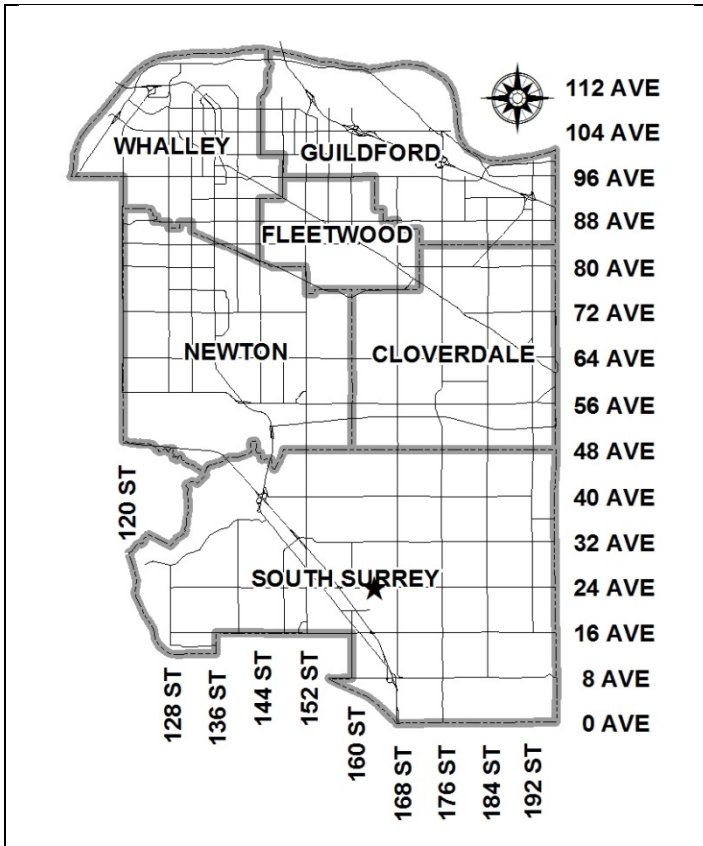


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0257-00

Planning Report Date: May 25, 2015

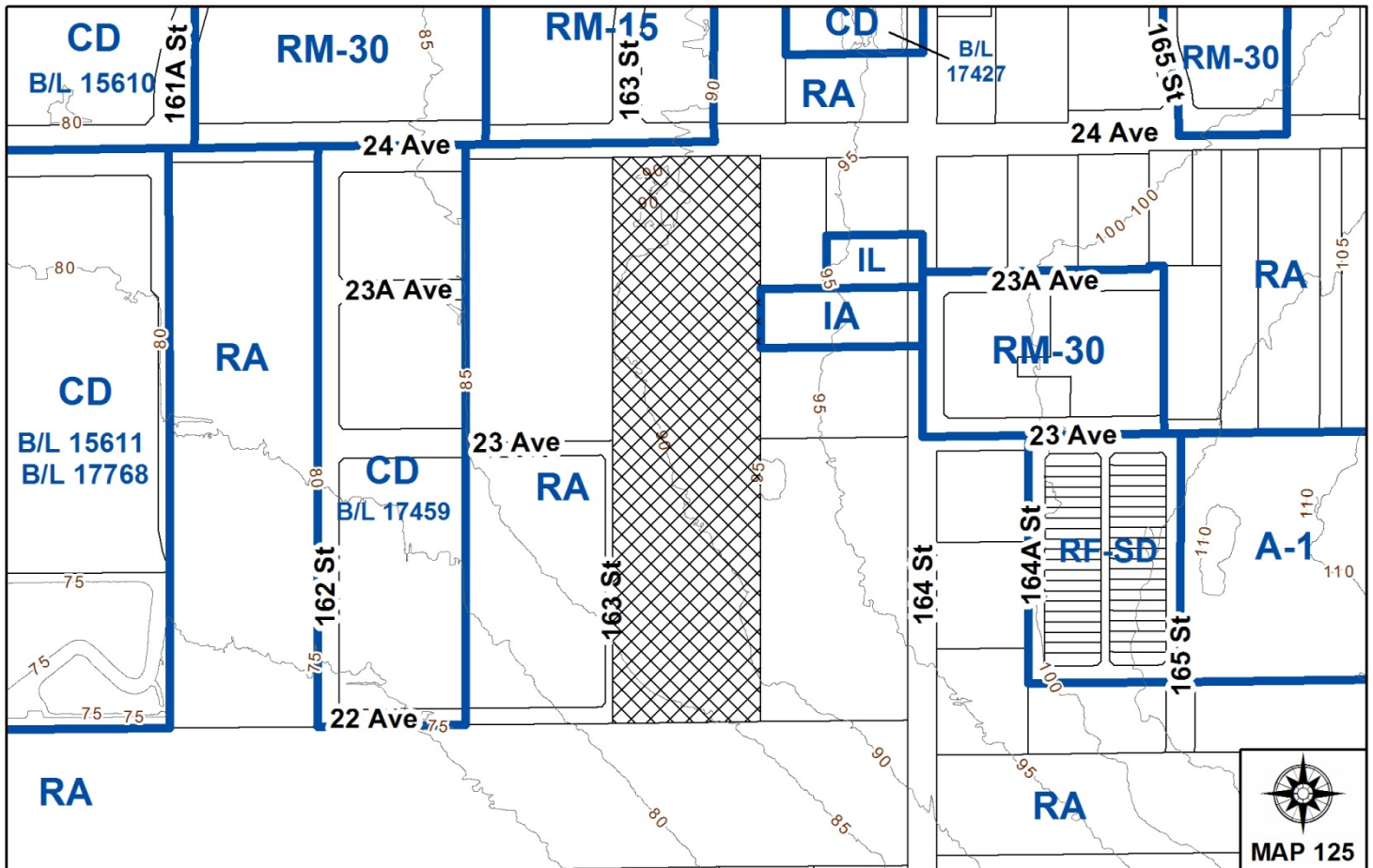


PROPOSAL:

- **NCP Amendment**
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of a 170-unit townhouse complex.

LOCATION: 16330 - 24 Avenue
OWNER: William and Ann Dobie
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Multiple Residential 15-25 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP amendment to delete an east-west flex road in the southern portion of the site and the associated drainage corridor.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- Complies with the land use designation in the Sunnyside Heights NCP.
- Partially complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- Despite the proposed elimination of the southern flex road, the applicant's proposal still provides a reasonable level of connectivity in the area, and drainage will be addressed on-site.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights NCP area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 510 sq.m. (5,500 sq.ft.) to 488 sq.m. (5,250 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7914-0257-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) 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;
 - (h) 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
 - (i) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend the Sunnyside Heights NCP to delete the east-west flex road in the southern portion of the site and the associated drainage corridor, when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**
41 Elementary students at Pacific Heights Elementary School
26 Secondary students at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer of 2016.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and out-building, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 24 Avenue):	Townhouse complex, and single family dwelling under Application No. 7914-0037-00 for townhouses (3 rd Reading).	Urban/ 10-15 upa Medium Density	RM-15 and RA
East:	Single family dwellings, commercial business or vacant, mostly under 3 applications for townhouses (7913-0042-00 at 3 rd Reading; 7912-0224-00 at 3 rd Reading; and 7915-0087-00 Pre-Council).	Urban/ Multiple Residential 15-25 upa, Multiple Residential 30-45 upa, and Park/Open Space	RA and IA
South (Southern portion across 163 Street):	Single family dwelling and out-buildings on western portion fronting 160 Street.	Multiple Residential and Urban/ Multiple Residential 30-45 upa	RA
West:	Single family dwelling under Application No. 7914-0159-00 (3 rd Reading) for townhouses, and City-owned park land.	Urban/ Multiple Residential 15-25 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) by deleting an east-west flex road and the associated drainage corridor located in the southern portion of the site. The same applicant has also proposed a similar NCP amendment (Application No. 7915-0087-00) on the property to the east (2215 – 164 Street) that shares the same east-west flex road and associated drainage corridor. The application on the lot to the east is pre-Council.
- The applicant's proposal provides a reasonable level of connectivity in the area and drainage will be addressed on-site. In addition to dedications for 22 Avenue, 23 Avenue and 23A Avenue, the applicant is providing a 10-metre (33-foot) wide dedication along the southern boundary of the site for the Grandview Ridge Trail, which will provide additional neighbourhood connectivity.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located at 16330 – 24 Avenue, is zoned "One-Acre Residential Zone (RA)" and is 4.04 hectares (10 acres) in gross area. The parcel is designated "Urban" in the Official Community Plan (OCP) and "Multiple Residential 15-25 upa" in the Sunnyside Heights NCP.
- The subject site is bordered to the west and east primarily by properties that are under application for townhouse developments. In addition, there is a 1.7-hectare (4.2-acre) City-owned park to the west and an existing commercial business to the east. To the south is a 7.9-hectare (20-acre) rural parcel and to the north, across 24 Avenue, there is an existing townhouse complex and a proposed townhouse complex (Application No. 7914-0037-00 which received 3rd Reading on May 11, 2015).

Proposal

- In addition to the above-described NCP amendment, the applicant is proposing:
 - a rezoning from RA to "Comprehensive Development Zone (CD)" [based on the "Multiple Residential 30 Zone (RM-30)"]; and
 - a Development Permit to allow for 170 townhouse units.
- The applicant is proposing to provide the required road dedications and retain the parcel as a single parcel that is "hooked" over the proposed road dedications of 23 Avenue and 23A Avenue. As such, the project will be developed as a single strata. An overall net unit density of 60 units per hectare (25 upa) is proposed, with a proposed floor area ratio (FAR) of 0.96.

Proposed CD Zone

- The applicant is proposing a CD Zone for the site, based on the RM-30 Zone. The table below outlines the differences between the RM-30 Zone and the proposed CD Zone:

	RM-30 Zone	Proposed CD Zone
Maximum Unit Density	75 uph (30 upa)	60 uph (25 upa)
Maximum Floor Area Ratio (FAR)	0.90	0.96
Setbacks	7.5m (25 ft) from all property lines.	West yard – 4.5m (15 ft). East yard – 6.0m (20 ft). South yard on 22 Ave – 3.0m (10 ft). South yard on 23 and 23A Ave – 4.5m (15 ft). North yard on 24 Ave – 7.3m (24 ft). North yard on 23 and 23A Ave – 4.5m (15 ft).

- The CD Zone proposes a slightly lower unit density of 60 units per hectare (25 upa) and a slightly higher floor area ratio (FAR) of 0.96 than permitted in the RM-30 Zone. The applicant's proposed conveyance of the Grandview Ridge Trail and the Biodiversity Conservation Strategy (BCS) corridor account for the majority of the increase in FAR above the 0.90 FAR allowed in the RM-30 Zone.
- Proposed setback relaxations along 24 Avenue, 23A Avenue, 23 Avenue, 22 Avenue and 163 Street bring the buildings closer to the street and allow for a better street presence. The easterly side yard setbacks match the proposed setbacks on the properties to the east.

Access, Pedestrian Circulation and Parking

- The site will be developed as one legal "hooked" lot, divided into three blocks, with each block bounded on 3 sides by public roads. The east-west roads are 24 Avenue, 23A Avenue, 23 Avenue and 22 Avenue. 163 Street will be extended and run along the entire western edge of the development. All of the roads will have sidewalks on each side and 24 Avenue will have an enhanced sidewalk in the form of a 4.0-metre (13-foot) wide multi-use pathway.
- The applicant is dedicating a 10-metre (33-foot) wide corridor for the Grandview Ridge Trail along the south portion of the site.
- The individual units will either have direct pedestrian access to the street, or will be accessed from the central mews that run between paired blocks of units or the proposed pathway along the eastern edge of the site. The subject site's internal pedestrian network is proposed to connect to the surrounding public sidewalks.
- The applicant is proposing to provide 340 resident parking spaces and 34 visitor parking spaces, which meet the minimum parking requirements of the Zoning By-law. Eighty-five (85) units (50%) are proposed to have a double-car garage while the remaining 85 units (50%) are proposed to have a tandem parking arrangement, which complies with the recent amendment to the RM-30 Zone regarding resident tandem parking.

Indoor and Outdoor Amenity

- The Zoning By-law requires that 510 sq.m. (5,500 sq.ft.) of indoor amenity area and outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 488 sq.m. (5,250 sq.ft.) of indoor amenity space located in a visually prominent corner of the site, at the intersection of 163 Street and 23 Avenue.
- The proposed 2-storey amenity building with basement contains a large upper level lounge area with an outdoor terrace area, a main level lounge area, two kitchens, two meeting rooms, two hobby rooms, a basement play area and washrooms.
- The small shortfall in indoor amenity space of 22 sq.m. (240 sq.ft.) is supportable given the proposed reduced indoor amenity space is functional, and the deficiency is addressed through a cash-in-lieu contribution in accordance with City policy.
- The applicant is proposing to provide 615 sq.m. (6,620 sq.ft.) of outdoor amenity space, located throughout the site. The amenity spaces will contain benches, lounge chairs, play equipment and lawn areas.

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of 26 buildings containing 170 dwelling units. The siting and orientation of the buildings results in a strong streetscape with the street-fronting units designed to interact with the public realm. The majority of the street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The applicant is proposing a mixture of 2-, 3- and 4-bedroom units. The southernmost block will contain double-car garage units and the northerly two blocks will be a mixture of tandem parking units and double-car garage units.
- The perceived building massing has been reduced by following the natural grades of the site through a stepped building form and the roofs are flat.
- The applicant is proposing roof decks for each unit which will provide significant private outdoor amenity space for the residents.
- Particular attention has been paid to the street facing elevations with extensive fibre cement siding, wood doors, and stained wood siding. Articulation is provided along the elevations, including various projections that add to the visual interest of the facades. The applicant is proposing to use a colour scheme consisting of various shades of grey, white, blue, green and red.

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on March 19, 2015 and staff received one phone call. The caller had various questions about the proposed nearby City-owned park and did not express any concerns about the subject proposal.

(The City park west of the subject site will be developed as a neighbourhood park, with a children's playground and open spaces for passive park use. An existing grove of mature evergreen trees on the park site will be retained and managed as a small natural area. A public consultation process will be undertaken during the planning and design of the park, which will be initiated once adequate NCP park amenity funds have been collected.)

TREES

- Lesley Gifford, ISA Certified Arborist of Urban Grove Tree Care & Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	217	217	0
Cottonwood	40	40	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Bigleaf Maple	2	2	0
Black Locust	2	0	2
Cherry	4	0	4
Paper Birch	11	11	0
Weeping Birch	1	0	1
Weeping Willow	1	1	0
Coniferous Trees			
Douglas-fir	12	8	4
Excelsa Cedar	2	0	2
Hedging Cedar	4	4	0
Norway Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	43	30	13

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	292 (Maple, Katsura, Douglas-fir, Pine, Ash, etc.)
Total Retained and Replacement Trees	305
Contribution to the Green City Fund	n/a

- The Arborist Assessment states that there are a total of 43 mature trees on the site, excluding Alder and Cottonwood trees. Two hundred fifty-seven (257) existing trees, approximately 86% of the total trees on the site, are Alder or Cottonwood trees. It was determined that 13 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 277 replacement trees on the site. The applicant is proposing 292 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Maple, Katsura, Douglas-fir, Pine and Ash.
- In summary, a total of 305 trees are proposed to be retained or replaced on the site.

BIODIVERSITY CONSERVATION STRATEGY

- 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 a Local BCS Corridor within the southern portion of the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 metres (66 feet) and target area of 1,750 sq.m. (0.43 acre), which is 5% of the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located in an area roughly bounded by 16 Avenue, 168 Street, 8 Avenue and Highway 99, centered on the Fergus Watershed Biodiversity Preserve. The BCS Management Area Objectives that the proposed corridor dedication helps to achieve are:
 - increased landscape permeability (amount of natural and semi-natural habitat) on public and private land; and
 - increased tree canopy cover.

- The development proposal conserves a 5-metre (16-foot) wide Parkland Dedication and a 10-metre (33-foot) wide dedication for the Grandview Ridge Trail on the southern portion of the site. The combined 15-metre (49-foot) wide dedicated area is 1,313 sq.m. (0.32 acre) or 3.2% of the total gross area of subject site, or 75% of the target GIN area, which is considered acceptable.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 437 sq.m. (0.11 acre) of the GIN area would be required on the subject site.
- The proposed parkland and trail dedication 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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 29, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes 6 two-bedroom units and 164 three or four-bedroom units. Each unit has a private rooftop deck which can be used for gardening.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils greater than 30 cm (1 foot) in depth, on-site infiltration trenches or sub-surface chambers, xeriscaping and climate appropriate landscaping are proposed. • The applicant is proposing to retain 13 on-site trees and plant 292 replacement trees. • The applicant is conveying a 5-metre (16-foot) wide BCS corridor to the City. • Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The applicant will be conveying a 10-metre (33-foot) wide corridor for the Grandview Ridge Trail greenway. • On-site pedestrian paths and bicycle parking will be provided. • There is transit service on 24 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street-fronting townhouses will be oriented to the street, to provide surveillance. • Outdoor and indoor amenity space is proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents occurred (ie. development proposal signage and pre-notification letters).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Amendment Map
- Appendix VII. Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Rick Johal
Zenterra Grandview LP
Address: #216, 2630 - Croydon Drive
Surrey, BC V3S 6T3

Tel: 604-788-7975

2. Properties involved in the Application
 - (a) Civic Address: 16330 - 24 Avenue

 - (b) Civic Address: 16330 - 24 Avenue
Owner: William and Ann Dobie
PID: 011-101-679
Lot 6 Section 13 Township 1 New Westminster District Plan 5524

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		40,433 sq.m.
Road Widening		10,897 sq.m.
BCS Corridor & Grandview Ridge Trail area		1,311 sq.m.
Net Total		28,225 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
West yard	4.5m	4.5m
East yard	6.0m	6.0m
South yard on 22 Ave	3.0m	3.0m
South yard on 23 and 23A Aves	4.5m	4.5m
North yard on 24 Ave	7.3m	7.3m
North yard on 23 and 23A Aves	4.5m	4.5m
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	13m
Indoor Amenity	11m	11m
Accessory	4.5m	4.5m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		6
Three Bedroom +		164
Total		
FLOOR AREA: Residential		27,145 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		27,145 sq.m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	60 uph/25 upa	60 uph/24 upa
FAR (gross)		
FAR (net)	0.96	0.96
AMENITY SPACE (area in square metres)		
Indoor	510 sq.m	488 sq.m.
Outdoor	510 sq.m	615 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom 2 or 3-Bed	340	340
Residential Visitors	34	34
Institutional		
Total Number of Parking Spaces	374	374
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	50%	50%
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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Appendix II

CONTEXT AERIAL PHOTO



PROJECT DATA

CIVIC ADDRESS: 1630 24 AVE, SURREY, BC
 LEGAL DESCRIPTION: LOT 6, SEC 13, TP 1, NHD PLAN 5524
 LOT AREA: 68055 AREA: 435236 SF (10.0324 HA)
 ROAD WIDENING: 1022 ACRES (4.04 HA)
 11298 SF (0.2568 HA)
 248 ACRES (1.01 HA)
 UN-DEVELOPABLE AREA (GRANDVIEW RIDGE TRAIL & BIODIVERSITY CONSERVATION STUDY CORRIDOR): 14102 SF (0.3204 HA)
 2033 ACRES (0.13 HA)
 NET AREA: 505814 SF (23.2252 HA)
 6.91 ACRES (2.82 HA)
 LOT COVERAGE: BUILDINGS: 1256.5 m² (40.8%)
 PAVED/HARD SURFACE: 8400.0 m² (24.7%)
 TOTAL: 1496.5 m² (70.6%)
 ZONING: CD
 BUILDING TYPES: 5 FOUR UNIT BLDGS. = 20 UNITS
 4 SIX UNIT BLDGS. = 24 UNITS
 12 EIGHT UNIT BLDGS. = 96 UNITS
 TOTAL = 140 UNITS
 BUILDING SETBACKS:
 NORTH: 23.45 FT (7.13m)
 - INCLUDES 800 FT (2.34) ROH
 EAST: 14.6 FT (4.5m)
 WEST: 14.76 FT (4.5m)
 SOUTH: 29.25 FT (8.9m)
 - INCLUDES 32.6 FT (10.0m)
 GRANDVIEW RIDGE TRAIL & (6.4 FT (2.0m) BIODIVERSITY CONSERVATION STUDY CORRIDOR
 BUILDING HEIGHT: VARIES - SEE MULTIPLE BLDGS. DATA SHEETS
 DENSITY - NET: 24.4 UNITS/ACRE (60.2 UNITS/HA)
 - GROSS: 17.0 UNITS/ACRE (42.0 UNITS/HA)
 TOTAL BUILDING FLOOR AREA: 242104 SF (22145.2 m²)
 FAR - NET: 0.96 (0.42 USING NET + TRAIL DED. + BCS CORR.)
 - GROSS: 0.61
 AMENITY: INDOOR: 5254 SF (486 m²)
 AMENITY TERRACE: 764 SF (71.0 m²)
 OUTDOOR: 6625 SF (615.5 m²)
 RESIDENT PARKING: 2.0 UNIT = 240 SPACES
 VISITOR PARKING: 0.2 UNIT = 24 SPACES
 TOTAL = 264 SPACES PROVIDED

DATE	ISSUE/REVISION
12/05/14	MEETING WITH PLANNING DEPT.
20/08/14	APPLICATION FOR REZONING
20/11/14	REVISED & RESUBMITTED
09/03/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
24/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

DRAWING LIST

- ARCHITECTURAL**
- A-0.0 COVER SHEET, CONTEXT AERIAL PHOTO, PROJECT DATA
 - A-1.0 CONTEXT SITE PLAN
 - A-1.1 SITE PLAN
 - A-1.2 FIRE FIGHTING ACCESS PLAN
 - A-1.3 SITE SECTIONS
 - A-1.4 STREETSCAPES 1
 - A-1.5 STREETSCAPES 2
 - A-1.6 STREETSCAPES 3
 - A-2.1 TYPE 'A' LOWER & MAIN LEVEL PLANS - BLDGS. 3, 10 & 11
 - A-2.2 TYPE 'A' UPPER & ROOF PLANS - BLDGS. 3, 10 & 11
 - A-2.3 TYPE 'B' BUILDING PLANS - BLDG. 4
 - A-2.4 TYPE 'C' BUILDING PLANS - BLDG. 11
 - A-2.5 TYPE 'D' BUILDING PLANS - BLDGS. 2 & 5
 - A-2.6 TYPE 'E' BUILDING PLANS - BLDG. 6
 - A-2.7 TYPE 'F' BUILDING PLANS - BLDGS. 7 & 14
 - A-2.8 TYPE 'G' BUILDING PLANS - BLDGS. 8 & 13
 - A-2.9 TYPE 'H' BUILDING PLANS - BLDGS. 9 & 12
 - A-2.10 TYPE 'I' LOWER & MAIN LEVEL PLANS - BLDG. 15
 - A-2.11 TYPE 'I' UPPER & ROOF PLANS - BLDG. 15
 - A-2.12 TYPE 'J' BUILDING PLANS - BLDG. 16
 - A-2.13 TYPE 'K' BUILDING PLANS - BLDGS. 17 & 18
 - A-2.14 TYPE 'L' BUILDING PLANS - BLDGS. 23 & 25
 - A-2.15 TYPE 'M' BUILDING PLANS - BLDGS. 19 & 20
 - A-2.16 TYPE 'N' BUILDING PLANS - BLDGS. 21 & 22
 - A-2.17 TYPE 'O' BUILDING PLANS - BLDGS. 24 & 26
 - A-4.1 TYPE 'A' BUILDING ELEVATIONS - BLDGS. 3, 10 & 11
 - A-4.2 TYPE 'B' BUILDING ELEVATIONS - BLDG. 4
 - A-4.3 TYPE 'C' BUILDING ELEVATIONS - BLDG. 11
 - A-4.4 TYPE 'D' BUILDING ELEVATIONS - BLDGS. 2 & 5
 - A-4.5 TYPE 'E' BUILDING ELEVATIONS - BLDG. 6
 - A-4.6 TYPE 'F' BUILDING ELEVATIONS - BLDGS. 7 & 14
 - A-4.7 TYPE 'G' BUILDING ELEVATIONS - BLDGS. 8 & 13
 - A-4.8 TYPE 'H' BUILDING ELEVATIONS - BLDGS. 9 & 12
 - A-4.9 TYPE 'I' BUILDING ELEVATIONS - BLDG. 15
 - A-4.10 TYPE 'J' BUILDING ELEVATIONS - BLDG. 16
 - A-4.11 TYPE 'K' BUILDING ELEVATIONS - BLDGS. 17 & 18
 - A-4.12 TYPE 'L' BUILDING ELEVATIONS - BLDGS. 23 & 25
 - A-4.13 TYPE 'M' BUILDING ELEVATIONS - BLDGS. 19 & 20
 - A-4.14 TYPE 'N' BUILDING ELEVATIONS - BLDGS. 21 & 22
 - A-4.15 TYPE 'O' BUILDING ELEVATIONS - BLDGS. 24 & 26
 - A-5.1 AMENITY BUILDING FLOOR PLANS & SECTION
 - A-5.2 AMENITY BUILDING ELEVATIONS
- LANDSCAPE**
- L1 LANDSCAPE SITE PLAN
 - L2 LANDSCAPE PLAN AREA A
 - L3 LANDSCAPE PLAN AREA B
 - L4 LANDSCAPE PLAN AREA C
 - L5 LANDSCAPE PLAN AREA D
 - L6 LANDSCAPE DETAILS
 - L7 LANDSCAPE DETAILS & IMAGES
 - L8 SHUB PLAN AREA A
 - L9 SHUB PLAN AREA B
 - L10 SHUB PLAN AREA C
 - L11 SHUB PLAN AREA D
 - L12 FENCE KEY PLAN
 - L13 COURTYARD ACCESS STAIR ELEVATIONS

CONSULTANT:

BERNARD DECOSSÉ ARCHITECT INC.

113 - 118 West Pender St., Vancouver, BC, V6B 1S5
 Tel: 604 683 2001, Fax: 604 687 1330
 E-Mail: info@berndecosse.ca

PROJECT TITLE:

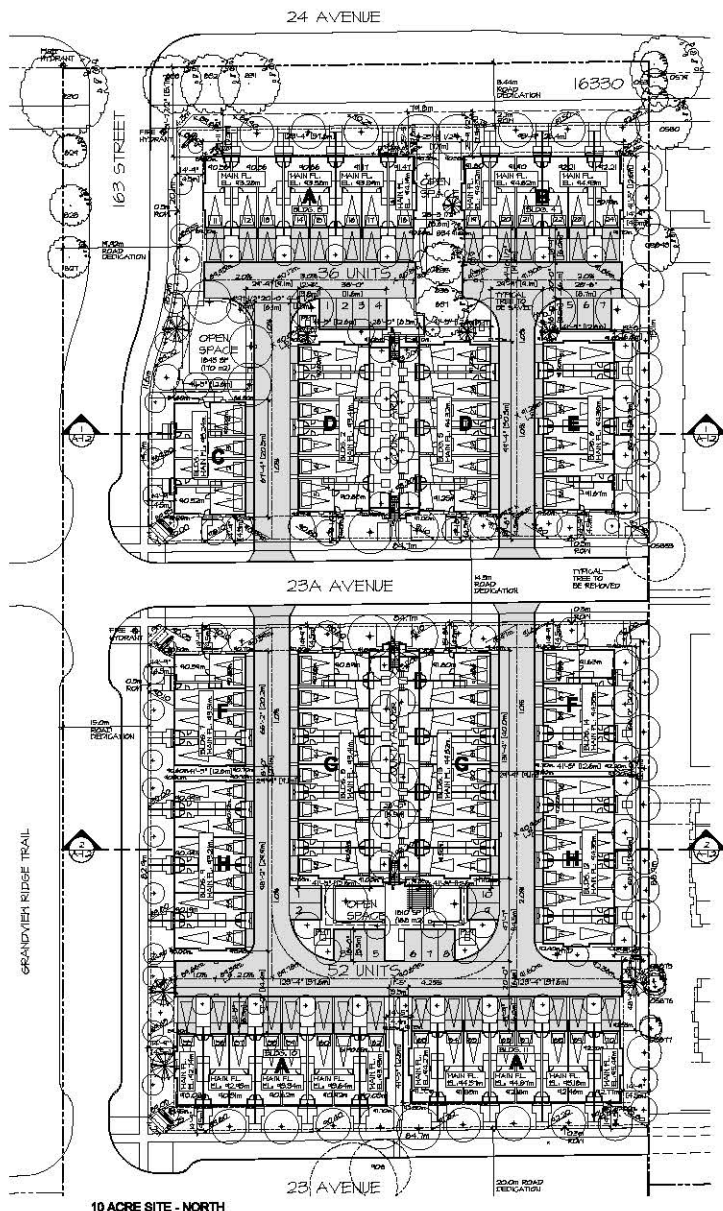
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 1630 24 AVE
 SURREY, BC**

SHEET TITLE:

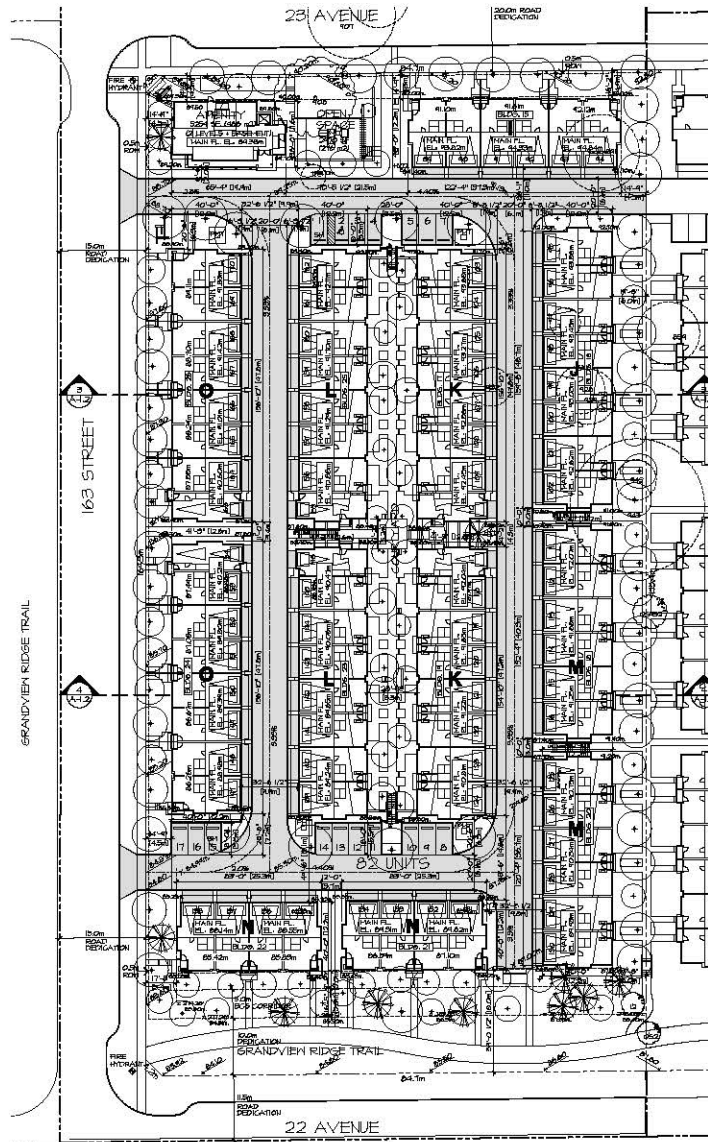
**PROJECT DATA
 DRAWING LIST
 CONTEXT AERIAL PHOTO**

PROJECT NO.: 14238
 START DATE: APRIL 2014
 SCALE:
 REVISION NO.: 1
 SHEET NO.: **A-0.0**
 05 MAY/15 DATE LAST REVISED

May 12/15



10 ACRE SITE - NORTH



10 ACRE SITE - SOUTH

DRAWN:
 THE CONSULTANT HAS REVIEWED THE GENERAL CONCEPTS AND DESIGN OF THIS PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING BY-LAW AND THE DEVELOPMENT PERMIT ACT AND THE PROVISIONS OF THE B.C. BUILDING ACT AND THE B.C. FIRE CODE. THE CONSULTANT HAS NOT CONDUCTED A VISUAL IMPACT ASSESSMENT.

DATE	REVISION
10/28/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR RECORDING
28/11/14	REVISED & RE-RELEASED APPLICATION FOR RECORDING
09/02/15	REVISED & RE-RELEASED APPLICATION FOR RECORDING & DEVELOPMENT PERMIT
26/04/15	REVISED & RE-RELEASED APPLICATION FOR RECORDING & DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DECOSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, B.C. V6E 1S6
 TEL: 604 683 2000 FAX: 604 683 1204
 B.Decose@bernaarch.com

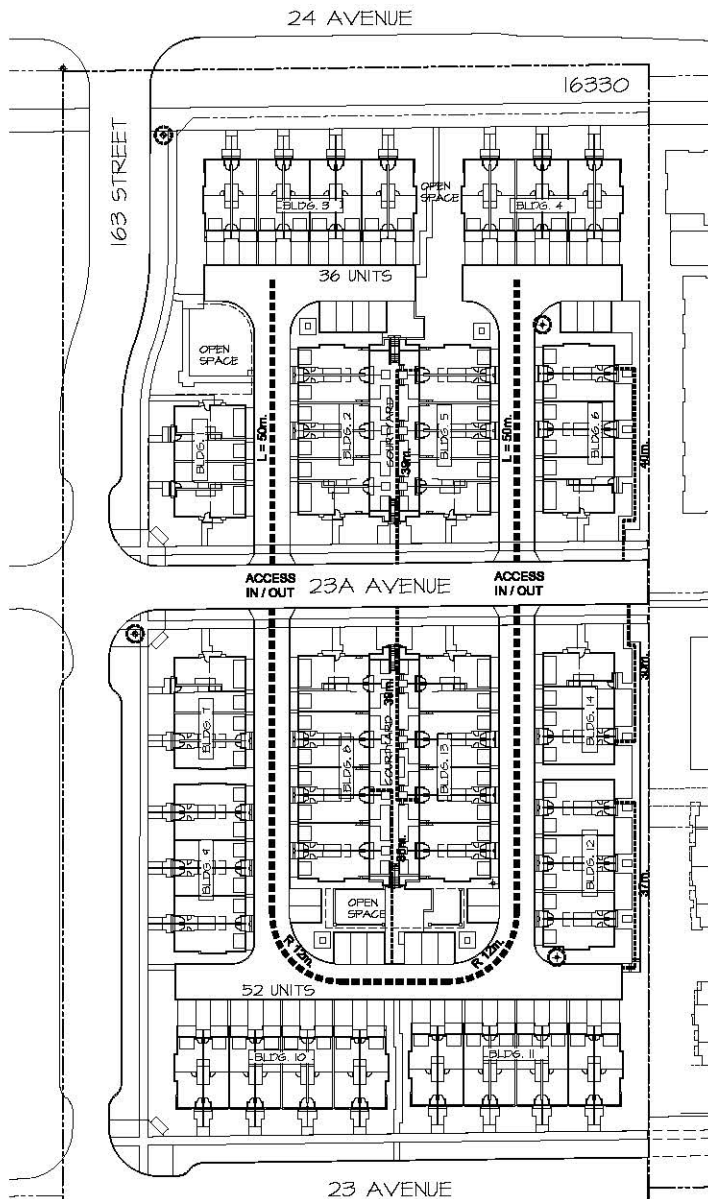
PROJECT TITLE:
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC

SHEET TITLE:
 10 ACRE SITE PLAN

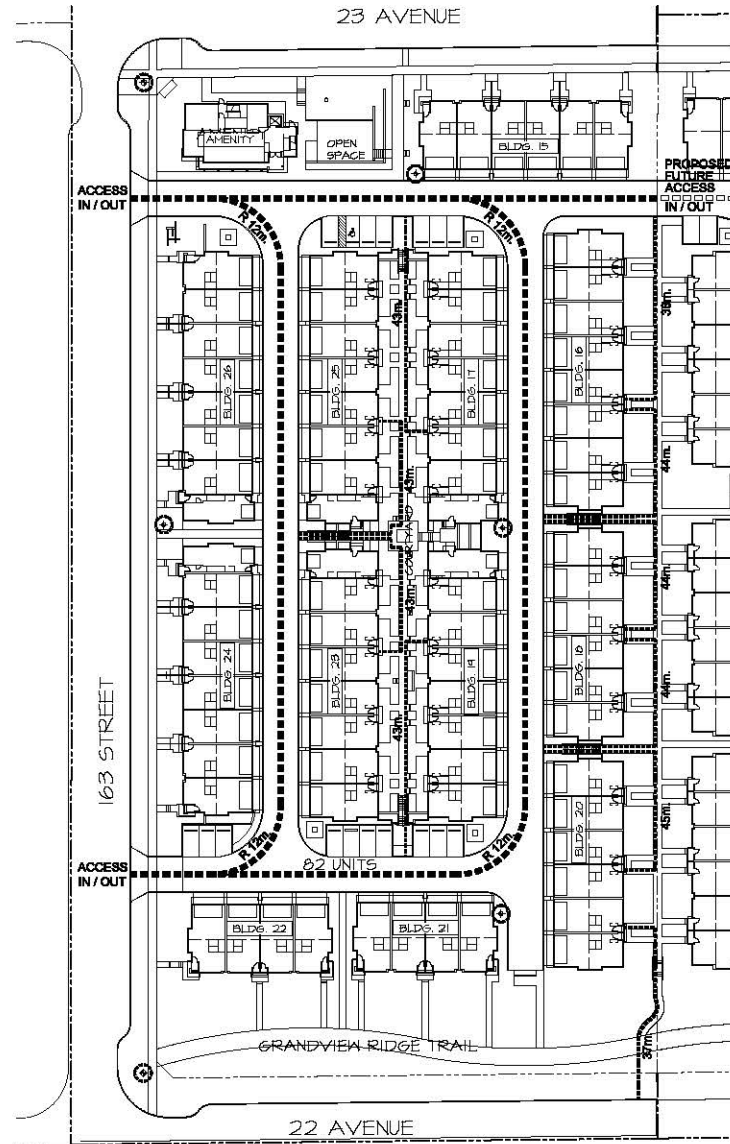
PROJECT NO.: 14-580
START DATE: APRIL 2014
SCALE: 1/8" = 1'-0"
REVISION NO.: 1
SHEET NO.:



A-1.1
 11 MAY/19 DATE LAST REVISED



10 ACRE SITE - NORTH



10 ACRE SITE - SOUTH

DATE:
 15/05/14
 26/05/14
 28/11/14
 09/02/15
 26/04/15

DATE	SUPERVISION
15/05/14	MEETING WITH PLANNING DEPT.
26/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & REISSUED APPLICATION FOR REZONING
09/02/15	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

LEGEND:
 FIRE TRUCK ACCESS ROUTE
 FIRE FIGHTER PATH OF TRAVEL
 HYDRANT
 PROPOSED IMPROVEMENTS

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC, V6E 1S6
 TEL: 604 681-9921 FAX: 604 681-1294
 B.Nad info@bernarddecosse.com

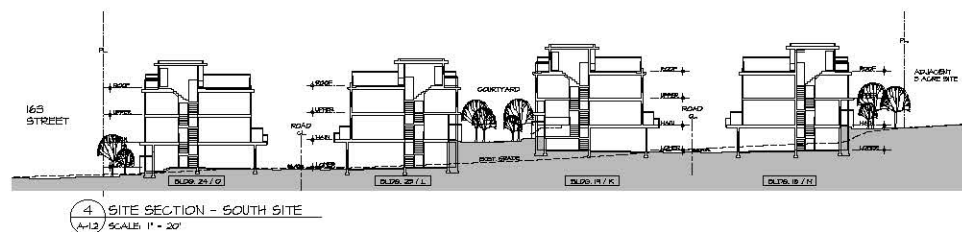
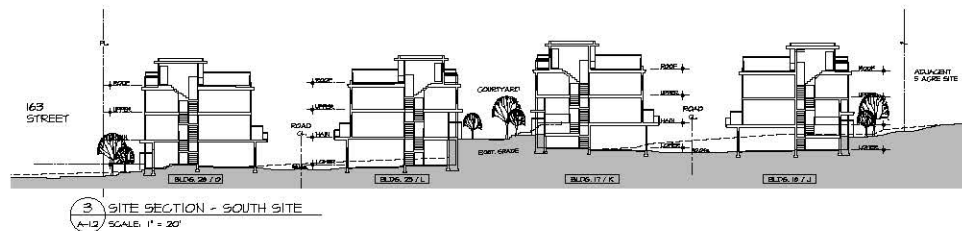
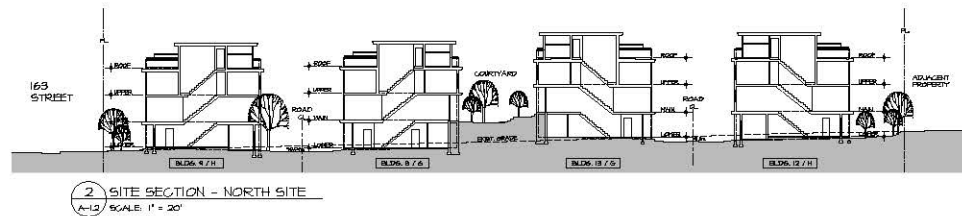
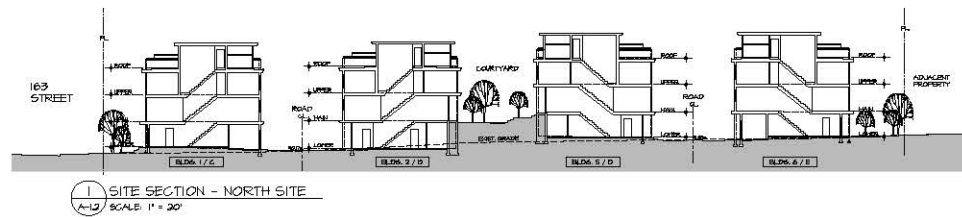
PROJECT TITLE:
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC

PROJECT TITLE:
 FIRE FIGHTING ACCESS
 SITE PLAN

PROJECT NO.: 14-280
START DATE: APRIL 2014
SCALE: 1/8" = 1'-0"
REVISION NO.: 1

PROJECT NO.: A-1.2
 11 MAY/15 DATE LAST REVISED





DATE:

1502/14 COMPLETION DAY BY DATE
 2602/14 THE ARCHITECTURE CONSULTANTS HAVE BEEN ADVISED BY THE ARCHITECT THAT THE PROJECT IS UNDERWAY
 28/11/14 PROJECT IS UNDERWAY
 09/02/15 PROJECT IS UNDERWAY
 28/04/15 PROJECT IS UNDERWAY

DATE: 1502/14
DAY: MEETING WITH PLANNING DEPT.
 2602/14 APPLICATION FOR REZONING
 28/11/14 REVIEWED & REBILLED
 APPLICATION FOR REZONING
 09/02/15 REVIEWED & REBILLED
 APPLICATION FOR REZONING &
 DEVELOPMENT PERMIT
 28/04/15 REVIEWED & REBILLED
 APPLICATION FOR REZONING &
 DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6E 1S6
 TEL: 604 683 8922 FAX: 604 687 1294
 B.Decosse@berna.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC**

SITE SECTIONS

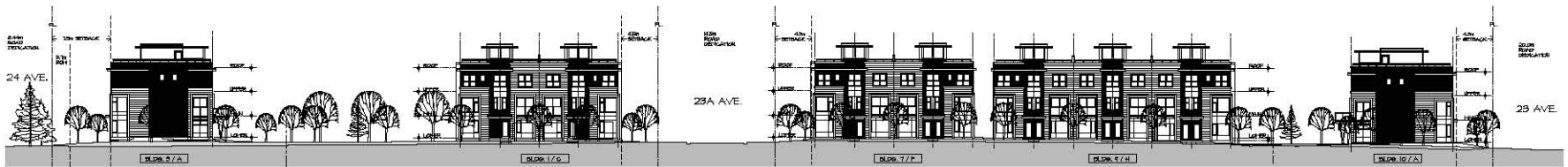
PROJECT NO.: 14-200
START DATE: APRIL 2014
SCALE: 1" = 20'
REVISION NO.: 1

DATE LAST REVISED: 11 MAY 2015

A-1.3



1 STREETScape - 24 AVE. VIEW LOOKING SOUTH
A-B SCALE: 1" = 20'



2 STREETScape - 163 STREET VIEW LOOKING EAST (NORTH SITE)
A-B SCALE: 1" = 20'



3 STREETScape - 163 STREET VIEW LOOKING EAST (SOUTH SITE)
A-B SCALE: 1" = 20'



4 STREETScape - 22 AVE. VIEW LOOKING NORTH
A-B SCALE: 1" = 20'

DRAWN:

100 COMMENTS FOR REVIEW
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS, AND FINISHES TO BE USED ON THE PROJECT ARE IN ACCORDANCE WITH THE APPROVED PERMITS AND THE APPROVED ARCHITECTURAL DRAWINGS.
 CONSULTANT SHALL VERIFY THE DIMENSIONS AND FINISHES TO BE USED ON THE PROJECT ARE IN ACCORDANCE WITH THE APPROVED PERMITS AND THE APPROVED ARCHITECTURAL DRAWINGS.

DATE	DESCRIPTION
10/28/14	MEETING WITH PLANNING DEPT.
10/28/14	APPLICATION FOR PERMITS
10/11/14	REVISED & RESUBMITTED APPLICATION FOR PERMITS
09/23/14	REVISED & RESUBMITTED APPLICATION FOR PERMITS
08/29/14	REVISED & RESUBMITTED APPLICATION FOR PERMITS

CONSULTANT:

BERNARD DEGOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6E 1A6
 TEL: 604 683 8800 FAX: 604 687 1204
 B.Degosse@bernarddegosse.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC**

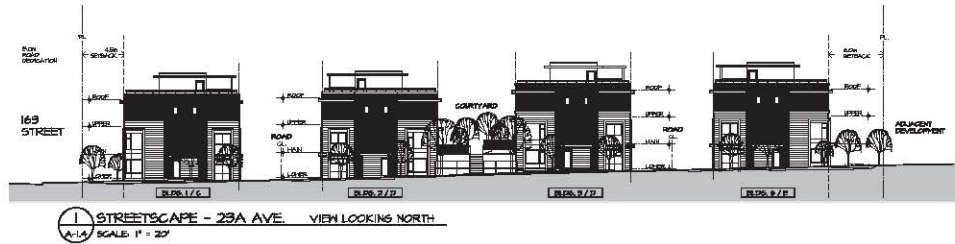
SHEET TITLE:

STREETSCAPES 1

PROJECT NO.: 14-200
START DATE: APRIL 2014
SCALE: 1" = 20'
REVISION NO.: 1

SHEET NO.:

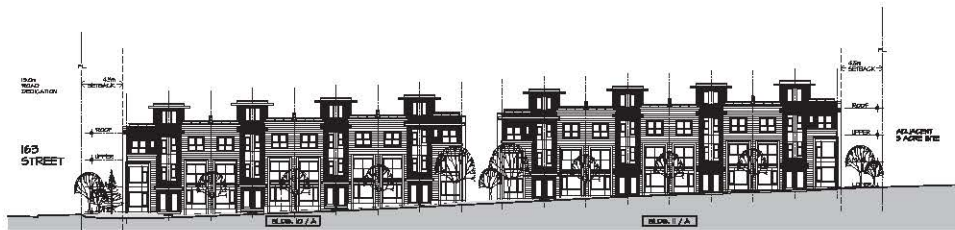
A-1.4



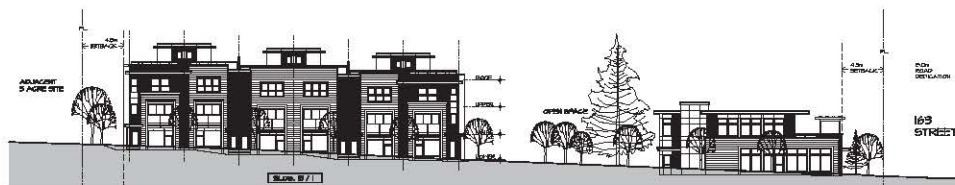
1 STREETScape - 23A AVE. VIEW LOOKING NORTH
A-1/A SCALE: 1" = 20'



2 STREETScape - 23A AVE. VIEW LOOKING SOUTH
A-1/A SCALE: 1" = 20'



3 STREETScape - 23 AVE. VIEW LOOKING NORTH
A-1/A SCALE: 1" = 20'



4 STREETScape - 23 AVE. VIEW LOOKING SOUTH
A-1/A SCALE: 1" = 20'

DATE:
12/08/14
12/09/14
26/02/14
28/11/14
09/02/15
28/04/15

ISSUE/REVISION:
MEETING WITH PLANNING DEPT.
APPLICATION FOR REZONING
REVISED & REISSUED
APPLICATION FOR REZONING
REVISED & REISSUED
APPLICATION FOR REZONING &
DEVELOPMENT PERMIT
REVISED & REISSUED
APPLICATION FOR REZONING &
DEVELOPMENT PERMIT

CONSULTANT:

**BERNARD DEGOSSE
ARCHITECT INC.**

119 - 119 West Pender St. Vancouver, BC, V6E 1S6
TEL: 604 683 2922 Fax: 604 687 1284
E-Mail: info@bernard.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL
DEVELOPMENT
16330 24 AVE
SURREY, BC**

SHEET TITLE:

STREETSCAPES 2

PROJECT NO.: 14-289

START DATE: APRIL 2014

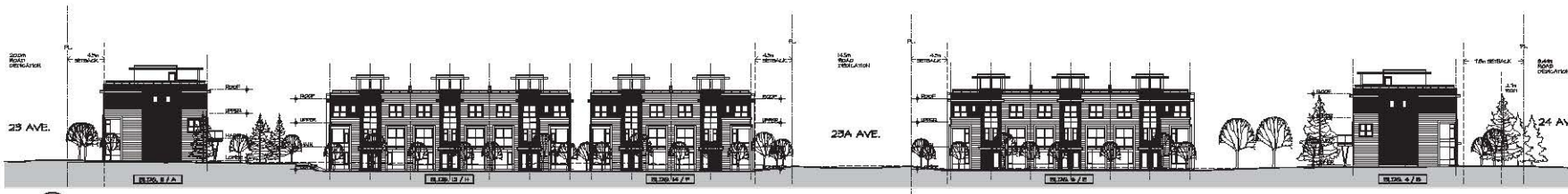
SCALE: 1" = 20'

REVISION NO.:

SHEET NO.:

A-1.5

24 APR 15 DATE LAST REVISED



2 STREETScape - EAST PROPERTY LINE VIEW LOOKING WEST (NORTH SITE)
 A-15 SCALE: 1" = 20'

DRAWN:

100% COMPLETED FOR PERMITTING. THIS DRAWING IS THE PROPERTY OF BERNARD DECOSSÉ ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERNARD DECOSSÉ ARCHITECT INC.

DATE	REVISION
10/28/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR PERFORMING
28/11/14	REVIEWED & REBUILT APPLICATION FOR PERFORMING
03/02/15	REVIEWED & REBUILT APPLICATION FOR PERFORMING & DEVELOPMENT PERMIT
26/04/15	REVIEWED & REBUILT APPLICATION FOR PERFORMING & DEVELOPMENT PERMIT



1 STREETScape - EAST PROPERTY LINE VIEW LOOKING WEST (SOUTH SITE)
 A-15 SCALE: 1" = 20'

CONSULTANT:

BERNARD DECOSSÉ ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC, V6B 1S6
 TEL: 604 683 2001 Fax: 604 687 1294
 E-Mail: info@bernard.com

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC

SHEET TITLE:

STREETSCAPES 3

PROJECT NO.: 14-280
 START DATE: APRIL 2014
 SCALE: 1" = 20'
 REVISION NO.:

SHEET NO.: **A-1.6**
 24/07/15 DATE LAST REVISED





FIBRE CEMENT SIDING - 10.75"
GP CL-2156A DONATION



FIBRE CEMENT SIDING - 10.75"
GP CL-1907N OLD MR. TOAD



FIBRE CEMENT SIDING - 10.75"
GP CL-2267N CAPTAIN MIDNIGHT



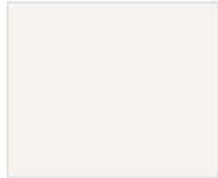
FIBRE CEMENT SIDING - 10.75"
GP CLV-1111N ANTHEM



FIBRE CEMENT SIDING - 10.75"
GP CL-3174D ABALON



FIBRE CEMENT SIDING - 10.75"
GP CL-3127N BLACK RUSSIAN



FIBRE CEMENT SIDING - 4"
GP CH-123 ARCTIC CIRCLE



WINDOW FRAMES
MANUFACTURERS BLACK



METAL FLASHING - LIGHT /
RAINWATER LEADER
MAKIN METALS - WHITE



PAINTED WOOD TRIM - LIGHT
GP CH-123 ARCTIC CIRCLE



VINYL SIDING - 4"
MANUFACTURERS WHITE



METAL FLASHING - DARK
MAKIN METALS - BLACK



PAINTED WOOD TRIM - DARK
GP CL-3127N BLACK RUSSIAN



FIBRE CEMENT PANEL
GP CL-3127N BLACK RUSSIAN



STAINED WOOD SIDING /
SOFFITS / POSTS & BEAMS
SIKKENS NATURAL STAIN



DOUBLE GARAGE UNIT FRONT ELEVATION



DOUBLE GARAGE UNIT END ELEVATION



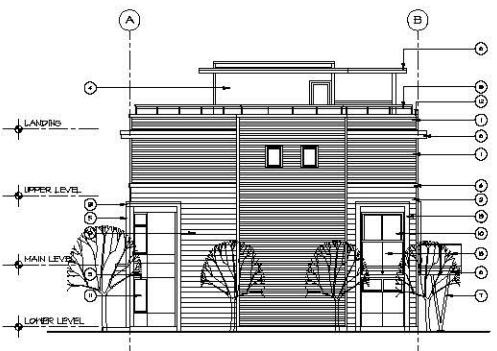
FLEX UNIT FRONT ELEVATION



FLEX UNIT END ELEVATION

MATERIAL KEY

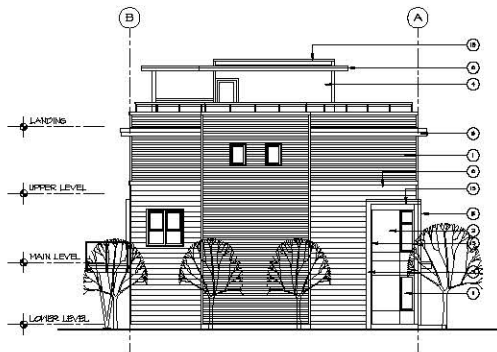
- | | |
|---|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING
SMOOTH (4" EXPOSURE) - PAINTED | ⑩ INSULATED FIBREGLASS DOOR - PAINTED |
| ② FIBER-CEMENT BOARD HORIZ. SIDING
TEXTURED (20 3/4" EXPOSURE) - PAINTED | ⑪ VINYL FRAMED SLIDING DOORS |
| ③ FIBER-CEMENT BOARD PANEL IV REBLETTS
COLOUR TO MATCH PANELS | ⑫ VINYL FRAMED HINDOS IV HOOD TRIM |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE) | ⑬ PREFINISHED METAL FLASHING |
| ⑤ V-JOINT HOOD SOFFIT - STAINED | ⑭ PREFINISHED METAL CLADDINGS |
| ⑥ HOOD PASGLAS 4 WATERTABLES - PAINTED | ⑮ PREFINISHED METAL PICKET RAILING |
| ⑦ HOOD POSTS & BEAM - STAINED | ⑯ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ SOLID CORE HOOD DOOR - STAINED | ⑰ PREFINISHED METAL GUARDRAIL IV SAFETY GLASS |
| | ⑱ PREFINISHED OVERHEAD GARAGE DOOR |



4 BUILDING TYPE 'A' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'A' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



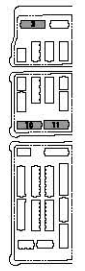
3 BUILDING TYPE 'A' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'A' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SITE:
THE CONSULTANT HAS REVIEWED THE SITE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT FOR THE PRELIMINARY DESIGN OF THE PROJECT. THE CONSULTANT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DATE	DESCRIPTION
12/05/14	MEETING WITH PLANNING DEPT.
26/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DEGOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6E 1A6
Tel: 604 684 2000 Fax: 604 687 1284
B.Deb@bernarddegosse.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC**

SHEET TITLE:

**TYPE 'A'
BUILDING ELEVATIONS
BUILDINGS 3, 10 & 11**

PROJECT NO.: 14-289

START DATE: APRIL 2014

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

REVISION NO.:

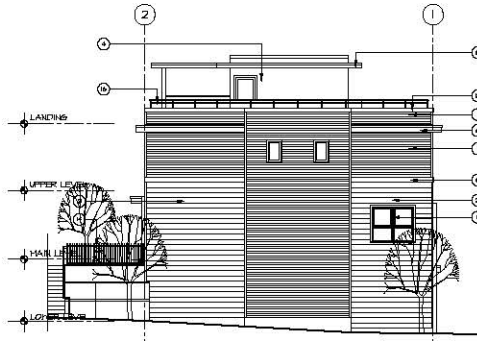
SHEET NO.:

A-4.1

24 APR 15 DATE LAST REVISED

MATERIAL KEY

- | | |
|--|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING - SMOOTH (4" EXPOSURE) - PAINTED | ⑩ INSULATED FIBERGLASS DOOR - PAINTED |
| ② FIBER-CEMENT BOARD HORIZ. SIDING - TEXTURED (10 3/4" EXPOSURE) - PAINTED | ⑪ VINYL FRAMED SLIDING DOORS |
| ③ FIBER-CEMENT BOARD PANEL, 1/2" RISBLTD. COLOUR TO MATCH PANELS | ⑫ VINYL FRAMED WINDOWS W/ HOOD TRIM |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE) | ⑬ PREFINISHED METAL FLASHING |
| ⑤ V-JOINT HOOD SOFFIT - STAINED | ⑭ PREFINISHED METAL GLASSING |
| ⑥ HOOD PARASOL & HANGERS - PAINTED | ⑮ PREFINISHED METAL PICKET RAILING |
| ⑦ HOOD FROTS & BEAM - STAINED | ⑯ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ SOLID CORE HOOD DOOR - STAINED | ⑰ PREFINISHED METAL ALUMINUM W/ SAFETY GLASS |
| | ⑱ PREFINISHED OVERHEAD GARAGE DOOR |



4 BUILDING TYPE 'D' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'D' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'D' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'D' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SRIAL:
THIS DOCUMENT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERNARD DECOSSE ARCHITECT INC. PROJECT NO. 14-000

DATE	REVISION/REASON
12/02/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC, V6E 1S6
Tel: 604 683 2922 Fax: 604 687 1284
B.Decosse@bernaarch.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC**

SHEET TITLE:

**TYPE 'D'
BUILDING ELEVATIONS
BUILDINGS 2 & 5**

PROJECT NO.	14-000
START DATE	APRIL 2014
SCALE	1/8"=1'-0"
REVISION NO.	1

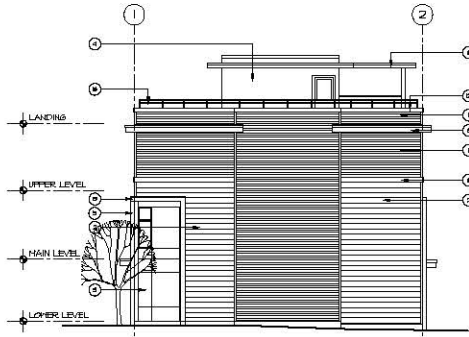
SHEET NO.:

A-4.4

24 APR 15 DATE LAST REVISED

MATERIAL KEY

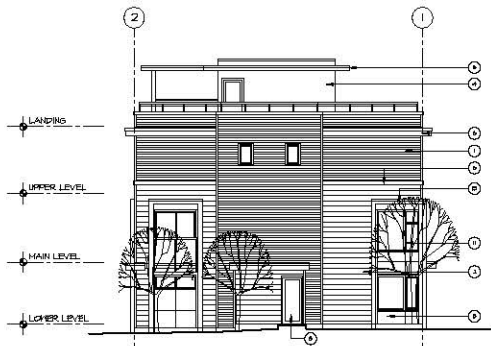
- ① FIBER-CEMENT BOARD HORIZ. SIDING - SMOOTH (4" EXPOSURE) - PAINTED
- ② FIBER-CEMENT BOARD HORIZ. SIDING - TEXTURED (6" 2/3" EXPOSURE) - PAINTED
- ③ FIBER-CEMENT BOARD PANEL 1/2" RESINED COLOUR TO MATCH PANELS
- ④ HORIZ. VINYL SIDING (4" EXPOSURE)
- ⑤ V-JOINT WOOD SOFFIT - STAINED
- ⑥ HOOD PASCAGAS 4 PARTIBLES - PAINTED
- ⑦ HOOD FROTS 4 BEAM - STAINED
- ⑧ SOLID CORE HOOD DOOR - STAINED
- ⑨ INSULATED FIBERGLASS DOOR - PAINTED
- ⑩ VINYL FRAMED SLIDING DOORS
- ⑪ VINYL FRAMED PINGOIS W/ HOOD TRIM
- ⑫ PREFINISHED METAL FLASHING
- ⑬ PREFINISHED METAL GLASSING
- ⑭ PREFINISHED METAL PICKET RAILING
- ⑮ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR
- ⑯ PREFINISHED METAL ALUMINOAL W/ SAFETY GLASS
- ⑰ PREFINISHED OVERHEAD GARAGE DOOR



4 BUILDING TYPE F1 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE F1 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE F1 - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE F1 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SRAL:
THE CONSULTANT HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT TO PREPARE THE PROJECT AS SHOWN. THE CONSULTANT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT NOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

DATE	REVISION
12/05/14	MEETING WITH PLANNING DEPT.
25/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DEGOSSE ARCHITECT INC.

119 - 119 West Pender St. Vancouver, BC, V6E 1S6
Tel: 604 683 3933 Fax: 604 683 1284
B.Degosse@berndegosse.com

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1530 24 AVE
SURREY, BC

SHEET TITLE:

TYPE F1
BUILDING ELEVATIONS
BUILDINGS 7 & 14

PROJECT NO.: 14-500

START DATE: APRIL 2014

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

REVISION NO.:

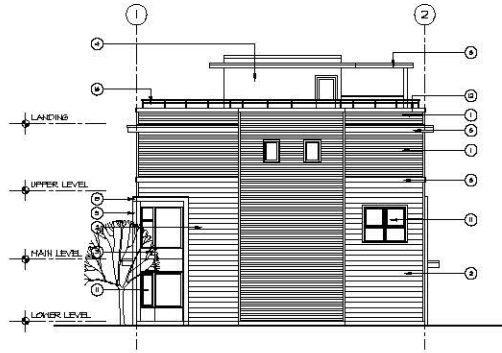
SHEET NO.:

A-4.6

24 APR 2015 DATE LAST REVISED

MATERIAL KEY

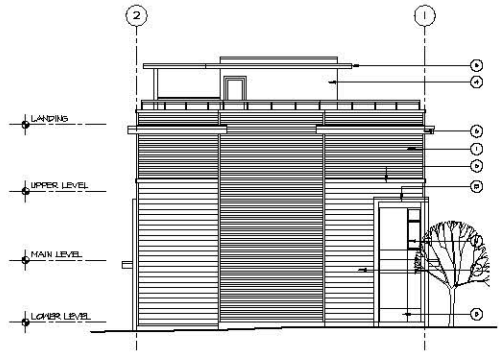
- | | |
|--|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING - SMOOTH (4" EXPOSURE) - PAINTED | ⑩ INSULATED FIBERGLASS DOOR - PAINTED |
| ② FIBER-CEMENT BOARD HORIZ. SIDING - TEXTURED (10 3/4" EXPOSURE) - PAINTED | ⑪ VINYL FRAMED SLIDING DOORS |
| ③ FIBER-CEMENT BOARD PANEL, 1/2" RIBBED COLOUR TO MATCH PANELS | ⑫ VINYL FRAMED WINDOWS W/ HOOD TRIM |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE) | ⑬ PREFINISHED METAL FLASHING |
| ⑤ V-JOINT HOOD SOFFIT - STAINED | ⑭ PREFINISHED METAL GLASSING |
| ⑥ HOOD PARQUET & HANDBLES - PAINTED | ⑮ PREFINISHED METAL PICKET RAILING |
| ⑦ HOOD FLOORS & BEAM - STAINED | ⑯ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ SOLID CORE HOOD DOOR - STAINED | ⑰ PREFINISHED METAL QUADRANT W/ SAFETY GLASS |
| | ⑱ PREFINISHED OVERHEAD GARAGE DOOR |



4 BUILDING TYPE 'H' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'H' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



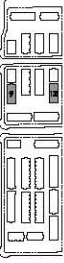
3 BUILDING TYPE 'H' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'H' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SRIAL:
100 COMMERCIAL STREET SUITE 100
SURREY, BC V3R 4G6
TEL: 604.591.1111
WWW.BERNARDDECOSSE.COM

DATE	ISSUE/REVISION
10/28/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6E 1A6
TEL: 604.681.9991 FAX: 604.681.1284
B.Decosse@bernarddecosse.com

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC

SHEET TITLE:

TYPE 'H'
BUILDING ELEVATIONS
BUILDINGS 8 & 12

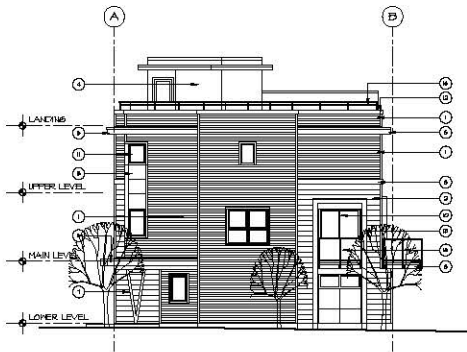
PROJECT NO.:	14-280
START DATE:	APRIL 2014
SCALE:	1/8"=1'-0"
REVISION NO.:	
SHEET NO.:	

A-4.8

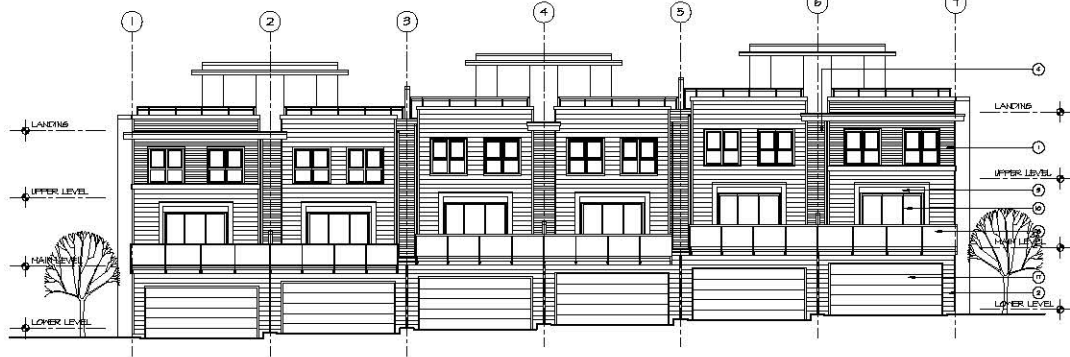
24 APR 2015 DATE LAST REVISED

MATERIAL KEY

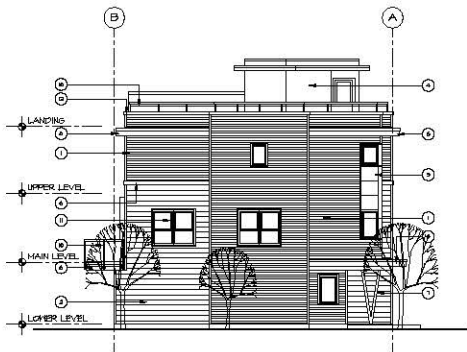
- | | |
|--|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING - SMOOTH (4" EXPOSURE) - PAINTED | ⑧ INSULATED FIBERGLASS DOOR - PAINTED |
| ② FIBER-CEMENT BOARD HORIZ. SIDING - TEXTURED (6" X 4" EXPOSURE) - PAINTED | ⑨ VINYL FRAMED SLIDING DOORS |
| ③ FIBER-CEMENT BOARD PANEL 1/4" RESINITE COLOUR TO MATCH PANELS | ⑩ VINYL FRAMED WINDOWS W/ HOOD TRIM |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE) | ⑪ PREFINISHED METAL FLASHING |
| ⑤ V-JOINT WOOD SOFFIT - STAINED | ⑫ PREFINISHED METAL GLAZING |
| ⑥ HOOD FLASHING & PARTIBLES - PAINTED | ⑬ PREFINISHED METAL PICKET RAILING |
| ⑦ WOOD FLOOR & BEAM - STAINED | ⑭ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| | ⑮ PREFINISHED METAL GLAZING W/ SAFETY GLASS |
| | ⑯ PREFINISHED OVERHEAD GARAGE DOOR |



4 BUILDING TYPE 'I' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'I' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'I' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'I' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCALE:

1/8" = 1'-0"

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS FOR INFORMATION ONLY. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

DATE	REVISION
12/05/14	MEETING WITH PLANNING DEPT.
26/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & RE-subMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RE-subMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RE-subMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

119 - 119 West Pender St. Vancouver, BC, V6E 1S8
Tel: 604 683 8833 Fax: 604 687 1284
B.Decosse@berna.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC**

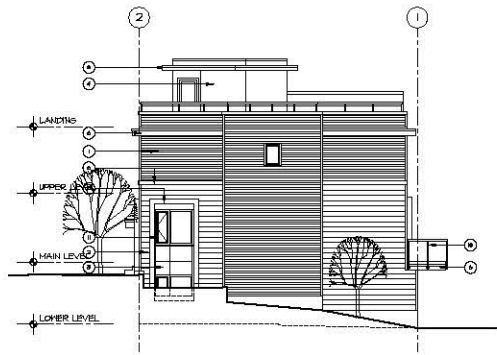
SHEET TITLE:

**TYPE T
BUILDING ELEVATIONS
BUILDING 15**

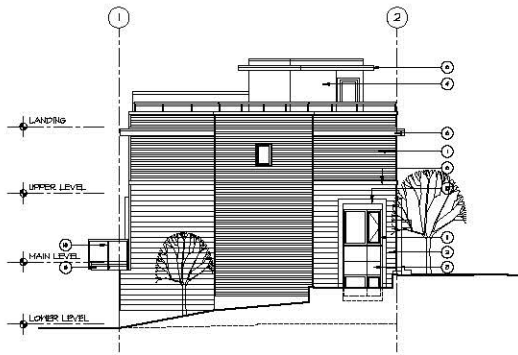
PROJECT NO.: 14-500
START DATE: APRIL 2014
SCALE: 1/8"=1'-0"
REVISION NO.:
SHEET NO.:

A-4.9

24 APR 15 DATE LAST REVISED



3 BUILDING TYPE 'M' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING TYPE 'M' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'M' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'M' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY

- 1 FIBER-CEMENT BOARD HORIZ. SIDING (SMOOTH 4" EXPOSURE) - PAINTED
- 2 FIBER-CEMENT BOARD HORIZ. SIDING (TEXTURED (20 3/4" EXPOSURE) - PAINTED
- 3 FIBER-CEMENT BOARD PANEL IV RESULETS COLOUR TO MATCH PANELS
- 4 HORIZ. VINYL SIDING (4" EXPOSURE)
- 5 V-JOINT MOOD SOFFIT - STAINED
- 6 WOOD FASCIAS & WATERTABLES - PAINTED
- 7 WOOD POSTS & BEAM - STAINED
- 8 SOLID CORE MOOD DOOR - STAINED
- 9 INSULATED FIBERGLASS DOOR - PAINTED
- 10 VINYL FRAMED SLIDING DOORS
- 11 VINYL FRAMED WINDOWS W/ MOOD TRIM
- 12 PREFINISHED METAL FLASHING
- 13 PREFINISHED METAL GLASSING
- 14 PREFINISHED METAL PICKET RAILING
- 15 TRIM PAIL FLASHING COLOUR TO MATCH FIELD COLOUR
- 16 PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- 17 PREFINISHED OVERHEAD GARAGE DOOR

DATE **DESCRIPTION**

DATE **DESCRIPTION**

10/26/14 MEETING WITH PLANNING DEPT.

26/26/14 APPLICATION FOR REZONING

28/11/14 REVIEWED & REVISUED

09/22/15 REVIEWED & REVISUED

26/24/15 APPLICATION FOR REZONING & DEVELOPMENT PERMIT

 REVIEWED & REVISUED

 APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6B 1A6
Tel: 604 683 2922 Fax: 604 687 1284
B.Decosse@berna.com

PROJECT TITLE:

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC

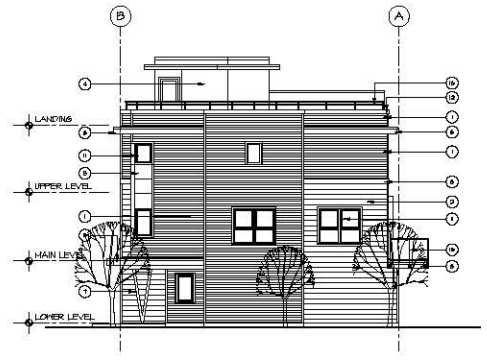
SHEET TITLE:

TYPE 'M'
BUILDING ELEVATIONS
BUILDINGS 18 & 20

PROJECT NO.:	14-200
START DATE:	APRIL 2014
SCALE:	1/8"=1'-0"
REVISION NO.:	
SHEET NO.:	

A-4.13

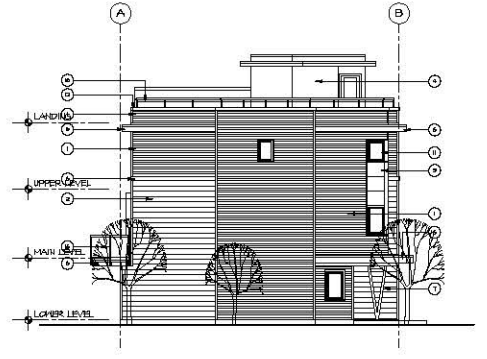
MATERIAL KEY	
① FIBER-CEMENT BOARD HORIZL SIDING SMOOTH (4" EXPOSURE) - PAINTED	Ⓜ INSULATED FIBERGLASS DOOR - PAINTED
② FIBER-CEMENT BOARD HORIZL SIDING TEXTURED (6" X 4" EXPOSURE) - PAINTED	Ⓝ VINYL FRAMED SLIDING DOORS
③ FIBER-CEMENT BOARD PANEL, IV RISERS COLOUR TO MATCH PANELS	Ⓞ VINYL FRAMED WINDOWS IV HOOD TRIM
④ HORIZL VINYL SIDING (4" EXPOSURE)	Ⓟ PREFINISHED METAL FLASHING
⑤ V-JOINT HOOD SOFFIT - STAINED	Ⓠ PREFINISHED METAL CLADDING
⑥ HOOD FASCIAS & WATERABLES - PAINTED	Ⓡ PREFINISHED METAL PICKET RAILINGS
⑦ HOOD POSTS & BEAM - STAINED	Ⓢ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR
⑧ SOLID CORE HOOD DOOR - STAINED	Ⓣ PREFINISHED METAL GUARDRAIL IV SAFETY GLASS
	Ⓤ PREFINISHED OVERHEAD GARAGE DOOR



4 BUILDING TYPE N' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE N' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



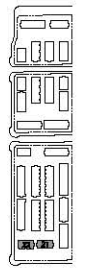
3 BUILDING TYPE N' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE N' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DATE:
15/05/14
26/05/14
28/11/14
09/02/15
26/04/15

DATE	DESCRIPTION
15/05/14	MEETING WITH PLANNING DEPT.
26/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DEGOSSE ARCHITECT INC.

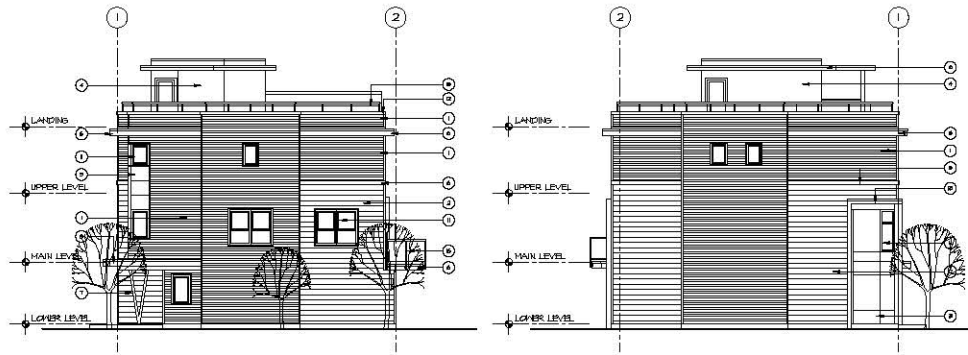
110 - 110 West Pender St. Vancouver, BC, V6B 1A6
Tel: 604 681 8921 Fax: 604 681 1284
E-Mail: info@bernard.com

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
16330 24 AVE
SURREY, BC**

SHEET TITLE:
**TYPE N'
BUILDING ELEVATIONS
BUILDINGS 21 & 22**

PROJECT NO.: 14-580
START DATE: APRIL 2014
SCALE: 1/8"=1'-0"
REVISION NO.:

SHEET NO.:
A-4.14
24 APR 15 DATE LAST REVISED



3 BUILDING TYPE 'O' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING TYPE 'O' - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL KEY	
①	FIBER-CEMENT BOARD HORIZ. SIDING - SMOOTH 4" EXPOSURE - PAINTED
②	FIBER-CEMENT BOARD HORIZ. SIDING - TEXTURED (O SHA EXPOSURE) - PAINTED
③	FIBER-CEMENT BOARD PANEL IV RESOLETS COLOUR TO MATCH PANELS
④	HORIZ. VINYL SIDING (4" EXPOSURE)
⑤	V-JOINT HOOD SOFFIT - STAINED
⑥	HOOD FASCIA & PLATERABLES - PAINTED
⑦	HOOD POSTS & BEAM - STAINED
⑧	SOLID CORE HOOD DOOR - STAINED
⑨	INSULATED FIBERGLASS DOOR - PAINTED
⑩	VINYL FRAMED SLIDING DOORS
⑪	VINYL FRAMED HINGES IV HOOD TRIM
⑫	PREFINISHED METAL FLASHING
⑬	PREFINISHED METAL CLADDING
⑭	PREFINISHED METAL PICKET RAILING
⑮	TRIM WALL FLASHING COLOUR TO MATCH FIELD COLOUR
⑯	PREFINISHED METAL GUARDRAIL IV SAFETY GLASS
⑰	PREFINISHED OVERHEAD GARAGE DOOR



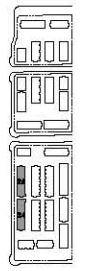
2 BUILDING TYPE 'O' - REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'O' - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DATE: _____
 150 COMMERCIAL STREET SUITE 100
 VANCOUVER, BC V6C 2M4
 TEL: 604.681.8822 FAX: 604.681.1284
 B.SHAH@BERNARDDESOSSE.COM

DATE	REVISION
10/28/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR PERMITS
28/11/14	REVISED & RESUBMITTED APPLICATION FOR PERMITS
09/02/15	REVISED & RESUBMITTED APPLICATION FOR PERMITS & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR PERMITS & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

BERNARD DESOSSE ARCHITECT INC.

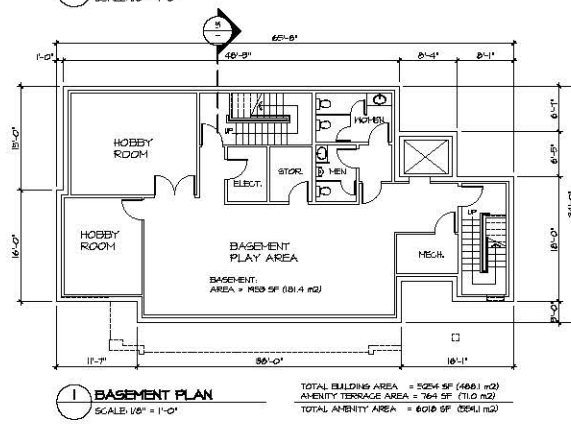
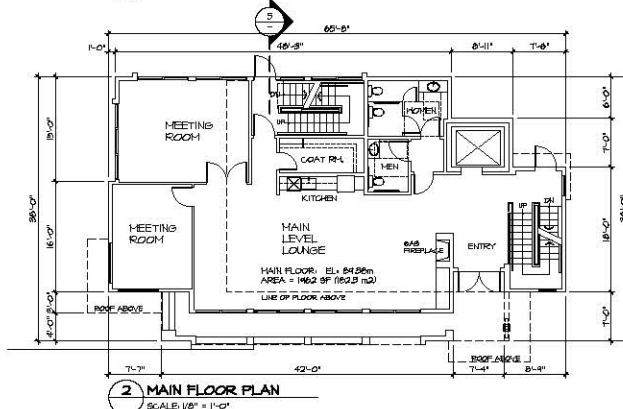
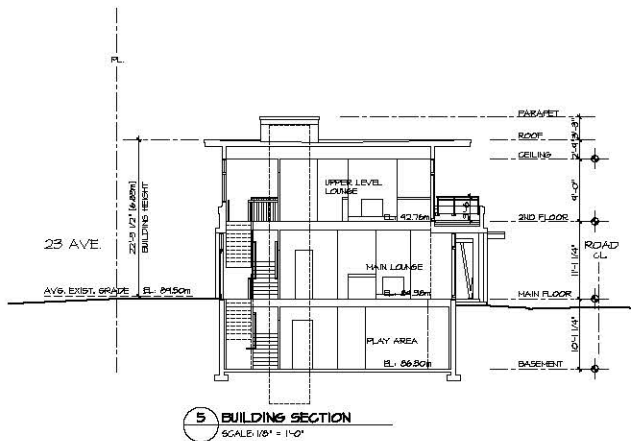
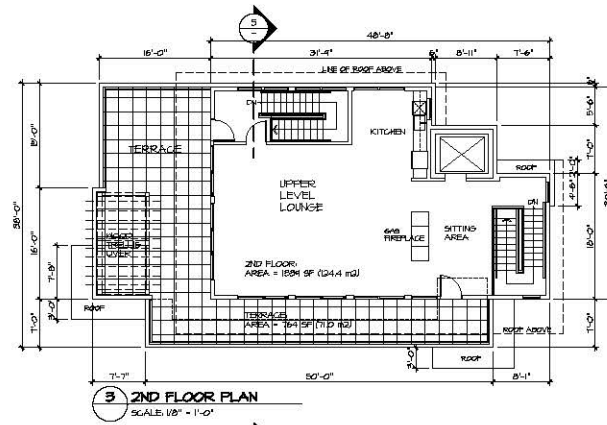
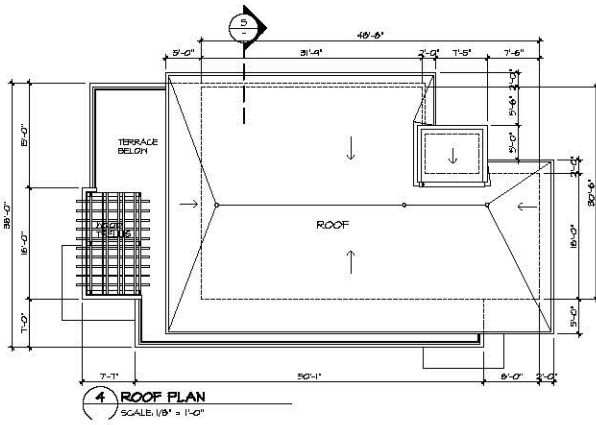
150 - 150 West Pender St. Vancouver, BC V6C 2M4
 TEL: 604.681.8822 FAX: 604.681.1284
 B.SHAH@BERNARDDESOSSE.COM

PROJECT TITLE:
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC**

SHEET TITLE:
**TYPE 'O'
 BUILDING ELEVATIONS
 BUILDINGS 24 & 25**

PROJECT NO.: 14-580
 START DATE: APRIL 2014
 SCALE: 1/8"=1'-0"
 REVISION NO.:

SHEET NO.: **A-4.15**
 24 APR 15 DATE LAST REVISED



TOTAL BUILDING AREA = 5264 SF (486.1 m2)
 AMENITY TERRACE AREA = 764 SF (71.0 m2)
 TOTAL AMENITY AREA = 6010 SF (554.1 m2)

REVISIONS

DATE	DESCRIPTION
12/05/14	MEETING WITH PLANNING DEPT.
26/05/14	APPLICATION FOR REZONING
28/11/14	REVISED & RESUBMITTED APPLICATION FOR REZONING
09/02/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
28/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DECOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC, V6E 1S6
 TEL: 604 683 3923 FAX: 604 687 1294
 E-Mail: info@bernarddecosse.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC**

SHEET TITLE:

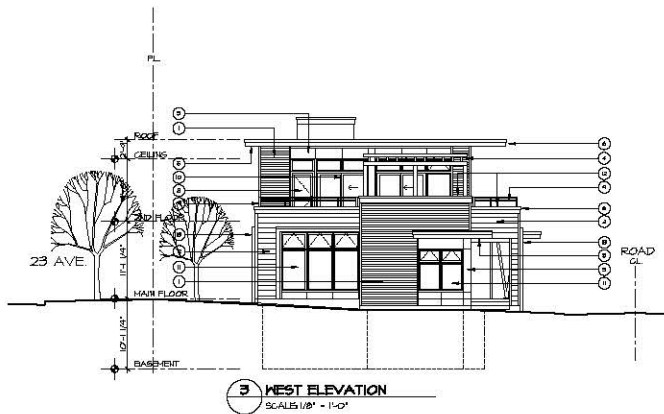
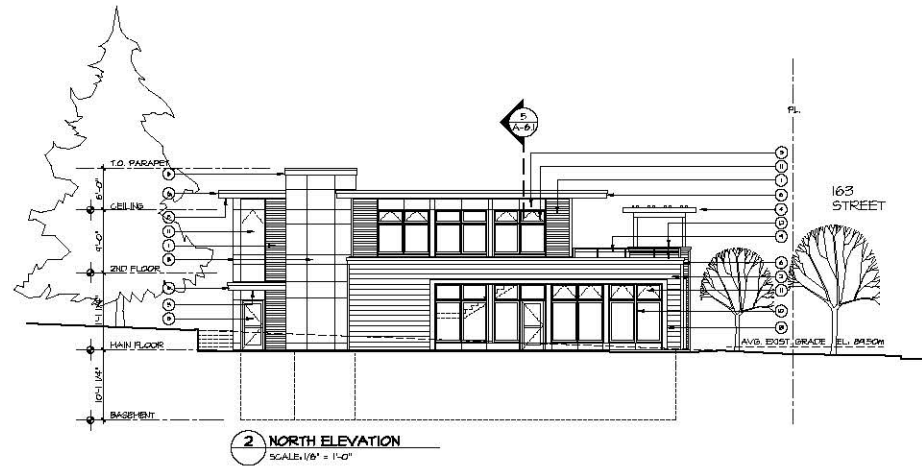
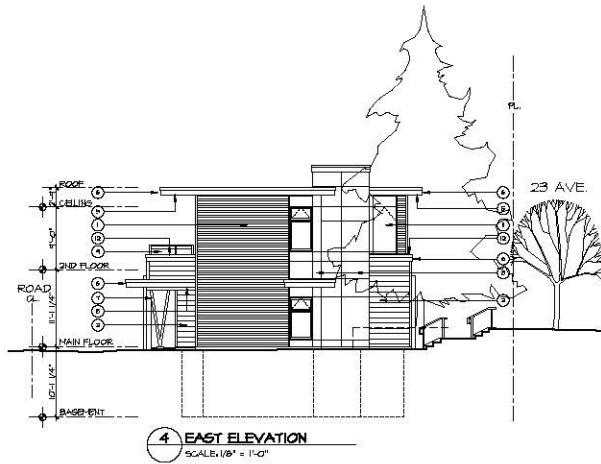
**AMENITY BUILDING
 FLOOR PLANS & SECTION**

PROJECT NO.: 14-580
START DATE: APRIL 2014
SCALE: 1/8" = 1'-0"
REVISION NO.: 0

SHEET NO.:

A-5.1

24 APR 15 DATE LAST PRINTED



MATERIAL KEY

① FIBER-CEMENT BOARD HORZ'L SIDING SMOOTH (4\"/>	⑥ WOOD POSTS & BEAM - STAINED
② FIBER-CEMENT BOARD HORZ'L SIDING TEXTURED (10 3/4\"/>	⑦ ALIGNMENT ENTRANCE DOORS W/ WOOD TRIM
③ FIBER-CEMENT BOARD PANEL W/ REBLETTS COLOUR TO MATCH PANELS	⑧ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
④ TIMBER TRELLIS POSTS & BEAMS - STAINED	⑨ VINYL FRAMED SLIDING DOORS
⑤ V-JOINT WOOD SOFFIT - STAINED	⑩ VINYL FRAMED WINDOWS W/ WOOD TRIM
⑥ WOOD FASCIAS & WATERTABLES - PAINTED	⑪ PREFINISHED METAL FLASHING
	⑫ PREFINISHED METAL GLAZINGS

DRAWN:

100% COMPLETE FOR PERMIT
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DATE	REVISION
10/28/14	MEETING WITH PLANNING DEPT.
26/02/14	APPLICATION FOR PERMITS
28/11/14	REVISED & RESUBMITTED APPLICATION FOR PERMITS
09/02/15	REVISED & RESUBMITTED APPLICATION FOR PERMITS & DEVELOPMENT PERMIT
26/04/15	REVISED & RESUBMITTED APPLICATION FOR PERMITS & DEVELOPMENT PERMIT

CONSULTANT:

BERNARD DEGOSSE ARCHITECT INC.

110 - 110 West Pender St. Vancouver, BC V6E 1S6
 TEL: 604 683 2000 FAX: 604 687 1204
 B.Degosse@berndegosse.com

PROJECT TITLE:

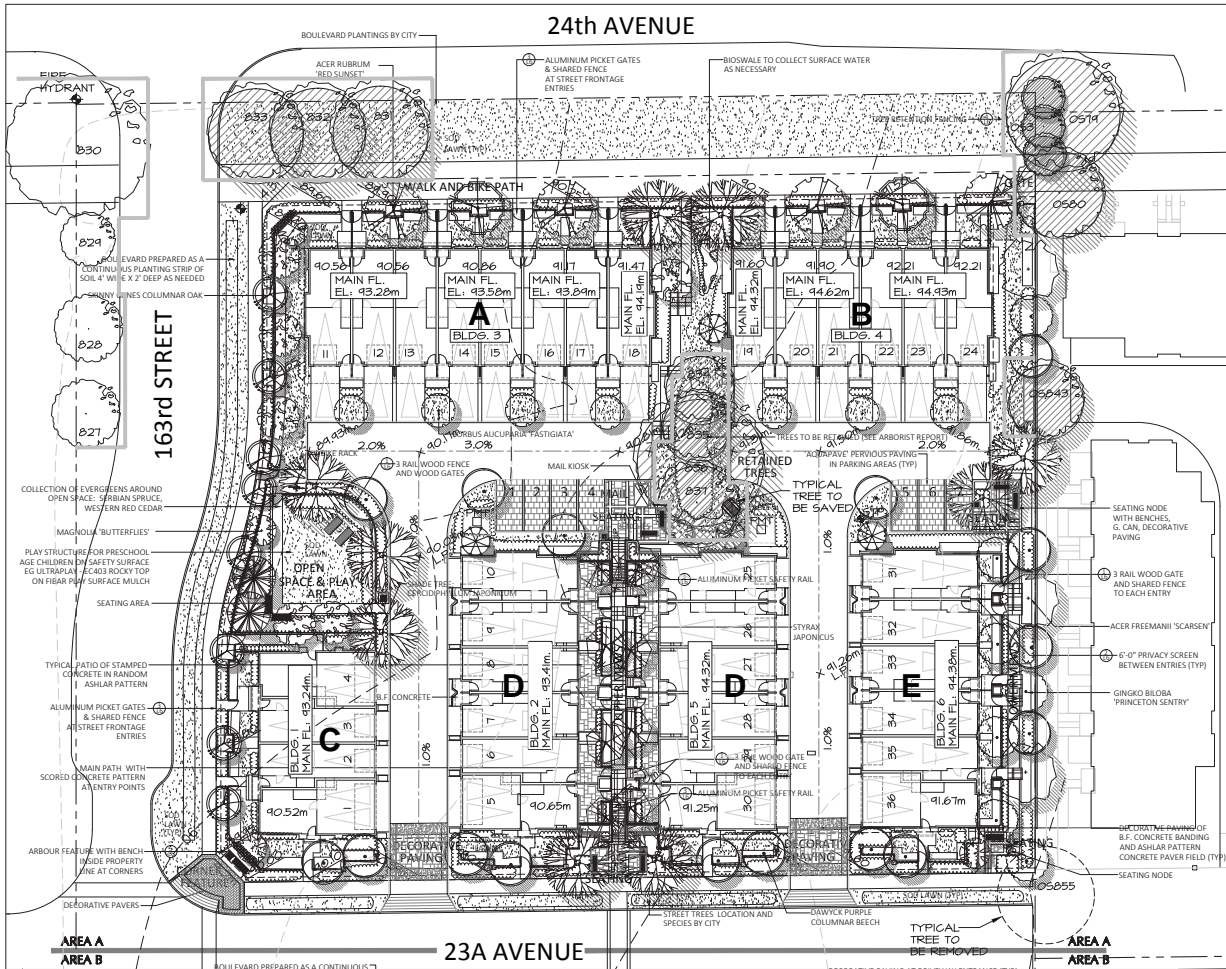
MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 16330 24 AVE
 SURREY, BC

SHEET TITLE:

AMENITY BUILDING ELEVATIONS

PROJECT NO.: 14-280
START DATE: APRIL 2014
SCALE: 1/8" = 1'-0"
REVISION NO.: 0

SHEET NO.: A-5.2
 24 APR 15 DATE LAST REVISED



NOTES: 1. PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SPECIES SPECIFIED AS PER RECOMMENDATIONS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. * SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALTERNATIVE PLANTING MATERIALS MAY BE SUBMITTED FOR REVIEW FOR SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DETERMINATION OF CONDITIONS OF AVAILABILITY.

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

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	ACER CIRCINATUM	VINE MAPLE	3.0M HT, B&B, 3 STEM CLUMP
4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6CM CAL, 2M STD, B&B
3	ACER X FREEMANI 'SCARSEN'	SCARLET MAPLE	6CM CAL, 2M STD, B&B
3	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL, 2M STD, B&B
2	CERODITHYLLUM JAPONICUM	KATSURKI TREE	6CM CAL, 1.2M STD, B&B
2	CHAMAECITRUS NORTONII 'SIBIRICA'	KEFIR NORTON CYPRESS	6CM CAL, 1.2M STD, B&B
2	FRAXINUS VELUTINA 'DANUBIENSIS'	FRAXINUS VELUTINA	3.0M HT, B&B
1	FRAXINUS VELUTINA 'RAPP E'	FRAXINUS VELUTINA	6CM CAL, B&B
1	GINCKGO BILOBA 'PRINCECTON SENIT'	PRINCECTON SENIT MADEBAR	6CM CAL, 2M STD, B&B
1	MAGNOLIA A. 'TITTERLEI'	SKINNY GENES MAGNOLIA	6CM CAL, 1.5M STD, B&B
1	QUERCUS ROBUR X ALBA	JAPANESE INSEBELL PINE	1.2M B&B
1	SCYLOPHTIS VERTICILLATA	COLUMBIAN MOUNTAIN ASH	6CM CAL, 1.2M STD, B&B
1	SCREBIS ALICUPARIA 'FASTIGIATA'	JAPANESE KNOWELL	6CM CAL, 1.2M STD, B&B
1	STRYAX JAPONICA		

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.MAR.23	OF REVISION/ISSUE	

PROJECT:

Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:

**LANDSCAPE PLAN:
AREA A**

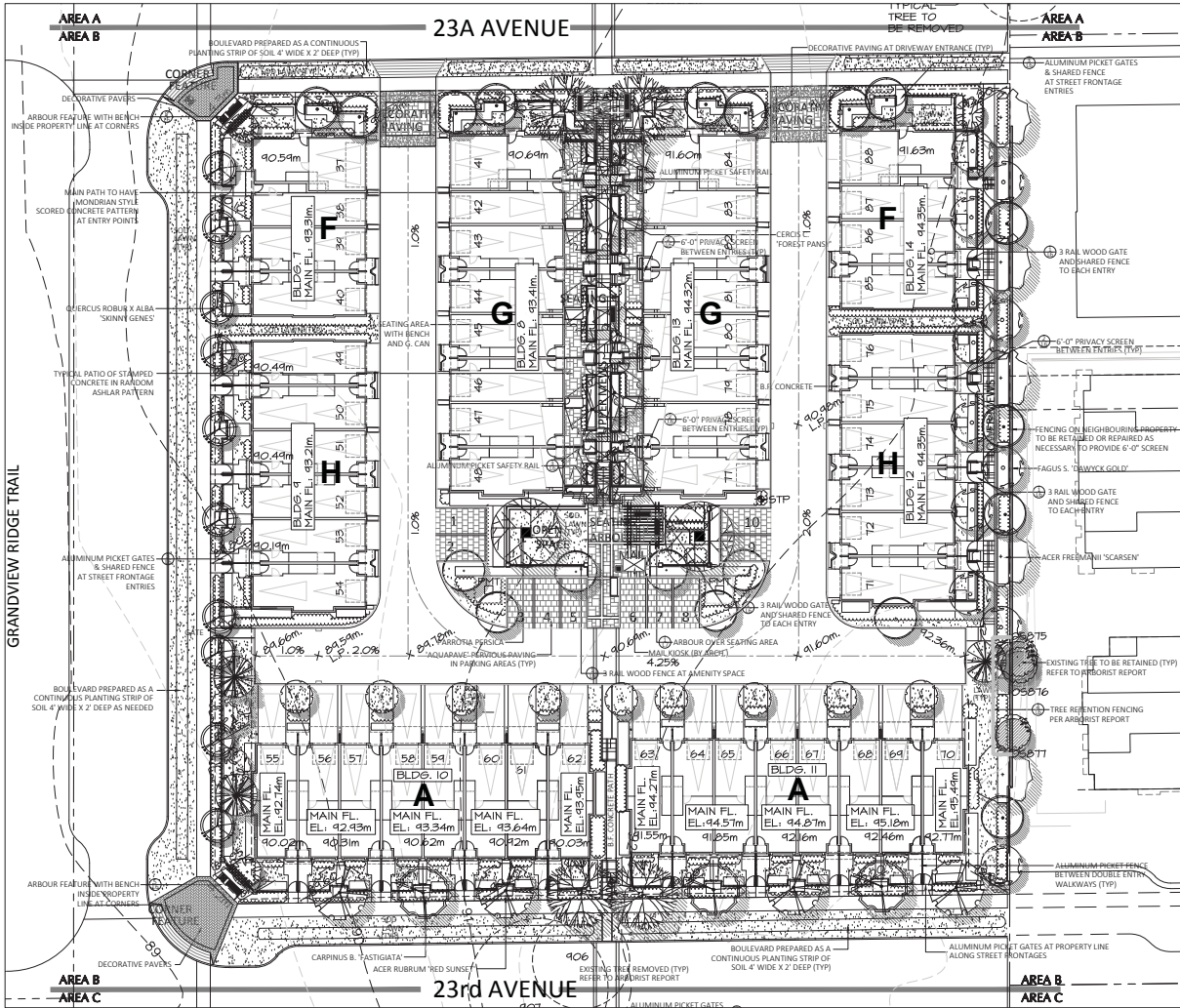
DATE: 15.MAR.11 DRAWING NUMBER:

SCALE: 1"=20' 0"

DRAWN: BJ

DESIGN:

CHKD: PCM



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

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CIVA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES AND TYPES. *** PLANT SIZES AND CONTAINER SIZES ARE SUBJECT TO LANDSCAPE PLAN AND REVISIONS. ALL PLANT MATERIAL MUST BE OBTAINED FROM A NURSERY WITH A CURRENT APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR RECASTS TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

REF. QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER DISCOLORUM	VINE MAPLE	60H FT. B.B. 3.5STN CLINP*
2	ACER RUBRUM 'RED SWIRET'	RED SWIRET MAPLE	60H CAL. 2M STD. B.B.
3	ACER X FRIEDLANDI 'SCARSEN'	SCARLET COLONNAR SENTINEL MAPLE	60H CAL. 2M STD. B.B.
4	CARPINUS BETULUS 'FASIGATA'	PYRAMIDAL EUROPEAN HORSEBEECH	60H CAL. 1.8M STD. B.B.
5	CERCIDIPHYLLUM JAPONICUM	KATSURRA TREE	60H CAL. 1.8M STD. B.B.
6	CERCIS CANADENSIS 'FOREST PANBY'	FOREST PANBY REDBUD	60H CAL. 1.8M STD. B.B.
7	QUERCUS PARVA 'NORTA CYPRESS'	KEEPING NORTA CYPRESS	3.0M FT. B.B.
8	EXISTING TREE (TO REMAIN)		NA
9	FAGUS SYLVATICA 'DANICCHI GOLD'	GOLDBEN FASTIGIATE BEECH	60H CAL. 1.8M STD. B.B.
10	FAGUS SYLVATICA 'DANICCHI RIPLE'	GOLDBEN FASTIGIATE BEECH	60H CAL. 1.8M STD. B.B.
11	MAGNOLIA A. 'BUTTERFLIES'	BUTTERFLIES MAGNOLIA	60H CAL. 1.8M STD. B.B.
12	MAGNOLIA 'TENSUO'	PENSAN ROYAL MAGNOLIA	60H CAL. 1.8M STD. B.B.
13	QUERCUS ROBUR 'X ALBA'	QUERCUS ROBUR X ALBA	60H CAL. 1.8M STD. B.B.
14	SORBUS ALCOBAE 'FASIGATA'	COLONNAR MOUNTAIN ASH	60H CAL. 1.8M STD. B.B.

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SEAL: _____
 BERNARD DECOSSE ARCHITECT INC.
 113 - 119 W PENDER STREET
 VANCOUVER BC
 T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.MAY.23	15.MAY.23	

PROJECT: **Multi-Family Residential Project**
 16330 24th Avenue
 Surrey, BC

DRAWING TITLE: **LANDSCAPE PLAN: AREA B**

DATE: 15.FEB.24 DRAWING NUMBER:
 SCALE: 1"=20' 0"
 DRAWN: BJ
 DESIGN: PCM
 CHKD: PCM

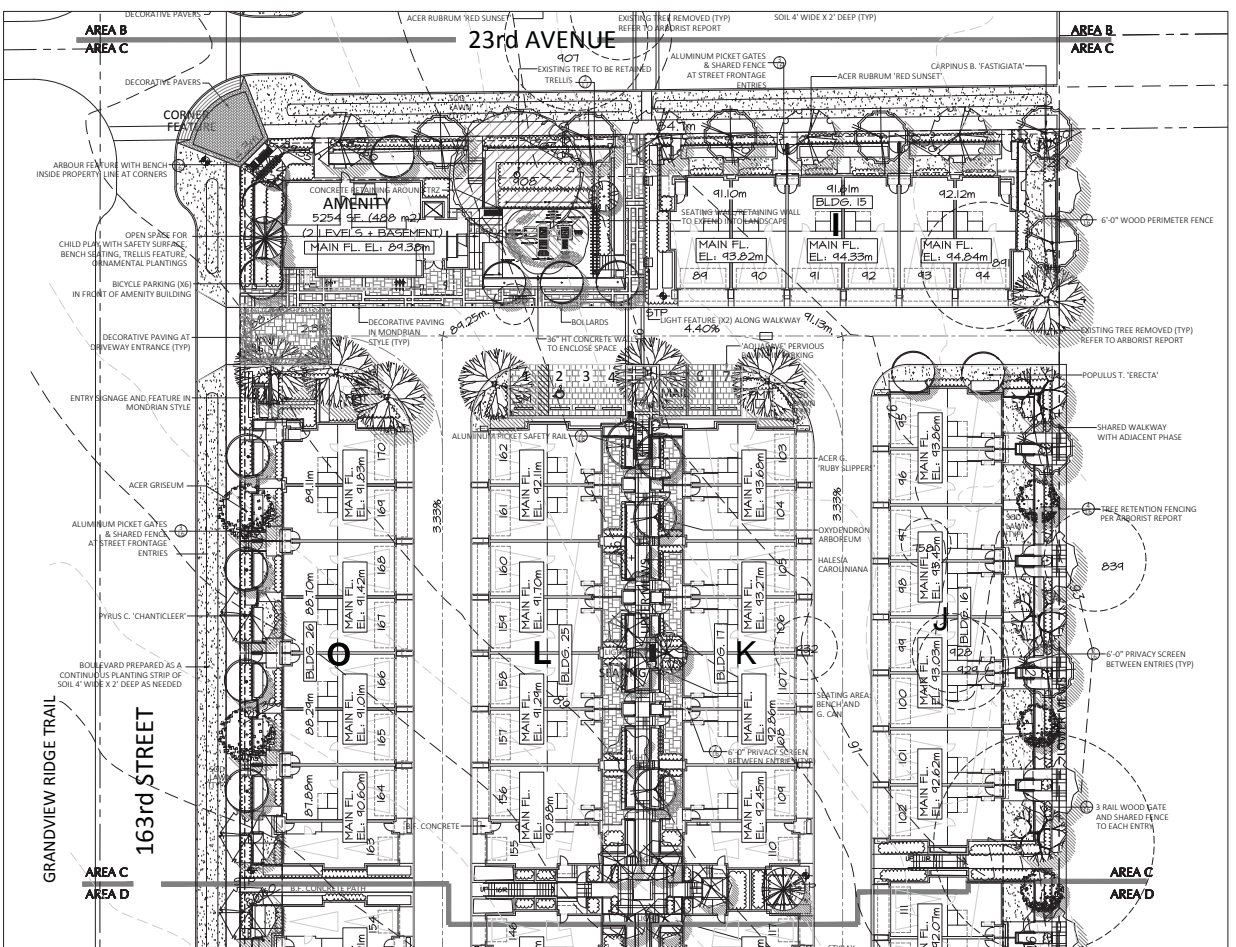
L3
 OF 14

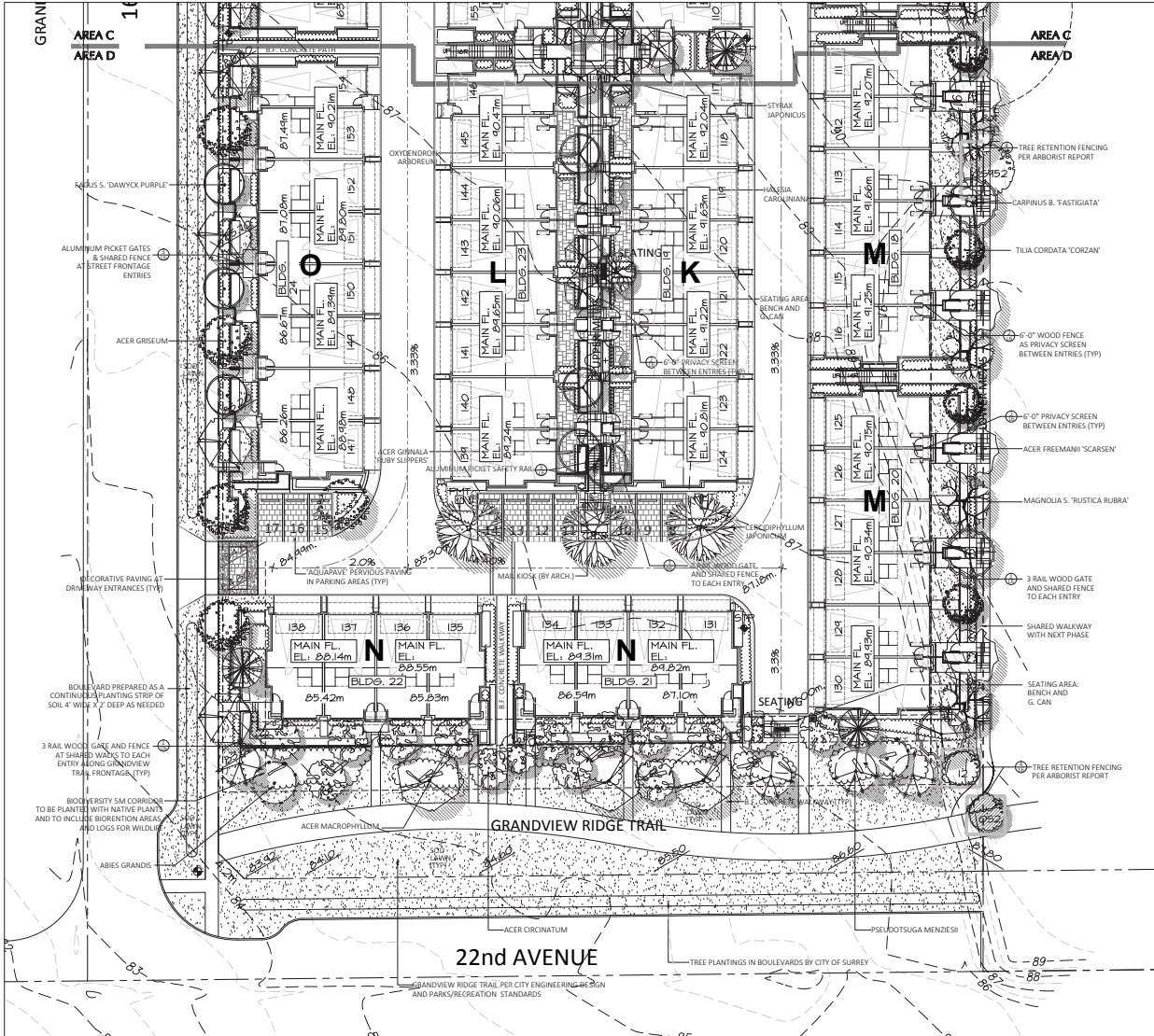
SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T. 604 682 3301

PLANT SCHEDULE		AREA C	PMG JOB NUMBER: 14-066
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER GINNALIA 'RED SILVERS'	RIGHT SILVERBARK MAPLE	30M HT. BAB
2	ACER GINNALIA 'RED SILVERS'	PAPERBARK MAPLE	6CM CAL, 1.8M STD, BAB
3	ACER PALMATICUM	JAPANESE MAPLE	6CM CAL, TREE FORM, BAB
4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	6CM CAL, 2M STD, BAB
5	ACER X FRIEMANNI 'SARGENT'	SCARLET COLLEEN MAPLE	6CM CAL, 2M STD, BAB
6	CARPINUS BETULUS 'FASCIGIATA'	PYRAMIDAL EUROPEAN HORSEBEECH	6CM CAL, 1.8M STD, BAB
7	CAMPAPECYRUS 'WOODRANGENS PENDULA'	KATSURBA TREE	6CM CAL, 1.8M STD, BAB
8	EXISTING TREE TO REMAIN	KEEPPING NOTKA CYPRESS	30M HT. BAB
9	ACER STYLANICA 'DWARF OAK PEARLE'	EXISTING TREE TO REMAIN	NA
10	MAENOLIA A. 'BITTERBELL'	PARKEE TWIGDOE BEECH	6CM CAL, 1.8M STD, BAB
11	MAENOLIA SOLANGIANA 'RUSTICA RUBRA'	BITTERBELL BEECH	6CM CAL, 1.8M STD, BAB
12	PORTULACA THURLOUES 'ERECTA'	RED WANGOLIA	6CM CAL, 1.8M STD, BAB
13	PRUNUS CALLERIANA 'CHANTICLEER'	SCORCHWOOD	6CM CAL, 1.8M STD, BAB
14	STRAX JAPONICA 'CORSAIR'	SWEDISH TRAVELLING ASPEN	6CM CAL, 1.8M STD, BAB
15	TILIA CORDATA 'CORSAIR'	CHANTICLEER PEAR	6CM CAL, 1.8M STD, BAB
16		JAPANESE SWOBBELL	6CM CAL, 1.8M STD, BAB
17		CORNISHAN LINDEN	6CM CAL, 1.8M STD, BAB

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COMPANY SPECIFICATIONS. 2. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 3. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 4. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 5. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 6. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 7. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 8. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 9. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 10. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 11. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 12. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 13. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 14. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 15. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 16. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS. 17. PLANT SIZES ARE SPECIFIED AS PER COMPANY SPECIFICATIONS.





PLANT SCHEDULE		AREA D	
REV. QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ABIES GRANDIS	GRAND FIR	3.0M HT; B1B
2	ACER GINNALA	VINE MAPLE	3.0M HT; B1B; 3 STEY CLIP
3	ACER GINNALA	RUBY SLIPPERS ANIR MAPLE	3.0M HT; B1B
4	ACER GINNALA	PAPERBARK MAPLE	6.0M CAL; 1.8M STD; B1B
5	ACER GINNALA	BIG LEAF MAPLE	6.0M CAL; B1B
6	ACER GINNALA	JAPANESE MAPLE	6.0M CAL; TREE FORM; B1B
7	ACER GINNALA	SCARLET COLUMBINE SENTINEL MAPLE	6.0M CAL; 1.8M STD; B1B
8	ACER GINNALA	PARANOLA EUROPEAN HORSEMAN	6.0M CAL; 1.8M STD; B1B
9	ACER GINNALA	KANAWA TREE	6.0M CAL; 1.8M STD; B1B
10	ACER GINNALA	MERINO NOTAL CYPRESS	6.0M CAL; 1.8M STD; B1B
11	ACER GINNALA	EMERALD TREE TO BERKAW	6.0M CAL; 1.8M STD; B1B
12	ACER GINNALA	PIRE E FASTIGIATA BEECH	3.0M HT; B1B
13	ACER GINNALA	CAROLINA SILVERBELL	6.0M CAL; 1.8M STD; B1B
14	ACER GINNALA	RED MAGNOLIA	6.0M CAL; 1.8M STD; B1B
15	ACER GINNALA	SOBRWOOD	6.0M CAL; 1.8M STD; B1B
16	ACER GINNALA	DOGSLAS FIR	6.0M CAL; 1.8M STD; B1B
17	ACER GINNALA	CHANTICLEER PEAR	6.0M CAL; 1.8M STD; B1B
18	ACER GINNALA	JAPANESE SNOWBELL	6.0M CAL; 1.8M STD; B1B
19	ACER GINNALA	CORINTHIAN LINDEN	6.0M CAL; 1.8M STD; B1B

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

NOTES: * PLANT SIZES IN THIS LIST ARE DEFINED ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES DEFINED AS PER CIVIL STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEADPANS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE STANDARD. - DEFINITION OF CONDITION OF AVAILABILITY.

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LANDSCAPE ARCHITECTS
 Suite C100 - 4185 Still Creek Drive
 Burnaby, British Columbia, V5C 6G9
 p: 604 294-0011 | f: 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
 113 - 119 W PENDER STREET
 VANCOUVER BC
 T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 MAY 2024	H. PVL, AMENITY BLDG, JOINT USE SW	
	25 APR 23	DP RESUBMISSION	

CLIENT:

PROJECT:

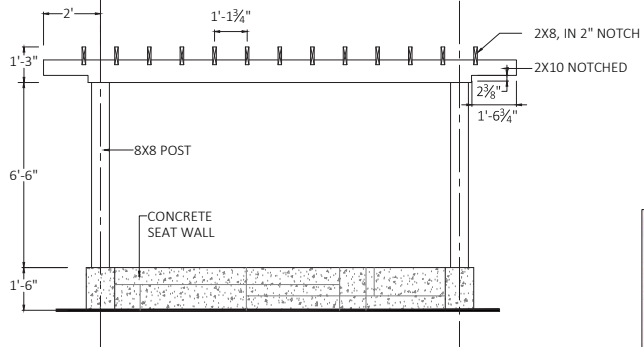
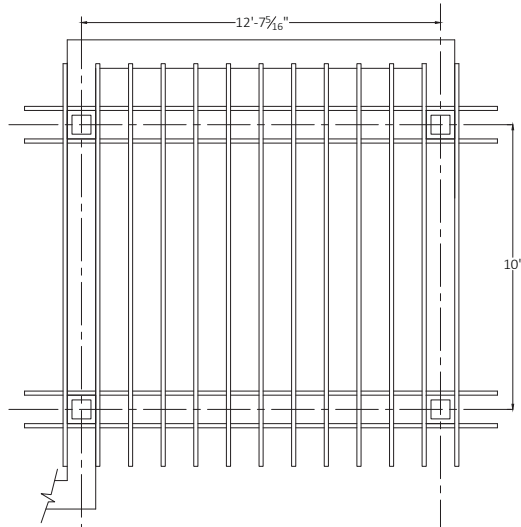
Multi-Family Residential Project
 16330 24th Avenue
 Surrey, BC

DRAWING TITLE:
LANDSCAPE DETAILS & IMAGES

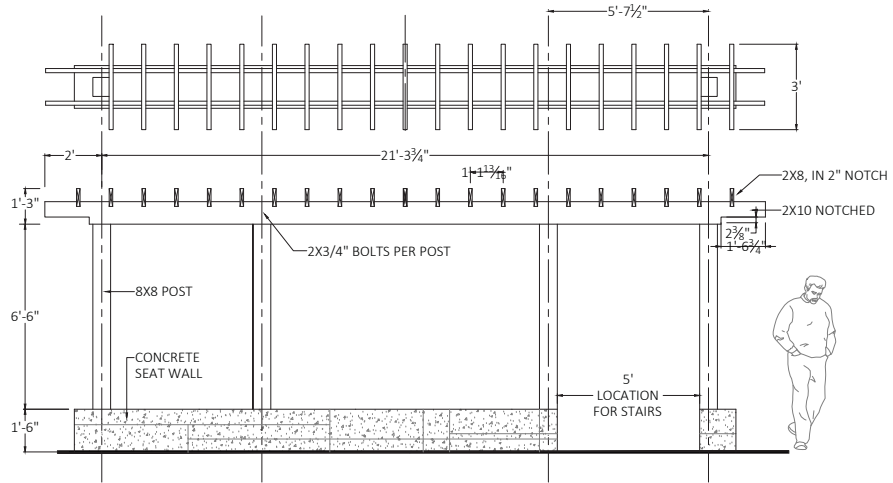
DATE: 15 FEB 24 DRAWING NUMBER:
 SCALE: VARIES
 DRAWN: BJ
 DESIGN:
 CHK'D: PCM

L7

OF 14

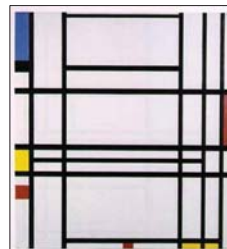


1 ARBOUR STRUCTURE AT SEATING AREA
 SCALE 1/2"=1'-0"



STANDARD STRUCTURES NOTES:
 1. ALL WOOD CLEAR CEDAR; POSTS S4S.
 2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN (COLOUR TO BE PREAPPROVED BY OWNER)
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. HARDWARE TO BE HEAVY GAUGE, AND PREAPPROVED BY OWNER.

2 TRELLIS AT AMENITY BUILDING OPEN SPACE
 SCALE 1/2"=1'-0"



MONDRIAN PATTERNS
 STYLE INSPIRATION



ASHLAR SLATE
 PAVING



AQUAPAVE



GEOMETRIES



CHAISE: MAGLIN MCL720
FURNITURE



BENCH: MAGLIN MLB400



GARBAGE CAN: MAGLIN MLWR400



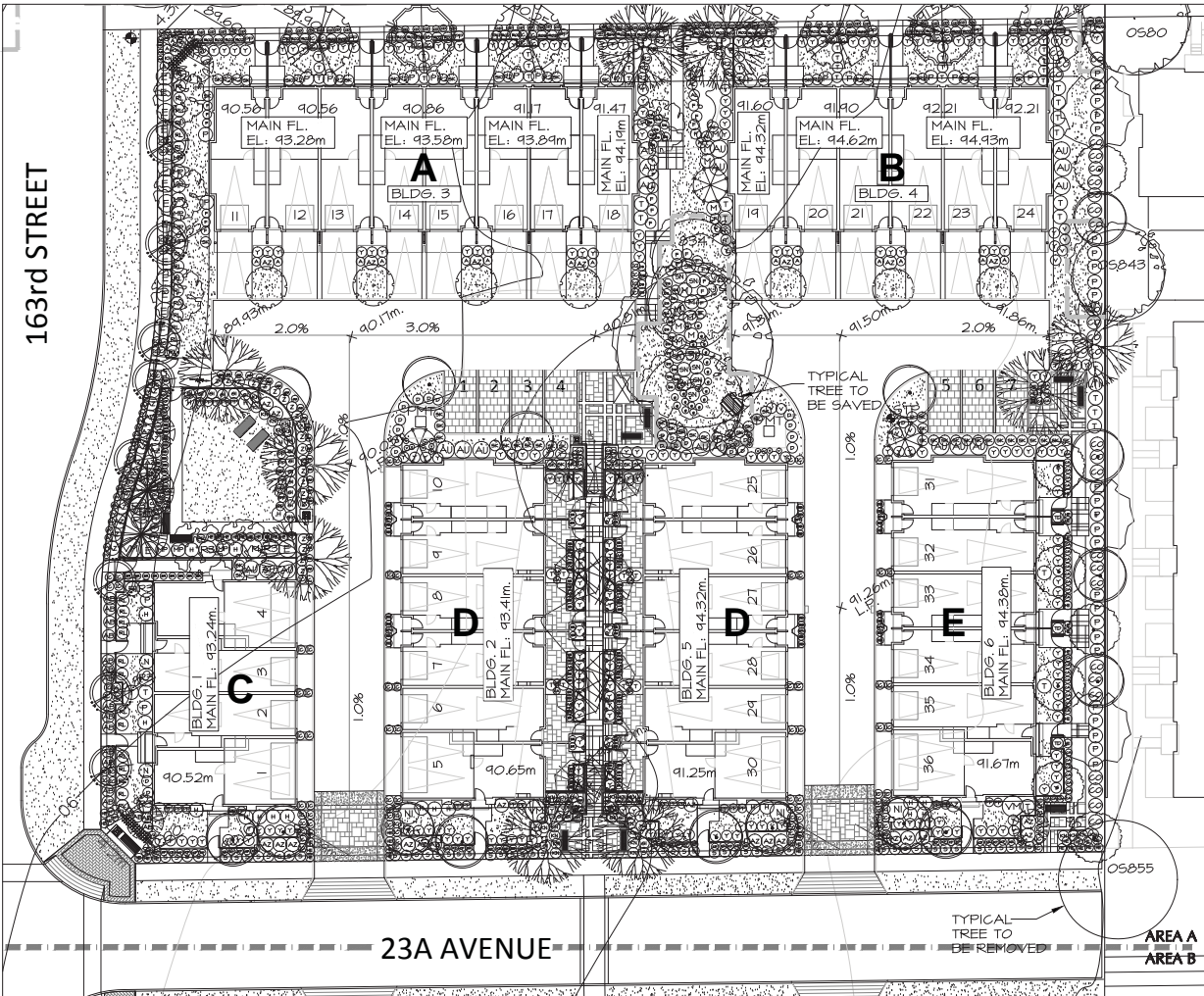
LIGHT INSPIRATION



ULTRAPLAY 'HAVEN' EC695
WOOD FORM

163rd STREET

23A AVENUE



PLANT SCHEDULE		AREA A	PLANT QUANTITY
NO.	SYMBOL	SYMBOL	PLANTING RATE PER 100 SQ. M.
10	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
11	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
12	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
13	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
14	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
15	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
16	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
17	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
18	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
19	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
20	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
21	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
22	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
23	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
24	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
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26	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
27	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
28	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
29	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
30	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
31	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
32	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
33	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
34	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
35	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM
36	ANEMONE ANEMONE	ANEMONE ANEMONE	40 POT, 30CM

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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 : f. 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 MAY 15 2018	H. PNL, AMENITY BLDG, JONT USE SW	
2	15 FEB 23	REVISION	

PROJECT:

Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:
**SHRUB PLAN:
AREA A**

DATE: 15 FEB 24 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: BJ
DESIGN:
CHKD: PCM OF 14

L8

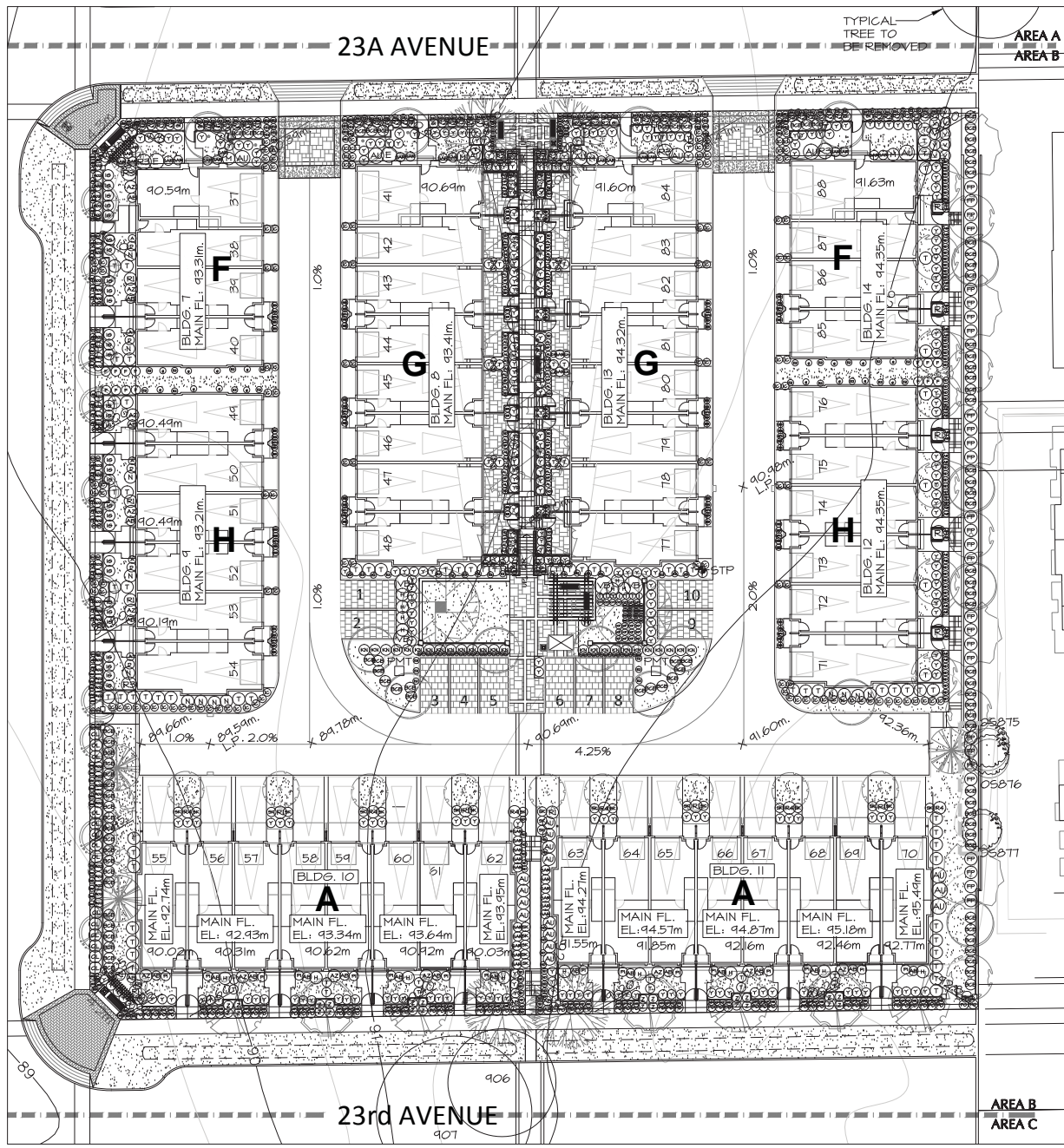
23A AVENUE

TYPICAL TREE TO BE REMOVED

AREA A
AREA B

23rd AVENUE

AREA B
AREA C



PLANT SCHEDULE	AREA B	PLANT FOR MATERIALS	4686A
NO.	QUANTITY	PLANTER SIZE	REMARKS
1	1	1500	1
2	1	1500	1
3	1	1500	1
4	1	1500	1
5	1	1500	1
6	1	1500	1
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98	1	1500	1
99	1	1500	1
100	1	1500	1

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LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0911 | f. 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

1 15 MAY 13 SOUTH H. PAV. AMENITY BLDG. (CONT. USE SW)
2 15 APR 23 02 RESUBMISSION

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

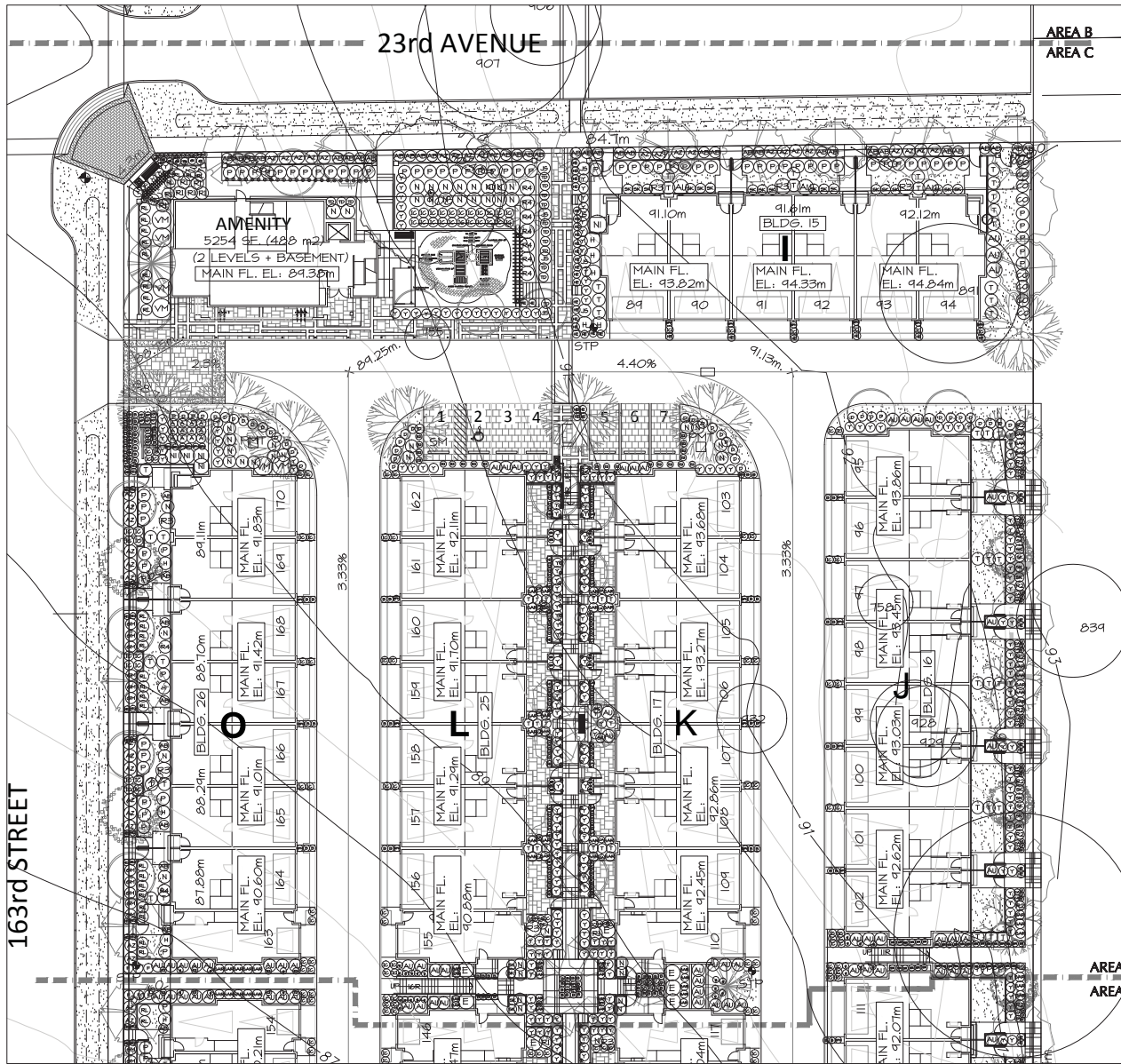
PROJECT:

Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:
**SHRUB PLAN:
AREA B**

DATE: 15.APR.10 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: BJ
DESIGN:
CHKD: PCM OF 14

L9



PLANT SCHEDULE		AREA C	PLANT # / QUANTITY
SYMBOL	SYMBOL NAME	COMMON NAME	PLANT SIZE / HEIGHT
AB	ABELIA EDWARD GOSWAMI	PIKE ABELIA	42 POT, 30CM
AD	ADONIS JAPONICA 'M. GOLDENRICE'	HR. GOLDENRICE ADONIS	42 POT, 30CM
AJ	AJALIA JAPONICA 'DARK CHERRY'	AJALIA 'DARK CHERRY'	42 POT, 30CM
AK	AJALIA 'VILLES HEROS'	ESQUERRE AJALIA 'VILLES HEROS'	42 POT, 30CM
AL	ALICE BRIDGES 'MILK CHIEF'	LITTLE LEMON ROSE	42 POT, 30CM
AO	ALICE BRIDGES 'MILK CHIEF'	KELSEY DWARF DWARF	42 POT, 30CM
AP	ALICE BRIDGES 'MILK CHIEF'	COFFEE TREE 'BIRNIE BIRNIE'	42 POT, 30CM
AR	ALICE BRIDGES 'MILK CHIEF'	BOULES 'SAPPHIRE BULLAUF HYDRANGEA'	42 POT, 30CM
AS	ALICE BRIDGES 'MILK CHIEF'	ROYAL HOLLY	42 POT, 30CM
AT	ALICE BRIDGES 'MILK CHIEF'	JAPANESE HOLLY	42 POT, 30CM
AV	ALICE BRIDGES 'MILK CHIEF'	STYLOIDES JAVIER	42 POT, 30CM
AW	ALICE BRIDGES 'MILK CHIEF'	KEWENEE 'BANDS'	42 POT, 30CM
AX	ALICE BRIDGES 'MILK CHIEF'	CORPENTER 'IRIS'	42 POT, 30CM
AY	ALICE BRIDGES 'MILK CHIEF'	VALLEY FIRE PERIS	42 POT, 30CM
AZ	ALICE BRIDGES 'MILK CHIEF'	ROSE 'LAUREL'	42 POT, 30CM
BA	ALICE BRIDGES 'MILK CHIEF'	CHRISTOPH 'GREEN INCOCROCHON'	42 POT, 30CM
BB	ALICE BRIDGES 'MILK CHIEF'	NOTE 'INCOCROCHON'	42 POT, 30CM
BC	ALICE BRIDGES 'MILK CHIEF'	NOTCH 'INCOCROCHON'	42 POT, 30CM
BD	ALICE BRIDGES 'MILK CHIEF'	FUN 'ELITE INCOCROCHON'	42 POT, 30CM
BE	ALICE BRIDGES 'MILK CHIEF'	PRINCEPAT 'SARCOCOCCA'	42 POT, 30CM
BF	ALICE BRIDGES 'MILK CHIEF'	JAPANESE SPINNA	42 POT, 30CM
BG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'SCOPHA'	42 POT, 30CM
BH	ALICE BRIDGES 'MILK CHIEF'	KOLONG 'SPINNA'	42 POT, 30CM
BI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BJ	ALICE BRIDGES 'MILK CHIEF'	'BLACK TEA'	42 POT, 30CM
BK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BR	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BS	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BT	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
BZ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CB	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CC	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CD	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CE	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CF	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CH	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CJ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CR	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CS	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CT	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CU	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
CZ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DB	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DC	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DD	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DE	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DF	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DH	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DJ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DR	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DS	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DT	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DU	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
DZ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EB	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EC	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
ED	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EE	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EF	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EH	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EJ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
ER	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
ES	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
ET	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EU	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
EZ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FB	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FC	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FD	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FE	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FF	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FH	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FJ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FR	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FS	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FT	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FU	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
FZ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GB	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GC	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GD	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GE	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GF	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GG	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GH	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GI	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GJ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GK	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GL	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GM	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GN	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GO	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GP	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GQ	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GR	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GS	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GT	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GU	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GV	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GW	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GX	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GY	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM
GA	ALICE BRIDGES 'MILK CHIEF'	DWARF 'TET'	42 POT, 30CM

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0911 | f. 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

1 51MM 1/8"OUTH H. PVL, AMENITY BLDG, JOINT USE SW
2 12MM 1/2" SP RESUMPTION

NO. DATE REVISION DESCRIPTION DR.

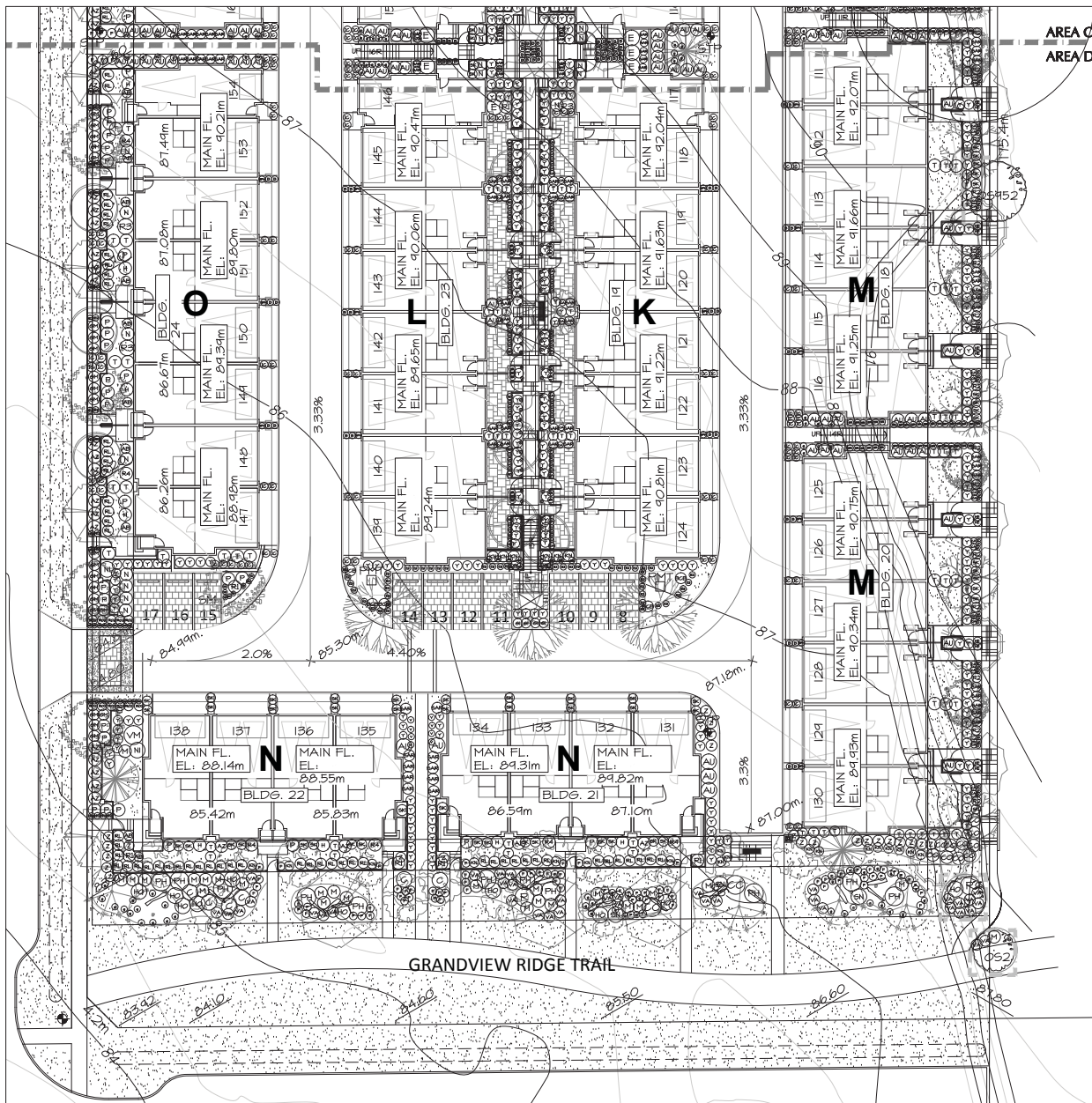
CLIENT:

PROJECT:
Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:
SHRUB PLAN: AREA C

DATE: 15.APR.10 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: BJ
DESIGN:
CHKD: PCM OF 14

14066-5.2/P PMG PROJECT NUMBER: 14-066



PLANT SCHEDULE		AREA D	PLANT FOR REFERENCE	14066
NO.	SYMBOL	COMMON NAME	PLANT HEIGHT	PLANT CODE
1	1	FRAX AMEL.	12 FT.	POC
2	2	FRAX AMEL.	12 FT.	POC
3	3	FRAX AMEL.	12 FT.	POC
4	4	FRAX AMEL.	12 FT.	POC
5	5	FRAX AMEL.	12 FT.	POC
6	6	FRAX AMEL.	12 FT.	POC
7	7	FRAX AMEL.	12 FT.	POC
8	8	FRAX AMEL.	12 FT.	POC
9	9	FRAX AMEL.	12 FT.	POC
10	10	FRAX AMEL.	12 FT.	POC
11	11	FRAX AMEL.	12 FT.	POC
12	12	FRAX AMEL.	12 FT.	POC
13	13	FRAX AMEL.	12 FT.	POC
14	14	FRAX AMEL.	12 FT.	POC
15	15	FRAX AMEL.	12 FT.	POC
16	16	FRAX AMEL.	12 FT.	POC
17	17	FRAX AMEL.	12 FT.	POC
18	18	FRAX AMEL.	12 FT.	POC
19	19	FRAX AMEL.	12 FT.	POC
20	20	FRAX AMEL.	12 FT.	POC
21	21	FRAX AMEL.	12 FT.	POC
22	22	FRAX AMEL.	12 FT.	POC
23	23	FRAX AMEL.	12 FT.	POC
24	24	FRAX AMEL.	12 FT.	POC
25	25	FRAX AMEL.	12 FT.	POC
26	26	FRAX AMEL.	12 FT.	POC
27	27	FRAX AMEL.	12 FT.	POC
28	28	FRAX AMEL.	12 FT.	POC
29	29	FRAX AMEL.	12 FT.	POC
30	30	FRAX AMEL.	12 FT.	POC
31	31	FRAX AMEL.	12 FT.	POC
32	32	FRAX AMEL.	12 FT.	POC
33	33	FRAX AMEL.	12 FT.	POC
34	34	FRAX AMEL.	12 FT.	POC
35	35	FRAX AMEL.	12 FT.	POC
36	36	FRAX AMEL.	12 FT.	POC
37	37	FRAX AMEL.	12 FT.	POC
38	38	FRAX AMEL.	12 FT.	POC
39	39	FRAX AMEL.	12 FT.	POC
40	40	FRAX AMEL.	12 FT.	POC
41	41	FRAX AMEL.	12 FT.	POC
42	42	FRAX AMEL.	12 FT.	POC
43	43	FRAX AMEL.	12 FT.	POC
44	44	FRAX AMEL.	12 FT.	POC
45	45	FRAX AMEL.	12 FT.	POC
46	46	FRAX AMEL.	12 FT.	POC
47	47	FRAX AMEL.	12 FT.	POC
48	48	FRAX AMEL.	12 FT.	POC
49	49	FRAX AMEL.	12 FT.	POC
50	50	FRAX AMEL.	12 FT.	POC
51	51	FRAX AMEL.	12 FT.	POC
52	52	FRAX AMEL.	12 FT.	POC
53	53	FRAX AMEL.	12 FT.	POC
54	54	FRAX AMEL.	12 FT.	POC
55	55	FRAX AMEL.	12 FT.	POC
56	56	FRAX AMEL.	12 FT.	POC
57	57	FRAX AMEL.	12 FT.	POC
58	58	FRAX AMEL.	12 FT.	POC
59	59	FRAX AMEL.	12 FT.	POC
60	60	FRAX AMEL.	12 FT.	POC
61	61	FRAX AMEL.	12 FT.	POC
62	62	FRAX AMEL.	12 FT.	POC
63	63	FRAX AMEL.	12 FT.	POC
64	64	FRAX AMEL.	12 FT.	POC
65	65	FRAX AMEL.	12 FT.	POC
66	66	FRAX AMEL.	12 FT.	POC
67	67	FRAX AMEL.	12 FT.	POC
68	68	FRAX AMEL.	12 FT.	POC
69	69	FRAX AMEL.	12 FT.	POC
70	70	FRAX AMEL.	12 FT.	POC
71	71	FRAX AMEL.	12 FT.	POC
72	72	FRAX AMEL.	12 FT.	POC
73	73	FRAX AMEL.	12 FT.	POC
74	74	FRAX AMEL.	12 FT.	POC
75	75	FRAX AMEL.	12 FT.	POC
76	76	FRAX AMEL.	12 FT.	POC
77	77	FRAX AMEL.	12 FT.	POC
78	78	FRAX AMEL.	12 FT.	POC
79	79	FRAX AMEL.	12 FT.	POC
80	80	FRAX AMEL.	12 FT.	POC
81	81	FRAX AMEL.	12 FT.	POC
82	82	FRAX AMEL.	12 FT.	POC
83	83	FRAX AMEL.	12 FT.	POC
84	84	FRAX AMEL.	12 FT.	POC
85	85	FRAX AMEL.	12 FT.	POC
86	86	FRAX AMEL.	12 FT.	POC
87	87	FRAX AMEL.	12 FT.	POC
88	88	FRAX AMEL.	12 FT.	POC
89	89	FRAX AMEL.	12 FT.	POC
90	90	FRAX AMEL.	12 FT.	POC
91	91	FRAX AMEL.	12 FT.	POC
92	92	FRAX AMEL.	12 FT.	POC
93	93	FRAX AMEL.	12 FT.	POC
94	94	FRAX AMEL.	12 FT.	POC
95	95	FRAX AMEL.	12 FT.	POC
96	96	FRAX AMEL.	12 FT.	POC
97	97	FRAX AMEL.	12 FT.	POC
98	98	FRAX AMEL.	12 FT.	POC
99	99	FRAX AMEL.	12 FT.	POC
100	100	FRAX AMEL.	12 FT.	POC

NOTE: 1. PLANT HEIGHTS ARE INDICATED ACCORDING TO THE LARGEST AVAILABLE PLANT SPECIES. CONTAINER SIZE SPECIFIED AS PER LOCAL STANDARDS. 2. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 3. REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 4. REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. 5. PLANT SPECIES AND PLANT MATERIAL AVAILABLE FOR OPTIONAL SELECTION BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 6. SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ORDERING AND DELIVERY. 7. TO BE SPECIFIED MATERIAL, MANUFACTURER IDENTIFICATION SHALL BE PROVIDED. 8. ALLOW A MINIMUM OF FIVE DAYS FROM DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE ARCHITECT'S DEPARTMENT OF CONDITIONS OF AVAILABILITY.

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

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0111 f. 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.APR.10	IF P&I, AMENITY BLDG, LOFT USE, SW	
2	15.APR.10	DP RESUBMISSION	

CLIENT:

PROJECT:

Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:
**SHRUB PLAN:
AREA D**

DATE: 15.APR.10 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: BJ
DESIGN:
CHKD: PCM

L11

OF 14

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LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:

BERNARD DECOSSE ARCHITECT INC.
113 - 119 W PENDER STREET
VANCOUVER BC
T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.MAY.15	11. PGL AMENITY BLDG. JONT USE SW	
2	25.APR.23	DP RESUBMISSION	

CLIENT:

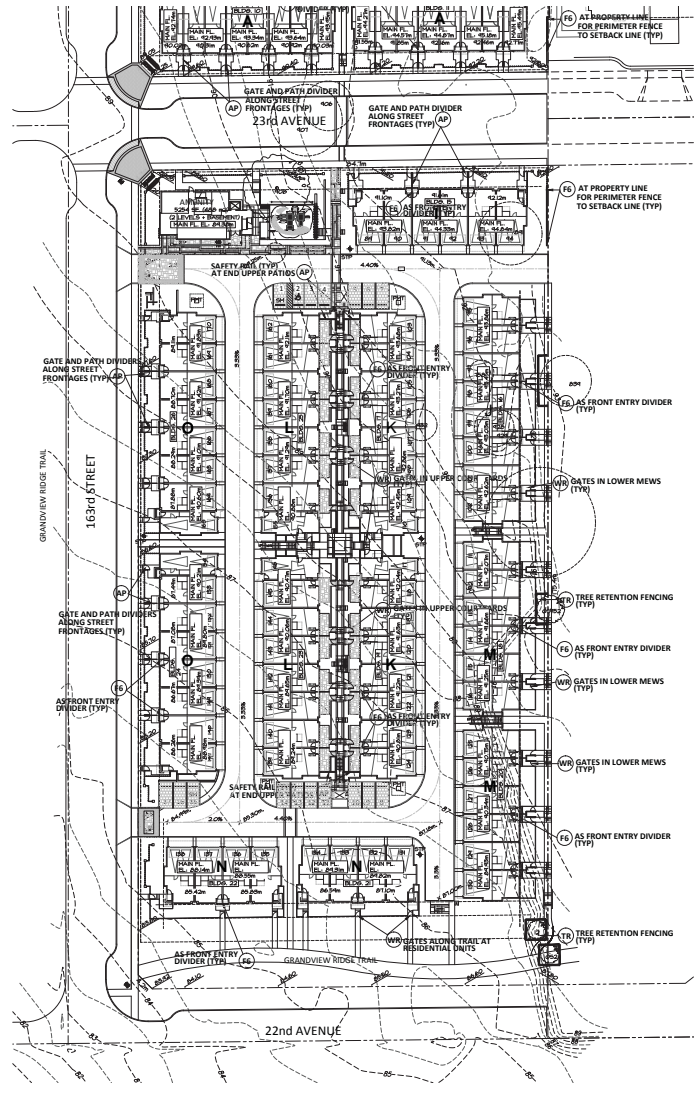
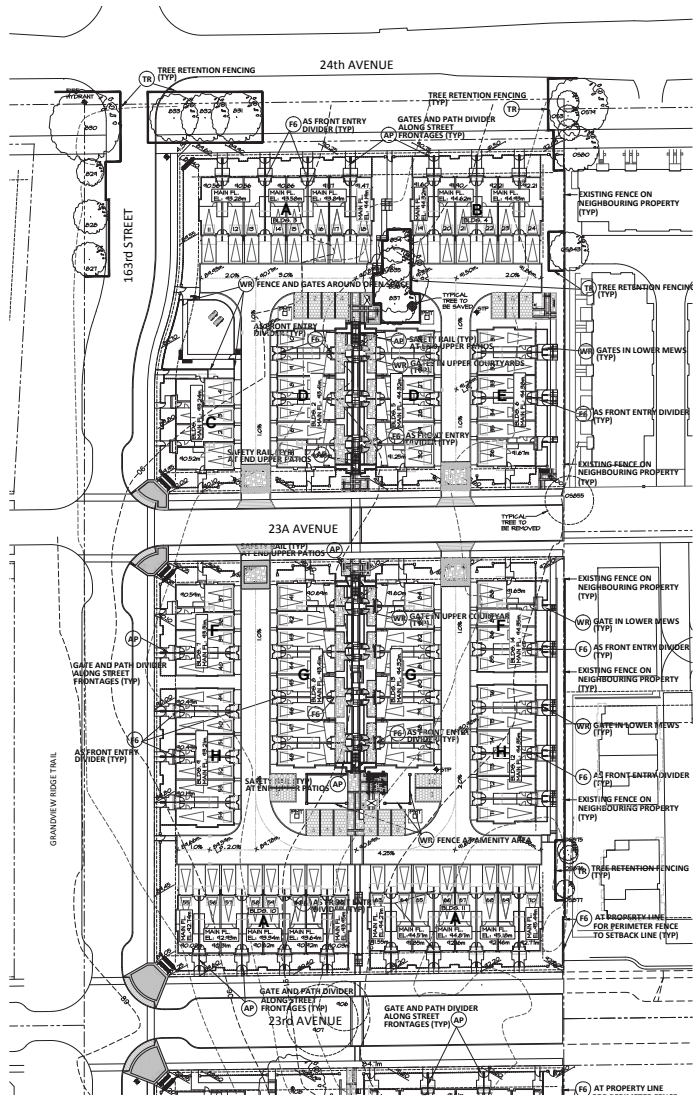
PROJECT:

Multi-Family Residential Project
16330 24th Avenue
Surrey, BC

DRAWING TITLE:
FENCE KEY PLAN

DATE: 15.APR.15 DRAWING NUMBER:
SCALE: 40' 0" **L12**
DRAWN: BJ
DESIGN:
CHKD: PCM OF 14

14066-5.2.P PMG PROJECT NUMBER: 14-066



FENCE KEY

- F6** 6'-0" WOOD FENCE AS PERIMETER FENCE AND PORCH DIVIDER
- WR** WOOD RAIL GATE OR FENCE IN NON-STREET RESIDENTIAL AREAS
- AP** ALUMINUM PICKET GATE, PATH DIVIDER OR SAFETY RAIL IN STREET RESIDENTIAL AREAS
- TR** TREE PROTECTION FENCING SEE ARBORIST'S REPORT FOR LAYOUT

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

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

DATE: **May 20, 2015** PROJECT FILE: **7814-0257-00**

RE: **Engineering Requirements
Location: 16330 24 Ave**

NCP AMENDMENT

Transportation can support the elimination of the 22A Avenue Flex Road as identified in the NCP, as the applicant is proposing to convey a 5 metre width BCS corridor along 22 Avenue, noting that the BCS plan was adopted after the subject application was made.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.40m road allowance on 24 Avenue (arterial) for ultimate 37.00m road allowance;
- Dedicate 3.0-metre x 3.0-metre corner cut at 24 Avenue and 163 Street;
- Dedicate 14.50m road allowance on 23A Avenue (flex road);
- Dedicate 3.0-metre x 3.0-metre corner cut at 23A Avenue and 163 Street;
- Dedicate 20.00m road allowance on 23 Avenue (local road);
- Dedicate 3.0-metre x 3.0-metre corner cuts at 23 Avenue 163 Street;
- Dedicate 26.50m road allowance on 22 Avenue (local road) for ultimate 35.00m road allowance;
- Dedicate varying widths on 163 Street (local road) for the ultimate 30.00m road allowance;
- Register 2.70m SRW along 24 Avenue for Multi-Use Pathway;
- Register 0.50m SRW along 23A Avenue for I/Cs and S/W maintenance;
- Register 0.50m SRW along 23 Avenue for I/Cs and S/W maintenance;
- Register 0.50m SRW along 22 Avenue for I/Cs and S/W maintenance;
- Register 0.50m SRW along 163 Street for I/Cs and S/W maintenance

Works and Services

- construct 4.00m wide asphalt Multi-Use Pathway along 24 Avenue;
- construct 23A Avenue to modified flex road standard;
- construct 23 Avenue to local road standard;
- construct 22 Avenue to local road standard with minimum 6.00m pavement;
- construct Grandview Ridge Trail consisting of boulevard, pedestrian lighting, street trees, and 4.00m MUP;
- construct east side of 163 Street to local road standard;
- construct adequately sized water, sanitary, and storm mains and service connections to service the proposed development in accordance with the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
MS

NOTE: Detailed Land Development Engineering Review available on file



Thursday, May 07, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914 0257 00

School Enrolment Projections and Planning Update:

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

Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary when it opened in 2006. A new replacement school (Sunnyside Elementary) opened in September 2013 and the School District implemented boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The School District has also purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The construction of this secondary school is also a high priority in the District's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at both the elementary and secondary school for September 2015. Until new elementary and secondary school capital projects are approved, the School District does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 170 townhouse units are estimated to have the following impact on the following schools:

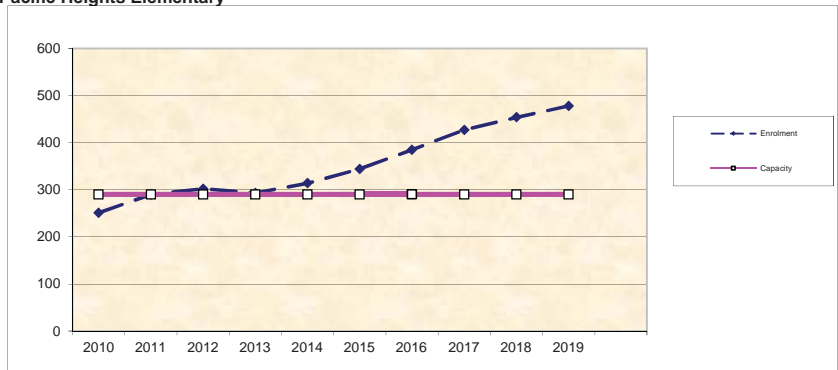
Projected # of students for this development:

Elementary Students:	41
Secondary Students:	26

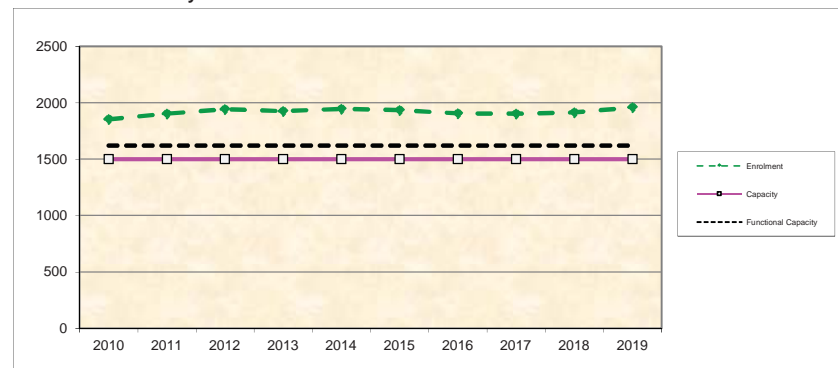
September 2014 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

Tree Preservation Summary

Surrey Project No:

Address: 16330 24 Ave

Registered Arborist: Lesley Gifford: PN5432-A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	300
Protected Trees to be Removed	287
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{217} \times \text{one (1)} = 217$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{30} \times \text{two (2)} = 60$ 	277
Replacement Trees Proposed	292
Replacement Trees in Deficit	n/a
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

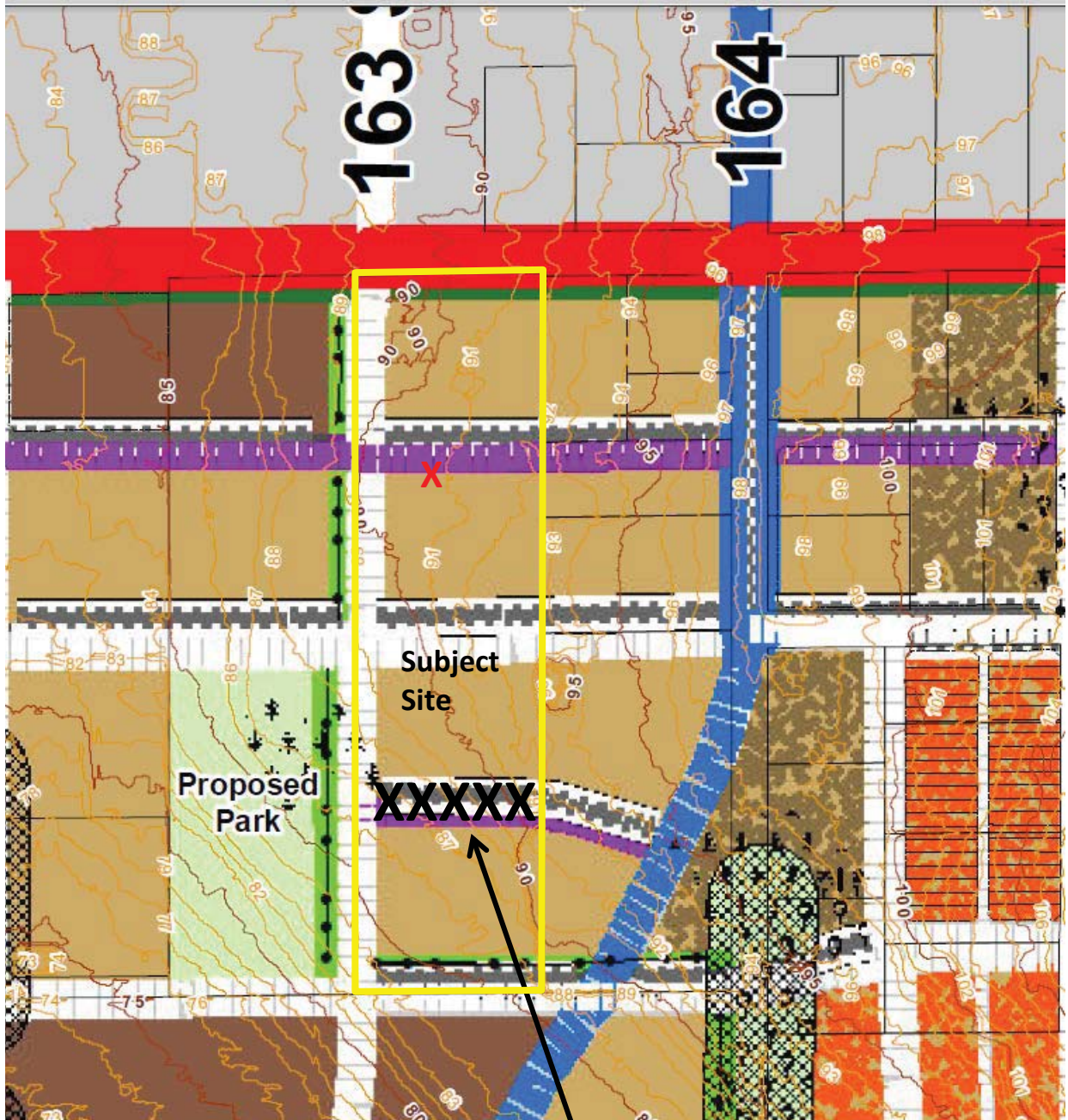
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Retained	8
Protected Off-Site Trees to be Removed	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{8} \times \text{one (1)} = 8$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{7} \times \text{two (2)} = 14$ 	22
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary, report and plan prepared and submitted by:



March 12, 2015

7914-0257-00: Proposed NCP amendment



Proposed deletion of flex road and associated drainage corridor.

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-101-679
 Lot 6 Section 13 Township 1 New Westminster District Plan 5524
 16330 - 24 Avenue
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Ground-oriented multiple unit residential buildings.*
- 2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and

- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 0.96; and
 (b) The *unit density* shall not exceed 60 *dwelling units* per hectare [25 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Setback	North Yard on 24 Avenue	North Yard on 23 Avenue and 23A Avenue	South Yard on 22 Avenue	South Yard on 23 Avenue and 23A Avenue	West Yard	East Yard
Use						
<i>Principal Buildings and Accessory Buildings and Structures</i>	7.3 m. [24 ft.]	4.5 m. [15 ft.]	3.0 m. [10 ft.]	4.5 m. [15 ft.]	4.5 m. [15 ft.]	6.0 m. ¹ [20 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

¹ The east *yard setback* may be reduced to 4.5 m. [15 ft.] for a side elevation of a *building*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 13 metres [43 ft.].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - (c) *Tandem parking spaces* must be attached to each *dwelling unit*; and
 - (d) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [15 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK