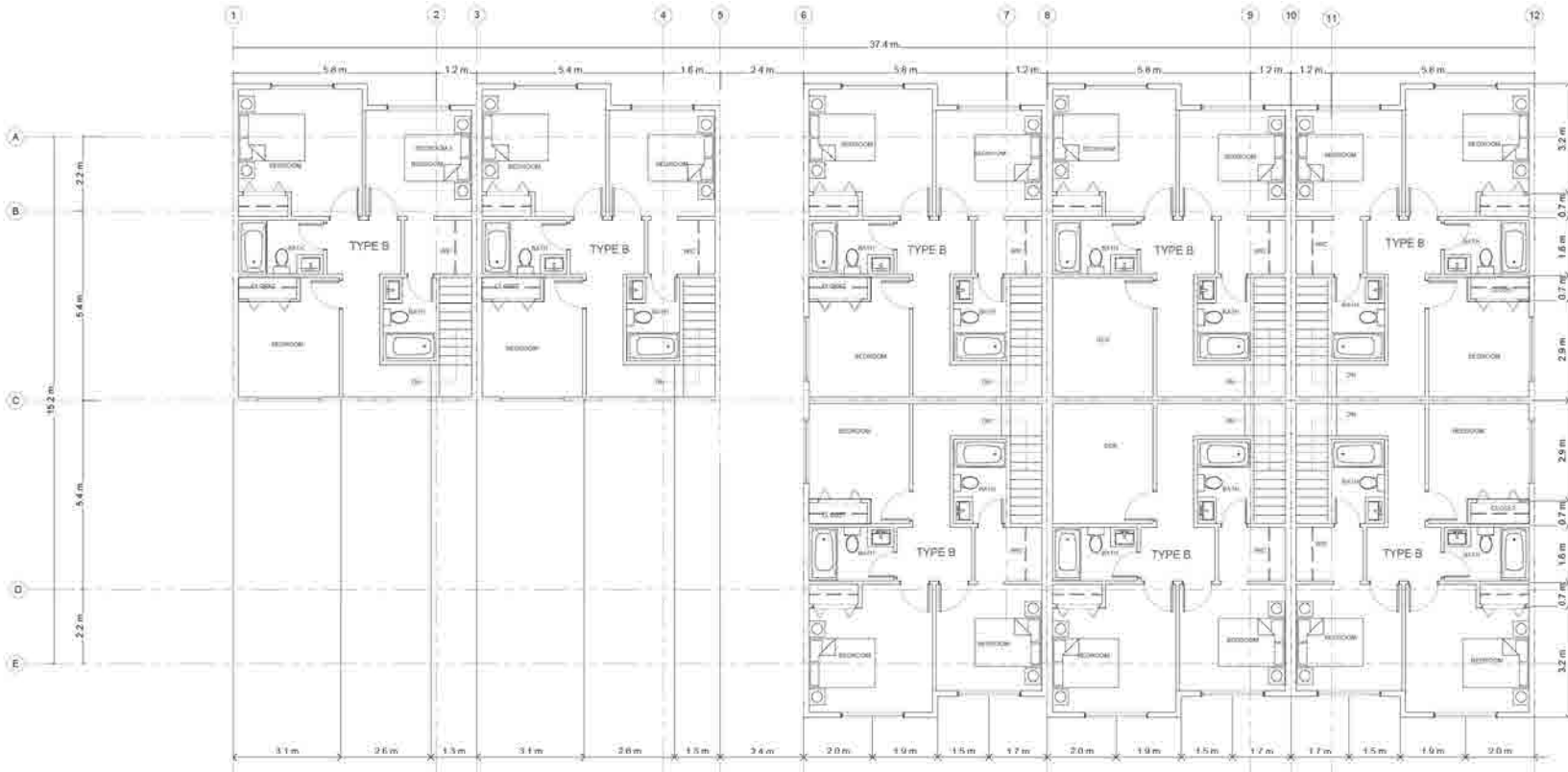
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Scale: 1/8" = 1'-0" DWG. NO. A.2.4



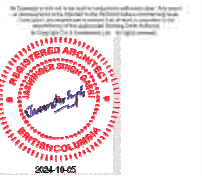
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Scale: 1/8" = 1'-0"

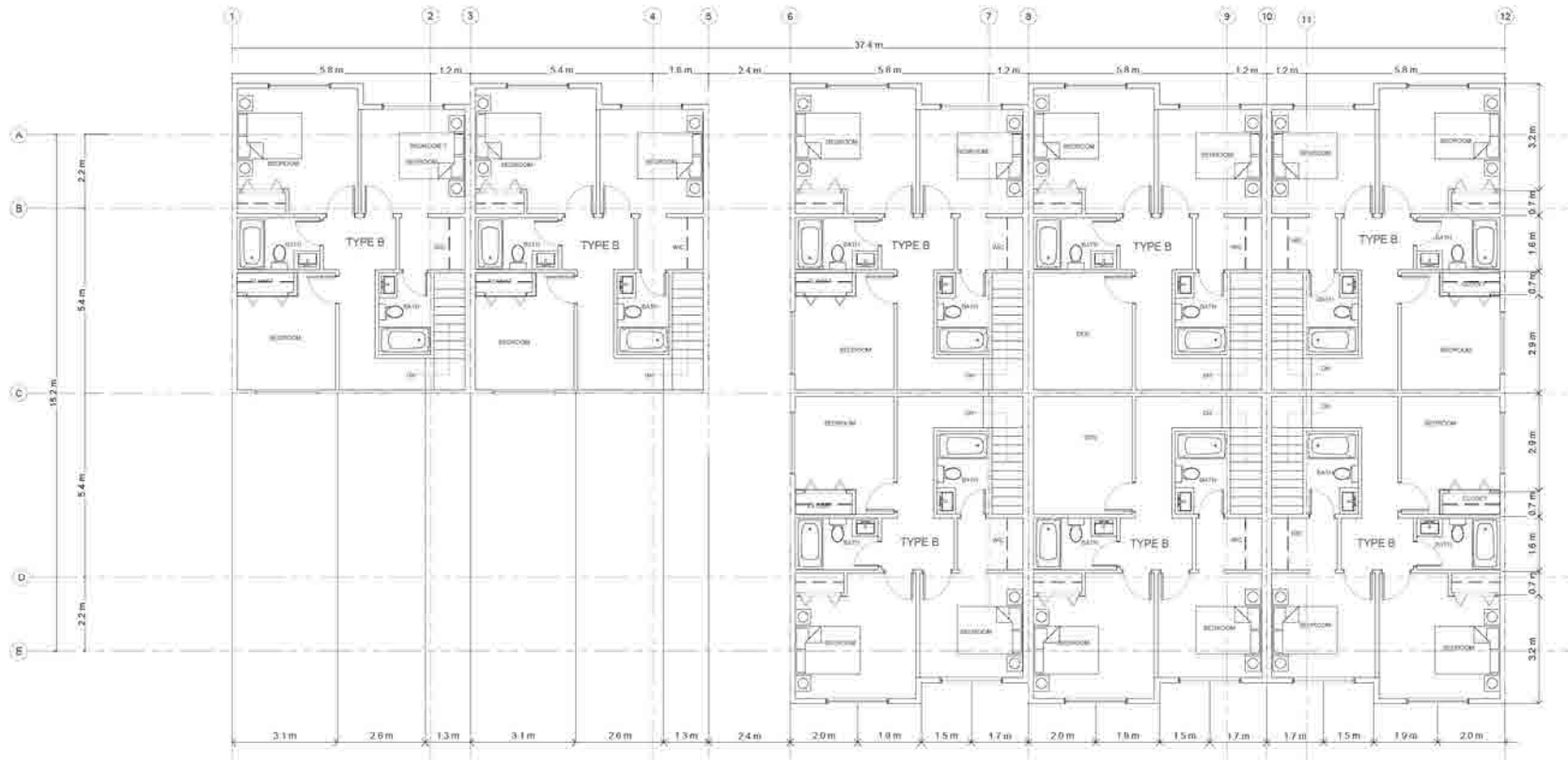


1 SECOND FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18807 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-08-26	D.P. Drawings



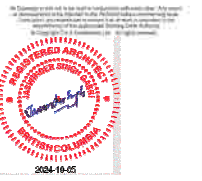


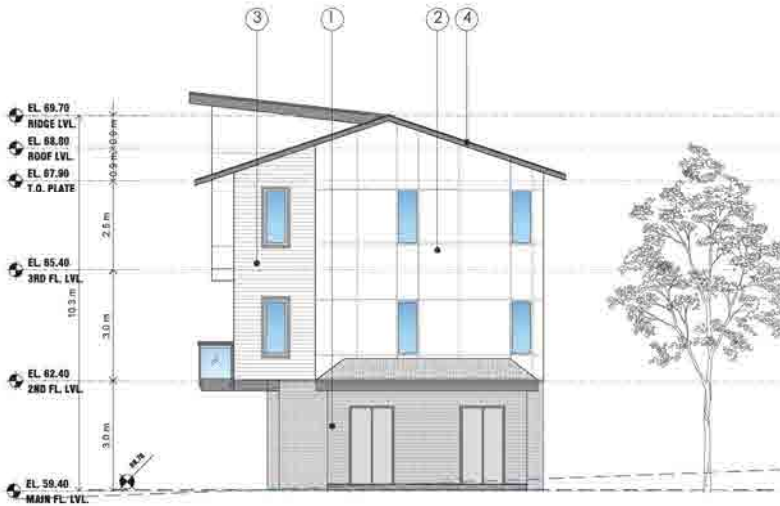
1 THIRD FLOOR
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 3
Project Status:

REVISION

No.	Date	Description
01	2024-05-22	D.P. Drawings
02	2024-05-26	D.P. Drawings





1 WEST ELEVATION
Scale: (3/16"=1'-0")



2 SOUTH ELEVATION
Scale: (3/16"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



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Cre 8 Architecture Ltd.

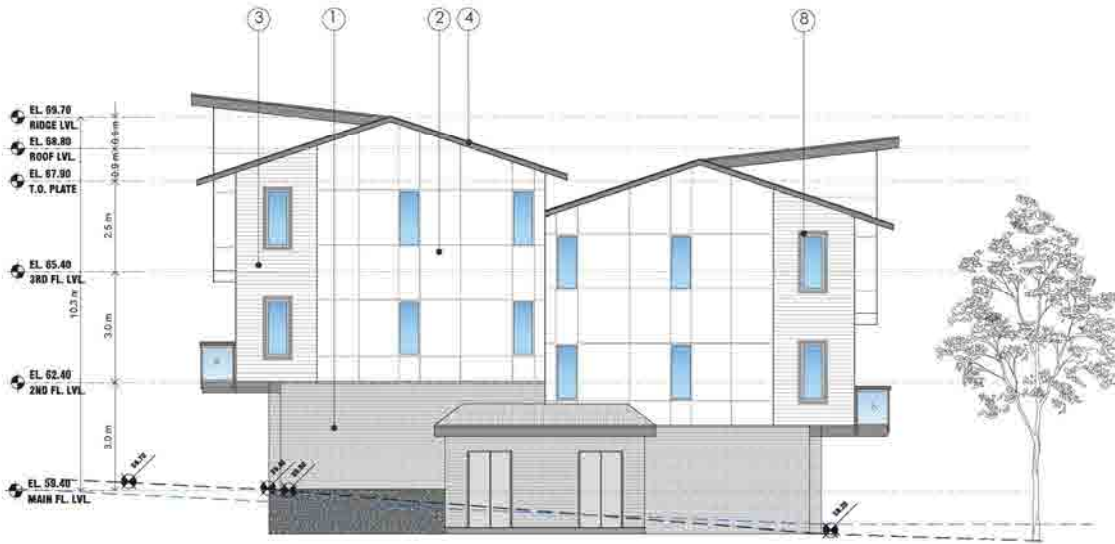
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1009 21 AVE, SURREY BC
Drawing:
LOF-2
ELEVATIONS
BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	G.P. Drawings

We warrant that the drawings were prepared by a registered professional person and that the drawings were prepared in accordance with the standards of the profession.



Scale: DWG. NO:
Scale: (3/16"=1'-0") | A.3.3



MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

1 EAST ELEVATION
Scale: (3/16"=1'-0")



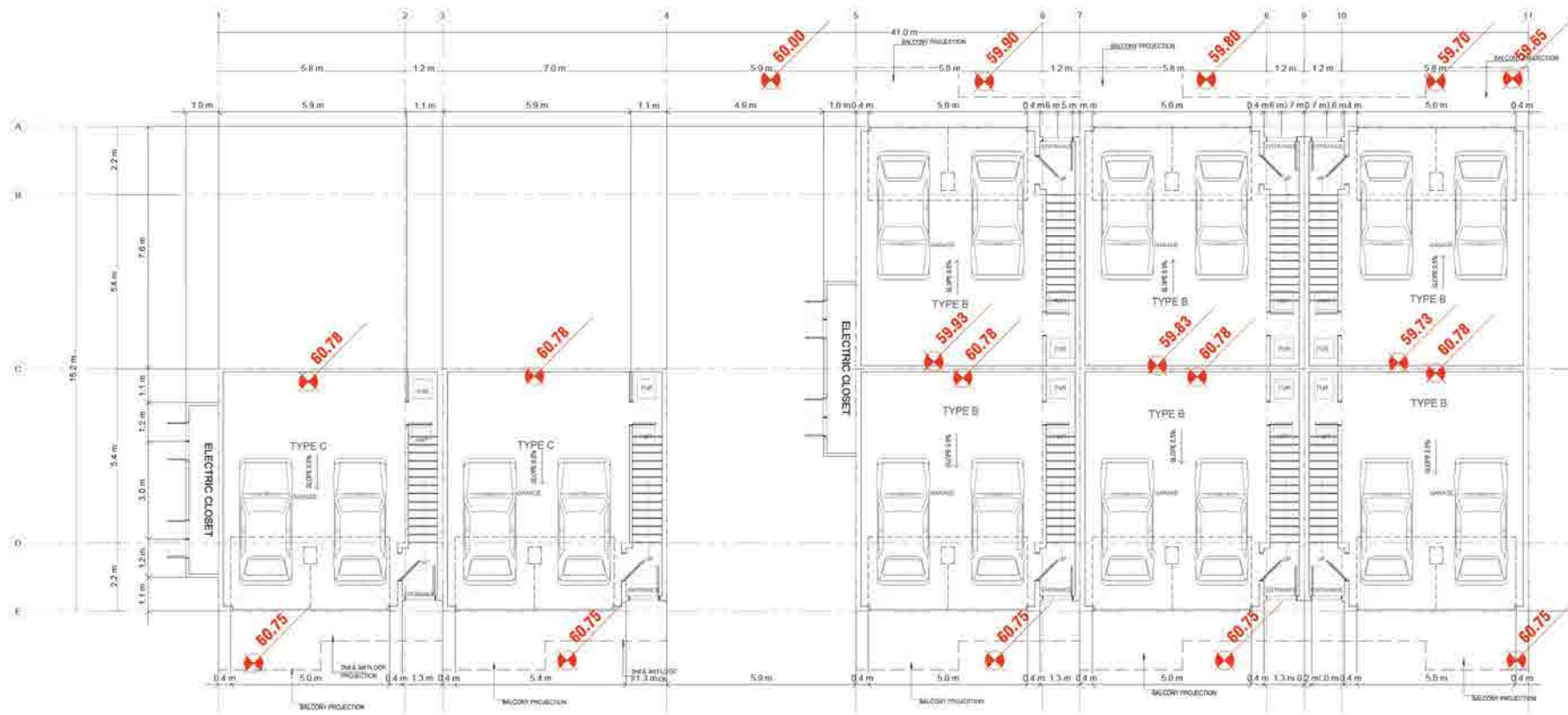
2 NORTH ELEVATION
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1987 24 AVE, SUITE 6C
Drawing: L01-2
ELEVATIONS
BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: DWG. NO:
Ratio: (3/16"=1'-0") A.3.3.1



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE. SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-05-23	D.P. Drawings
02	2024-05-26	D.P. Drawings



1 MAIN FLOOR
Scale: 1/8" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE, SUITE 101
Drawing: LOT-2 FLOOR PLANS-BUILDING 4
Project Status:

REVISION

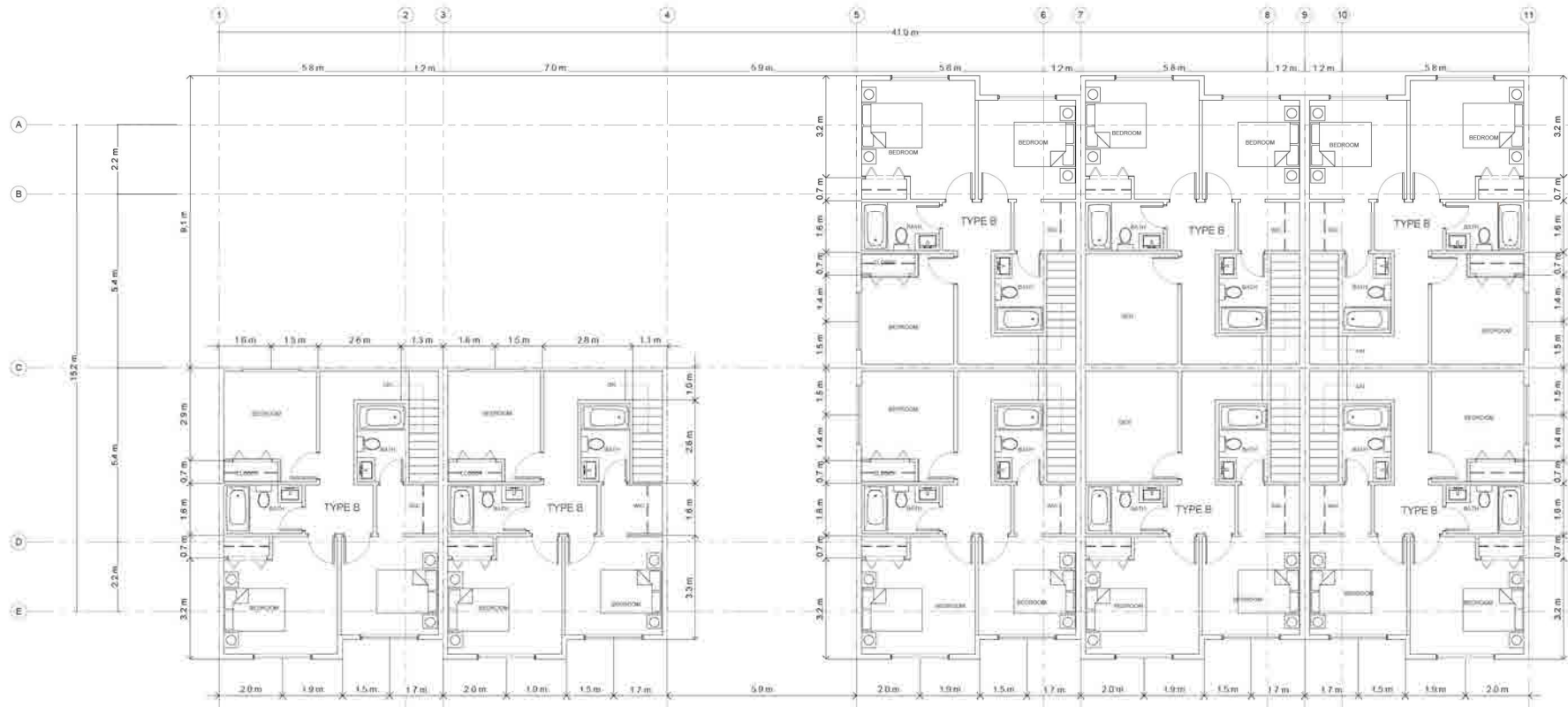
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be used in conjunction with each other. Any errors or omissions to be reported to the Architect before commencing work.
The client acknowledges the Engineer's liability for engineering work.



1 SECOND FLOOR PLAN
Scale: 1/16"=1'-0"

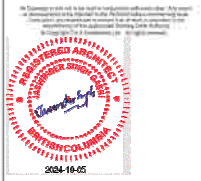
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1 THIRD FLOOR
Scale: 1/8"=1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18827 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-08-23	D.P. Drawings
02	2024-08-26	D.P. Drawings



Scale: 1/8"=1'-0" DWG. NO: A.2.8



1 WEST ELEVATION
Scale: (1/16"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



2 SOUTH ELEVATION
Scale: (1/16"=1'-0")

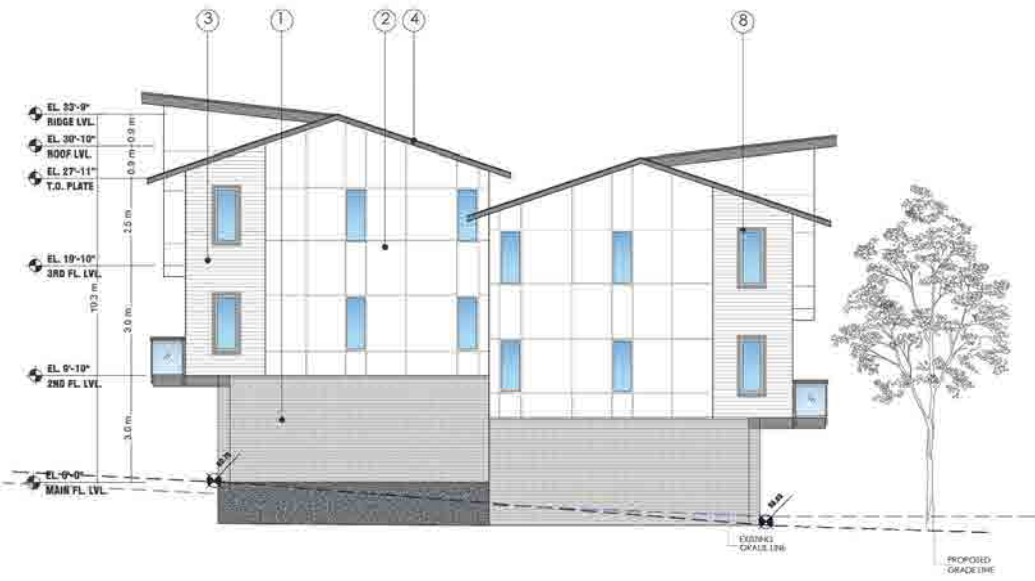
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1080 21 AVE, SURREY BC
Drawing: LOF-2 ELEVATIONS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (1/16"=1'-0") DWG. NO: A.3.4

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



1 EAST ELEVATION
Scale: (1/16"=1'-0")



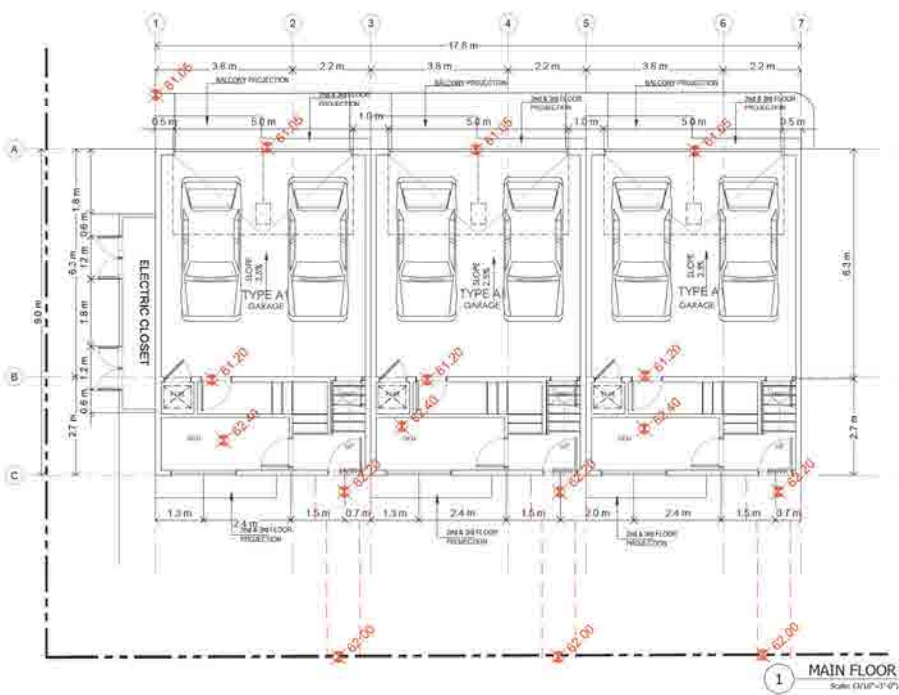
2 NORTH ELEVATION
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1000 21 AVE, SURREY BC
Drawing: LOF-2 ELEVATIONS BUILDING 4
Project Status:

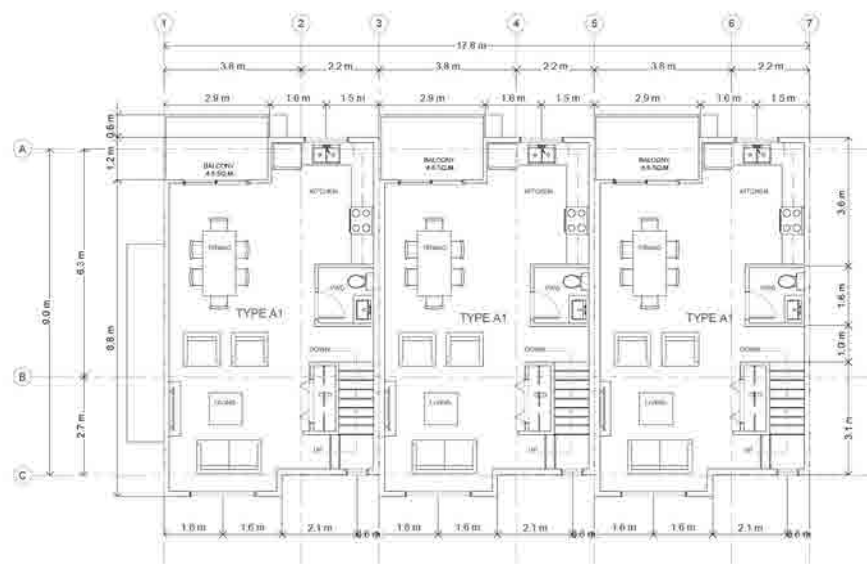
REVISION		
No.	Date	Description
01	2024-06-22	O.P. Drawings
02	2024-09-26	O.P. Drawings



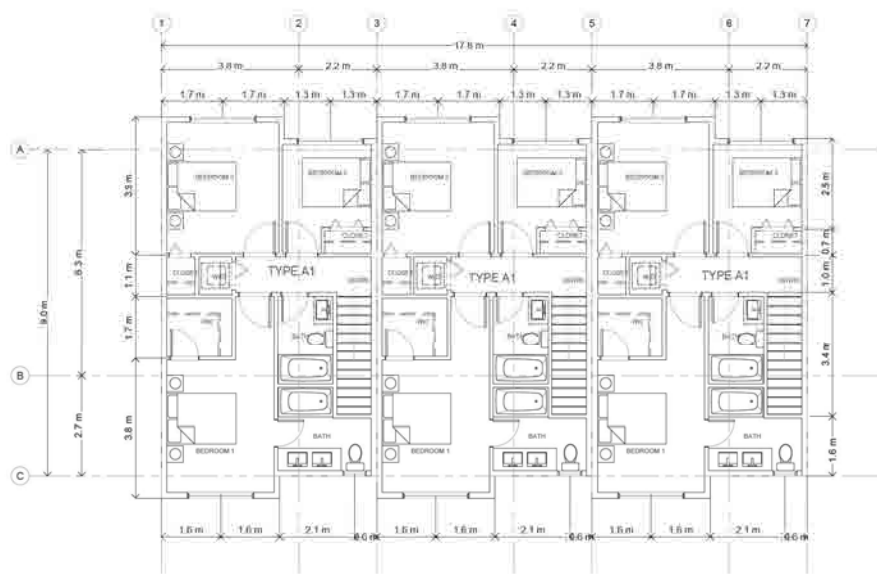
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1 MAIN FLOOR
Scale: (1/16" = 1'-0")



2 SECOND FLOOR
Scale: (1/16" = 1'-0")



3 THIRD FLOOR
Scale: (1/16" = 1'-0")



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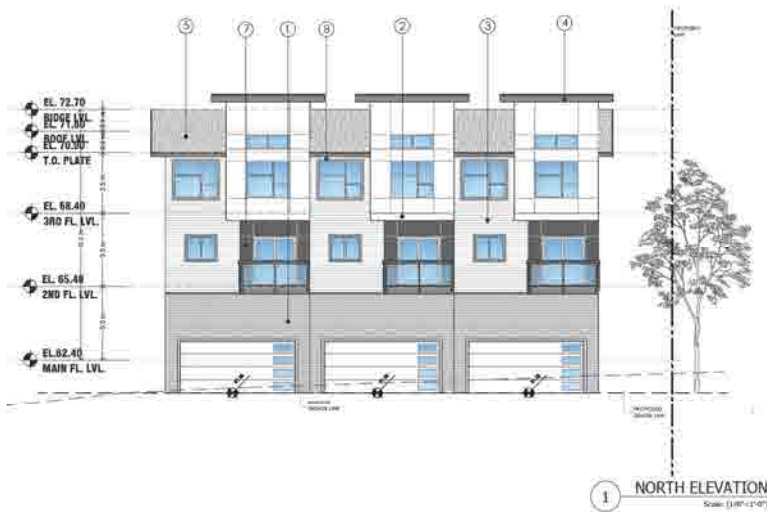
Cre 8 Architecture Ltd.

Project:
TOWN-HOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1887 24 AVE, SURREY BC
Drawing:
LOT 2
FLOOR PLANS
BLDG DING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-06-26	D.P. Drawings



Scale: (1/16" = 1'-0") DWG. NO:
A.2.9



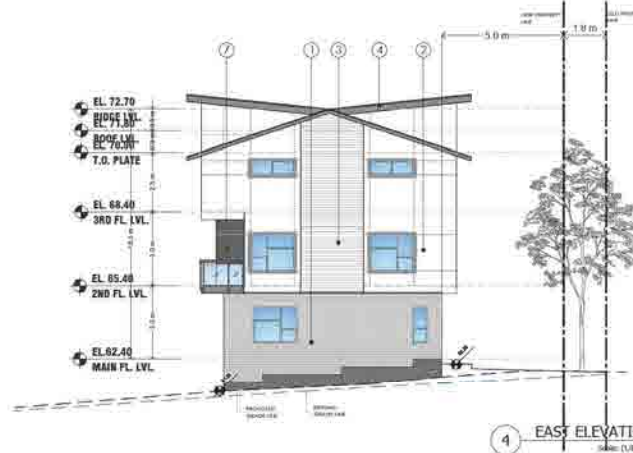
1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



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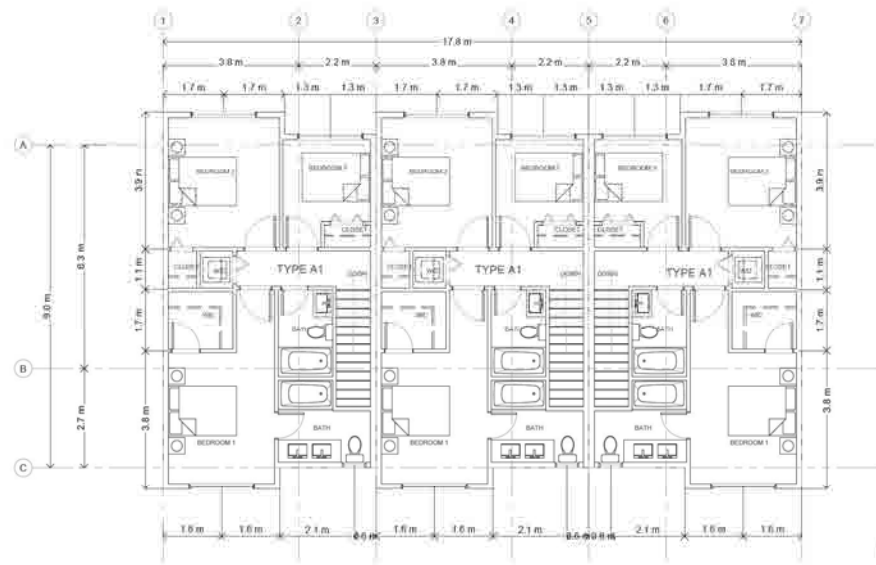
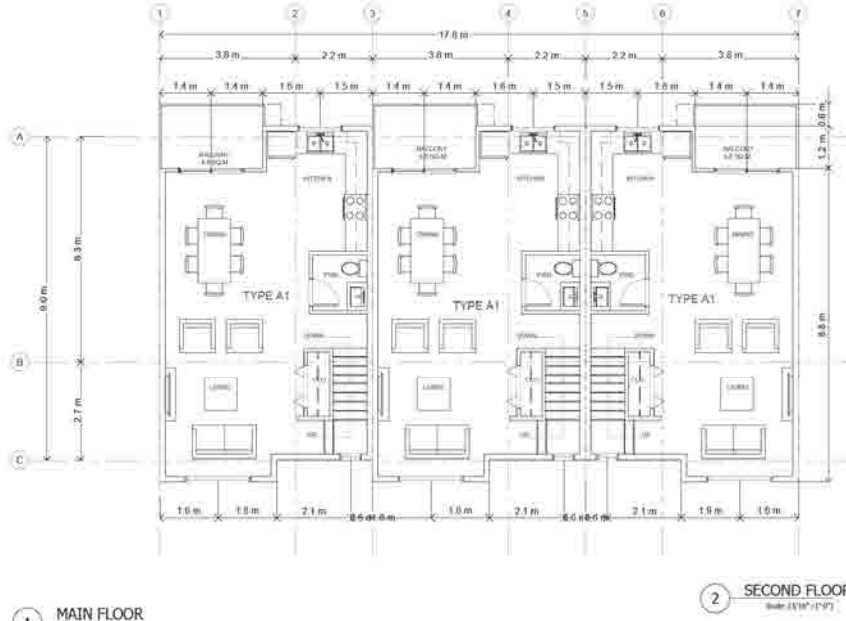
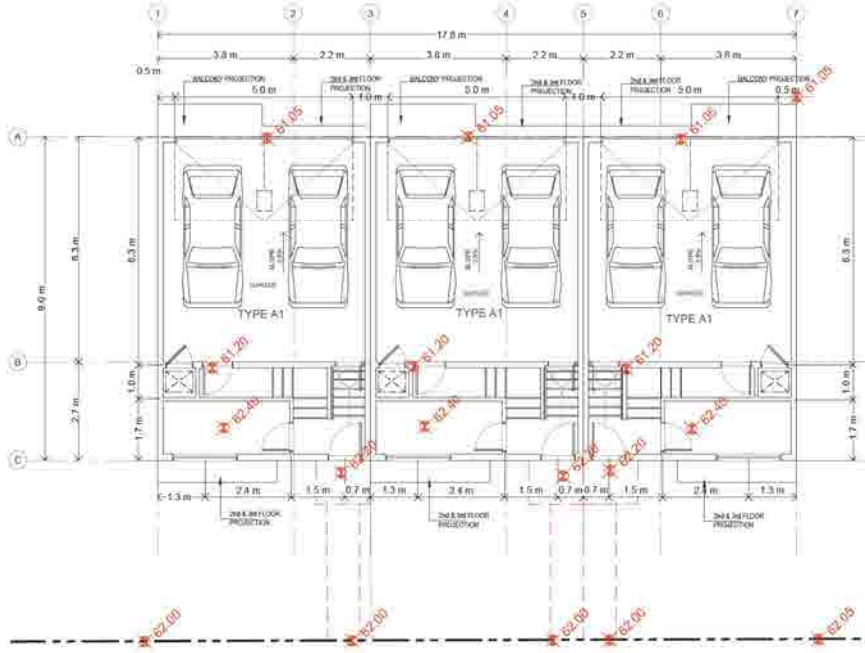
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1980 24 Ave, Surrey BC
Drawing: LOF-2 ELEVATIONS BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	O.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (1/8"=1'-0") DWG. NO: A.3.5



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Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 2007 24 Ave, Surrey BC
Drawing: LOT 2 FLOOR PLANS BUILDING 6
Project Status:

REVISION

No.	Date	Description
01	2024-06-20	D/P Drawings
02	2024-06-26	D/P Drawings

2024-10-25

Scale: (1/16"=1'-0") DWG. NO.: A.2.10





1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")



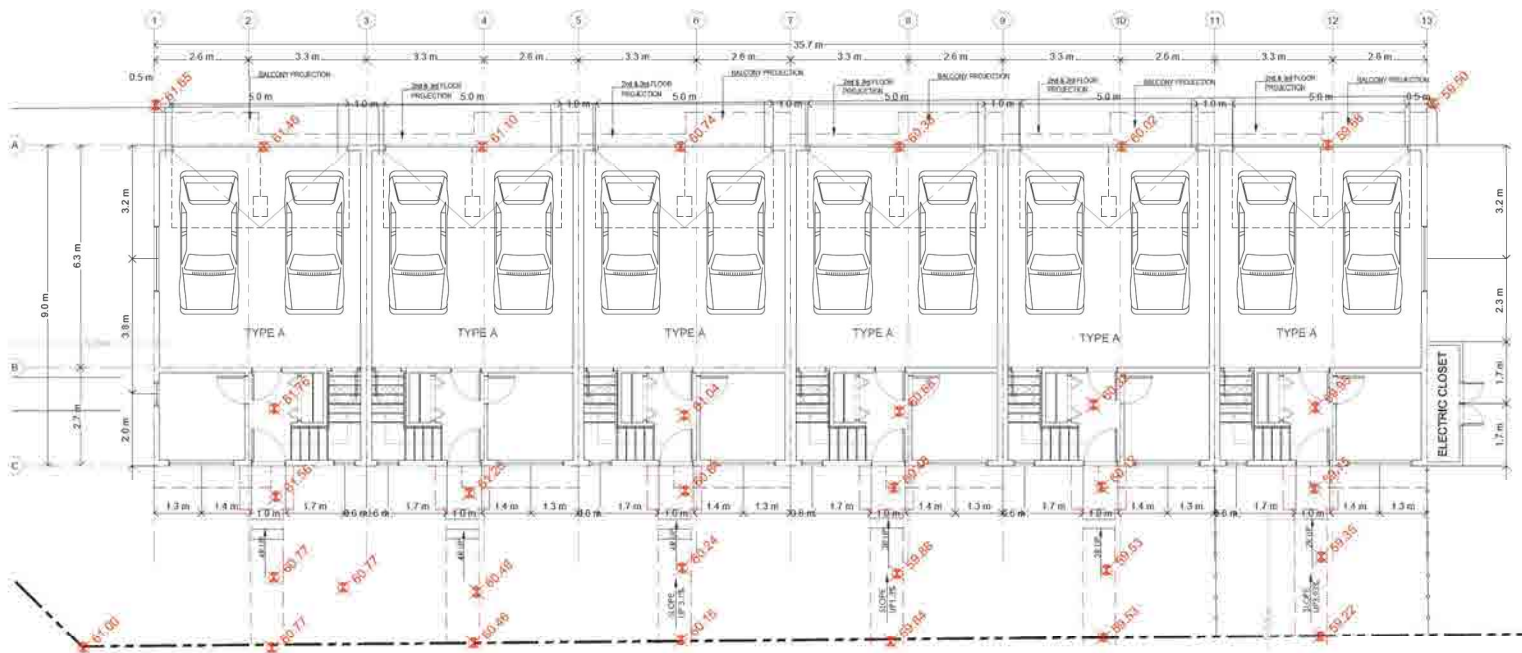
4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1602 24 AVE, SURREY BC
Drawing: LOT-2 ELEVATIONS BUILDING 6
Project Status:

REVISION		
No.	Date	Description
01	2023-02-20	D/P Drawing
02	2023-05-26	D/P Drawings





1 MAIN FLOOR
Scale: (1/16"=1'-0")

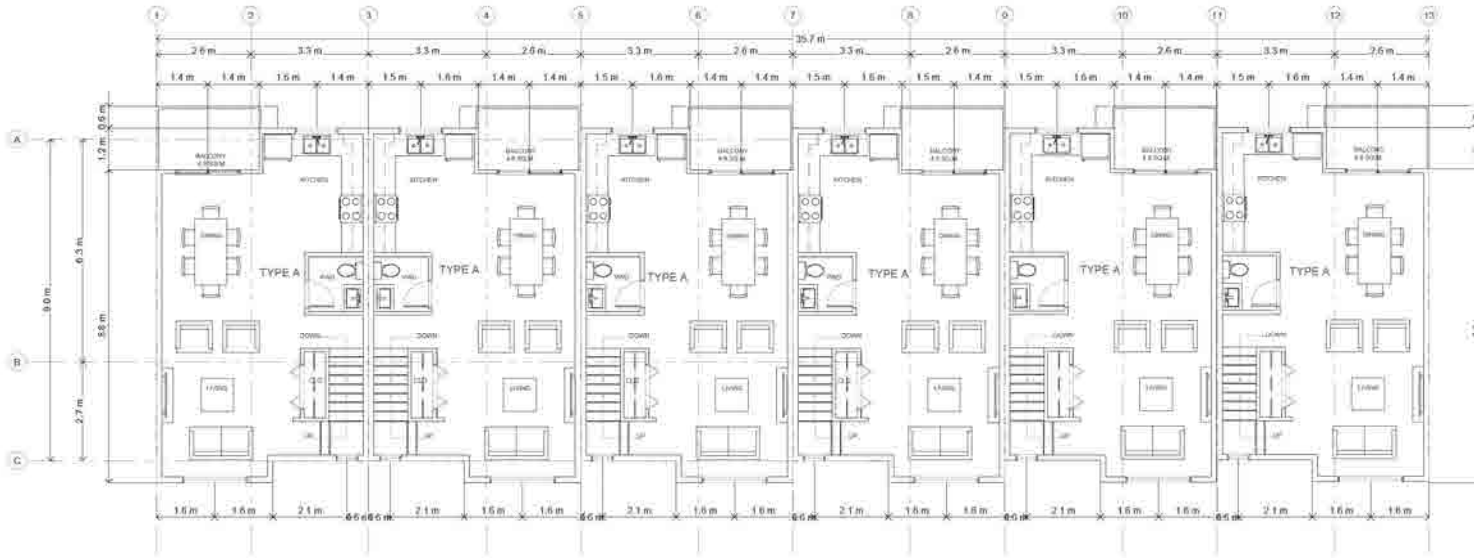
Project: TOWNHOUSE DEVELOPMENT
Client Name: DURDEV SANDHU
Project Address: 1407 24 AVE, SABBEE AC
Drawing: LOT 2 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D.P. Drawings
02	2024-09-26	E.P. Drawings

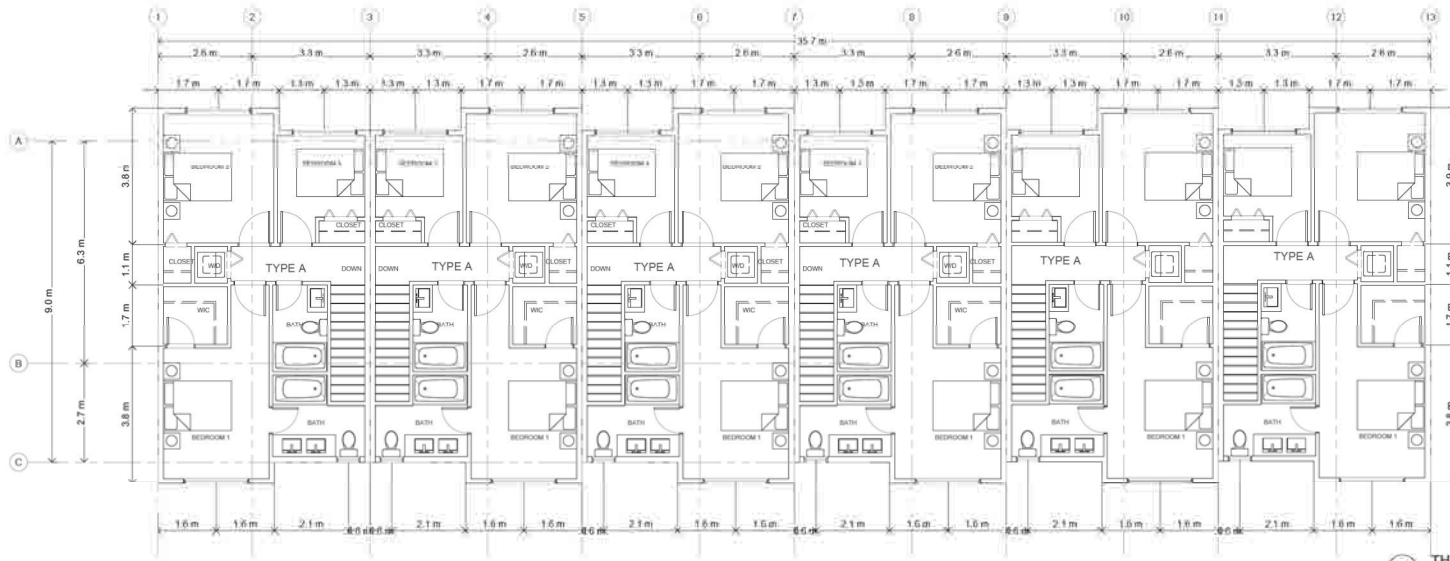
All Contractors to refer all to the specific information on this plan. Any work not shown on this plan is to be done in accordance with the applicable code requirements and the applicable details of the standard drawings of the contractor. The contractor shall be responsible for all dimensions.



Scale: (1/16"=1'-0") DWG. NO.: A.2.11



1 SECOND FLOOR
Scale: (1/100=1'0")



2 THIRD FLOOR
Scale: (1/100=1'0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1800 24 AVE, SURREY BC
Following:
LOT 2
FLOOR PLANS
BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is compliant to the appropriate Code of Practice and all applicable regulations.



Scale: _____ DWG. NO.:
Scale: (1/100=1'0") A.2.12



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



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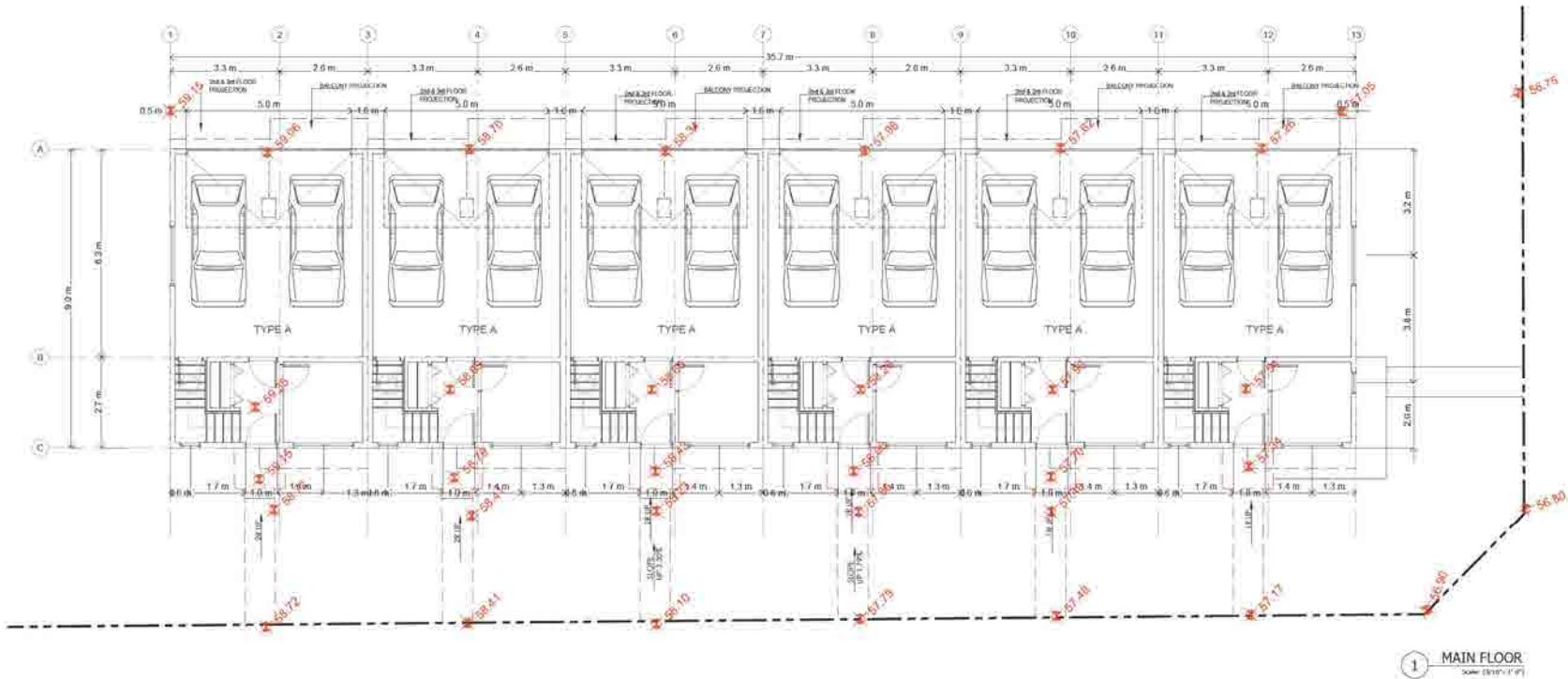
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: SURJEB SANDHU
Project Address: 14887 24 Ave, Surrey BC
Drawing: LOT-2 ELEVATIONS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D/F Drawings
02	2024-09-25	D/F Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.7

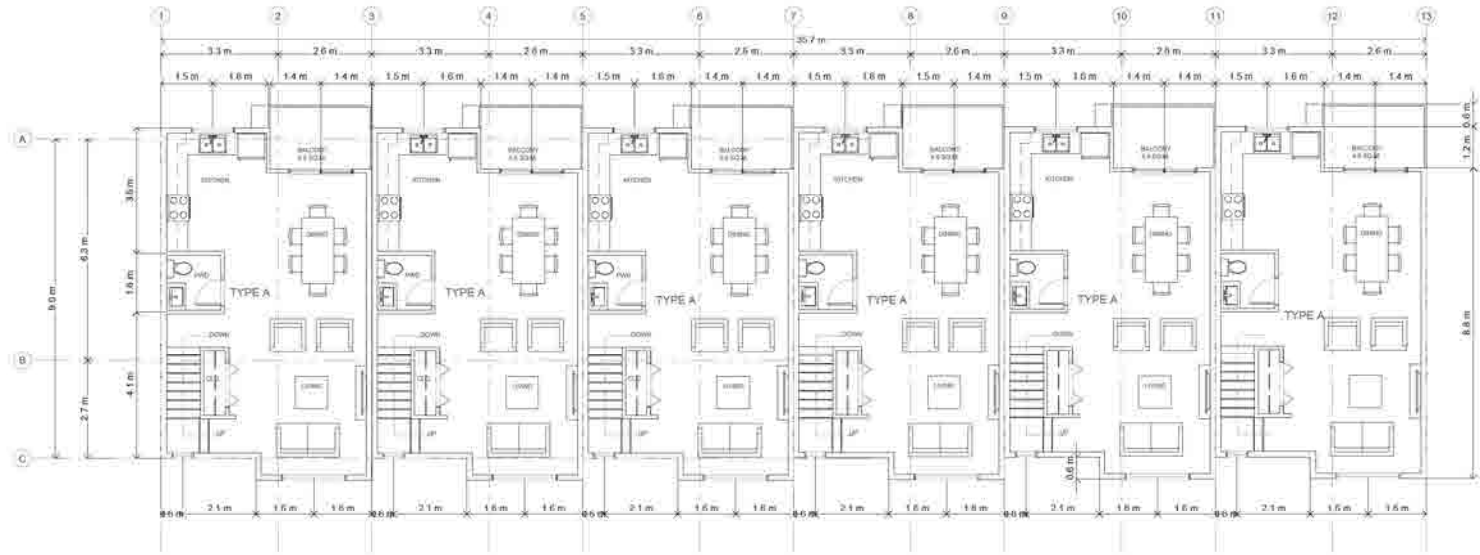


Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18807 24 AVE, SURREY BC
Drawing: LOT-2 FLOOR PLANS BUILDING B
Project Status:

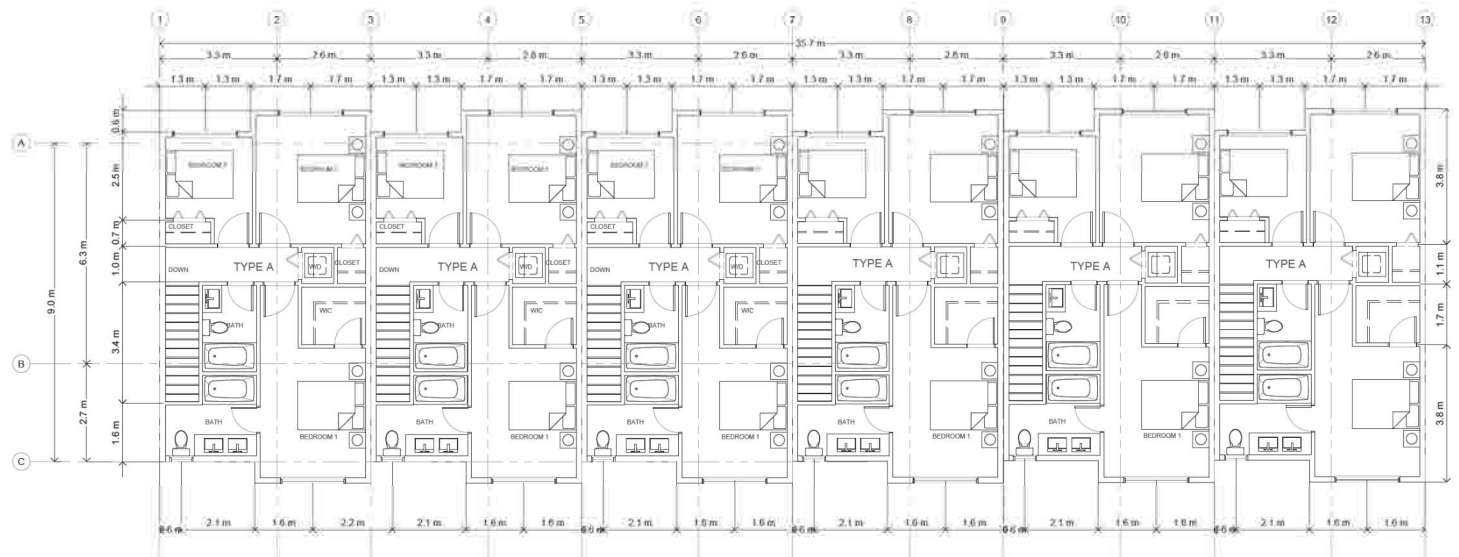
REVISION		
No.	Date	Description
01	2024-09-02	01P Drawings
02	2024-09-26	01P Drawings



Scale: 1/8" = 1'-0"
DWG. NO: A.2.13



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEY SANDHU
Project Address: 1460 24 Ave, Surrey BC
Drawing: LOT-2 FLOOR PLANS BUILDING 8
Project Status:

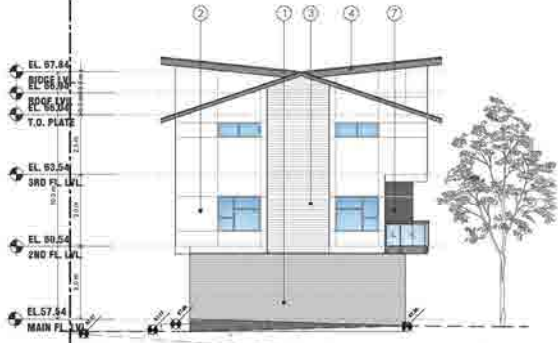
REVISION

No.	Date	Description
01	2024-06-27	D.P Drawings
02	2024-09-26	D.P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions in the information provided herein, notwithstanding the fact that the information is intended to be used for the purposes of the above project, shall remain the responsibility of the client. © Copyright Cre 8 Architects. All Rights Reserved.



Scale: 1/16"=1'-0" DWG. NO: A.2.14



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



13004 55 Avenue
Surrey, BC V3X 0G4

TEL: (778) 897-0167
Email: info@cre8architects.com

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18007 24 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING 8
Project Status:

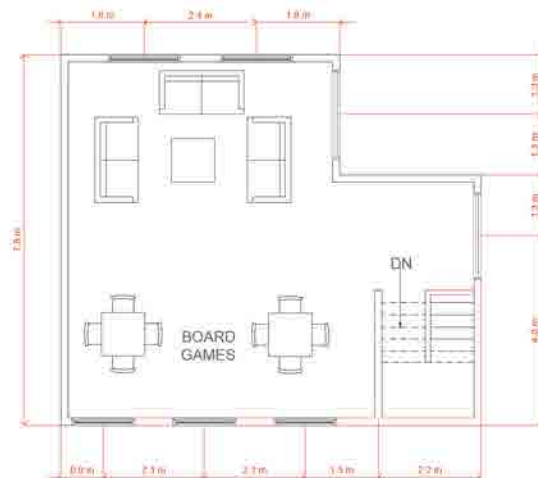
REVISION		
No.	Date	Description
01	2024-06-27	0 P. Drawings
02	2024-09-26	0 P. Drawings



Scale: (1/8"=1'-0") DWG. NO: A.3.8



1 MAIN FLOOR
Scale: (1/4"=1'-0")



2 SECOND FLOOR
Scale: (1/4"=1'-0")

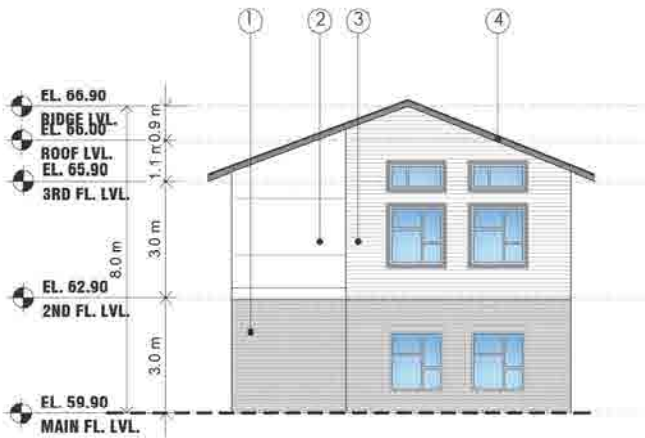
Project: TOWNHOUSE DEVELOPMENT
Client Name: DURDEV SANDHU
Project Address: 1284 45 Ave., Burnaby BC
Drawing: LOT 2 INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-06-27	E.P. Drawings
02	2024-05-26	E.P. Drawings

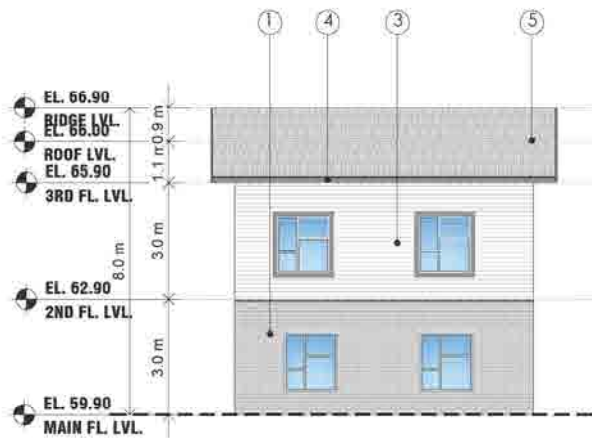
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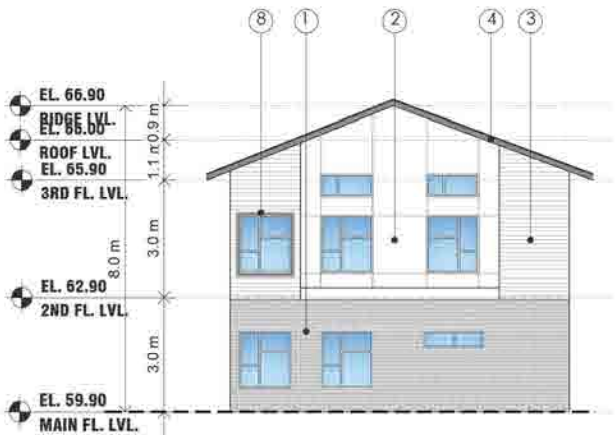
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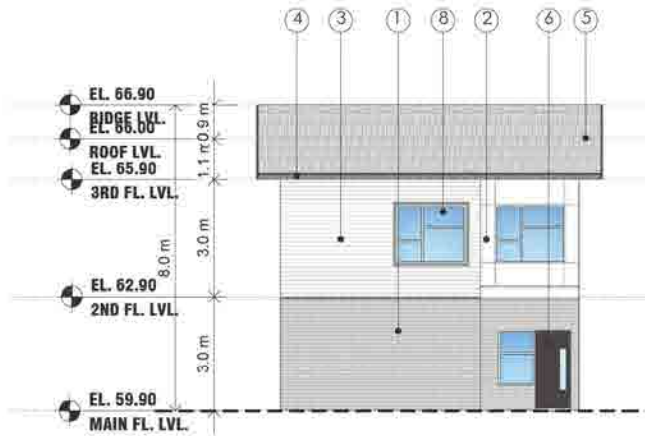
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Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



Cre 8 Architecture Ltd.
10094 52 Avenue
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Email: jason@cre8architects.com
Tel: (778) 931-0787

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 10094 52 AVE, SURREY BC
Drawing: 1 OF 2
ELEVATIONS
INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	G.P. Drawings



Scale: (1/8"=1'-0") DWG. NO: A.3.9

LOT-3

LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWD PART NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE

EXISTING NCP
 LAND USE

DENSITY

ALLOWABLE: 50.4 UNITS ON NET SITE AREA (30 UPA)
 (RM-22/RM 30 AS PER REDWOOD HEIGHTS NCP)
 PROPOSED: 45 UNITS (26.78 UPA ON NET SITE AREA)

LOT AREA

NET SITE AREA = 73,474.45 SFT (6826.00 SMT) = 1.69 Ac.

LOT DENSITY:
 FAR:

PERMITTED: 58457.57 SFT (5431.34 Sqm) / 73,474.45 SFT (6826.00 SMT)
 PROPOSED: = 0.80 (NET)

LOT COVERAGE:

PERMITTED: 45%
 PROPOSED: 2758.19 m² / 6826.00 m² = 40.40 %

BUILDING HEIGHT:

ALLOWABLE: 43 ft (13.00 m)
 PROPOSED: 33'9" ft (10.30 m)

INDOOR AMENITY SPACE:

REQUIRED: 3 SQ. M. PER D.U. = 3 x 45 UNITS = 135 SQ.M. (1453.12 SQ.FT.)
 PROPOSED: = 1672.95 SFT (155.42 Sqm)

OUTDOOR AMENITY SPACE:

REQUIRED: 3 SQ.M. PER D.U. = 3 x 45 UNITS = 135 SQ.M. (1453.12 SQ.FT.)
 PROPOSED: 1074.88 SQ.FT. (ON SURFACE) + 436.04 SQ.FT. (ROOF TOP) = 1510.92 SFT (140.36 SQ.M.)

SETBACKS:

EAST SIDE

PERMITTED: 4.5 m
 PROPOSED: 6.4 m (BUILDING 5)
 6.4 m (BUILDING 6)
 6.0 m (BUILDING 7)
 5.2 m (INDOOR AME.)
 8.3 m (BUILDING 8)

WEST SIDE

6.0 m
 5.0 m (BUILDING 1)
 5.9 m (BUILDING 4)

SOUTH SIDE

6.0 m
 4.5 m (5.00 m)

NORTH SIDE

6.0 m
 4.5 m (5.00 m)

PARKING

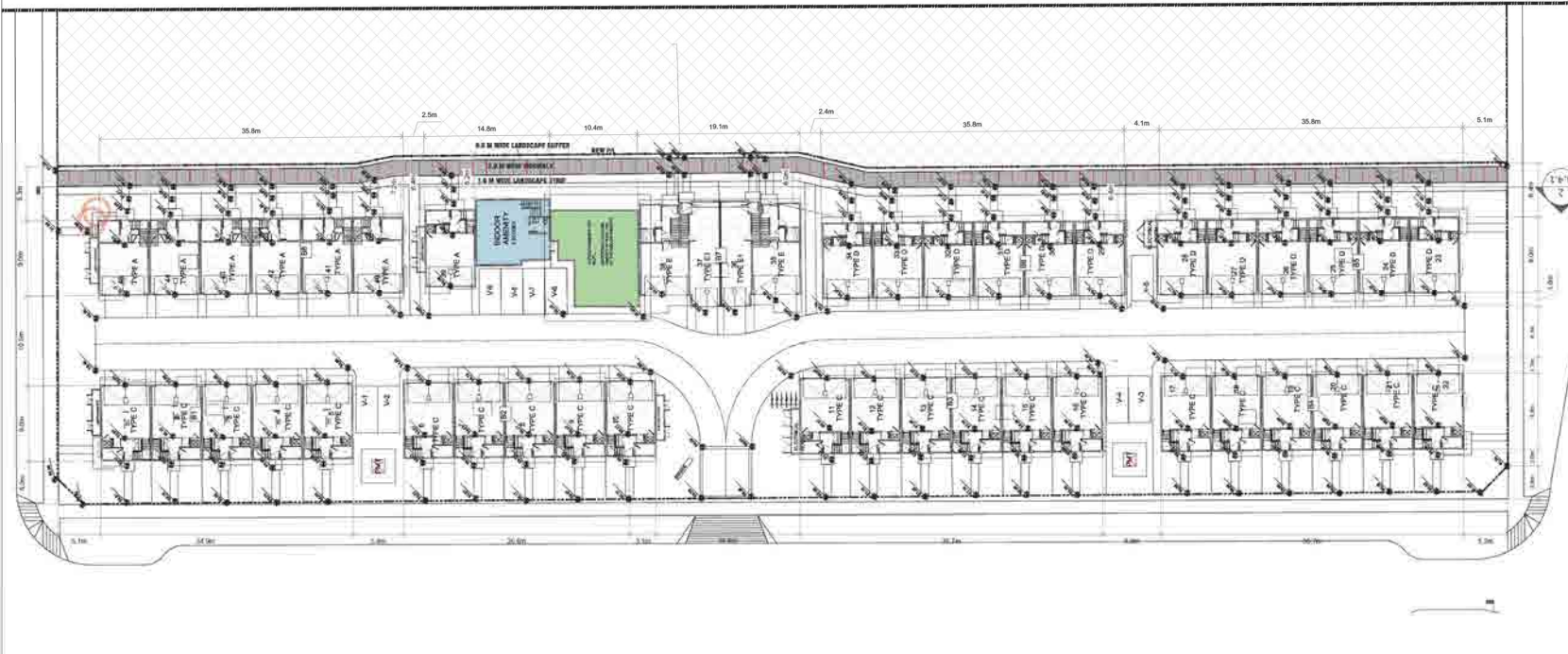
RESIDENTIAL: 2.0 STALLS PER UNIT = 2X45 = 90 STALLS
 REQUIRED: 90 STALLS
 PROVIDED: 90 STALLS

RESIDENTIAL VISITOR:

REQUIRED: 0.2 STALLS PER UNIT = 0.2X45 = 9.0 STALLS
 PROVIDED: 9 STALLS

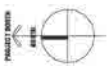
TOTAL PROVIDED: 99 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total	
Building 1	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 2	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 3	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 4	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 5	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
Building 6	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
Building 7	588.60 SQ.FT.	2,484.20 SQ.FT.	2,772.77 SQ.FT.	5,845.57 SQ.FT.	
Building 8	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
			Total	58,457.57 SQ.FT.	5,431.34 SQ.M.



1204 St. Ann Street
 Burnaby, BC V5A 0G4

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Cre 8 Architecture Ltd.

Project:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 GURDEV SANDHU
 Project Address:
 18087 24 Ave, SURREY BC
 Drawing:

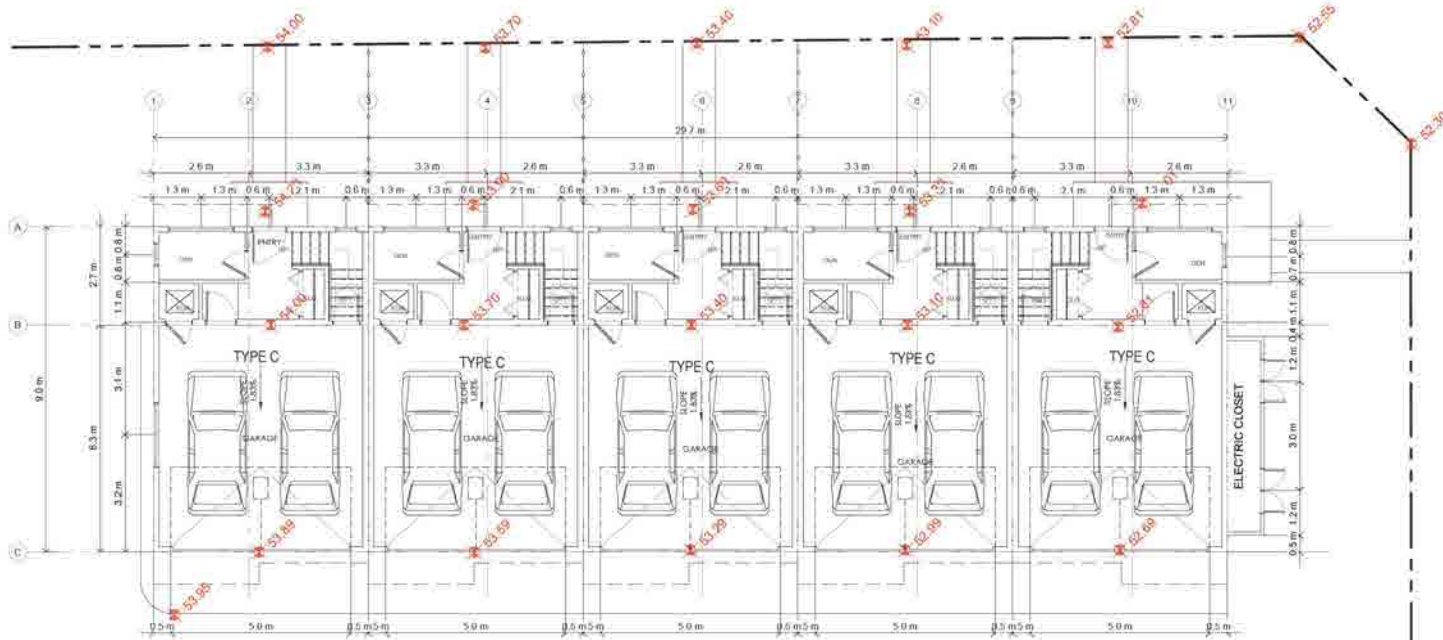
Project Status:
LOT 3
SITE LAYOUT

REVISION		
No.	Date	Description
01	2024-08-23	D.P. Drawings
02	2024-08-28	D.P. Drawings

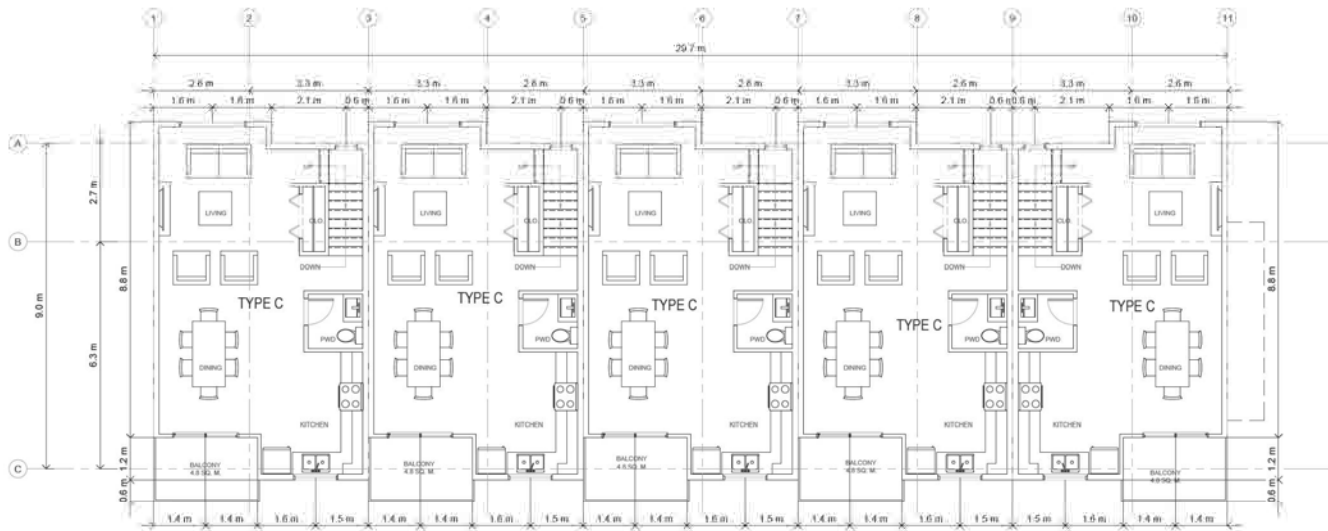


Scale:
 Scale: (1/8"=1'-0")

DWG. NO:
A.1.3



1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



2204 65 Avenue
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Canada

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Tel: (778) 881-0127

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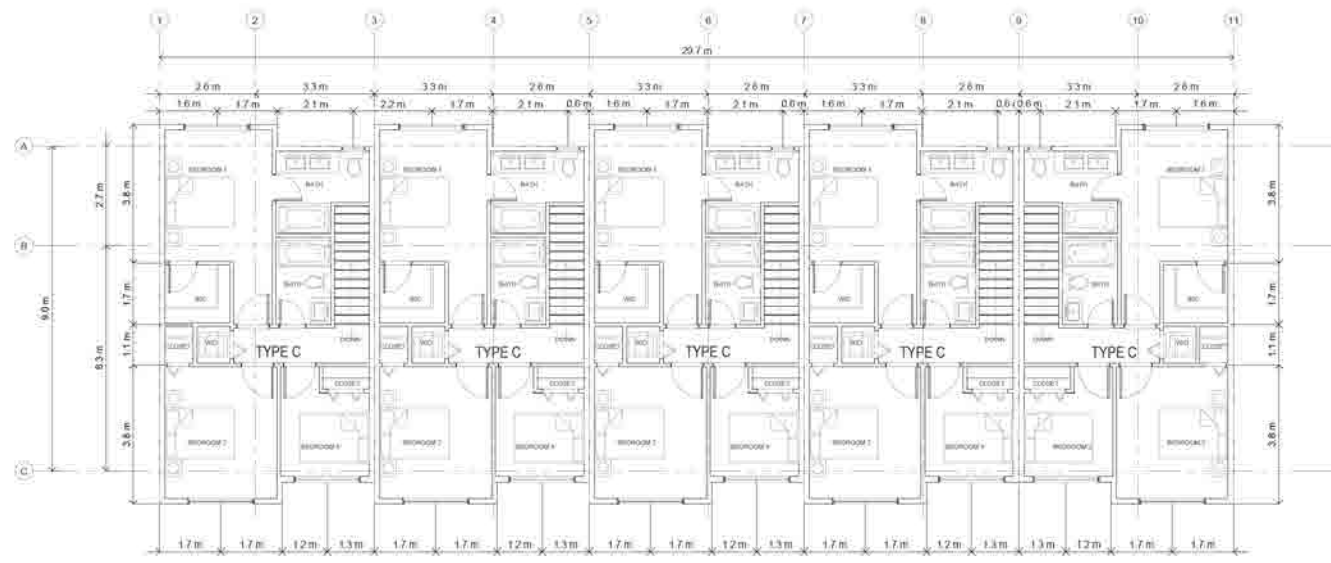
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1802 24 AVE, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 1
Project Status: DEVELOPMENT PERMIT

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

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Scale: (1/16"=1'-0") DWG. NO.: A.2.1



1 THIRD FLOOR
Scale: 1/8" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1062 34 AVT, SURREY BC
Drawing: LOT 3
FLOOR PLANS
BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2023-09-22	137 Drawing
02	2023-09-26	R/P Discrep



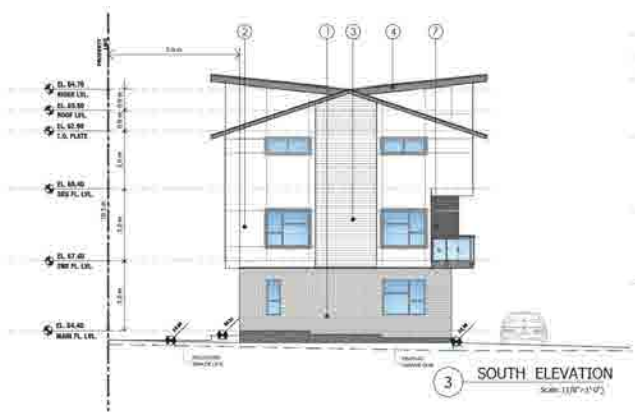
Scale: DWG. NO:
Scale: 1/8" = 1'-0" A.2.2



1 NORTH (25TH AVE) ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"



3 SOUTH ELEVATION
Scale: 1/8"=1'-0"



4 EAST ELEVATION
Scale: 1/8"=1'-0"

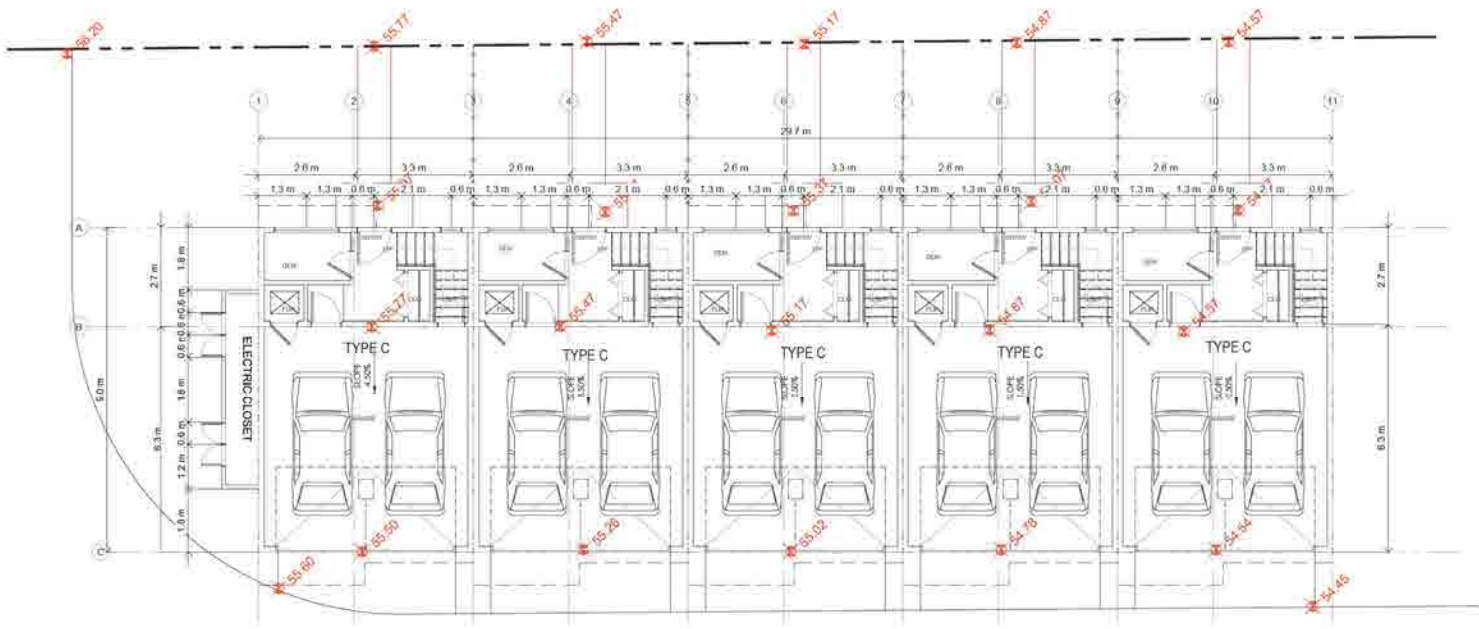
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16067 34 AVE., SURREY BC
Drawing: 1 OF 3
ELEVATIONS - BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	D/P Drawings
02	2023-05-26	R/P Drawings



Scale: 1/8"=1'-0" DWG. NO.: A.3.1



1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, LARBY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2023-02-22	137 Drawing
02	2023-02-26	R/P Discrep



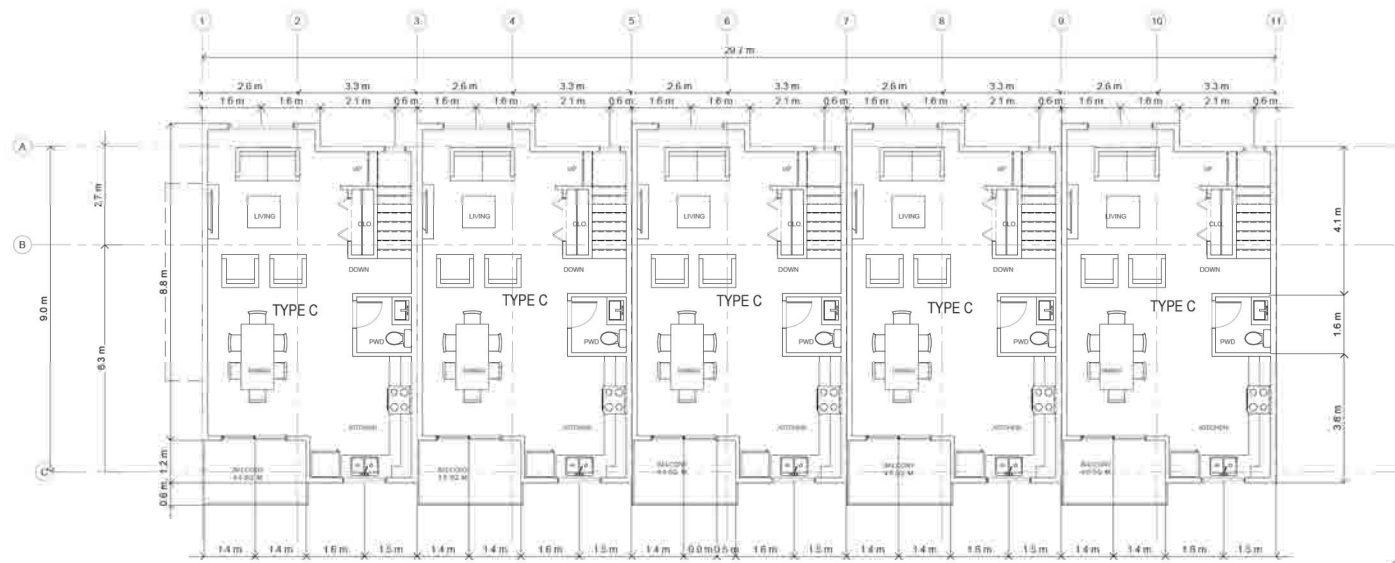
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Scale: (3/16"=1'-0") A.2.3

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JUNE 24 AVT, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 2
Project Status:

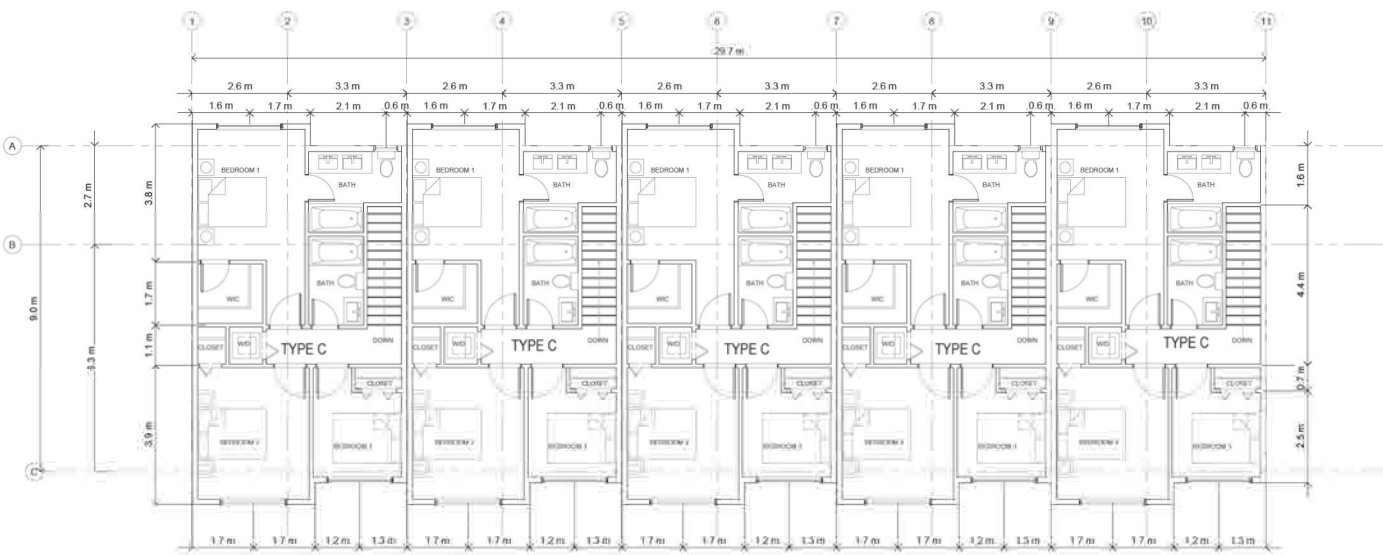
REVISION		
No.	Date	Description
01	2024-09-22	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: 1/16"=1'-0"
DWG. NO.: **A.2.4**



1 SECOND FLOOR
Scale: 1/16"=1'-0"



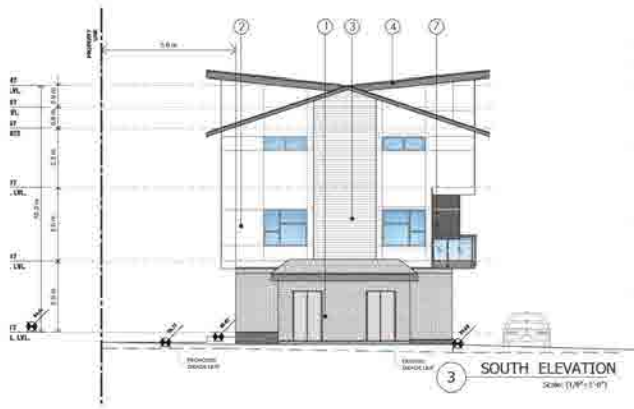
2 THIRD FLOOR
Scale: 1/16"=1'-0"



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

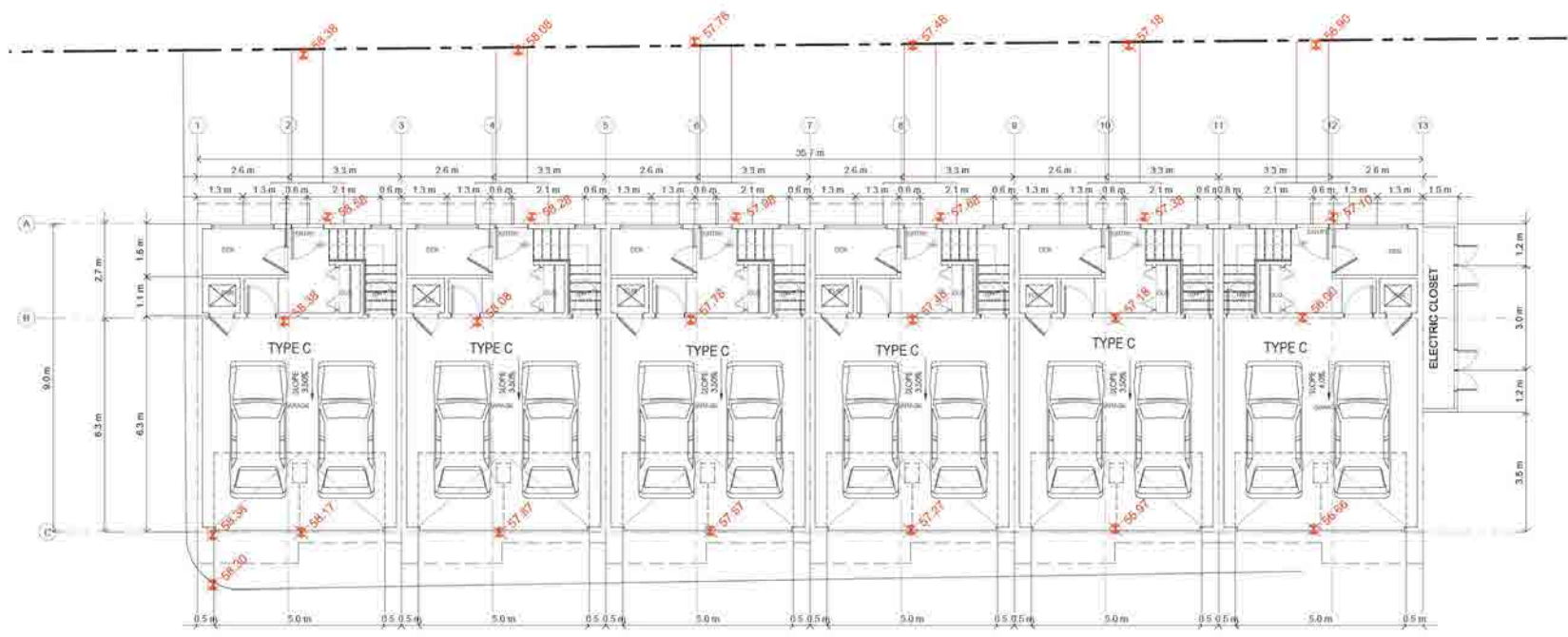
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16002 24 AV., SURREY BC
Drawing: LOT-3 ELEVATIONS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	1/3' Drawings
02	2023-05-26	0/2' Drawings



Scale: 1/8"=1'-0" DWG. NO: A.3.2



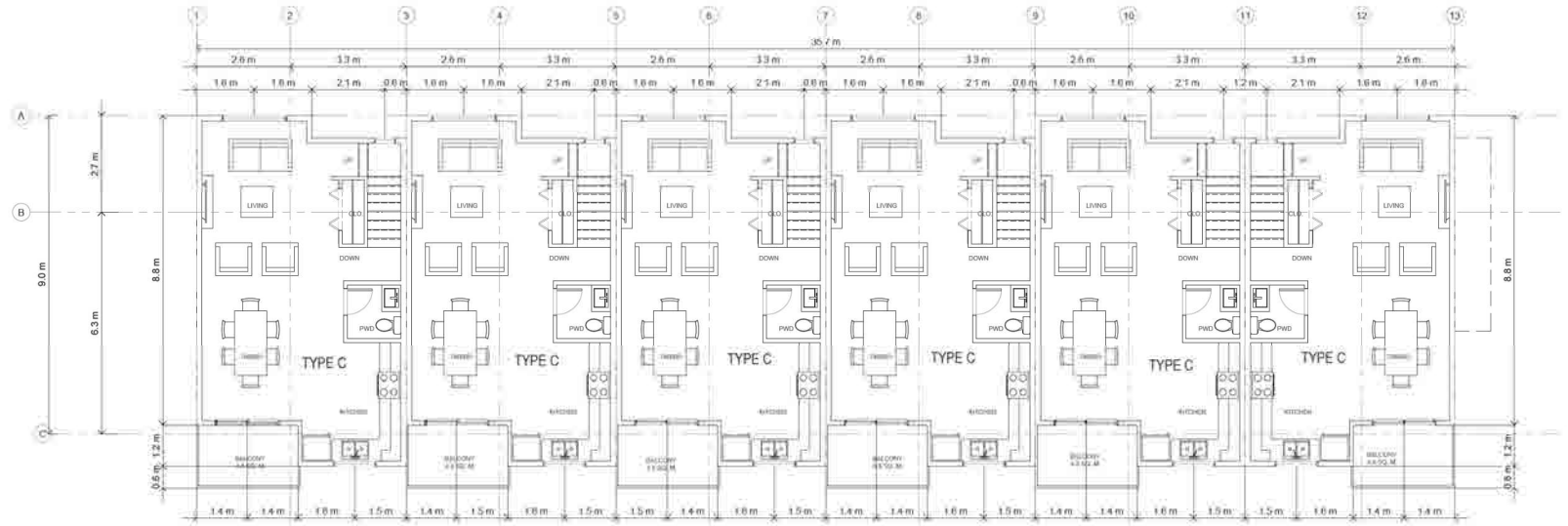
1 MAIN FLOOR
Scale: 1/32"=1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AV. LARBY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 3
Project Status:

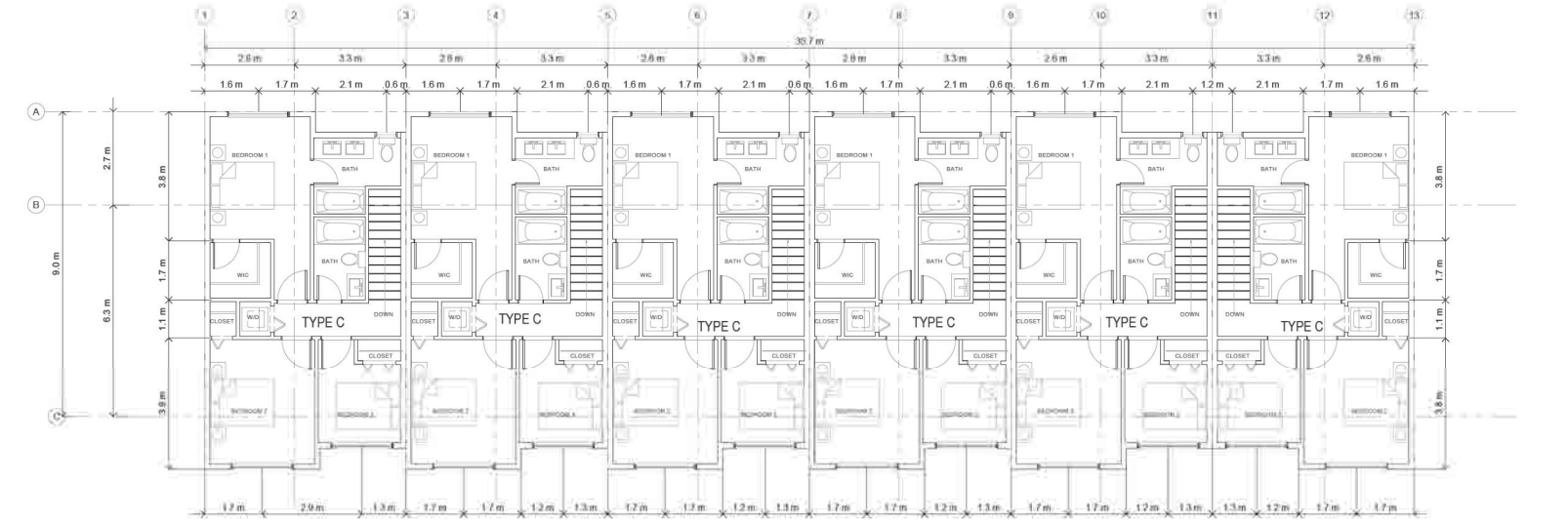
REVISION		
No.	Date	Description
01	2023-02-20	1st Drawing
02	2023-09-26	R/P Drawing



Scale: 1/32"=1'-0" DWG. NO.: A.2.5



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD PLAN
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JAWZ 34 AVT, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 3
Project Status:

REVISION

No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. Contractors are responsible for the accuracy of the work as indicated by their interpretation of the drawings. Accuracy is not guaranteed.



Scale: (1/16"=1'-0") DWG. NO.: A.2.6



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16067 34 AVE., SURREY BC
Drawing: 1 OF 3 ELEVATIONS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	D/P Drawings
02	2023-05-26	R/P Drawings

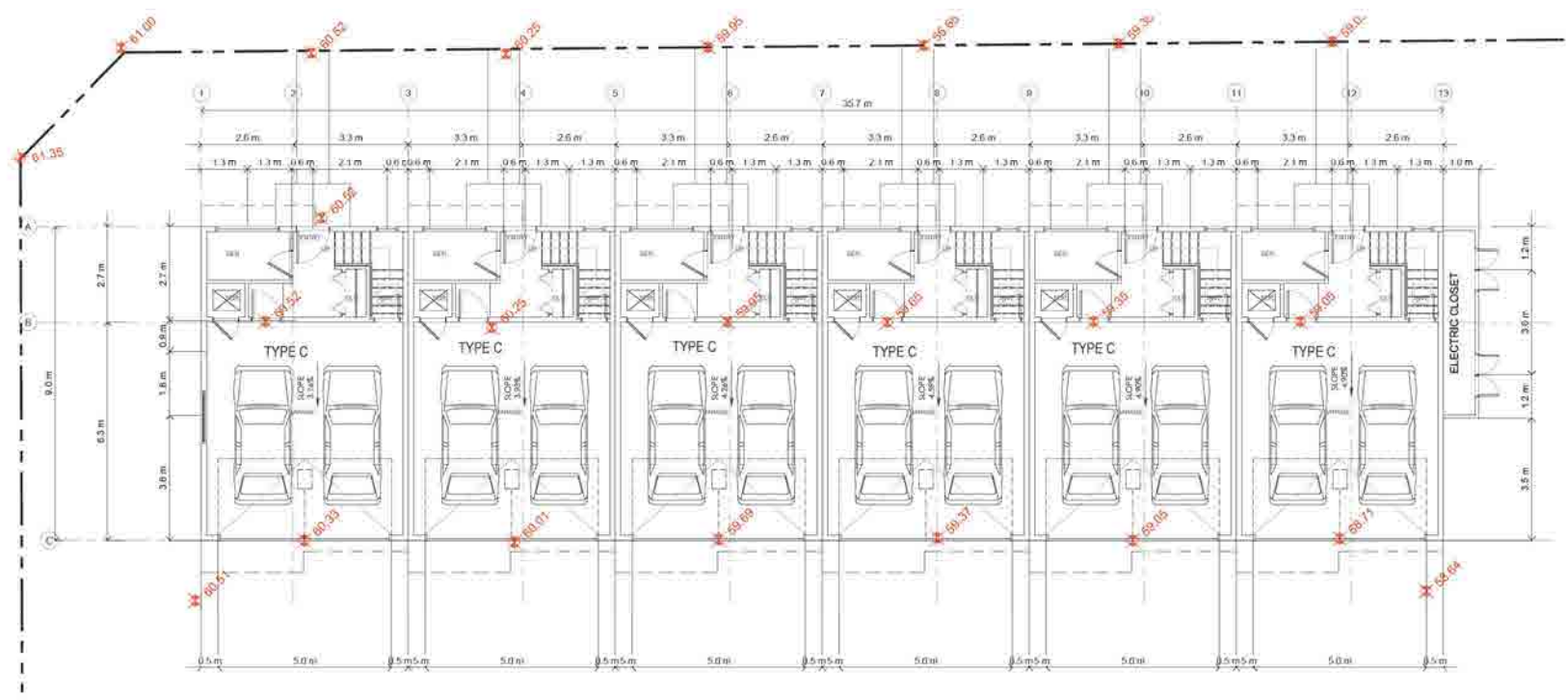


Scale: 1/8"=1'-0" DWG. NO.: A.3.3



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Surrey, BC V3X 0C4
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Tel: (778) 991-0187

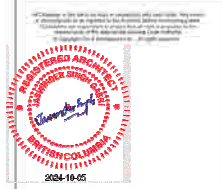
Cre 8 Architecture Ltd.



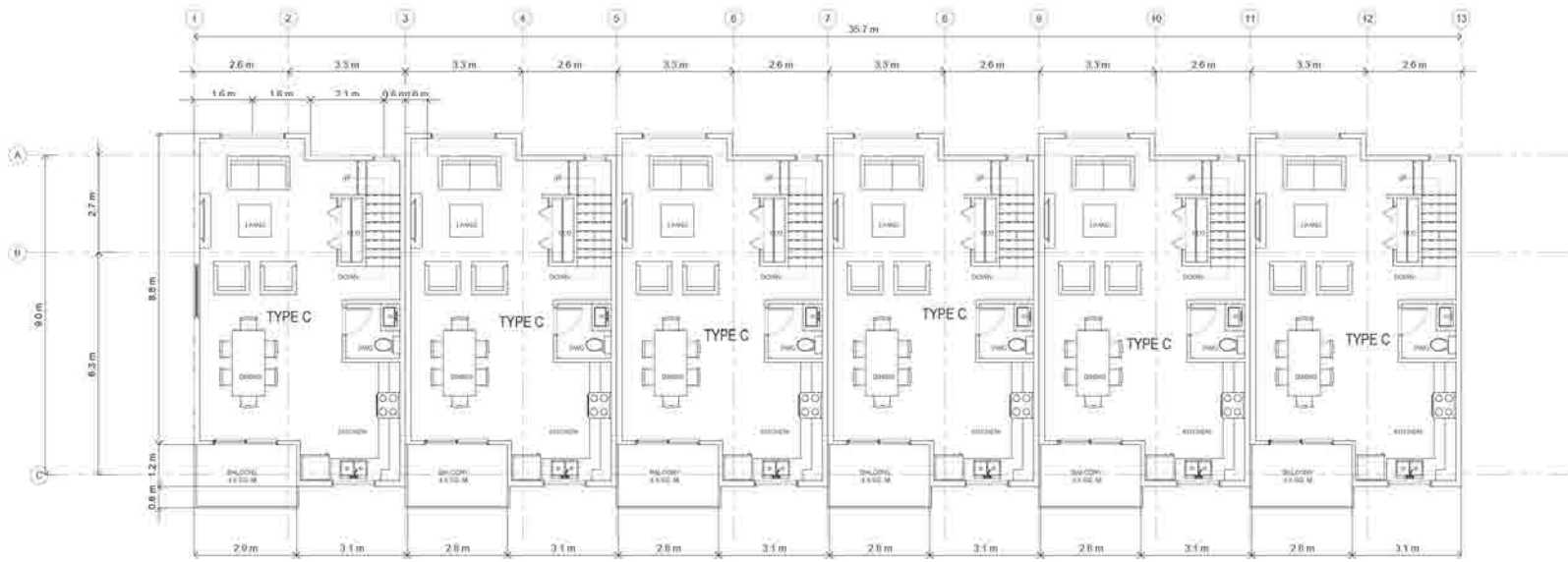
1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AV, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 4
Project Status:

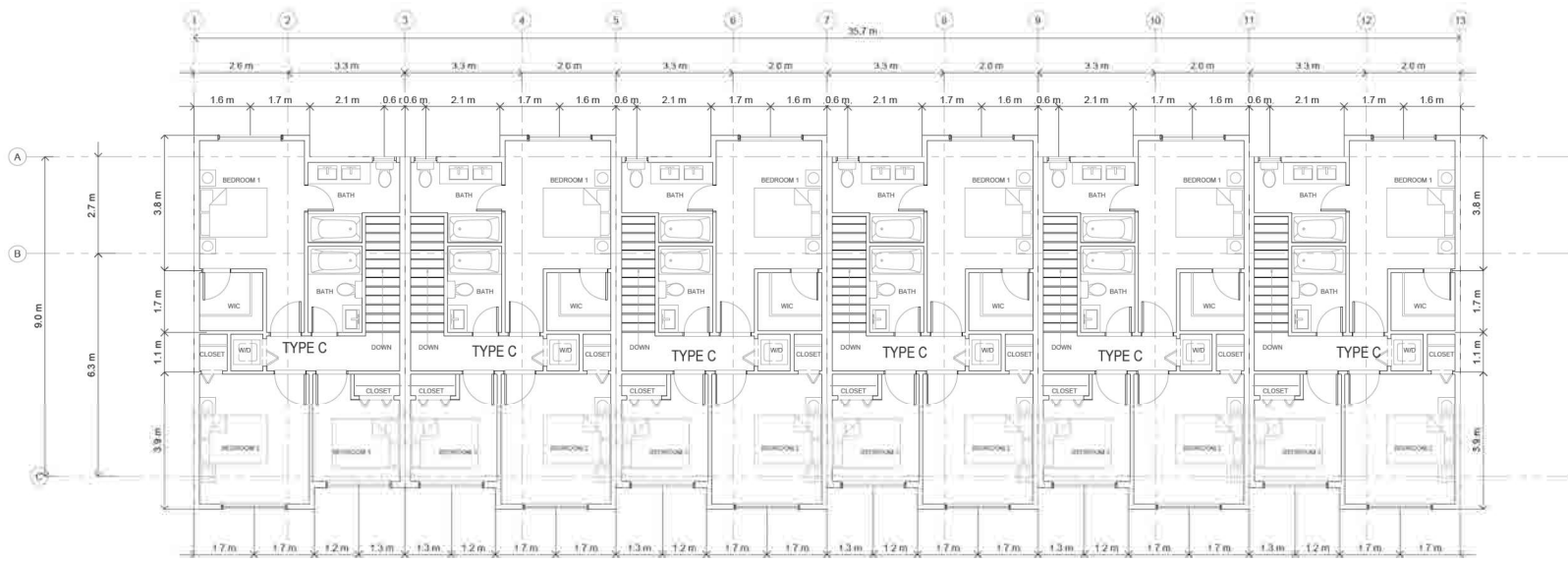
REVISION		
No.	Date	Description
01	2023-09-22	1/1 Drawing
02	2023-09-26	R/P Discrep



Scale: DWG. NO:
A.2.7



1 SECOND FLOOR
Scale: (3/16"=1'-0")



2 THIRD PLAN
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JUNE 24 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 4
Project Status:

REVISION

No.	Date	Description
01	2024-08-22	D.P Drawings
02	2024-09-26	D.P Drawings



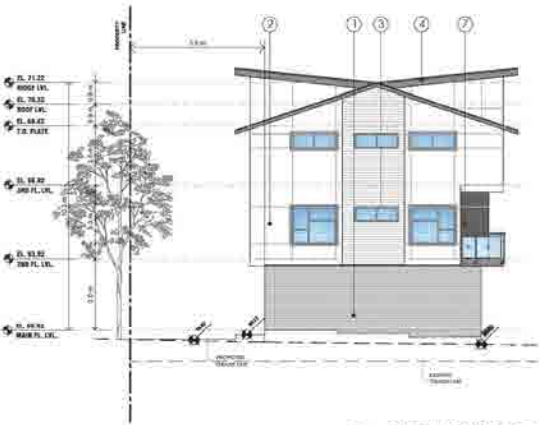
Scale: (3/16"=1'-0") DWG. NO.: **A.2.8**



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

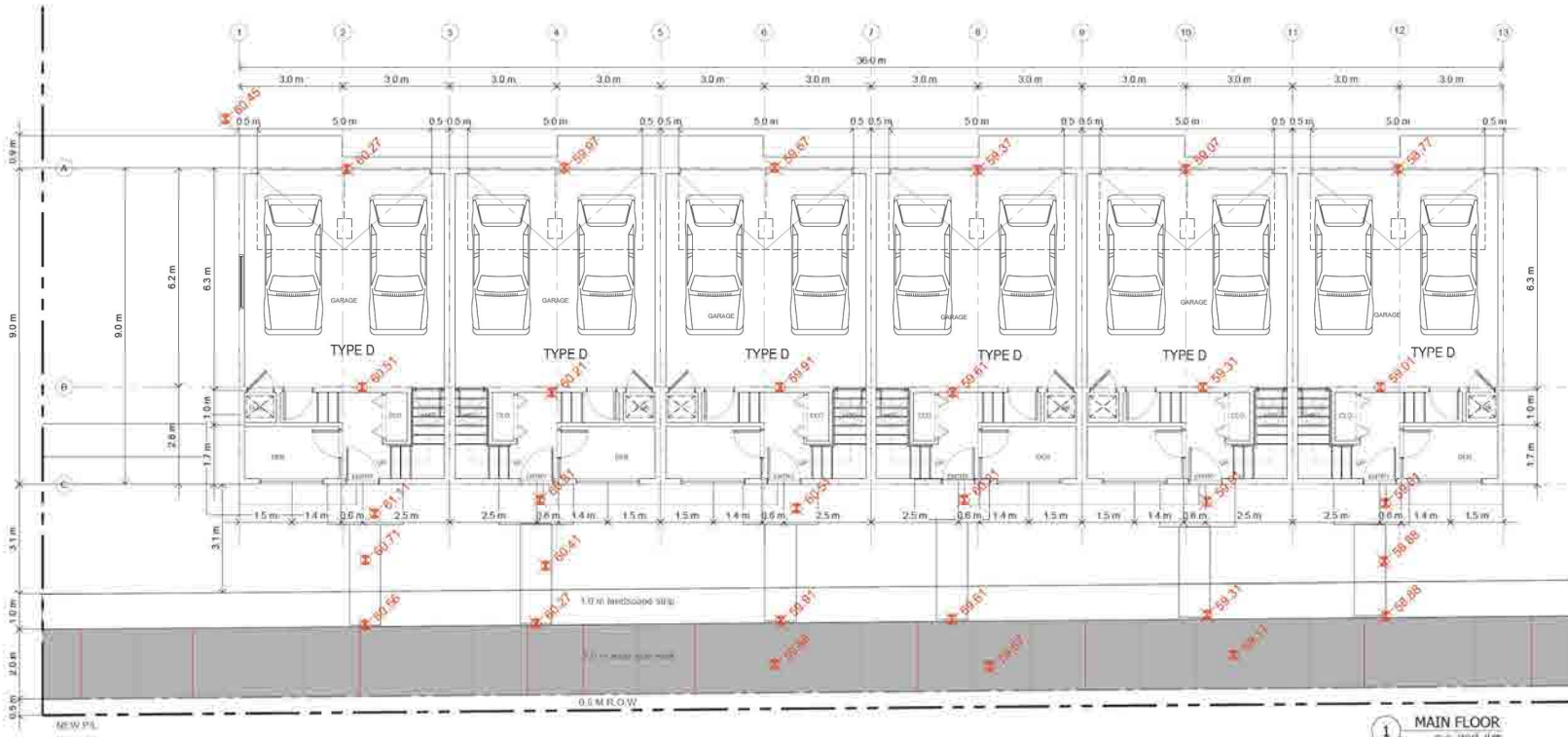
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 2407 24 AVE, SURREY BC
Drawing: LOT 3 ELEVATIONS BUILDING 4
Project Status:

REVISION		
No	Date	Description
01	2024.06.20	LOI Drawing
02	2024.09.26	D.P. Drawing



Scale: (1/8"=1'-0") DWG. NO: A.3.4

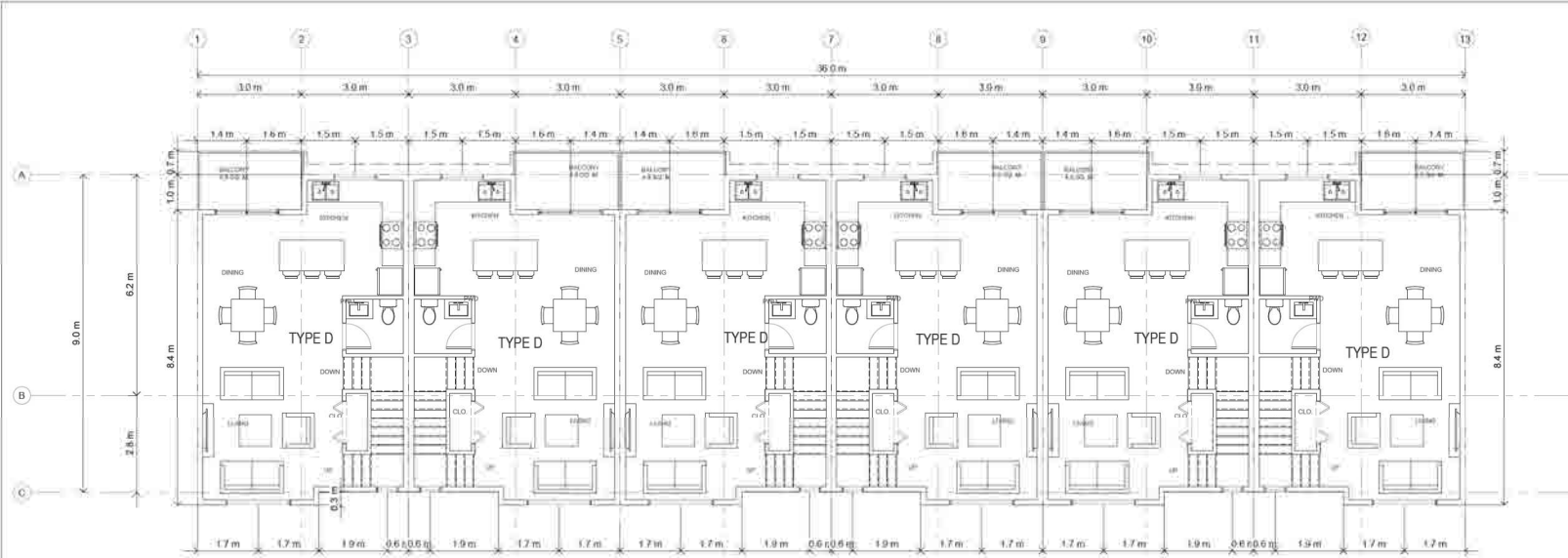


Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SABBRY BC
Drawing: LOT-3 FLOOR PLANS BUILDING-5
Plot/Cat Status:

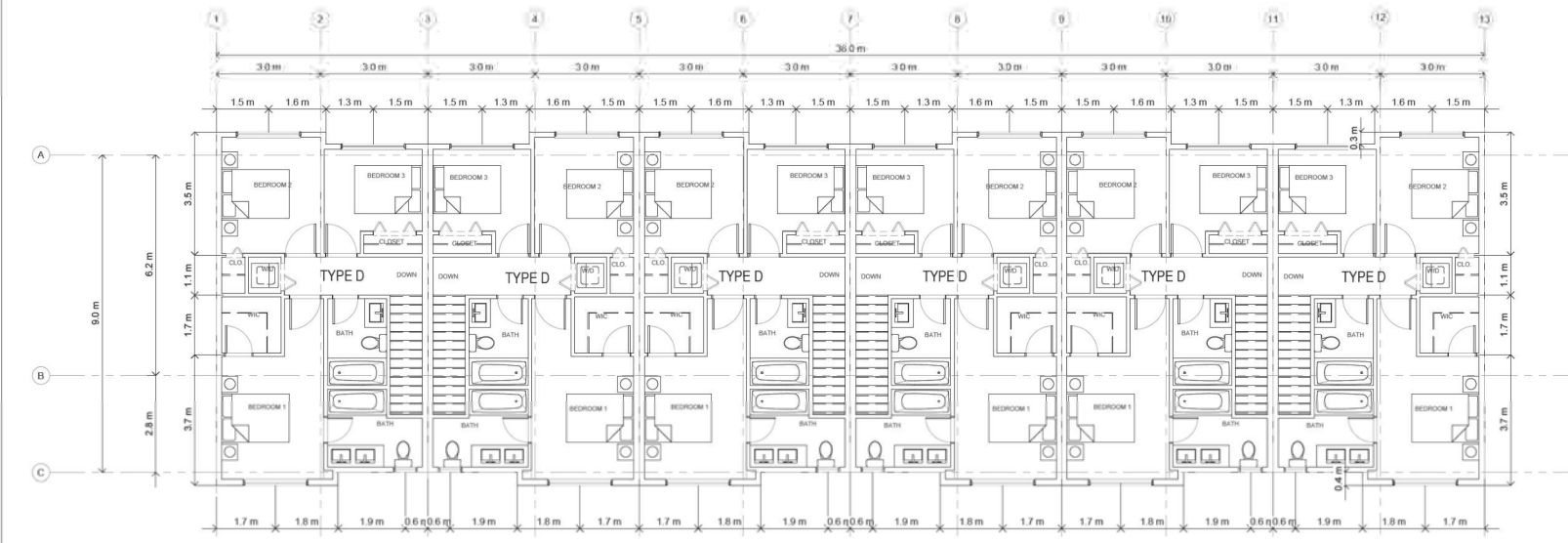
REVISION		
No.	Date	Description
01	2023-02-20	1st Drawing
02	2023-09-26	R/P Drawing



Scale: 1/8" = 1'-0"
DWG. NO.: A.2.9



1 SECOND FLOOR
Scale: (1/32"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEEP SANDHU
Project Address: 1887 24 AVE, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 6
Project Status:

REVISION		
No.	Date	Description
01	2024-04-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions in the contract to be corrected by the Architect before commencing work. Contractor is responsible to ensure that work is conducted to the requirements of the approved Building Code Authority.



Scale: (1/16"=1'-0")

DWG. NO.: **A.2.10**



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16602 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-08-23	1/1 Drawing
02	2024-09-26	R/P Drawings



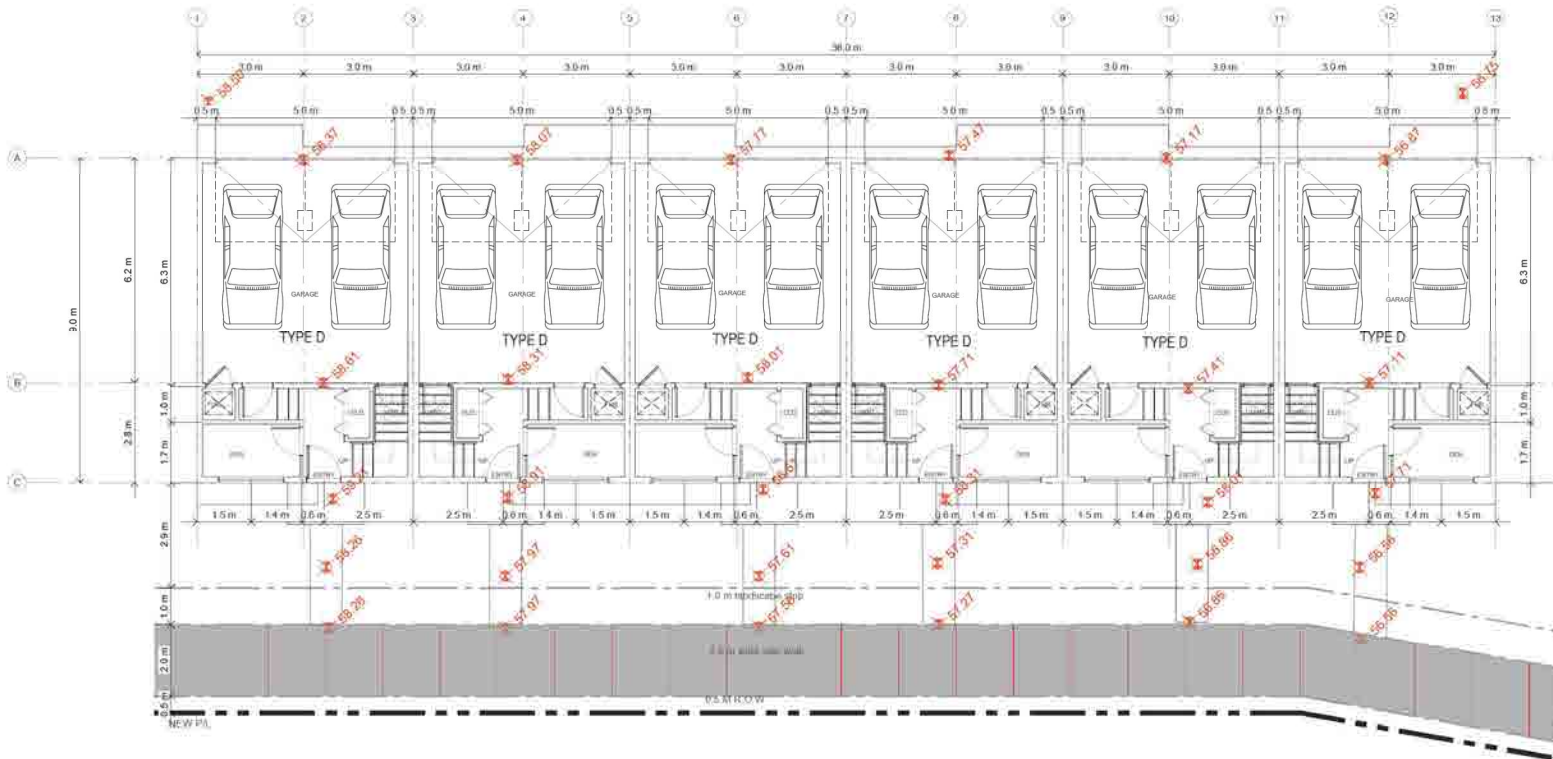
Scale: (1/8"=1'-0") DWG. NO.: A.3.5



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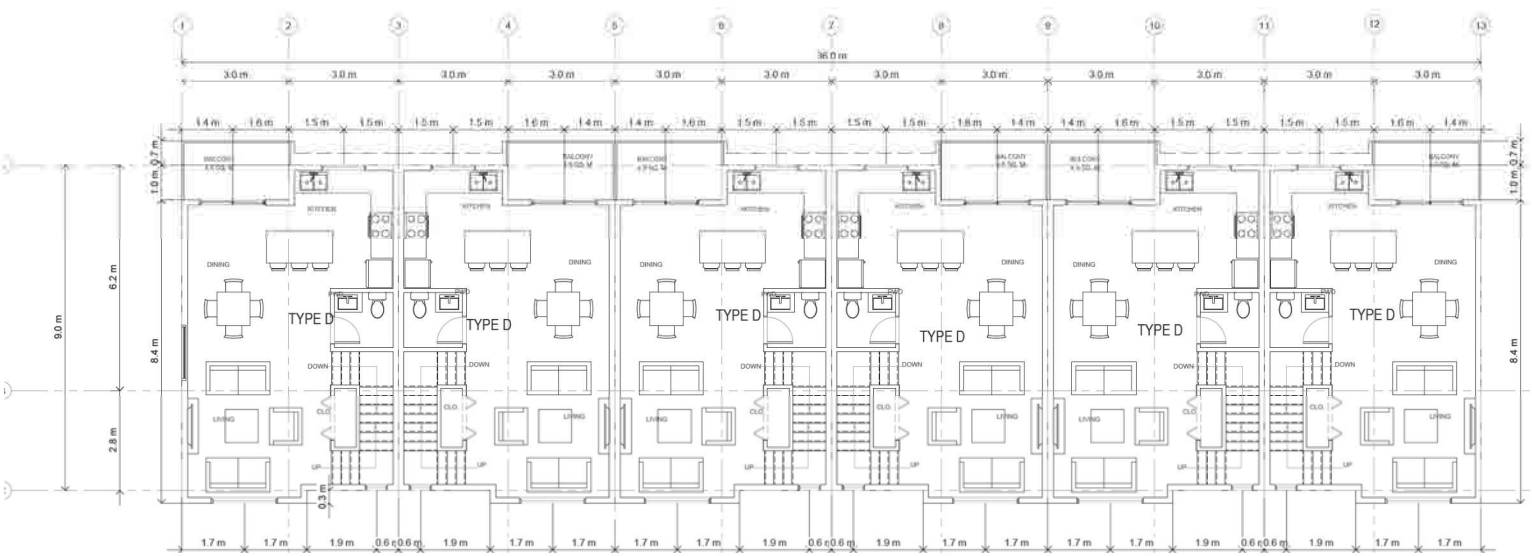
1 MAIN FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: MARK 34 AVE, SURREY BC
Drawing: FLOOR PLANS
BUILDING #
Plot/lot Status:

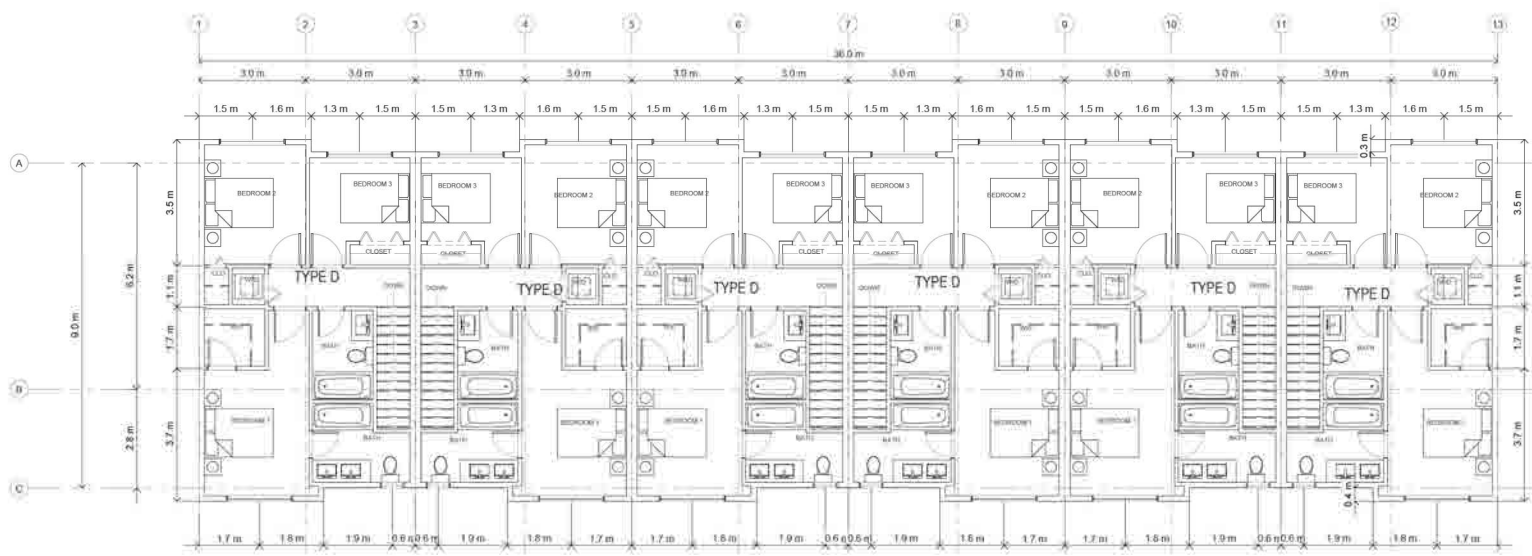
REVISION		
No.	Date	Description
01	2023-02-20	13' Drawings
02	2023-09-26	R/P Drawings



Scale: (1/16"=1'-0") DWG. NO.: A.2.11



1 SECOND FLOOR
Scale: (3/16"=1'-0")



2 THIRD PLAN
Scale: (3/16"=1'-0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
JUNE 24 AVT, SURREY BC
Drawing:
LOT 3
FLOOR PLANS
BUILDING 5
Project Status:

REVISION

No.	Date	Description
01	2023-09-22	13' Drawings
02	2023-09-26	R/P Drawings





1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

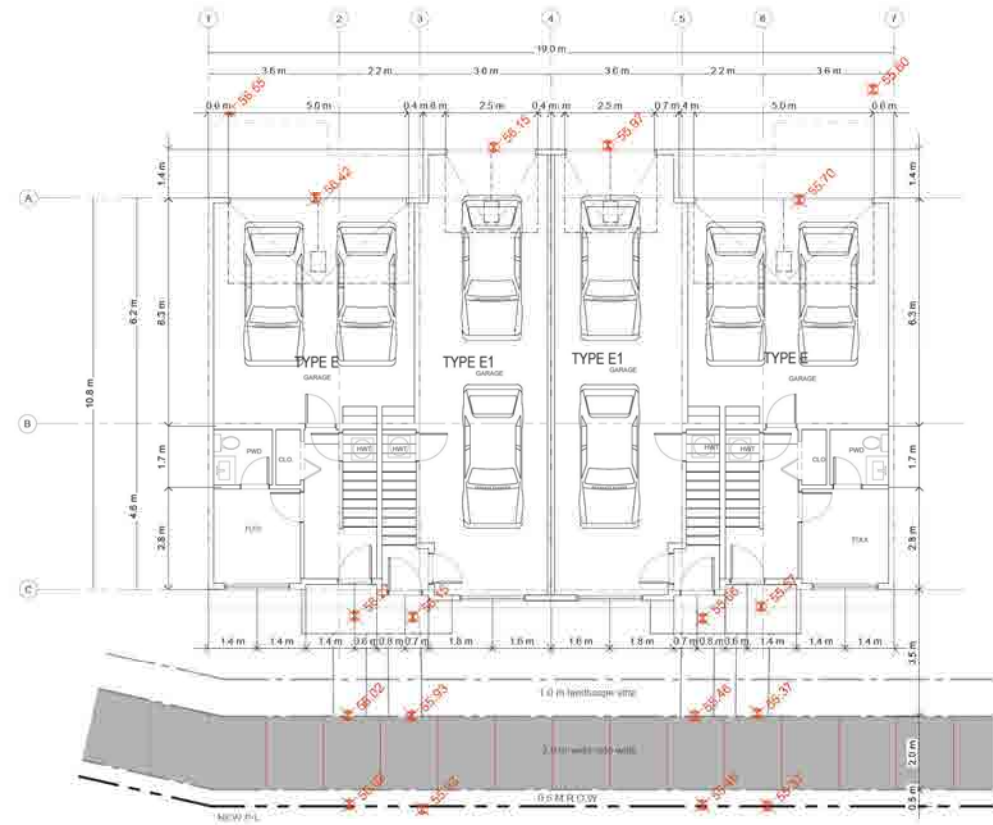
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING #1
Project Status:

REVISION		
No.	Date	Description
01	2024-08-23	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.6



1 SECOND FLOOR
Scale: (3/16"=1'-0")

1 MAIN FLOOR PLAN
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18007 24 AVE, SURREY BC
Drawing: FLOOR PLANS
BUILDING 7
Plot/sect Status:

REVISION		
No.	Date	Description
01	2023-08-20	D/P Drawings
02	2023-09-26	D/P Drawings



Scale: DWG. NO:
Scale: (3/16"=1'-0") A.2.13

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC 34 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 7
Plotset Status:

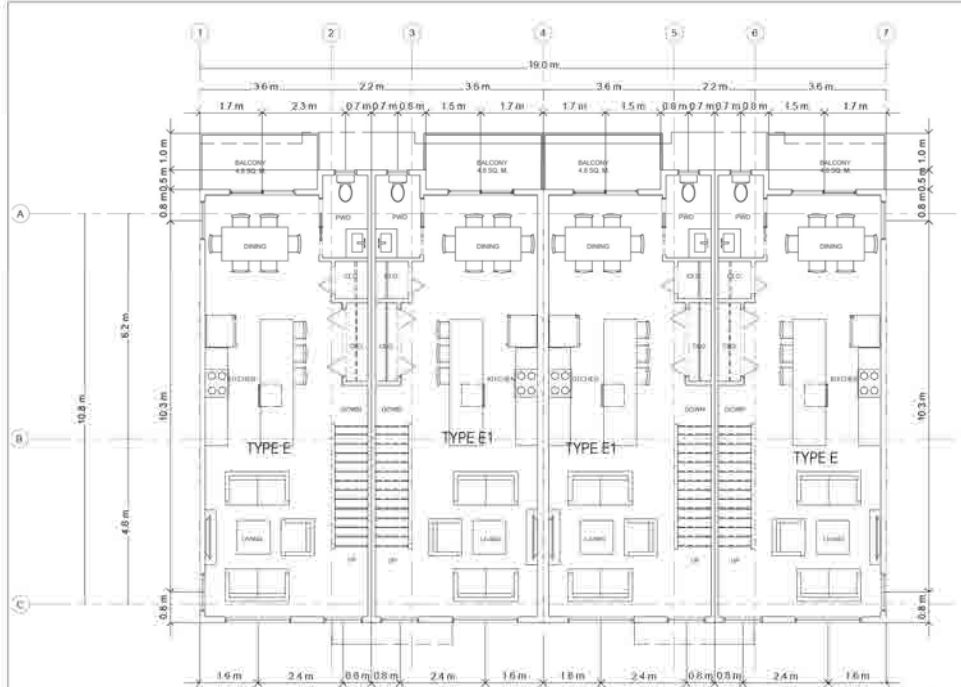
REVISION		
No.	Date	Description
01	2023-02-20	13' Drawing
02	2023-09-26	R/P Drawing

All dimensions in this set of drawings shall be in metric units (SI units). Any reference to dimensions in feet and inches shall be for information only. All dimensions shall be to the center line of walls, unless otherwise specified. The dimensions of the drawings shall be in accordance with the standards of the International Building Code Authority. © 2023 Cre 8 Architecture Ltd. All rights reserved.

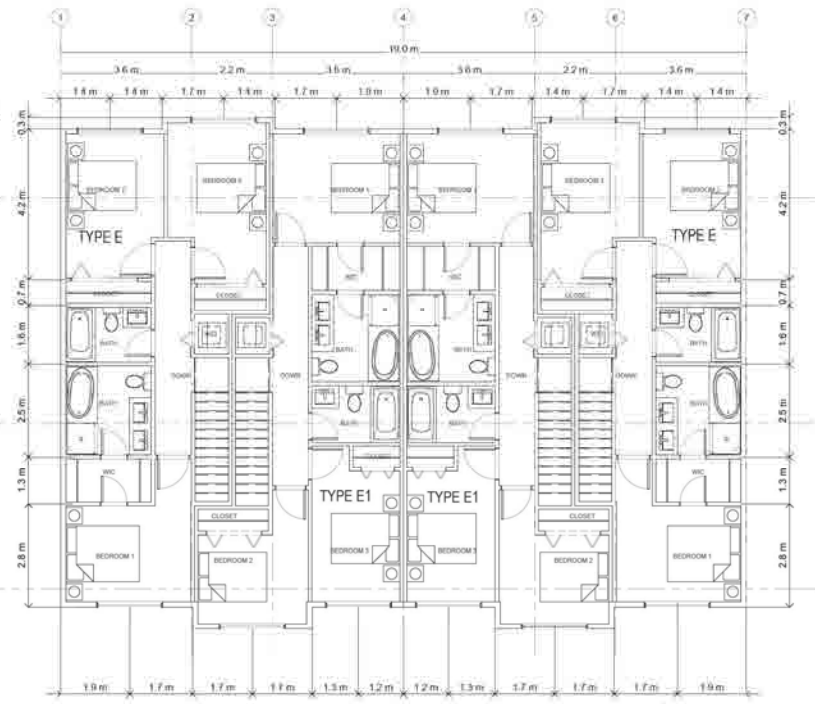


Scale: (1/8"=1'-0")

DWG. NO: A.2.14



1 SECOND FLOOR
Scale: (1/8"=1'-0")



2 THIRD FLOOR
Scale: (1/8"=1'-0")



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



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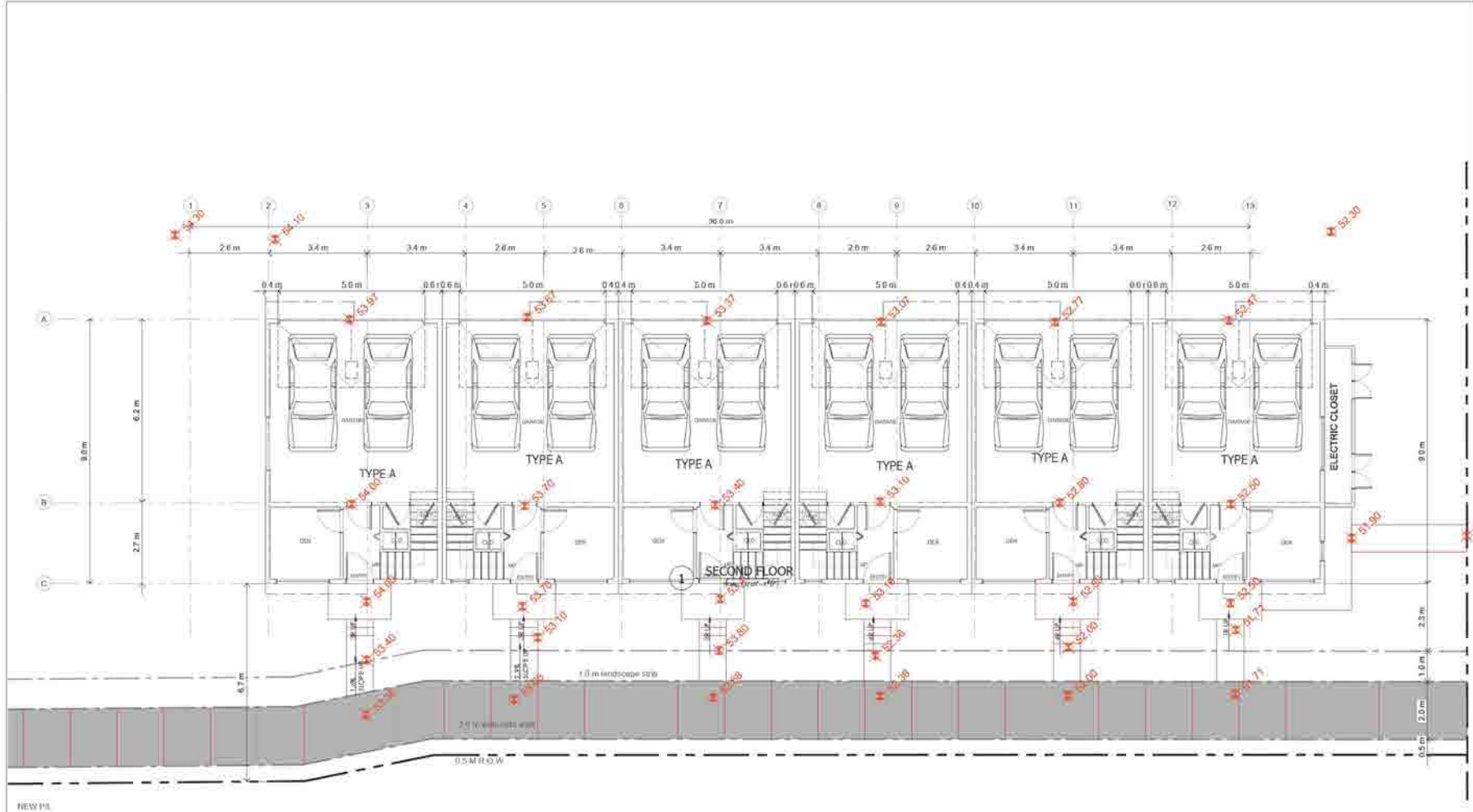
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1602 34 AVE., SURREY BC
Drawing: 1 OF 2
ELEVATIONS, BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-02-29	1st Drawing
02	2024-05-28	RP Drawing



Scale: (1/8"=1'-0") DWG. NO: A.3.7

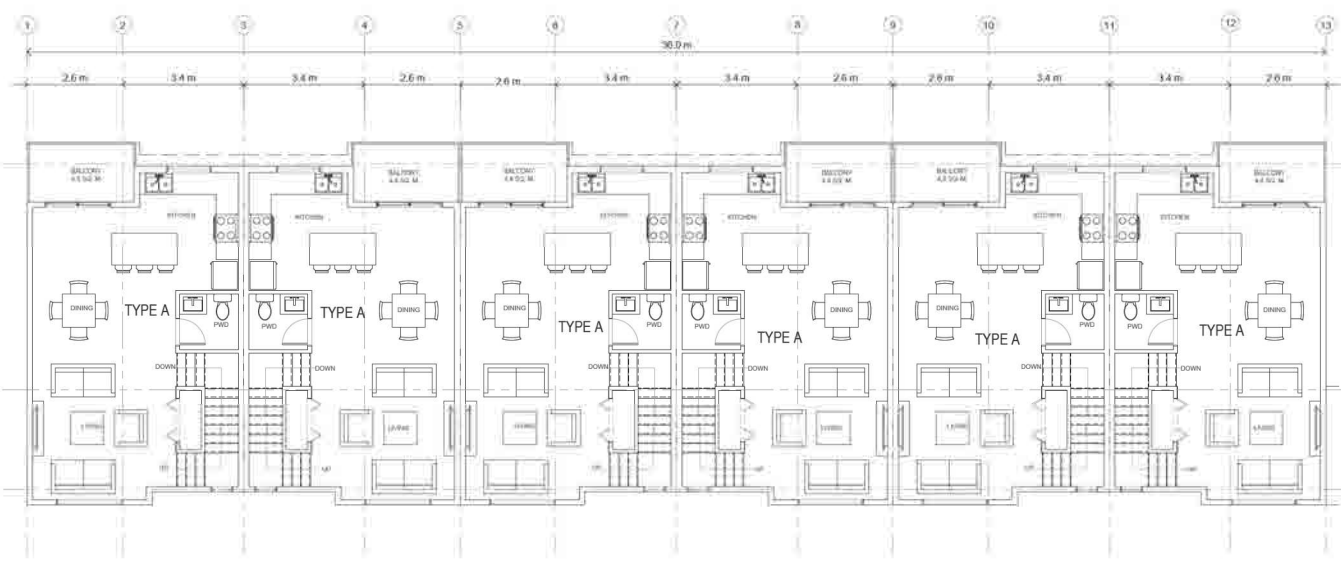


Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 7
Plotset Status:

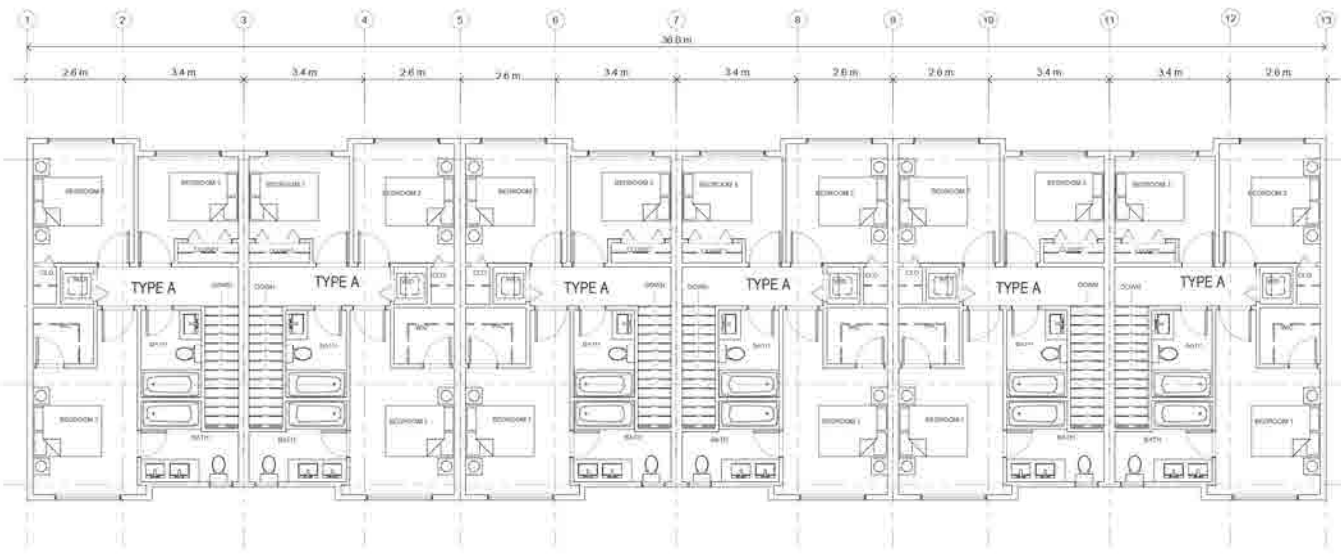
REVISION		
No.	Date	Description
01	2023-02-20	01P Drawings
02	2023-09-26	01P Drawings

1 MAIN FLOOR PLAN
Scale: (3/16"=1'-0")





1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1687 24 AV., SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-04-22	01/ Drawing
02	2024-01-26	02/ Garage



Scale: (1/16"=1'-0")

DWG. NO.: A.2.16



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

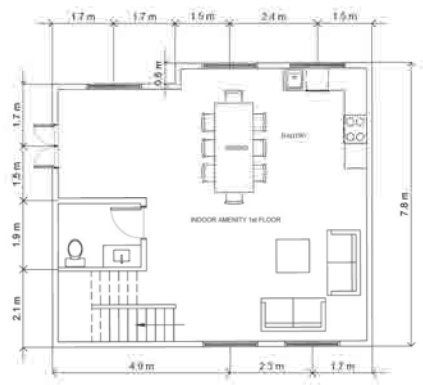
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE, SURREY BC
Drawing: 1 OF 3
ELEVATIONS BUILDING #
Project Status:

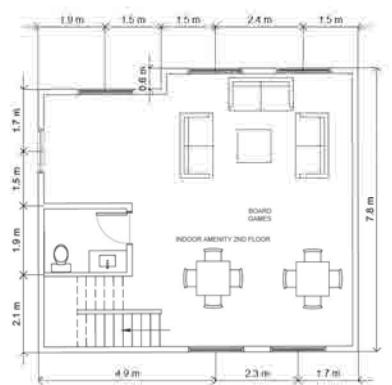
REVISION		
No.	Date	Description
01	2023-02-23	1/3 Drawings
02	2023-05-26	R/P Drawings



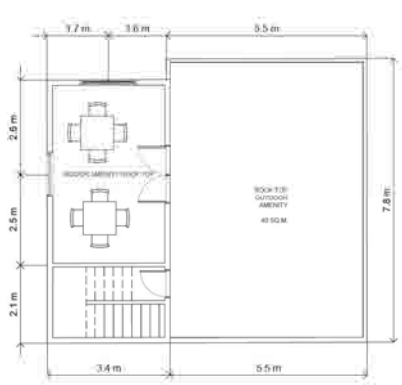
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1 MAIN FLOOR PLAN
Scale: (1/16"=1'-0")



2 SECOND FLOOR PLAN
Scale: (1/16"=1'-0")



3 THIRD FLOOR PLAN
Scale: (1/16"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

1 SECOND FLOOR
Scale: (1/16"=1'-0")



4 WEST SIDE ELEVATION
Scale: (1/16"=1'-0")

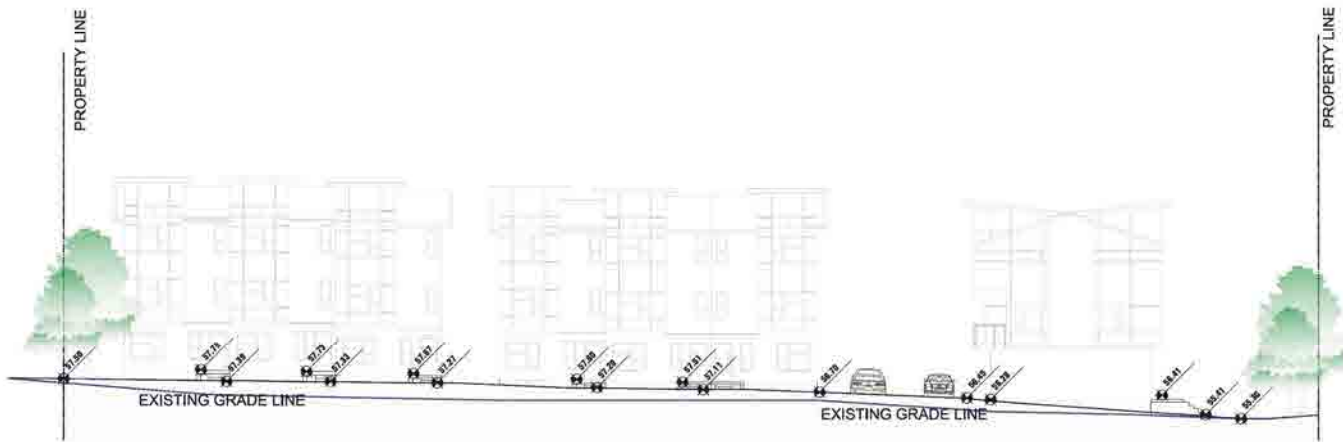
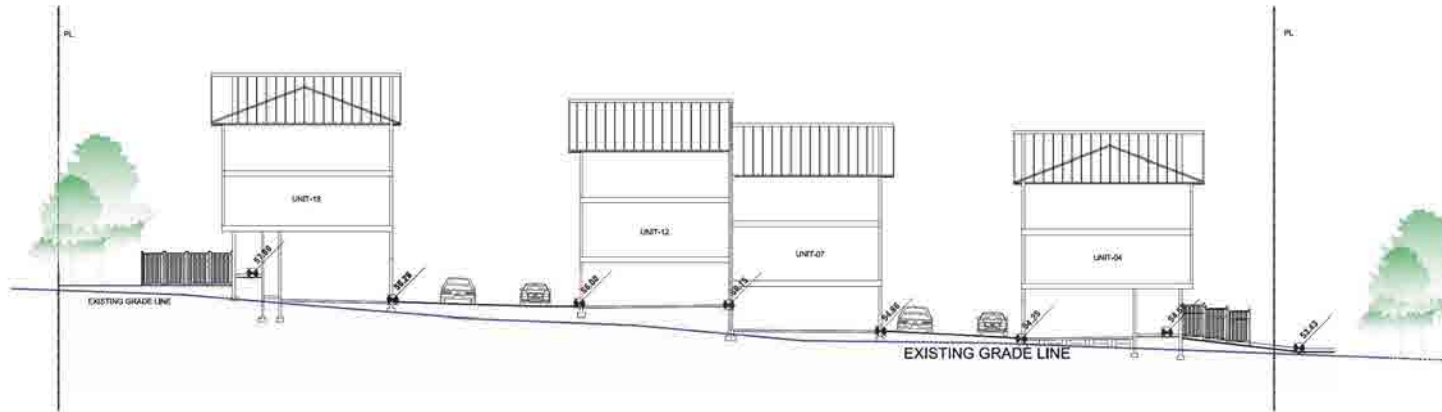
5 SOUTH SIDE ELEVATION
Scale: (1/16"=1'-0")

6 EAST SIDE ELEVATION
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURJEV SANDHU
Project Address: 1487 24 Ave, Surrey BC
Drawing: LOT-3 INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	01/ Drawing
02	2024-09-26	02/ Geosage





Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHILL
Project Address: 14857 24 AVE, SURREY BC
Drawing:

Project Status: **LOT 1 SECTIONS**

REVISION

No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-05-26	D.P. Drawings



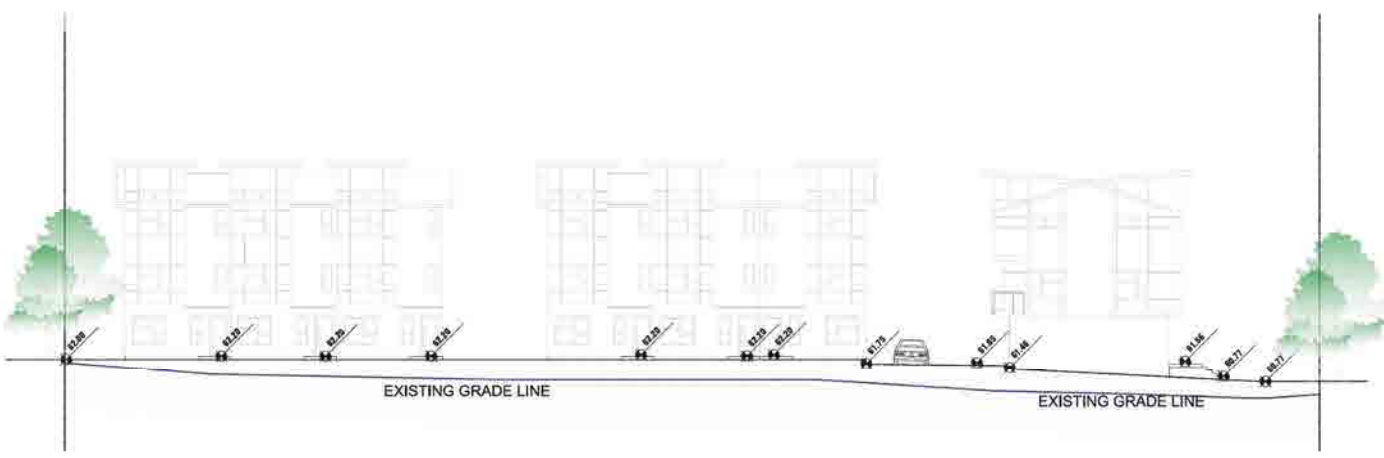
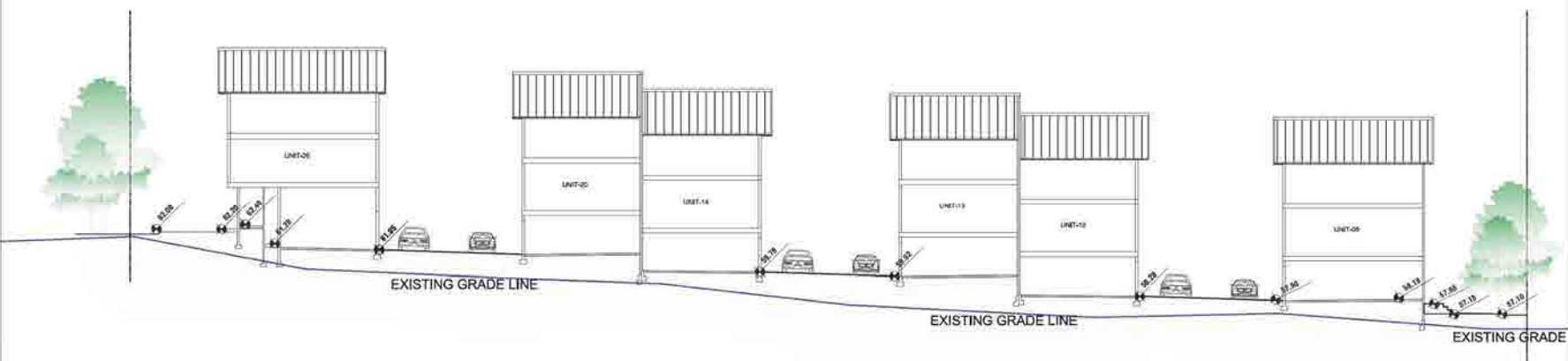
Scale: DWG. NO: **A.4.1**



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Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHILL
Project Address: 1885 24 AVE, SURREY BC
Drawing:

Project Status: **LOT 2 SECTIONS**

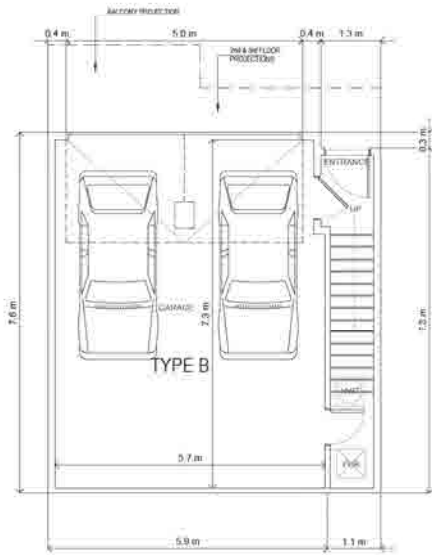
REVISION

No.	Date	Description
01	2024-06-22	O.P. Drawings
02	2024-05-26	D.P. Drawings

All Drawings & Plans are to be used in accordance with applicable laws. Any errors or omissions are the responsibility of the client. The architect shall not be responsible for any errors or omissions on the part of the client or any third party.



Scale: 1/8"=1'-0"
Scale: 1/16"=1'-0"
DWG. NO.: **A.4.2**



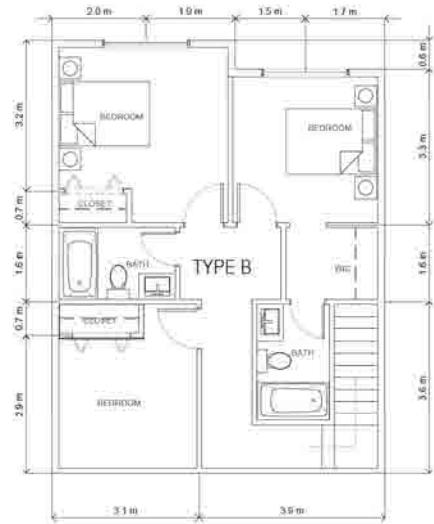
TYPE B
 GARAGE AREA = 478.46 SQ.FT. = 44.35 SQ.M.
 NET FLOOR AREA = 82.23 SQ.FT. = 7.62 SQ.M.



2nd FLOOR AREA = 120.18 SQ.FT. = 11.17 SQ.M.



3rd FLOOR AREA = 82.25 SQ.FT. = 7.62 SQ.M.



2nd FLOOR AREA = 97.25 SQ.FT. = 9.02 SQ.M.

1 TYPE - B UNIT PLANS
 Scale: (1/4"=1'-0")



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Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURJEY SANDHU
 Project Address: 1987 44 AV. SANDHU IC
 Drawing: UNIT PLANS

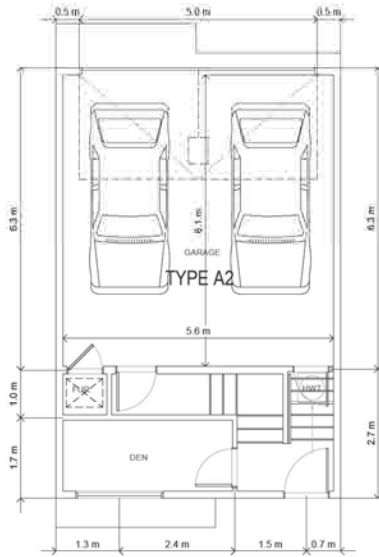
Project Status

REVISION

No.	Date	Description
01	2024-06-25	-1st Drawing
02	2024-06-26	-3rd Drawing



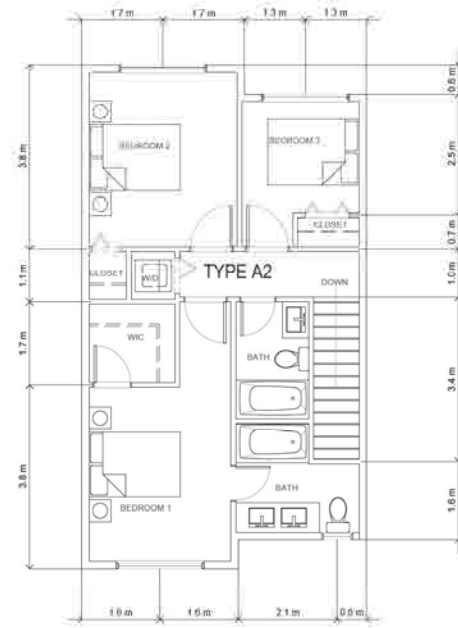
Scale: (1/4"=1'-0") DWG. NO: **U.P.2**



TYPE A2
GARAGE AREA = 478 SQ FT = 44.45 SQ M
1st FLOOR AREA = 8823 SQ FT = 819 SQ M



TYPE A2
2nd FLOOR AREA = 561.39 SQ FT = 51.99 SQ M



TYPE A2
3rd FLOOR AREA = 838 SQ FT = 77.41 SQ M

1 TYPE- A2 UNIT PLANS
Scale: (1/4"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: UNIT PLANS

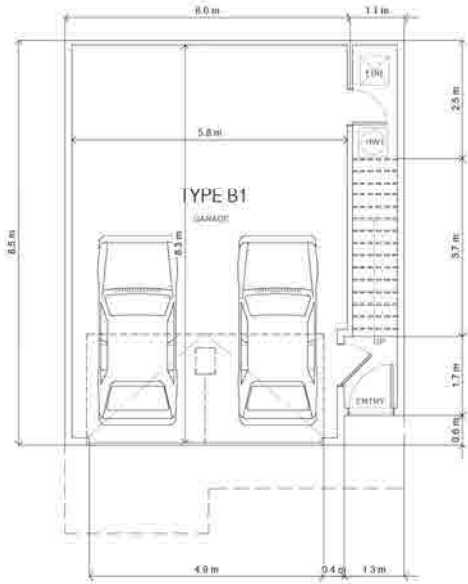
Project Status:

REVISION		
No.	Date	Description
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02	2014-09-24	D.P. Drawings

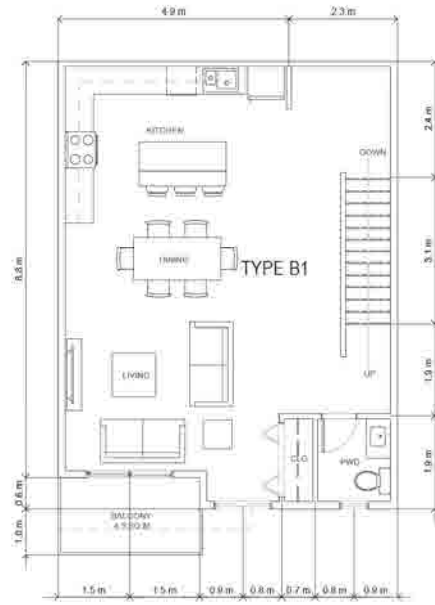


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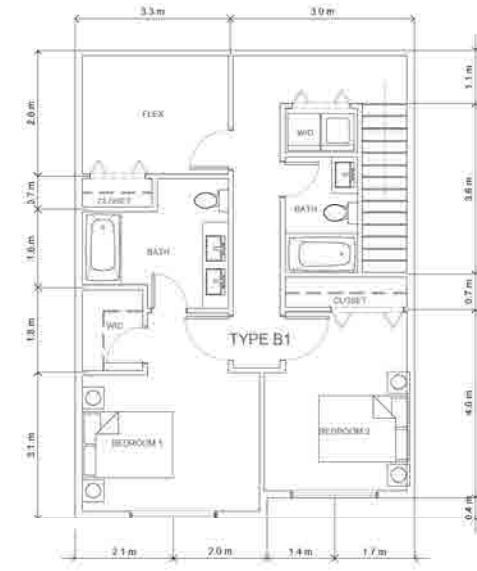
DWG. NO:
U.P.3



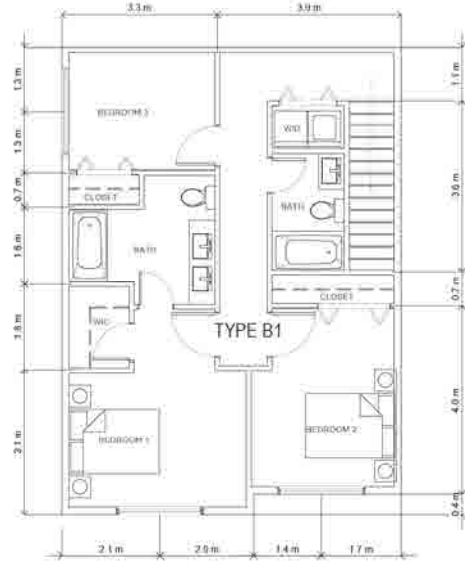
TYPE B1
 GARAGE AREA = 46.76 SQ.FT. = 4.33 SQ.M
 INFLOOR AREA = 106.43 SQ.FT. = 9.78 SQ.M



2nd FLOOR AREA = 711.57 SQ.FT. = 65.17 SQ.M



3rd FLOOR AREA = 740.77 SQ.FT. = 68.81 SQ.M



3rd FLOOR AREA = 740.77 SQ.FT. = 68.81 SQ.M

1 TYPE - B1 UNIT PLANS
 Scale: (1/4"=1'-0")



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Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: 1007 24 Ave, Surrey BC
 Drawing: UNIT PLANS

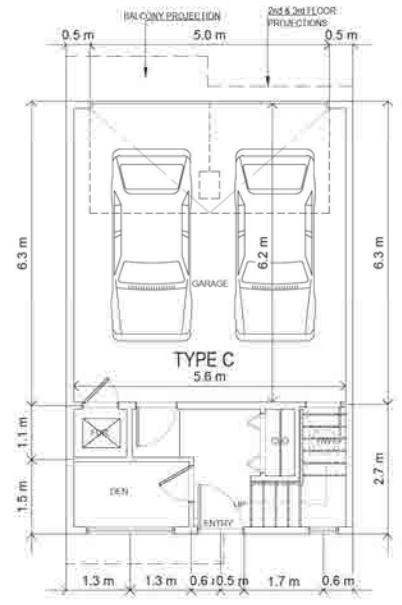
Project Status:

REVISION		
No	Date	Description
01	2024.06.30	A.R. Coverage
02	2024.06.26	D.P. Issuance

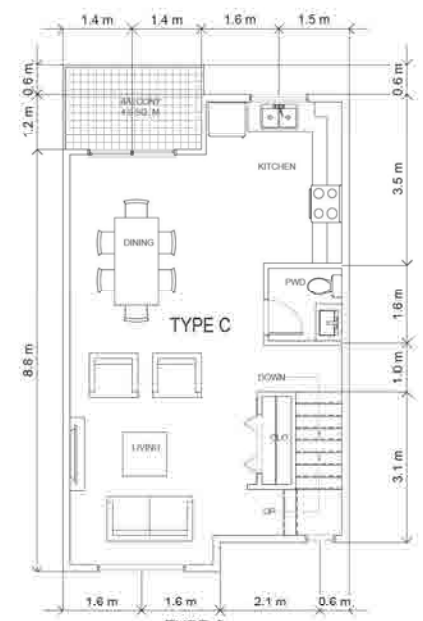
We warrant that the information contained in this drawing was prepared by a professional registered in the province of British Columbia and is true and correct to the best of our knowledge and belief at the time of preparation. We do not warrant that the information contained in this drawing is complete or that it is suitable for any purpose other than that for which it was prepared. We accept no liability for any loss or damage resulting from the use of this drawing for any purpose other than that for which it was prepared.



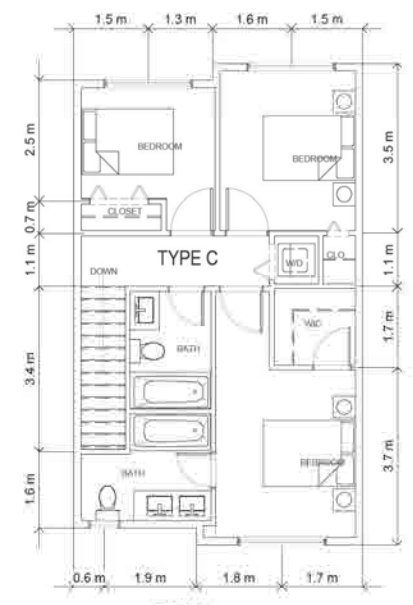
Scale: (1/4"=1'-0")
 DWG. NO: U.P.4



TYPE C
GARAGE AREA - 404.86 SQ.FT - 37.53 SQ.M.
M/FLOOR AREA - 171.83 SQ.FT - 15.96 SQ.M.



TYPE C
2nd FLOOR AREA - 581.30 SQ.FT - 54.00 SQ.M.



TYPE C
3rd FLOOR AREA - 636.50 SQ.FT - 58.41 SQ.M.

1 TYPE - C UNIT PLANS
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JAWZ 34 AVT, SURREY BC
Drawing: UNIT PLANS

Project Status:

REVISION		
No.	Date	Description
01	2023-02-22	1st Drawing
02	2023-02-26	R/P Drawing

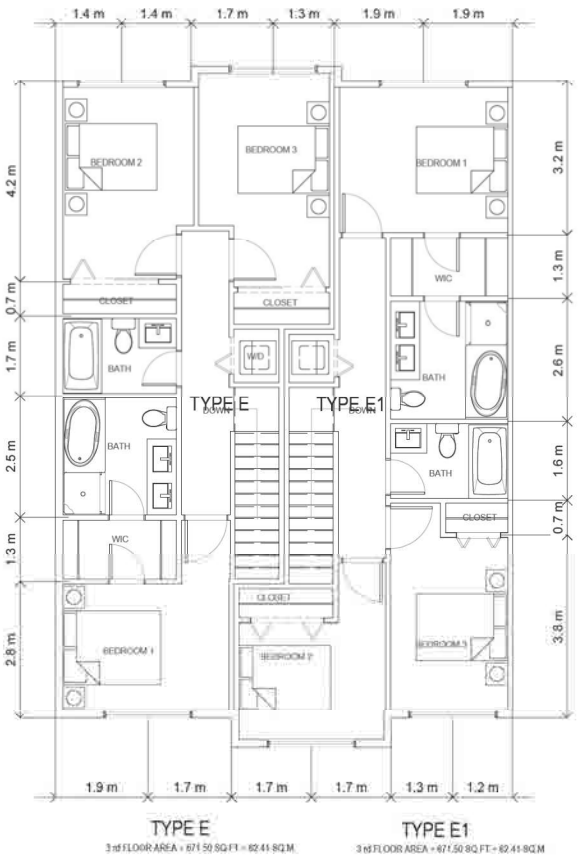
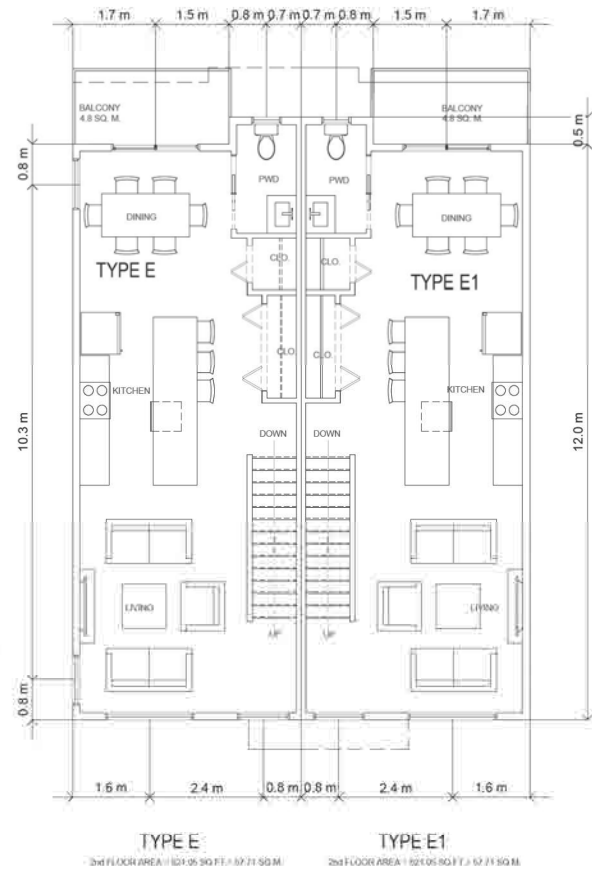
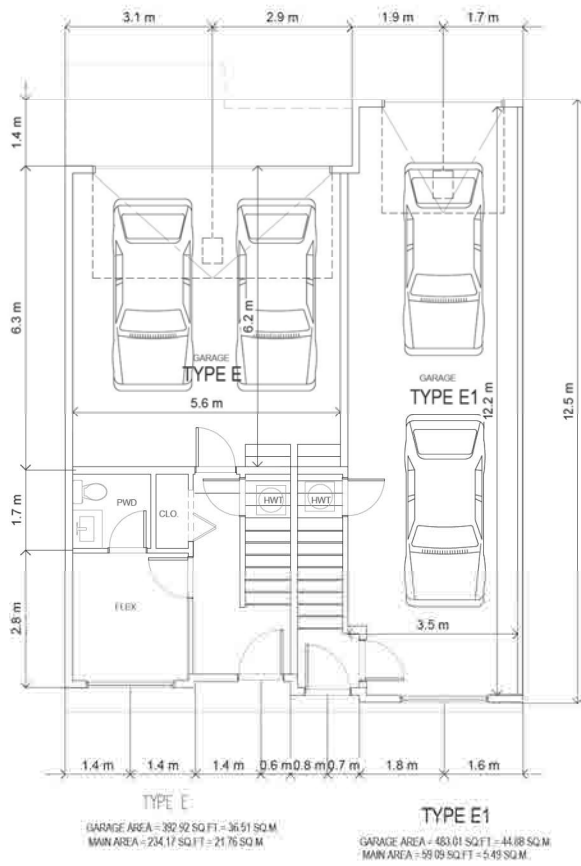


Scale: (1/8"=1'-0") DWG. NO: **U.P.5**

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: UNIT PLANS

Project Status:

REVISION		
No.	Date	Description
01	2023-08-22	137 Drawings
02	2023-09-26	R/P Discrep



1 TYPE - E & E1 UNIT PLANS
Scale: (1/4" = 1'-0")



- EXPOSED AGGREGATE CONCRETE
- STAMPED CONCRETE
- CONCRETE PAVERS
- BROWN FINISH CONCRETE

DATE	REVISION	SCALE	NO.
------	----------	-------	-----

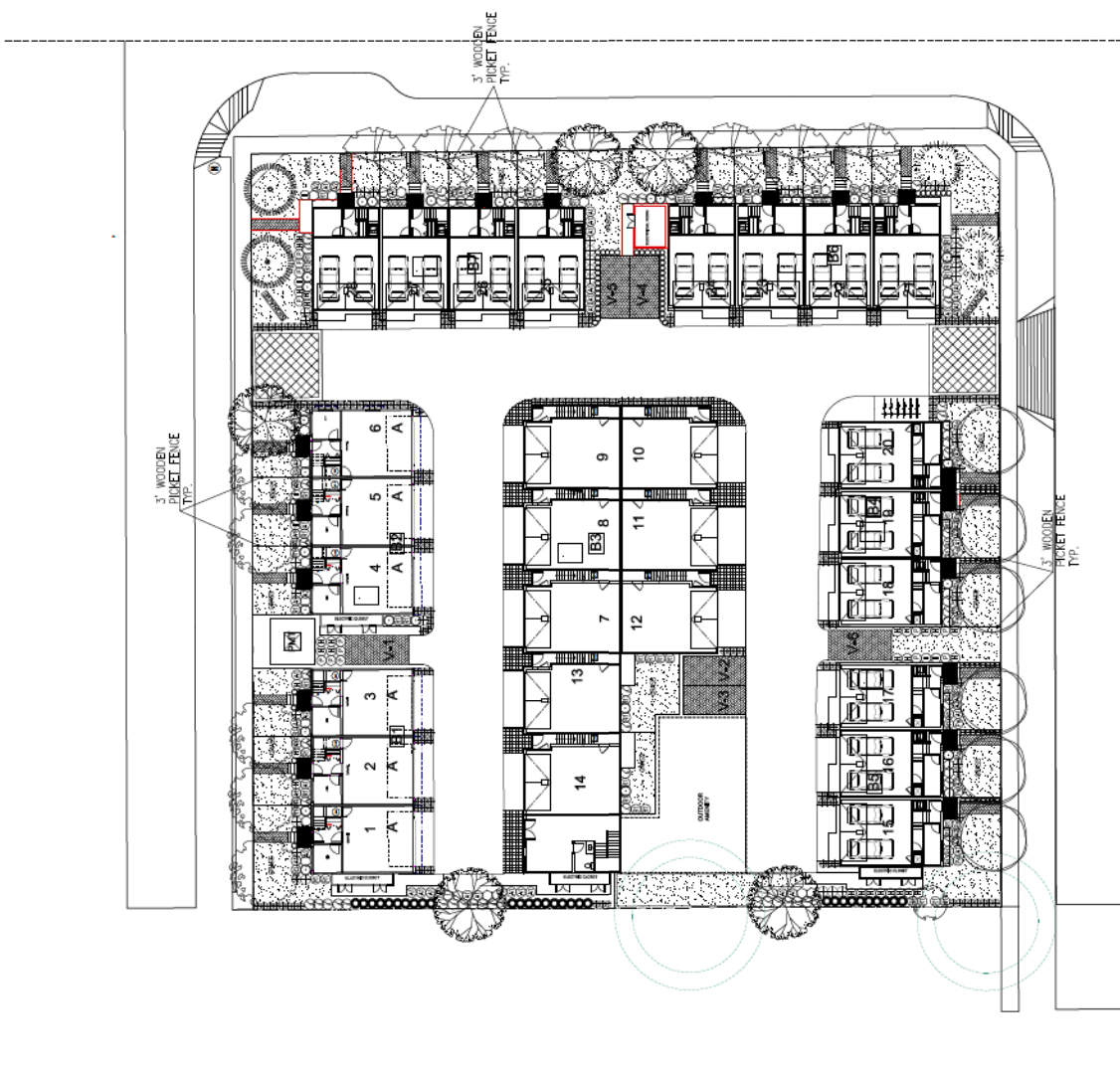
C. KAVULINAS & ASSOCIATES, INC.
DESIGN CONSULTANTS
1485 JONAS COURT
ANNAPOLIS, MD 21403
PHONE (410) 485-0776

OWNER
NORMAN BOLIVANT
ATTORNEY JOHN SMITH
C/O RLF ARCHITECTURE
837 KING GEORGE AVENUE
SUITE 101
SURREY, BC V3R 1G1

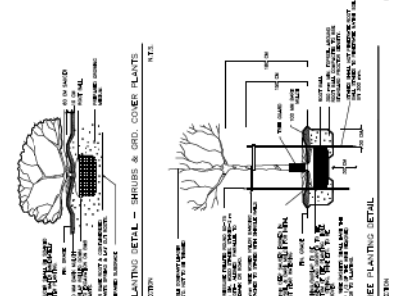
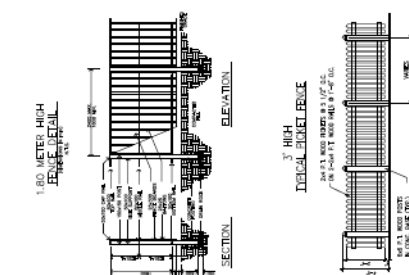
TITLE
LOT 1
LANDSCAPE PLAN
117 UNIT
TOWNHOUSE DEVELOPMENT
1807 - 24 AVENUE
SURREY, B.C.

DATE	1/2000	DATE	JUN/24
DRAWN	SKB	DATE	1993
CHECKED	SKB	DATE	1993
PROJECT	117 UNIT	DATE	1993

PROJECT NO. []
DRAWING NO. L-1



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SITE	SPACING	REMARKS
①	SPRING BELLFLOWER 'MERRY BIRD'	ILLINOIS BLUE	6	6 CM CAL	45 SHOWN	B & B
②	RED CAMBRIA 'RED SHINE'	RED SHINE MAPLE	1	6 CM CAL	45 SHOWN	B & B
③	CORNUS FLORIDA 'SOLBRIM'	RED FLOWERING DOGWOOD	5	6 CM CAL	45 SHOWN	B & B
④	ACER PALATINUM 'BLOSSOMWOOD'	BLOSSOMWOOD MAPLE	6	6 CM CAL	45 SHOWN	B & B
⑤	ACER RUBRUM 'SOMMERS'	SOMMERS RED MAPLE	5	6 CM CAL	45 SHOWN	B & B
⑥	WESTERN RED CEDAR	WESTERN RED CEDAR	2	2.50 METERS	45 SHOWN	B & B
⑦	PEONY (VARIOUS)	VARIOUS PEONIES	12	#1 POT	90 CM O.C.	
⑧	AZALEA JAPONICA 'MIO OMIKON'	OMIKON AZALEA	34	#3 POT	90 CM O.C.	
⑨	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	44	#3 POT	90 CM O.C.	
⑩	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	22	#3 POT	90 CM O.C.	
⑪	IRIS (VARIOUS)	IRIS	44	#3 POT	45 CM O.C.	
⑫	BUSCK MACOPHILA 'MIRAZU'	ASIAN BROOMCORO	59	#3 POT	45 CM O.C.	
⑬	HYDRANGEA MACOPHILA 'MIRAZU'	HYDRANGEA	29	#3 POT	90 CM O.C.	
⑭	ERIGONIA HUCKLEBERRY	ERIGONIA HUCKLEBERRY	6	#3 POT	90 CM O.C.	
⑮	SHRUB DOGWOOD	SHRUB DOGWOOD	14	#3 POT	90 CM O.C.	
⑯	HOSTA (VARIOUS)	HOSTA	33	#3 POT	90 CM O.C.	
⑰	STYNGIA VILGARS 'MIRAZU'	STYNGIA VILGARS	33	#3 POT	90 CM O.C.	
⑱	PRUNUS LAUROBASIS 'OTTO LUMBEY'	OTTO LUMBEY LAUREL	248	#3 POT	70 CM O.C.	
⑲	TRILIA OCCIDENTALIS 'SARACAO'	ERCAO PROSTRATE	30	1.30 METERS	70 CM O.C.	
⑳	LAURENIA	LAURENIA	48	#3 POT	45 CM O.C.	



1. 1.50 METERS HIGH FENCE DETAIL
 2. 3' HIGH DETAIL FENCE DETAIL
 3. SHRUB PLANTING DETAIL
 4. TREE PLANTING DETAIL

1. 1.50 METERS HIGH FENCE DETAIL
 2. 3' HIGH DETAIL FENCE DETAIL
 3. SHRUB PLANTING DETAIL
 4. TREE PLANTING DETAIL

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

SCALE: 1/4" = 1'-0"

PROJECT: LANDSCAPE DETAILS
 SHEET: L-11

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
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 CHECKED BY: J. B. BROWN

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 CHECKED BY: J. B. BROWN

DATE: 05/21/24
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN

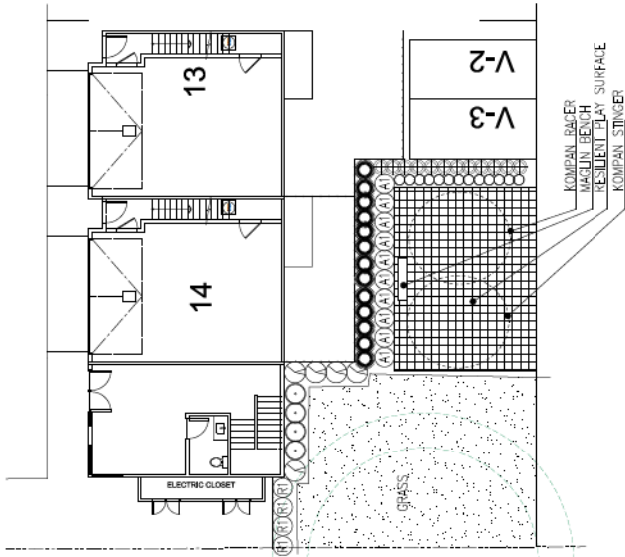
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 CHECKED BY: J. B. BROWN

DATE: 05/21/24
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 CHECKED BY: J. B. BROWN

DATE: 05/21/24
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DATE: 05/21/24
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 CHECKED BY: J. B. BROWN

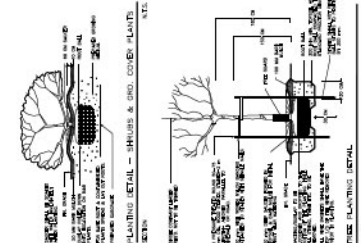
LOT-1



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHILLA 'WINTER GEM'	ASIAN BOXWOOD	13	#3 POT	45 CM. O.C.
⊕	PRUNUS LAURO-ERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	12	#3 POT	70 CM. O.C.
⊕	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	13	1.50 METERS	70 CM. O.C.
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	#3 POT	90 CM. O.C.
⊕	HYDRANGEA MACROPHYLLO 'NIMKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.
⊕	MEDIUM RHODOENDRON (VARIOUS)	RHODOENDRON	4	#3 POT	90 CM. O.C.
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	5	#3 POT	90 CM. O.C.

PLANT LIST

1. SEE LISTING FOR SPECIFICATIONS AND NOTES.
2. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
3. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
4. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
5. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
6. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
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10. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
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17. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
18. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
19. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.
20. ALL PLANTS TO BE INSTALLED BY THE CONTRACTOR.



PLANTING DETAIL - SHRUBS & BOLD CORNER PLANTS

KOMPAN Product Info

KOMPAN logo

KOMPAN Product Info

KOMPAN logo

Technical Data Sheet

MAGLIN logo

C. KAVOUNAS & ASSOCIATES INC.

C. KAVOUNAS & ASSOCIATES INC.

8501 GOLF COURSE

1000 WEST 10TH AVE

ANN ARBOR, MI 48106

PHONE (800) 851-8378

OWNER

PROJECT: 117 UNIT

LANDSCAPE PLAN

117 UNIT

117 UNIT

117 UNIT

117 UNIT

DATE

11/10/24

11/10/24

11/10/24

11/10/24

SCALE

1" = 10'

1" = 10'

1" = 10'

1" = 10'

PROJECT NO.

L-1B



- EXPOSED AGGREGATE CONCRETE
- STAINED CONCRETE
- CONCRETE PAVEMENTS
- BROOM FINISHED CONCRETE

DATE: _____
SCALE: _____
SHEET: _____

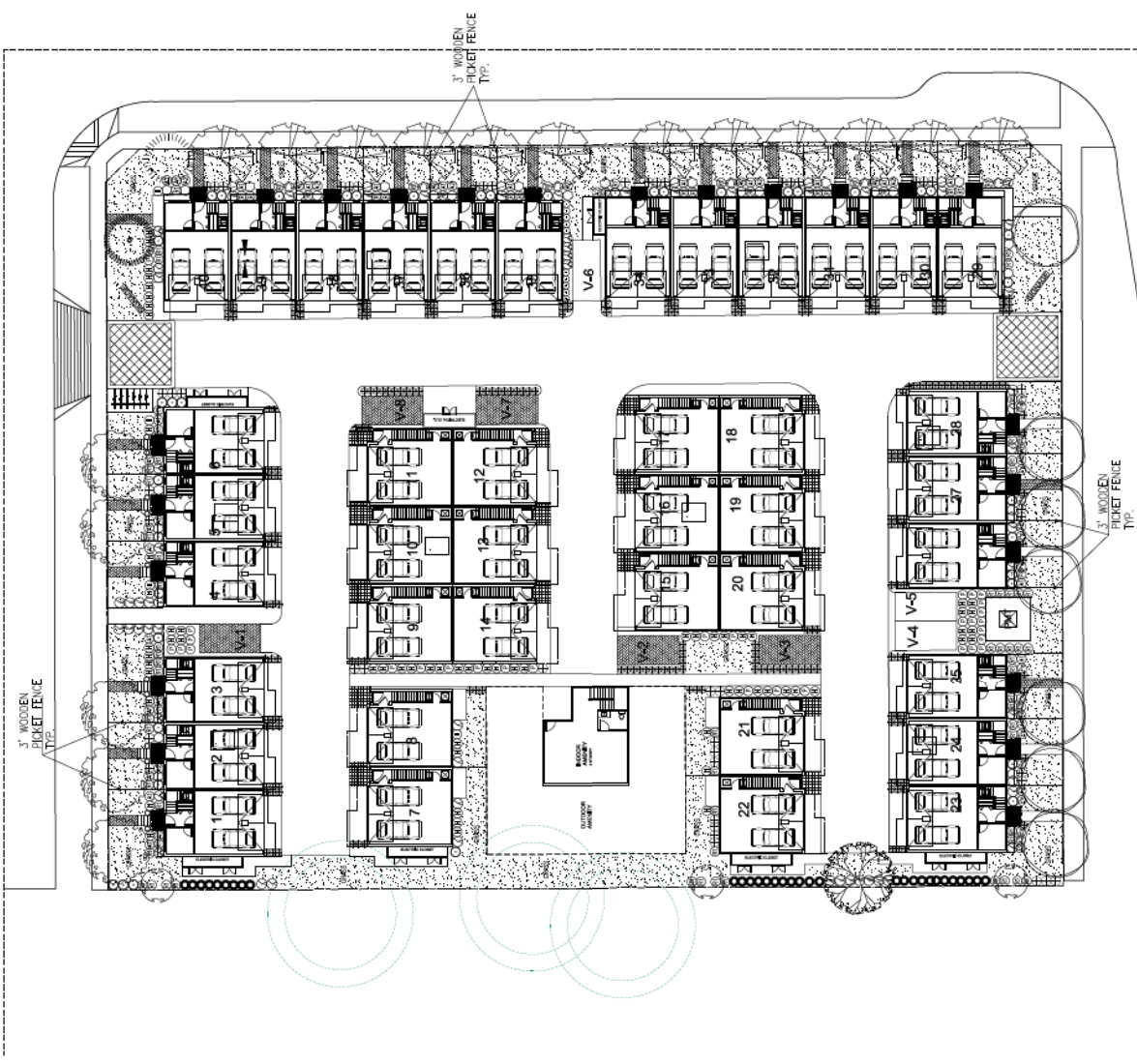
SCALE: 1/8" = 1'-0"
2442 JENNIFER COURT
ANNISTON, AL 36810
PHONE: (205) 837-2378

ARCHITECT: HATHLET EQUIPMENT
ARCHITECTS, INC.
6311 BIRD GEORGE BOULEVARD
SARASOTA, FL 34237

LOT 2
LANDSCAPE PLAN
117 UNIT
TOWNHOUSE DEVELOPMENT
UNITS - 24 UNITS
ANNISTON, AL

DATE	1/200	DATE	JUN/24
DRAWN	MB	DATE	
CHECKED	MB	DATE	
APPVED		DATE	

PROJECT NO.: _____
SHEET NO.: L-2



PLANT LIST

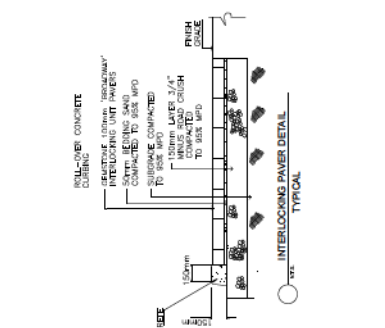
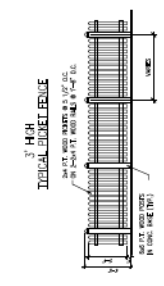
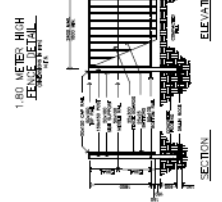
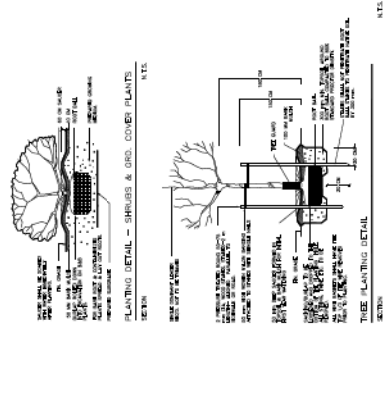
COMMON NAME	QTY.	SIZE	SPACING	REMARKS
ULMUS TREE	12	6 CM CAL	AS SHOWN	B & B
RED WINE MAPLE	5	6 CM CAL	AS SHOWN	B & B
RED FLOWERING DOGWOOD	7	6 CM CAL	AS SHOWN	B & B
BONHILL RED MAPLE	1	6 CM CAL	AS SHOWN	B & B
WEIBER HEDYCLERA	1	2.50 METERS	AS SHOWN	B & B
WEIBER HEDYCLERA	1	2.50 METERS	AS SHOWN	B & B
VARIOUS FLOWERS	11	AS POT	90 CM O.C.	
CRISPA AZALEA	64	AS POT	90 CM O.C.	
NORTHERN URTI'S AZALEA	18	AS POT	90 CM O.C.	
JAPANESE AZALEA	18	AS POT	90 CM O.C.	
EDWARD GOUCHER ABELA	38	AS POT	90 CM O.C.	
EVERGREEN HUXBERRY	10	AS POT	90 CM O.C.	
HIMALAYAN SHEET BOX	10	AS POT	90 CM O.C.	
RHOXODENDRON	89	AS POT	90 CM O.C.	
SPYRINCA VILLGARIS	68	AS POT	90 CM O.C.	
HUSA	45	AS POT	90 CM O.C.	
OTTO LUMEN LAUREL	243	AS POT	70 CM O.C.	
BIRCHAD ARBORVITAE	23	1.50 METERS	70 CM O.C.	



KEY

- 1 SPYRINCA VILLGARIS 'NANO GEM'
- 2 AZALEA JAPONICA 'RED CRISP'
- 3 CORNUS FLORIDA 'RUBRA'
- 4 AZALEA JAPONICA (VARIOUS)
- 5 ACER PALMATUM 'BLOODGOOD'
- 6 ACER RUBRUM 'BONHILL'
- 7 TRICH TUPACIA
- 8 FLOWERS (VARIOUS)
- 9 AZALEA JAPONICA 'HINO CRISP'
- 10 NORTHERN URTI'S MANDARIN URTI'S
- 11 AZALEA JAPONICA (VARIOUS)
- 12 ABELA GOUCHER ABELA
- 13 WAX BERRY
- 14 VACCINIUM OBTUSUM 'NANO BLUE'
- 15 SARCOCODON HOIKEIANA (VARIOUS)
- 16 METILUM RHOXODENDRON (VARIOUS)
- 17 SPYRINCA VILLGARIS (VARIOUS)
- 18 HUSA
- 19 PRUNUS LAUROCEASIS 'OTTO LUMEN'
- 20 TRICH OCCIDENTALIS 'SWAGAD'

- 1. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 2. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 3. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 4. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 5. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 6. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 7. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.
- 8. ALL PLANTS TO BE PLANTED IN THE SPRING MONTHS.



C. KAVOLINAS & ASSOCIATES INC.
 ARCHITECTS
 1000 N. W. 10th St.
 Fort Lauderdale, FL 33304
 PHONE (305) 557-2078

MARKET RESEARCH
 600 N. W. 10th St.
 Fort Lauderdale, FL 33304
 PHONE (305) 557-2078

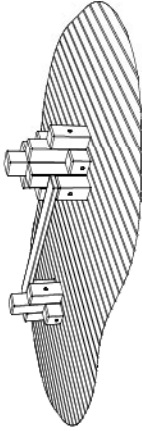
LOT 1
 LANDSCAPE DETAILS
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 11700 N.W. 10th St.
 FORT LAUDERDALE, FL 33304

DATE	REV.	BY	APP.
01/24/21	1	JK	JK
01/24/21	2	JK	JK
01/24/21	3	JK	JK

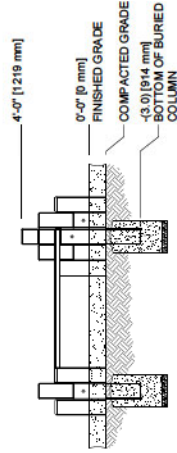
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 DRAWING NO.: L-2A



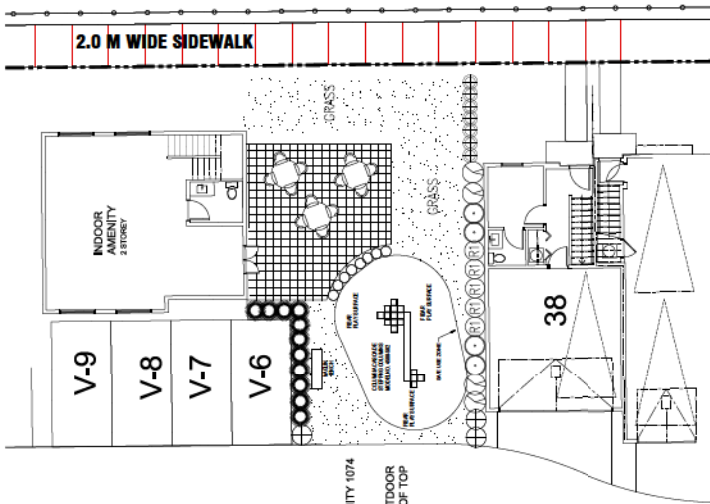
**COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-502**



ISOMETRIC VIEW



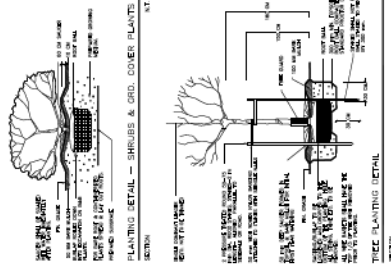
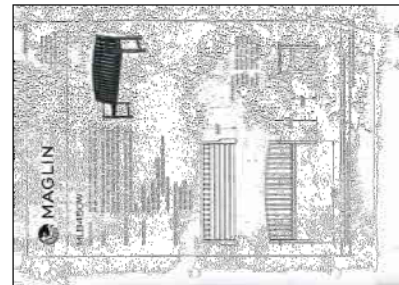
FRONT VIEW



OUTDOOR AMENITY 1074
SQ. FT.
ADDITIONAL OUTDOOR
AMENITY OF ROOF TOP
(OF THE INDOOR
AMENITY)

KEY		BOTANICAL NAME		PLANT LIST		QTY.	SIZE	SPACING
COMMON NAME								
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA		3	#2 POT	85 CM. O.C.		
○	HYDRANEA MACROPHYLLA 'NIKKO BLUE'	HYDRANEA		4	#3 POT	90 CM. O.C.		
⊙	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		5	#3 POT	90 CM. O.C.		
⊗	SYRINGA VULGARIS 'MICHEL BUCHNER'	ULAC		4	#3 POT	90 CM. O.C.		
#	PRUNUS LAUROFRASIS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		7	#3 POT	70 CM. O.C.		
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE		11	1.50 METERS	70 CM. O.C.		
○	BUXUS MACROPHYLLA 'WINTER GEN'	ASIAN BOXWOOD		8	#3 POT	45 CM. O.C.		

- NOTES:**
1. SEE THE NOTES ON THE GENERAL CONTRACT DOCUMENTS FOR THE PROJECT. THE NOTES ON THE GENERAL CONTRACT DOCUMENTS TAKE PRECEDENCE OVER THE NOTES ON THIS PLAN.
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES ON THE GENERAL CONTRACT DOCUMENTS AND THE NOTES ON THIS PLAN.
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES ON THE GENERAL CONTRACT DOCUMENTS AND THE NOTES ON THIS PLAN.
 4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES ON THE GENERAL CONTRACT DOCUMENTS AND THE NOTES ON THIS PLAN.
 5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES ON THE GENERAL CONTRACT DOCUMENTS AND THE NOTES ON THIS PLAN.
 6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES ON THE GENERAL CONTRACT DOCUMENTS AND THE NOTES ON THIS PLAN.



SEE

PAVOLINAS & ASSOCIATES INC.
DESIGN FIRM

3405 JOURNAL COURT
ANN ARBOR, MI 48106
TEL: (734) 769-2278
FAX: (734) 769-2279

NOTHING DELINQUENT
FOR THE PROJECT
DATE: 2012.06.22
DRAWN BY: [NAME]
CHECKED BY: [NAME]

LOT 2
LANDSCAPE PLAN
117 UNIT
TOWNHOUSE DEVELOPMENT
18801 WOODBURY AVENUE
ANN ARBOR, MI 48106

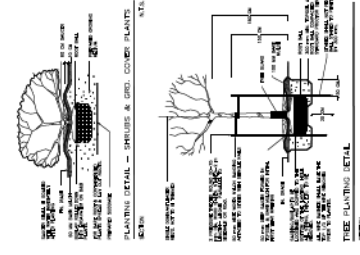
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DATE: JUN/22
DATE: [DATE]
DATE: [DATE]
DATE: [DATE]

DATE: [DATE]
DATE: [DATE]
DATE: [DATE]
DATE: [DATE]
DATE: [DATE]

L-2B



PLANT LIST			
COMMON NAME	QTY.	SIZE	SPACING
HYDRANGEA	15	#3 POT	90 CM. O.C.
HOSTA	17	#3 POT	90 CM. O.C.
LILAC	14	#3 POT	90 CM. O.C.
RHODODENDRON	19	#3 POT	90 CM. O.C.



- NOTES:**
1. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 2. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 3. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 4. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
 5. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
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 7. ALL PLANTS TO BE PLANTED IN THE SPRING OR FALL.
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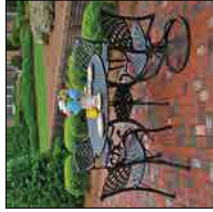
CHAVOLINAS & ASSOCIATES INC.
 8001 GULF BLVD.
 SUITE 200
 HOUSTON, TX 77058
 PHONE (832) 837-3378

ARCHITECT: BROWN CALDWELL
 1000 WEST 17TH STREET
 SUITE 200
 HOUSTON, TX 77058
 PHONE (832) 837-3378

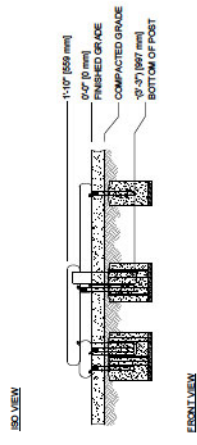
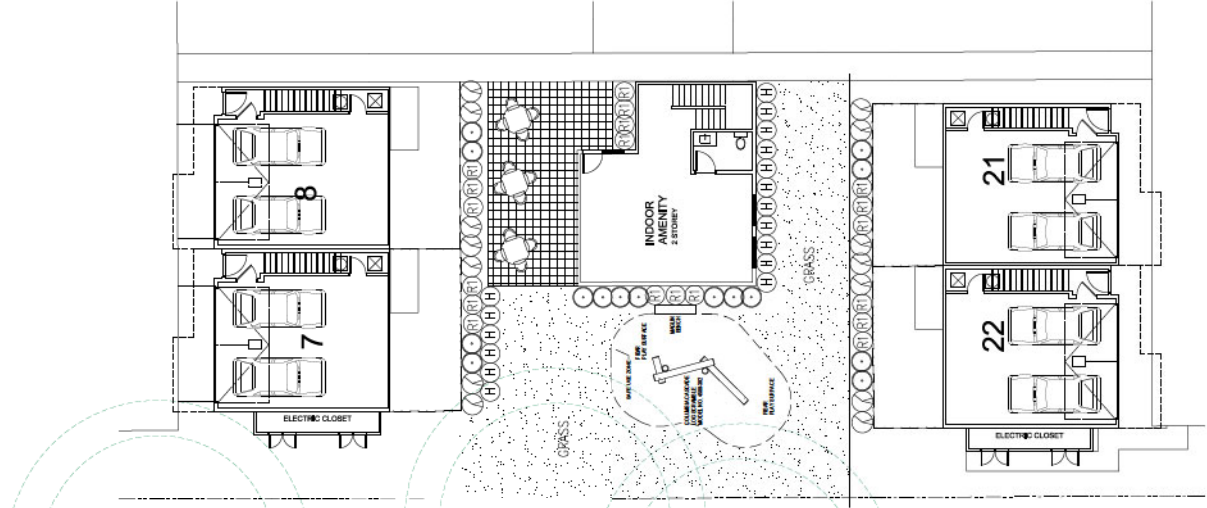
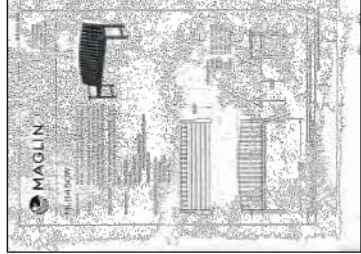
LOT 2
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 117 UNIT
 TOWNHOUSE DEVELOPMENT
 1500 WEST 17TH STREET
 HOUSTON, TX 77058

DATE	11/03
SCALE	AS SHOWN
DESIGNER	CHAVOLINAS & ASSOCIATES INC.
PROJECT	117 UNIT TOWNHOUSE DEVELOPMENT
CLIENT	BROWN CALDWELL

DATE: 11/03
 SCALE: AS SHOWN
 DESIGNER: CHAVOLINAS & ASSOCIATES INC.
 PROJECT: 117 UNIT TOWNHOUSE DEVELOPMENT
 CLIENT: BROWN CALDWELL



**COLUMBIA CASCADE
 LOG SCRAMBLE
 MODEL NO. 4500-302**



ELEVATION VIEW



- EXPOSED AGGREGATE CONCRETE
- STAMPED CONCRETE
- CONCRETE PANELS
- BROWN FINISHED CONCRETE

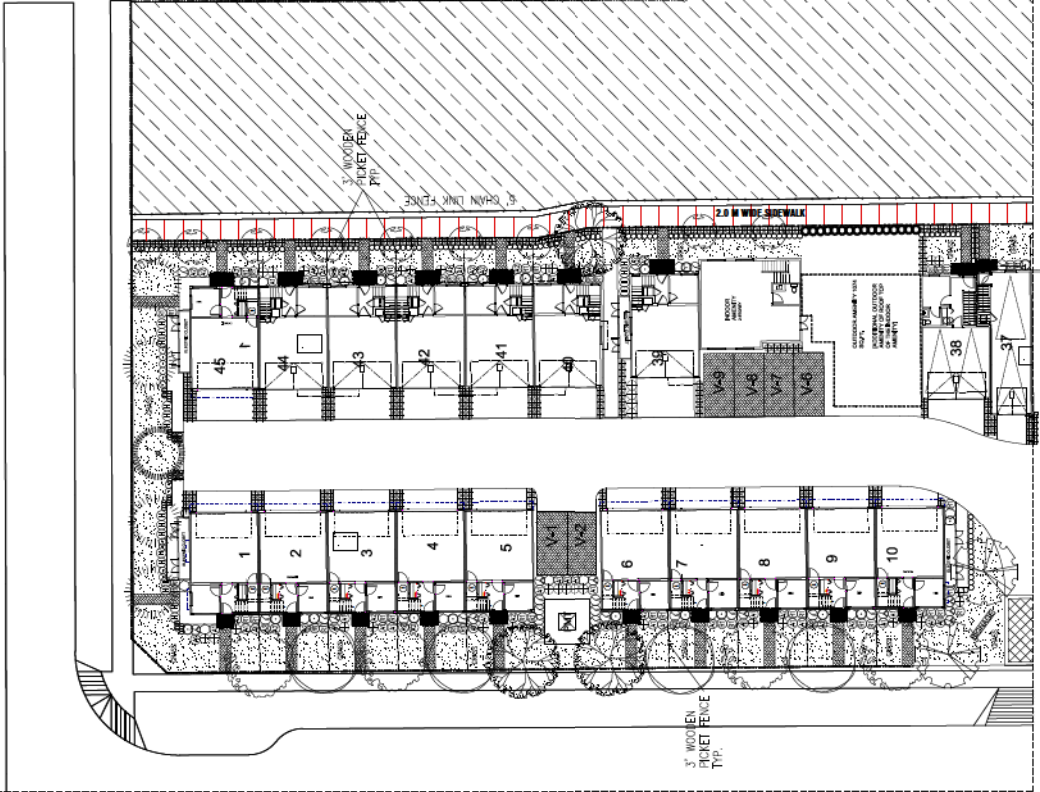
C. MAVOLAS & ASSOCIATES, INC.
SULLA, GA
2460 JORDAN COURT
MARIETTA, GA 30067
PHONE (604) 809-2376

PROPERTY DEVELOPER
ATLANTA
600 PLYMOUTH
SUITE 200
DUBLIN, GA 31028
PHONE (404) 488-1011

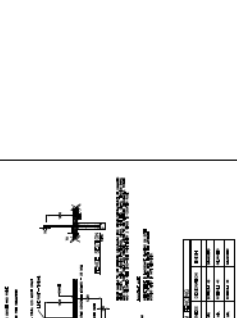
LOT 3 NORTH
LANDSCAPE PLAN
117 UNIT
TOWNHOUSE DEVELOPMENT
SUNNYVALE

SCALE	1:200
DATE	08/16/24
DESIGNER	MM
CHECKER	MM
APPROVED	MM

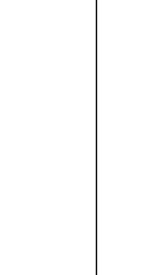
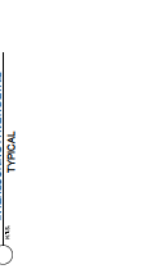
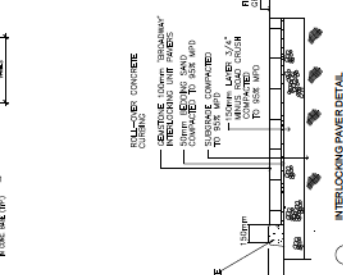
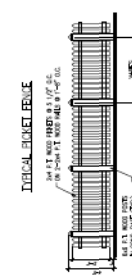
PROJECT No.	L-3
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KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
①	SYRINGA RETICULATA 'MORY SILV'	LIAC TREE	2	6 CM CAL	AS SHOWN	B. & B.
②	ACER CAMPESTRIS 'RED SPICE'	RED SPICE MAPLE	9	5 CM CAL	AS SHOWN	B. & B.
③	ACER PALMATA 'BLOODGOOD'	RED SPICE MAPLE	4	6 CM CAL	AS SHOWN	B. & B.
④	ACER PALMATA 'BLOODGOOD'	RED SPICE MAPLE	4	6 CM CAL	AS SHOWN	B. & B.
⑤	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	3	6 CM CAL	AS SHOWN	B. & B.
⑥	TEJGA HEBOBHILLA	WESTERN RED CEDAR	1	2.50 METERS	AS SHOWN	B. & B.
⑦	TEJGA LUKATA	WESTERN RED CEDAR	4	2.50 METERS	AS SHOWN	B. & B.
⑧	① AZALEA JAPONICA 'TINK COMBON'	COMMON AZALEA	31	43 POT	90 CM O.C.	
⑨	② AZALEA JAPONICA 'LUTAS MANGARIN LIGHTS'	NORFOLK LIGHTS AZALEA	29	43 POT	90 CM O.C.	
⑩	③ AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	29	43 POT	90 CM O.C.	
⑪	④ ARBIDA EDWARD COMBEY'	EDWARD COMBEY ARBIDA	11	43 POT	90 CM O.C.	
⑫	⑤ BUXUS MACROPHYLLOA 'WINTER KEY'	ASIAN BOMBOOD	138	43 POT	45 CM O.C.	
⑬	⑥ VACCINIUM 'PHILLY' 'NIRO BLUE'	NIRO BLUE	9	43 POT	90 CM O.C.	
⑭	⑦ SACROCODONIA HOHENHANA HUMILIS	RHODALENDRON	12	43 POT	90 CM O.C.	
⑮	⑧ MENIUM RHODOLENDRON (VARIOUS)	RHODOLENDRON	42	43 POT	90 CM O.C.	
⑯	⑨ HOSTA (VARIOUS)	HOSTA	19	43 POT	90 CM O.C.	
⑰	⑩ PRIMULA LAROCENSIS 'TOTO LUMEN'	TOTO LUMEN LAISEL	10	43 POT	90 CM O.C.	
⑱	⑪ PRIMULA LAROCENSIS 'TOTO LUMEN'	TOTO LUMEN LAISEL	308	43 POT	70 CM O.C.	
⑲	⑫ TRILIA OCCIDENTALIS 'SARAGAT'	DEBAUO ASSORTIVE	16	1.50 METERS	70 CM O.C.	
⑳	⑬ RUBBERIA TRILOBA	BUACK-EDEI SUSAN	20	43 POT	45 CM O.C.	



ITEM	DESCRIPTION	QTY	UNIT	REMARKS
1	1.5m HIGH DARK FENCE			
2	POST			
3	RAIL			
4	BRACKET			
5	ANCHOR BOLT			
6	WASHER			
7	NUT			
8	CONCRETE			



2: KAVOUJAS & ASSOCIATES INC
 8254 - 57A
 2402 DODDLE COURT
 ANNAPOLIS, MD
 (410) 871-2578

PROJECT INFORMATION
 117 UNIT
 LANDSCAPE DEVELOPMENT
 SURVEY, D.C.

DATE 06/24/24
SCALE 1/8" = 1'-0"

DATE 06/24/24
SCALE 1/8" = 1'-0"

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2: KAVOUJAS & ASSOCIATES INC
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2: KAVOUJAS & ASSOCIATES INC
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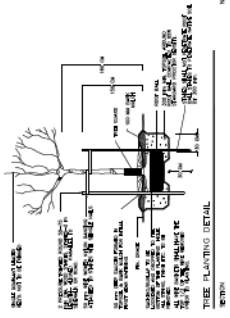
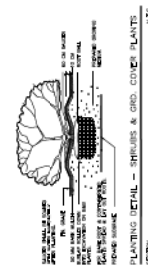
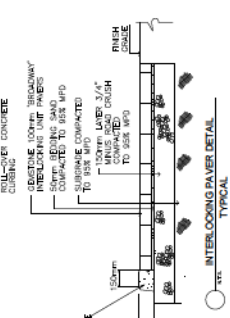
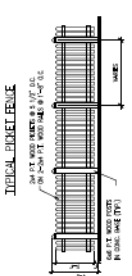
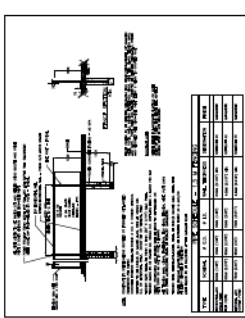
DATE 06/24/24
SCALE 1/8" = 1'-0"

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SITE	SPACING	REMARKS
1	ATER CAMPESTRIS 'RED SHINE'	RED SHINE MAPLE	15	6 CM CAL	AS SHOWN	B.B.B.
2	CORNUS FLORIDA 'TUBERUM'	RED FLOWERING DOGWOOD	5	6 CM CAL	AS SHOWN	B.B.B.
3	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	6 CM CAL	AS SHOWN	B.B.B.
4	ACER RUBRUM 'BOHIMAL'	BOHIMAL RED MAPLE	4	6 CM CAL	AS SHOWN	B.B.B.
5	SUCHA HEBEOPHYLLA	WESTERN HOLLER	4	2-50 NETS	AS SHOWN	B.B.B.
6	TRINIA YUCCA	REDWAX CEDAR	5	2-50 NETS	AS SHOWN	B.B.B.
7	ATALEA JAPONICA 'NINO ONSLOW'	ORNSLOW AZALEA	34	#3 POT	90 CM O.C.	
8	ATALEA NORTHERN 'MANGARIN LIGHTS'	NORTHERN LIGHTS AZALEA	42	#3 POT	90 CM O.C.	
9	ATALEA JAPONICA 'VARIOUS'	JAPANESE AZALEA	39	#3 POT	90 CM O.C.	
10	BECKIA ERICIFOLIA 'MIDNIGHT'	MIDNIGHT HEATH	265	#3 POT	45 CM O.C.	
11	BECKIA ERICIFOLIA 'MIDNIGHT'	MIDNIGHT HEATH	265	#3 POT	45 CM O.C.	
12	HYDRANGEA MASSEYANA 'NINO BLUE'	HYDRANGEA	30	#3 POT	90 CM O.C.	
13	WACONIAM OVATUM	EVERGREEN HICKLEBERRY	12	#3 POT	90 CM O.C.	
14	SARCOCODONIA HOHENBERGII 'HUMILIS'	HIMALAYAN SHEET BOX	30	#3 POT	90 CM O.C.	
15	STYRACIA LACINIOSA 'VARIOUS'	STYRACIA	22	#3 POT	90 CM O.C.	
16	HYDRANGEA MASSEYANA 'NINO BLUE'	HYDRANGEA	30	#3 POT	90 CM O.C.	
17	STYRACIA LACINIOSA 'MICHEL BUCHNER'	ULAC	30	#3 POT	90 CM O.C.	
18	PRUNUS LAUROCEANASIS 'OTTO LUNNEY'	OTTO LUNNEY LAUREL	220	#3 POT	70 CM O.C.	
19	RUDEBECKIA TRILORATA	BLACK-EYED SUSAN	16	#3 POT	45 CM O.C.	



1. ALL PLANTS TO BE INSTALLED IN THE MIDDLE OF THE DRIVEWAY. THE PLANTING DETAIL SHOWS THE PLANTING METHOD. THE PLANTING DETAIL SHOWS THE PLANTING METHOD. THE PLANTING DETAIL SHOWS THE PLANTING METHOD.
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DATE	BY	SCALE	NO.
08/24/24	JM	AS SHOWN	10

CHAVOUNAS & ASSOCIATES, INC.
 1824 W. 10TH AVENUE
 SUITE 100
 ATLANTA, GA 30339
 PHONE (404) 867-2378





NOTICE OF DEVELOPMENT
 ATTENTION: JIM SHAW
 676 EAST JEFFERSON
 SUITE 100
 SUDBURY, ONTARIO N3B 1Y1

LOT 3 SOUTH
 LANDSCAPE DETAILS
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 1887 - 24 AVENUE
 SUDBURY, ONT.

DATE	BY	SCALE	NO.
08/24/24	JM	AS SHOWN	10

PROJECT NO. L-381



-  EXPOSED AGGREGATE CONCRETE
-  STAMPED CONCRETE
-  CONCRETE PANELS
-  BROOM FINISHED CONCRETE

DATE	REVISION	BY

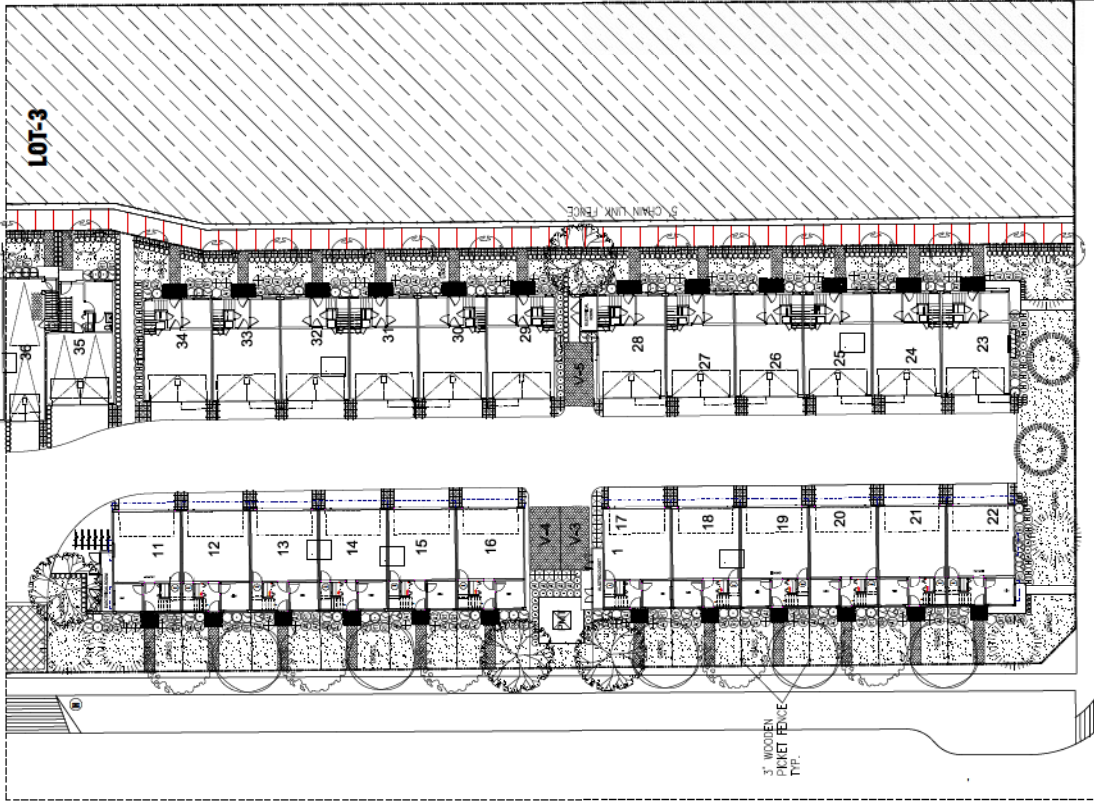
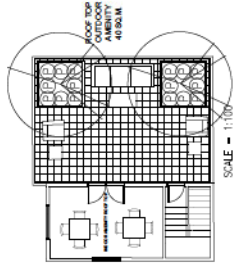
KAVOUNAS & ASSOCIATES, INC.
 3814 N. W. 10TH AVE.
 SUITE 200
 BOCA RATON, FL 33433
 PHONE (561) 995-0376

LOT
 NORTHWEST DEVELOPMENT
 117 UNIT
 1177 UNIT
 TOWNHOUSE DEVELOPMENT
 1800 SW 29th AVENUE
 BOCA RATON, FL 33433

LOT 3 SOUTH
 LANDSCAPE PLAN
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 1800 SW 29th AVENUE
 BOCA RATON, FL 33433

SCALE	DATE
1:500	JUN/24
DATE	BY
DATE	BY

DATE	BY
DATE	BY



3' WOODEN PICKET FENCE TYP.

5' CHAIN LINK FENCE

LOT-3

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **September 26, 2024**

PROJECT FILE: **7822-0228-00**

RE: **Engineering Requirements**
Location: 18087 24 Avenue

NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements related to the proposed NCP Amendment/Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.442 m for 24 Avenue.
- Dedicate as road (without compensation) gazetted road (the northerly 10.058 meters of 24th Avenue) on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate 12.0 m for 25 Avenue.
- Dedicate 20.0 m for 24A Avenue.
- Dedicate 20.0 m for 181 Street.
- Register 0.5 m SRW along all frontage roads for sidewalk maintenance.

Works and Services

- Confirm Redwood Heights Drainage Pond 2 and associated drainage works, the downstream Sanitary Works and the Water Feeder system have been constructed by others prior to proceeding for Council's Final approval.
- Construct north side of 24 Avenue, both sides of 24A Avenue and 181 Street, and construct the south side of 25 Avenue to the half road standard.
- Construct frontage and downstream storm sewers to service the proposed development.
- Provide Onsite and Offsite Low Impact Development (LID) measures as per the NCP.
- Construct 300 mm water main on 24 Avenue; and 250 mm water mains on 24A Avenue and on 25 Avenue and on 181 Street.
- Construct minimum 250 mm sanitary sewers as required in the NCP.
- Construct water, storm and sanitary service connections to service each proposed lots.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Manager, Development Services

IK1

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **September 10, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0228**

The proposed development of **113** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	100
---------------------------------------------------	-----

Projected Number of Students From This Development In:	
Elementary School =	54
Secondary School =	29
Total Students =	83

Current Enrolment and Capacities:	
Pacific Heights Elementary	
Enrolment	454
Operating Capacity	588
# of Portables	0
Grandview Heights Secondary	
Enrolment	1702
Operating Capacity	1500
# of Portables	8

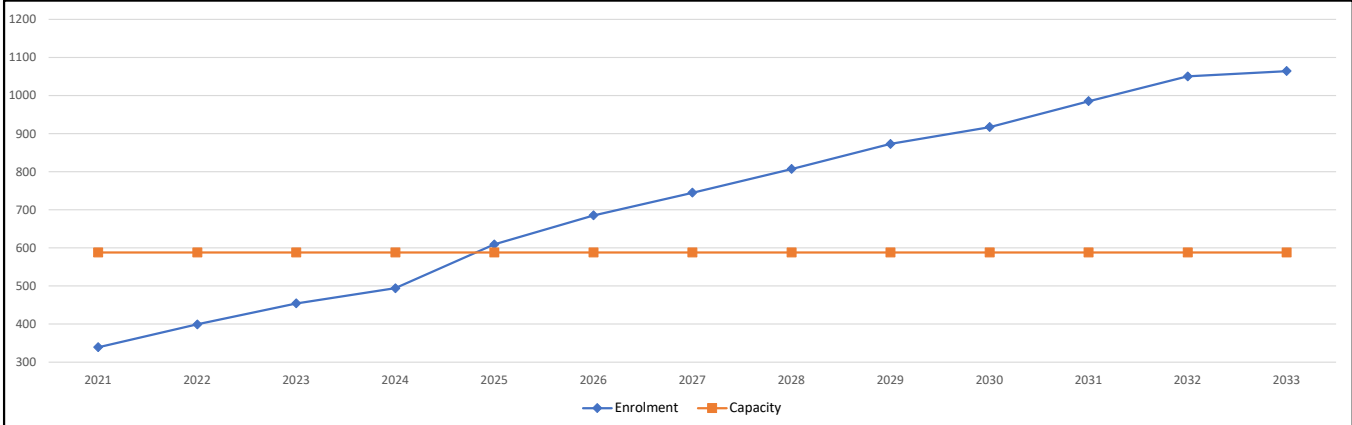
Summary of Impact and Commentary

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

As of September 2023, Pacific Heights is at 78% capacity. Growth in this area is expected to continue at a rapid pace with the school projected to be over capacity in the very near future. Future schools are planned for the Grandview Heights area to accommodate this growth and revised catchments will be required to manage enrolment pressures.

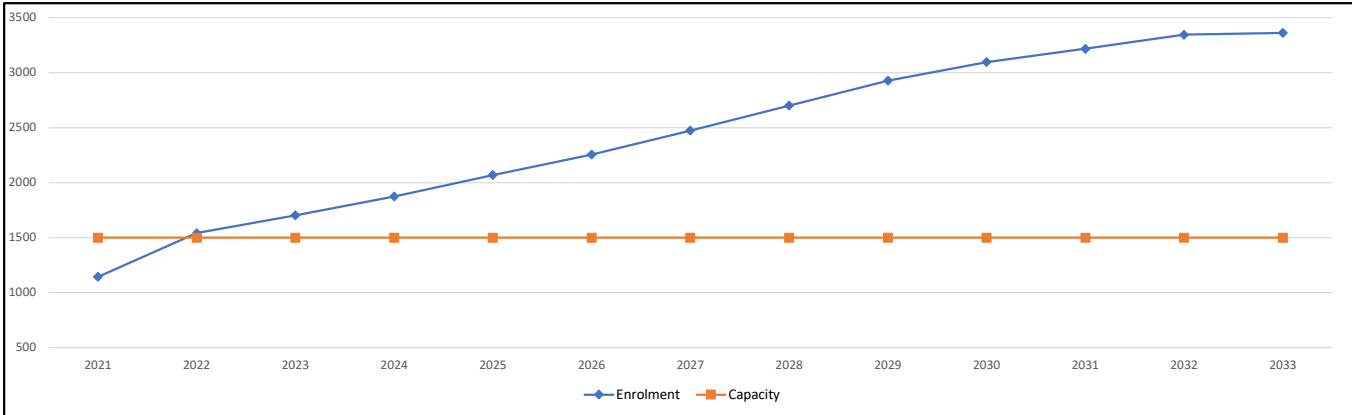
As of September 2023, Grandview Heights is operating at 114% capacity and enrolment is projected to grow rapidly in the next 10 years. The District was successful in securing support for a 500 seat addition to the school, with formal approval still pending. The expansion is targeted to open in 2029. The District was also successful in securing funding for land acquisition in the area, for a new secondary school.

Pacific Heights Elementary



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

Grandview Heights Secondary



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

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

TREE PRESERVATION BY LOCATION

Surrey File Number: 22-0228-00
 Address: 18087 24 Avenue
 Arborist: Elvis Truong PN-9567A
 Date of Report/Revision: Tuesday, September 24, 2024

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

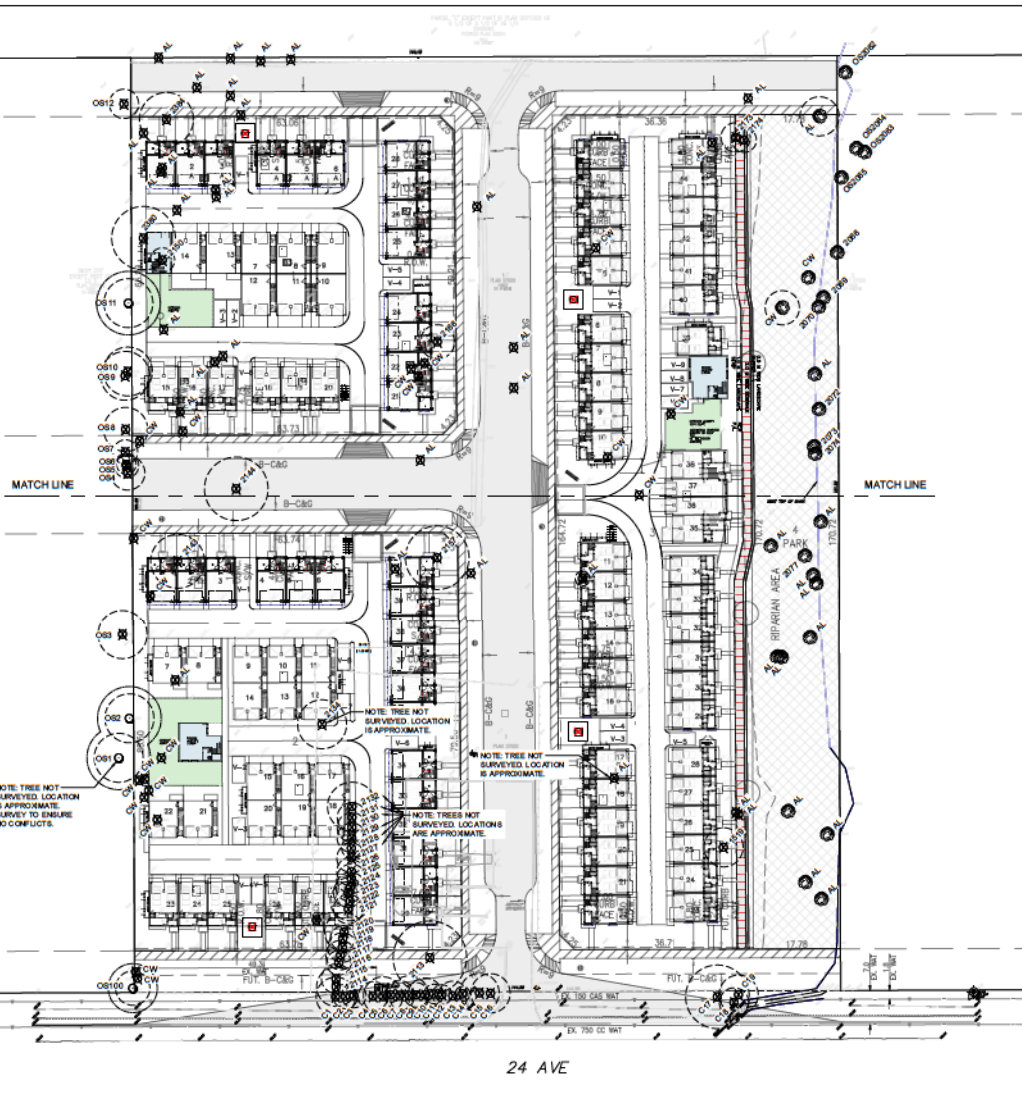
	Alder & Cottonwood Trees		
	Existing	Remove	Retain
ONSITE			
Alder/Cottonwood (outside riparian area)	49	49	0
Alder/Cottonwood (within riparian area)	15	0	15
Total	64	49	15
Deciduous Trees			
Tree Species	Existing	Remove	Retain
<i>Maple, Bigleaf</i>	3	3	0
Deciduous Subtotal	3	3	0
Coniferous Trees			
Tree Species	Existing	Remove	Retain
<i>Western Redcedar</i>	9	9	0
<i>Douglas-fir</i>	19	19	0
Coniferous Subtotal	28	28	0
Deciduous & Coniferous Total	31	31	0
Onsite Tree Totals	95	80	15
Onsite Replacement Trees Proposed			
Total Onsite Retained and Replacement Trees		15	
OFFSITE			
Alder & Cottonwood Trees			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	13	9	4
Alder/Cottonwood (within riparian area)	0	0	0
Total	13	9	4
(excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
<i>NA</i>			
Deciduous & Coniferous Total	0	0	0
Offsite Tree Totals	13	9	4
Total Offsite Retained Trees		4	
CITY			
	Existing	Remove	Retain
Park/City Lot Trees	0	0	0
Boulevard Trees	19	19	0
Total	19	19	0

TREE PRESERVATION SUMMARY

Surrey File Number: 22-0228-00
 Address: 18087 24 Avenue
 Arborist: Elvis Truong PN-9567A
 Date of Report/Revision: Tuesday, September 24, 2024
 Arborist Signature _____

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE TREES		# of Trees		
Existing Bylaw Trees			95	
Proposed Removed Bylaw Trees			80	
Proposed Retained Bylaw Trees			15	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	Removed		Subtotal	
	49	x 1	49	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed		Subtotal	
	31	x 2	62	
Required Replacement Trees			111	
Proposed Replacement Trees			0	
Deficit of Replacement Trees			111	
Total Onsite Retained and Replacement Trees			15	
OFFSITE TREES		# of Trees		
Existing Bylaw Trees			13	
Proposed Removed Bylaw Trees			9	
Proposed Retained Bylaw Trees			4	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	removed			
	9	x 1	9	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed			
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	removed			
	0	x 2	0	
Required Replacement Trees			9	
Total Offsite Retained Trees			4	
CITY TREES		Existing	Removed	Retained
Park/City Lot Trees		0	0	0
Boulevard Trees		19	19	0
Total		19	19	0



NO.	DATE	BY	REVISION
1	APR2702	MK	REVISED SITE & CIVIL PLAN
2	JUN1124	MK	UPDATED SURVEY & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0392
 Email: m.fadum@fadum.ca

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
KEY - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DATE
 JULY 23, 2021

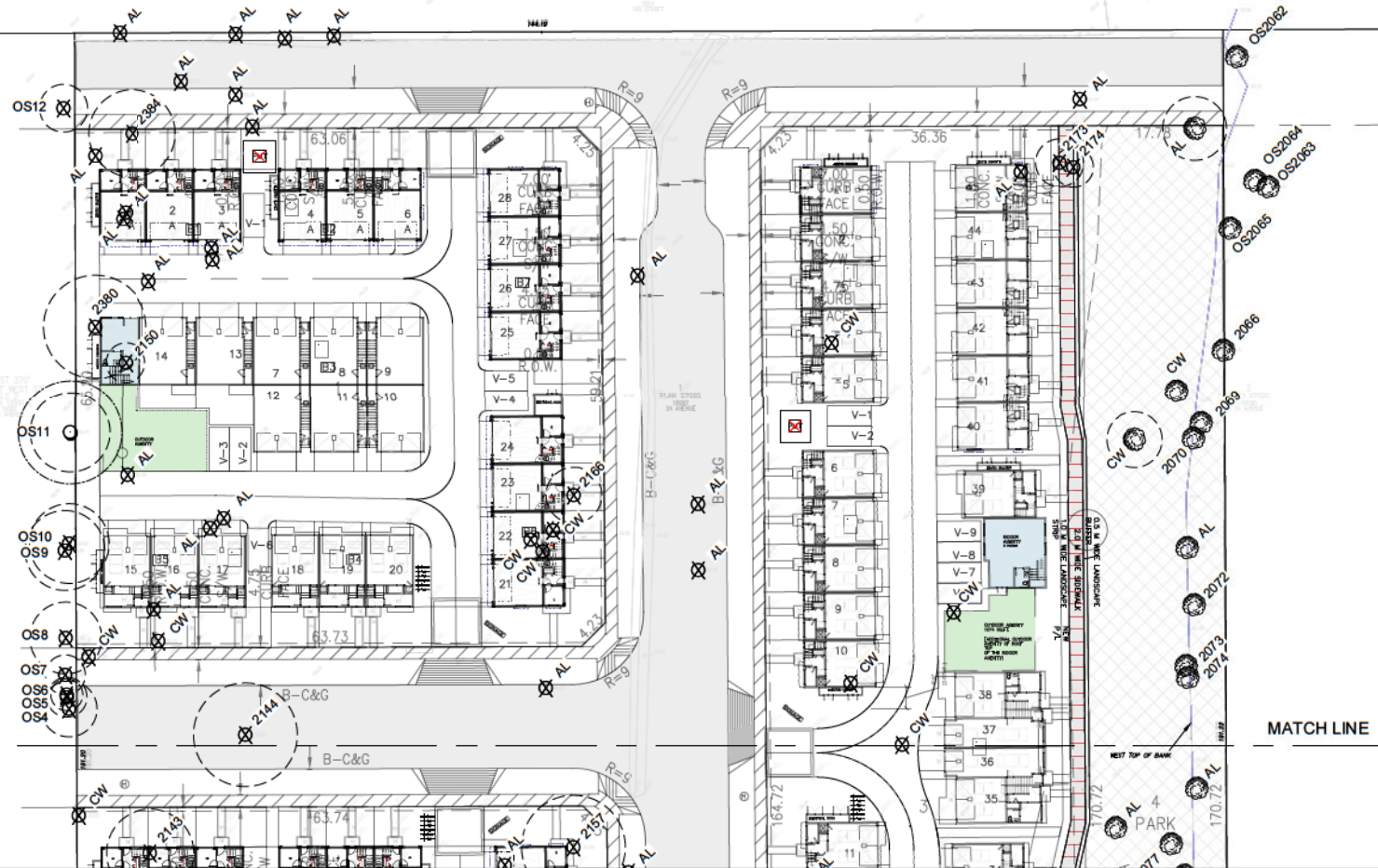
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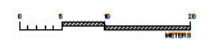
KEY
 SHEET 1 OF 5



PARCEL: 17' DEEPST PART IN PLAN BOTTOMS OF
 1/2 L.P. OF S172 OF S.L. 1/4
 (SHEET)
 (SHEET)
 (SHEET)
 (SHEET)



GENERAL NOTES:
 • CONDUCT A TREE RISK ASSESSMENT ON ALL
 EDGE TREES INCLUDING THE RIPARIAN AREA.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- SPECIAL TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRO DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T1A - TREE REMOVAL AND PRESERVATION PLAN - NORTH

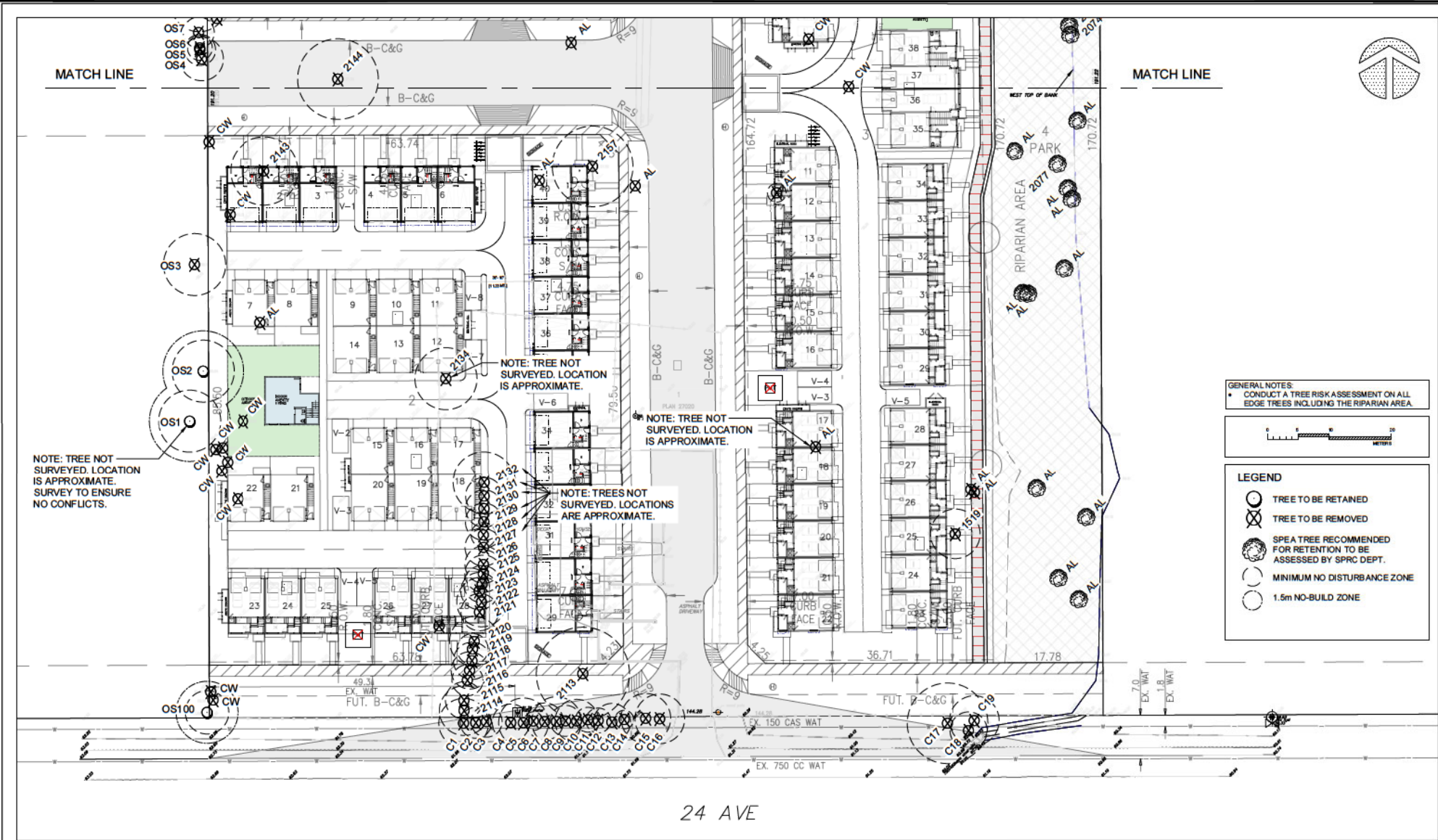
CLIENT

DATE
 JULY 23, 2021

DRAWN
 MK

SCALE
 AS SHOWN

T-1A
 SHEET 2 OF 5



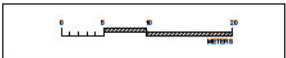
NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE. SURVEY TO ENSURE NO CONFLICTS.

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: TREES NOT SURVEYED. LOCATIONS ARE APPROXIMATE.

GENERAL NOTES:
 • CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- SPCA TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

24 AVE

NO.	DATE	BY	REVISION
1	APR2722	MK	REVISED SITE & CIVIL PLAN
2	JUN1124	MK	UPDATED SURVEY & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W0A6
 PR: (778) 593-0300
 Fax: (778) 593-0302
 Email: m.fadum@fadum.ca

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T1B - TREE REMOVAL AND PRESERVATION PLAN - SOUTH
 CLIENT

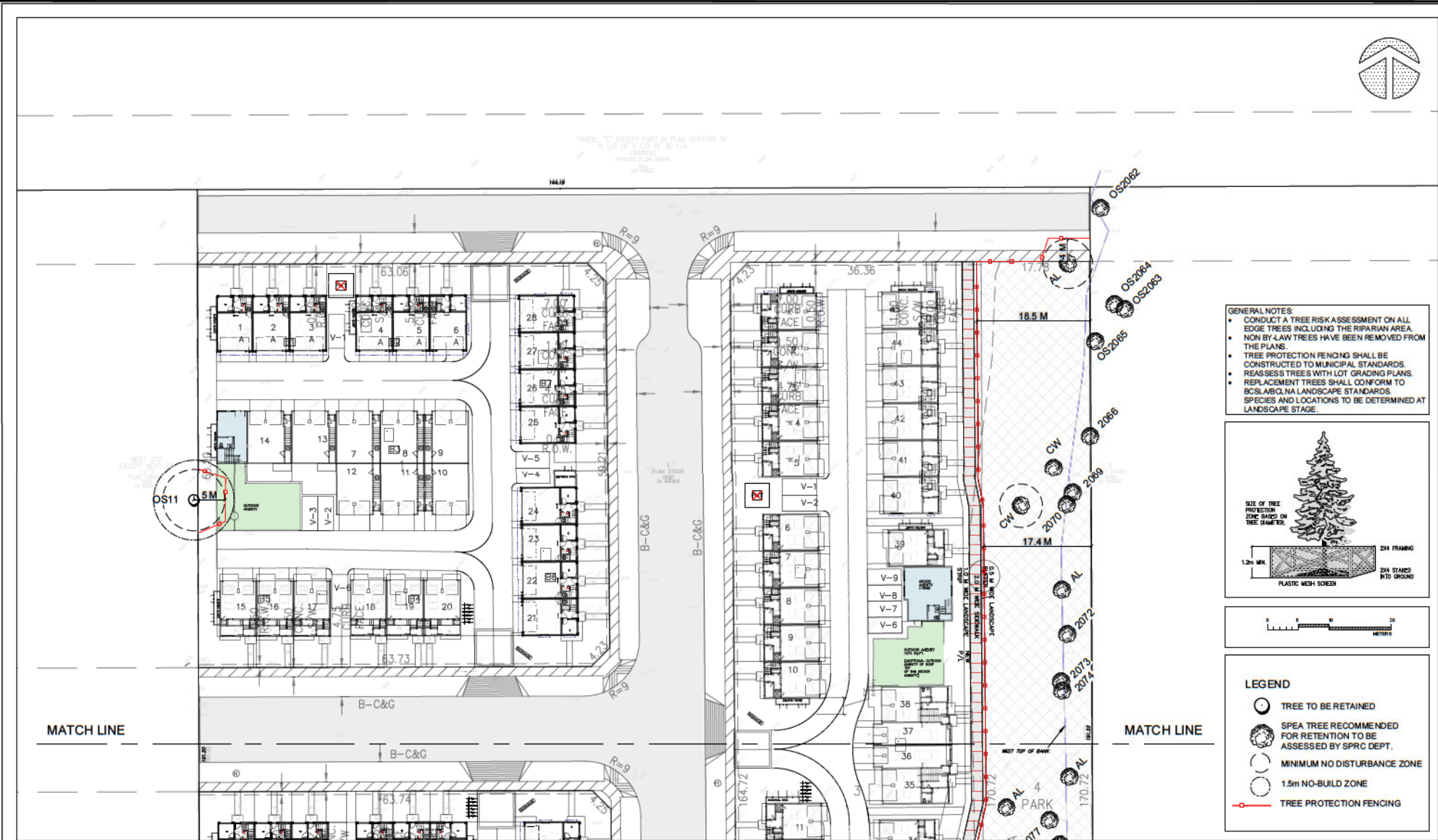
 DATE
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DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JULY 23, 2021

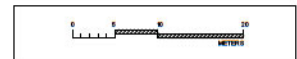
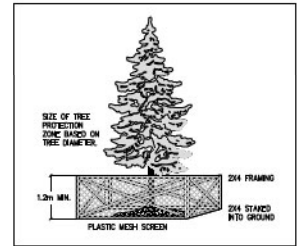
T-1B
 SHEET 3 OF 5



PARCEL TO CREDIT PARTS IN PLAN NOTICES OF
N 1/4 OF E 1/2 OF S 1/4
SECTION 10
T20 S 12 W 10 R 12
M 1000



- GENERAL NOTES**
- CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSL/BCNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



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

MATCH LINE

MATCH LINE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105 8277 129 St.
Surrey, British Columbia
V3W0A6
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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T2A - TREE PROTECTION AND PRESERVATION PLAN - NORTH

DRAWN MK
SCALE AS SHOWN
DATE JULY 23, 2021

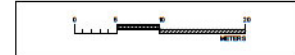
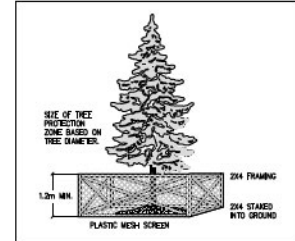
T-2A
SHEET 4 OF 5

MATCH LINE

MATCH LINE



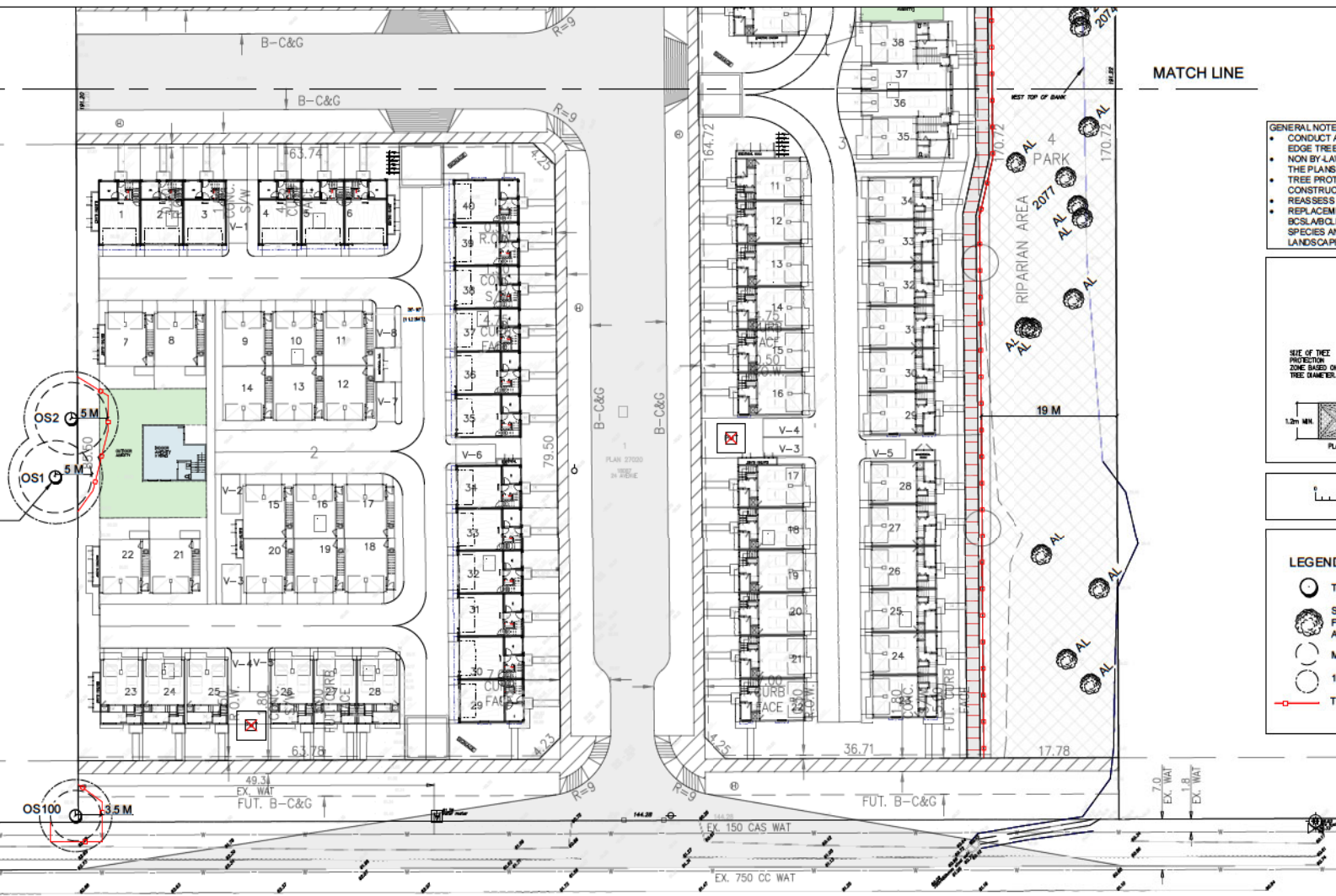
- GENERAL NOTES:**
- CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLAB/QLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

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

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE. SURVEY TO ENSURE NO CONFLICTS.



24 AVE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T2B - TREE PROTECTION AND PRESERVATION PLAN - SOUTH
CLIENT
DATE
JULY 23, 2021

DRAWN
MK
SCALE
AS SHOWN
DATE
JULY 23, 2021
T-2B
SHEET 6 OF 8

Redwood NCP | Summary

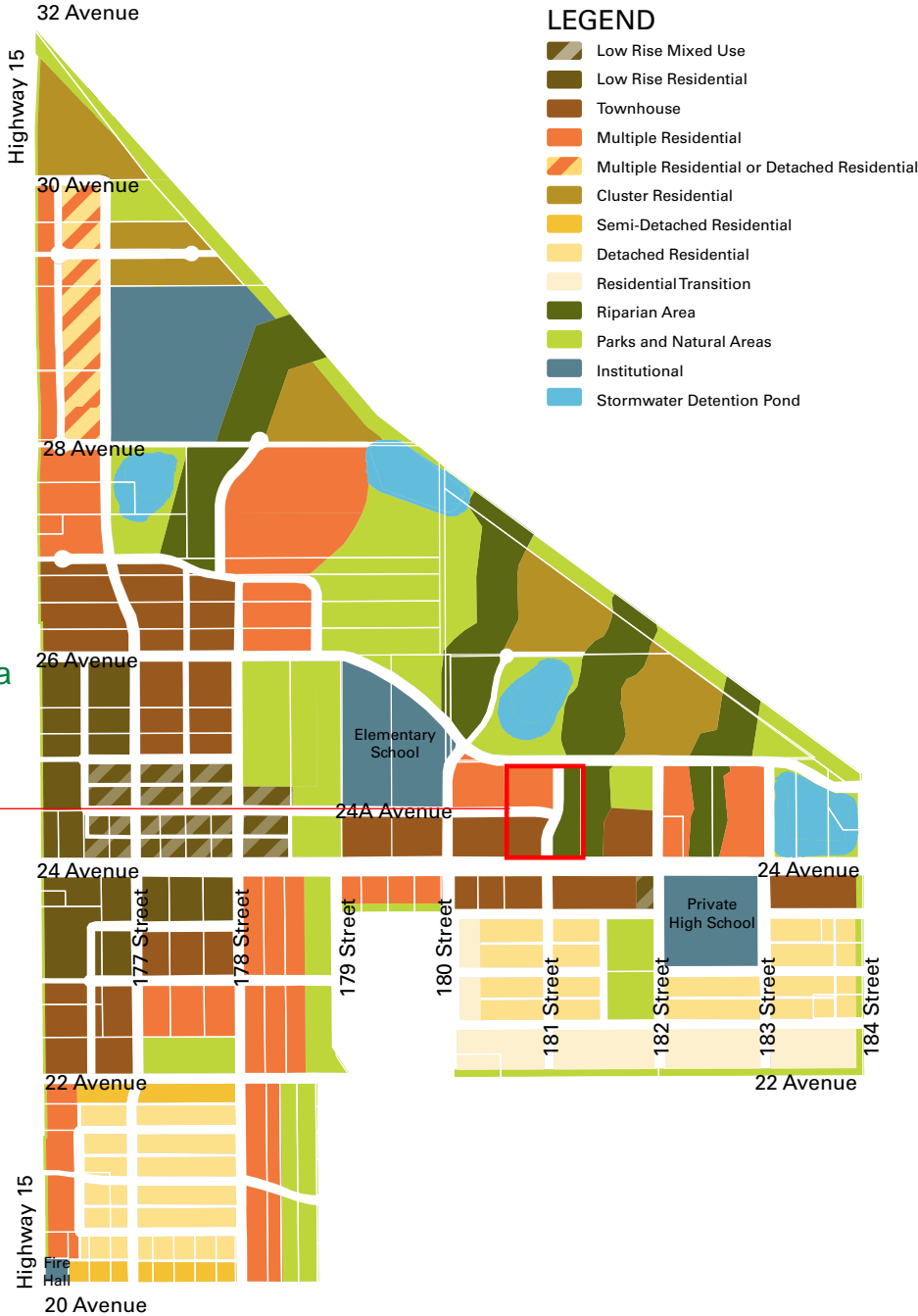
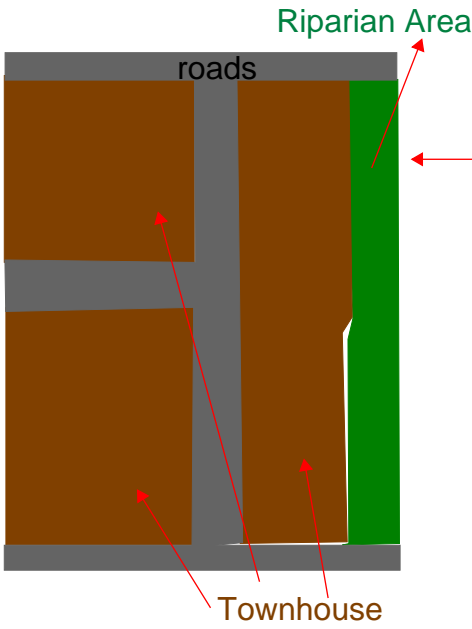
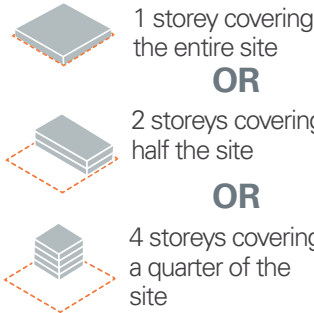
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0228-00

Issued To:

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: 008-957-371
 Lot 1 Section 20 Township 7 New Westminster District Plan 27020
 18087 - 24 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum west yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2;
 - (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum east yard setback is reduced from 6.0 metres to 5.0 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) In Subsection J. Special Regulations, 4. Back-to-Back Ground-Oriented Dwelling Units of Part 22 Multiple Residential 30 Zone, the maximum allowable percentage of back-to-back units is increased from 20% to 21% for proposed Lot 1 and from 20% to 30% for proposed Lot 2.
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

To increase the allowed percentage of back-to-back units is increased from 20% to 21% for proposed Lot 1



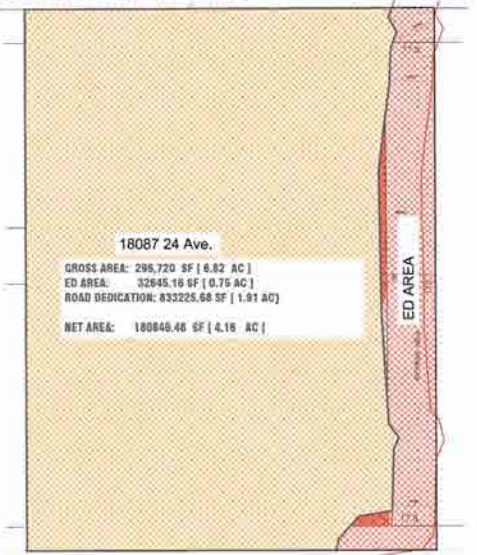
LEGAL DESCRIPTION:
 LOT 1 SECTION 20 TOWNSHIP 7 PLAN
 NWP27020 NWD.
 CIVIC ADDRESS:
18087 24 Ave
 SURREY, BC.
 ZONING INFORMATION:
 ZONE:
 A-2
 REDWOOD HEIGHTS
 MULTIPLE RESIDENTIAL
 EXISTING
 NCP
 LAND USE

GROSS SITE AREA	295,720.30 SQ FT	27,384.91 SQ M	6.32 ACRES
ENVIRONMENTAL DEDICATION	12,445.08 SQ FT	1,146.20 SQ M	0.29 ACRES
ROAD DEDICATION	63,234.48 SQ FT	5,858.00 SQ M	1.34 ACRES
NET AREA	219,040.74 SQ FT	20,380.63 SQ M	4.60 ACRES
LOT 1	46,832.39 SQ FT	4,318.20 SQ M	1.07 ACRES
LOT 2	41,120.18 SQ FT	3,800.20 SQ M	0.86 ACRES
LOT 3	79,087.85 SQ FT	7,338.00 SQ M	1.67 ACRES

PARKING:
 RESIDENTIAL:
 REQUIRED : 2.0 STALLS PER UNIT = 2X 113 = 226
 PROVIDED : 226
 RESIDENTIAL VISITOR:
 REQUIRED : 0.2 STALLS PER UNIT = 0.2 X 113 = 22.6 STALLS (SAT'23)
 PROVIDED : 9 (LOT1) + 6 (LOT2) + 9 (LOT 3) = 23 STALLS
 TOTAL PROVIDED 249 STALLS



minimum east yard setback is reduced from 6.0 metres to 5.0 metres to the principal building face for the indoor amenity building for proposed Lot 3



minimum west yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2

To increase the allowed percentage of back-to-back units is increased from 20% to 30% for proposed Lot 2

cre 8 ARCHITECTS

2004 59 Avenue
 Surrey, BC V3V 1S4, CAN
 Email: jason@cre8architects.com
 441 1778 891 0109

Project: TOWNHOUSE DEVELOPMENT
 Client Name: OURDEV SANDRS
 Project Address: 18087 24 AVE, SURREY BC
 Drawing: **SITE LAYOUT**
 Project Status:

REVISION		
No.	Date	Description
01	2024-06-27	3/17 Drawings
02	2024-06-28	3/17 Drawings

Scale: Scale (1/16"=1'-0") DWG. NO. **A.1.0**