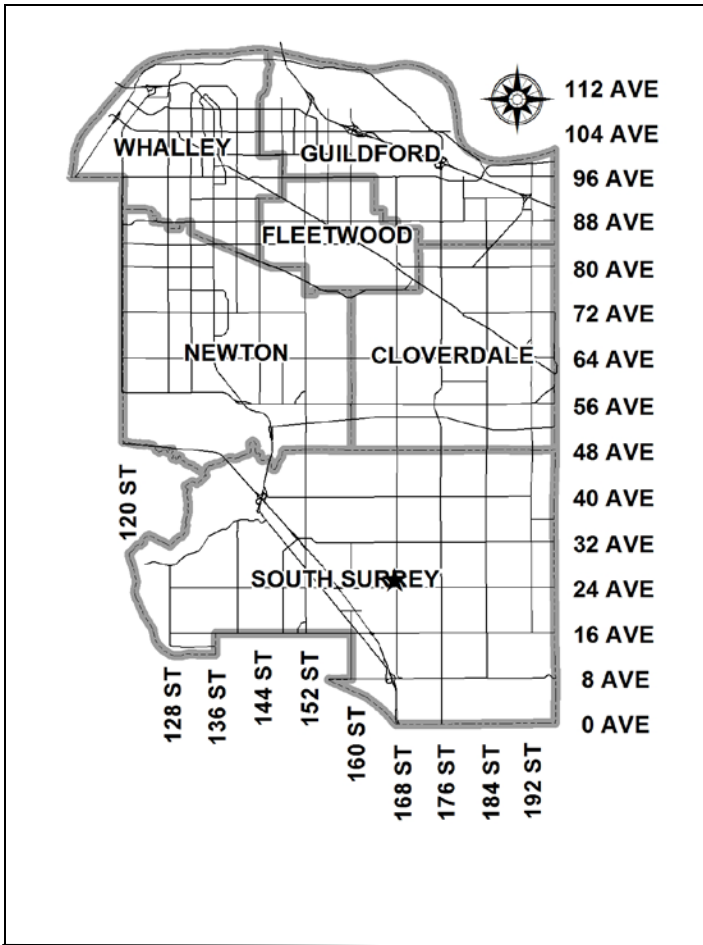


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0189-00

Planning Report Date: July 11, 2016



**PROPOSAL:**

- **NCP Amendment** from “Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)”, “Multi-Family (30-45 upa)” and “Special Commercial Street” to “Multi-Family with Tree Preservation (30 upa)” and removal of “Special Commercial Street”
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 41 townhouse units.

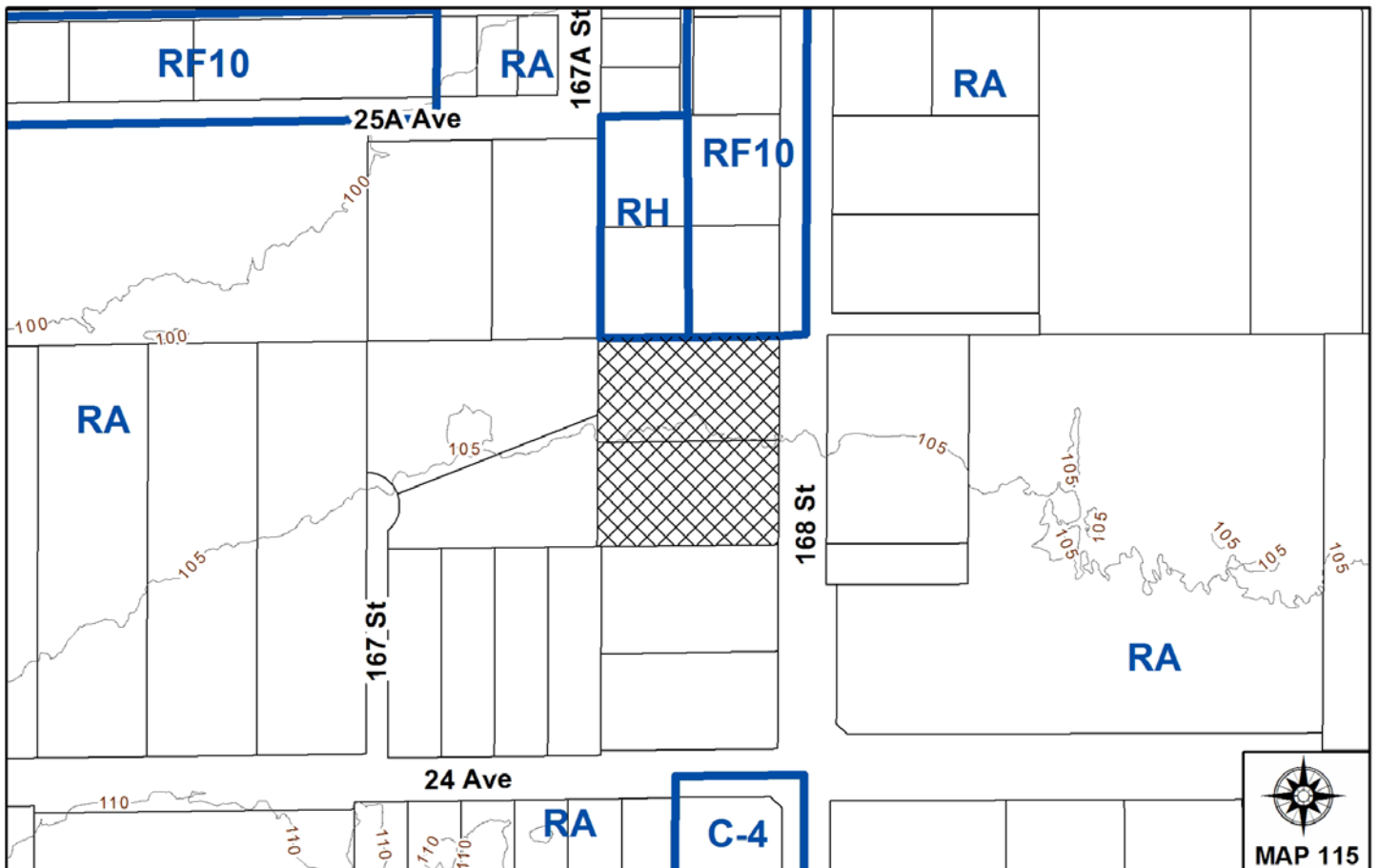
**LOCATION:** 2461 & 2485 - 168 Street

**OWNER:** Ikonik Land Group Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban and Multiple Residential

**NCP DESIGNATION:** “Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)”, “Multi-Family (30-45 upa)” and “Special Commercial Street”



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit No. 7914-0189-00 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment from “Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)”, “Multi-Family (30-45 upa)” and “Special Commercial Street” to “Multi-Family with Tree Preservation (30 upa)” and removal of “Special Commercial Street”.
- The applicant is seeking a variance to reduce setbacks.
- The applicant is seeking to reduce the indoor amenity space from the required 123 square metres (1,325 sq.ft.) to 63 square metres (680 sq.ft.), and pay cash-in-lieu for the shortfall.

### RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan (OCP) designation.
- The proposed NCP amendment (Appendix VII) provides the tree retention identified in the NCP at the northeast corner of the site and the applicant is also providing some dedication for a new north-south road on the western portion of the site. In addition, the NCP amendment proposed by File No. 7914-0354-00 (Appendix VIII) to the west has changed the concept plan for this area, resulting in a smaller land assembly for the subject site, which in turn reduces the feasibility of providing the “Special Commercial Street” identified in the NCP. The NCP amendments proposed by the subject application and by File No. 7914-0354-00 correspond and reinforce each other.
- The proposed density and building form are appropriate for this part of the Orchard Grove Neighbourhood Concept Plan (NCP) area. Furthermore, the proposed density of the project is in keeping with the density allowed in the NCP on a blended basis, given that the west portion of the site permits a density up to 45 units per acre (upa) under the current NCP designation, i.e. “Multi-Family (30-45 upa)”.
- The proposed setbacks achieve a more urban, pedestrian streetscape and provide surveillance of the public realm.
- The proposed indoor amenity space shortfall is supportable given that the proposed reduced indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 123 square metres (1,325 sq.ft.) to 63 square metres (680 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7915-0189-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0189-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.);
  - (b) to reduce the minimum side yard setback on flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
  - (d) to reduce the minimum side yard setback on flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend the Orchard Grove NCP to redesignate the land from "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street" to "Multi-Family with Tree Preservation (30 upa)" and removal of "Special Commercial Street" 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:**  
 8 Elementary students at Pacific Heights Elementary School  
 4 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 Spring 2017.
- Parks, Recreation & Culture: No concerns. The applicant is to provide cash-in-lieu for 50% of the construction cost for 167A Street.
- Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on large acreage properties.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential, recently approved application (File No. 7915-0381-00) for single family small lots.	Urban/ "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)" and "Small Lot Single Family with/without Coach House (10-15 upa)"	RF-10 and RH
East (Across 168 Street):	City-owned parcel, adjacent to the Grandview Heights Aquatic Centre.	Suburban-Urban Reserve	RA
South:	Single family residential.	Multiple Residential/ Mixed Use Commercial/Residential (30-45 upa)	RA
West:	Single family residential.	Multiple Residential/ 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 "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street" to "Multi-Family with Tree Preservation (30 upa)" and removal of "Special Commercial Street".
- The proposed NCP amendment (Appendix VII) provides the tree retention identified in the NCP at the northeast corner of the site and the applicant is also providing some dedication for a new north-south road on the western portion of the site. In addition, the NCP amendment proposed under Development Application No. 7914-0354-00 (Appendix VIII) to the west has changed the concept plan for this area, resulting in a smaller land assembly for the subject site, which in turn reduces the feasibility of providing the "Special Commercial Street" identified in the NCP. The NCP amendments proposed by the subject application and under Development Application No. 7914-0354-00 correspond and reinforce each other.
- The proposed density increase along 168 Street is appropriate as 168 Street is an arterial road, and the newly constructed Grandview Heights Aquatic Centre is across 168 Street, which as a significant amenity supports the proposed increase in density. Moreover, the proposed density of the project is in keeping with the density allowed in the NCP on a blended basis, given that the west portion of the site permits a density up to 45 units per acre (upa) under the current NCP designation, i.e. "Multi-Family (30-45 upa)".
- No concerns were expressed by residents in the vicinity regarding the proposed NCP amendment and rezoning.

### DEVELOPMENT CONSIDERATIONS

- The subject 0.81 hectare (2.00 acres) site consists of two parcels located in the Orchard Grove NCP area at 2461 and 2485 – 168 Street. The site is zoned "One-Acre Residential Zone" (RA) and is designated "Urban" in the Official Community Plan (OCP) and "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street" in the Orchard Grove NCP.
- The applicant is proposing:
  - an NCP amendment as discussed above;
  - to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30);
  - a Development Permit to allow the development of approximately 41 townhouse units; and
  - a Development Variance Permit to relax building setbacks.
- A subdivision is also proposed for the consolidation of the two parcels into one parcel.

### DESIGN PROPOSAL AND REVIEW

- The proposal includes 8 separate buildings on the site, with a total of 41 units and 6,127.5 square metres (65,945 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 0.90 and lot coverage of 42%, which are within the maximum 0.90 FAR and 45% lot coverage permitted by the RM-30 Zone. The proposed building height is 10.5 metres (34 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.
- All of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. These units have entries facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The number of units within individual buildings ranges from three to six units. Units range in size from 123 square metres (1,325 sq.ft.) to 161 square metres (1,730 sq.ft.), excluding the garage area.
- The proposed exterior materials include cement board horizontal siding, cement board panel siding, and wood shingles. Balcony railings are proposed to be aluminum with glass panels. The roofs will be clad in asphalt shingles (grey-black). Gables and decorative louvres are proposed to provide visual interest to the building design.

### Amenity Space

- The Zoning By-law requires that 123 square metres (1,325 sq. ft.) of indoor amenity area and 123 square metres (1,325 sq. ft.) of outdoor amenity area be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.

- The applicant is proposing to provide a 63 square metres (680 sq. ft.) indoor amenity building, adjacent to the outdoor amenity area on the townhouse site. The amenity building utilizes the same building materials as the townhouse units. The amenity building is proposed to have a lounge and kitchen area. The applicant is proposing to address the shortfall in indoor amenity space (60 square metres/650 sq.ft.) with a cash-in-lieu contribution in accordance with City policy.
- The applicant is proposing to provide approximately 217 square metres (2,340 sq.ft.) of outdoor amenity space. The outdoor amenity area is proposed in the northeast corner of the site, and will contain an outdoor natural play area, outdoor seating and retained trees.

#### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 24A Avenue and 25 Avenue. Street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 82 resident parking spaces and 8 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. There are 41 townhouse units proposed and the applicant is proposing 6 tandem parking units (15%) and 35 side-by-side double-car garage units (85%).

#### Landscaping

- Landscaping plans have been received and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. Three corner plazas are proposed in the northwest, northeast and southeast corners of the site to enhance the public realm. The corner plazas contain decorative paving, a bench and decorative basalt columns, with low site identification sign in the southeast corner plaza.
- A boxwood hedge is proposed along the street frontage, to separate the private and public realms, with metal entry gates proposed at the walkways to the individual units. A 1.1 metre (3.5 feet) high transparent wood picket fence is proposed between front yards. Permeable pavers are proposed for the vehicular entrances and also the visitor parking spaces.

#### ADVISORY DESIGN PANEL

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

#### TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	7	7	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, Paper	1	1	0
Cherry	2	2	0
Dogwood, Pacific	1	1	0
Maple, Norway	1	1	0
Walnut	1	1	0
Willow, Weeping	1	1	0
<b>Coniferous Trees</b>			
Cedar, Western Red	4	4	0
Cedar, Deodar	1	1	0
Douglas-fir	28	19	9
Hemlock, Western	1	1	0
Pine, Austrian	1	1	0
Pine, Scots	1	1	0
Spruce	3	2	1
Spruce, Norway	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>48</b>	<b>38</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>62</b>	
<b>Total Retained and Replacement Trees</b>		<b>72</b>	
<b>Contribution to the Green City Fund</b>		<b>\$6,300</b>	

- The Arborist Assessment states that there are a total of 48 protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 13% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 10 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 83 replacement trees on the site. Since only 62 replacement trees can be accommodated on the site, the deficit of 21 replacement trees will require a cash-in-lieu payment of \$6,300, 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, katsura, beech and spruce.



- In summary, a total of 72 trees are proposed to be retained or replaced on the site with a contribution of \$6,300 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 22, 2016. Staff received no comments regarding the proposal.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 27, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
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>• n/a</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, infiltration trenches or sub-surface chambers, vegetated swales and dry swales, and perforated pipe systems are proposed.</li> <li>• The applicant is proposing to retain a number of on-site trees.</li> <li>• Recycling pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site will be connected to surrounding sidewalks.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Street-fronting townhouses will be oriented to the street, to provide surveillance of the public realm.</li> <li>• Outdoor and indoor amenity areas are provided for residents.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</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.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variances:

- The following variances are proposed:
  - to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.);
  - to reduce the minimum side yard setback on flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
  - to reduce the minimum side yard setback on flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

## Staff Comments:

- The proposed setbacks bring the townhouse units closer to the street which allows the units to better engage the street, enlivens the public realm, and also provides surveillance over the public realm.
- The proposed setbacks allow for sufficient landscaping that helps to 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. 7915-0189-00
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Redesignation Map on Subject Site
Appendix VIII.	NCP Amendment Proposed Under File No. 7914-0354-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Colin A Hogan  
Focus Architecture Incorporated  
Address: Unit 109, 1528 McCallum Road  
Abbotsford BC V2S 8A3  
Tel: 604-853-5222

2. Properties involved in the Application

- (a) Civic Address: 2485 - 168 Street  
2461 - 168 Street

- (b) Civic Address: 2485 - 168 Street  
Owner: Ikonik Land Group Ltd.  
PID: 006-188-621  
Lot 34 Section 24 Township 1 New Westminister District Plan 47914

- (c) Civic Address: 2461 - 168 St  
Owner: Ikonik Land Group Ltd.  
PID: 006-188-711  
Lot 35 Except: Part Subdivided By Plan 52132; Section 24 Township 1  
New Westminister District Plan 47914

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
  - (b) Proceed with Public Notification for Development Variance Permit No. 7915-0189-00 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

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,094 sq.m.
Road Widening area		1,289 sq.m.
Undevelopable area		
Net Total		6,805 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front Yard (north)	7.5m	4.8m
Rear Yard (south)	7.5m	3.8m
Side #1 (east)	7.5m	4.5m
Side #2 (west)	7.5m	4.5m
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	10.5m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		4 <sup>1</sup>
Total		
FLOOR AREA: Residential		6,127 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,127 sq.m.

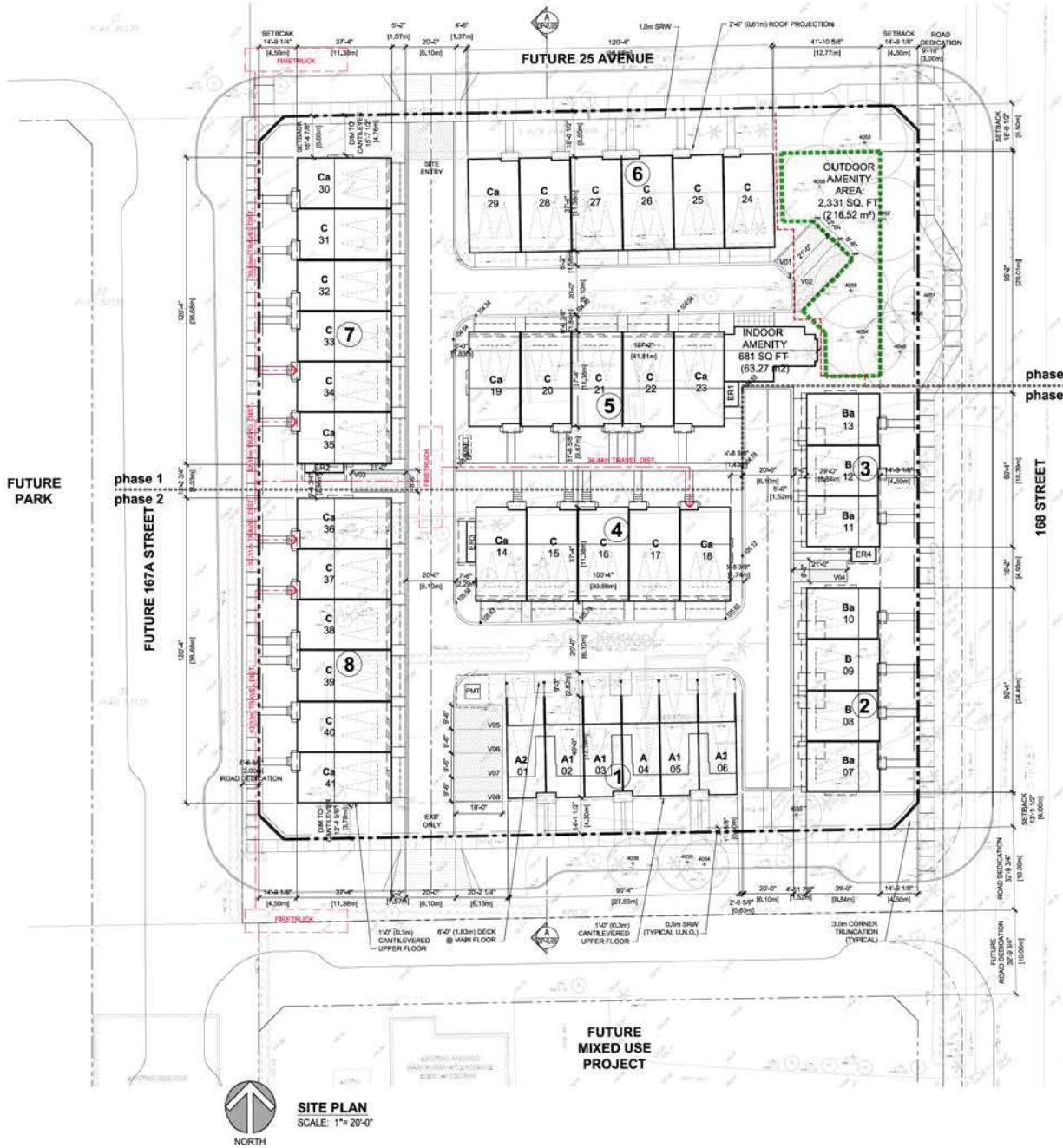
\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

**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)	0.90	0.90
AMENITY SPACE (area in square metres)		
Indoor	123 sq.m.	63 sq.m.
Outdoor	123 sq.m.	217 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	82	82
Residential Visitors	8	8
Institutional		
Total Number of Parking Spaces	90	90
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
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# Appendix II



**SITE PLAN**  
SCALE: 1" = 20'-0"



### SITE RECONCILIATION

**LEGAL DESCRIPTION:**  
LOT 35 EXCEPT PART SUBDIVIDED BY PLAN S2132 AND LOT 34, SECTION 24 TOWNSHIP 1 NWD PLAN 47514

**CIVIC ADDRESS:**  
2461 AND 2465 - 168th STREET  
SURREY, BC

**ZONING INFORMATION:**

ZONE	EXISTING	PROPOSED	RA	RM-30	
LOT AREA:	GROSS SITE AREA = 87,148.2 m <sup>2</sup> / 8,596.33 ac / 2,201 Ac / 0.810 Ha	ROAD DEDICATION = 13,877.1 m <sup>2</sup> / 1,289.23 ac / 0.318 Ac / 0.128 Ha	NET SITE AREA = 73,271.1 m <sup>2</sup> / 6,907.10 m <sup>2</sup> / 1,682 Ac / 0.661 Ha		
RETURNS:	REQUIRED:	PROPOSED:	(No FOUNDATION) (to 2nd FLOOR CANTILEVER)		
EAST - 168th Street:	7.5m	4.5m			
SOUTH - 24A Avenue:	7.5m	4.5m	3.0m		
WEST - 167A Street:	7.5m	4.5m			
NORTH - 25th Avenue:	7.5m	5.0m	4.8m		
LOT DENSITY:	ALLOWABLE: 0.9	PROPOSED: 6.126,30m <sup>2</sup> / 6,807.10m <sup>2</sup> = 0.9		(EXCLUDES GARAGES; *PARKING WITHIN THE BUILDING ENVELOPE*)	
UPH:	ALLOWABLE: 75 uph (30 upw)	PROPOSED (GROSS): 41 du / 0.81 ha (2,061 ac) = 50.3 uph (25.0 upw)		PROPOSED (NET): 41 du / 0.81 ha (1,682 ac) = 60.3 uph (24.4 upw)	
LOT COVERAGE:	ALLOWABLE: 45%	PROPOSED: 2,837.21 m <sup>2</sup> / 6,807.10m <sup>2</sup> = 41.81%			
BUILDING HEIGHT:	ALLOWABLE: 13m (43 ft)	PROPOSED: 10.48m (34.4 ft) @ BLDG # 8 - MAX. HEIGHT = 13m			
OUTDOOR AMENITY SPACE:	REQUIRED: 3m <sup>2</sup> (32 sq.ft.) / du x 41 du = 123m <sup>2</sup> (1,312 sq.ft.)	PROPOSED: 216.52m <sup>2</sup> (2,331 sq.ft.)			
INDOOR AMENITY SPACE:	REQUIRED: 3m <sup>2</sup> (32 sq.ft.) / du x 41 du = 123m <sup>2</sup> (1,312 sq.ft.)	PROPOSED: 63.27m <sup>2</sup> (681 sq.ft.) CASH IN-LIEU FOR SHORTFALL			
PARKING RESIDENT:	REQUIRED: 2 STALLS PER UNIT x 41 du = 82 STALLS	PROVIDED: 82 STALLS			
VISITOR:	REQUIRED: 0.2 STALLS PER UNIT x 41 du = 8.2 STALLS	PROVIDED: 8.0 STALLS		TOTAL PARKING PROVIDED: 90 STALLS	

### FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A: 3 BED	1	245 sq.ft.	183 sq.ft.	609 sq.ft.	612 sq.ft.	1,454 sq.ft.	1,304 m <sup>2</sup>
A1: 3 BED	3	245 sq.ft.	183 sq.ft.	607 sq.ft.	612 sq.ft.	1,392 sq.ft.	1,263 m <sup>2</sup>
A2: 3 BED	3	248 sq.ft.	184 sq.ft.	653 sq.ft.	657 sq.ft.	1,464 sq.ft.	1,349 m <sup>2</sup>
B: 3 BED	3	410 sq.ft.	163 sq.ft.	551 sq.ft.	609 sq.ft.	1,323 sq.ft.	1,223 m <sup>2</sup>
Ba: 3 BED	4	413 sq.ft.	164 sq.ft.	564 sq.ft.	620 sq.ft.	1,354 sq.ft.	1,254 m <sup>2</sup>
C: 4 BED	19	490 sq.ft.	290 sq.ft.	700 sq.ft.	713 sq.ft.	1,703 sq.ft.	1,582 m <sup>2</sup>
Ca: 4 BED	9	484 sq.ft.	292 sq.ft.	715 sq.ft.	728 sq.ft.	1,735 sq.ft.	1,612 m <sup>2</sup>
TOTAL	41						
EXCLUDING GARAGES: 65,305 sq.ft. / 6,124.6 m <sup>2</sup>							
GARAGE TOTAL: 16,991 sq.ft. / 1,570.4 m <sup>2</sup>							
INCLUDING GARAGES: 82,296 sq.ft. / 7,703.4 m <sup>2</sup>							

(DOES NOT INCLUDE GARAGES)

### LOT COVERAGE SUMMARY

BUILDING #	# of UNITS	LOT COVERAGE
1	5	4,279.33 sq.ft. / 397.26 m <sup>2</sup>
2	4	2,466.49 sq.ft. / 228.23 m <sup>2</sup>
3	3	1,917.67 sq.ft. / 176.18 m <sup>2</sup>
4	5	3,906.43 sq.ft. / 363.63 m <sup>2</sup>
5	5	4,490.20 sq.ft. / 417.15 m <sup>2</sup>
6	6	4,509.15 sq.ft. / 418.91 m <sup>2</sup>
7	6	4,556.11 sq.ft. / 423.28 m <sup>2</sup>
8	5	4,512.04 sq.ft. / 419.18 m <sup>2</sup>
TOTAL	41	33,539.60 sq.ft. / 2,837.22 m <sup>2</sup>

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**PROGRESS DRAWING**  
**NOT FOR CONSTRUCTION**

REVISIONS  
CONSULTANT

CLIENT  
IKONIK HOMES

PROJECT  
PROPOSED TOWNHOME DEVELOPMENT

2461-2465 168th STREET  
SURREY, BC

SURREY FILE NO. 7915-0189-00  
DRAWING TITLE

**SITE PLAN**

DATE: 2016.03.21 FILE NO.  
DWN. CL: 1509  
CHK. CH:

SEAL  
SITE NO.

**A-00.03**



**COLOURED STREETSCAPE - EAST (168th STREET)**  
SCALE: N.T.S.

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- 2016-02-26  
DP REVISIONS
- 2016-02-26  
DP REVISIONS
- 2015-05-19  
DP REVISIONS
- 2015-04-09  
SUBMITTED FOR PERMITS / DP REVISIONS

CONSULTANT

CLIENT  
**IKONIK HOMES**

PROJECT  
**PROPOSED TOWNHOME DEVELOPMENT**  
2461-2465 168th STREET  
SURREY, BC  
SURREY FILE NO. 7915-0189-00  
DRAWING TITLE

**COLOURED STREETSCAPE**

DATE	2016.02.24	FILE NO.	
DWN	AL	CH	<b>1509</b>

SEAL  
SHEET NO.  
**DP-0.0\_b**



**STREETScape - EAST (168th STREET)**  
SCALE: 3/32" = 1'-0"



**STREETScape - SOUTH**  
SCALE: 3/32" = 1'-0"

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- 2016-03-28  
DP REVISIONS
- 2016-02-05  
DP REVISIONS
- 2015-08-10  
DP REVISIONS
- 2015-06-09  
ISSUED FOR PERMIT / DP  
REVISIONS

CONSULTANT

CLIENT  
IKONIK HOMES

PROJECT  
PROPOSED TOWNHOME  
DEVELOPMENT  
2461-2485 168th STREET  
SURREY, BC  
SURREY FILE NO. 7915-0189-00  
DRAWING TITLE

**STREETScape**

DATE	2016.02.28	FILE NO.
DWN	CL	1509
CHK	CH	

SEAL  
SHEET NO.  
**DP-0.03**



DATE: 2016.02.28

PROJECT: PROPOSED TOWNHOME DEVELOPMENT



**STREETSCAPE - NORTH ( FUTURE 25 AVENUE)**  
SCALE: 3/32" = 1'-0"



**STREETSCAPE - WEST (FUTURE 167A STREET)**  
SCALE: 3/32" = 1'-0"

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- 2016-02-28  
DP REVISED
- 2016-02-28  
DP REVISED
- 2015-08-25  
DP REVISED
- 2015-06-09  
SUBMITTED FOR RZ / DP  
REVISED

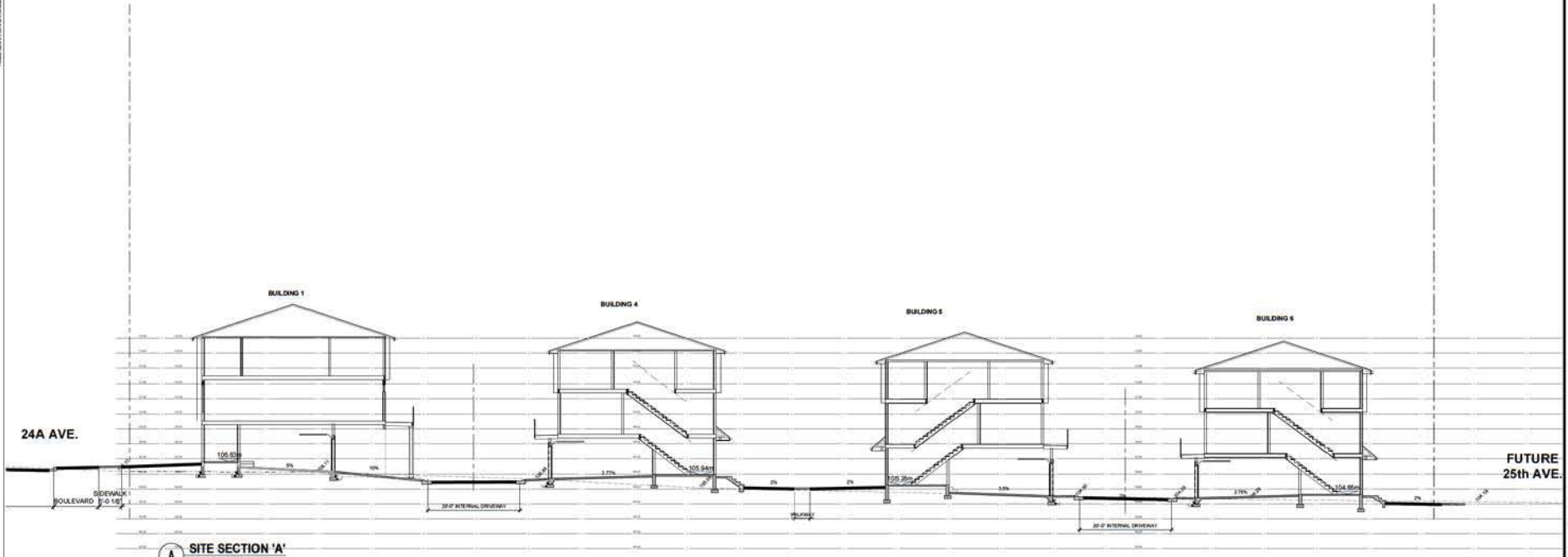
CLIENT  
**IKONIK HOMES**

PROJECT  
**PROPOSED TOWNHOME DEVELOPMENT**  
2461-2465 168th STREET  
SURREY, BC  
SURREY FILE NO. 7915-0189-00  
DRAWING TITLE

**STREETSCAPE**

DATE: 2016.02.28 FILE NO.  
OWN: CL 1509  
CHK: CH

SEAL  
SHEET NO.  
**DP-0.04**



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- 2016-02-28  
DP REVISED
- 2016-02-28  
DP REVISED
- 2016-02-28  
DP REVISED
- 2016-02-28  
REVISED FOR R2 / DP

CONSULTANT

CLIENT  
IKONIK HOMES

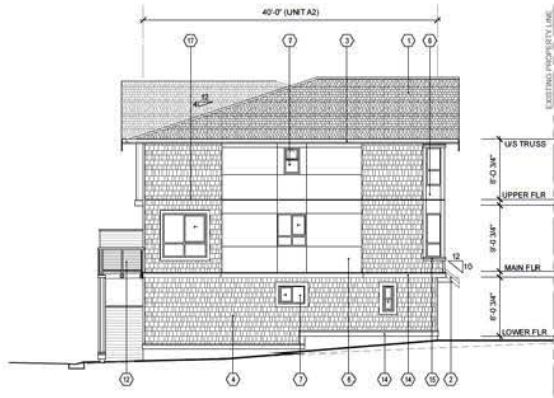
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**PROPOSED TOWNHOME DEVELOPMENT**  
 2461-2465 169th STREET  
 SURREY, BC  
 SURREY FILE NO. 7915-0189-00  
 DRAWING TITLE

**SITE SECTIONS**

DATE	2016.02.28	FILE NO.	
DWN	CL	CH	1509

SEAL  
SHEET NO.

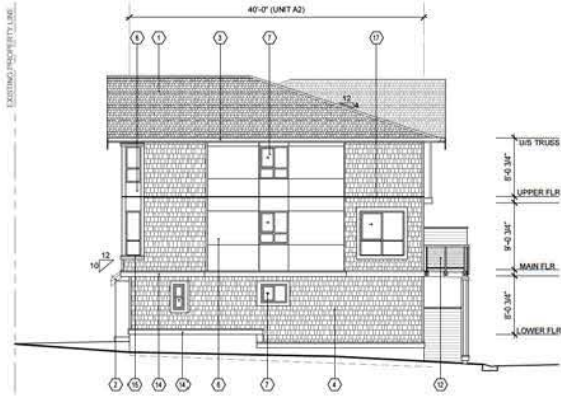
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**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

**ELEVATION MATERIAL LEGEND**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 COMPOSITE ASPHALT SHINGLES</li> <li>2 2X10 PAINTED WOOD FASCIA ON 1X4 WOOD TRIM</li> <li>3 PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA</li> <li>4 WOOD SHINGLES</li> <li>5 CEMENT BOARD HORIZONTAL SIDING</li> <li>6 CEMENT BOARD PANEL SIDING</li> <li>7 SEALED DOUBLE GLAZED P-V.C. WINDOW</li> <li>8 SEALED DOUBLE GLAZED P-V.C. SIDING DOOR ON 2X8 WOOD TRIM AROUND</li> </ul> | <ul style="list-style-type: none"> <li>9 ENTRY DOOR ON 2x8 WOOD TRIM AROUND</li> <li>10 OVERHEAD GARAGE DOORS</li> <li>11 42" HEIGHT PREFINISHED ALUMINUM RAILING ON 4" GLASS PANELS</li> <li>12 CEMENT BOARD PANEL ON BRIL SUP WOOD COLUMN ON CORNER TRIM</li> <li>13 2x10 PAINTED WOOD TRIM ON PREFINISHED METAL FLASHING</li> <li>14 2x8 PAINTED WOOD TRIM ON PREFINISHED METAL FLASHING</li> <li>15 DECORATIVE VENTING LOUVER</li> <li>16 PREFINISHED METAL THROUGH WALL FLASHING</li> </ul> |
|--|--|

2016-02-28  
 DP REVISIONS  
 2016-02-28  
 DP REVISIONS  
 2015-08-19  
 DP REVISIONS  
 2015-04-09  
 REBID FOR R2 / DP  
 REVISIONS

CONSULTANT

CLIENT  
**IKONIK HOMES**

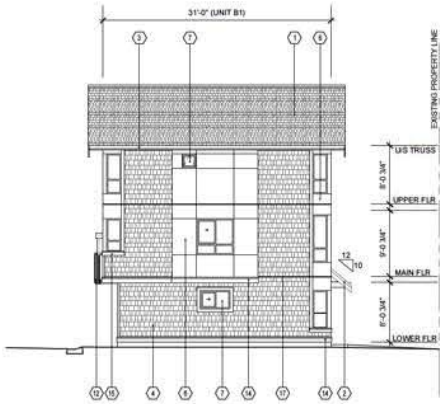
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**PROPOSED TOWNHOME DEVELOPMENT**  
 2461-2465 169th STREET  
 SURREY, BC  
 SURVEY FILE NO. 7915-0189-00  
 DRAWING TITLE

**BUILDING 1 ELEVATIONS**

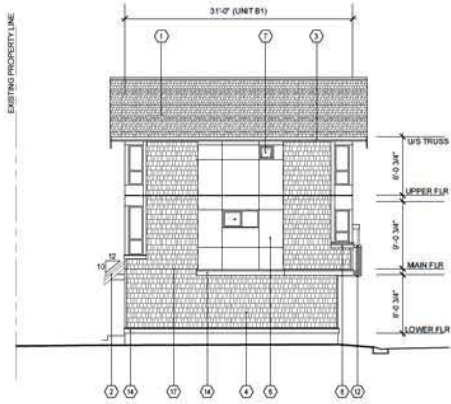
DATE 2016.02.28 FILE NO.  
 DWN CL  
 CHK CH **1509**

SEAL  
 SHEET NO.

**DP-1.03**



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



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



**EAST ELEVATION (164th STREET)**  
SCALE: 1/8" = 1'-0"



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

**ELEVATION MATERIAL LEGEND**

- ① COMPOSITE ASPHALT SHINGLES
- ② 2X10 PAINTED WOOD FASCIA ON 1X4 WOOD TRIM
- ③ PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
- ④ WOOD SHINGLES
- ⑤ CEMENT BOARD HORIZONTAL SIDING
- ⑥ CEMENT BOARD PANEL SIDING
- ⑦ SEALED DOUBLE GLAZED P.V.C. WINDOW
- ⑧ SEALED DOUBLE GLAZED P.V.C. SIDING DOOR ON 2X8 WOOD TRIM AROUND
- ⑨ ENTRY DOOR ON 2x6 WOOD TRIM AROUND
- ⑩ OVERHEAD GARAGE DOORS
- ⑪ 42" HEIGHT PREFINISHED ALUMINUM RAILING ON GLASS PANELS
- ⑫ CEMENT BOARD PANEL ON 2x4 STUD WOOD COLUMN ON CORNER TRIM
- ⑬ 2x10 PAINTED WOOD TRIM ON PREFINISHED METAL FLASHING
- ⑭ 2x6 PAINTED WOOD TRIM ON PREFINISHED METAL FLASHING
- ⑮ DECORATIVE VENTING LOUVER
- ⑯ PREFINISHED METAL THROUGH WALL FLASHING

2016-02-28  
DP REVISIONS  
2016-02-28  
DP REVISIONS  
2015-08-25  
DP REVISIONS  
2015-04-09  
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REVISIONS

CONSULTANT

CLIENT  
**IKONIK HOMES**

PROJECT  
**PROPOSED TOWNHOME DEVELOPMENT**  
2461-2465 169th STREET  
SURREY, BC

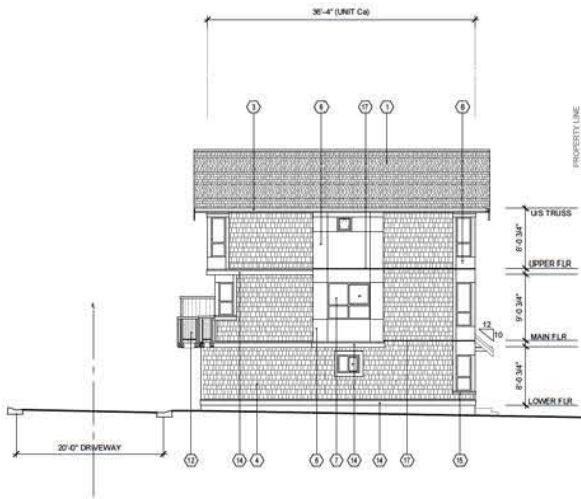
SURREY FILE NO. 7915-0189-00  
DRAWING TITLE

**BUILDING 2 ELEVATIONS**

DATE 2016.02.28 FILE NO.  
DWN CL  
CHK CH **1509**

SEAL SHEET NO.

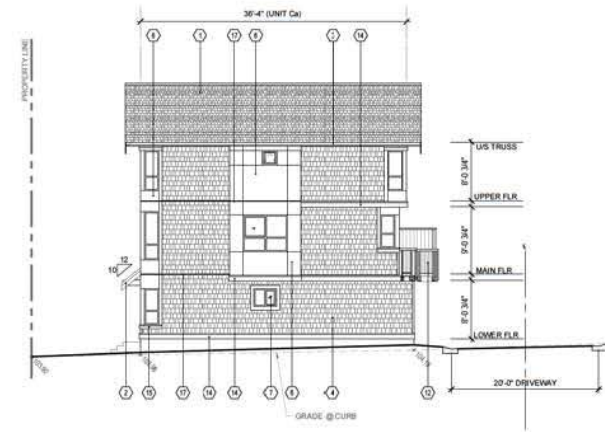
**DP-2.02**



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



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



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



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

**ELEVATION MATERIAL LEGEND**

- (1) COMPOSITE ASPHALT SHINGLES
- (2) 2x10 PAINTED WOOD FASCIA @w 1x4 WOOD TRIM
- (3) PREFINISHED ALUMINUM GUTTER @w 2x8 PAINTED WOOD FASCIA
- (4) WOOD SHINGLES
- (5) CEMENT BOARD HORIZONTAL SIDING
- (6) CEMENT BOARD PANEL SIDING
- (7) SEALED DOUBLE GLAZED P.V.C. WINDOW
- (8) SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR @w 2x8 WOOD TRIM AROUND
- (9) ENTRY DOOR @w 2x8 WOOD TRIM AROUND
- (10) OVERHEAD GARAGE DOORS
- (11) 42\"/>
- (12) CEMENT BOARD PANEL ON SUB-TOP WOOD COLUMN @w CORNER TRIM
- (13) 2x10 PAINTED WOOD TRIM @w PREFINISHED METAL FLASHING
- (14) 2x6 PAINTED WOOD TRIM @w PREFINISHED METAL FLASHING
- (15) PREFINISHED METAL THROUGH WALL FLASHING
- (16) DECORATIVE VENTING LOUVER
- (17) PREFINISHED METAL THROUGH WALL FLASHING

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p: 604-294-0011 | f: 604-294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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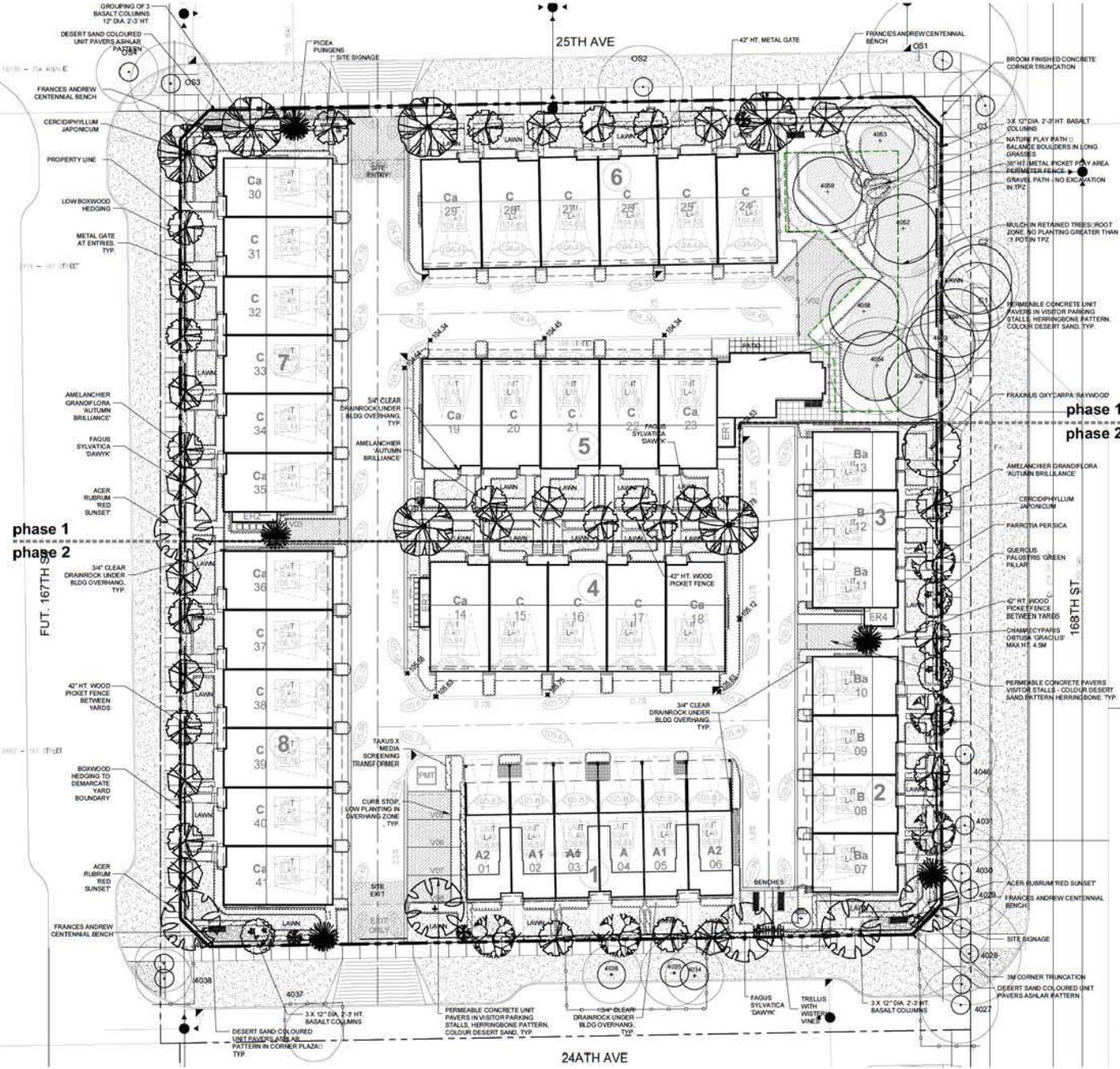
PROJECT:

**RESIDENTIAL PROJECT**  
24TH & 128TH STREET  
SURREY

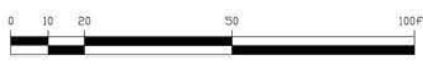
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 15 JUN 20  
SCALE: 1/8"=1'-0"  
DRAWN: CS  
DESIGN:  
CHKD: PCM  
DRAWING NUMBER: **L1**  
OF 5

150919-2P PMG PROJECT NUMBER: 15-091



NO.	PLANT NAME	COMMON NAME	PLANTER SIZE / HEIGHT
1	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	NEW CAL. 24" DIA. 6'
2	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
3	CERCOPHYLLUM JAPONICUM	JAPANESE QUERCUS	NEW CAL. 24" DIA. 6'
4	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
5	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
6	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
7	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
8	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
9	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
10	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
11	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
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13	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
14	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
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17	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'
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50	FRAXINUS OXYCARPA RAYWOOD	RED BELLIED WAXWING	NEW CAL. 24" DIA. 6'





SEAL:



1	SEAL/IN	ISSUED FOR SUBMISSION	CS
2	SEAL/IN	ISSUED FOR NEW SITE PLAN	CS
3	SEAL/IN	ISSUED FOR NEW SITE PLAN	CS
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NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL PROJECT**  
24TH & 128TH STREET  
SURREY

DRAWING TITLE:

**PHASE 1  
SHRUB PLAN**

DATE: 15 JUN 2018 DRAWING NUMBER:

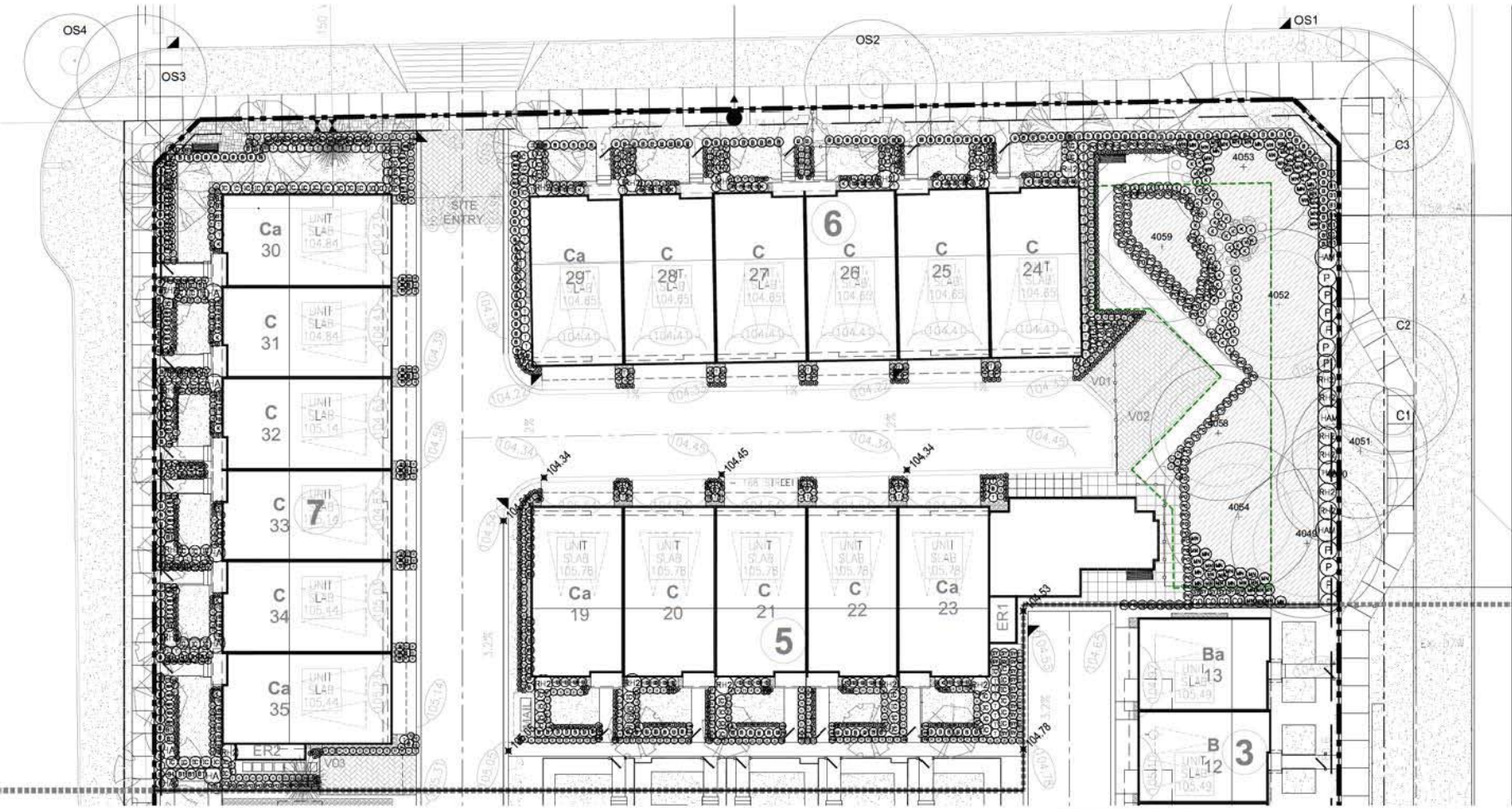
SCALE: 3/32"=1'-0"

DRAWN: CS

DESIGN: **L3**

CHKD: PCM

OF 5



**PLANT SCHEDULE - PHASE 1**

SYMBOL	COMMON NAME	PLANT PROJECT NUMBER	QUANTITY
1	ACER RUBRA VAR. SUNSET	NEW CAL 2W STD-B	1
2	AMALANCOCHUS	NEW CAL 2W STD-B	1
3	ANDROMEDA	NEW CAL 2W STD-B	1
4	ARTEMISIA	NEW CAL 2W STD-B	1
5	BURNING BUSH	NEW CAL 2W STD-B	1
6	CALLUNA	NEW CAL 2W STD-B	1
7	CELANDE	NEW CAL 2W STD-B	1
8	CHAMAELIRIUM	NEW CAL 2W STD-B	1
9	CHAMAELIRIUM	NEW CAL 2W STD-B	1
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15	CHAMAELIRIUM	NEW CAL 2W STD-B	1
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50	CHAMAELIRIUM	NEW CAL 2W STD-B	1



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	25.AUG.21	ISSUED FOR SUBMISSION	CLS
2	15.JUN.20	ISSUED FOR NEW SITE PLAN	CLS
3	28.FEB.20	ISSUED FOR NEW SITE PLAN	CLS
4	18.FEB.20	ISSUED FOR NEW SITE PLAN	CLS
5	25.AUG.19	ISSUED FOR NEW SITE PLAN	CLS
6	25.AUG.19	ISSUED FOR NEW SITE PLAN	CLS
7	15.AUG.19	NEW SITE PLAN	CLS

CLIENT:

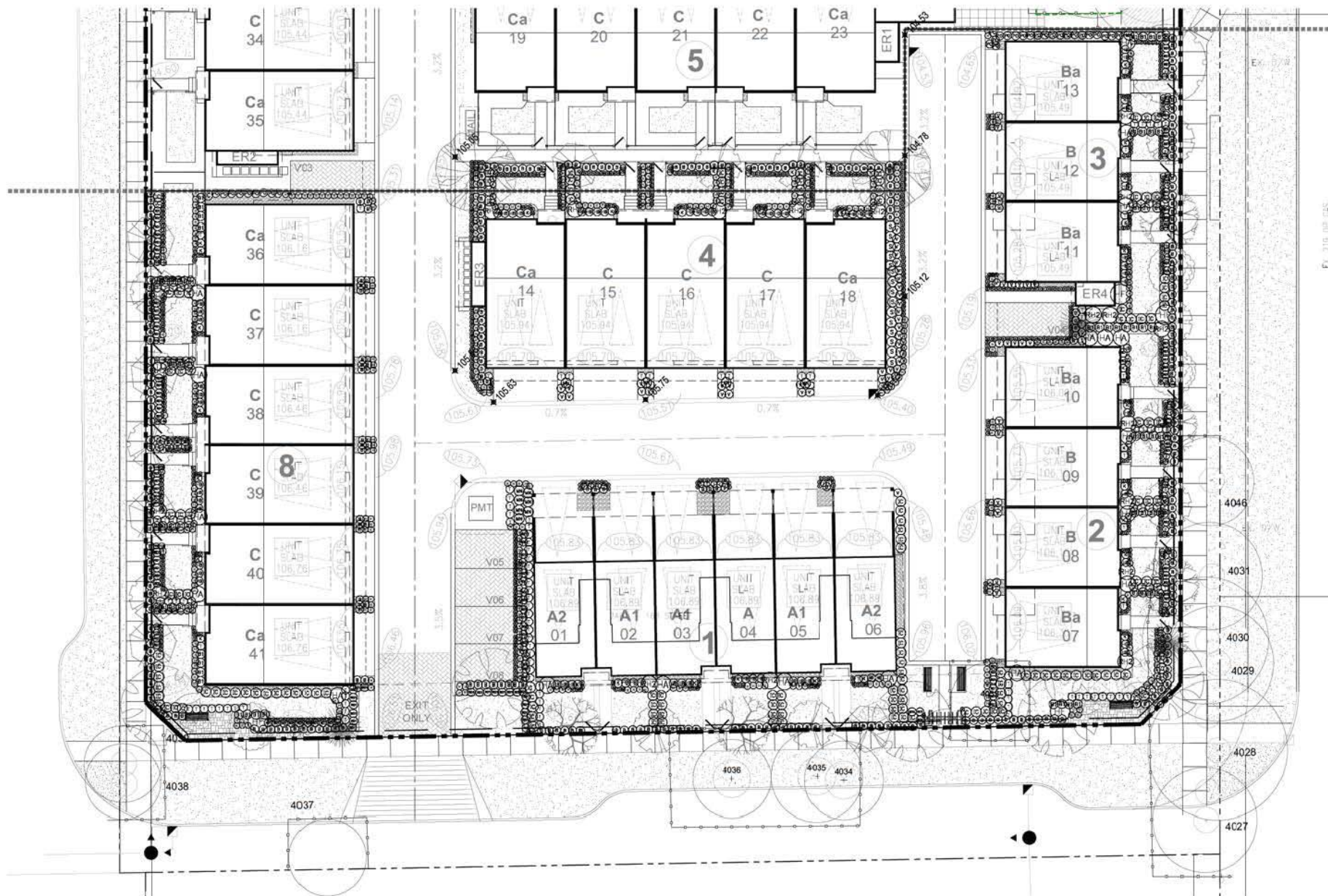
PROJECT:

**RESIDENTIAL PROJECT**  
24TH & 128TH STREET  
SURREY

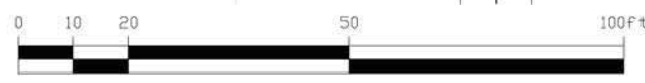
DRAWING TITLE:  
**PHASE 2  
SHRUB PLAN**

DATE: 15.JUN.20 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: CLS  
DESIGN:  
CHKD: PCM

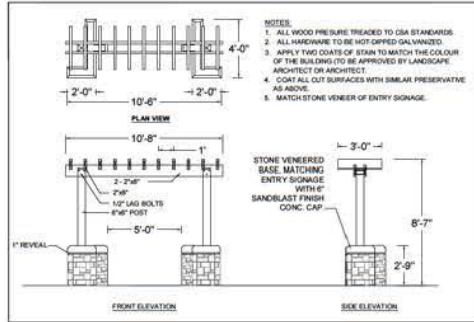
**L4**  
OF 5



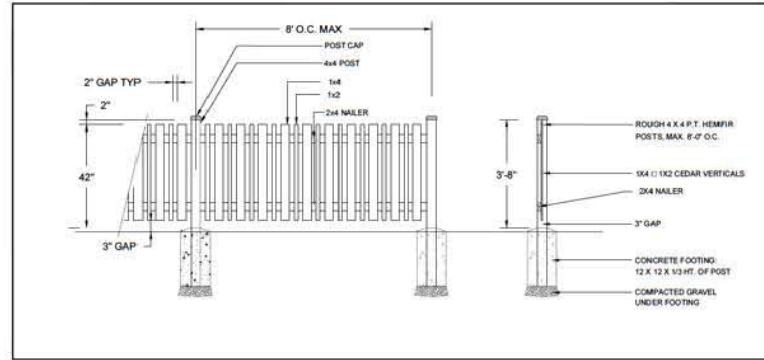
PLANT LIST PHASE 2 ON L5



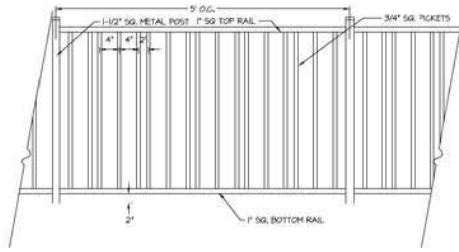
SEAL:



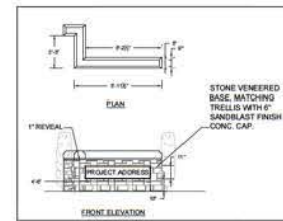
**2 WOOD TRELLIS WITH STONE VENEER BASE**  
14'4" x 1'-0"



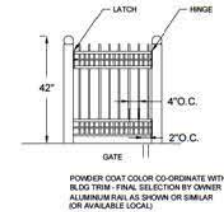
**1 42" HT. WOOD PICKET FENCE**  
12'4" x 1'-0"



**5 36" HT. METAL PLAY AREA PERIMETER FENCE**  
1'4" x 1'-0"



**4 PROJECT SIGNAGE**  
14'4" x 1'-0"



**3 42" HT. METAL GATE**  
12'4" x 1'-0"

PLANT SCHEDULE - PHASE 2	COMMON NAME	PMG PROJECT NUMBER: 18491
1. ACER SUCRINUM 'RED SUNSET'	RED TWIG DOGWOOD	8" CAL. 1M STD 8" B
2. AMELANCHIER 'SPARKLING' (USA)	SPARKLING RED DOGWOOD	8" CAL. 1M STD 8" B
3. CERCOCARPUS 'LANCEOLATA'	LANCEOLATA	8" CAL. 1M STD 8" B
4. CHAMAECYPARIS 'GRACILE' (USA)	GRACILE	8" CAL. 1M STD 8" B
5. F. ALBA 'EVANESCENS'	EVANESCENS	8" CAL. 1M STD 8" B
6. FRAXINUS 'CORYMBOSA' (USA)	CORYMBOSA	8" CAL. 1M STD 8" B
7. GLEDITSIA 'TRICOLOR' (USA)	TRICOLOR	8" CAL. 1M STD 8" B
8. ILEX 'SMITHII' (USA)	SMITHII	8" CAL. 1M STD 8" B
9. LIRIODENDRON 'YELLOW' (USA)	YELLOW	8" CAL. 1M STD 8" B
10. MALVACEAE 'PINK' (USA)	PINK	8" CAL. 1M STD 8" B
11. NERANDE 'LANCEOLATA' (USA)	LANCEOLATA	8" CAL. 1M STD 8" B
12. NYCTAGINUS 'GLABER' (USA)	GLABER	8" CAL. 1M STD 8" B
13. Ostrya 'INDIANA' (USA)	INDIANA	8" CAL. 1M STD 8" B
14. QUERCUS 'LANCEOLATA' (USA)	LANCEOLATA	8" CAL. 1M STD 8" B
15. Rhus 'GLABRA' (USA)	GLABRA	8" CAL. 1M STD 8" B
16. SALICACEAE 'WHITE' (USA)	WHITE	8" CAL. 1M STD 8" B
17. SORBUS 'ALBA' (USA)	ALBA	8" CAL. 1M STD 8" B
18. TAXUS 'CANADENSIS' (USA)	CANADENSIS	8" CAL. 1M STD 8" B
19. THUJA 'PLICATA' (USA)	PLICATA	8" CAL. 1M STD 8" B
20. VIBURNUM 'LANCEOLATA' (USA)	LANCEOLATA	8" CAL. 1M STD 8" B
21. YUCCA 'GLAUCA' (USA)	GLAUCA	8" CAL. 1M STD 8" B
22. ZELKOVA 'SEROTINA' (USA)	SEROTINA	8" CAL. 1M STD 8" B
23. BURNING BUSH	BURNING BUSH	8" CAL. 1M STD 8" B
24. BLUE SPRUCE	BLUE SPRUCE	8" CAL. 1M STD 8" B
25. CHAMAECYPARIS 'GRACILE' (USA)	GRACILE	8" CAL. 1M STD 8" B
26. CORYMBOSA	CORYMBOSA	8" CAL. 1M STD 8" B
27. EVANESCENS	EVANESCENS	8" CAL. 1M STD 8" B
28. FRAXINUS 'CORYMBOSA' (USA)	CORYMBOSA	8" CAL. 1M STD 8" B
29. GLEDITSIA 'TRICOLOR' (USA)	TRICOLOR	8" CAL. 1M STD 8" B
30. ILEX 'SMITHII' (USA)	SMITHII	8" CAL. 1M STD 8" B
31. LIRIODENDRON 'YELLOW' (USA)	YELLOW	8" CAL. 1M STD 8" B
32. MALVACEAE 'PINK' (USA)	PINK	8" CAL. 1M STD 8" B
33. NYCTAGINUS 'GLABER' (USA)	GLABER	8" CAL. 1M STD 8" B
34. Ostrya 'INDIANA' (USA)	INDIANA	8" CAL. 1M STD 8" B
35. QUERCUS 'LANCEOLATA' (USA)	LANCEOLATA	8" CAL. 1M STD 8" B
36. Rhus 'GLABRA' (USA)	GLABRA	8" CAL. 1M STD 8" B
37. SALICACEAE 'WHITE' (USA)	WHITE	8" CAL. 1M STD 8" B
38. SORBUS 'ALBA' (USA)	ALBA	8" CAL. 1M STD 8" B
39. TAXUS 'CANADENSIS' (USA)	CANADENSIS	8" CAL. 1M STD 8" B
40. THUJA 'PLICATA' (USA)	PLICATA	8" CAL. 1M STD 8" B
41. VIBURNUM 'LANCEOLATA' (USA)	LANCEOLATA	8" CAL. 1M STD 8" B
42. YUCCA 'GLAUCA' (USA)	GLAUCA	8" CAL. 1M STD 8" B
43. ZELKOVA 'SEROTINA' (USA)	SEROTINA	8" CAL. 1M STD 8" B



FRANCES-ANDREW CENTENNIAL BENCH



NORWELL AIR WALKER



HENDERSON 'LITTLE VILLAGE' PT5001

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.JUN.21	ISSUED FOR SUBMISSION	CGS
2	15.JUN.21	ISSUED FOR NEW SITE PLAN	CGS
3	15.JUN.21	ISSUED FOR NEW SITE PLAN	CGS
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99	15.JUN.21	ISSUED FOR NEW SITE PLAN	CGS
100	15.JUN.21	ISSUED FOR NEW SITE PLAN	CGS

PROJECT:  
**RESIDENTIAL PROJECT**  
24TH & 128TH STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 15.JUN.20  
SCALE: 3/8"=1'-0"  
DRAWN: CGS  
DESIGN: L5  
CHECKED: PCM  
PROJECT NUMBER: 18491

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

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

DATE: **July 6, 2016** PROJECT FILE: **7815-0189-00**

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RE: **Engineering Requirements  
Location: 2461 168 Street**

### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

### REZONE AND SUBDIVISION

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

- Dedicate 2.808 m on 168 Street towards the 30.0 m Arterial Road allowance.
- Dedicate 3.0 m x 3.0 m corner cuts at intersections.
- Dedicate 2.0 m on 167A Street towards the 20.0 m Local Road allowance.
- Dedicate 10.0 m on 24A Avenue towards the 16.0 m modified Local Road allowance, with additional offsite statutory rights-of-way width to accommodate utilities.
- Register 0.5 m statutory rights-of-ways for service connections and/or access for sidewalk maintenance.
- Register 1.5 m statutory rights-of-way on 25 Avenue for public right of passage.

#### *Works and Services*

- Construct 2.5 m concrete sidewalk on 25 Avenue.
- Construct 1.8 m wide sidewalk along 168 Street.
- Construct north side of 24A Avenue to Local Half-Road standard.
- Provide cash-in-lieu for future construction of east side of 167A Street.
- Construct storm sewer system to service the development.
- Provide cash-in-lieu for future removal of all temporary drainage works;
- Provide on-site and offsite source control measures as required in the NCP.
- Construct 300 mm water main on 25 Avenue.
- Construct water mains on 167 Street and 24A Avenue.
- Construct sanitary sewer on 24A Avenue along the frontage of the development.
- Pay Sanitary Latecomer Charge, 100% cash payment of Drainage DCC , Drainage Development Works Agreement Levy and Sanitary Connection Fee.

A Servicing Agreement is required prior to Rezoning and Subdivision.

### DEVELOPMENT PERMIT AND 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  
IK



Tuesday, July 05, 2016  
**Planning**

## THE IMPACT ON SCHOOLS

APPLICATION #: 15 0189 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.

### SUMMARY

The proposed 41 townhouse units are estimated to have the following impact on the following schools:

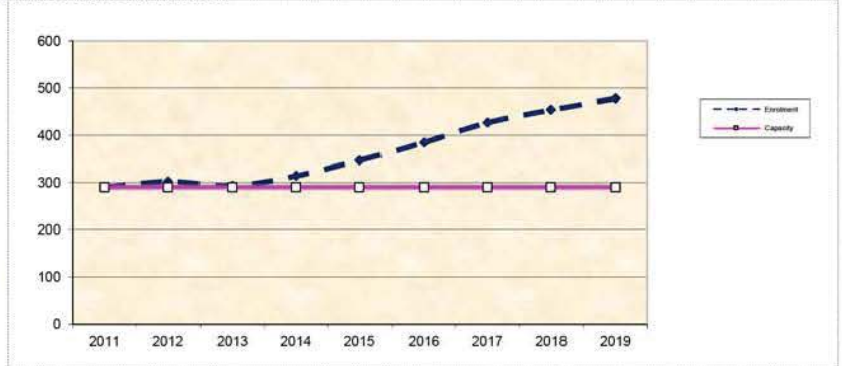
#### Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

#### 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0189-00

Issued To: Ikonik Land Group Ltd.  
(the Owner)

Address of Owner: #206, 8120 - 128 Street  
Surrey, BC V3W 1R1

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: 006-188-621  
Lot 34 Section 24 Township 1 New Westminster District Plan 47914  
2485 - 168 St

Parcel Identifier: 006-188-711  
Lot 35 Except: Part Subdivided By Plan 52132; Section 24 Township 1  
New Westminster District Plan 47914  
2461 - 168 St

(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 setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.);
  - (b) to reduce the minimum side yard setback on flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
  - (d) to reduce the minimum side yard setback on flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
  
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 .

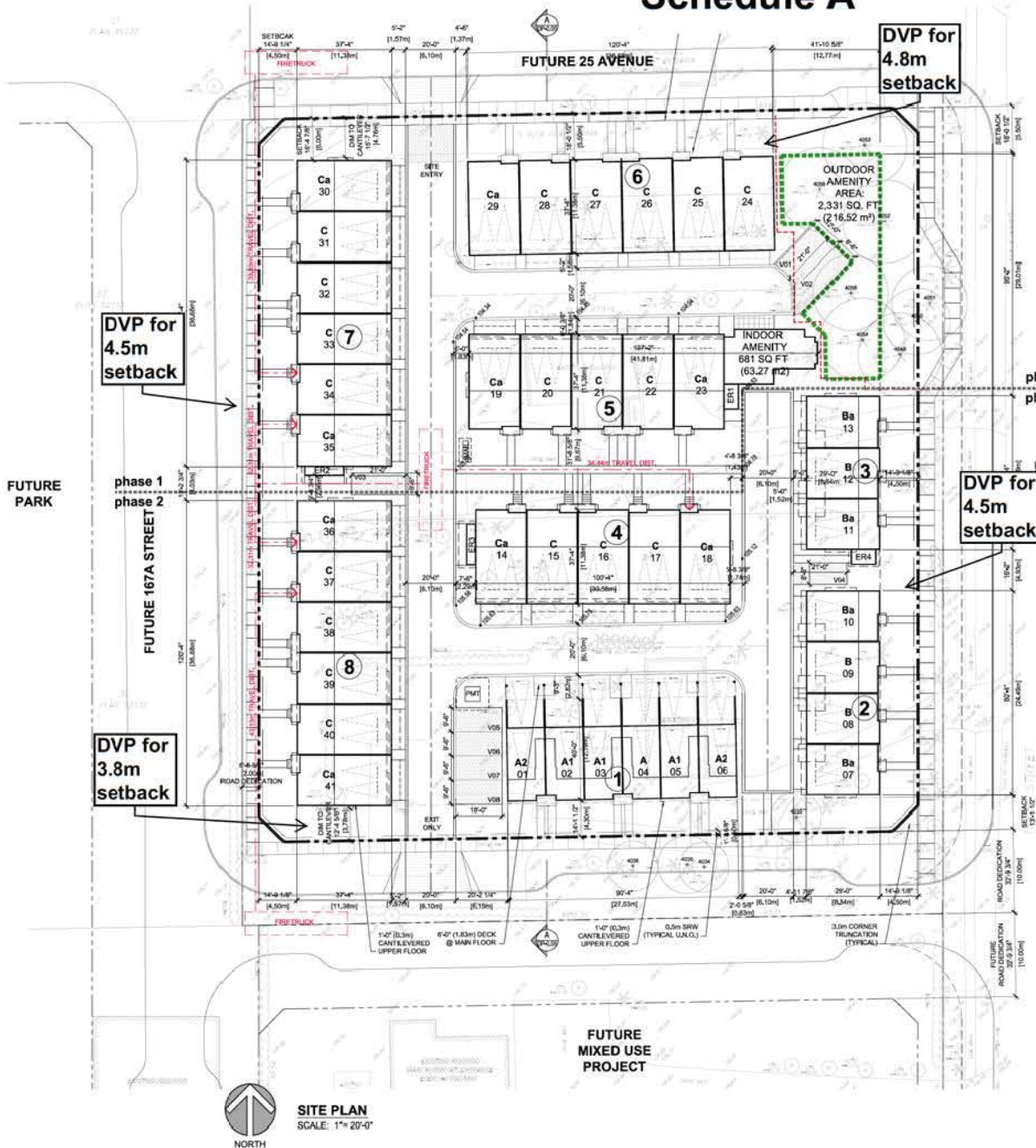
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# Schedule A



**SITE PLAN**  
SCALE: 1" = 20'-0"

### SITE RECONCILIATION

**LEGAL DESCRIPTION:**  
LOT 35 EXCEPT PART SUBDIVIDED BY PLAN S2132 AND LOT 34, SECTION 24 TOWNSHIP 1 NWD PLAN 47514

**CIVIC ADDRESS:**  
2461 AND 2465 - 168th STREET  
SURREY, BC

**ZONING INFORMATION:**

ZONE:	EXISTING:	PROPOSED:	RA	RM-30	
LOT AREA:	GROSS SITE AREA = 87,148.2 sq ft / 8,096.33 m <sup>2</sup> / 2,201 Ac / 0.810 Ha	ROAD DEDICATION = 13,877.1 sq ft / 1,289.23 m <sup>2</sup> / 0.318 Ac / 0.129 Ha	NET SITE AREA = 73,271.1 sq ft / 6,807.10 m <sup>2</sup> / 1.882 Ac / 0.681 Ha		
SETBACKS:	REQUIRED:	PROPOSED:	(No FOUNDATION) (on 2nd Floor CANTILEVER)		
	EAST - 168th Street: 7.5m	4.5m			
	SOUTH - 24A Avenue: 7.5m	4.5m	3.0m		
	WEST - 167A Street: 7.5m	4.5m			
	NORTH - 25th Avenue: 7.5m	5.0m	4.8m		
LOT DENSITY:	ALLOWABLE:	PROPOSED:			
FAR:	0.9	6.126,30m <sup>2</sup> / 6,807.10m <sup>2</sup> = 0.9			
		(EXCLUDES GARAGES, "PARKING WITHIN THE BUILDING ENVELOPE")			
UPH:	ALLOWABLE:	PROPOSED (GROSS):	PROPOSED (NET):		
	75 uph (30 upd)	41 du / 0.81 Ha (2,061 ac) = 50.8 uph (25.4 upd)	41 du / 0.81 Ha (1,882 ac) = 60.3 uph (24.4 upd)		
LOT COVERAGE:	ALLOWABLE:	PROPOSED:			
	45 %	2,837.21 m <sup>2</sup> / 6,807.10m <sup>2</sup> = 41.81%			
BUILDING HEIGHT:	ALLOWABLE:	PROPOSED:			
	13m (43 ft)	10.48m (34.4 ft) @ BLDG # - MAX. HEIGHT = 13m			
OUTDOOR AMENITY SPACE:	REQUIRED:	PROPOSED:			
	3m <sup>2</sup> (32 sq ft) / du x 41 du = 123m <sup>2</sup> (1,312 sq ft)	216.52m <sup>2</sup> (2,331 sq ft)			
INDOOR AMENITY SPACE:	REQUIRED:	PROPOSED:			
	3m <sup>2</sup> (32 sq ft) / du x 41 du = 123m <sup>2</sup> (1,312 sq ft)	63,270m <sup>2</sup> (681 sq ft) CASH IN-BLU FOR SHORTFALL			
PARKING RESIDENT:	REQUIRED: 2 STALLS PER UNIT x 41 du =	PROVIDED: 82 STALLS			
		82 STALLS			
VISITOR:	REQUIRED: 0.2 STALLS PER UNIT x 41 du =	PROVIDED: 8.0 STALLS			
		8.0 STALLS			
		TOTAL PARKING PROVIDED: 90 STALLS			

### FLOOR AREA SUMMARY

UNIT TYPE	# OF UNITS	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A - 3 BED	1	245 sq ft	183 sq ft	609 sq ft	612 sq ft	1,454 sq ft	1,304 m <sup>2</sup>
A1 - 3 BED	3	245 sq ft	183 sq ft	607 sq ft	612 sq ft	1,392 sq ft	1,176 m <sup>2</sup>
A2 - 3 BED	3	248 sq ft	184 sq ft	653 sq ft	657 sq ft	1,464 sq ft	1,288 m <sup>2</sup>
B - 3 BED	3	410 sq ft	163 sq ft	551 sq ft	609 sq ft	1,323 sq ft	1,223 m <sup>2</sup>
Ba - 3 BED	4	413 sq ft	164 sq ft	564 sq ft	620 sq ft	1,354 sq ft	1,258 m <sup>2</sup>
C - 4 BED	19	490 sq ft	290 sq ft	700 sq ft	713 sq ft	1,735 sq ft	15,815 m <sup>2</sup>
Ca - 4 BED	9	484 sq ft	292 sq ft	715 sq ft	728 sq ft	1,735 sq ft	15,815 m <sup>2</sup>
TOTAL	41						65,305 m <sup>2</sup>
							EXCLUDING GARAGES: 65,305 m <sup>2</sup>
							INCLUDING GARAGES: 82,919 m <sup>2</sup>
							GARAGE TOTAL: 16,994 m <sup>2</sup>

(DOES NOT INCLUDE GARAGES)

### LOT COVERAGE SUMMARY

BUILDING #	# OF UNITS	LOT COVERAGE
1	5	4,279.33 sq ft
2	4	2,466.69 sq ft
3	3	1,917.67 sq ft
4	5	3,906.43 sq ft
5	5	4,490.20 sq ft
6	6	4,509.15 sq ft
7	6	4,558.11 sq ft
8	5	4,512.04 sq ft
TOTAL	41	33,539.60 sq ft

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**PROGRESS DRAWING**  
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REVISIONS  
CONSULTANT

CLIENT  
**IKONIK HOMES**

PROJECT  
**PROPOSED TOWNHOME DEVELOPMENT**

2461-2465 168th STREET  
SURREY, BC  
DRAWING TITLE

**SITE PLAN**

DATE 2016.03.21 FILE NO.  
DWN. CL  
CHK. CH **1509**

SEAL  
SHEET NO.  
**A-00.03**

## Tree Preservation Summary

Surrey Project No: 15-0189-00


Address: 2461 / 2485 – 168 Street

Registered Arborist: Mike Fadum and Peter Mennel

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)	55
<b>Protected Trees to be Removed</b>	38
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	10
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 7 X one (1) = 7</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 38 X two (2) = 76</li> </ul>	83
<b>Replacement Trees Proposed</b>	62
<b>Replacement Trees in Deficit</b>	21
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) =</li> </ul>	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: July 6, 2016
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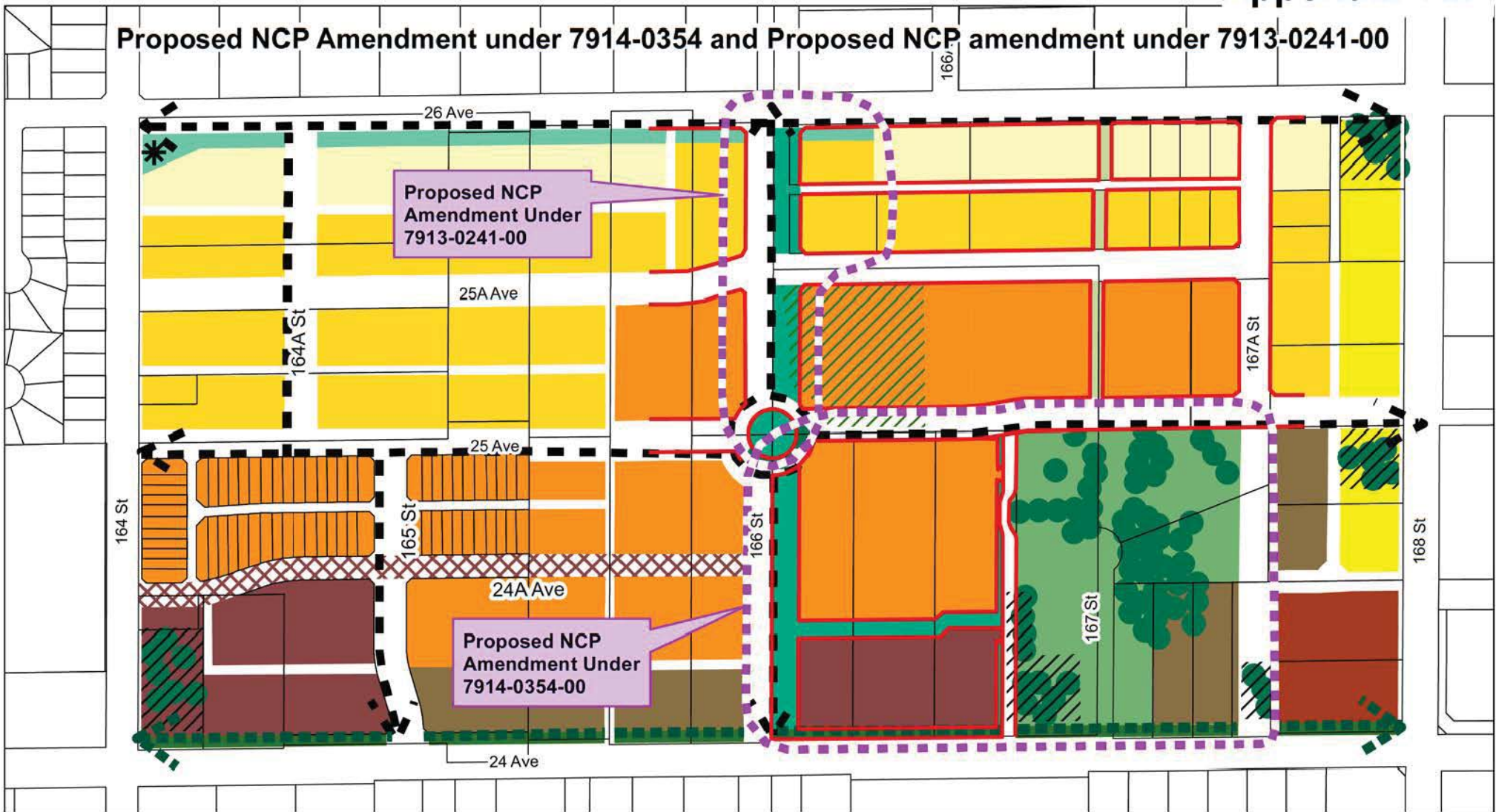


# 7915-0189-00: Proposed NCP Amendment



**Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan**  
City of Surrey Planning & Development Department

## 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

