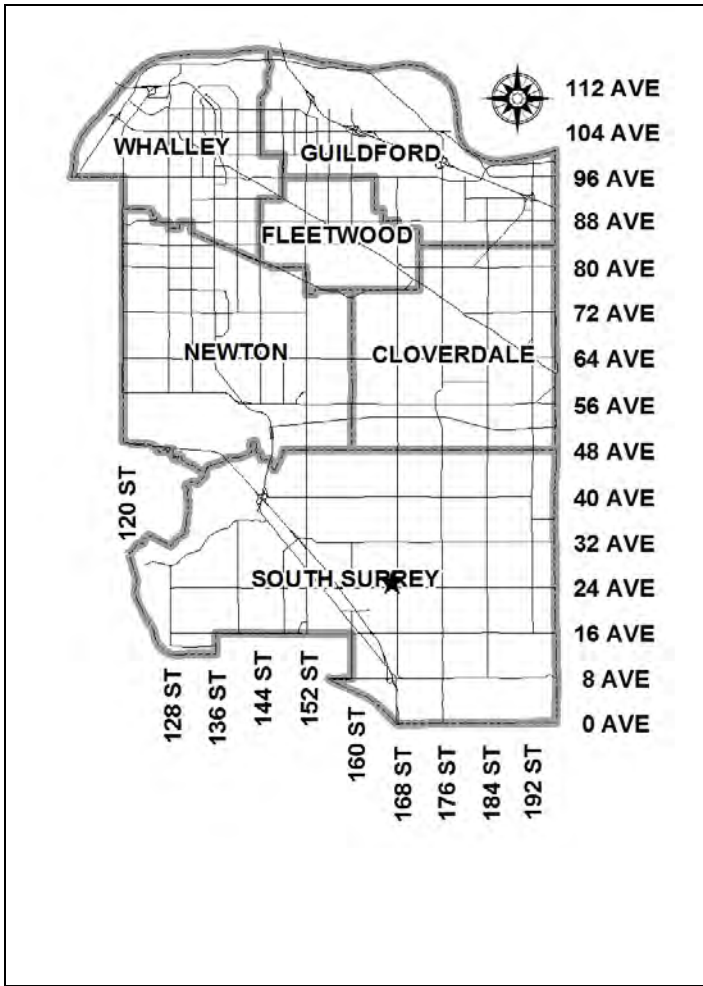


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0354-00

Planning Report Date: July 11, 2016



**PROPOSAL:**

- **NCP Amendment** from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east
- **Rezoning** from RA to RM-30 and CD (based on RM-70)
- **Development Permit**
- **Development Variance Permit** to vary setbacks to permit the development of approximately 79 townhouse units and approximately 117 apartment units.

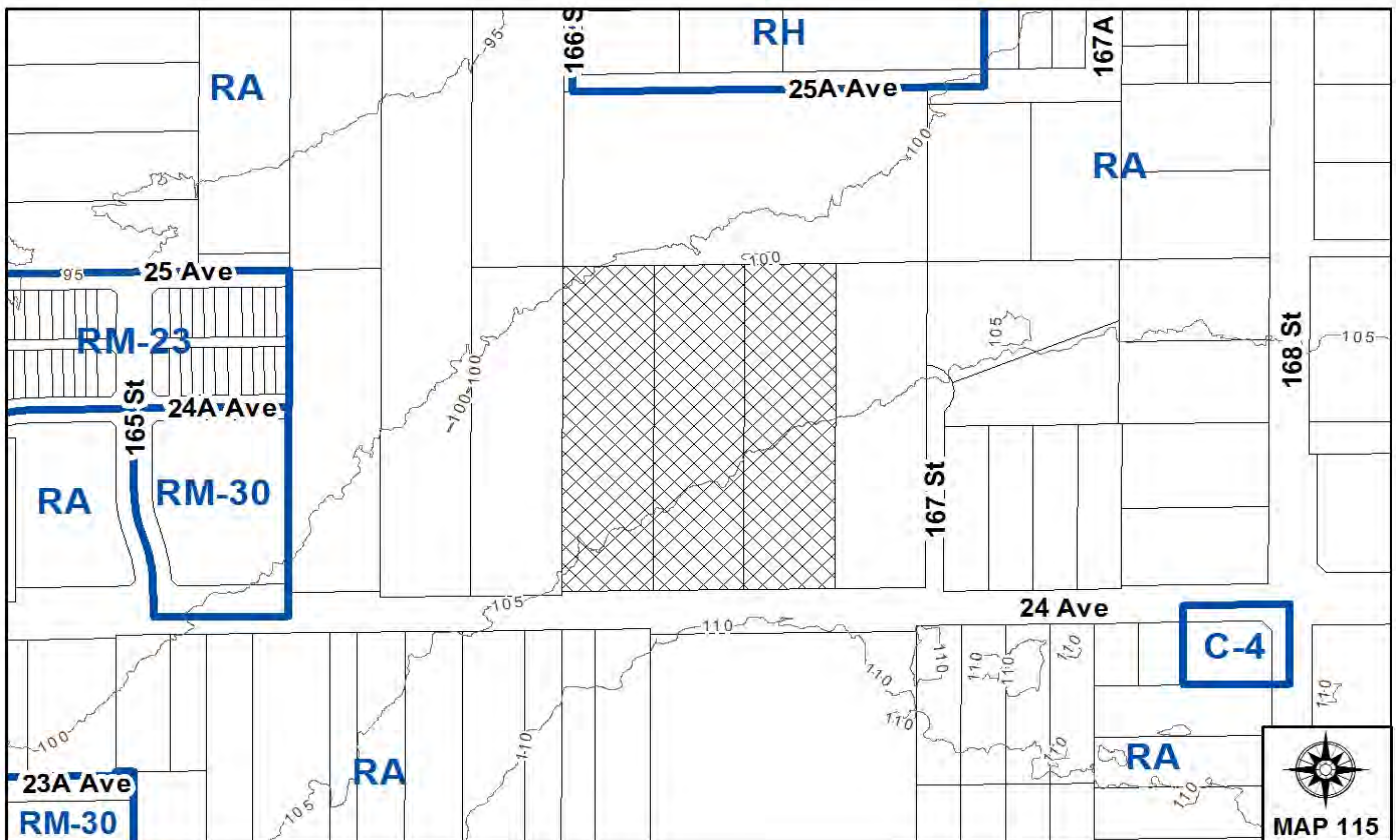
**LOCATION:** 16613/37/67 - 24 Avenue

**OWNER:** 101787 B.C. Ltd. et al.

**ZONING:** RA

**OCP DESIGNATION:** Urban & Multiple Residential

**NCP DESIGNATION:** Multi-Family (30-45 upa) & Park



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.
- Approval for Development Variance Permit No. 7914-0354-00 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east (Appendix VIII).
- The applicant is proposing various setback reductions on the proposed townhouse site.

### RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) designation.
- The proposed NCP amendment stems from concerns raised by property owners in the NCP area over difficulties they were having selling their lands for development, due to the split land use designations in the NCP on their lands involving the proposed park site. The current NCP shows the Park designation partially on a total of 9 properties. Where a property is not wholly designated Park in an NCP, it is City practice to hold off purchasing these park lands until the lands are developed and the park site is legally created. Property owners have indicated that they have been unable to sell their lands because developers have tended to avoid purchasing lands with these partial Park designations on them.
- The proposed NCP amendment on the subject site and the lands to the east will aid in the implementation of the proposed NCP park site, by aligning property lines with land use designations, thereby making it easier to purchase and redevelop parcels in line with the NCP's intended land uses.
- The proposal achieves the north-south Habitat Corridor shown in the NCP and also provides a 10-metre (33 feet) wide east-west Habitat Corridor that was not shown in the NCP and a 12-metre (39 feet) wide north-south "green lane" on the subject site that was shown in the NCP on the lands to the east.
- The proposed density increase along 24 Avenue is appropriate as 24 Avenue is served by transit, and locating density along transit routes helps attract transit investment along these corridors.
- The proposed density and building form are appropriate for this part of the Orchard Grove NCP.

- Complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Orchard Grove NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Blocks A, B, and C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Blocks 1, 2 and 3 shown on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7914-0354-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0354-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.2 metres (7 ft.) to the third riser;
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face, to 3.0 metres (10 ft.) to the porch columns, to 2.6 metres (9 ft.) for the bay projection, to 1.8 metres (6 ft.) to the third riser, and to 1.0 metre (3 ft.) for the amenity patio;
  - (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 3.0 metres (10 ft.) to the third riser; and
  - (d) to reduce the side front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns and to 2.7 metres (9 ft.) to the third riser.
5. Council instruct staff to resolve the following issue 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) 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;
  - (g) 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
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Orchard Grove NCP to redesignate the land from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east, as shown in Appendix VIII, 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:**  
 35 Elementary students at Pacific Heights Elementary School  
 17 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 Fall 2017.
- Parks, Recreation & Culture: Parks supports the proposed NCP amendment. No concerns.
- Surrey Fire Department: No concerns.

#### SITE CHARACTERISTICS

Existing Land Use: Single family residential. The existing dwellings are to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential acreage.	Urban/ "Townhouse (15-30 upa)" and "Habitat Corridor (20m SROW)"	RA
East:	Single family residential acreage.	"Urban" and "Multiple Residential"/ "Park" and "Multi-Family (30-45 upa)"	RA
South (Across 24 Avenue):	Metro Vancouver water reservoir, and proposed South Surrey Operations Centre (File No. 7915-0133-00).	Urban/ "Civic Utility" and "Cluster Residential 10-15 upa"	RA
West:	Single family residential acreage, under application for townhouses and single family lots (File No. 7915-0217-00; pre-Council).	"Urban" and "Multiple Residential/ "Townhouse (15-30 upa)" and "Multi-Family (30-45 upa)"	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing to amend the Orchard Grove Neighbourhood Concept Plan (NCP) to redesignate the subject site from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site. Additionally, the applicant is proposing to amend lands to the east involving multiple parcels for a reconfigured park site with alternate transportation network and habitat corridor alignments, including:
  - a reconfigured park site, involving a total of four existing parcels;
  - relocation of the "Green Street", a proposed north-south road along the 167 Street alignment, to a new alignment situated along the east side of the subject property, and the west side of the reconfigured park; and
  - elimination of a small east-west "Special Commercial Street" that is no longer required due to land use reconfigurations, and replacing it with a north-south local road on the eastern side of the proposed park.

The proposed amended NCP is shown in Appendix VIII. The current NCP concept plan is shown in Appendix VII.

- The proposed density increase along 24 Avenue is appropriate as 24 Avenue is served by transit, and locating density along transit routes helps attract transit investment along these corridors.
- A Public Information Meeting was held on June 11, 2015 with respect to the proposed NCP amendments and the specific plans for the subject site. There was general agreement with the proposed NCP amendment.

### Park Site

- The proposed NCP amendment partially stems from concerns raised by property owners in the NCP area over difficulties they were having selling their lands for development, due to the split land use designations in the NCP on their lands involving the proposed park site. The current NCP shows the Park designation partially on a total of 9 properties. Where a property is not wholly designated Park in an NCP, it is City practice to hold off purchasing these park lands until the lands are developed and the park site is legally created. Property owners have indicated that they have been unable to sell their lands for their desired amount because developers have discounted the value due to the split Park designation.
- The proposed NCP amendment will result in a reconfigured park site involving only 4 properties, upon which the park is wholly located on. This will aid in the implementation of the proposed NCP park site, by aligning property lines with land use designations, thereby making it easier to purchase and redevelop parcels in line with the NCP's intended land uses.
- A north south "Green Street" located at 167 Street, was proposed to run through the park with a unique road cross section. The new reconfigured park site will no longer have the green street through the park and instead have a 12-metre (39 feet) wide north-south "green lane" bordering the park on the west side and a new 20-metre (66 feet) road 167A Street on the east side. This will allow the park site to have road frontages on four sides, which improves accessibility and surveillance from the public realm.
- The reconfigured park site is supported by Parks, and achieves a similar amount of tree retention compared to the current park configuration.

### Habitat Corridors

- The Orchard Grove NCP identifies a combined 166 Street road alignment and Habitat Corridor from 26 Avenue to 24 Avenue. This allows the Habitat Corridor to connect North to an existing greenway in NCP Area 5 and South to drainage corridors in the NCP Area 2- Sunnyside Heights. The combined 166 Street and Habitat Corridor is 40 metres (131 ft.) wide, with the Habitat Corridor in various tenure, including being located within road right-of-way, park land and on private property.
- In 2014, as part of the development applications to the north (Nos. 7914-0118-00 and 7913-0241-00) Council approved amendments to the 166 Street/ Habitat Corridor to be reduced in overall width from 40 metres (131 ft.) to 34 metres (112 ft.). As consideration for reducing the overall corridor width Council approved Staff recommendations of:
  - Reducing the pavement width from 11.0 metres to 9.0 metres that would still support the function of the roadway;
  - Combining the Easterly boulevard with the Habitat Corridor to maintain the effective width of habitat; and
  - Dedicating the entire corridor as road allowance to address the multiple tenure issues and ensure that the Habitat Corridor is protected and maintained in the long term.

- The proposed NCP amendment will provide a combined 166 Street Habitat Corridor consistent with the alignment, width, and land tenure approved in the amendments to the north.
- The proposed NCP amendment also provides a 10-metre (33 feet) wide east-west Habitat Corridor that was not shown in the NCP. The provision of this Habitat Corridor allows habitat connection to the revised park site.

### Transportation Network

- The proposed amended NCP replaces some of the existing north-south and east-west roads in new locations and alternate alignments. It does not result in any change to overall road dedications on future development sites in the affected area and maintains connectivity for the Orchard Grove NCP.
- The north south “Green Street”, located at 167 Street, was proposed to run through the park with a unique road cross section. The new reconfigured park site will no longer have the green street through the park and instead have a 12-metre (39 ft.) wide north-south “green lane” bordering the park on the west side providing access to the new development site. The existing 167 Street cul-de-sac road allowance will be closed and incorporated into the park site.
- A new 20-metre (66 ft.) wide road (167A Street) will replace the green street and border the revised park site on the east side. This road will maintain connectivity for the Orchard Grove area and provide access to residential and park designated lands on the west side of the street and commercial-designated lands on the east side of the street. With the proposed reconfigured park site, a short of section of a small east-west “Special Commercial Street” can be eliminated between 167 Street and 167A Street.
- To maintain the overall road dedications consistent with the current NCP, revisions are proposed to the alignment of 25 Avenue between 166 Street and 167 Street. The alignment will shift to the north, and, in consideration of this, the north south lane would be eliminated as well as reductions in the combined 166 Street and Habitat Corridor shown on the adjacent property at 16650 – 25A Avenue. The property is currently under Development Application No. 7916-0301-00 and the applicant is aware of the proposed changes.

## DEVELOPMENT CONSIDERATIONS

### Site

- The 2.9-hectare (7.2-acre) subject site consists of three parcels located at 16613/37/67 - 24 Avenue. The site contains some forested and cleared areas, as well as three single family dwellings, which are proposed to be demolished.
- The southern portion of the site along 24 Avenue is currently designated Multiple Residential in the Official Community Plan (OCP), and the northern portion of the site is designated Urban in the OCP. The site is zoned “One-Acre Residential Zone” (RA).



- The site is bordered to the north by an orchard, which is under application for row homes (File No. 7916-0301-00; pre-Council) and to the west by single family residential, designated as Townhouses (15-30 upa) and Multi-Family (30-45 upa) in the NCP. To the east there is a single family residential lot, which is currently partly designated Park in the NCP and is proposed to be fully designated Park as part of the proposed NCP amendment. Across 24 Avenue, to the south, is the proposed South Operations Centre site (File No. 7915-0133-00) which is proposed to be constructed starting in the Fall of 2016.

### Proposal

- The applicant is proposing the above described NCP amendment and to rezone the site from “One-Acre Residential Zone” (RA) to “Comprehensive Development Zone” (CD) [based on “Multiple Residential 70 Zone” (RM-70)] and to “Multiple Residential 30 Zone” (RM-30) and a Development Permit to permit the development of approximately 117 apartment units and 79 townhouse units.
- The applicant is proposing a detailed Development Permit for the townhouse portion of the site, and a General Development Permit for the proposed apartment building. The applicant is also proposing a Development Variance Permit to reduce various building setbacks for the proposed townhouses.
- The applicant proposes to consolidate the site and subdivide it into 2 parcels (an apartment site and a townhouse site), and also provide the road and Habitat Corridor dedications, as shown in Appendix II.

## DESIGN PROPOSAL AND REVIEW

### Townhouse Site

- The applicant is proposing a townhouse complex on the proposed north parcel, which has a net area of 1.3 hectares (3.3 acres). The proposal includes 13 separate buildings, with a total of 79 units and 12,196 square metres (131,300 sq. ft.) of floor area, representing a net unit density of 60 units per hectare (uph) (24 units per acre [upa]), a floor area ratio (FAR) of 0.9 and lot coverage of 41%, which are within the maximum 0.9 FAR and 45% lot coverage permitted by the RM-30 Zone. The proposed building height is 10.7 metres (35 feet), which is within the maximum 13 metres (42.5 ft.) permitted in the RM-30 Zone. Variances are required for some of the setbacks, as discussed later in this report.
- The number of townhouse units within each individual building varies from 3 to 8 units. Of the 79 townhouse units, 2 are proposed as 2-bedroom units, 39 as 3-bedroom units and 38 as 4-bedroom units.
- Street-fronting units with active living space on the ground floor, to promote interaction with the public realm, are proposed along both road frontages and also the Habitat Corridor along the south and west property lines. These units have entries facing the street or Habitat Corridor, a walkway connecting each residence to the street or Habitat Corridor, and windows that provide casual surveillance of the public realm.

- The proposed exterior materials include hardi-panel and hardi-trim board and batten siding, hardi-plank siding and stone veneer accents. The roofs are proposed to be clad in black asphalt shingles and will include gables and sloped portions.
- The buildings are designed to step with the grade, which breaks up the massing. Decorative wooden shutters on the upper windows and decorative faux balconies above the main entrances of the units add visual interest.

#### Townhouse Site: Access, Pedestrian Circulation and Parking

- Vehicular access to the townhouse site is proposed to be from the new north-south “green lane” on the eastern side of the site.
- Public realm-fronting units are proposed to have individual pedestrian access to the adjacent streets or Habitat Corridor. The applicant is proposing a series of paths throughout the site, providing good pedestrian connectivity throughout the site and also to the surrounding sidewalk network.
- The majority (59%) of the units (47) have a side-by-side garage parking arrangement, with 32 units (41%) proposing a tandem parking arrangement, which complies with the maximum 50% tandem parking permitted in the Zoning By-law.
- The applicant is proposing to provide 170 resident parking spaces and 17 visitor parking spaces, which exceeds the parking requirements of the Zoning By-law.

#### Townhouse Site: Amenity Space

- The Zoning By-law requires that 237 square metres (2,550 sq. ft.) of both indoor and outdoor amenity space be provided for the townhouse portion of the site, based on 3 square metres (32 sq. ft.) per dwelling unit.
- In accordance with the Zoning By-law, applicant is proposing to provide a 237 square metre (2,550 sq. ft.) 2-storey indoor amenity building, adjacent to one of the two outdoor amenity areas on the townhouse site. The amenity building utilizes the same building materials as the townhouse units. The amenity building is proposed to have a fitness and office area on the ground floor and a lounge and kitchen area on the second floor that opens onto a second floor south-facing patio area.
- The applicant is proposing to provide outdoor amenity space containing 524 square metres (5,640 sq. ft.) in 2 separate areas on the townhouse site. The larger outdoor amenity space area is located in the centre of the site and contains a children’s play area, a community garden area, a gazebo, and seating areas. The smaller outdoor amenity area is located adjacent to the indoor amenity building, and includes a natural play area, seating, a lawn area and two retained trees.
- The total 524 square metres (5,640 sq. ft.) of proposed outdoor amenity space exceeds the Zoning By-law minimum requirements of 237 square metres (2,550 sq. ft.).

### Townhouse Site: Landscaping

- Landscaping is proposed throughout the townhouse site. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. Corner plaza areas are proposed at both the northwest and northeast corners of the site to enhance the public realm.
- A 1.1 metre (3.5 feet) high wood picket fence is proposed at various locations along the perimeter of the townhouse site. Decorative entry features are proposed at various pedestrian entries to the site. Project signage is proposed at the site's vehicular entrance to identify the project.
- Decorative paving is proposed at the vehicular entrances and pervious pavers are proposed for the visitor parking spaces. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

### Apartment Site

- The apartment portion of the site is in the south portion of the site (i.e. proposed south parcel), along 24 Avenue, and has a net site area of 7,067 square metres (1.75 acres). The applicant is proposing a General Development Permit for a 6-storey apartment building with approximately 117 units and 2 levels of underground parking. A detailed Development Permit application will be required before a Building Permit can be issued for the apartment building.
- The apartment portion of the site is designated Multiple Residential in the OCP, which permits an FAR of 1.5, with the provision for permitting a higher FAR if the applicant provides sufficient community amenities. The apartment building is proposed to have a floor area of 4,133 square metres (152,100 sq.ft.), representing a floor area ratio (FAR) of 2.0 on the net site area. In this case, the applicant is providing the dedication of a 10-metre (33 ft.) wide east-west Habitat Corridor through the site (which is not identified in the NCP), and also a 10-metre (33 ft.) wide portion of the 20-metre (66 ft.) wide north-south Habitat Corridor that is identified in the NCP along 166 Street.
- The NCP indicates that these Habitat Corridors are to be provided through a Statutory-Right-of-Way (SRW), which leaves the Habitat Corridors in private ownership and therefore would not impact the density allowed on the site. Securing ownership of the Habitat Corridors at no cost to the City, as opposed to the corridors remaining on private property through a SRW, improves the City's ability to develop and maintain these important amenities. In order not to penalize the applicant for dedicating the Habitat Corridors, and recognizing the conveyance of these lands to the City at no cost is considered a sufficient community benefit, it is appropriate to permit an FAR of 2.0 at this location.
- The proposed apartment building density and massing is appropriate given the site's location along 24 Avenue, which is a transit route, and is also the dominant east-west corridor in South Surrey. Locating density along transit routes encourages transit use and transit investment.
- The applicant is proposing to take advantage of the grades on the site by providing 2 levels of structured parking, which will be fully underground along 24 Avenue (south) and which will be wrapped by ground-floor units oriented to the "green lane" (east) and Habitat Corridors (north and west). The orientation of the ground floor units on all four elevations to the public realm promotes interaction with the public realm and provides casual surveillance.

- The 6-storey massing is proposed to be located in the centre of the building, with 5-storey massing proposed for the east and west portions of the building. The architectural details and building materials will be determined through the detailed Development Permit process. An acoustical report and noise mitigation measures for the units fronting 24 Avenue will be required as part of this process as well.

#### Apartment Site: Proposed CD By-law

- The applicant is proposing a CD Zone for the site, based on the RM-70 Zone. The table below outlines the differences between the RM-70 Zone and the proposed CD Zone:

	<b>RM-70 Zone</b>	<b>Proposed CD Zone</b>
Maximum Floor Area Ratio (FAR)	1.50	2.0
Maximum Lot Coverage	33%	60%
Setbacks	7.5m (25 ft.) from all property lines.	Rear yard (east) – 4.7m (15 ft.); Front yard (west) – 4.6m (15 ft.); Side yard on flanking street (south) – 10.5m (34 ft.); Side yard (north) – 7.2m (24 ft.). Balconies are permitted to extend 1.3m (4 ft.) into any setback.
Principal Building Height	50m (164 ft.)	20.5m (67 ft.)
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	4,000 sq.m. (0.99 acres)

- The CD Zone proposes a higher floor area ratio (FAR) at 2.0 versus the 1.5 FAR permitted in the RM-70 Zone. The rationale for the proposed density increase is discussed in detail in the above section. The proposed lot coverage of 60% is higher than the maximum 35% lot coverage permitted in the RM-70 Zone, due to the applicant's agreement to convey the Habitat Corridors to the City.
- The CD Zone proposes a decrease in the maximum principal building height from 50.0 metres (164 ft.) to 20.5 metres (67 ft.). The applicant is proposing a 6 storey building, with 5-storey massing on the east and west portions of the building.
- The proposed setback relaxations bring the building closer to the street and the Habitat Corridors and allow for a better street presence and surveillance of the public realm.

#### Apartment Site: Access, Pedestrian Circulation and Parking

- All of the parking for the apartment is proposed to be provided underground. Vehicular access to the underground parkade is proposed at the east portion of the proposed apartment lot. The ultimate location of the parkade access will be determined through the detailed Development Permit process. To enhance the public realm experience on the east-west Habitat Corridor, staff recommend that the parkade be accessed directly from the new north-south "green lane" and not via a drive aisle adjacent to the Habitat Corridor.

- Pedestrian connections to the surrounding sidewalks and multi-use pathways are proposed for most of the street-fronting ground units. In addition to the multi-use pathways that will be provided on the north-south and east-west Habitat Corridors, the applicant is also providing a 6-metre (20 ft.) wide SRW along 24 Avenue for the provision of a multi-use pathway, as per the NCP.
- The applicant is proposing to provide approximately 267 parking spaces in the underground parkade. The final unit type and corresponding parking requirements will be finalized during the detailed Development Permit process.

#### Apartment Site: Amenity Space

- The Zoning By-law requires 3 square metres (32 sq. ft.) of both indoor and outdoor amenity space per dwelling unit.
- The applicant is proposing approximately 117 units, although that number will be confirmed during the detailed Development Permit process. At 117 units, 351 square metres (3,780 sq. ft.) of indoor amenity space is required. The applicant is proposing 447 square metres (4,810 sq.ft.), which would meet the requirement of the Zoning By-Law. The specific location of the indoor amenity space will be determined through the detailed Development Permit process.
- The applicant is proposing to provide 1,107 square metres (11,920 sq. ft.) of outdoor amenity space, located to the north of the building, adjacent to the east-west Habitat Corridor. The proposed outdoor amenity space would significantly exceed the Zoning By-law minimum requirements based on 117 units. The proposed outdoor amenity area contains a play area, play structures, seating areas, a lawn area and two retained trees.

#### Apartment Site: Landscaping

- Landscaping is proposed throughout the apartment site. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. The landscaping will be reviewed in detail during the detailed Development Permit process.
- A 1.1 metre (3.5 feet) high wood picket fence is proposed at various locations along the perimeter of the apartment site. Decorative entry features are proposed at various pedestrian entries to the site.

#### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
Cottonwood	55	55	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Paper Birch	28	28	0
Red Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	64	54	10
Western Hemlock	3	3	0
Western Redcedar	15	15	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>112</b>	<b>102</b>	<b>10</b>
<b>Additional Trees in the Habitat Corridors and Road Dedication Areas</b>	<b>98</b>	<b>70</b>	<b>28</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>87</b>	
<b>Total Retained and Replacement Trees</b>		<b>97</b>	
<b>Contribution to the Green City Fund</b>		<b>\$52,500</b>	

- The Arborist Assessment states that there are a total of 112 protected trees on the site, excluding Alder and Cottonwood trees. Fifty-eight (58) existing trees, approximately 34% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 10 on-site 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.
- In addition, the applicant is proposing to retain 28 trees within the proposed Habitat Corridors and road dedication areas. The siting of the Habitat Corridors was strongly influenced by the ability to retain a significant number of trees within the Corridor areas.
- 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 262 replacement trees on the site. Since only 87 replacement trees can be accommodated on the site, the deficit of 175 replacement trees will require a cash-in-lieu payment of \$52,500, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including maples, beech, dogwood, spruce, katsura and cypress.

- In summary, a total of 97 trees are proposed to be retained or replaced on the site with a contribution of \$52,500 to the Green City Fund.

### 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 on the western 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 3,800 square metres (0.94 acre), half of which is to be provided by the subject site (1,900 square metres/ 0.47 acres), which is 7% of the subject property, and half (1,900 square metres/ 0.47 acres) by the site to the west (16595 – 24 Avenue).
- 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 20-metre (66-foot) wide corridor for the north-south Habitat Corridor (of which a 10-metre/33-foot wide corridor is to be dedicated on the subject site) and a 10-metre (33-foot) wide dedication for the east-west Habitat Corridor. The east-west Habitat Corridor was not identified in the BCS, but when the park was proposed to be moved to the east, staff recommended that a Habitat Corridor be provided to provide a linkage to the new proposed park site. The siting of the east-west Habitat Corridor was also driven by tree retention efforts, as there are a number of trees in this corridor that are able to be retained.
- The total Habitat Corridor area is 2,532 square metres (0.63 acre) or 9% of the total gross area of subject site, or 133% of the target GIN area, which exceeds the BCS target.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 15, 2016. 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"> <li>The site is located within the Orchard Grove NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposal includes ground-oriented townhouses and low-rise apartment units, with a variety of 1, 2 and 3+ bedroom units.</li> <li>The townhouse site has a community garden area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Absorbent soils greater than 0.3 metres (1 ft.) in depth, cisterns/rain barrels, vegetated swales and dry swales, natural landscaping, green roof (on top of the parkade) and sediment control devices are proposed.</li> <li>The applicant is conveying a 2,532 sq.m. (0.63 acre) Habitat Corridor area to the City.</li> <li>The applicant is proposing to retain 38 trees.</li> <li>Recycling and organic waste pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>Bicycle parking is provided.</li> <li>The site will be connected via walkways to surrounding sidewalks and multi-use pathways.</li> <li>The site is located on a transit route (24 Avenue)</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Street-fronting townhouses and apartments will be oriented to the street, to provide surveillance of the public realm.</li> <li>Landscaping is designed to differentiate between the public and private realm, and also allow for surveillance of the public realm.</li> <li>Playground and outdoor and indoor gathering space is provided.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The applicant will comply with ASHRAE 90.1-2012.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out. A Public Information Meeting was also held.</li> </ul>

### 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. The apartment portion of the site will require review by the ADP when the applicant applies for a detailed Development Permit.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 25, 2015 and staff received phone calls or emails from 4 people. One resident wants the proposed NCP amendment to move ahead quickly so that they can sell their lot to the City for park land. One caller expressed concern about the proposed location of 167A Street (Appendix VIII). One correspondent wants the proposed park to be larger. Another correspondent indicated concerns including wanting a larger park, not wanting 167A Street to connect through to 24 Avenue, and concerns about tree loss.



The applicant held a Public Information (PIM) meeting on June 11, 2015 and a total of 18 comment sheets were received. Sixteen (16) of the comment sheets were in support of the proposal and 2 comment sheets had the same concerns about the proposal as described above, as they were from the same people.

*(The proposed NCP amendment on the subject site and the lands to the east will aid in the implementation of the proposed NCP park site, by aligning property lines with land use designations, thereby making it easier to purchase and redevelop parcels in line with the NCP's intended land uses. The Parks Department supports the size of the proposed park. The alignment of 167A Street is necessary to provide connectivity and on-street parking. When the parcels along 24 Avenue near the proposed 167A Street come forward for redevelopment, the alignment of 167A Street will be implemented.)*

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.2 metres (7 ft.) to the third riser for the front yard (east) setback;
  - 3.0 metres (10 ft.) for the building face, to 3.0 metres (10 ft.) to the porch columns, to 2.6 metres (9 ft.) for the bay projection, to 1.8 metres (6 ft.) to the third riser, and to 1.0 metre (3 ft.) to the amenity patio for the side yard (south) setback;
  - 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 3.0 metres (10 ft.) to the third riser for the rear yard (west) setback; and
  - 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.7 metres (9 ft.) to the third riser for the front yard (north) setback.

Staff Comments:

- The proposed setbacks for the townhouse site will bring the townhouse units closer to the street and the park parcel which allows the units to better engage the street and park, which enlivens the public realm, and also provides surveillance over the public realm.
- The proposed setbacks allow for sufficient landscaping that helps delineate the private and public realms, while still allowing the townhouse buildings to address the public realm.

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. Proposed Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Development Variance Permit No. 7914-0354-00
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Current Orchard Grove NCP Map
- Appendix VIII. Proposed NCP Redesignation Map
- Appendix IX. Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

KB/dk

Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek  
Barnett Dembek Architects Inc.  
Address: #135, 7536 - 130 Street  
Surrey, BC V3W 1H8  
  
Tel: 604- 597-7100

2. Properties involved in the Application

- (a) Civic Address: 16613 - 24 Avenue  
16637 - 24 Avenue  
16667 - 24 Avenue

- (b) Civic Address: 16613 - 24 Avenue  
Owner: 1017187 B.C. Ltd.  
Director Information:  
Stephen E Barker

Officer Information as at October 23, 2015:  
Stephen E Barker (President, Secretary)

PID: 006-252-524  
Lot 23 Section 24 Township 1 New Westminster District Plan 41720

- (c) Civic Address: 16637 - 24 Avenue  
Owner: Cynthia N Schwarz  
PID: 006-252-532  
Lot 24 Section 24 Township 1 New Westminster District Plan 41720

- (d) Civic Address: 16667 - 24 Avenue  
Owner: Anna-Maria T Piccolo  
Vincenzo Piccolo  
PID: 006-252-567  
Lot 25 Section 24 Township 1 New Westminster District Plan 41720

3. Summary of Actions for City Clerk's Office

- (a) Introduce two By-laws to rezone the site.
- (b) Proceed with Public Notification for Development Variance Permit No. 7914-0354-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## DEVELOPMENT DATA SHEET – TOWNHOUSE SITE

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		17,084 sq.m.
Road Widening & Habitat Corridor		3,871 sq.m.
Net Total		13,213 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North	7.5m	See DVP
South	7.5m	See DVP
East	7.5m	See DVP
West	7.5m	See DVP
BUILDING HEIGHT (in metres/storeys)		
Principal	11m	10.7m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		2
Three Bedroom +		77
Total		79
FLOOR AREA: Residential		12,196 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		12,196 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	60 uph/ 24 upa	60 uph/24 upa
FAR (gross)		
FAR (net)	0.9	0.9
AMENITY SPACE (area in square metres)		
Indoor	237 sq.m.	237 sq.m.
Outdoor	237 sq.m.	524 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	170	170
Residential Visitors	16	17
Institutional		
Total Number of Parking Spaces	186	187
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

## DEVELOPMENT DATA SHEET – APARTMENT SITE

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,960 sq.m.
Road Widening & Habitat Corridor		4,893 sq.m.
Net Total		7,067 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	60%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
North	7.2m*	7.2m*
East	4.7m*	4.7m*
South	10.5m*	10.5m*
West	4.6m*	4.6m*
		*balcony encroachment allowed
BUILDING HEIGHT (in metres/storeys)		
Principal	20.5m	20.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		14,133 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		14,133 sq.m.

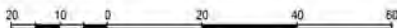
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	2.0	2.0
AMENITY SPACE (area in square metres)		
Indoor		447 sq.m.
Outdoor		1,107 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Total		267
Institutional		
Total Number of Parking Spaces		267
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. \_\_\_\_\_ OF:  
PORTIONS OF LOTS 23, 24 AND 25, SECTION 24 TOWNSHIP 1 NWD PLAN 41720



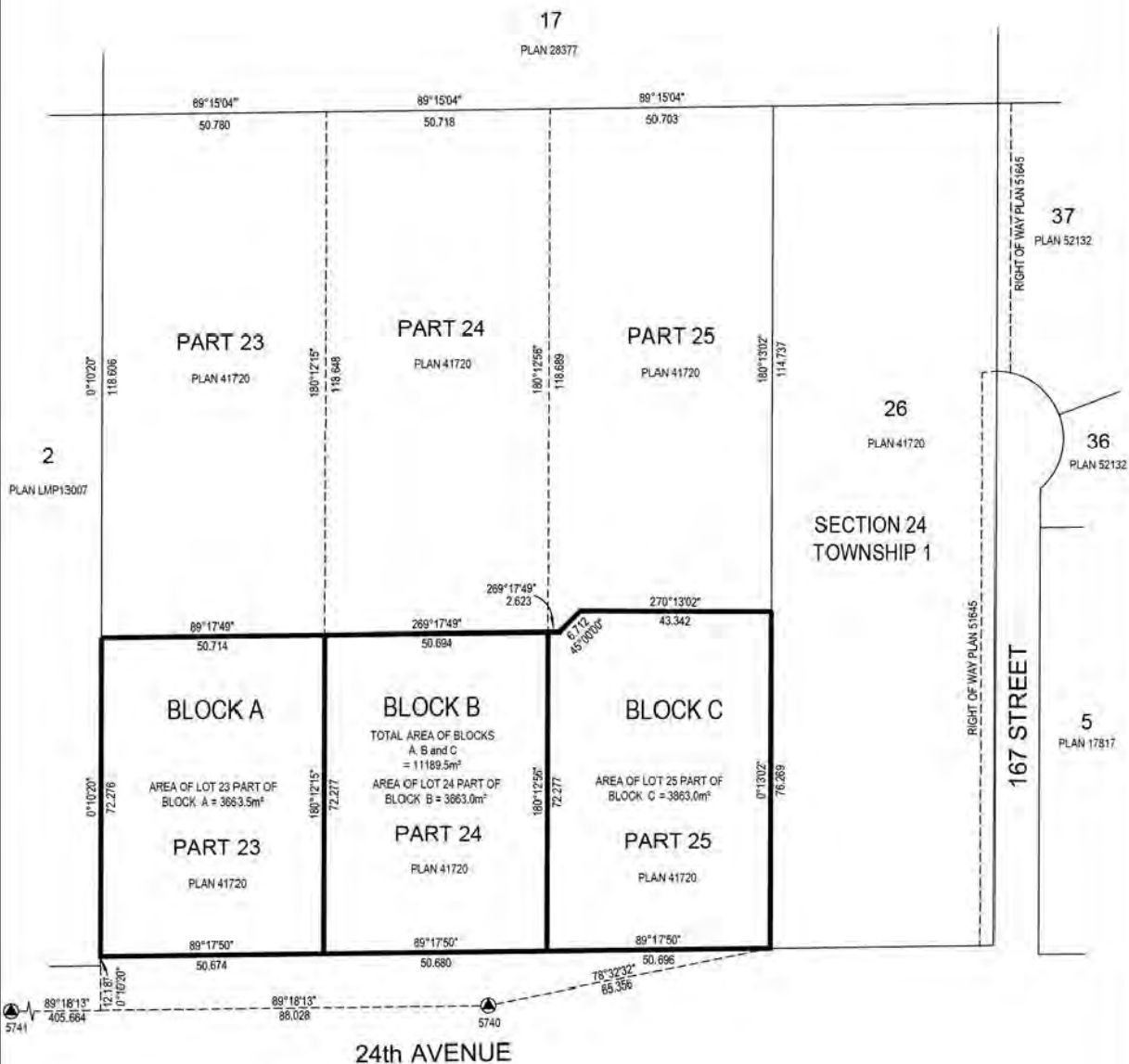
The intended plot size of this plan is 280mm in width  
432mm in height (B Size)  
when plotted at a scale of 1:1000



SURREY FILE No.  
14-0354-00

CIVIC ADDRESSES:  
LOT 23 16613 24th AVENUE  
LOT 24 16637 24th AVENUE  
LOT 25 16667 24th AVENUE

BCGS 92G 007



**OLSEN & ASSOCIATES**  
BRITISH COLUMBIA LAND SURVEYORS  
204-15585 24th AVENUE, SURREY, B.C. V4A 2J4  
PHONE: 604-531-4067 Fax: 604-531-5811  
email: info@olsensurveying.ca  
File No 17792\_Re zoning\_Bylaw\_23\_24\_25

LEGEND

GRID BEARINGS ARE DERIVED FROM  
OBSERVATIONS BETWEEN OLD CONTROL  
MONUMENTS 5740 AND 5741

THIS PLAN LIES WITHIN GREATER  
VANCOUVER REGIONAL DISTRICT

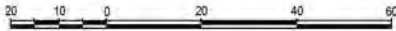
CERTIFIED CORRECT

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.





SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. \_\_\_\_\_ OF:  
 PORTIONS OF LOTS 23, 24 AND 25, SECTION 24 TOWNSHIP 1 NWD PLAN 41720



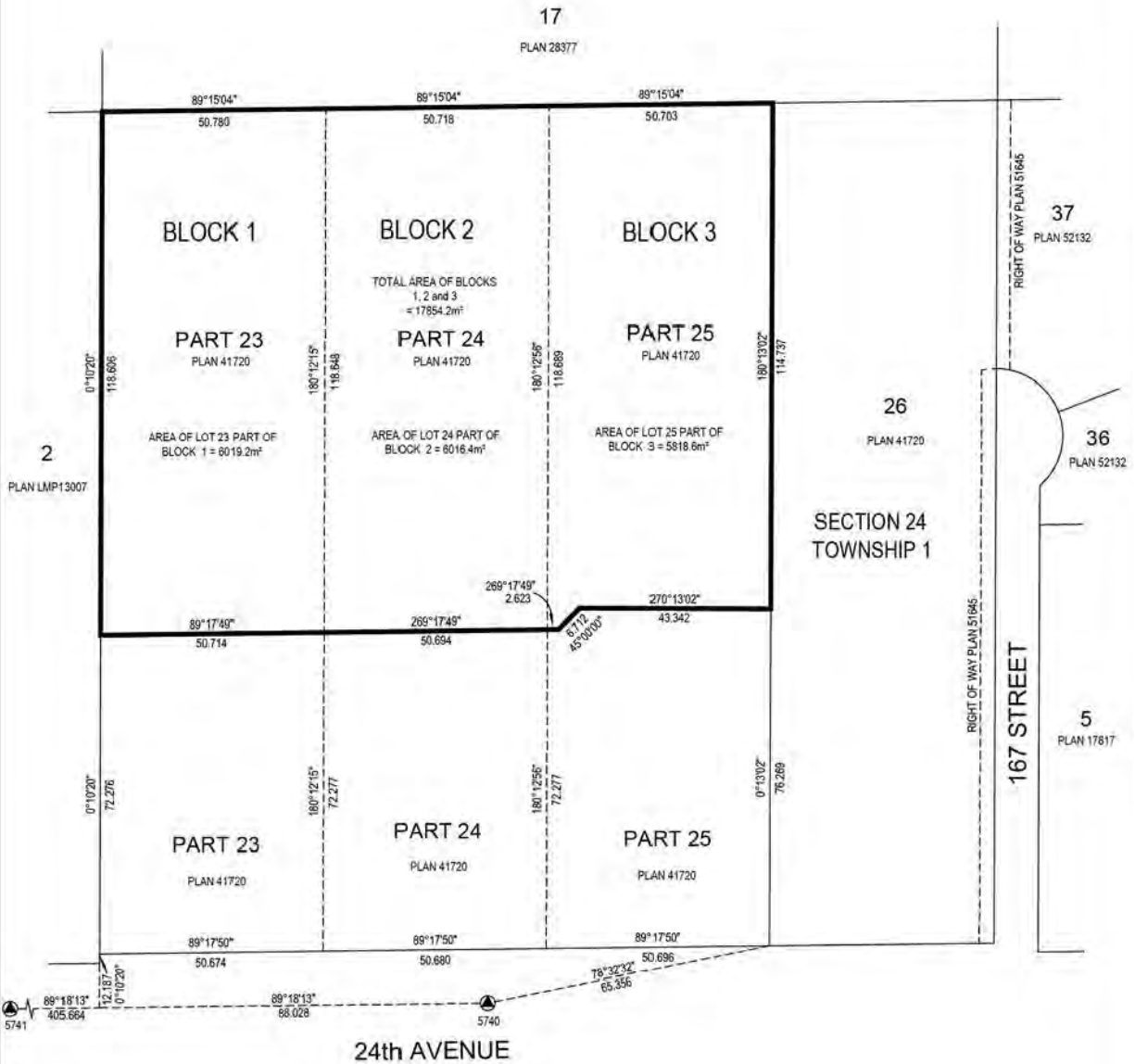
The intended plot size of this plan is 280mm in width  
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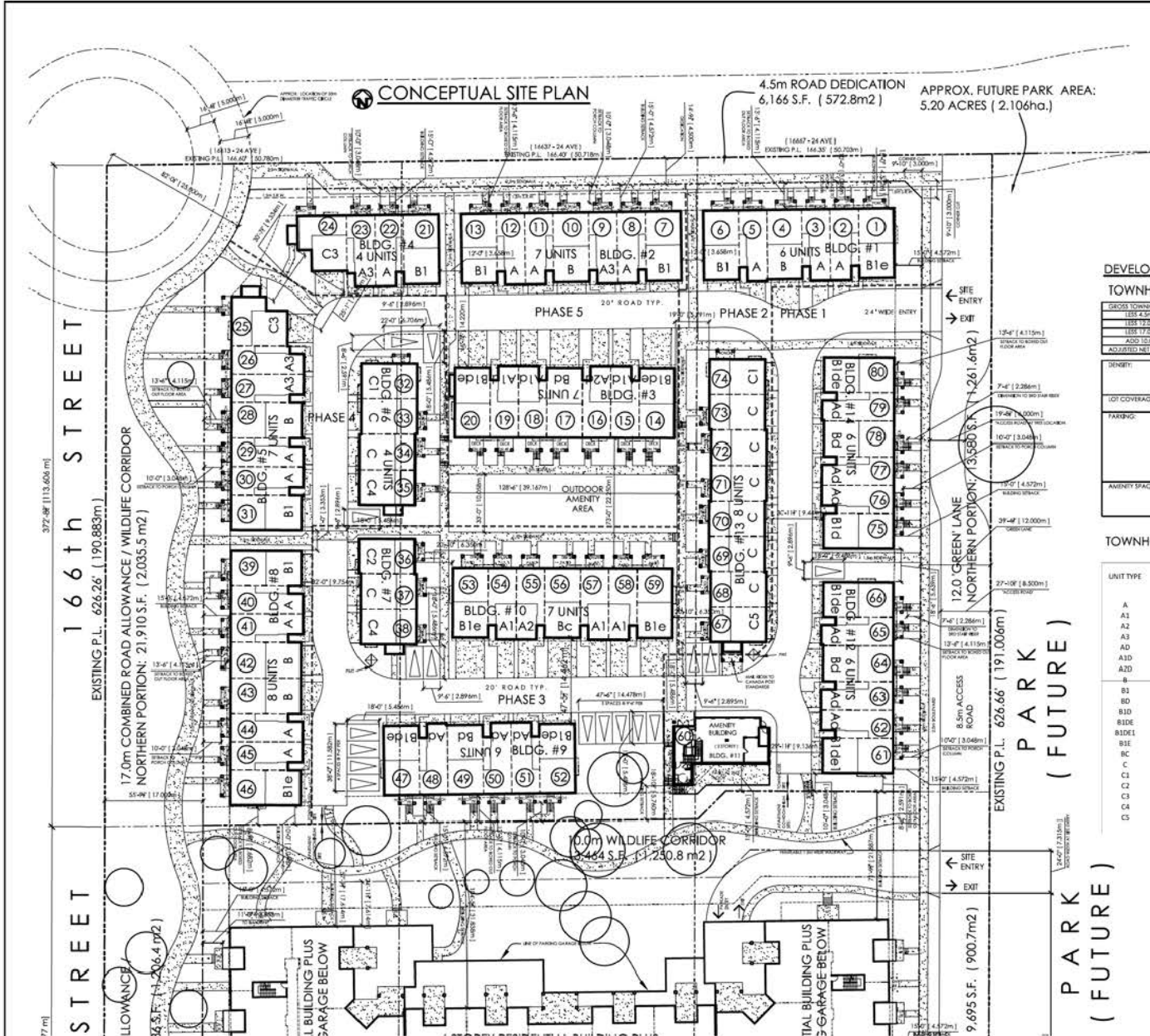
CERTIFIED CORRECT

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2016

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4.5m ROAD DEDICATION  
6,166 S.F. (572.8m<sup>2</sup>)

APPROX. FUTURE PARK AREA:  
5.20 ACRES (2.106ha.)

**DEVELOPMENT DATA**

**TOWNHOUSE SITE DATA: RM-30 ZONING**

	S.F.	ACRES	m <sup>2</sup>	NO
GROSS TOWNHOUSE SITE AREA:	183,808	4.221	17,063.3	1,708
LESS 4.5m ROAD ALLOWANCE (NORTH SIDE)	-4,306	-0.142	-402.3	-40.0
LESS 17.0m GREEN LANE (EAST SIDE)	-13,560	-0.312	-1,261.1	-125.2
LESS 17.0m COMBINED WILDLIFE CORRIDOR & ROAD ALLOWANCE (WEST SIDE)	-21,910	-0.503	-2,038.5	-203.4
ADD 16.0m WIDE PORTION OF WEST SIDE DEDICATION	14,483	0.327	1,337.7	131.6
ADJUSTED NET TOTAL TOWNHOUSE SITE AREA USED FOR ZONING CALCULATIONS	154,715	3.502	14,379.3	1,437

DENSITY:	UNITS PER ACRE (METRIC)	ALLOWABLE	PROPOSED	30 U.P.A.	75 U.P.A.
FLOOR AREA RATIO:		ALLOWABLE: 78 UNITS / 3,502 ACRES	PROPOSED: 79	22 U.P.A.	58 U.P.A.
LOT COVERAGE:		ALLOWABLE: 0.86	PROPOSED: 0.86	13.02%	12.16%

PARKING:	REQUIRED:	PROVIDED:	EXTRA DRIVEWAY PARKING SPACES:
RESIDENTIAL:	79 UNITS x 2.0 SPACES PER UNIT	79	158
AMENITY:	79 UNITS x 2.0 SPACES PER UNIT	79	158
TOTAL:	158	158	158

**TOWNHOUSE UNIT SUMMARY**

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M <sup>2</sup>	NUMBER OF UNITS	TOTAL M <sup>2</sup>	TOTAL S.F.
A	3	1427	132.6	13	1723.4	1855.1
A1	4	1657	153.9	3	461.8	497.1
A2	3	1572	146.0	1	146.0	157.2
A3	2	1347	125.1	4	500.6	538.8
AD	3	1423	132.2	9	1180.8	1280.7
A1D	4	1681	156.2	3	468.5	504.3
A2D	3	1601	148.7	1	148.7	160.1
B	4	1874	174.1	5	870.5	930.5
B1	4	1890	175.6	6	1053.5	1134.0
B1D	4	1866	173.5	4	694.2	747.2
B1D	4	1884	175.0	1	175.0	188.4
B1DE	4	1899	176.4	6	1058.5	1139.4
B1DE1	4	1907	177.2	1	177.2	190.7
B1E	4	1905	177.0	4	702.0	760.0
B1C	4	1874	174.1	1	174.1	187.4
C	3	1534	142.5	9	1282.6	1380.6
C1	3	1618	150.3	2	300.6	323.6
C1	3	1546	143.6	1	143.6	154.6
C1	4	2039	189.4	2	378.9	407.8
C4	3	1557	144.6	2	289.3	311.4
C5	3	1557	144.6	1	144.6	155.7
<b>TOTAL</b>				<b>79</b>	<b>12089.6</b>	<b>13013.1</b>

**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 30'-0"

REV#	DATE	BY	REASON FOR REV#

DATE: 1-16-20  
SCALE: 1" = 30'-0"

CUSTOMER: 101181 BC LTD.  
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT  
16618 ST/167 24TH AVE, SURREY, BC  
SHEET CONTENTS: SITE PLAN & DEVELOPMENT DATA

CLIENT: 101181 BC LTD.  
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT  
16618 ST/167 24TH AVE, SURREY, BC  
SHEET CONTENTS: SITE PLAN & DEVELOPMENT DATA

UNIT 135,  
7456 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO. 404  
PROJECT NO. 14065  
SHEET NO. AC-1J  
REV. NO.

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REV. NO.	DATE	DESCRIPTION



CAD FILE

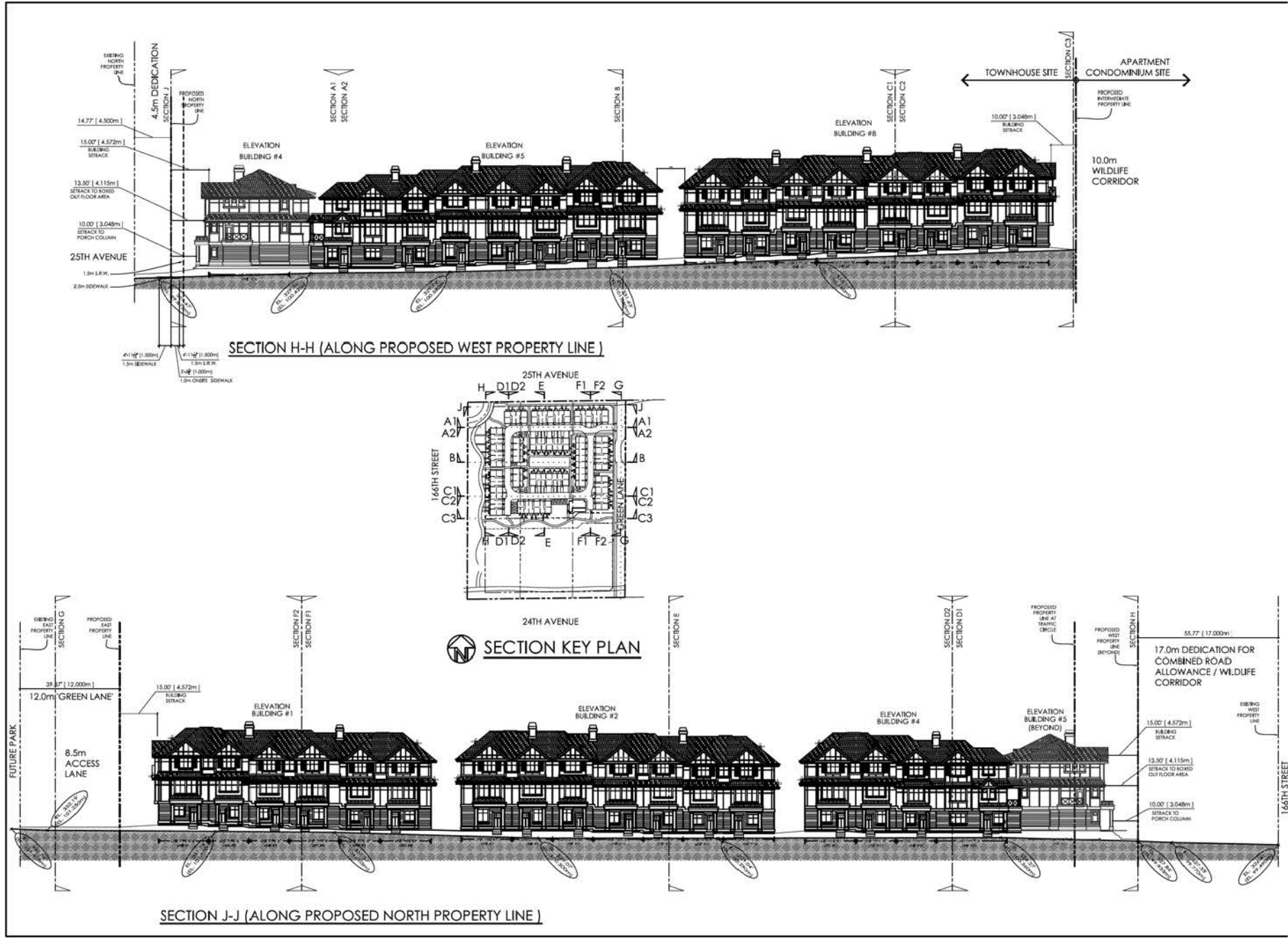
DESIGNER:	REV.:	DATE:	SCALE:
M.D.		APR. 16/18	1/8" = 1'-0"
CLIENT: LOT1011 BC LTD. PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 16615 / 97 167 24TH AVE. SURREY, BC SHEET CONTENTS: SCHEMATIC SITE SECTIONS F-I			

**barnett dembok**

UNIT 135,  
7536 136 STREET,  
SURREY, B.C.  
V3W 1H8

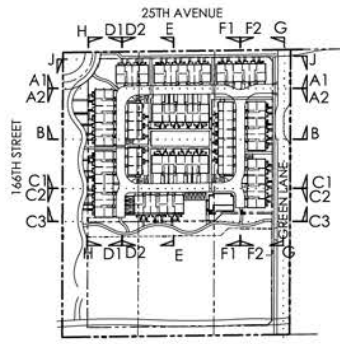
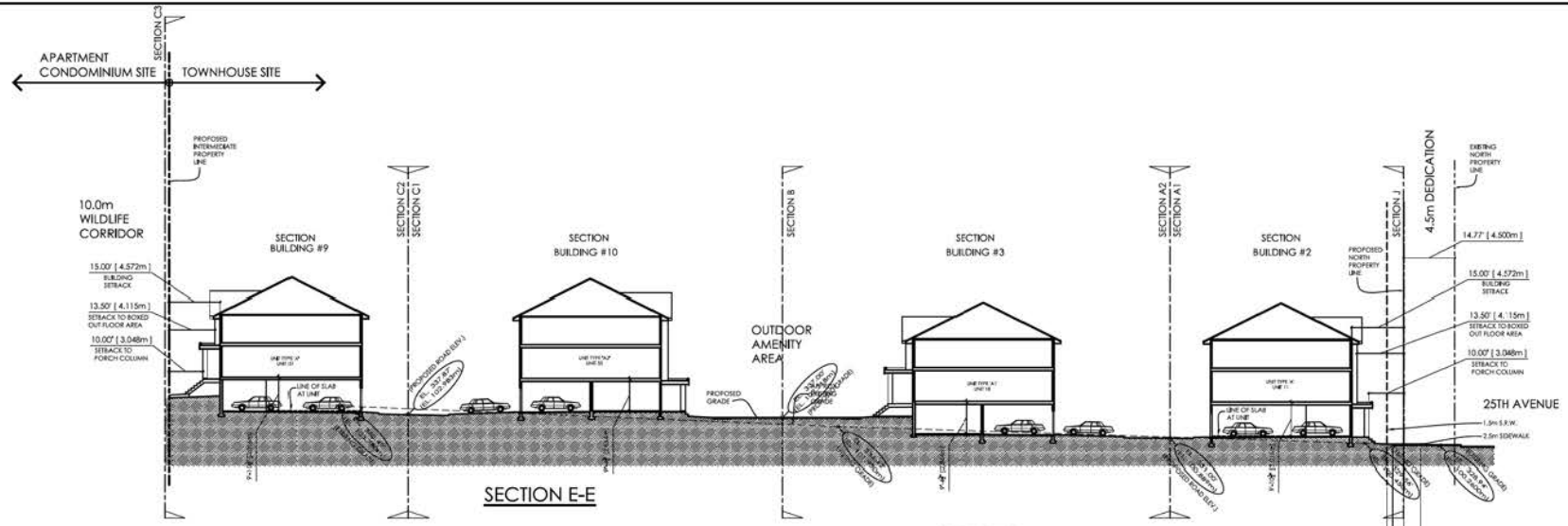
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett-dembok.com

CLIENT NO.	SHEET NO.
404	AC-207
PROJECT NO.	REV. NO.
14065	

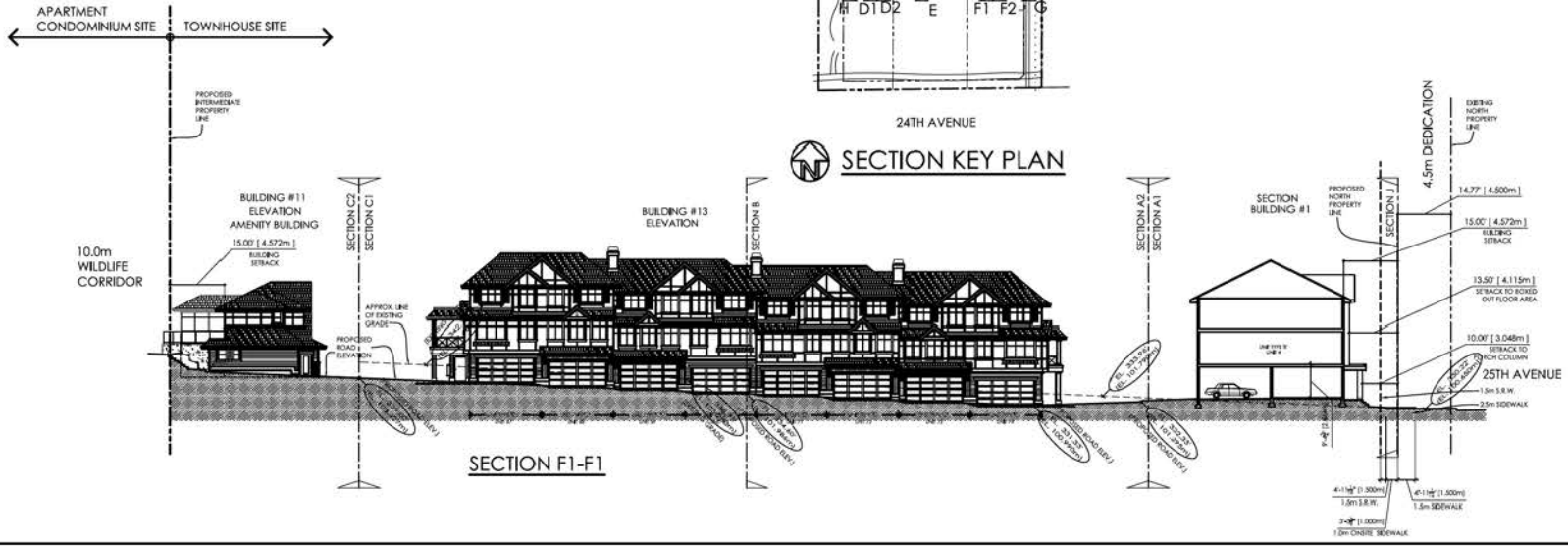
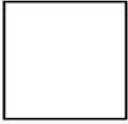


SECTION J-J (ALONG PROPOSED NORTH PROPERTY LINE)

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NO.	DATE	BY	CHKD



NO.	DATE	BY	CHKD

**barnett dank**

UNIT 135,  
7536 136 STREET,  
SURREY, B.C.  
V3W 1H8

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

CURRY NO. 404  
PROJECT NO. AC-205  
SHEET NO. 14065  
REV. NO.

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**BUILDING #1 - VIEW ALONG INTERNAL ROAD**



**BUILDING #1 - END ELEVATION**

**SCHEDULE OF FINISHES**

- ① SHAKE PROFILE ASPHALT SHINGLES c/w PRE-FORMED RAISED RIDGE CAP
- ② PREFINISHED ALUMINUM FASCIA GUTTER ON 2 X 10 FASCIA BOARD
- ③ 1X4 TRIM ON 2X10 GABLE BARGE BOARD
- ④ 2X8 FRIEZE BOARD
- ⑤ 'HARD-PANEL' (BOARD) AND 'HARD-TRIM' (BATTEN) SIDING
- ⑥ HORIZONTAL 'HARD-PANEL' SIDING c/w 5/4"x6" TRIM
- ⑦ 2X12 WOOD TRIM
- ⑧ VINYL FRAMED WINDOWS c/w 5/4" x 6" WOOD TRIM
- ⑨ WOOD COLUMN c/w DECORATIVE TRIM
- ⑩ DECORATIVE LOUVRE
- ⑪ DECORATIVE WOOD SHUTTERS
- ⑫ ALUMINUM RAILING
- ⑬ 'HARD-PANEL' (BOARD) VERTICAL SIDING



**BUILDING #1 - END ELEVATION**



**BUILDING #1 - VIEW ALONG 25th AVENUE**

REV#	DATE	BY	CHKD	DESC

CUSTOMER NO.	101817 BC LTD.
DESIGNER	BARNETT DEMBEK ARCHITECTURE INC.
DATE	10-1-18
SCALE	1/8" = 1'-0"
PROJECT	PROPOSED MULTI-FAMILY DEVELOPMENT 16615 / 57 / 67 24TH AVE. SURREY, BC
SHEET CONTENTS	TOWNHOUSE ELEVATIONS BUILDING #1

**barnett dembek**

UNIT 135,  
7536 136 STREET,  
SURREY, B.C.  
V3W 1H8

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

**BUILDING #1**

CUSTOMER NO.	14065	SHEET NO.	AG-41B
PROJECT NO.		REV. NO.	

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**SCHEDULE OF FINISHES**

- ① SHAKE PROFILE ASPHALT SHINGLES c/w PRE-FORMED RAISED RIDGE CAP
- ② PREFINISHED ALUMINUM FASCIA GUTTER ON 2 X 10 FASCIA BOARD
- ③ 1X4 TRIM ON 2X10 GABLE BARGE BOARD
- ④ 2X8 FRIEZE BOARD
- ⑤ 'HARD-PANEL' (BOARD) AND 'HARD-TRIM' (BATTEN) SIDING
- ⑥ HORIZONTAL 'HARD-PANEL' SIDING c/w 5/4" X 4" TRIM
- ⑦ 2X12 WOOD TRIM
- ⑧ VINYL FRAMED WINDOWS c/w 5/4" X 6" WOOD TRIM
- ⑨ WOOD COLUMN c/w DECORATIVE TRIM
- ⑩ DECORATIVE LOUVRE
- ⑪ DECORATIVE WOOD SHUTTERS
- ⑫ ALUMINUM RAILING
- ⑬ 'HARD-PANEL' (BOARD) VERTICAL SIDING



**BUILDING #4**

REV#	DATE	BY	CHKD	DESC



CLIENT: LOTBET BC LTD.	PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 1665 / 57 / 61 24TH AVE. SURREY, BC
CLIENT NO.:	SHEET NO. 404
DRAWN: 1	SCALE: 1/8" = 1'-0"
DATE: 10/16/18	SHEET CONTENTS: TOWNHOUSE ELEVATIONS BUILDING #4

**barnett dembek**

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V3W 1H8

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FAX: (604) 597-2099  
EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
14065	AG-1.1b
PROJECT NO.	REV. NO.

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**BUILDING #9 - VIEW ALONG INTERNAL ROAD**



**BUILDING #9 - END ELEVATION**

**SCHEDULE OF FINISHES**

- ① SHAKE PROFILE ASPHALT SHINGLES c/w PRE-FORMED RAISED RIDGE CAP
- ② PREFINISHED ALUMINUM FASCIA GUTTER ON 2 X 10 FASCIA BOARD
- ③ 1X4 TRIM ON 2X10 GABLE BARGE BOARD
- ④ 2X8 FRIEZE BOARD
- ⑤ 'HARD-PANEL' (BOARD) AND 'HARD-TRIM' (BATTEN) SIDING
- ⑥ HORIZONTAL 'HARD-PLANK' SIDING c/w 5/4"x4" TRIM
- ⑦ 2X12 WOOD TRIM
- ⑧ VINYL FRAMED WINDOWS c/w 5/4" x 6" WOOD TRIM
- ⑨ WOOD COLUMN c/w DECORATIVE TRIM
- ⑩ DECORATIVE LOUVRE
- ⑪ DECORATIVE WOOD SHUTTERS
- ⑫ ALUMINUM RAILING
- ⑬ 'HARD-PANEL' (BOARD) VERTICAL SIDING



**BUILDING #9 - END ELEVATION**



**BUILDING #9 - VIEW ALONG 10.0m WILDLIFE CORRIDOR**

REV#	DATE	BY	CHKD

CLIENT NO.	107187 BC LTD.
PROJECT NO.	PROPOSED MULTI-FAMILY DEVELOPMENT 16615 /57 /61 24TH AVE. SURREY, BC
DATE	2017-10-16
SCALE	1/8" = 1'-0"
SHEET NO.	TONNHOUSE ELEVATIONS BUILDING #4

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

CLIENT NO.	14065	SHEET NO.	AG-4/B
PROJECT NO.		REV. NO.	

**BUILDINGS #9**



**BUILDING #11 - AMENITY BUILDING - NORTH ELEVATION**  
VIEW ALONG INTERNAL ROAD



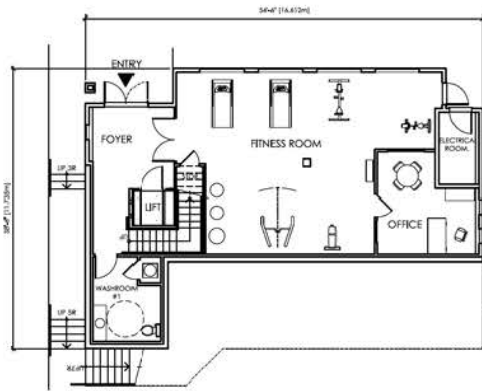
**WEST ELEVATION**



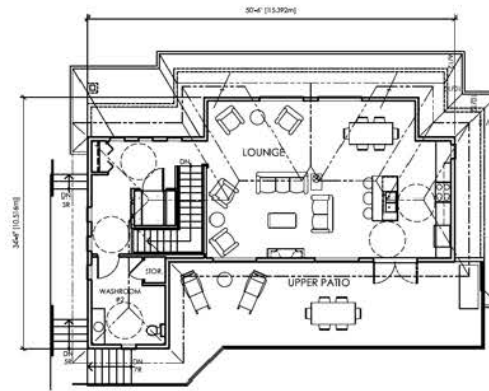
**SOUTH ELEVATION**  
**BUILDING #9 - VIEW ALONG 10.0m WILDLIFE CORRIDOR**



**EAST ELEVATION**



**LOWER FLOOR PLAN**  
1,499 S.F.



**UPPER FLOOR PLAN**  
1,101 S.F.

**SCHEDULE OF FINISHES**

- ① SHAKE PROFILE ASPHALT SHINGLES c/w PRE-FORMED RAISED RIDGE CAP
- ② PREFINISHED ALUMINUM FASCIA GUTTER ON 2 X 10 FASCIA BOARD
- ③ 1X4 TRIM ON 2X10 GABLE BARGE BOARD
- ④ 2X8 FRIEZE BOARD
- ⑤ 'HARDI-PANEL' (BOARD) AND 'HARDI-TRIM' (BATTEN) SIDING
- ⑥ HORIZONTAL 'HARDI-PLANK' SIDING c/w 5/4"X4" TRIM
- ⑦ 2X12 WOOD TRIM
- ⑧ VINYL FRAMED WINDOWS c/w 5/4" x 6" WOOD TRIM
- ⑨ WOOD COLUMN c/w DECORATIVE TRIM
- ⑩ DECORATIVE LOUVRE
- ⑪ DECORATIVE WOOD SHUTTERS
- ⑫ ALUMINUM RAILING
- ⑬ 'HARDI-PANEL' (BOARD) VERTICAL SIDING
- ⑭ LEDGESTONE

**BUILDING #11 - UNIT #60**

**AMENITY BUILDING**

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REV. NO.	DATE	BY	DESCRIPTION

CLIENT: 1018181 BC LTD.	DESIGNER: CDR K. GUY
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 16615 / 57 / 67 24TH AVE. SURREY, BC	DATE: 10-16-16
SHEET CONTENTS: AMENITY BUILDING ( BUILDING #11 ) FLOOR PLANS & ELEVATIONS	SCALE: 1/8" = 1'-0"

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CLIENT NO. 404	SHEET NO. AG-4.11
PROJECT NO. 14065	REV. NO.



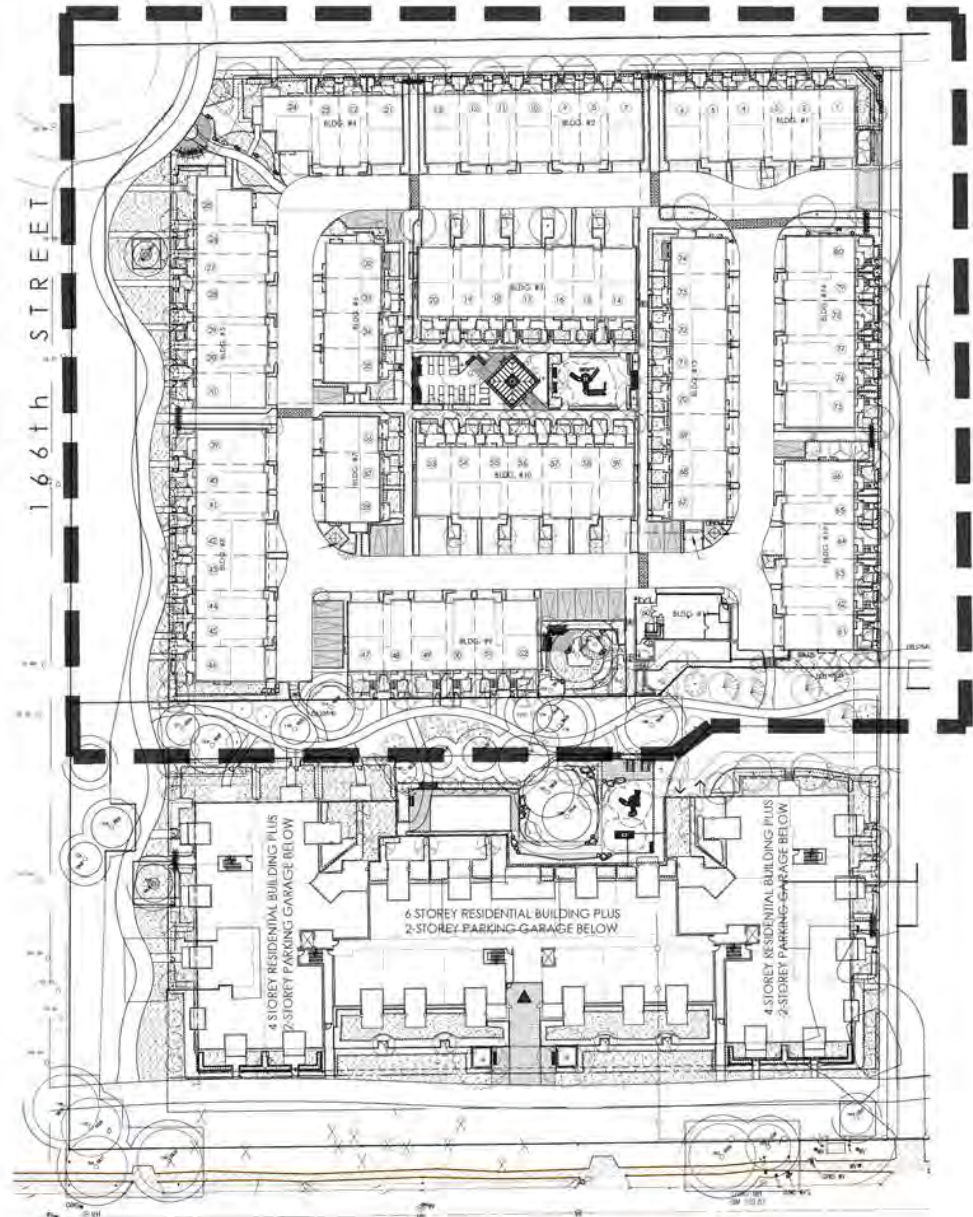
# PLANT SCHEDULE - Townhouses

M2 JOB NUMBER: 15-045

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	12	ACER CAPESTRE	HEDGE MAPLE	15M HT DIBBLELIT ITEM
2	12	ACER BRSDUM	PAPERBARK MAPLE	10M GAL, 1.8M STD, DIB
3	2	ACER FRICATUM 'PACIFIC SUNSET'	PACIFIC SUNSET MAPLE	6CM GAL, STD, DIB
4	2	CECIDIOPYLLUM JAPONICUM	KATSURKA TREE	6CM GAL, 1.8M STD, DIB
5	2	CESTRIS CANADENSIS 'FOREST FRANSY'	FOREST FRANSY REDBUD	6CM GAL, 1.8M STD, DIB
6	12	GRANACEIFRAXS 'HOKOTAKENSIS PENDULA'	WEEPING NODDRA OYRESS	25M HT, DIB
7	12	CORNUS KOUSA 'SATOMI'	'SATOMI' DOGWOOD	2.5M HT, DIB
8	12	HALESIA CAROLINA	CAROLINA SILVERBELL	6CM GAL, DIB
9	21	TICEA GOROKUA	SERBIAN SPRUCE	2.5M HT, DIB
10	10	BILUXI SEMPERVIRENS	COMMON BOJANGOOD	15 POT
11	10	HAMAMELIS X INTERMEDIA 'DIANE'	RED WITCH HAZEL	15 POT, 80CM
12	10	HYDRANGEA 'DESERPOLIA 'SNOW LAKE'	SNOW LAKE HYDRANGEA	15 POT
13	10	MAKNOIA AGGROLOLUM	OREGON GRAPE HOLLY	15 POT, 50CM
14	10	FRAXUS LUCIDANICA	FORTYDENSE LAUREL	15 DIB
15	10	RHODOCODENDRON 'GANNINGHANS WHITE'	RHODOCODENDRON (WHITE), MAY	15 POT
16	10	ROSA 'PEARL MIDLAND'	MIDLAND ROSE	15 POT
17	10	SARGOLGOGGA 'HOKERIANA 'RESGOLIA'	'FRAGRANT' SARGOLGOGGA	15 POT, 50CM
18	10	SCHEMATA REZVEDRANI	'FRANK' SUMMRA	15 POT, 40CM
19	10	TAXUS K MEDIA 'HIGGSI'	HIGGS'S YEW	1.5 POT
20	10	VIBURNUM 'DAVID'	DAVID'S VIBURNUM	15 POT
21	10	CAREX MORRONI 'MUREO VARIEGATA'	'SOLDEN' VARIEGATED JAPANESE SEDGE	15 POT
22	10	STIPA TENISSIMA	MEXICAN FEATHER GRASS	15 POT
23	10	HYDRANGEA PETIOLARIS	CLIMBER HYDRANGEA	15 POT (STAKE)
24	10	ASTILBE VAR. 'SLACKSTONE'	MEADOW SWIFT, WHITE VARIETY	15 POT, 5 DYE OR LARGER
25	10	LAVENDULA ANGISTIFOLIA 'HEDGEOT BLUE'	ENGLISH LAVENDER	15 POT
26	10	SUBCORNIA FILICIDA VAR. SULLIVANTII 'GOLDSTYR/SUBCORNIA'		15 POT
27	10	ARCTOSTAPHYLOS (VARIETIS 'VANCOUVER JADE'	'KINDROCK'	15 POT, 20CM
28	10	COTONEASTER 'DAPHNE'	BEARDESSY COTONEASTER	15 POT
29	10	LONGERA FILEATA	PRIVET WONESUCKLE	15 POT, 20CM
30	10	FRAXUS SAUCRA 'TERRANALIS (GREEN SHEEN'	JAPANESE SPRUCE	15 POT
31	10	POLYSTICHUM SETIFERUM	ALASKAN FERN	15 POT, 20CM
32	10	RUBUS GALYKORDES	DAWSON'S RASPBERRY	15 POT

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

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



**COORDINATION WITH ARBORIST - NOTE:**  
 - LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECT ADJACENCY TO ANY TREE WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORIS/RTI, TURAL BEST MANAGEMENT PRACTICES.  
 - CONTACT TO LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL DEPTHS FOR PLANTING WITHIN THE TPZ.  
 - DO NOT ALTER GRADES NOR ADD SOIL AROUND TREES.  
 - A 3IN 2" LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED.  
 - OR, POCKET PLANT IN POT, MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTRE OF TRUNK.  
 - OR, SIMPLY LEAVE AS IS, DO NOT SPREAD MULCH AS IT MAY CONTAIN GRASSES.  
 - PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS.  
 - CONTRACTOR MUST GIVE ARBORIST 12 HOURS IN ADVANCE NOTIFICATION.  
 - HAND DIG POSTS WITH ARBORIST ON SITE TO REVIEW PROTECTIVE SYSTEMS, ESSENTIAL, ADJUST LOCATION OF POSTS.

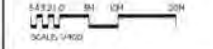
**GUARDRAIL - NOTE:**  
 - 42" HT. PICKET FENCE TO BE INSTALLED ON TOP OF ALL WALLS OF MORE THAN 24" HEIGHT.

**TOP SOIL DEPTH - NOTE:**  
 - MIN. 300MM DEPTH OF GROWING MEDIUM SOIL IS REQUIRED AT ALL LANDSCAPE AREAS.

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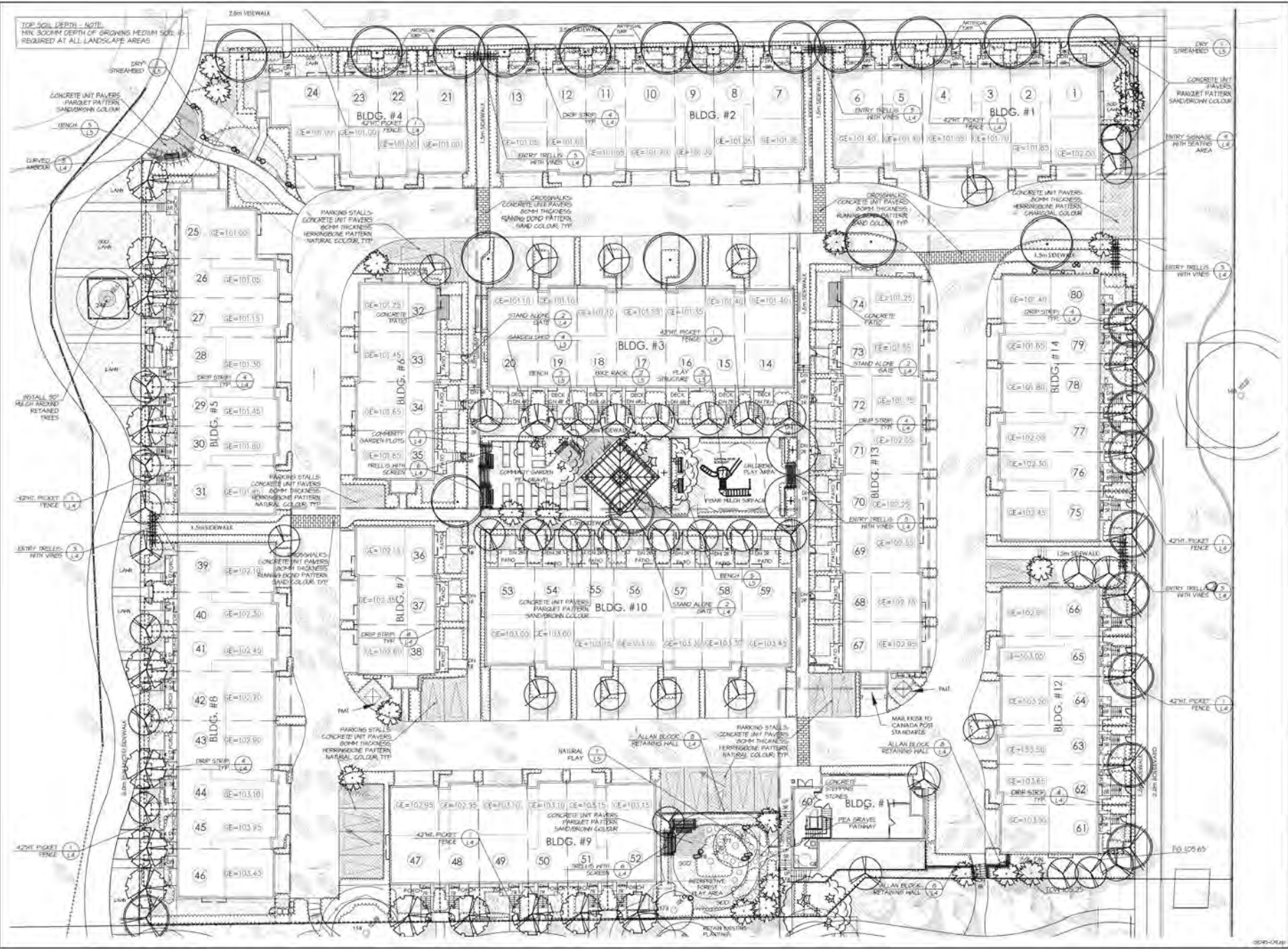
NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR PERMITS	SPC
2		ISSUED FOR PERMITS	SPC
3		REV. PER NEW SITE PLAN	SP
4		REV. PER NEW LANDSCAPE PLAN	ADAM

PROJECT:  
**MULTI-FAMILY DEV  
 24TH AVENUE &  
 166TH STREET  
 SURREY, BC  
 TOWNHOUSE PORTION**

DRAWING TITLE:  
**KEY PLAN**

DATE: 05-JUN-2015	DRAWING NUMBER: L1
SCALE: 1/8" = 1'-0"	
DRAWN BY: ADAM	
DESIGN BY: SP	
CHECKED BY: SP	
DATE: 05-JUN-2015	JOB NO: 15-045

12% SOIL DEPTH - NOTE:  
MIN 300MM DEPTH OF GROWING MEDIUM SOIL IS  
REQUIRED AT ALL LANDSCAPE AREAS

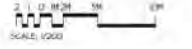


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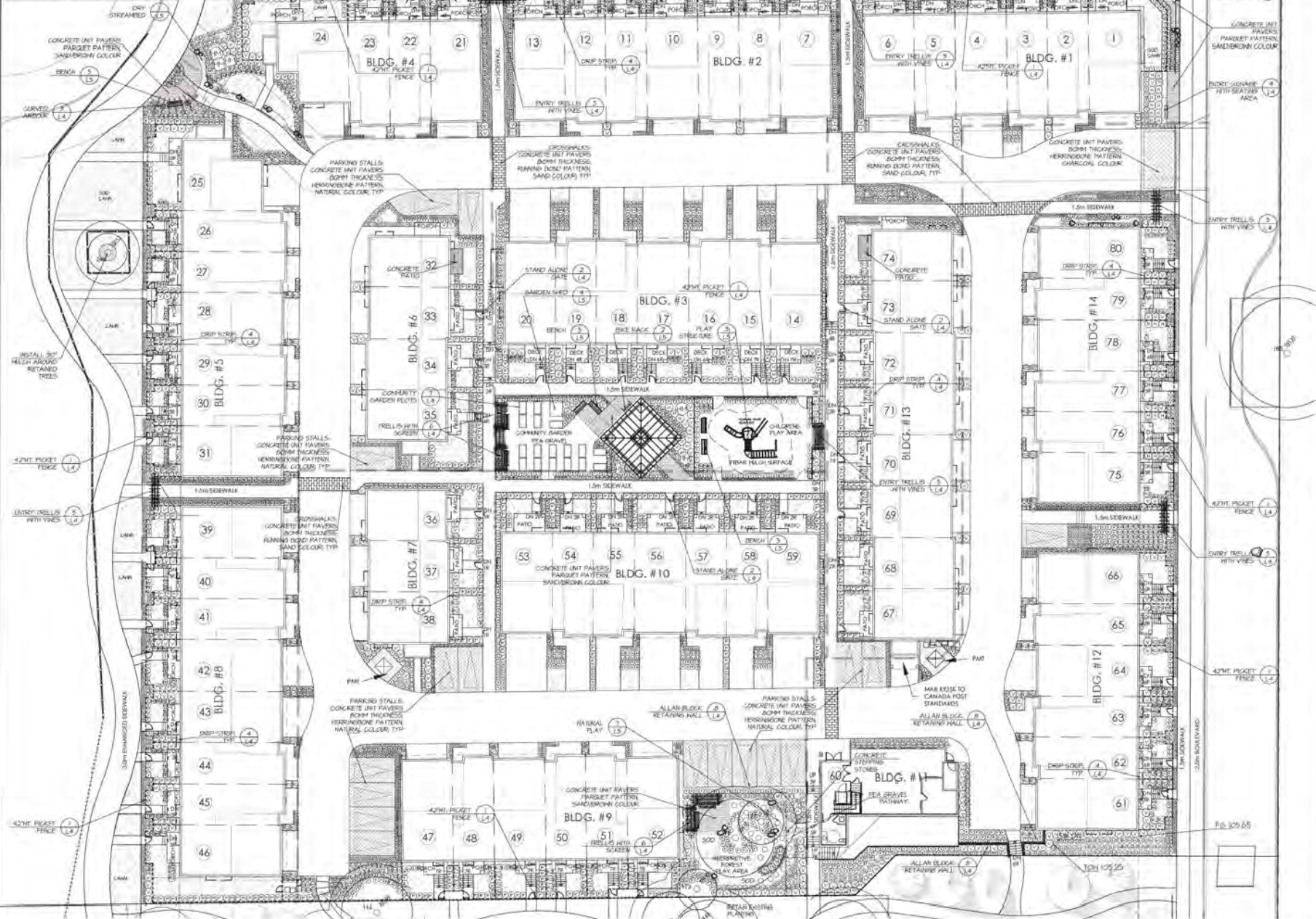
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PROJECT  
**MULTI-FAMILY DEV  
 24TH AVENUE &  
 166TH STREET  
 SURREY, BC  
 TOWNHOUSE PORTION**

DRAWING TITLE  
**TREE PLAN**

DATE: 5-JUNE	DRAWING NUMBER:
SCALE: 1:200	<b>L2</b>
DRAWN BY:	
DESIGN BY:	
CHK'D:	
M2LA PROJECT NUMBER:	<b>JOB NO 15 045</b>

12% SOIL DEPTH - NOTE:  
MIN 300MM DEPTH OF GROWING MEDIUM SOIL IS  
REQUIRED AT ALL LANDSCAPE AREAS



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NO.	DATE	REVISION DESCRIPTION	DR.
1	2024	REVISED AS PER CITY COMMENTS	JMC
2	2024	REVISED AS PER CITY COMMENTS	JMC
3	2024	REV. PER NEW SITE PLAN	JMC
4	2024	REVISED AS PER CITY COMMENTS	JMC

NO DATE REVISION DESCRIPTION DR.

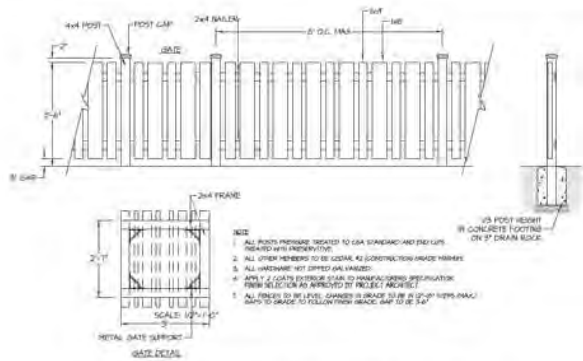
SEAL:

PROJECT  
MULTI-FAMILY DEV  
24TH AVENUE &  
166TH STREET  
SURREY, BC  
TOWNHOUSE PORTION

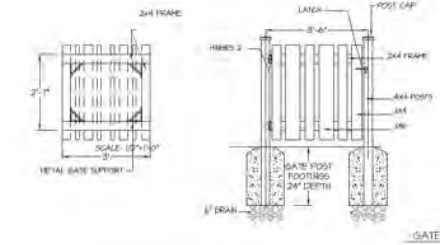
DRAWING TITLE  
**SHRUB  
PLAN**

DATE: 5-JUNE	DRAWING NUMBER:
SCALE: 1:200	<b>L3</b>
DRAWN BY:	
DESIGN BY:	
CHK'D:	OF 7
M2LA PROJECT NUMBER: JOB NO 15 045	

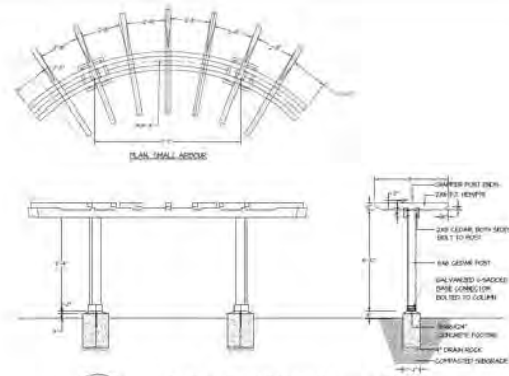
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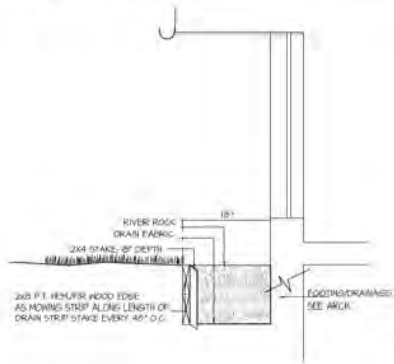
1 42" HT. PICKET FENCE & GATE  
SCALE: 1/2" = 1'-0"



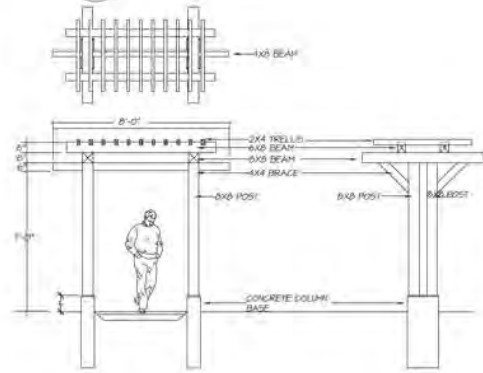
2 STAND ALONE GATE  
SCALE: 1/2" = 1'-0"



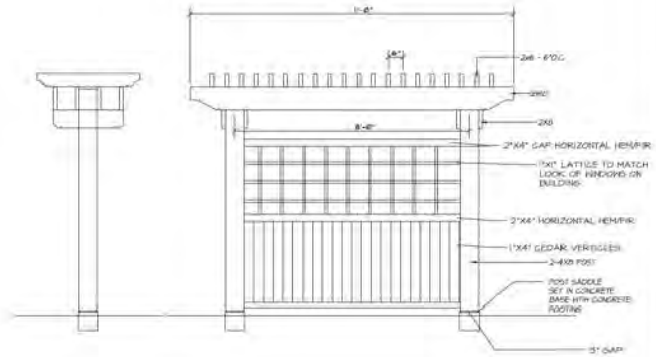
3 CURVED ARCHWAY  
SCALE: 1/4" = 1'-0"



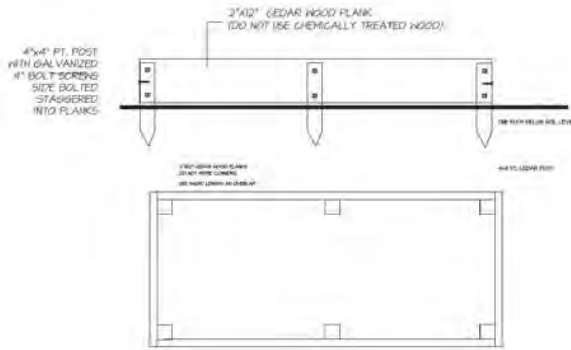
4 DRAIN STRIP  
SCALE: 3/4" = 1'-0"



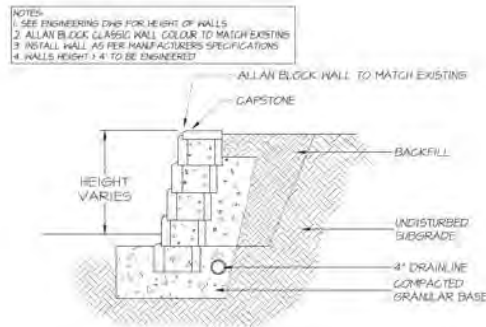
5 TRELLIS AT ENTRY POINTS  
SCALE: 3/8" = 1'-0"



6 TRELLIS WITH SCREEN  
SCALE: 1/2" = 1'-0"



1 COMMUNITY GARDEN PLOTS  
SCALE: 1" = 1'-0"



2 ALLAN BLOCK RETAINING WALLS  
SCALE: 3/4" = 1'-0"

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PROJECT  
MULTI-FAMILY DEV  
24TH AVENUE &  
166TH STREET  
SURREY, BC  
TOWNHOUSE PORTION

DRAWING TITLE  
**LANDSCAPE  
DETAILS**

DATE: 5/20/23	DRAWING NUMBER:
SCALE:	L4
DRAWN BY:	
DESIGN BY:	
CHKD:	
M2LA PROJECT NUMBER:	JOB NO 15 045

**PLANT SCHEDULE - BCS CORRIDOR**

KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	ACER INCANUM	RED MAPLE	2 1/2" H. BAR B WITH CLUMP	
2	ACER BALSAMIC VARI. DOUGLASSII	DOUGLASS MAPLE	10M CAL. BAR B LINT	
3	FRAXINUS CORYMBOSA	SHORE MAPLE	2 1/2" H. BAR B LINT	
23	MANULFA AQUILOLINA	WINDSOR SHARP YEW	48 1/2" 50/24	
14	ROSA ITALICA	NOOTKA ROSE	4" POT, 200H Q2 POT, 40H 48 POT, 60H	
21	FRAXINUS PRINCEPULCHRA	RED WICKSTEADT	4" POT, 50/24 48 POT, 60/24	
340	SPIDER BRASSICA	SPIDERBUSH	4" POT, 20/24	
20	FRAXINUS VERGA	WICKSTEAD STRAWBERRY	4" POT, 30/24	
44	UNCLE TOMS CABINET	MAA	4" POT, 200H 400H/24	
22	FRAXINUS PRINCEPULCHRA	MAJOR SPRUCE FERN	4" POT, 20/24	

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARDS. ROOT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED LANDSCAPE REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SPACING AND SPACING HAVE PLANTING AVAILABLE FOR OPTIONAL SYSTEM BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HILLS AND GRADE VALLEY. \* SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - CERTIFICATION OF AVAILABILITY.

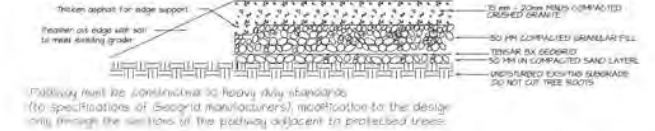
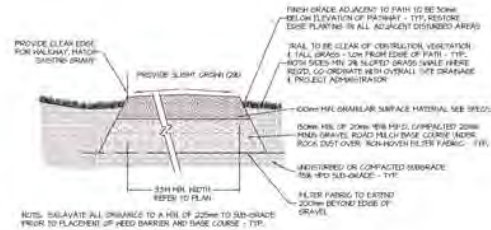
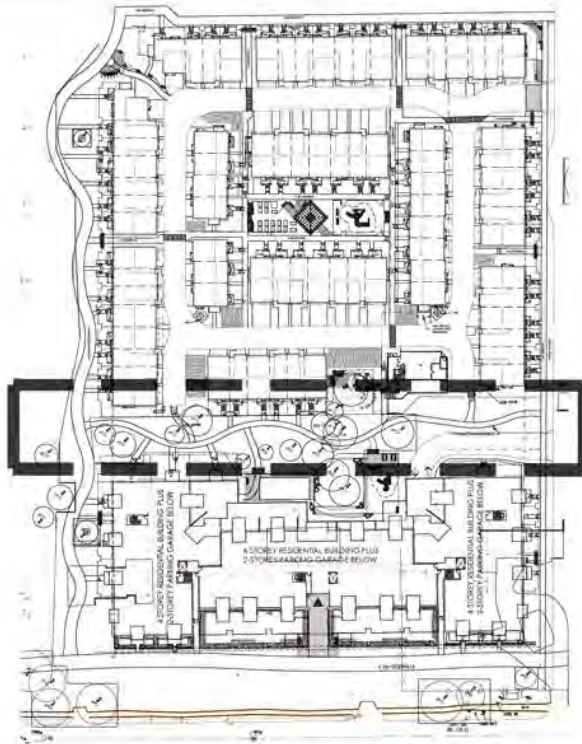
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTE: PATHWAYS TO BE SITE LOCATED TO ENSURE MINIMAL INTERFERENCE WITH CRITICAL ROOT ZONES OF RETAINED TREES. COORDINATION WITH PROJECT ARBORIST AND LANDSCAPE ARCHITECT IS REQUIRED TO APPROVE FINAL LOCATIONS OF PATHWAYS.

**COORDINATION WITH ARBORIST - NOTE:**

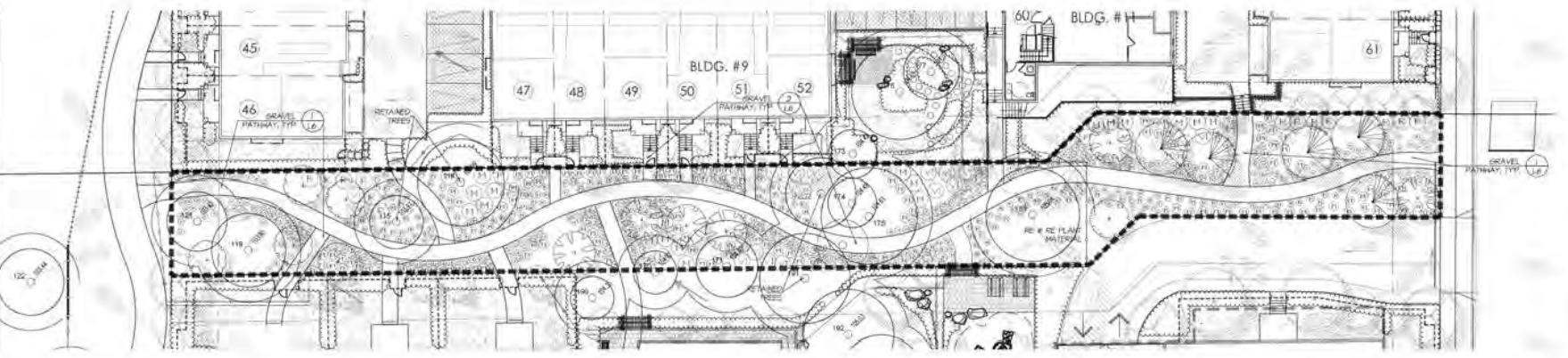
- LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TPZ WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES. - CONTACT TO LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL DEPTHS FOR PLANTING WITHIN THE TPZ.

DO NOT ALTER GRADES NOR ADD SOIL AROUND TREES. A THIN 2" LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED. OR, PROTECT PLANT BY POT MAINTAIN A 10' DIAMETER NO PLANTING AREA FROM CENTRE OF TRUNK, OR SIMPLY LEAVE AS IS. DO NOT SPREAD HILD MIX AS IT MAY CONTAIN GRASSES. - PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS. CONTRACTOR MUST GIVE ARBORIST 12 HOURS IN ADVANCE NOTIFICATION. HAND DIG POSTS WITH ARBORIST ON SITE TO REVIEW IMPACT, IF NECESSARY, ADJUST LOCATION OF POSTS.



**1 GRAVEL PATH DETAIL**

**2 GRAVEL PATH DETAIL THROUGH ROOT ZONE**



**M2**  
LANDSCAPE ARCHITECTURE  
#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

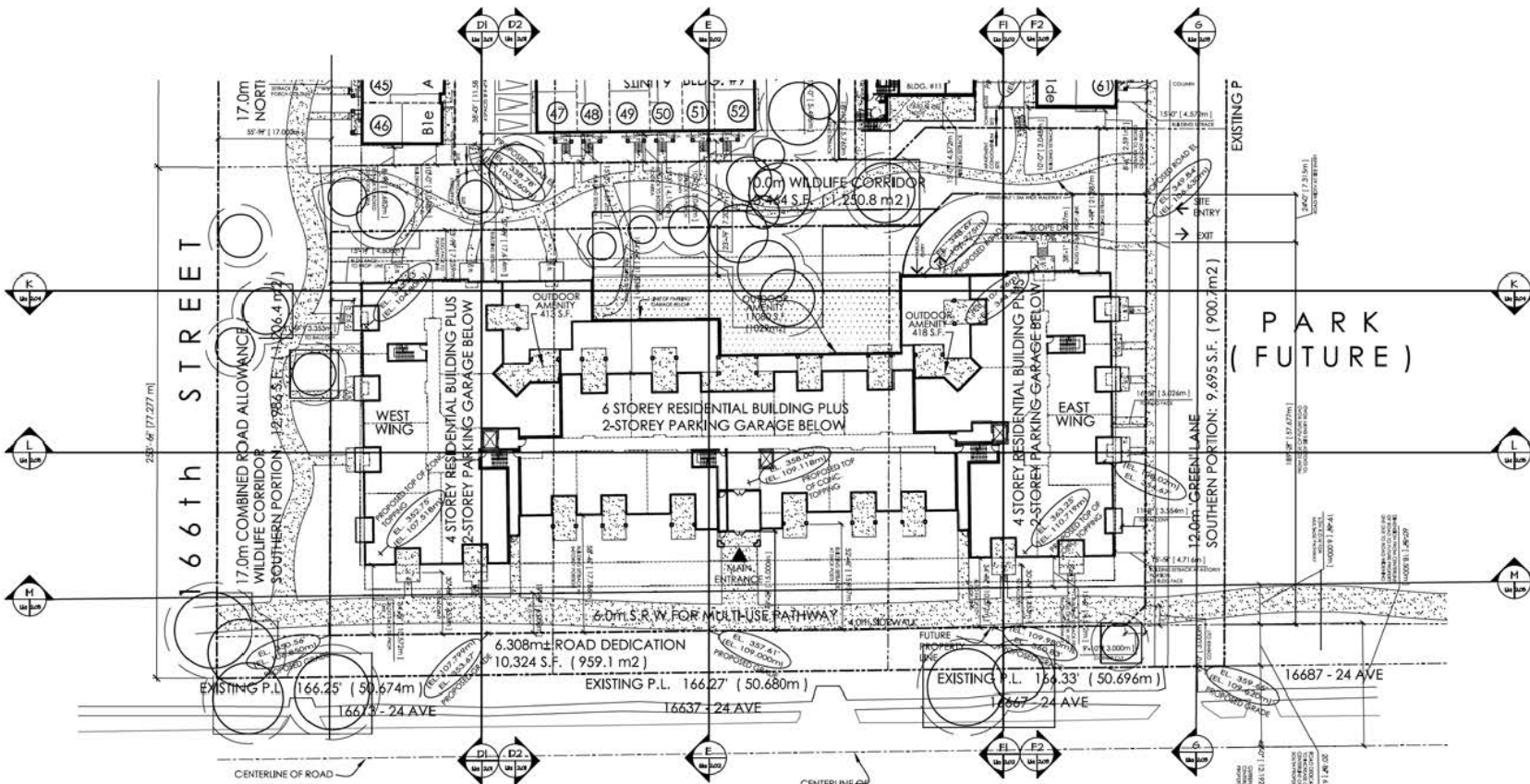
NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**MULTI-FAMILY DEV  
24TH AVENUE &  
166TH STREET  
SURREY, BC  
TOWNHOUSE PORTION**

DRAWING TITLE:  
**BCS CORRIDOR  
LANDSCAPE PLAN**

DATE: 15 JAN 2007  
SCALE: 1:2000  
DRAWN BY: AS  
DESIGN BY: AS  
CHECKED BY: AS  
M2LA PROJECT NUMBER: **JOB NO 15 045**

DRAWING NUMBER:  
**L6**  
OF 7



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 30'-0"

**APARTMENT SITE DATA: CD ZONING**

	S.F.	ACRES	m <sup>2</sup>	hd
GROSS APARTMENT SITE AREA:	128,736	2.955	11,940.0	1,194
LESS 6.308m ROAD ALLOWANCE FOR 24TH AVE. FUTURE WIDENING	-10,372	-0.238	-943.6	-0.094
LESS 12.0m 'GREEN LANE' (EAST SIDE)	-9,695	-0.223	-900.7	-0.090
LESS 17.0m COMBINED WILDLIFE CORRIDOR & ROAD ALLOWANCE (WEST SIDE)	-12,986	-0.298	-1,206.4	-0.121
LESS 10.0m WILDLIFE CORRIDOR (NORTH SIDE)	-19,612.4	-0.450	-1,822.1	-0.182
NET TOTAL APARTMENT SITE AREA:	76,064.5	1.746	7,066.6	0.707
ADD WILDLIFE CORRIDOR (NORTH SIDE)	19,612.4	0.450	1,822.1	0.182
ADD 10.0m OF WILDLIFE CORRIDOR (WEST SIDE)	7,638.9	0.175	709.7	0.071
NET TOTAL APARTMENT SITE AREA FOR F.A.R. AND SITE COVERAGE CALCULATIONS:	103,321	2.372	9,598.9	0.960

BUILDING SETBACK (BUILDING FACE TO PROPERTY LINE)	NORTH	SOUTH	WEST	EAST
	7.25m	10.57m	4.6m	4.71m

DENSITY:	UNITS PER AREA ( NET ):	ALLOWABLE:	PROPOSED:	ALLOWABLE:	PROPOSED:	ALLOWABLE:	PROPOSED:
DENSITY:	UNITS PER AREA ( NET ):	ALLOWABLE: 154 UNITS	PROPOSED: 117 UNITS	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	65 U.P.A.	49 U.P.A.
		- ON NET SITE	- ON NET SITE	1,603.4 U.P./ha	215.0 U.P./ha		
FLOOR AREA RATIO:	FLOOR AREA RATIO:	ALLOWABLE: 1.47	PROPOSED: 1.47	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	85.2 U.P.A.	67.0 U.P.A.
		- ON NET SITE	- ON NET SITE	1,655.5 U.P./ha	1,433.3 m <sup>2</sup>		
LOT COVERAGE:	LOT COVERAGE:	ALLOWABLE: 45%	PROPOSED: 43%	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	- INCLUDING 10M OF NORTH & WEST WILDLIFE CORRIDOR	14,306 m <sup>2</sup>	4,115 m <sup>2</sup>
		- ON NET SITE	- ON NET SITE	5,567 m <sup>2</sup>			
PARKING:	RESIDENTIAL:	REQUIRED: 15 ( 1-BEDROOM ) UNITS x 1.3 SPACES PER UNIT	19.5				
		102 ( 2-BEDROOM ) UNITS x 1.5 SPACES PER UNIT	153				
		TOTAL REQUIRED:				172.5	234
		PROVIDED:				234	33
	VISITOR:	REQUIRED: 117 UNITS x 0.2 SPACES PER UNIT					
		PROVIDED:					
AMENITY SPACE:	INDOOR:	REQUIRED: 117 UNITS x 32.3 S.F. PER UNIT	3,779.1 S.F.			351 m <sup>2</sup>	
		PROVIDED:	4,815 S.F.			447 m <sup>2</sup>	
	OUTDOOR:	REQUIRED: 117 UNITS x 32.3 S.F. PER UNIT	3,779.1 S.F.			351 m <sup>2</sup>	
		PROVIDED:	11,911 S.F.			1,106.6 m <sup>2</sup>	

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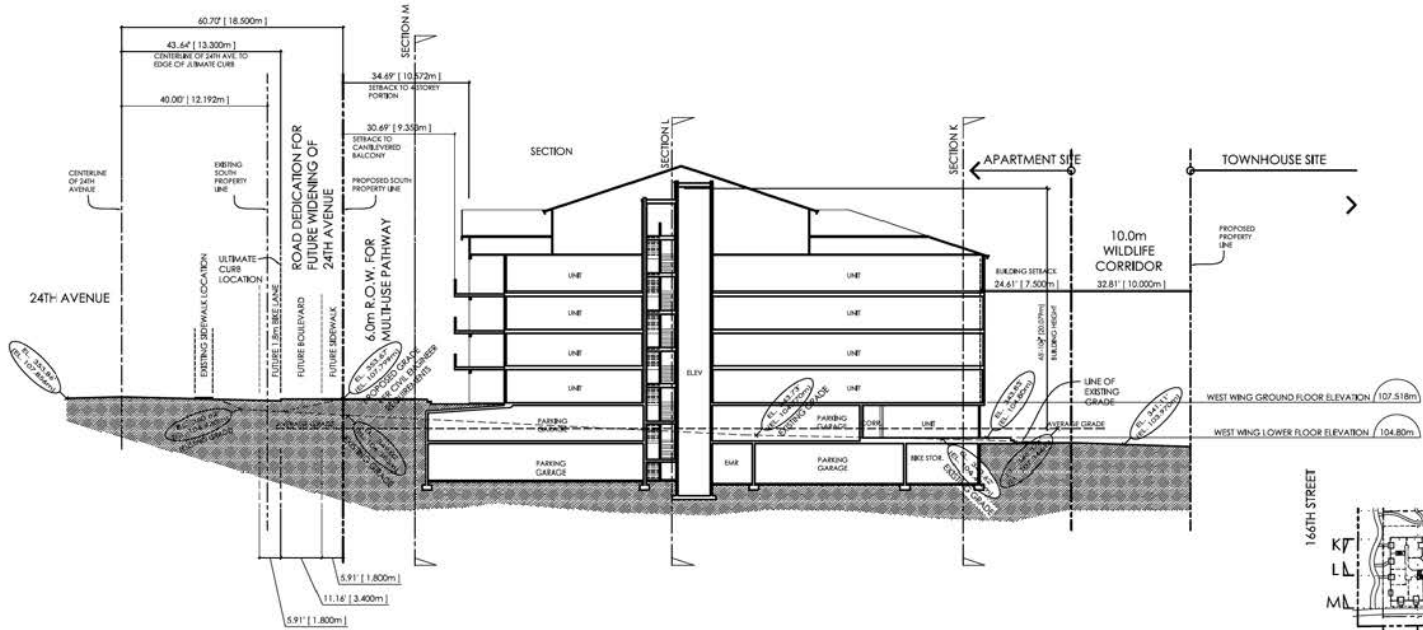
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**LOT 101 B.C. LTD.**  
PROJECT: PROPOSED MULTIFAMILY DEVELOPMENT 16687/24th AVE. SURREY, BC  
SHEET NO. 101 OF 101  
SCALE: 1" = 30'-0"

**barnett dembek**  
UNIT 135, 7536 136 STREET, SURREY, B.C. V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: m@barnett-dembek.com

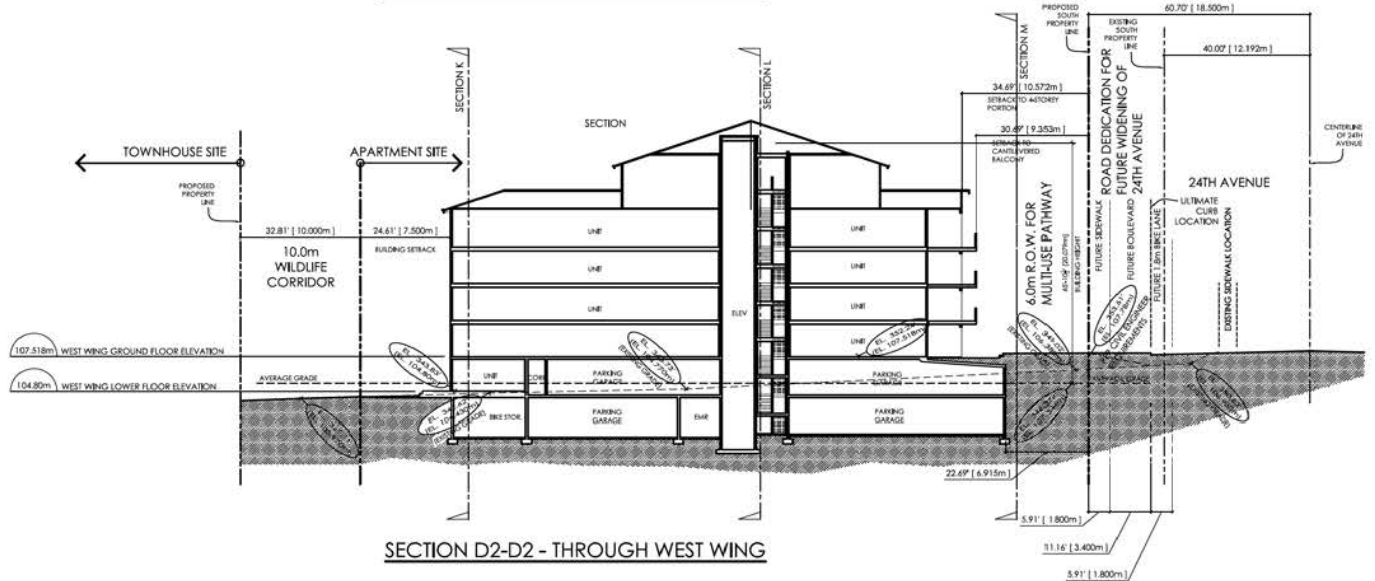
CURRY NO. 484  
SHEET NO. AC-11a  
PROJECT NO. 14065  
REV. NO. 6



SECTION D1-D1 - THROUGH WEST WING



SECTION KEY PLAN



SECTION D2-D2 - THROUGH WEST WING

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NO.	DATE	BY	REVISION

CLIENT: KOTIOT B.C. LTD.	DRAWN: [ ]
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT 16615 / 57 / 651 24TH AVE. SURREY, BC	DATE: [ ]
SHEET CONTENTS: SCHEMATIC SITE SECTION D1	SCALE: 1/8" = 1'-0"

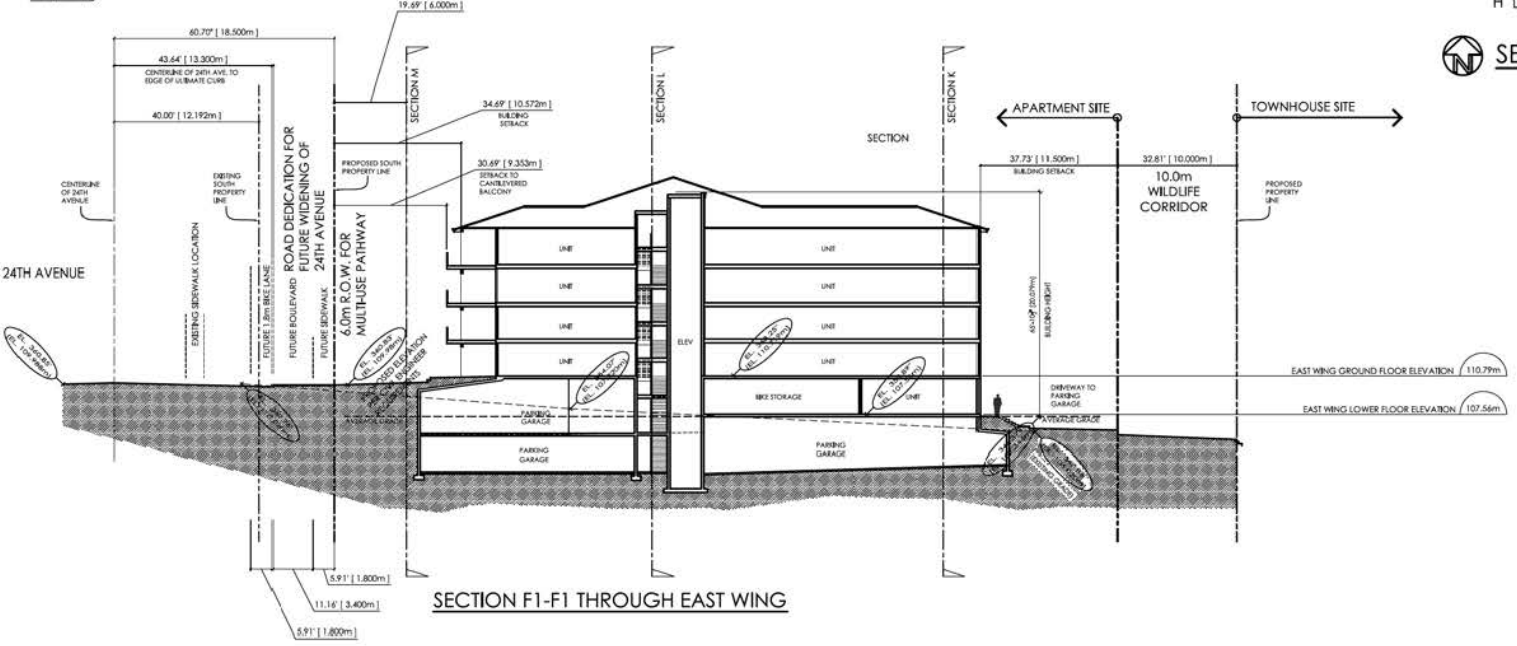
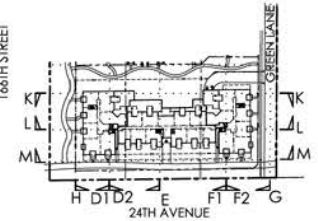
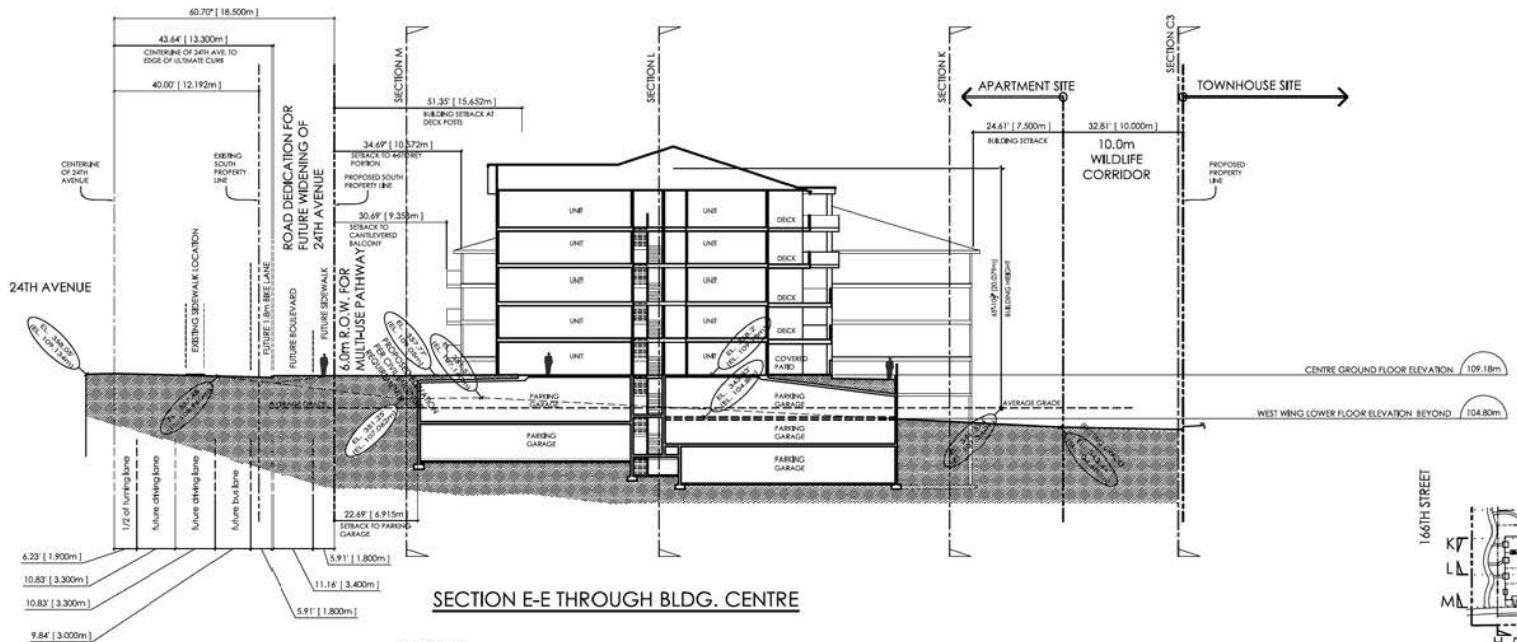


UNIT 135,  
7536 136 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
494	2/1
PROJECT NO.	REV. NO.
14065	

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REV.	DATE	BY	DESCRIPTION

CLIENT NO.	404	SHEET NO.	2.02
PROJECT NO.	14065	REV. NO.	
CLIENT:	101101 B.C. LTD.	PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT 16615 / 91 / 67 24TH AVE. SURREY, BC
DESIGNER:	BARNETT DEMBEK	DATE:	
DRAWN:		DATE:	
CHECKED:		DATE:	
SCALE:	1/8" = 1'-0"		
SHEET CONTENTS:	SCHEMATIC SITE SECTION D2		

**barnett dembek**

UNIT 135,  
7536 136 STREET,  
SURREY, B.C.  
V3W 1H8

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

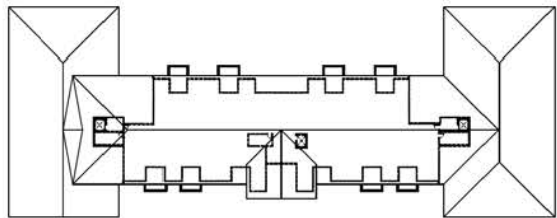
CLIENT NO.	404	SHEET NO.	2.02
PROJECT NO.	14065	REV. NO.	



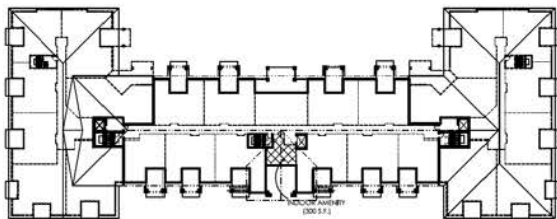




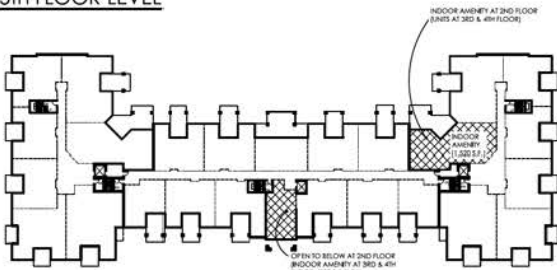
CONCEPTUAL APARTMENT FLOOR LAYOUTS



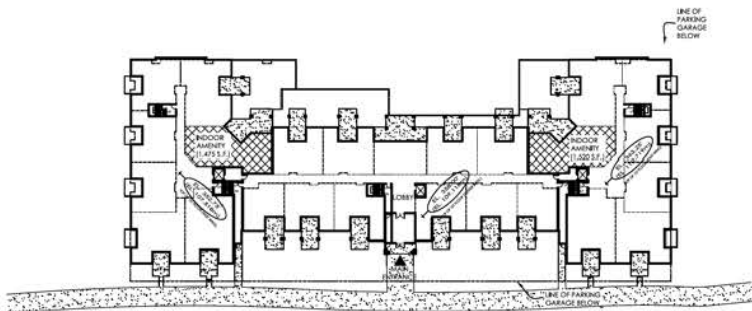
ROOF LEVEL



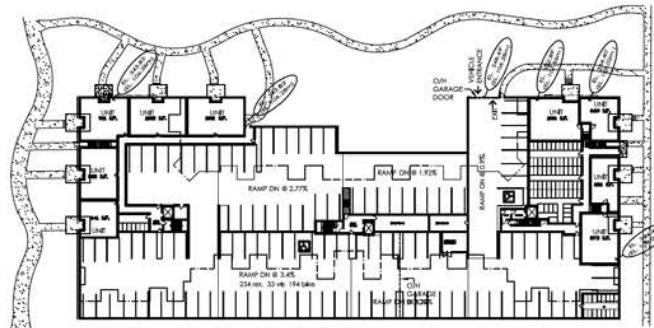
5th FLOOR LEVEL



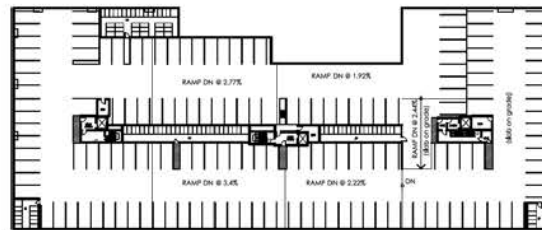
2nd FLOOR LEVEL  
(3rd & 4th FLOOR LEVEL SIMILAR)



1st FLOOR LEVEL



PARKING GARAGE - LEVEL P1



PARKING GARAGE - LEVEL P2

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NO.	DATE	BY	SCALE	AS NOTED
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CURBY: LOT101 B.C., LTD.  
 PROJECT: PROPOSED MULTIFAMILY DEVELOPMENT  
 1645 / 31 671 24TH AVE. SURREY, BC  
 SHEET CONTENTS: APARTMENT CONDO. BUILDING LAYOUTS

**barnett dembek**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1T8

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

CURBY NO.	SHEET NO.
404	AC-6J
PROJECT NO.	REV. NO.
14065	

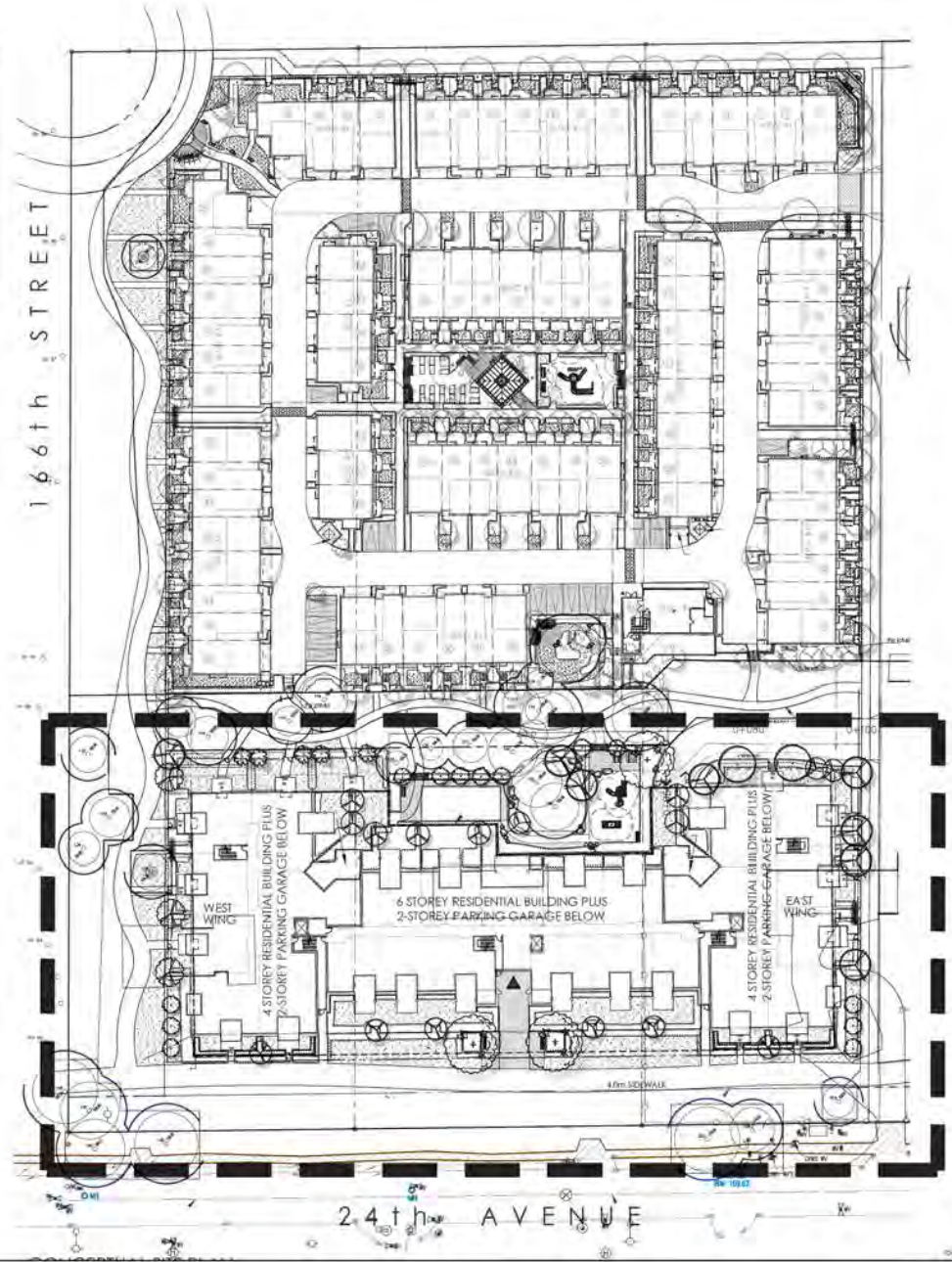
**PLANT SCHEDULE - Trees condos**

M2 JOB NUMBER: 14-045

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
2	ACER CAMPESTRE	HEDGE MAPLE	15M H/ 10CM DBH
2	ACER BRUCI	PARKEBARK MAPLE	5CM GAL, 15M STD, 15M H
3	QUERCUS ILEX-LEAFY	KATSURA TREE	6CM GAL, 15M STD, 15M H
1	QUERCUS CANADENSIS FOREST PANEY	FOREST PANEY REDBUD	6CM GAL, 15M H
1	DIAMANTOPANIS NODICATEMIS VINDOLIA	HEERING NODICA OYNESS	2M H/ 15CM DBH
6	CORNUS KOSA SATOH	SATOH DOGWOOD	20M H/ 15CM DBH
10	FAGUS SYLVATICA DAWYDCH	DAWYD OBECH	6CM GAL, 15M H
3	HALESIA GARCULNA	CAROLINA SILVERBELL	6CM GAL, 15M H
5	FRAXA CORYMBOSA	SORBIAN SPRUCE	25M H/ 15CM DBH

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DERIVED CONTAINER HEADSIZES 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 FRANK AND AND FRANKS VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY.

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



166th STREET

24th AVENUE

**COORDINATION WITH ARBORIST - NOTES:**  
 \* LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO ANY TPZ WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED TO MITIGATE ROOT AND SOIL IMPACTS. ALL SUCH WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THEM AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.  
 \* CONTACT TO LANDSCAPE ARCHITECT AND ARBORIST IN ORDER TO REVIEW THE SOIL DEPTHS FOR PLANTING WITHIN THE TPZ.  
 DO NOT ALTER SPACES NOR ADD SOIL AROUND TREES.  
 A THIN 2" LAYER OF BARK MULCH CAN BE SPREAD IN OPEN AREAS IF NEEDED OR, POCOCK PLANT IN POT MAINTAIN A 10" DIAMETER NO PLANTING AREA FROM CENTRE OF TRUNK OR, SIMPLY LEAVE AS IS. DO NOT SPREAD HILL MIX AS IT MAY CONTAIN GRASSES.  
 PROJECT ARBORIST MUST BE ON SITE TO SUPERVISE ALL CONSTRUCTION AND PLANTING AROUND ALL CRITICAL ROOT ZONE AREAS. CONTRACTOR MUST GIVE ARBORIST 12 HOURS IN ADVANCE NOTIFICATION.  
 HAND DIG POSTS WITH ARBORIST ON SITE TO REVIEW IMPACT. IF NECESSARY, ADJUST LOCATION OF POSTS.

**GLASS RAIL - NOTE:**  
 42" H. PICKET FENCE TO BE INSTALLED ON TOP OF ALL RAILS OF MORE THAN 24" HEIGHT.

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 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT  
**MULTI-FAMILY DEV  
 24TH AVENUE &  
 166TH STREET  
 SURREY, BC  
 CONDOMINIUM PORTION**

DRAWING TITLE  
**KEY PLAN**

DATE: 5/20/14	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b>
DRAWN BY:	
DESIGN BY:	
CHK'D:	OF 4
M2LA PROJECT NUMBER:	<b>JOB NO 15 045</b>

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LANDSCAPE ARCHITECTURE

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 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		REVISED AS PER REV SITE PLAN	SHC
2		REVISED AS PER REV SITE PLAN	SHC
3		REVISED AS PER REV SITE PLAN	SHC
4		REVISED AS PER REV SITE PLAN	SHC
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7		REVISED AS PER REV SITE PLAN	SHC
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NO. DATE REVISION DESCRIPTION DR.

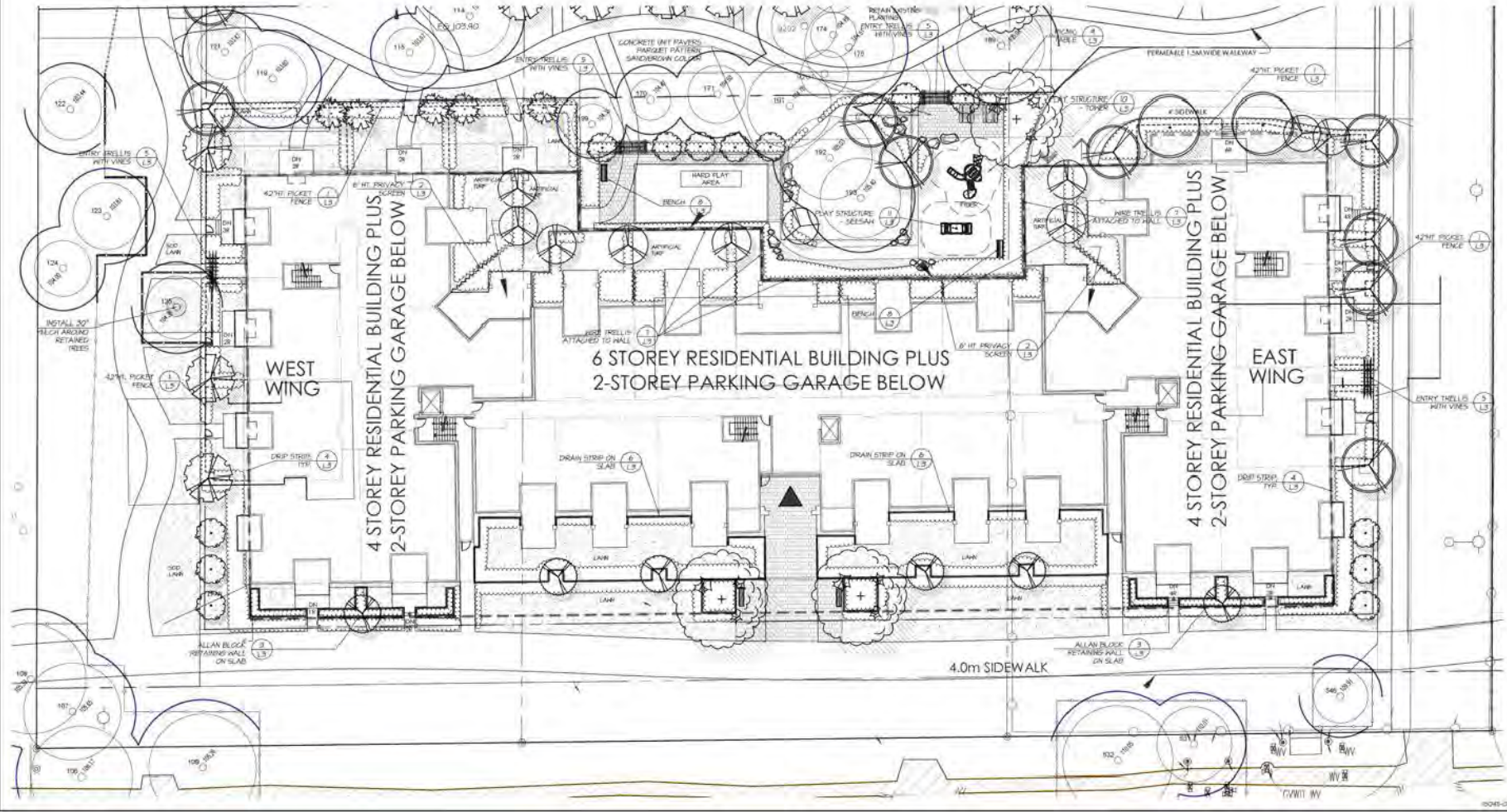
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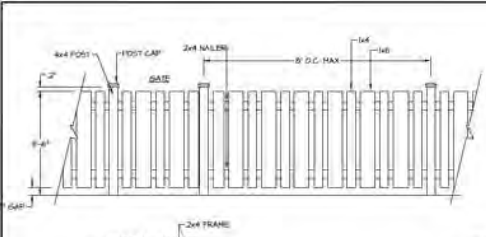
PROJECT  
 MULTI-FAMILY DEV  
 24TH AVENUE &  
 166TH STREET  
 SURREY, BC  
 CONDOMINIUM PORTION

DRAWING TITLE  
**TREE PLAN**

DATE: 05/2022	DRAWING NUMBER:
SCALE: 1/200	<b>L2</b>
DRAWN: AS	
DESIGN: AS	
CHK'D:	
M2LA PROJECT NUMBER:	<b>JOB NO 15 045</b>

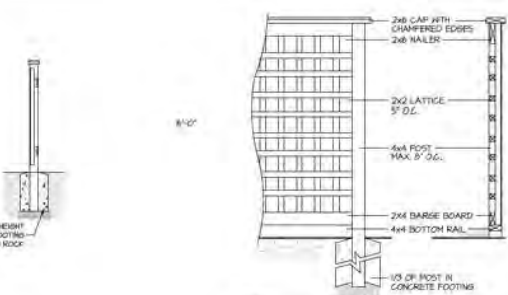
OF 4





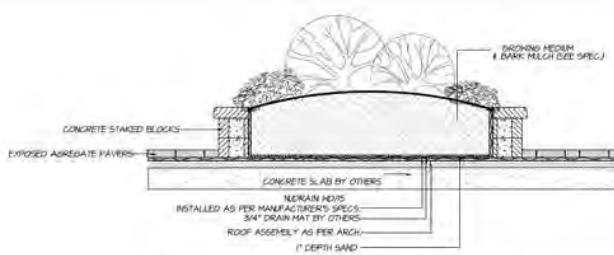
- NOTE**
1. ALL POSTS/PURCHASE TREATED TO CSA STANDARD AND END-GITS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR, 42' CONSTRUCTION GRADE MINIMUM
  3. ALL HARDWARE NOT LISTED TO BE GALVANIZED
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT
- ALL PICKETS TO BE LEVEL, JOINED BY GATE BY 1/2" STIPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4"

**1 42" HT. PICKET FENCE & GATE**  
SCALE: 1/2" = 1'-0"

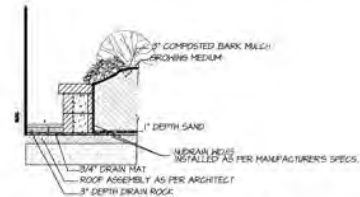


- NOTE**
1. ALL POSTS AND BRACES/PURCHASE TREATED TO CSA STANDARD AND END-GITS TREATED WITH PRESERVATIVE
  2. ALL OTHER MEMBERS TO BE CEDAR, 42' CONSTRUCTION GRADE MINIMUM
  3. ALL HARDWARE NOT LISTED TO BE GALVANIZED
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT

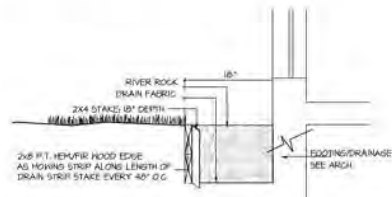
**2 PRIVACY SCREEN**  
SCALE: 1/2" = 1'-0"



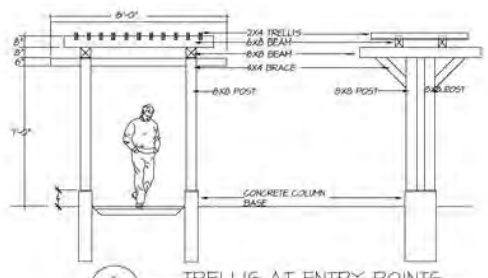
**3 CONCRETE BLOCK PLANTER ON SLAB**  
SCALE: 1/2" = 1'-0"



**4 DRIP STRIP ON SLAB**  
SCALE: 1/2" = 1'-0"



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



**5 TRELLIS AT ENTRY POINTS**  
SCALE: 3/8" = 1'-0"



**7 WIRE TRELLIS ATTACHED TO WALLS**

**Wishbone Site Furnishings**  
8109-2700 GLOUCESTER WAY  
LANGLEY, BC V4V 3Y5  
TOLL FREE: 1-800-555-0478  
PHONE: (604) 525-0478  
FAX: (604) 525-0486  
www.Wishbone.ca

**SELECT DESIRED FINISH:**

- CHARM BRONZE
- PAVER
- CHOCOLATE BROWN
- RED/BLACK BROWN
- NETTLE BLUE
- FLAME GREEN
- SELECT DESIRED CUSTOMER SOLUTION:
- CUSTOM POWDER COATING (RUST INHIBITORS NOT APPLIC)
- OPTIONAL: 3/4" HOLLOW CORE (RUST INHIBITORS NOT APPLIC)
- CRACK STOP
- DRIVE BLOCKS
- 3/4" HOLLOW CORE (RUST INHIBITORS NOT APPLIC)

**OPERATIONS:**

- 100% RECYCLED PLASTIC SLATS
- DURABLE POWDER COATED ALUMINUM FRAME
- LOW CARBON FOOTPRINT (RECYCLED STEEL COMPONENTS)
- TOTAL HEIGHT: 17" (16" SEAT)
- SEAT HEIGHT: 17" (16" SEAT)
- SEAT WIDTH: 17" (16" SEAT)
- TOTAL LENGTH: 77" (66" SEAT)
- WEIGHT: 15 LBS (11 LBS)
- RECYCLED CONTENT: 10% RECYCLED CONTENT BY WEIGHT

**NOTE:**

1. THIS PLAN IS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. SEE ALL RELATED DRAWINGS
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING MAY NOT 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 THE PROJECT ARCHITECT.
4. ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF WISHBONE FURNITURE 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 THE PROJECT ARCHITECT.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER'S SPECIFICATIONS AND ENTER REVISION NUMBER 04/2017

**8 BENCH**  
RUTHERFORD PARK BENCH (RPT-6) BY WISHBONE

**Wishbone Site Furnishings**  
8109-2700 GLOUCESTER WAY  
LANGLEY, BC V4V 3Y5  
TOLL FREE: 1-800-555-0478  
PHONE: (604) 525-0478  
FAX: (604) 525-0486  
www.Wishbone.ca

**SELECT DESIRED FINISH:**

- CHARM BRONZE
- PAVER
- CHOCOLATE BROWN
- RED/BLACK BROWN
- NETTLE BLUE
- FLAME GREEN
- SELECT DESIRED CUSTOMER SOLUTION:
- CUSTOM POWDER COATING (RUST INHIBITORS NOT APPLIC)
- OPTIONAL: 3/4" HOLLOW CORE (RUST INHIBITORS NOT APPLIC)
- CRACK STOP
- DRIVE BLOCKS
- 3/4" HOLLOW CORE (RUST INHIBITORS NOT APPLIC)

**OPERATIONS:**

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- DURABLE POWDER COATED ALUMINUM FRAME
- LOW CARBON FOOTPRINT (RECYCLED STEEL COMPONENTS)
- TOTAL HEIGHT: 17" (16" SEAT)
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**NOTE:**

1. THIS PLAN IS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
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5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS WITH MANUFACTURER'S SPECIFICATIONS AND ENTER REVISION NUMBER 04/2017

**9 PICNIC TABLE**  
RUTHERFORD PICNIC TABLE (RPT-6) BY WISHBONE

**KOMPAN Product Info**  
TOWER - ELE400050

Steel User Age: 2-6 years

Height: 100 cm (32.8 ft)

Weight: 100 kg (220.5 lb)

Dimensions: 100 x 100 x 100 cm

**10 PLAY STRUCTURE**  
TOWER - ELE400050 BY KOMPAN

**KOMPAN Product Info**  
HORSE & CARRIAGE MULTI SEESAW - CSP104

Steel User Age: 2-6 years

Height: 100 cm (32.8 ft)

Weight: 100 kg (220.5 lb)

Dimensions: 100 x 100 x 100 cm

**11 PLAY STRUCTURE**  
SEESAW - CSP104 BY KOMPAN

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#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0444  
Fax: 604.553.0445  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY LANDSCAPE PLAN	AS/SC
2		REV. PER NEW SITE PLAN	AS
3		REV. PER NEW SITE PLAN	AS
4		REV. PER NEW SITE PLAN	AS
5		REV. PER NEW SITE PLAN	AS
6		REV. PER NEW SITE PLAN	AS
7		REV. PER NEW SITE PLAN	AS
8		REV. PER NEW SITE PLAN	AS
9		REV. PER NEW SITE PLAN	AS
10		REV. PER NEW SITE PLAN	AS
11		REV. PER NEW SITE PLAN	AS
12		REV. PER NEW SITE PLAN	AS
13		REV. PER NEW SITE PLAN	AS
14		REV. PER NEW SITE PLAN	AS
15		REV. PER NEW SITE PLAN	AS
16		REV. PER NEW SITE PLAN	AS
17		REV. PER NEW SITE PLAN	AS
18		REV. PER NEW SITE PLAN	AS
19		REV. PER NEW SITE PLAN	AS
20		REV. PER NEW SITE PLAN	AS

PROJECT:  
MULTI-FAMILY DEV.  
24TH AVENUE &  
166TH STREET  
SURREY, BC  
CONDOMINIUM PORTION

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 05/2023  
SCALE: AS  
DRAWN: AS  
DESIGN: AS  
CHK'D:  
M2LA PROJECT NUMBER: JOB NO 15 045

DRAWING NUMBER:  
**L3**

OF 4

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 20, 2016** PROJECT FILE: **7814-0354-00**

---

RE: **Engineering Requirements  
Location: 16613 24 Ave**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONING AND SUBDIVISION**

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

- dedicate 6.308 m along 24 Avenue towards the 37 m Arterial Road allowance;
- dedicate 3 m x 3 m corner cuts at lane;
- register 6.0 m statutory right-of-way along 24 Avenue. for a proposed multi-use-pathway;
- dedicate 17.0 m along 166 Street wildlife corridor for towards the 34 m road allowance;
- dedicate at 166 Street and 25 Avenue to accommodate 50 m diameter traffic circle;
- dedicate 4.5 m along 25 Avenue towards the 20 m Local Road allowance;
- dedicate 12 m for the Green Lane allowance; and
- register 0.5 m statutory rights of ways for inspection chambers and sidewalk maintenance.

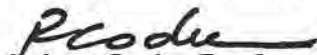
***Works and Services***

- construct 4 m wide multi-use path on the north side of 24 Avenue;
- construct 3 m wide concrete sidewalk along 166 Street wildlife corridor;
- construct 1.5 m sidewalk along 25 Avenue;
- construct green lane along east side of property;
- construct fronting mains as required in order to service the site; and
- construct water, sanitary, and storm service connections, complete with inspection chambers, to service the site

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

  
Robert Cooke, Eng.L.  
Development Project Engineer

MS



Tuesday, July 05, 2016  
 Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 14 0354 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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. 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. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020). 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 for new elementary space are unknown at this time. Additional portables will be required at area schools for September 2016 and options for placing portables on neighbouring sites are under investigation. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

### SUMMARY

The proposed 160 apartments and 79 townhouse units are estimated to have the following impact on the following schools:

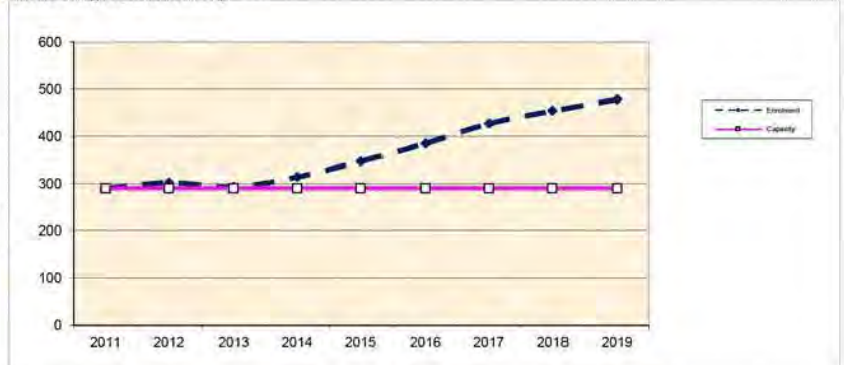
#### Projected # of students for this development:

Elementary Students:	35
Secondary Students:	17

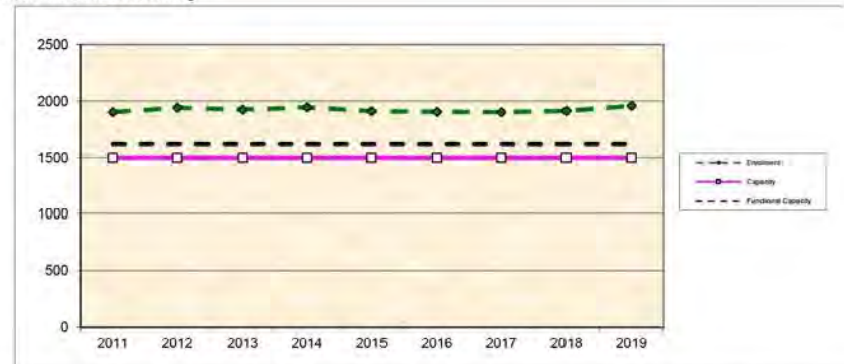
#### September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
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.



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0354-00

Issued To: Vincenzo and Anna-Maria Piccolo  
(the Owner)

Address of Owner: 16667 - 24 Avenue  
Surrey, BC V4P 2W5

Issued To: 1017187 B.C. Ltd.  
(the Owner)

Address of Owner: 16613 - 24 Avenue  
Surrey, BC V3S 0C4

Issued To: Cynthia N Schwarz  
(the Owner)

Address of Owner: 16637 - 24 Avenue  
Surrey, BC V3S 0C4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-252-524  
Lot 23 Section 24 Township 1 New Westminster District Plan 41720  
16613 - 24 Avenue

Parcel Identifier: 006-252-532  
Lot 24 Section 24 Township 1 New Westminster District Plan 41720  
16637 - 24 Avenue

Parcel Identifier: 006-252-567

Lot 25 Section 24 Township 1 New Westminster District Plan 41720  
16667 - 24 Avenue

(the "Land")

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

Parcel Identifier:

---

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

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

- (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.2 metres (7 ft.) to the third riser;
- (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face, to 3.0 metres (10 ft.) to the porch columns, to 2.6 metres (9 ft.) for the bay projection, to 1.8 metres (6 ft.) to the third riser, and to 1.0 metre (3 ft.) for the amenity patio;
- (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 3.0 metres (10 ft.) to the third riser; and
- (d) to reduce the side front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns and to 2.7 metres (9 ft.) to the third riser.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

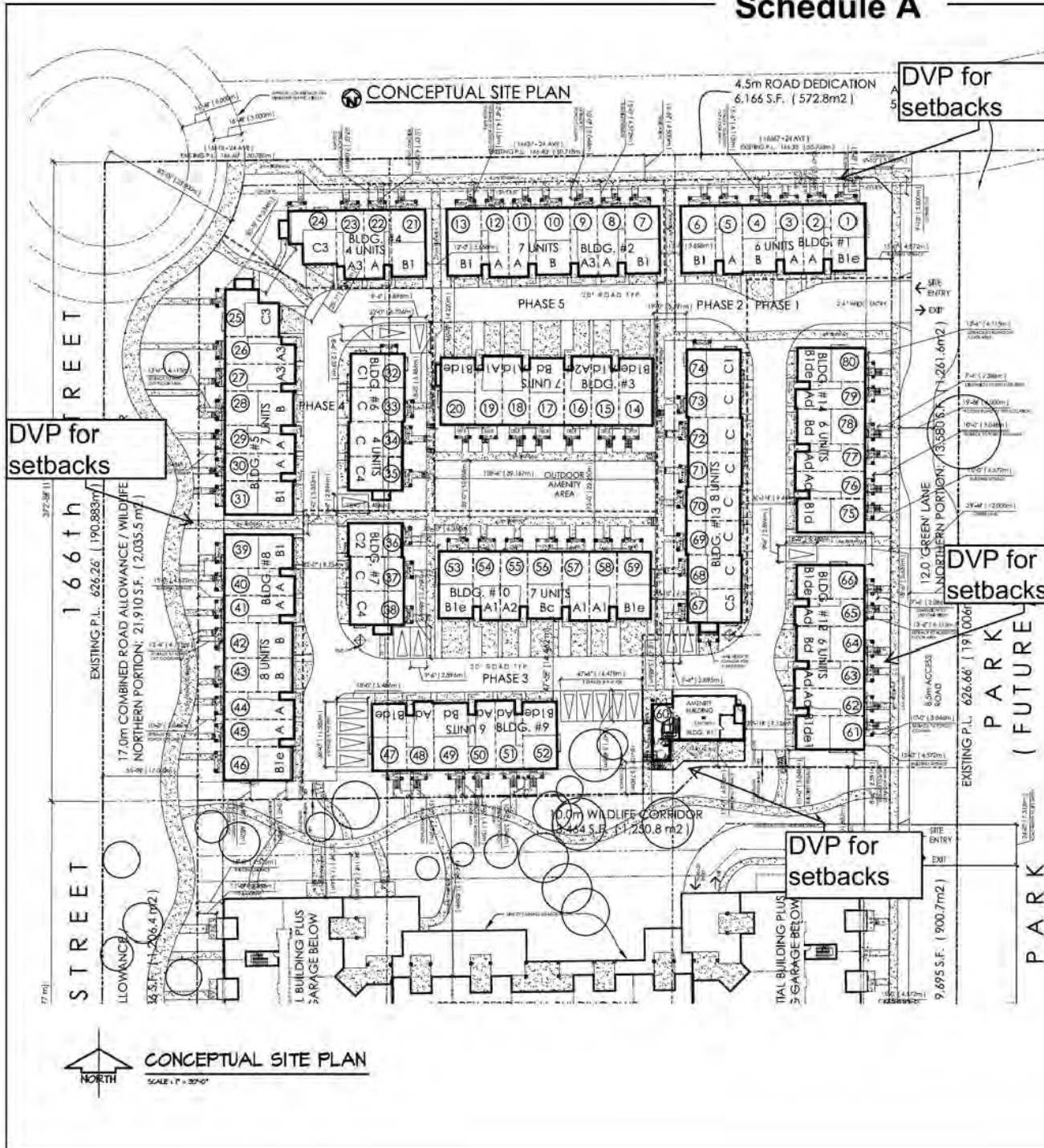
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# Schedule A



## DEVELOPMENT DATA

### TOWNHOUSE SITE DATA: RM-30 ZONING

ITEM	UNITS	ACRES	sq. ft.	sq. ft./unit
EXISTING TOWNHOUSE SITE AREA	10,888	4.271	11,961,171	1,100
NEW 4.5m ROAD DEDICATION (CONTRIBUTION)	-	-	-	-
LESS 17.0m COMBINED ROAD ALLOWANCE / WILDLIFE CORRIDOR	-13,880	-5.812	-16,361,171	-1,500
LESS 17.0m COMBINED ROAD ALLOWANCE / WILDLIFE CORRIDOR (TYP. SUB)	-21,613	-9,207	-25,552,171	-2,300
ADD 12.0m WILDLIFE CORRIDOR (WILDLIFE CORRIDOR)	12,483	5.287	13,977,171	1,120
ADJUSTED NET TOTAL TOWNHOUSE SITE AREA (USE FOR ZONING CALCULATIONS)	1,687	0.532	1,872,171	145

PROPERTY	DEVELOPER	ACRE	UNIT	TYPE	STATUS
UNITS	10,888	4.271	11,961,171	RM-30	PROPOSED
FLOOR AREA	10,888	4.271	11,961,171	RM-30	PROPOSED
TOTAL COVERAGE	10,888	4.271	11,961,171	RM-30	PROPOSED
PARKING	10,888	4.271	11,961,171	RM-30	PROPOSED
VEHICLE	10,888	4.271	11,961,171	RM-30	PROPOSED
AMBIENT SPACE	10,888	4.271	11,961,171	RM-30	PROPOSED
TRUCKING	10,888	4.271	11,961,171	RM-30	PROPOSED

### TOWNHOUSE UNIT SUMMARY

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	sq. ft.	NUMBER OF UNITS	TOTAL sq. ft.	TOTAL S.F.
A2	3	1827	192.6	14	2557.8	1655.1
A3	3	1657	173.0	14	2319.8	1497.1
A4	3	1547	162.0	14	2165.8	1397.1
A5	3	1424	152.2	14	2093.6	1367.1
A6	3	1381	146.2	14	2033.4	1323.1
A7	3	1301	148.7	14	2041.8	1333.1
A8	3	1274	141.1	14	2003.6	1313.1
B1	4	1990	215.0	6	3582.0	2340.1
B2	4	1856	195.3	6	3501.6	2281.1
B3	4	1888	195.0	6	3532.8	2311.1
B4	4	1899	195.4	6	3538.2	2316.1
B5	4	1907	197.1	6	3520.2	2311.1
B6	4	1902	197.0	6	3523.2	2313.1
B7	4	1878	194.3	6	3526.8	2316.1
C1	3	1514	162.5	14	2119.6	1381.1
C2	3	1618	170.3	14	2265.2	1477.1
C3	3	1646	174.3	14	2320.4	1514.1
C4	3	1629	171.4	14	2292.6	1495.1
C5	3	1557	164.6	14	2185.8	1423.1
TOTAL				78	1,009.6	730.1

CONCEPTUAL SITE PLAN IS NOT TO BE USED FOR CONSTRUCTION. IT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. ALL DIMENSIONS AND COORDINATES ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

REV	DATE	BY	CHK	DESCRIPTION

CLIENT: 1011011 BC LTD.  
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT  
 16615 ST / 67 24TH AVE, SURREY, BC  
 SHEET CONTROL: SITE PLAN 4  
 DEVELOPMENT DATA

**barnett dembek**  
 UNIT 135,  
 7456 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

CLIENT NO. 404  
 SHEET NO. AC-1J  
 PROJECT NO. 14065  
 REV. NO.

Table 4. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Address: 16613, 16637 and 16667 24th Avenue, Surrey  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>170</b>
<b>Protected Trees to be Removed</b>	<b>160</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>10</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 58 X one (1) = 58	<b>262</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 102 X two (2) = 204	
<b>Replacement Trees Proposed</b>	<b>87</b>
<b>Replacement Trees in Deficit</b>	<b>175</b>
<b>Protected Trees to be Retained in Proposed [Habitat corridor and road dedication]</b>	<b>28</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	<b>45</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 44	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>45</b>

Summary prepared and submitted by:



July 7, 2016

Arborist

Date



## Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

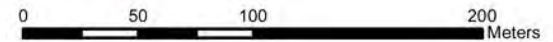
City of Surrey Planning & Development Department

### Legend

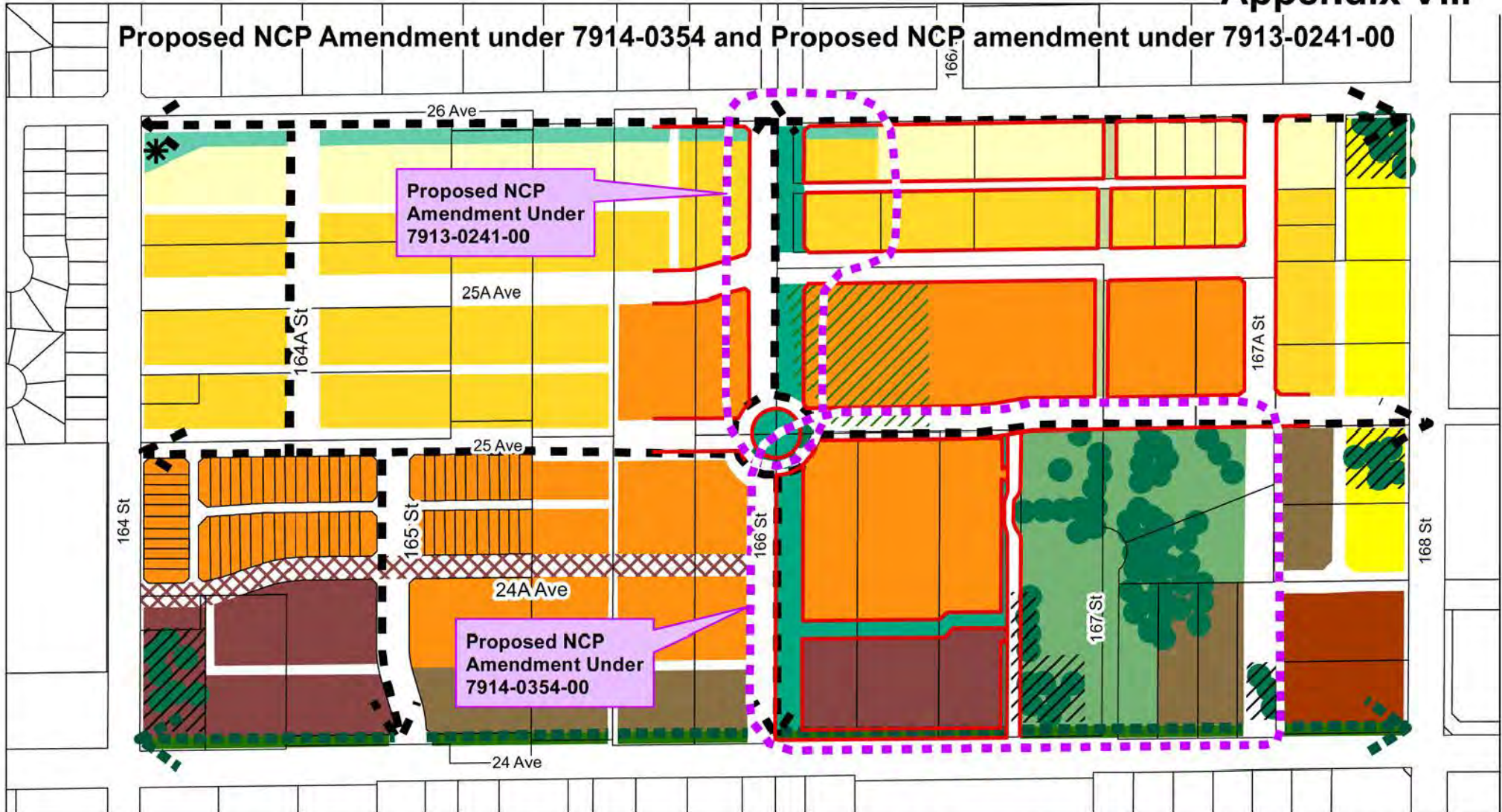
- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Mixed-Use Commercial/Residential (30-45 upa)
- Stormwater Detention Pond

- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



## Proposed NCP Amendment under 7914-0354 and Proposed NCP amendment under 7913-0241-00



### Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

#### Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/w Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Mixed-Use Commercial/Residential (30-45 upa)
- Multi Family (65 upa)

- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer (10m SROW)
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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)

---

Portion of Parcel Identifier: 006-252-524  
 Lot 23 Section 24 Township 1 New Westminster District 41720,  
 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,  
 certified correct by Vesselina Stoyneva, B.C.L.S. on the 24<sup>th</sup> day of June, 2016, containing  
 3,663.5 sq.m., called Block A.

Portion of 16613 - 24 Avenue

Portion of Parcel Identifier: 006-252-532  
 Lot 24 Section 24 Township 1 New Westminster District 41720,  
 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,  
 certified correct by Vesselina Stoyneva, B.C.L.S. on the 24<sup>th</sup> day of June, 2016, containing  
 3,663.0 sq.m., called Block B.

Portion of 16637 - 24 Avenue

Portion of Parcel Identifier: 006-252-567  
 Lot 25 Section 24 Township 1 New Westminster District 41720,  
 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,  
 certified correct by Vesselina Stoyneva, B.C.L.S. on the 24<sup>th</sup> day of June, 2016, containing  
 3,863.0 sq.m., called Block C.

Portion of 16667 - 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 medium *density, multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity space* which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

1. *Multiple unit residential buildings* that incorporate *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 maximum *density* shall not exceed a *floor area ratio* of 0.1. 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. The *floor area ratio* shall not exceed 2.0.
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Rear Yard (East)</b>	<b>Front Yard (West)</b>	<b>Side Yard on Flanking Street (South)</b>	<b>Side Yard (North)</b>
<i>Principal Buildings and Accessory Building and Structures</i>		4.7 m. [15 ft.]	4.6 m. [15 ft.]	10.5 m. [34 ft.]	7.2 m. [24 ft.]

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

2. Notwithstanding Section F.1 of this Zone, *balconies* may be permitted to encroach up to 1.3 metres [4 ft.] into any setback.

## 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 20.5 metres [67 ft.].
2. *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 in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident and visitor *parking spaces* shall be provided as *underground parking*.

## 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 located within the *underground parking*.

**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*.
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*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 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-70 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 Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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 S.B.C. 2002, c. 75, as amended, and the child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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 .

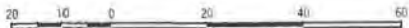
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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. 7/4/16 9:39 AM

# Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. \_\_\_\_\_ OF:  
 PORTIONS OF LOTS 23, 24 AND 25, SECTION 24 TOWNSHIP 1 NWD PLAN 41720



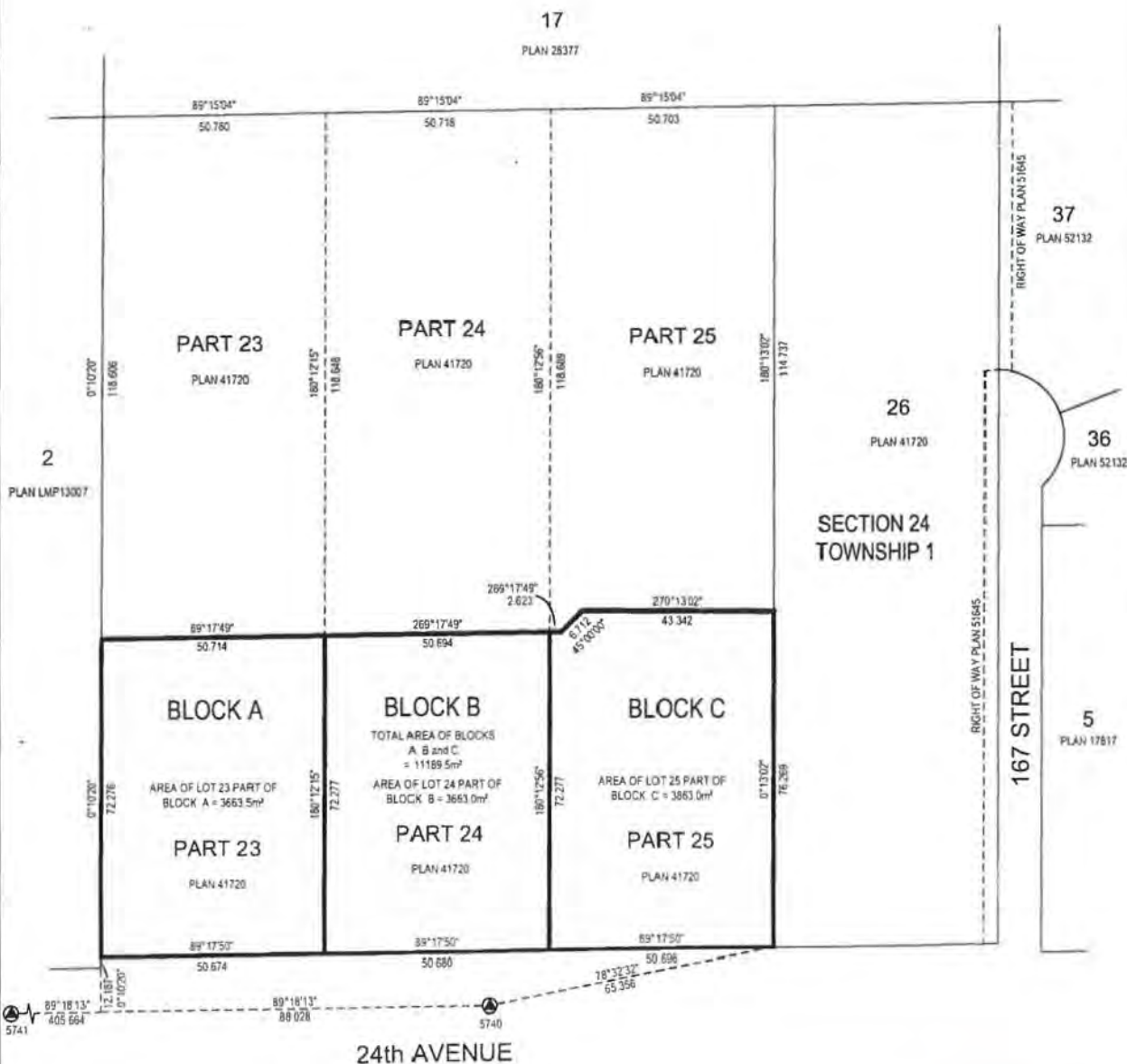
The intended plot size of this plan is 280mm in width  
 432mm in height (B Size)  
 when plotted at a scale of 1:1000



SURREY FILE No.  
 14-0354-00

CMIC ADDRESSES  
 LOT 23 16613 24th AVENUE  
 LOT 24 16637 24th AVENUE  
 LOT 25 16667 24th AVENUE

BCGS 92G 007



**OLSEN & ASSOCIATES**  
 BRITISH COLUMBIA LAND SURVEYORS  
 204-15585 24th AVENUE SURREY, B.C. V4A 2J4  
 PHONE: 604-531-4067 Fax: 604-531-5811  
 email: info@olsensurveying.ca  
 File No 17792\_Re zoning\_Bylaw\_23\_24\_25

LEGEND  
 GRID BEARINGS ARE DERIVED FROM  
 OBSERVATIONS BETWEEN OLD CONTROL  
 MONUMENTS 5740 AND 5741

THIS PLAN LIES WITHIN GREATER  
 VANCOUVER REGIONAL DISTRICT

*Veselina Stojneva*  
 CERTIFIED CORRECT  
 Dated this 24<sup>th</sup> day of June 2016  
 THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED