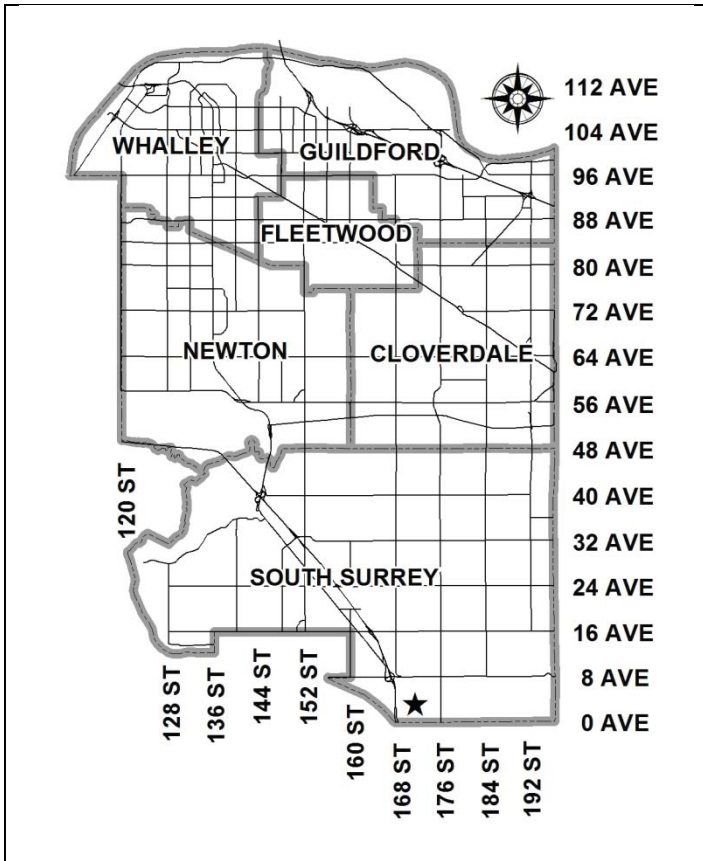


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0095-00

Planning Report Date: June 12, 2017

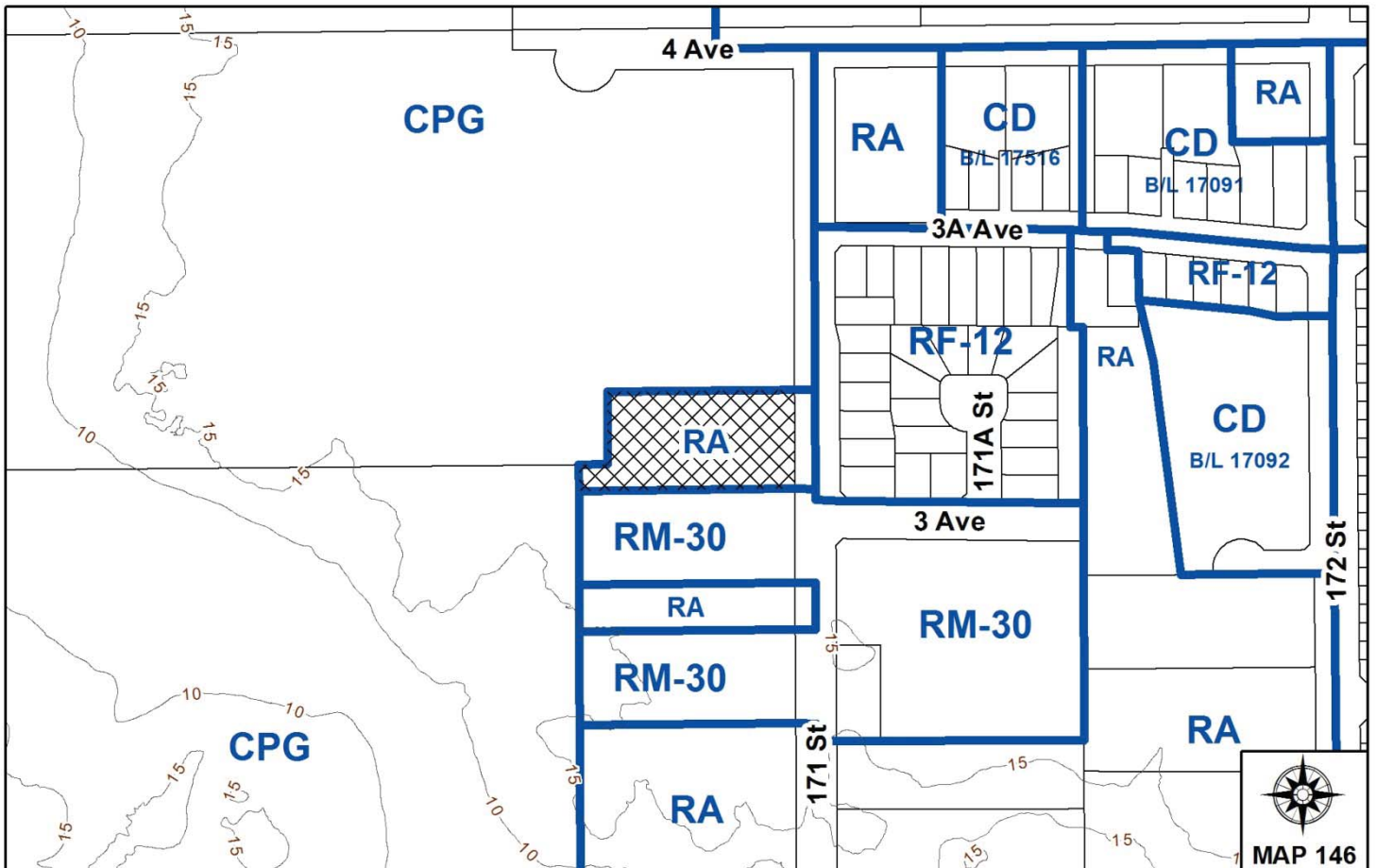


**PROPOSAL:**

- **NCP amendment** from Townhouse (15 upa) to Townhouse (20 upa)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 22 townhouse units.

**LOCATION:** 307 - 171 Street  
**OWNER:** Zenterra Douglas Developments Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouse (15 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Douglas Neighbourhood Concept Plan (NCP) is required to amend the site's land use designation from "Townhouse (15 upa)" to "Townhouses (20 upa).
- The applicant is proposing reductions to the front, rear and side yard setbacks of the RM-30 Zone.
- The applicant is seeking to eliminate the required indoor amenity space.

### RATIONALE OF RECOMMENDATION

- The proposed NCP amendment to designate the site "Townhouses (20 upa)" is consistent with the land use designations of the townhouse site immediately to the south of the subject site, along 171 Street and the proposed density of 48 uph (19 upa) is less than other townhouse developments in the Douglas area, including those along 171 Street.
- The proposed setbacks along 171 Street achieve a more urban, pedestrian streetscape and are consistent with the setbacks approved for other townhouse developments along 171 Street.
- Other setback reductions are supported as side yard conditions, and are not expected to have a significant impact on the neighbouring property to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (30) Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0095-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0095-00 (Appendix VI) 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.); and
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.
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) approval from the Ministry of Transportation & Infrastructure;
  - (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) resolution of all urban design issues 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;
  - (h) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may be subject to intensive agricultural use in the future and is

located within an area with active farming which may produce noise, odour and dust; and

(i) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan to redesignate the land from Townhouse (15 upa) to Townhouse 20 (upa) when the project is considered for final adoption (Appendix V).

**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:**  
 4 Elementary students at Hall’s Prairie Elementary School  
 2 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 September, 2018.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): A referral to MOTI was sent on May 15, 2017. To date, staff have not received a response. The applicant will be required to address any comments from MOTI.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Vacant lot (former single family dwelling was recently demolished).

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Peace Portal Golf Course	Agricultural / N/A	CPG

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 171 Street):	Single family small lots.	Urban / Single Family Flex (6-14.5 upa)	RF-12
South:	22-unit townhouse development.	Urban / Townhouse (20 upa)	RM-30
West	Peace Portal Golf Course	Agricultural / N/A	CPG

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located within the Douglas Neighbourhood Concept Plan (NCP) area, which was approved on July 12, 1999.
- The NCP amendment to allow for an increase in the townhouse density from 37 units per hectare (15 upa) to 48 units per hectare (19 upa) reflects the intent of the NCP to establish ground-oriented dwelling units and is supportable as it reflects similar density achieved for other townhouse developments in the Douglas area. Average townhouse densities have increased since the time that the Douglas NCP was adopted, largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed density of the subject application is consistent with the development pattern in the area including two development applications (No. 7912-0055-00 and No. 7912-0283-00) which were approved to the south of the subject site at similar densities.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The 0.4 hectare (1.1 acre) subject site is designated "Urban" in the Official Community Plan (OCP), "Townhouses (15 upa)" in the Douglas Neighbourhood Concept Plan (NCP) and is zoned "One-Acre Residential Zone (RA)".
- The subject site is located adjacent to the Peace Portal Golf Course, which is within the Agricultural Land Reserve (ALR).

#### Proposal

- The applicant proposes an amendment to the Douglas NCP from "Townhouses (15 upa)" to "Townhouses (20 upa)", rezoning from "One Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a Development Permit to permit the development of 22 townhouse units.
- A Development Variance Permit is proposed for reduced setbacks (see By-law Variance section).

- The applicant is also seeking to eliminate the amount of required indoor amenity space.
- The proposal comprises a total floor area of 3,796 square metres (40,860 sq.ft.), representing a net floor area ratio (FAR) of 0.82, which is below the maximum allowable 0.9 FAR of the RM-30 Zone.
- The proposed unit density is 48 units per hectare or 19 units per acre (upa), which is less than the maximum unit density of 74 units per hectare (30 upa) permitted under the RM-30 Zone.
- The applicant is also proposing to retain a number of mature coniferous trees along the north and west property lines, adjacent to the Peace Portal Golf Course.

#### Agricultural and Food Security Advisory Committee (AFSAC)

- Peace Portal Golf Course is situated within the Agricultural Land Reserve (ALR). The subject development application was considered at the June 1, 2017 meeting of Surrey's Agricultural and Food Security Advisory Committee (AFSAC).
- As the subject site is located within the same groups of townhouse designated properties with the same contextual considerations, this application should provide a similar response to the concerns raised by AFSAC as was required by Development Application No. 7912-0055-00 and No. 7912-0283-00 (both located south of the subject application).
- Specifically, similar site conditions are applied to the subject site which includes a 9.0 m. (30 ft.) building setback along the north property line and a 7.5 metre (25 ft.) building setback along the west property line, adjacent to Peace Portal Golf Course. A 3.0 m. (10 ft.) wide, dense landscape buffer is provided where the site interfaces with the golf course (ALR).
- As well, in order to respond to comments expressed by the AFSAC related to appropriate residential interface with farm uses, a Section 219 Restrictive Covenant will be required which will notify residents that:
  - Peace Portal Golf Course is situated in the ALR and may be subject to intensive agricultural use in the future; and
  - the subject site is located within an area with active farming; farm practices in the area may produce noise, odour and dust.

#### Interface with Peace Portal Golf Course

- The site plan has been designed to achieve a sensitive interface between the proposed townhouse units and the Peace Portal Golf Course as follows:
  - The proposed rear yard setback (west) is 7.5 metre (25 ft.);
  - The proposed north side yard setback is 9.0 metres (30 ft.); and
  - A 3.0 metre (10 ft.) landscape buffer is proposed along the north and west property lines.

- A mature buffer of linear fir trees exists along the subject site's north and west property lines, on the Peace Portal Golf course. Mature trees within the subject site, along the north and west property lines, are proposed to be retained that will complement the mature vegetation on the golf course site.
- An independent consultant report was prepared to review the interface between the proposed development and the Peace Portal Golf Course and to provide recommendations to achieve a safe and appropriate interface. These recommendations include a 2.4 metre (8 ft.) net fence along the west property line and the installation of a canopy over the outdoor amenity area to avoid issues with errant golf balls entering the site (Appendix VII). The recommendations have been applied to the site plan.
- Peace Portal Golf Course has previously registered a Section 219 Restrictive Covenant on the title of the subject site in order to identify the risks associated with living adjacent to a golf course and to indemnify the City of any liability in relation to this.

#### DESIGN PROPOSAL AND REVIEW

- The proposal consists of 22 three-storey townhouse units that are contained within 3 buildings. All of the units are provided as three-bedroom townhouse units with two resident parking spaces, and range in size from 150 square metres (1,615 sq. ft.) to 187 square metres (2,013 sq. ft.).
- Of the 22 units, 18 have double (side by side) garages and 4 (18% of the total units) have a tandem parking arrangement.
- Buildings along 171 Street are street-oriented to engage the public realm with individual unit entries oriented to the street.
- Exterior building cladding consist of red brick veneer, horizontal fibre-cement board siding (dark grey), fibre-cement board shingles (light grey), natural wood front entry doors, vinyl windows and sliding patio doors (black) and white garage doors, fascia, posts, timbre braces and trims.
- The roofs are designed as hip roofs in grey asphalt shingles with white knee-braces.
- Vertical window elements, brick treatments and covered entries provide each unit with a distinct entry and unique visual identity. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Front porches and second-floor balconies are proposed for each unit, which provide private outdoor amenity space for the enjoyment of owners.

#### Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 48 trees are proposed to be planted within the project, including a mix of vine maple, Japanese maple, dogwood, magnolia, sourwood and pear trees.

- Other plantings include a variety of flowering and fruiting shrubs, grasses and ground covers that are used to soften the hard surfaces of the site and help define the transitions between private and semi-private spaces.
- Decorative stamped concrete is proposed at the site's entrance and in all visitor parking spaces.
- Low fences with gates are provided to define the front yard of each unit and delineate between public and private spaces.

#### Access, Pedestrian Circulation & Parking

- Vehicular access to the site is proposed from 171 Street.
- Street-fronting units are proposed to have individual pedestrian access to 171 Street.
- The applicant is proposing to provide 44 resident parking spaces and 4 visitor parking spaces for a total of 48 parking spaces, which meets the Zoning By-law requirement of 48 parking spaces for both resident and visitor parking.

#### Amenity Space

- The Zoning By-law requires that 66 square metres (710 sq.ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing to provide 182 square metres (1,960 sq.ft.) of outdoor amenity space, which includes a children's play cottage structure, a seating bench and a picnic table. As the outdoor amenity area is adjacent to the Peace Portal Golf Course, the applicant is proposing protective measures to ensure the safety of residents from errant golf balls. These measures include the provision of a 3.0 metre (10 ft.) wide, densely landscaped buffer and fencing. A protective canopy is proposed to cover over the outdoor amenity area (Appendix VII).
- Staff have requested that the applicant provide an indoor amenity building for resident use; however, the applicant has indicated that they do not wish to provide an amenity building due to the size of the proposed development (22 units). The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

#### TREES

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



**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Butternut	2	2	0
English Walnut	1	1	0
Hawthorn	1	1	0
English Holly	2	2	0
Goldenchain	2	2	0
Mountain Ash	1	0	1
Siberian Elm	4	3	1
Paper Birch	1	1	0
White Willow	1	1	0
Cherry	5	4	1
Bitter Cherry	1	0	1
Vine Maple	1	0	1
<b>Coniferous Trees</b>			
Boulevard Cypress and Cypress	2	2	0
Douglas Fir	1	0	1
Western Red Cedar	2	1	1
Grand Fir	1	1	0
Western Hemlock	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>29</b>	<b>22</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>48</b>	
<b>Total Retained and Replacement Trees</b>		<b>55</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 29 protected trees on the site, excluding Alder and Cottonwood trees. 2 existing trees are Alder and Cottonwood trees. It was determined that 7 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 48 replacement trees on the site. The applicant is proposing to plant 48 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including vine maple, Japanese maple, dogwood, magnolia, sourwood and pear trees.

- In summary, a total of 55 trees are proposed to be retained or replaced on the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 5, 2017. 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 subject site is located within the Douglas Neighbourhood Concept Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is 19 upa / 48 uph</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• 7 existing trees are proposed to be retained.</li> <li>• 48 replacement trees are proposed to be planted on the site.</li> <li>• Native and hardy plants are proposed to reduce water usage for irrigation.</li> <li>• A high-efficiency sprinkler system with low flow heads, low trajectory spray and rain sensors is proposed.</li> <li>• Turf areas have been minimized to 26% of the total landscaped area.</li> <li>• Mulch is proposed to reduce evaporation from soil.</li> <li>• CSA-approved low-consumption fixtures are proposed within the units, including water efficient front loading washers, dual flush toilets and low flow showers.</li> <li>• Energy Star appliances are proposed to be installed.</li> <li>• Operable windows are proposed throughout the units for natural ventilation and cooling in the summer months; no mechanical air conditioning is proposed to be provided.</li> <li>• Windows will be double glazed with low-E coating to minimize heat loss and heat gain.</li> <li>• High ceilings and large windows in the units are proposed to increase day lighting deep into the building, reducing need for artificial lighting.</li> <li>• Low-VOC paints, sealants and carpets are proposed to be used throughout the project.</li> <li>• Recycling pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Visible/secure all-weather bicycle parking is proposed.</li> <li>• An electric vehicle charging station is proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Ground-oriented townhouses are proposed to have individual entries facing public street, internal drive aisles and walkways, providing “eyes on the street” surveillance and resident “ownership” of the public spaces adjacent to their units.</li> </ul>

	<ul style="list-style-type: none"> <li>• Low fencing along public streets is proposed to promote permeability of the site.</li> <li>• An outdoor amenity space, which includes a children's play structure, is proposed.</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>• N/A</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 to be generally acceptable.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 17, 2017 to 155 households within 100 metres (328 ft.) of the subject site. To date, staff have received 2 emails and 1 phone call from area residents.

One area resident called to inquire about a number of items, including whether the giant rhododendrons on the subject site could be relocated to within the City's "The Glades" park, if and how the applicant proposes to phase construction of the site, how owls are managed if they are present on the subject site and when upgrades to the Parks frontage along the east and west sides of 171 Street is planned to occur. Staff comments are provided below in italics.

#### *Relocation of Rhododendrons*

*While the applicant is willing to undertake this, the Parks Department does not wish to plant additional rhododendrons in the park.*

#### *Construction Phasing*

*The applicant advises that construction of the project will not be phased but rather will be completed all at once and should take 7 months from start to finish.*

#### *Owls*

*All nesting birds, their nests and eggs have protection during the breeding season, which is generally from March 15 – August 15 each year. To reduce the likelihood of contravening the Wildlife Act and the Migratory Bird Convention Act, tree cutting should be avoided during this time. If tree cutting must occur during this time, the City would like to ensure that tree removal activities are consistent with relevant Provincial and Federal Acts, and that Best Management Practices are followed. All applicants for a Tree Cutting Permit (TCP) related to a DP, DVP or SD are advised that the City requires a bird nesting survey to be completed by a Qualified Environmental Professional prior to issuance of the TCP.*

### 171 Street Improvements

*As part of the process of the subject application, the applicant will be required to complete their road frontage. This includes:*

- *Construction of the west side of 171 Street to a 20.0 metre through local standard complete 10.5 metre asphalt pavement, barrier curb, 1.5 metre concrete sidewalk, street lights and street trees; and*
- *Provision of a 7.3 metre driveway access to development.*

*The west side of 171 Street to the north of the subject site (frontage for the Peace Portal Golf Course) is not planned to be improved at this time.*

*There are currently no plans to complete improvements along the portion of 171 Street south of the subject site (Parks frontage on the east and west sides of 171 Street), as Parks has not acquired all of the land in the area that will form the ultimate park.*

*In the ultimate condition, the City's Parks Planning Section plans to construct an east-west pathway through the parkland to connect the neighbourhood and allow access into the forested areas.*

*Future development of the property 17102 – 4 Avenue, consistent with the Douglas NCP, will provide additional pavement width on the east side of 171 Street to allow on-street parking and two-way passage of vehicles. Engineering has recently (in March, 2017) installed “no-parking” signs on this section of 171 Street.)*

Two area residents emailed to express their opposition to the proposed development on the basis of increased traffic and parking concerns. Staff comments are noted below in italics.

*(The proposed NCP amendment to increase the density from 15 units per acre to 20 units per acre results in 5 additional townhouse units. The traffic generated from these 5 additional units is not significant. Further, the proposed density 48 units per hectare (19 upa) is similar to the density that was achieved on recent developments to the south (Application Nos. 7912-0055-00 and No. 7912-0283-00) which achieved unit densities of 54 units per hectare (22 upa) and 44 units per hectare (18 upa) respectively.*

*The applicant is proposing to meet the by-law requirements related to the overall number of required resident and visitor parking spaces (48 spaces). In addition, 82% of the resident parking spaces are provided as double (side by side) garages.)*

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- Reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.

#### Applicant's Reasons:

- The proposed setbacks for homes facing 171 Street will allow these homes to be closer to the street to directly address the public realm of the sidewalk.
- The proposed 4.9 metre (16 ft.) south side yard setback will provide a comfortable and livable outdoor space for the homes in Building 3. Additionally, this setback interfaces with the drive aisle of the neighbouring property to the south.
- The proposed 3.0 metre (10 ft.) south side yard setback is a side yard condition for one unit in Building 4.

#### Staff Comments:

- A reduced setback for street-fronting units located along 171 Street will help the development engage the public realm by bringing the buildings closer to the sidewalk and street. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.
- The proposed 4.9 metre (16 ft.) southerly side yard setback will allow for functional outdoor spaces for the proposed townhouse units in Building 3, while helping to achieve a 9.0 metre (30 ft.) building setback along the north property line, adjacent to the Peace Portal Golf Course.
- The proposed townhouse units in Building 3 are separated from the existing townhouse units on the adjacent (southern) site by a drive aisle. Further, the existing townhouse units on the adjacent (southern) site are oriented to the subject site as side yard conditions. The proposed south side yard setback reductions are not expected to have a significant impact on the neighbouring property.
- The proposed 3.0 metre (10 ft.) south side yard setback is to one unit in Building 3 and it is a side yard condition and this should have minimal impact.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Neighbourhood Concept Plan Redesignation Map
Appendix VI.	Development Variance Permit No. 7916-0095-00
Appendix VII.	Proposed Canopy over Outdoor Amenity Area
Appendix VIII.	Tree Preservation Summary

INFORMATION AVAILABLE ON FILE

- Golf Course Interface Report Prepared by Donald V. S. Duncan, Dated April 24, 2017

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

Information for City Clerk

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

1. (a) Agent:      Name:                Rick Johal  
    Zenterra Developments Ltd.  
    Address:            2630 - Croydon Drive, Unit 216  
   Surrey, BC V3Z 6T3
  
2.                  Properties involved in the Application
  - (a)                Civic Address:            307 - 171 Street
  
  - (b)                Civic Address:            307 - 171 Street  
    Owner:                    Zenterra Douglas Developments Ltd  
    PID:                        010-270-671  
    Lot 4 Section 6 Township 7 New Westminster District Plan 17005
  
3.                  Summary of Actions for City Clerk's Office
  - (a)                Introduce a By-law to rezone the site.
  
  - (b)                Application is under the jurisdiction of MOTI.  
  
    MOTI File No. is not available.
  
  - (c)                Proceed with Public Notification for Development Variance Permit No. 7916-0095-00 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		4,604.7 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		4,604.7 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	35%
Paved & Hard Surfaced Areas		26.8%
Total Site Coverage		61.8%
SETBACKS ( in metres)		
Front	7.5 m	4.6 m
Rear	7.5 m	7.5 m
Side #1 (North)	7.5 m	9.2 m / 9.5 m
Side #2 (South)	7.5 m	3.0 m / 4.9 m
BUILDING HEIGHT (in metres/storeys)	13m / 3 stories	10.1 m / 3 stories
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		22
Total		22
FLOOR AREA: Residential		3,796.3 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,796.3 m <sup>2</sup>

*\* 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>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 uph (30 upa)	47.8 uph / 19.3 upa
# of units/ha /# units/acre (net)		47.8 uph / 19.3 upa
FAR (gross)	0.9	0.82
FAR (net)		0.82
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	66 m <sup>2</sup>	0
Outdoor	66 m <sup>2</sup>	182 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	44	44
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	48	48
Number of accessible stalls		
Number of small cars	1 or 25% of spaces	0
Tandem Parking Spaces: Number / % of Total Number of Units	11 (50% of units)	4 (18% of units)
Size of Tandem Parking Spaces width/length	3.2 m / 6.1 m	3.2 m / 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning RM-30

Required Development Data	Building #1	Building #2
SETBACK (in metres)		
Front	4.63 m	
Rear		
Side #1 (North)	9.16 m	9.45 m
Side #2 (South)		
BUILDING HEIGHT (in metres/storeys)	10.1 m / 3 stories	10.1 m / 3 stories
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +	6	2
TOTAL FLOOR AREA	1,079.5 m <sup>2</sup>	374.1 m <sup>2</sup>

# MULTIPLE BUILDINGS DATA SHEET

Proposed Zoning RM-30

Required Development Data	Building #3	Building #4
SETBACK (in metres)		
Front	4.63 m	
Rear		7.5 m
Side #1 (North)		12.13 m / 21.61 m
Side #2 (South)	4.93 m	3.0 m
BUILDING HEIGHT (in metres/storeys)	10.1 m / 3 stories	10.1 m / 3 stories
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom		
Two Bedroom		
Three Bedroom +	8	6
TOTAL FLOOR AREA	1,437.9 m <sup>2</sup>	904.8 m <sup>2</sup>



**PROJECT DATA**

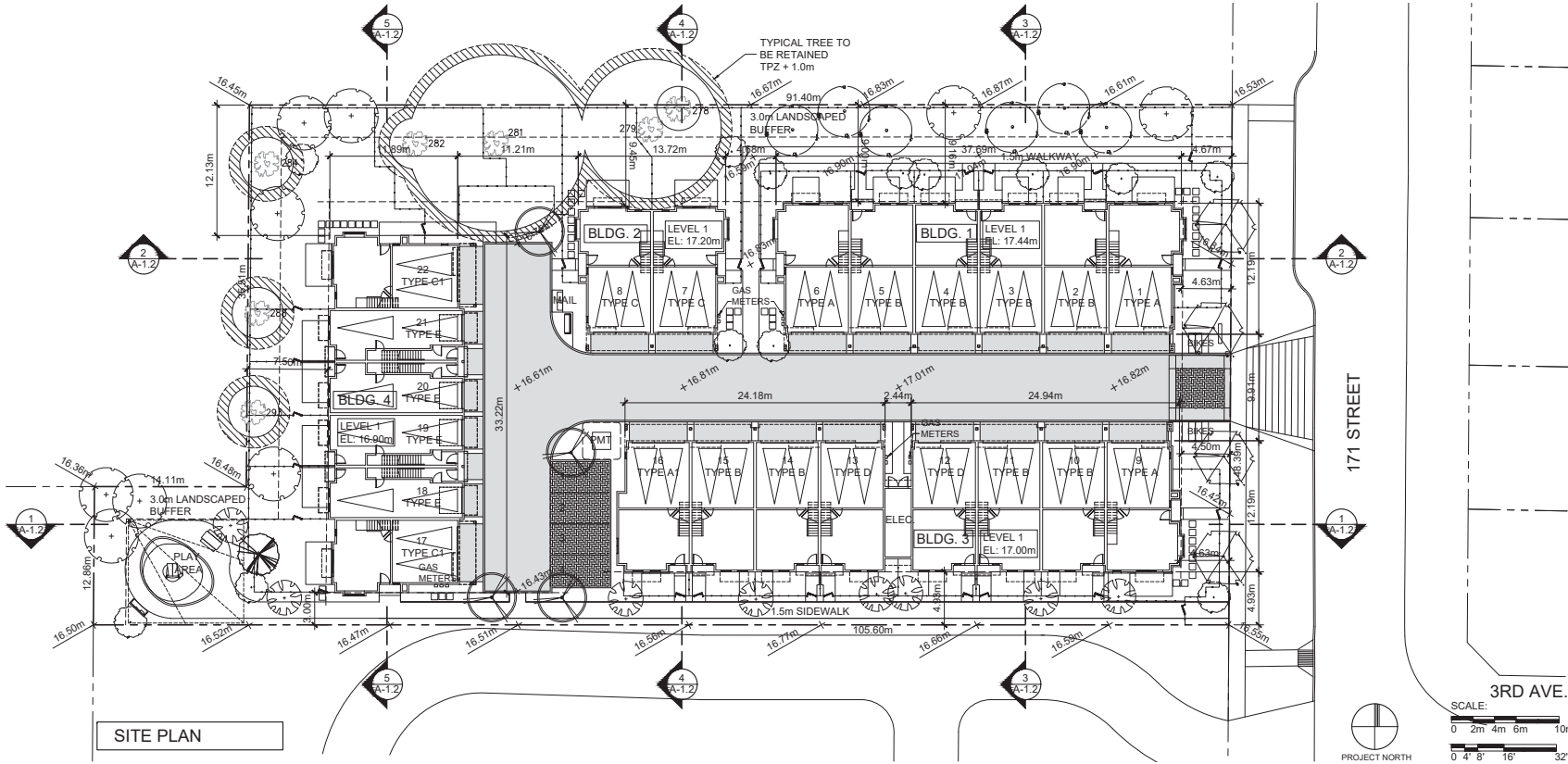
CIVIC ADDRESS: 307 - 171 STREET, SURREY BC,  
 LEGAL DESCRIPTION: LOT 4, SECTION 6, TOWNSHIP 7, NWD, PLAN 17005  
 LOT AREA: 4,604.7m<sup>2</sup> (GROSS / NET) 0.46 ha  
 LOT COVERAGE: BUILDINGS: 1,613.6m<sup>2</sup> (35.0%)  
 PAVED/HARD SURFACE: 1,234.1m<sup>2</sup> (26.8%)  
 TOTAL: 2,847.7m<sup>2</sup> (61.8%)  
 ZONING: PROPOSED: RM-30 EXISTING: RA  
 UNIT TYPES: 18 DOUBLE GARAGE UNITS  
 4 TANDEM GARAGE UNITS  
 TOTAL = 22 UNITS  
 LIMITING DISTANCE: MOST RESTRICTIVE SITUATION -  
 SOUTH ELEVATIONS OF UNITS 2 TO 5 AND  
 NORTH ELEVATIONS OF UNITS 10, 11, 14 & 15:  
 LIMITING DISTANCE: 5.0m  
 EXPOSING BUILDING FACE: 50.2m<sup>2</sup>  
 ALLOWED UNPROTECTED OPENINGS: 42.2%  
 ACTUAL AREA OF UNPROTECTED OPENINGS: 20.8m<sup>2</sup> (41.5%)

BUILDING SETBACKS:  
 NORTH: 9.2m  
 EAST: 4.6m (171 STREET)  
 WEST: 7.5m  
 SOUTH: 3.0m / 4.9m  
 BUILDING HEIGHT: 10.1m TO 10.3m (13.0m ALLOWED)  
 DENSITY: 47.8 UNITS/ ha (GROSS/NET)  
 TOTAL BUILDING FLOOR AREA: 3796.3m<sup>2</sup>  
 FAR (GROSS/NET): 0.82  
 AMENITY: OUTDOOR: 66.0m<sup>2</sup> REQUIRED, 182.0m<sup>2</sup> PROVIDED  
 INDOOR: 66.0 m<sup>2</sup> REQUIRED, NONE PROVIDED  
 RESIDENT PARKING: 2.0/UNIT = 2.0x22 = 44 SPACES  
 VISITOR PARKING: 0.2/UNIT = 0.2x22 = 4 SPACES  
 TOTAL = 48 SPACES, 48 PROVIDED

SEAL:

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07/03/16	APPLICATION FOR REZONING & DEVELOPMENT PERMIT
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22/02/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
11/05/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE PLAN

CONSULTANT:

**BERNARD DECOSSE**  
 ARCHITECT INC.  
 113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
 Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 307 - 171 STREET  
 SURREY, BC

SHEET TITLE:  
 SITE PLAN  
 PROJECT DATA

PROJECT NO.: 15-292  
 START DATE: NOVEMBER 2015  
 SCALE: AS NOTED  
 REVISION NO.:  
 SHEET NO.: A-1.0



STREETSCAPE - 171ST STREET

**BERNARD DECOSSE**  
ARCHITECT INC.  
111 - 118 West Pender St, Vancouver, BC V6B 1S5  
Tel: 604 682 2301 E-Mail: info@berna.ca

PROJECT TITLE  
**MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT  
307 - 171 STREET  
SURREY, BC**

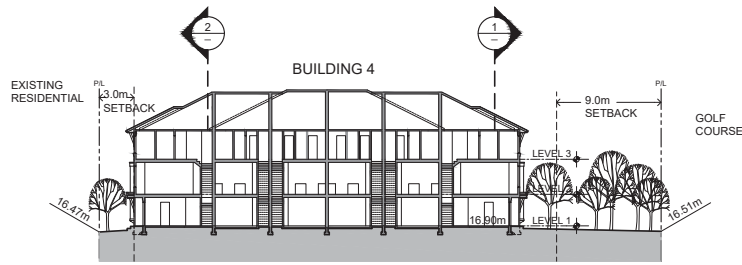
SHEET TITLE

RENDERED STREETSCAPE

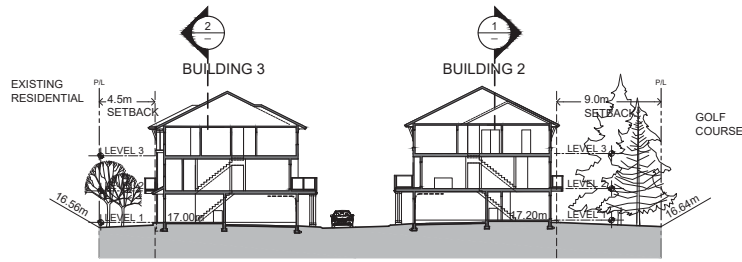
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START DATE: NOVEMBER 2015  
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REVISION NO:  
SHEET NO:

**A-1.1**

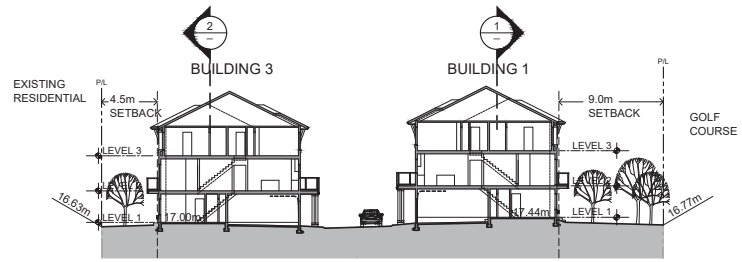
11 MAY 17 DATE LAST REVISED



SITE SECTION 5



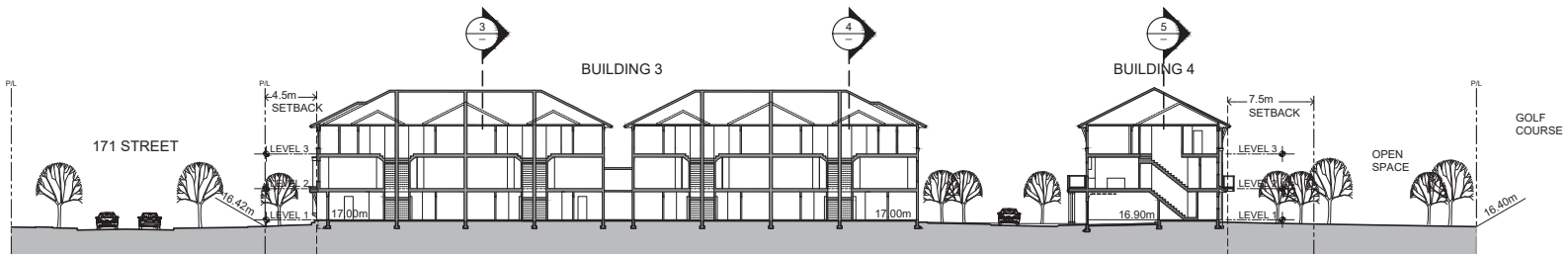
SITE SECTION 4



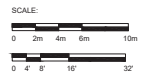
SITE SECTION 3



SITE SECTION 2



SITE SECTION 1



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CONSULTANT:

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 ARCHITECT INC.

113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
 Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:  
 MULTI-FAMILY RESIDENTIAL  
 DEVELOPMENT  
 307 - 171 STREET  
 SURREY, BC

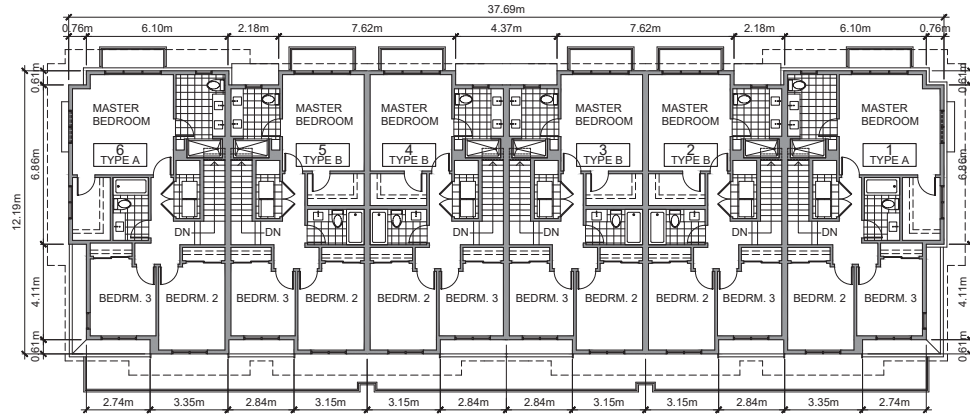
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SITE SECTIONS

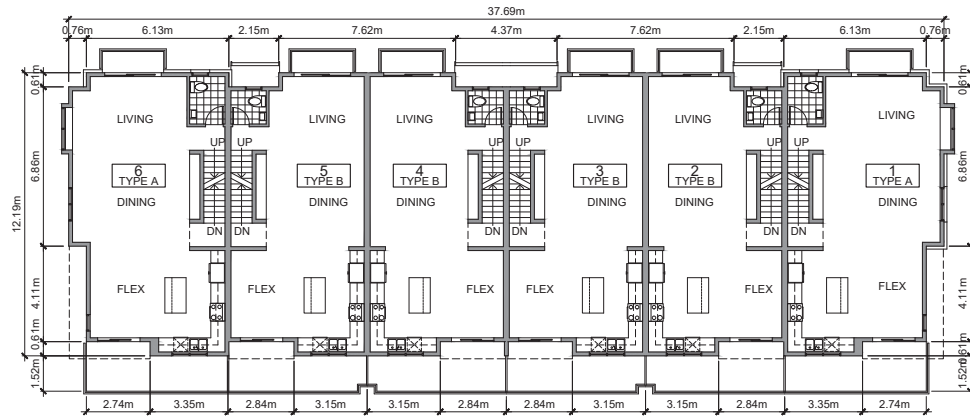
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 START DATE: NOVEMBER 2015  
 SCALE: AS NOTED  
 REVISION NO.:  
 SHEET NO.:

**A-1.2**

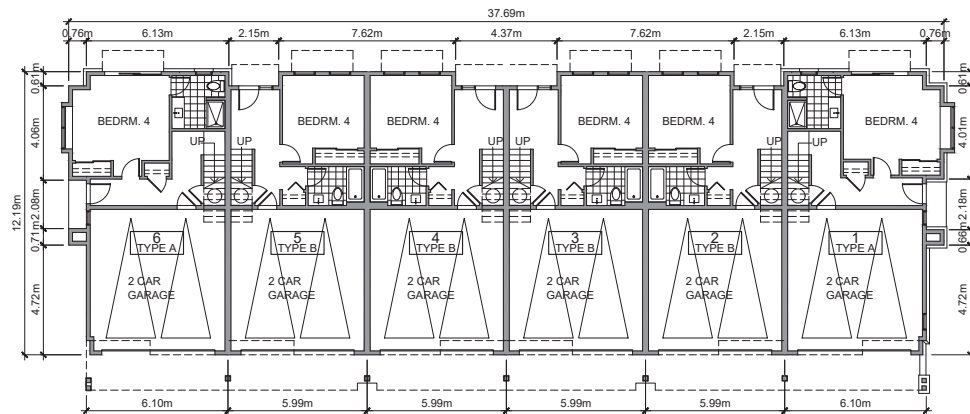
11 MAY/17 DATE LAST REVISED



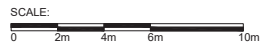
3 LEVEL 3 PLAN  
GROSS / NET AREA 4,642sf



2 LEVEL 2 PLAN  
GROSS / NET AREA 4,692sf



1 LEVEL 1 PLAN  
GROSS AREA 4,756sf  
NET AREA 2,286sf  
NET AREA TOTAL 11,620sf



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CONSULTANT:

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ARCHITECT INC.  
113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
Tel: 604 682 3301 E-Mail: info@bernararch.ca

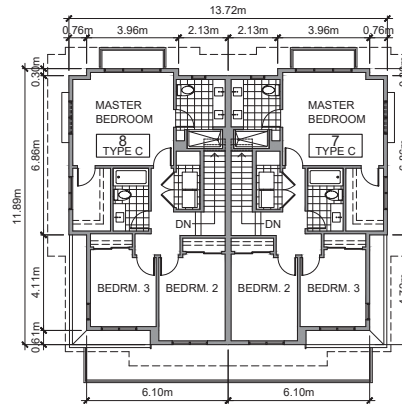
PROJECT TITLE:  
MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT  
307 - 171 STREET  
SURREY, BC

SHEET TITLE:

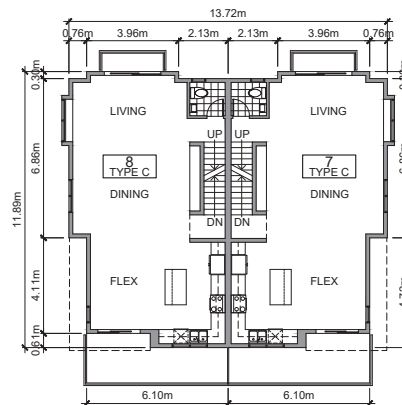
BUILDING 1 PLANS

PROJECT NO.:	15-292
START DATE:	NOVEMBER 2015
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

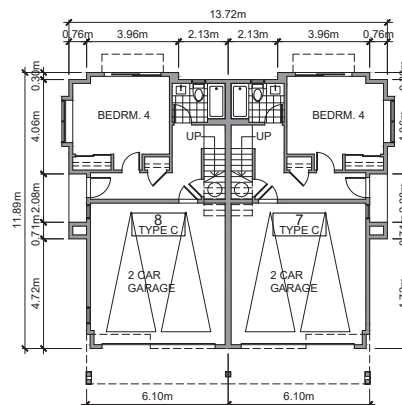
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11 MAY/17 DATE LAST REVISED



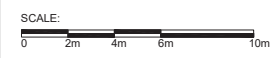
3 LEVEL 3 PLAN  
GROSS / NET AREA 1,623sf



2 LEVEL 2 PLAN  
GROSS / NET AREA 1,623sf



1 LEVEL 1 PLAN  
GROSS AREA 1,614sf  
NET AREA 781sf  
NET AREA TOTAL 4,027sf



SEAL:  
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Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
307 - 171 STREET  
SURREY, BC

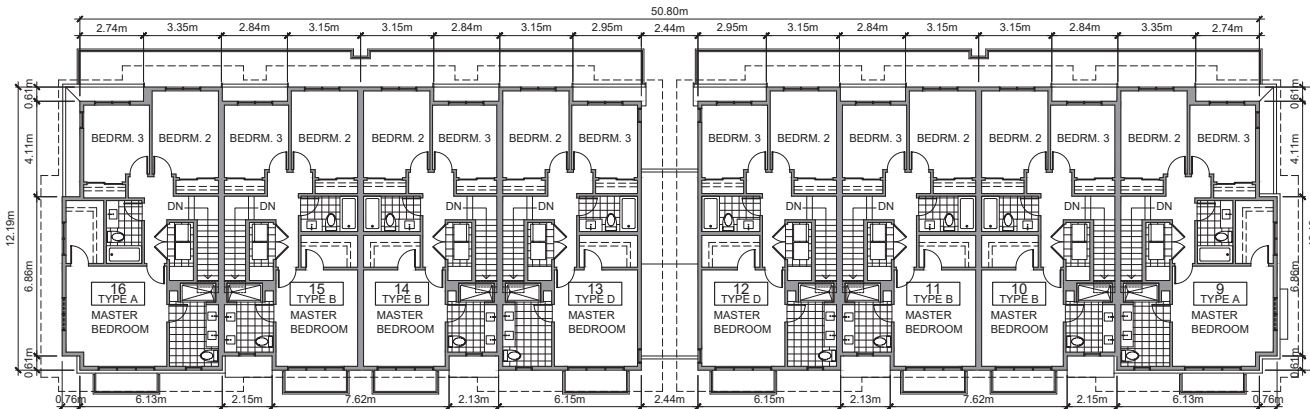
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BUILDING 2 PLANS

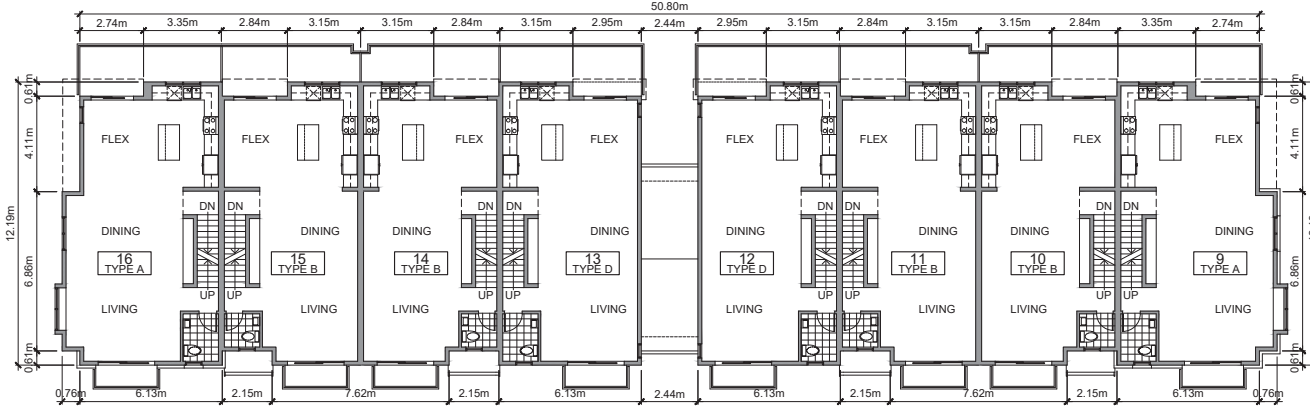
PROJECT NO.: 15-292  
START DATE: NOVEMBER 2015  
SCALE: AS NOTED  
REVISION NO.:  
SHEET NO.:

**A-2.2**  
11 MAY/17 DATE LAST REVISED

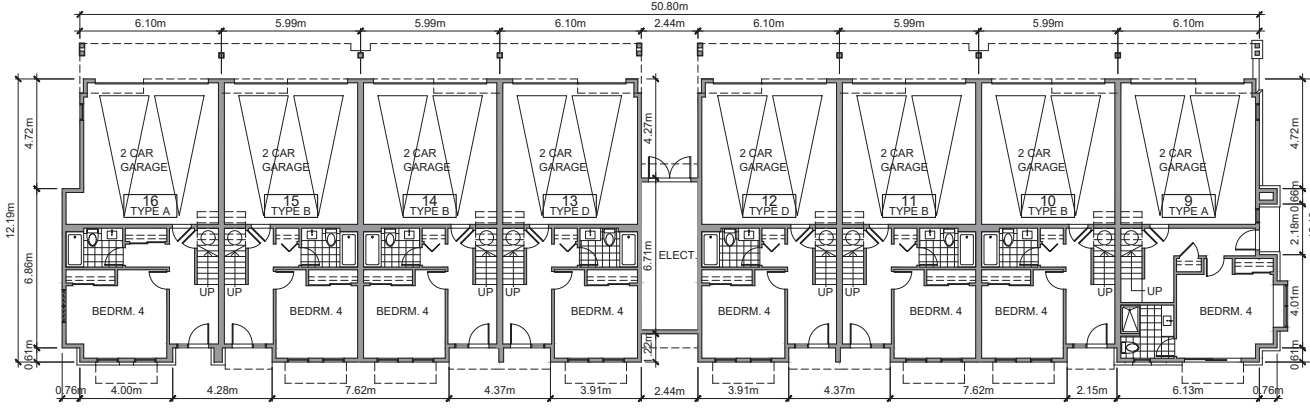




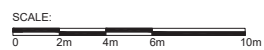
3 LEVEL 3 PLAN  
GROSS / NET AREA 6,205sf



2 LEVEL 2 PLAN  
GROSS / NET AREA 6,255sf



1 LEVEL 1 PLAN  
GROSS AREA 6,512sf  
NET AREA 3,017sf  
NET AREA TOTAL 15,477sf



SEAL:  
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CONSULTANT:

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ARCHITECT INC.  
113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
Tel: 604 682 3301 | E-Mail: info@bdarch.ca

PROJECT TITLE:  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
307 - 171 STREET  
SURREY, BC

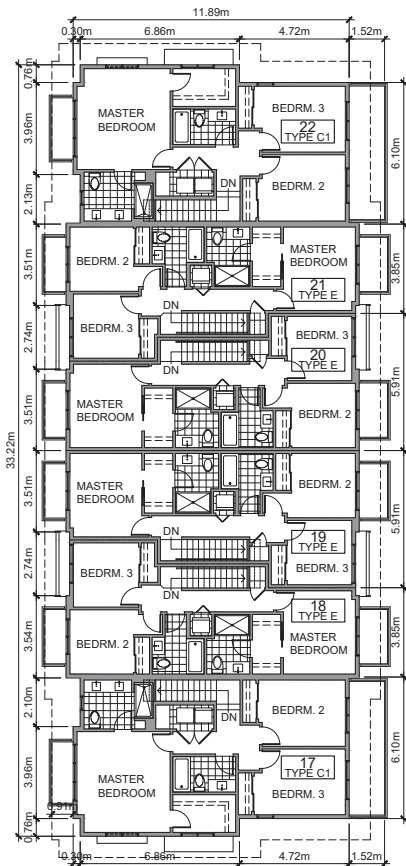
SHEET TITLE:

BUILDING 3 PLANS

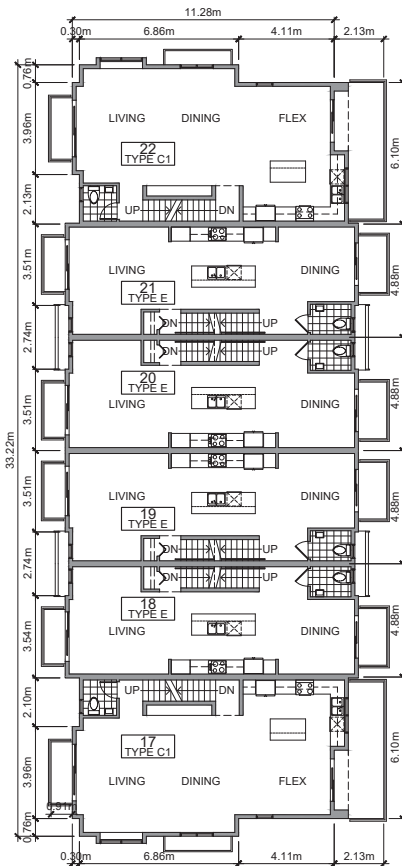
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START DATE:	NOVEMBER 2015
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

**A-2.3**

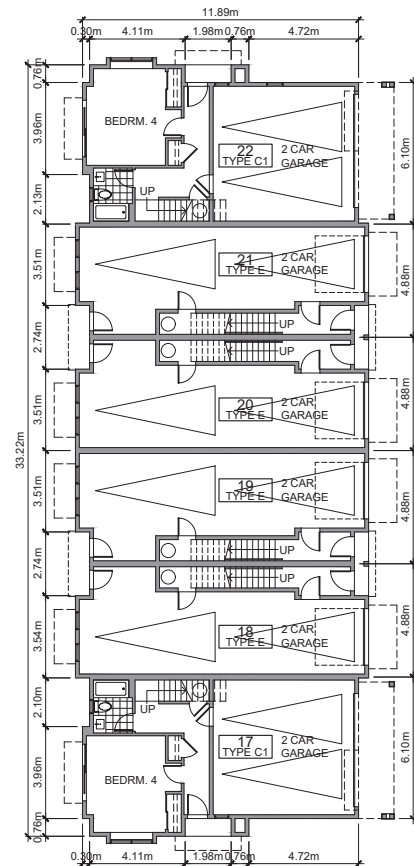
11 MAY/17 DATE LAST REVISED



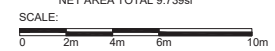
3 LEVEL 3 PLAN  
GROSS / NET AREA 4,292sf



2 LEVEL 2 PLAN  
GROSS / NET AREA 4,253sf



1 LEVEL 1 PLAN  
GROSS AREA 4,193sf  
NET AREA 1,227sf  
NET AREA TOTAL 9,739sf



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11/05/17	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

CONSULTANT:  
  
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113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
Tel: 604 682 3301 | E-Mail: info@bdarch.ca

PROJECT TITLE:  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
307 - 171 STREET  
SURREY, BC**

SHEET TITLE:  
**BUILDING 4 PLANS**

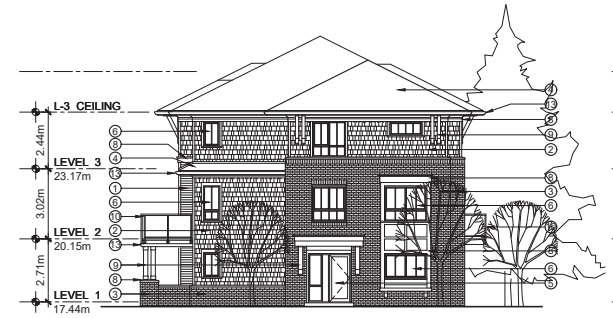
PROJECT NO.: 15-292  
START DATE: NOVEMBER 2015  
SCALE: AS NOTED  
REVISION NO.:  
SHEET NO.:

**A-2.4**  
11 MAY/17 DATE LAST REVISED

MATERIAL KEY	
①	FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
②	FIBER CEMENT BOARD SHINGLES - PAINTED W/ PAINTED CORNER BOARDS TO MATCH
③	BRICK VENEER
④	ASPHALT ROOF SHINGLES
⑤	SOLID CORE WOOD DOOR - STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
⑥	DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
⑦	DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
⑧	WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS - PAINTED
⑨	WOOD CLAD POSTS, TIMBER BRACES - PAINTED
⑩	PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
⑪	PREFINISHED OVERHEAD GARAGE DOOR
⑫	PAINTED METAL DOORS IN METAL FRAME - ELECTRICAL ROOM
⑬	PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



4 BACK (SOUTH) ELEVATION



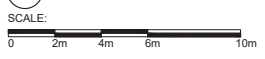
3 SIDE (EAST) ELEVATION



2 SIDE (WEST) ELEVATION



1 FRONT (NORTH) ELEVATION



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 Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 307 - 171 STREET  
 SURREY, BC

SHEET TITLE:

**BUILDING 1 ELEVATIONS**

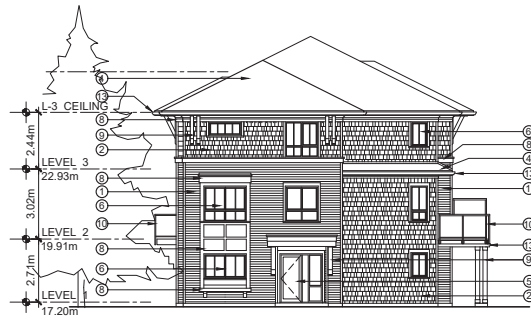
PROJECT NO.:	15-292
START DATE:	NOVEMBER 2015
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

**A-4.1**

11 MAY/17 DATE LAST REVISED

**MATERIAL KEY**

- ① FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES - PAINTED W/ PAINTED CORNER BOARDS TO MATCH
- ③ BRICK VENEER
- ④ ASPHALT ROOF SHINGLES
- ⑤ SOLID CORE WOOD DOOR - STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- ⑥ DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- ⑦ DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- ⑧ WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS - PAINTED
- ⑨ WOOD CLAD POSTS, TIMBER BRACES - PAINTED
- ⑩ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- ⑪ PREFINISHED OVERHEAD GARAGE DOOR
- ⑫ PAINTED METAL DOORS IN METAL FRAME - ELECTRICAL ROOM
- ⑬ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



④ SIDE (WEST) ELEVATION



③ BACK (SOUTH) ELEVATION



② SIDE (EAST) ELEVATION



① FRONT (NORTH) ELEVATION

SCALE:  
0 2m 4m 6m 10m

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21/06/16	APPLICATION FOR REZONING & DEVELOPMENT PERMIT
22/02/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
11/05/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

CONSULTANT:

**BERNARD DECOSSE**  
ARCHITECT INC.  
113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
Tel: 604 682 3301 E-Mail: info@bdarch.ca

PROJECT TITLE:  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
307 - 171 STREET  
SURREY, BC

SHEET TITLE:

BUILDING 2 ELEVATIONS

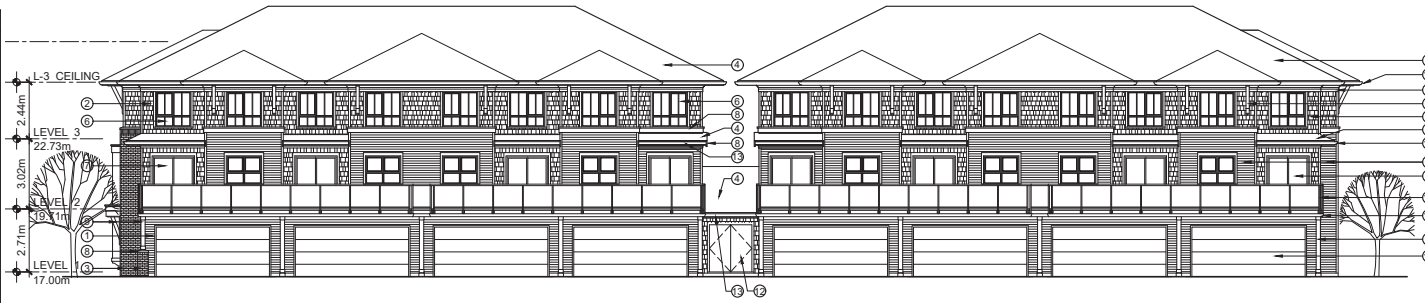
PROJECT NO.: 15-292  
START DATE: NOVEMBER 2015  
SCALE: AS NOTED  
REVISION NO.:  
SHEET NO.:

**A-4.2**

11 MAY/17 DATE LAST REVISED

**MATERIAL KEY**

- ① FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (IF EXPOSED) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES - PAINTED W/ PAINTED CORNER BOARDS TO MATCH
- ③ BRICK VENEER
- ④ ASPHALT ROOF SHINGLES
- ⑤ SOLID CORE WOOD DOOR - STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- ⑥ DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- ⑦ DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- ⑧ WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS - PAINTED
- ⑨ WOOD CLAD POSTS, TIMBER BRACES - PAINTED
- ⑩ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- ⑪ PREFINISHED OVERHEAD GARAGE DOOR
- ⑫ PAINTED METAL DOORS IN METAL FRAME - ELECTRICAL ROOM
- ⑬ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



5 BACK (NORTH) ELEVATION

**SEAL:**

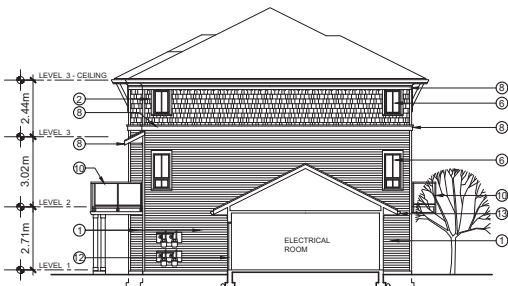
THE DRAWING MUST NOT BE SCALE  
 THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND THE QUALITY OF CONSTRUCTION OF THE WORK AND SHALL BE RESPONSIBLE FOR NOTIFYING ANY DISCREPANCY OR OMISSION TO BERNARD DECOSSE ARCHITECT INC. IMMEDIATELY.

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DATE	ISSUE/REVISION
07/03/16	APPLICATION FOR REZONING & DEVELOPMENT PERMIT
21/06/16	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
22/02/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
11/05/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



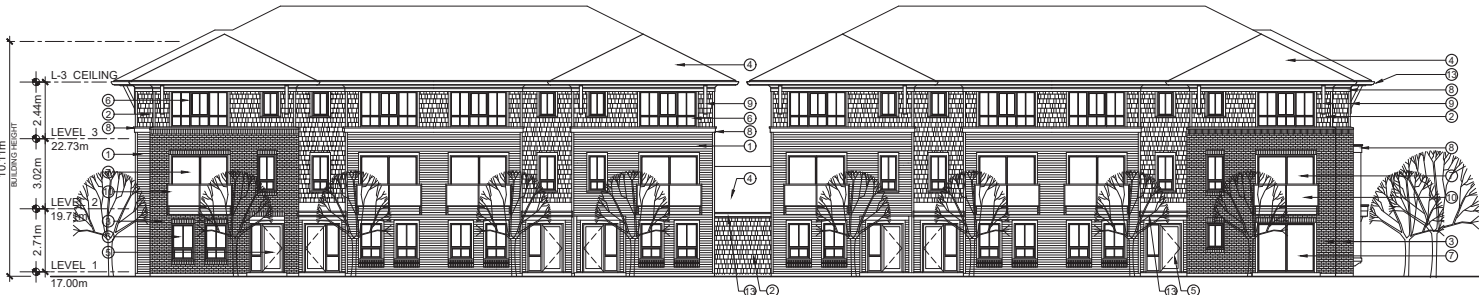
4 SIDE (WEST) ELEVATION



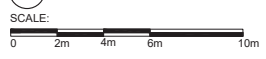
3 SECTION (WEST ELEVATION)



2 SIDE (EAST) ELEVATION



1 FRONT (SOUTH) ELEVATION



CONSULTANT:

**BERNARD DECOSSE ARCHITECT INC.**  
 113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
 Tel: 604 682 3301 E-Mail: info@bdarch.ca

**PROJECT TITLE:**  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 307 - 171 STREET  
 SURREY, BC

**SHEET TITLE:**

**BUILDING 3 ELEVATIONS**

PROJECT NO.:	15-292
START DATE:	NOVEMBER 2015
SCALE:	AS NOTED
REVISION NO.:	
SHEET NO.:	

**A-4.3**

11 MAY/17 DATE LAST REVISED

**MATERIAL KEY**

- ① FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED (4" EXPOSURE) W/ PAINTED CORNER BOARDS TO MATCH
- ② FIBER CEMENT BOARD SHINGLES - PAINTED W/ PAINTED CORNER BOARDS TO MATCH
- ③ BRICK VENEER
- ④ ASPHALT ROOF SHINGLES
- ⑤ SOLID CORE WOOD DOOR - STAINED, W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME
- ⑥ DOUBLE-GLAZED VINYL FRAMED WINDOWS, W/ WOOD TRIM
- ⑦ DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS, W/ WOOD TRIM
- ⑧ WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS - PAINTED
- ⑨ WOOD CLAD POSTS, TIMBER BRACES - PAINTED
- ⑩ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS
- ⑪ PREFINISHED OVERHEAD GARAGE DOOR
- ⑫ PAINTED METAL DOORS IN METAL FRAME - ELECTRICAL ROOM
- ⑬ PREFINISHED ALUMINUM GUTTERS & RAIN WATER LEADERS COLOUR TO MATCH FIELD COLOUR



4 BACK (EAST) ELEVATION



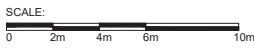
3 SIDE (NORTH) ELEVATION



2 SIDE (SOUTH) ELEVATION



1 FRONT (WEST) ELEVATION



**SEAL:**

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DATE	ISSUE/REVISION
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21/06/16	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
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CONSULTANT:

**BERNARD DECOSSE ARCHITECT INC.**

113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
Tel: 604 682 3301 | E-Mail: info@bdarch.ca

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
307 - 171 STREET  
SURREY, BC**

SHEET TITLE:

**BUILDING 4 ELEVATIONS**

PROJECT NO.: 15-292  
START DATE: NOVEMBER 2015  
SCALE: AS NOTED  
REVISION NO.:  
SHEET NO.:

**A-4.4**

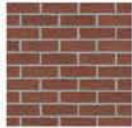
11 MAY/17 DATE LAST REVISED



① FIBER-CEMENT BOARD HORIZONTAL SIDING (4" EXPOSURE); PAINTED  
W/ PAINTED CORNER BOARDS TO MATCH - LIGHT'S OUT (DULUX 50BG 08/021)



② FIBER CEMENT BOARD SHINGLES; PAINTED  
W/ PAINTED CORNER BOARDS TO MATCH - SILVER SHORES (DULUX 50YR 53/011)



③ BRICK VENEER: HEBRON, GARNET-001



④ ASPHALT ROOF SHINGLES: IKO CAMBRIDGE WEATHERWOOD



⑤ SOLID CORE WOOD DOOR: STAINED - NATURAL TRANSLUCENT STAIN  
W/ DOUBLE-GLAZED SIDELITE PANEL (SAFETY GLASS) IN WOOD FRAME



⑥ DOUBLE-GLAZED VINYL FRAMED WINDOWS:  
MANUFACTURER'S BLACK W/ WOOD TRIM



⑦ DOUBLE-GLAZED VINYL FRAMED SLIDING DOORS:  
MANUFACTURER'S BLACK W/ WOOD TRIM



⑧ WOOD FASCIAS, WOOD TRIMS, WOOD BARGEBOARDS:  
PAINTED - SWISS WHITE (DULUX 30BG 72/017)



⑨ WOOD CLAD POSTS, TIMBER BRACES:  
PAINTED - SWISS WHITE (DULUX 30BG 72/017)



⑩ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS:  
POWDER COATED - BLACK



⑪ PREFINISHED OVERHEAD GARAGE DOOR:  
MANUFACTURER'S WHITE



⑫ METAL DOORS IN METAL FRAME - ELECTRICAL ROOM:  
PAINTED - SILVER SHORES (DULUX 50YR 53/011)

**BERNARD DECOSSE**  
ARCHITECT INC.  
111 - 118 Wood Pender St. Vancouver, BC V6B 1S6  
Tel: 604 482 2301 E-Mail: info@bernardc.com

PROJECT TITLE:  
MULTI-FAMILY RESIDENTIAL  
DEVELOPMENT  
307 - 171 STREET  
SURREY, BC

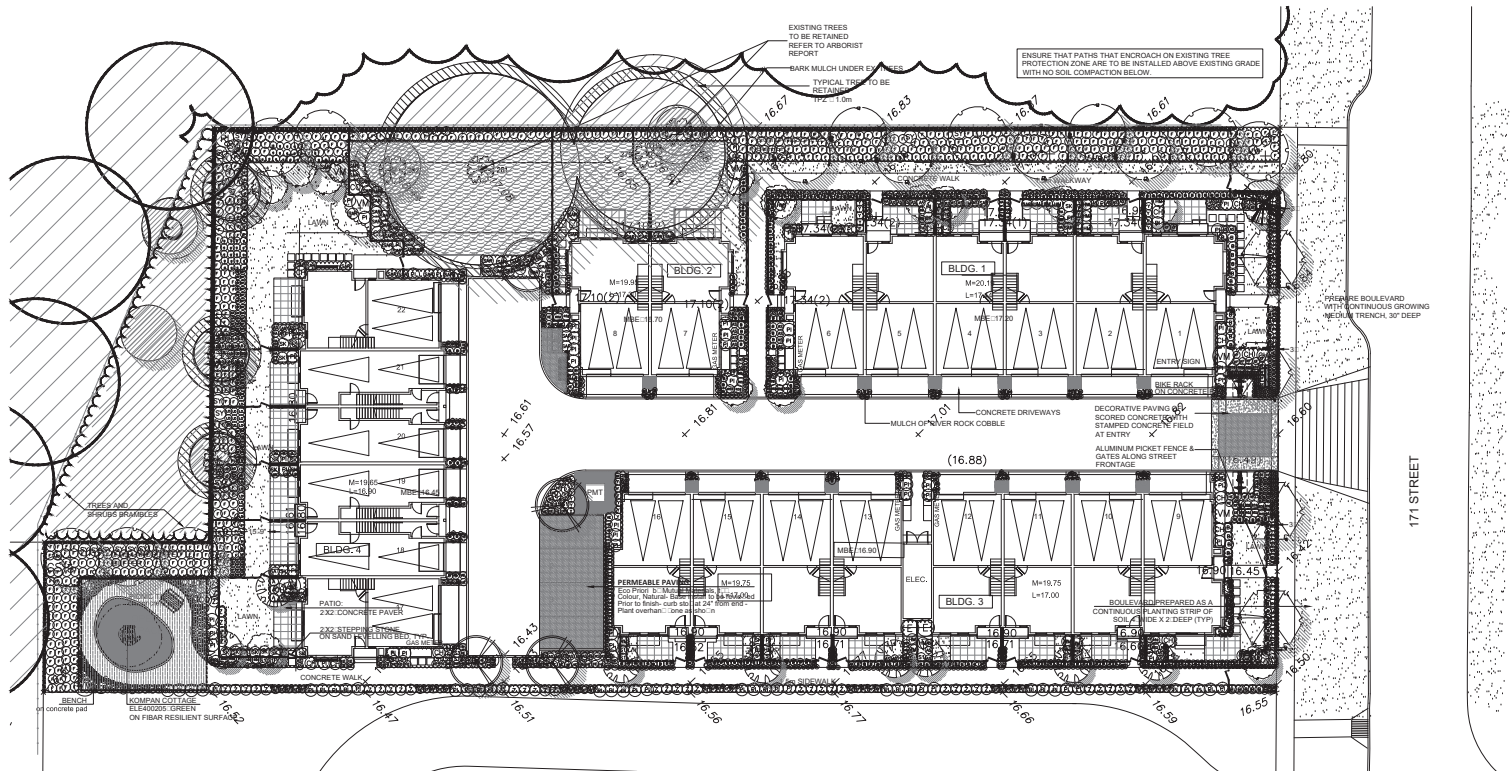
SHEET TITLE:

MATERIALS AND COLOURS

PROJECT NO: 18-202  
START DATE: NOVEMBER 2015  
SCALE:  
REVISION NO:  
SHEET NO:

**A-5.0**

11 MAR 17 DATE LAST REVISED



PLANT SCHEDULE	SYM	SYMBOL	COMMON NAME	PLANT SIZE / FINISHES
6	ACER CIRCUMDATUM	VINE MAPLE	SCM CAL 868	
13	ACER FRAXINIFOLIUM	JAPANESE BIRCH	SCM CAL 868	
14	CORNUS KUSUSA SATSUMA	SPICE SWEEBERRY	SCM CAL 868	
19	CORNUS NIPPONICA	DOGWOOD	SCM CAL 868	
4	MANDELARIA KRUIS STELLATA ROYAL STAR	ROYAL STAR MANDELARIA	SCM CAL 868	
4	DIYODENDRON AMPUREUM	SOURWOOD	SCM CAL 1.1M STD 868	
4	FRAXILLOCALLERYA CHRYSOLEPIS	CHINTESS PEAR	SCM CAL 1.1M STD 868	
9	AZALEA (SINGLE BLOSSOM)	AZALEA (SINGLE BLOSSOM)	2 POT	
1	BURSERIA FURCATA	CHERRY BOM BERRY	2 POT	
13	BISSIA MACROPHYLLA WINTER GEM	LITTLE LAY BOX	1.5 POT 30CM	
21	COXYTA TENATA	MEXICAN MOCK ORANGE	1.5 POT 30CM	
86	CORNUS ALBA BELSLEYI	RED DOGWOOD	2 POT	
1	CORNUS SERICEA	RED DOGWOOD	2 POT 30CM	
4	DIYODENDRON AMPUREUM	COMPACT WAXED BURNING BUSH	2 POT	
17	HYDRANGEA MACROPHYLLA NIKKO BLUE	BIGLEAF HYDRANGEA (NIKKO BLUE)	1.5 POT 30CM	
42	HYDRANGEA	LONGLEAF HYDRANGEA	2 POT 30CM	
95	PIERIS JAPONICA VALLEY VALENTINE	PIERIS	1.5 POT 30CM	
42	PIERIS	ZARBLE LAUREL	2 POT 30CM	
1	PIERIS JAPONICA VALLEY VALENTINE	RING EDGEM FLOWERING CURRANT	1.5 POT 30CM	
13	PIERIS	SHARBLE LAUREL	2 POT 30CM	
88	PIERIS JAPONICA VALLEY VALENTINE	LITTLE PRINCESS SPIRAEA PINK	2 POT 30CM	
17	SARRACODIUM HONORIFERUM RUSCOPOLIA	JAPANESE SPINNA	2 POT 30CM	
30	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIRAEA PINK	2 POT 30CM	
18	SYMPLOCARPA BILGUE BERRY	SHONBERY PINK BERRY	2 POT 30CM	
3	TAULUA MEDIA RHODIS	HICKS YEW	1.0M 868	
1	VIORNIUM OIVENS	CHERRY VIORNIUM	2 POT 30CM	
3	VIORNIUM P. BARBERIS	MARBLE DOUBLE FILE VIORNIUM	1.5 POT 30CM	
7	VIORNIUM P. BARBERIS	CHERRY VIORNIUM	2 POT 30CM	
80	CALAMAGRISTIS S.A. KARL FORSTERI	KARL FORSTER FEATHERED GRASS	2 POT	
219	CAERUS CORNUTUS EVERGOLD	COLOUM VARIANTE BEIGE	1 POT	
29	HAKONECHLOA MACRA ALLIGOLD	ALLOLD JAPANESE FOREST GRASS	1 POT	
172	HELECTROLYTUM SEMIPERENNANS	BLUE OAT GRASS	1 POT	
172	HELECTROLYTUM SEMIPERENNANS	DAWNY FOUNTAIN GRASS	1 POT	
110	ASTILBE X ETNA	ETNA FALSE SPIRAEA (RED)	10CM POT	
363	BERBERIS CHRYSIFOLIA	HARTSFLAF BERBERIS (ROSE PINK)	10CM POT	
85	GALIA THERA FROELINGENS	WINTER SPREN	1 POT 30CM	
85	GALIA THERA FROELINGENS	WINTER SPREN	1 POT 30CM	
85	GALIA THERA SHALLON	SALL	1 POT 30CM	
358	POLYSTICHUM MANIFOLIUM	POLYSTICHUM MANIFOLIUM	1 POT 30CM	

NOTE: PLANT SIZES AND FINISHES ARE THE MINIMUM ACCEPTABLE SIZES - REFER TO SPECIFICATIONS FOR DEFEND...  
 ALL PLANT MATERIAL IS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT TO THE SITES...  
 ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE FREE INVENTORY



FLAT COTTAGE: KOMPAN ELE 400020:



**pmg**  
 LANDSCAPE ARCHITECTS  
 Suite C100 - 4185 Still Cree Drive  
 Burnaby - British Columbia, V5C 6G9  
 ☎ 604 294-0011 ☎ 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 APR 20	ISSUED FOR DP	DD
2	17 APR 20	NEW SITE PLAN	DD
3	17 APR 20	ISSUED FOR DP	DD
4	17 APR 20	ISSUED FOR DP	DD
5	17 APR 20	ISSUED FOR DP	DD
6	17 APR 20	ISSUED FOR DP	DD
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CLIENT: KOONEY HOMES LTD.

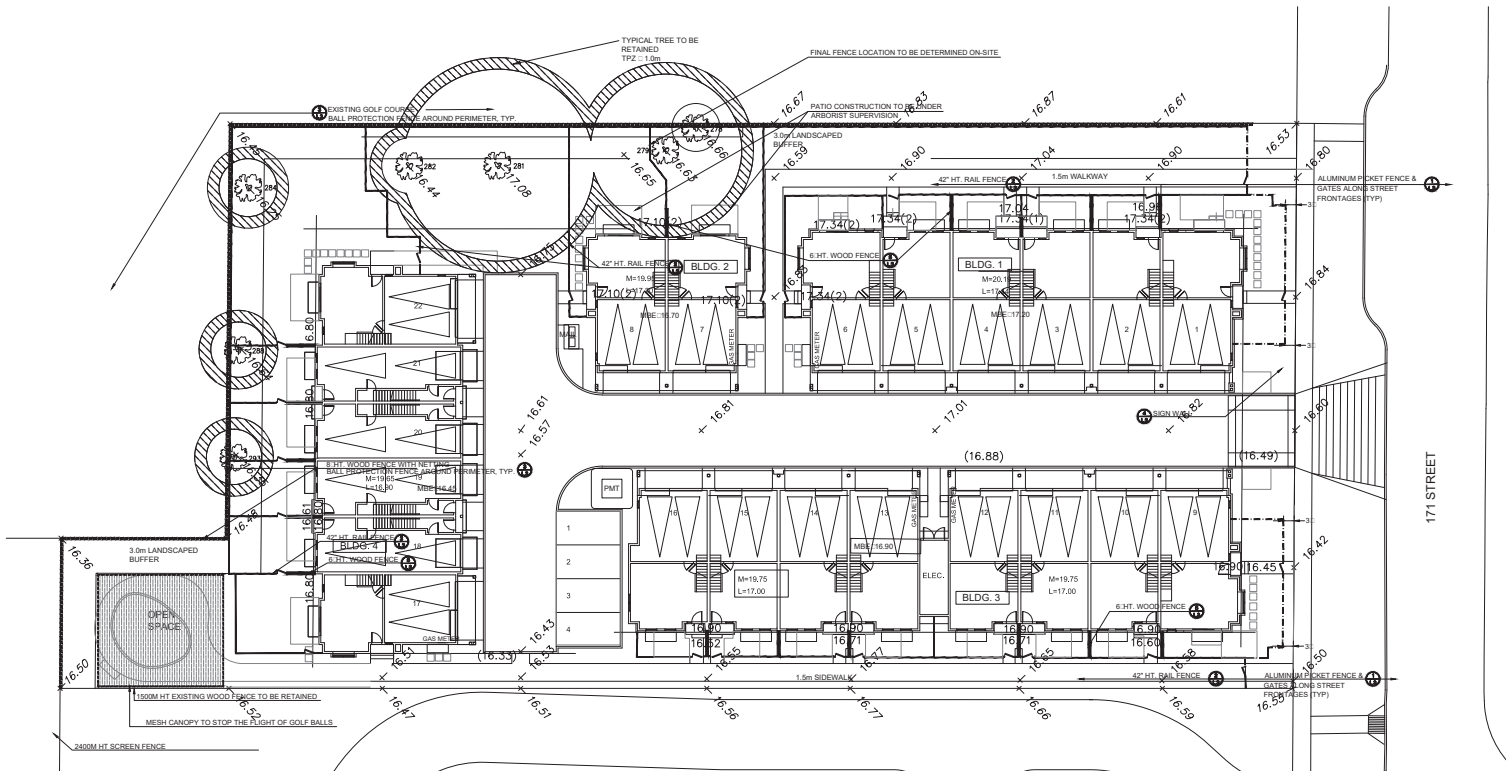
WITH: BERNARD DECOSSE ARCHITECT INC.  
 PROJECT:  
**DOUGLAS TOWNHOUSE DEVELOPMENT**  
 317 - 171 STREET  
 SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: February 07, 2017 DRAWING NUMBER:  
 SCALE: 1/16" = 1'-0"  
 DRAWN: DD  
 DESIGN: DD  
 CHKD: PCM

**L1**  
 OF 5





LEGEND - FENCE SYMBOLS

8' HT. WOOD FENCE WITH NETTING	(Symbol: Dashed line with diagonal hatching)
8' HT. WOOD FENCE	(Symbol: Solid line)
42' HT. WOOD RAIL FENCE	(Symbol: Dashed line with vertical hatching)
36' HT. ALUMINUM RAIL FENCE	(Symbol: Solid line with vertical hatching)

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby - British Columbia, V5C 6G9  
☎ 604 294-0011 ☒ 604 294-0022

SEAL:


3	17 MAY 09	ISSUED FOR DP	DD
1	17 APR 09	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: KOONEY HOMES LTD.

WITH: BERNARD DECOSSE ARCHITECT INC.  
PROJECT:

**DOUGLAS TOWNHOUSE DEVELOPMENT**

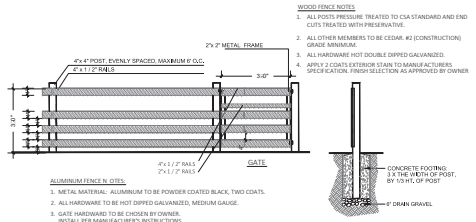
317 - 171 STREET  
SURREY

DRAWING TITLE:  
**FENCE PLAN**

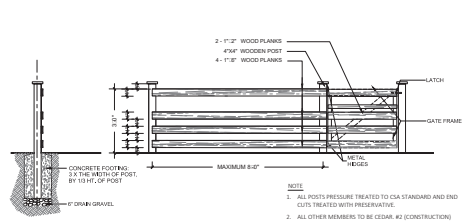
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SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L2**  
OF 5

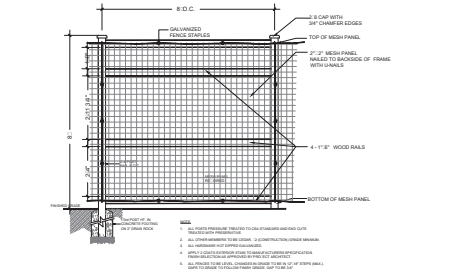
SEAL:



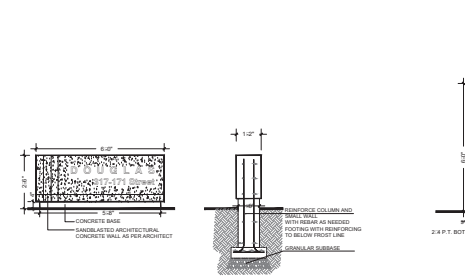
**1 0.9m (3') HT ALUMINUM FENCE WITH ENTRY GATE ALONG 171TH STREET**  
12-11-17



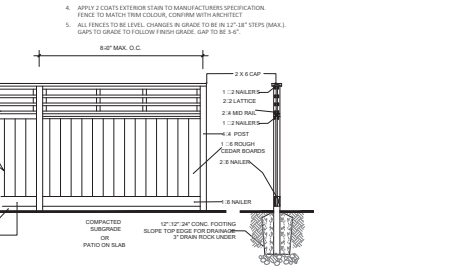
**2 0.9m (3') HT. RAIL FENCE**  
12-11-17



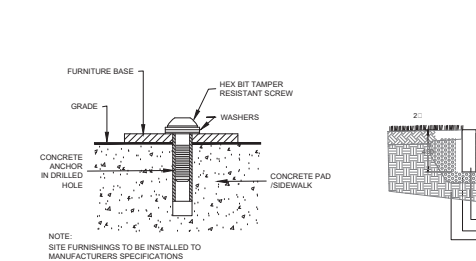
**3 2.4m (8') HT. WOOD FENCE WITH NETTING**  
12-11-17



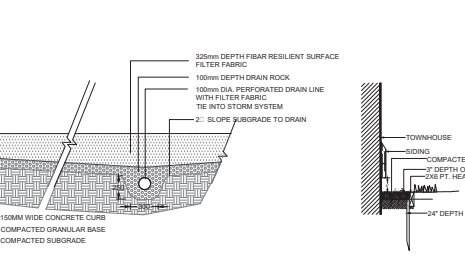
**4 0.8m (2'-6\") HT SIGN WALL**  
12-11-17



**5 1.8m (6') HT WOOD FENCE WITH LATTICE TOP**  
12-11-17



**6 SITE FURNITURE MOUNTING**  
12-11-17



**7 PLAY AREA DETAIL**  
12-11-17



**8 GRAVEL DRAIN STRIP**  
12-11-17

NO.	DATE	REVISION DESCRIPTION	DR.
2	17 MAR 09	ISSUED FOR DP	DD
1	17 APR 08	NEW SITE PLAN	DD

CLIENT: KOONEY HOMES LTD.

WITH: BERNARD DECOSSE ARCHITECT INC.  
PROJ.ECT:  
**DOUGLAS TOWNHOUSE DEVELOPMENT**  
317 - 171 STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE DETAILS**  
DATE: Februar-07-2017 DRAWING NUMBER:  
SCALE:  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L3**  
OF 5

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
☎ 604 294-0011 ☎ 604 294-0022

SEAL:

3	17 MAY 09	ISSUED FOR DP	DD
1	17 APR 08	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: KOONEY HOMES LTD.

WITH: BERNARD DECOSSE ARCHITECT INC.  
PROJECT:

**DOUGLAS TOWNHOUSE DEVELOPMENT**

317 - 171 STREET  
SURREY

DRAWING TITLE:

**TREE MANAGEMENT PLAN**

DATE: February 07, 2017 DRAWING NUMBER:

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

DRAWN: DD

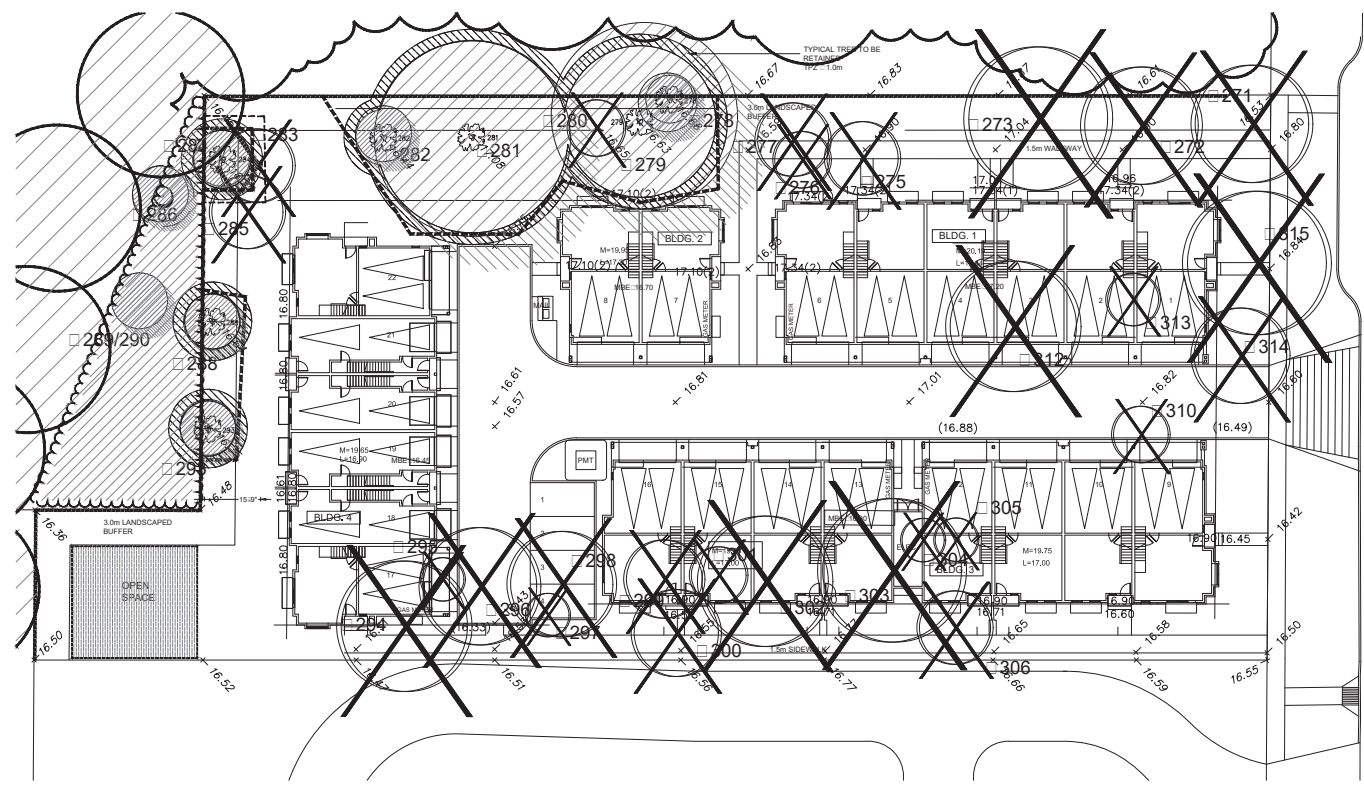
DESIGN: DD

CHKD: PCM

**L4**

OF 5

16217-20P.DWG PMG PROJECT NUMBER: 16-217



TREES PROTECTED BY SPECIES

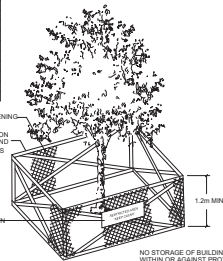
ARBUTUS
GRANT OAK
PACIFIC DOGWOOD
PACIFIC YEW
WESTERN WHITE PINE
GRAND FIR
COAST REDWOOD
DAWN REDWOOD
GIANT SE-UGOA
GRINGO
MONKEY PUZZLE TREE

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE

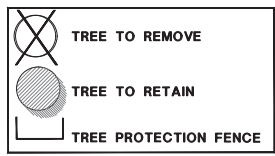
TRUNK DIAMETER IN INCH @ 4.5m	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TRUNK IN METRES)
25	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.4
100	6.0

PLASTIC MESH SCREENING:  
SOLID 2x4 CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAELS.



TREE PROTECTION ZONE SIGNAGE ON AT LEAST TWO SIDES - 11x14 MIN. SIZE, WITH GRAPHICS PER 6/14/11

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER



**4 TREE PROTECTION FENCING**  
SCALE 1/2"=1'-0"



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

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

DATE: **May 24, 2017** PROJECT FILE: **7816-0095-00**

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RE: **Engineering Requirements  
Location: 307-171 Street**

#### NCP AMENDMENT

A detailed stormwater management analysis is required to support the increased density proposed in the Amendment. The analysis may lead to recommendations to ensure anticipated impacts to receiving water courses are mitigated and proposed NCP targets are met.

#### REZONE/SUBDIVISION

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

- provide a 0.5 metre ROW fronting 171 Street.

##### *Works and Services*

- construct the west half of 171 Street to a 20.0 metre standard through road with 10.50 metre asphalt pavement, concrete sidewalk street lights and street trees.
- evaluate downstream servicing capacities and address as required.
- provide water, sewer and drainage connections to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.  
Development Services Manager

LR<sub>1</sub>



Planning June-07-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16-0095-00

**SUMMARY**

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

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

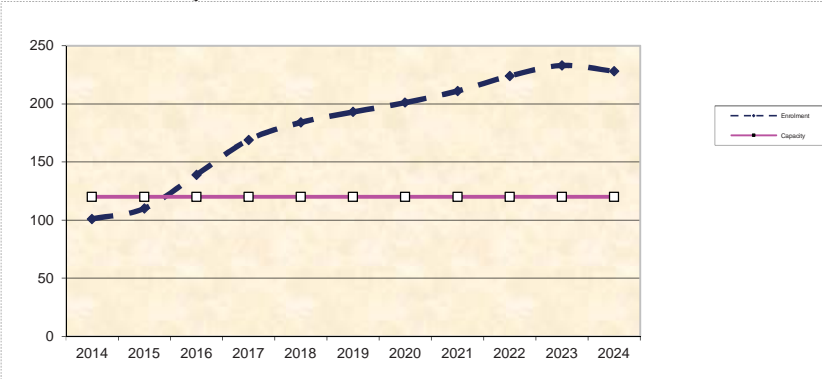
Elementary Students:	4
Secondary Students:	2

September 2018 Enrolment/School Capacity

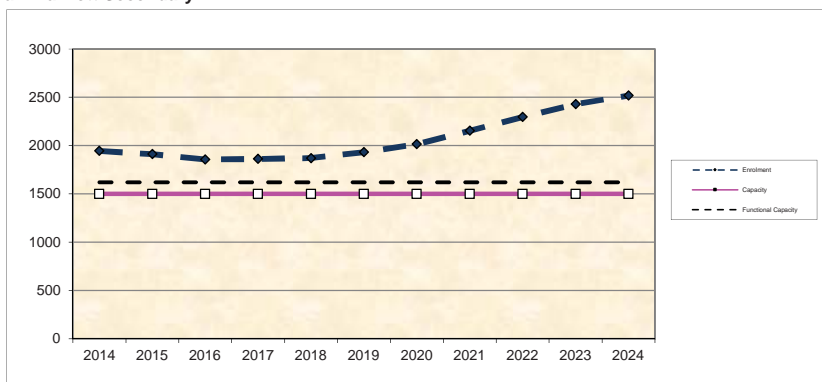
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**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.  
 Halls Prairie Elementary is currently over capacity and much of the student population in this area attends South Meridian (which is also over capacity). A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has been requested as a high priority in the district's 2016/17 Five-Year Capital Plan and is awaiting approval. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has received capital project approval for a new 1,500 student secondary school (likely open 2020) to be built on land in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. 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.

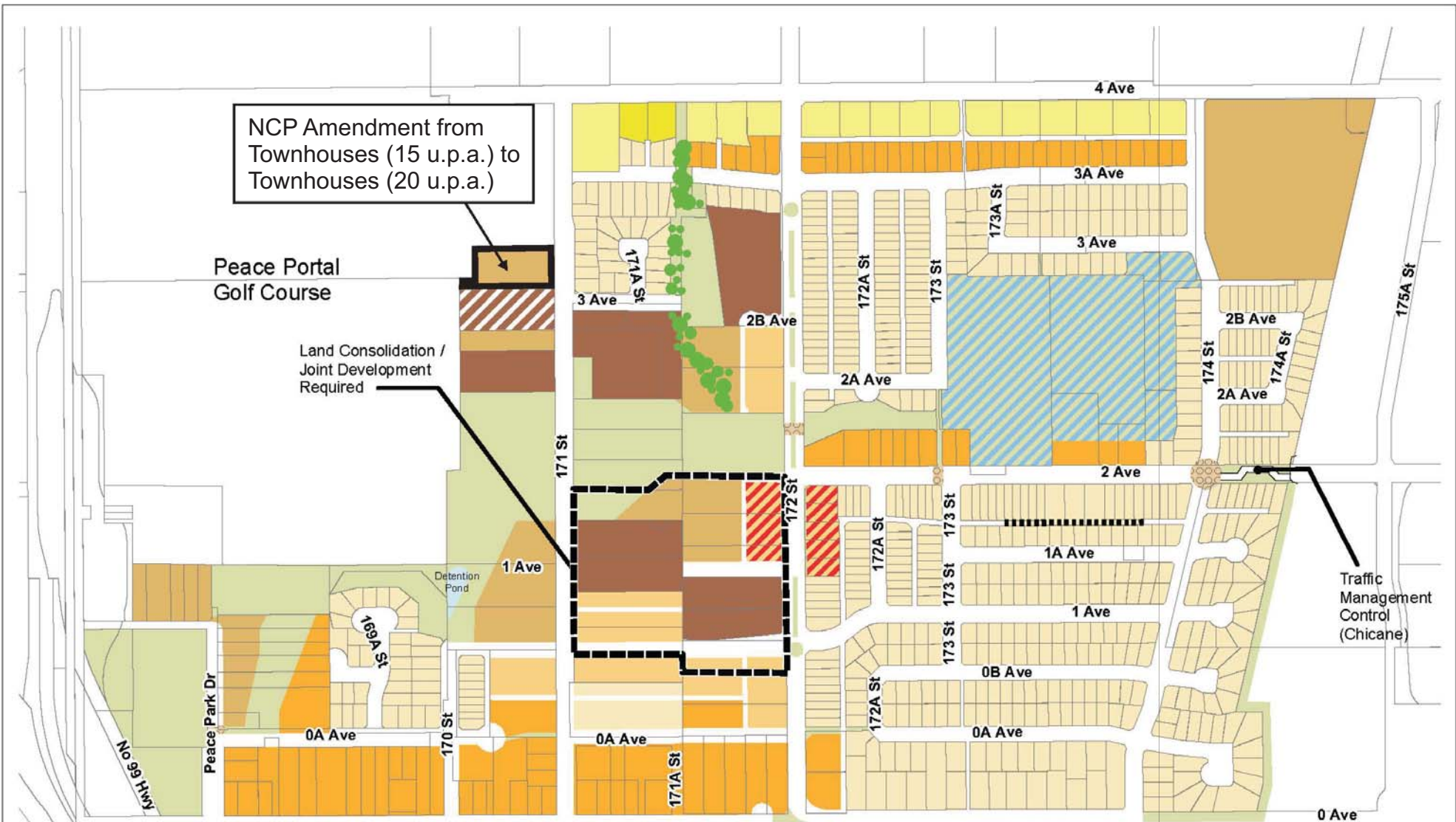
**Hall's Prairie Elementary**



**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.



**DOUGLAS Neighbourhood Concept Plan**  
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

STATE OF WASHINGTON

- |                           |  |                                  |                                     |                                     |
|---------------------------|--|----------------------------------|-------------------------------------|-------------------------------------|
| Creeks & Rivers           | Townhouses 15 u.p.a.                           | Suburban 1/2 Acre (2 u.p.a.)     | Strata Lots                         | Future Lane                         |
| Special Paving Areas      | Townhouses 20 u.p.a.                           | Suburban Transition (2-4 u.p.a.) | Pond Buffers                        | Traffic Circles & Landscaped Median |
| Main Pedestrian Corridors | Townhouses 30 u.p.a.                           | Commercial / Residential         | Traffic Circles & Landscaped Median | Significant Vegetation Corridor     |
| Buffer to Industrial Area | Single Family Residential Flex (6-14.5 u.p.a.) | Open Space                       | School / Park Site                  |                                     |
|                           | Small Lot Single Family (10 u.p.a.)            |                                  |                                     |                                     |
|                           | Urban Single Family (6 u.p.a.)                 |                                  |                                     |                                     |



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0095-00

Issued To: ZENTERRA DOUGLAS DEVELOPMENTS LTD.

(the "Owner")

Address of Owner: 2630 – Croydon Drive, Unit 216  
Surrey, BC V3Z 6T3

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: 010-270-671

Lot 4 Section 6 Township 7 New Westminster District Plan 17005

307 - 171 Street

(the "Land")

3. If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

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4. Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F, Yards and Setbacks, the minimum front yard (east) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (b) In Subsection F, Yards and Setbacks, the minimum side yard (south) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.



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



**PROJECT DATA**

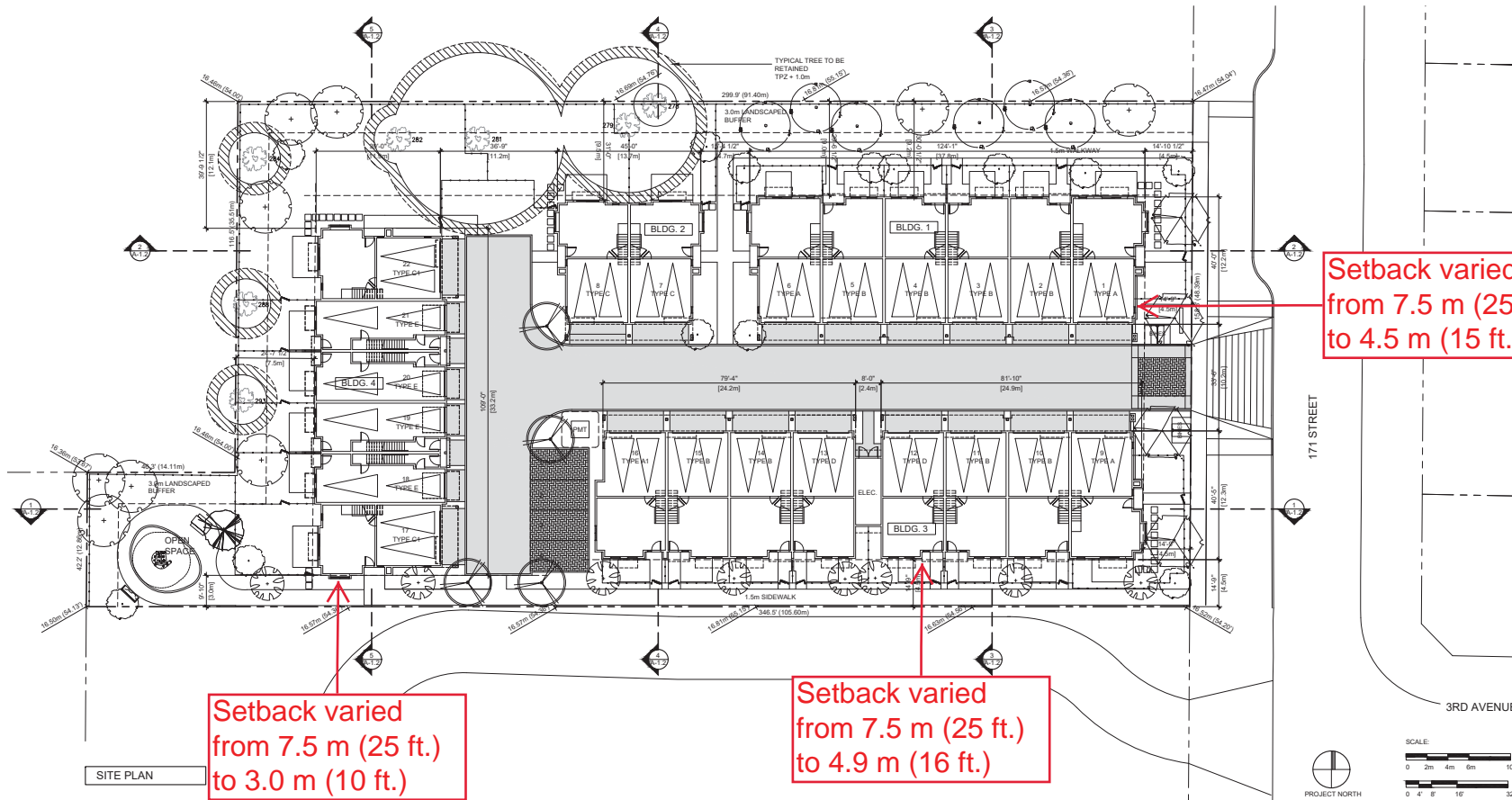
CIVIC ADDRESS: 307 - 171 STREET, SURREY, BC.  
 LEGAL DESCRIPTION: LOT 4, SECTION 6, TOWNSHIP 7, N.W.D. PLAN 17005  
 LOT AREA: 49,565sf (4,604.7m<sup>2</sup>)  
 (GROSS / NET) 1.14 ACRES (0.46 HA)  
 LOT COVERAGE: BUILDINGS: 1,613.6 m<sup>2</sup> (35.0%)  
 PAVED/HARD SURFACE: 1,234.1 m<sup>2</sup> (26.8%)  
 TOTAL: 2,847.7 m<sup>2</sup> (61.8%)  
 ZONING: PROPOSED: RM-30 EXISTING: RA  
 UNIT TYPES: 18 DOUBLE GARAGE UNITS  
 4 TANDEN GARAGE UNITS  
 TOTAL = 22 UNITS

BUILDING SETBACKS:  
 NORTH: 30.04 FT (9.2m)  
 EAST: 14.76 FT (4.5m) 171 STREET  
 WEST: 24.63 FT (7.5m)  
 SOUTH: 9.84 FT (3.0m) 14.76 FT (4.5m)  
 BUILDING HEIGHT: 13m MAX. - TO BE DETERMINED  
 DENSITY: 19.3 UNITS/ACRE (47.8 UNITS/HA) (GROSSNET)  
 TOTAL BUILDING FLOOR AREA: 40,863 SF (3796.3 m<sup>2</sup>)  
 FAR (GROSSNET): 0.82  
 AMENITY: OUTDOOR: 710 SF (66.0 m<sup>2</sup>) REQUIRED, 1990 SF (182.0 m<sup>2</sup>) PROVIDED  
 INDOOR: 710 SF (66.0 m<sup>2</sup>) REQUIRED, NONE PROVIDED  
 RESIDENT PARKING: 2.0/UNIT = 2.0x22 = 44 SPACES  
 VISITOR PARKING: 0.2/UNIT = 0.2x22 = 4 SPACES  
 TOTAL = 48 SPACES, 48 PROVIDED

SEAL:

THE DRAWING AND/ OR NOT BE SCALE.  
 THE DESIGN CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND  
 LEVELS FROM THE EXISTING RECORD DRAWINGS AND FIELD SURVEY DATA.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.  
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DATE	ISSUE/REVISION
07/03/16	APPLICATION FOR REZONING & DEVELOPMENT PERMIT
21/06/16	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
22/02/17	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



Setback varied from 7.5 m (25 ft.) to 4.5 m (15 ft.)

Setback varied from 7.5 m (25 ft.) to 3.0 m (10 ft.)

Setback varied from 7.5 m (25 ft.) to 4.9 m (16 ft.)

**BERNARD DECOSSE ARCHITECT INC.**  
 113 - 119 West Pender St. Vancouver, BC, V6B 1S5  
 Tel 604 682 3301 E-Mail info@bdarch.ca

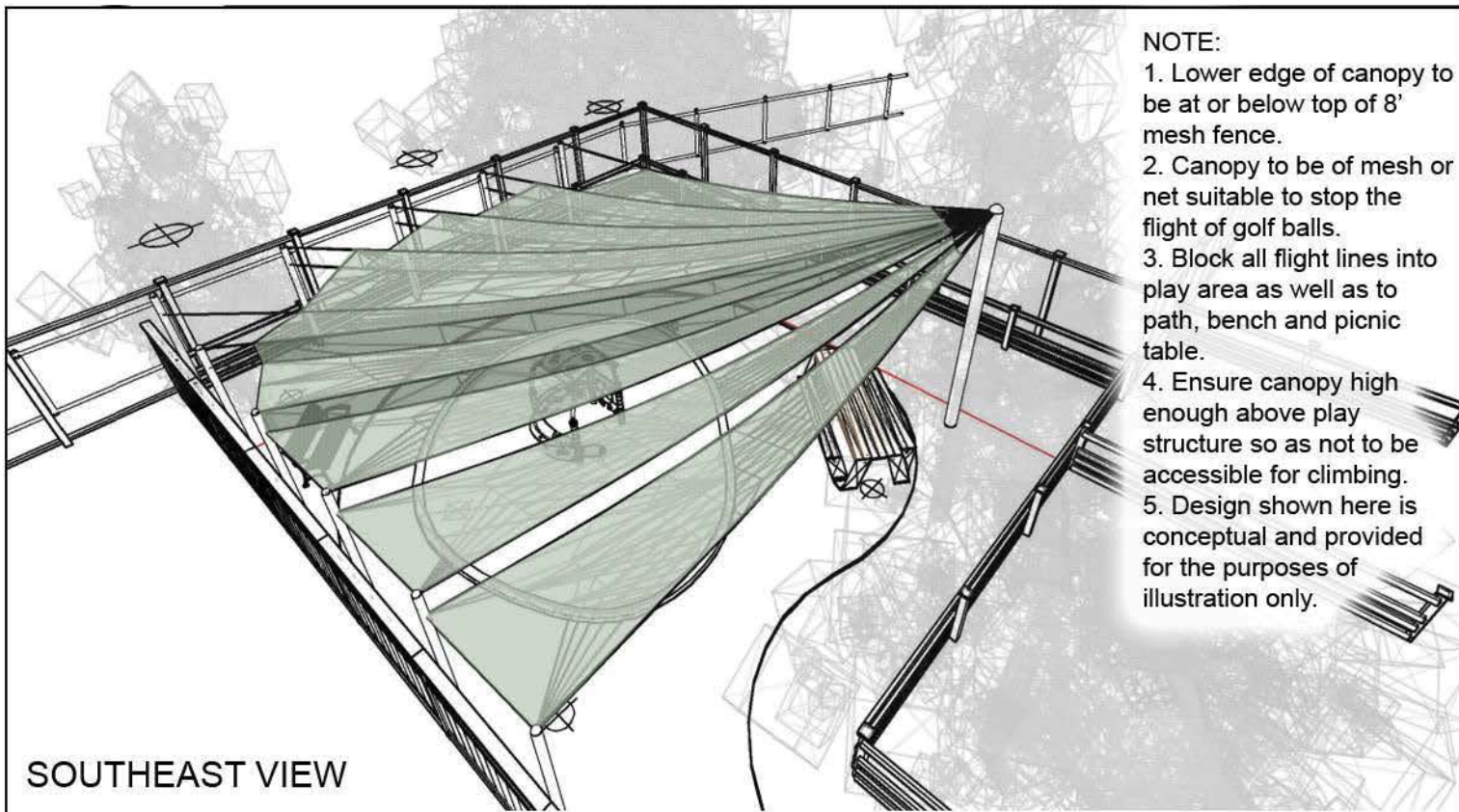
PROJECT TITLE:  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 307 - 171 STREET  
 SURREY, BC

SHEET TITLE:  
 SITE PLAN  
 PROJECT DATA

PROJECT NO.: 15-252  
 START DATE: NOVEMBER 2015  
 SCALE: AS NOTED  
 REVISION NO.:  
 SHEET NO.:

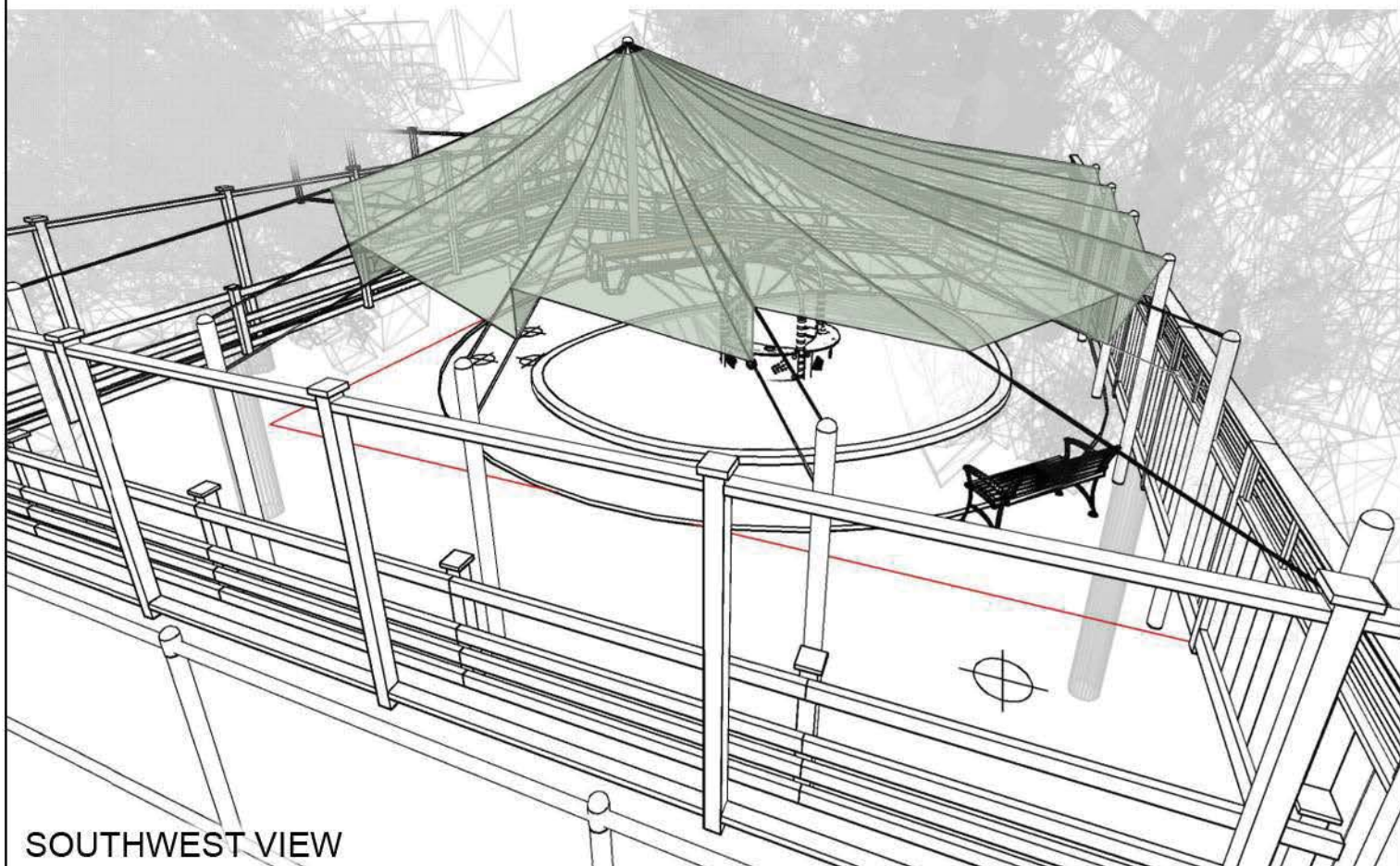
22 FEB/17 DATE LAST REVISED

**A-1.0**



- NOTE:**
1. Lower edge of canopy to be at or below top of 8' mesh fence.
  2. Canopy to be of mesh or net suitable to stop the flight of golf balls.
  3. Block all flight lines into play area as well as to path, bench and picnic table.
  4. Ensure canopy high enough above play structure so as not to be accessible for climbing.
  5. Design shown here is conceptual and provided for the purposes of illustration only.

SOUTHEAST VIEW



SOUTHWEST VIEW

	GOLF COURSE / RESIDENTIAL INTERFACE STUDY	Sheet Title: Play Area Net Canopy Concept		LSK-01
	307 - 171 Street, Surrey BC	Scale: N.T.S.	Date: 27/04/17	

Check Scale (may be photo reduced)

0 1 inch

0 10mm

## Tree Preservation Summary

Registered Arborist: Lesley Gifford: PN5432-A

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>33</b>
<b>Protected Trees to be Removed</b>	<b>26</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>7</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    4    </u> X one (1)                    =4	<b>48</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2)                        =44	
<b>Replacement Trees Proposed</b>	<b>48</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Offsite Trees to be Retained</b>	<b>0</b>
<b>Protected Offsite Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1)                    =0	<b>0</b>
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2)                        =0	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
Signature of  
Arborist

\_\_\_\_\_  
May 31, 2017

\_\_\_\_\_  
Date