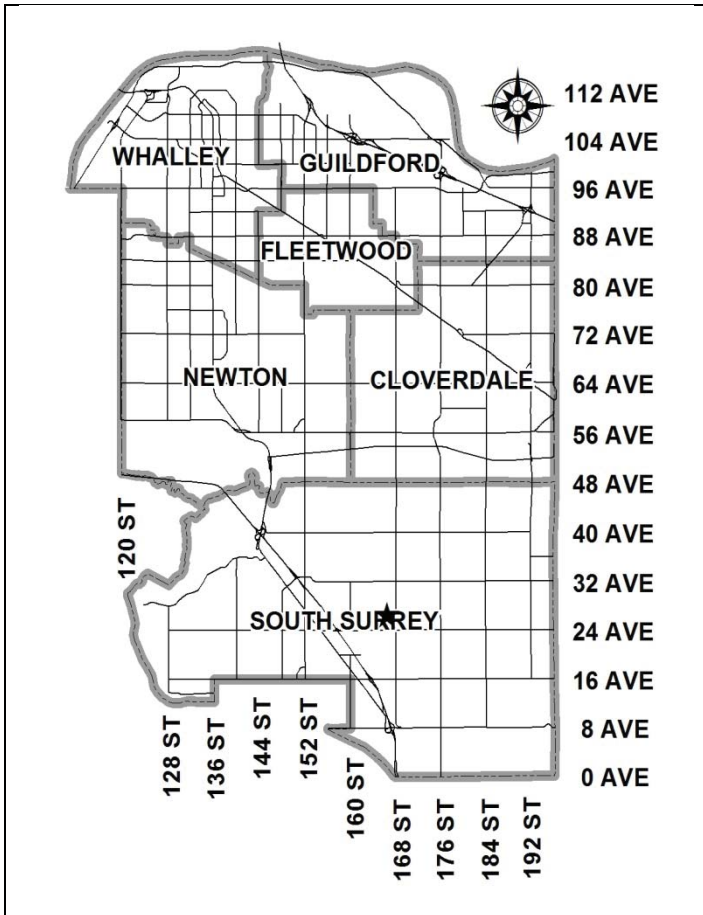


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0301-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **NCP Amendment** for changes to the road network
- **Rezoning** from RA to CD (based on RM-23)
- **Development Permit**

to permit the development of 50 fee simple row houses.

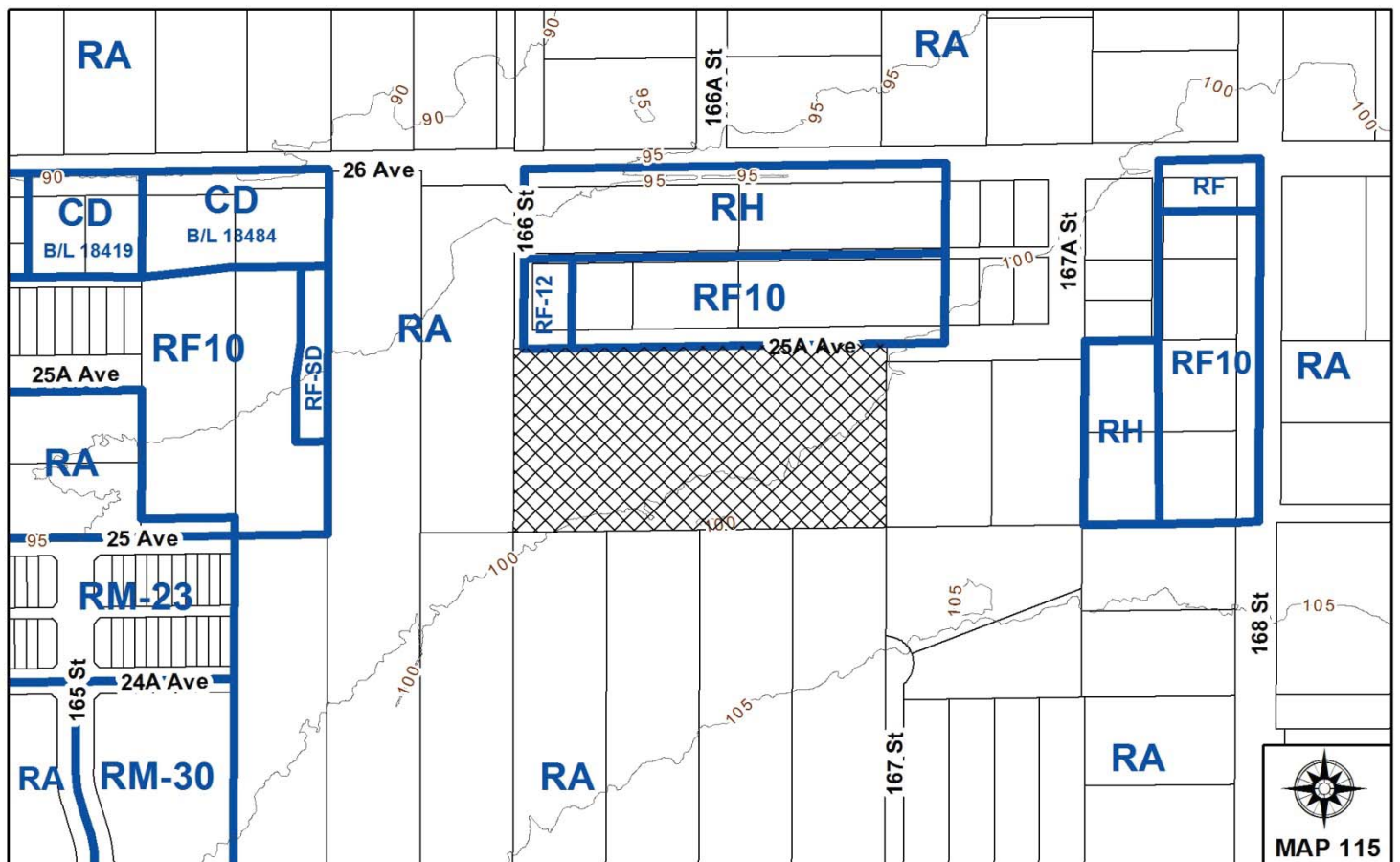
LOCATION: 16650 - 25A Avenue

OWNER: Qualico Developments (Vancouver) Inc.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse, 15-30 upa, Habitat Corridor, Potential Orchard Preservation, and Walkway



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) to adjust the road layout.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Townhouse 15-30 units per acre (upa) and Habitat Corridor designation in the Orchard Grove NCP.
- Commemoration of the existing orchard is proposed on the future parkland located to the South in lieu of preserving the orchard on site. This meets the intent of the Orchard Grove NCP and will promote place making in the neighbourhood.
- The proposed amendments to the Orchard Grove NCP road network are minor and will meet the intent of the NCP by maintaining the integrity of the local road network.
- The proposed density and building form are appropriate for this part of Orchard Grove in the Grandview Heights area and meet the design guidelines in the OCP. The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Orchard Grove NCP.
- The proposal complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives through the conveyance of a Habitat Corridor to the City.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0301-00 generally in accordance with the attached drawings (Appendix II).
3. 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, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) finalization of a landscape plan, cost estimate and provide cash-in-lieu for 50% of the planting required in the Habitat Corridor on 166 Street to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) finalization of the landscape plan, cost estimate and provide cash-in-lieu for the commemoration and establishment of the orchard in the future parkland, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (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.
4. Council pass a resolution to amend the Orchard Grove NCP for changes to the road network when the project is considered for final adoption (Appendix VII).

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:

17 Elementary students at Pacific Heights Elementary School
8 Secondary students at Earl Marriot 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 2017.

Parks, Recreation & Culture:

No concerns. The applicant is required to finalize the landscape plans, cost estimates and to provide cash-in-lieu for the Habitat Corridor on 166 Street and the orchard commemoration in the future park.

Surrey Fire Department:

No concerns. The Fire Department may require one (1) additional walkway connection through the Habitat Corridor to the units facing 166 Street. This access will be coordinated prior to final approval of this project.

SITE CHARACTERISTICS**Existing Land Use:**

Single family house and an Asian Pear orchard farm.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 25A Avenue):	Under construction for small lot single family homes and continuation of the Habitat Corridor as approved under development application No. 7913-0241-00.	Urban/ Small Lot Single Family w/wo Coach House 10-15 upa and Habitat Corridor	RF-10 and RF-12
East:	Vacant site	Urban/ Townhouse 15-30 upa	RA
South (Across 25 Avenue):	Currently under development application No. 7914-0354-00 for 79 townhouse units, 117 apartment units and continuation of the Habitat Corridor.	Urban/ Park and Habitat Corridor	RA
West (Across 166 Street):	Currently under development application No. 7915-0217-00 for 56 townhouses and 13 single family lots.	Urban/Townhouse 15-30 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Urban in the Official Community Plan (OCP) and Townhouse 15-30 upa, Habitat Corridor and Potential Orchard Preservation in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The applicant is proposing to amend the Orchard Grove NCP through changes to the road network (Appendix VII). The proposed adjustments include:
 - the removal of one (1) North-South lane between 25A Avenue and 25 Avenue in the middle of the site;
 - the addition of one (1) East-West lane between 166 Street and the future Green lane;
 - the addition of one (1) North-South 14.5 metre (48 feet) Green lane where the current 10 metre (33 feet) walkway is identified in the Orchard Grove NCP; and
 - changes to the alignment of 25 Avenue between 166 Street and 167A Street.
- The intent of the proposed changes is to use the land more efficiently and to accommodate a row housing built form with rear lane accessed units. As a result of the proposed addition of the Green lane, the dedication required on 16710- 25A Avenue is reduced from 5 metres (16 feet) to 4.5 metres (15 feet); thereby not negatively impacting this property. The proposed Green lane includes a 14.5 metre (48 feet) cross section consisting of sidewalks on both sides of the lane, with the sidewalk on the East side of the Green lane aligning with the greenway North of 25A Avenue.
- As part of Development Application No. 7914-0354-00, for the lands located to the South of the subject property, the alignment of 25 Avenue between 166 Street and 167A Street is proposed to be adjusted North of its current location in order to maintain the overall road dedications consistent with the Orchard Grove NCP. Since the subject application is advancing ahead of Development Application No. 7914-0354-00, the proposed amendment to the alignment of 25 Avenue is proceeding with this application.
- Overall, the proposed changes to the Orchard Grove NCP are minor and maintain the integrity of the local road network as envisioned in the NCP.

DEVELOPMENT CONSIDERATIONS

- The applicant proposes to rezone the site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Multiple Residential 23 Zone (RM-23) in order to permit the development of 50 fee simple row houses.
- The subject property is located within a Land Consolidation Area in the Orchard Grove NCP, extending from 166 Street to 167A Street as shown in Figure 13 of the NCP. The applicant has demonstrated that they have made reasonable efforts to secure the remnant lots (16710 and 16736- 25A Avenue) to the East with no success of a land assembly. The applicant has provided a concept plan to show how these properties can develop independently of the subject site. As noted above, the proposed addition of the Green lane to the NCP area will not increase the road dedication required for 16710-25 Avenue.

- The form, character and density of the proposed development comply with the Orchard Grove NCP. Table 1 outlines the Orchard Grove NCP requirements pertaining to this site and how the applicant has addressed these requirements:

Table 1: Summary of Orchard Grove NCP

		NCP Requirements	Proposed Development
Townhouse 15-30 upa	Density	15-30 upa net density	17 upa net density
	Form & Character	Row houses or townhouses	Row houses
		Access from rear lanes or a local street	Rear lane access is proposed for the row houses

Habitat Corridor:

- The Orchard Grove NCP identifies a combined 166 Street road alignment and Habitat Corridor from 24 Avenue to 26 Avenue. This allows the Habitat Corridor to connect North of 26 Avenue to an existing greenway in the NCP 5 area, and South of 24 Avenue to drainage corridors in the Sunnyside Heights NCP Area.
- In 2014, as part of the development applications on lands directly to the North (Nos. 7914-0118-00 and 7913-0241-00), Council approved amendments to the 166 Street/ Habitat Corridor between 25 Avenue and 26 Avenue to be reduced in overall width from 40 metres (131 feet) to 34 metres (112 feet). As consideration for reducing the overall corridor width, Council approved Staff recommendations of:
 - reducing the pavement width from 11.0 metres (36 feet) to 9.0 metres (29 feet) that would still support the function of the roadway;
 - combining the Easterly boulevard with the Habitat Corridor to maintain the effective width of the Habitat Corridor; and
 - dedicating the entire Habitat Corridor as road allowance in order to address the multiple tenure issues, and to ensure that the Habitat Corridor is protected and maintained in the long term.
- The proposed development will provide a combined 166 Street Habitat Corridor that is consistent with the alignment, width, and land tenure approved for the subject site through NCP amendments to the North.
- As part of the proposed development, the applicant has agreed to provide a landscape plan, cost estimate, and to provide cash-in-lieu for 50% of the planting required in the Habitat Corridor consistent with the other developments in the area.

Commemoration of the Orchard:

- The Orchard Grove NCP identifies the subject site as a Potential Orchard Preservation area. The subject site is the location of an existing 2 hectare (5 acre) Asian pear orchard in the NCP area that is reflective of the historical agricultural uses that once were established in the neighbourhood. The applicant explored the possibility of retaining the existing orchard trees in the proposed development; but after examination by the applicant's arborist, it was determined that the existing orchard may not be suitable for retention once the area is redeveloped. As a way to commemorate the orchard, the applicant is proposing to provide cash-in-lieu for the establishment of a new orchard in the future park. Since the parkland has not been secured by the Parks, Recreation and Culture Department yet, the applicant has prepared a design for the new orchard and will be providing cash-in-lieu to the Parks, Recreation and Culture Department to cover the costs of establishing a new orchard in the future (Appendix VI).
- The proposed design of the orchard in the future park includes:
 - the planting of fruiting trees in a grid pattern;
 - a timber fence with a laser cut plaque containing an Orchard logo designed by Parks staff;
 - an in-ground concrete band with Orchard Grove signage at the walkway entrance to the orchard; and
 - complementary landscaping of ornamental grasses, shrubs and a hedge at the perimeter of the orchard.
- The final design of any future orchard in the park will be determined by the Parks, Recreation and Culture Department through a public consultation process once the land is secured by the City. If it is determined that an orchard is not feasible in the future park, the monies collected will be used to create an amenity or a design that still commemorates the orchard in the NCP area.
- Overall, the proposed commemoration of the orchard in the future park meets the intent of the Orchard Grove NCP and will promote place making in the neighbourhood.

Proposed CD Zone:

- The proposed Comprehensive Development Zone (CD) is based on the Multiple Residential 23 Zone (RM-23). The table below outlines the differences between the RM-23 Zone and the proposed CD Zone (Appendix VIII).

Table 2: Comparison of the RM-23 and Proposed CD Zone:

	RM-23	CD Zone
Permitted Uses	One dwelling unit on each lot contained within a row house building	One dwelling unit on each lot contained within a row house building
Maximum Density	23 units per acre	23 units per acre
Maximum Floor Area	144 square metres (1,550 square	176 square metres (1,894 square

	RM-23	CD Zone
	feet)	feet)
Maximum Lot Coverage	Internal lot: 60% End lot: 50% Corner lot: 50%	Internal lot: 55% End lot: 45% Corner lot: 40%
Maximum Building Height	9.5m (31 ft.)	9.5m (31 ft.)
Minimum Lot Area	Internal lot: 165 square metres (1,776 square feet) End lot: 200 square metres (2,150 square feet) Corner lot: 226 square metres (2,430 square feet)	Internal lot: 190 square metres (2,045 square feet) End lot: 245 square metres (2,637 square feet) Corner lot: 290 square metres (3,121 square feet)

- The proposed maximum floor area is higher than what is permitted in the RM-23 Zone. However, the proposed minimum lot area is also greater than is required in the RM-23 Zone, therefore ensuring that units with a larger floor area are also located on larger lots. Accordingly, the proposed maximum lot coverage is lower than what is permitted in the RM-23 Zone, therefore yielding a building form and building massing that will be consistent with the intent of the RM-23 Zone. The proposed building setbacks will also be generally consistent with the RM-23 Zone, with the exception that projections are permitted for end or corner units adjacent to a lane or a road.

Building Design:

- The proposed development consists of fifty, three-bedroom fee simple row houses with basements that are contained within five (5) unit clusters. All of the units provide at least two (2) resident parking spaces, including a single garage.
- All of the proposed dwelling units are street-oriented with individual entries and walkways connected directly to the street. The units that front onto 166 Street will have direct walkway access to the enhanced sidewalk within the Habitat Corridor. Overall, the proposed streetscapes will create a pedestrian friendly and visually pleasant environment.
- The proposed development is inspired by a contemporary interpretation of rural and agricultural forms such as farm houses and barns. This approach reflects the historical context of the area, and provides a character that is individual, yet complementary to the existing development in the NCP area.
- Through the use of articulated bay, expressed gables, strong and simple detailing and unique end units in five (5) unit clusters, the proposed design provides a rhythm to the development that creates a sense of individuality to each unit. Front doors are proposed to be either recessed to provide protection from the elements, or are sheltered by the expressed gable that reaches down to the ground. Window bays, over emphasized window frames, and bump outs on the end units add a finer grain of detail to the units.
- The primary cladding materials include: cedar siding, hardi board panels, hardi shingles, and brick. In accordance with the Orchard Grove NCP, no vinyl siding is proposed. The colour scheme proposed consists of white, grey, natural cedar and black accents. The proposed

materials have been selected based on durability, architectural quality and overall composition of the project.

Parking and Access:

- Access to the site will be from 25 Avenue, the proposed Green lane and 25A Avenue. All of the units are proposed to have a single detached car garage accessed from a rear lane. Many of the proposed lots are quite deep and will accommodate two vehicles to park in front of the detached garages. Consequently, 166 residential parking spaces are provided on-site, which exceeds the RM-23 Zone requirement of 100 parking spaces.

Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.
- The traffic circle at the intersection of 166 Street and 25 Avenue has been identified as a potential site for a public art installation in the Orchard Grove NCP. The installation will be funded by the Private Development Public Arts Program. The theme of the public art may be influenced by the orchard heritage in the neighbourhood.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 30, 2016 to 26 properties located within 100 metres (328 feet) of the site, including the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on site on July 15, 2016.
- To date, staff has received three (3) letters of support from surrounding property owners, and one (1) e-mail from an area resident concerned about the quality of the design of the proposed development.

TREES

- Max Rathburn and Trevor Cox, ISA Certified Arborists of Diamond Head Consulting Limited prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species for trees protected by the City's Tree Protection By-law:

Table 3: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	5	5	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry/ Plum	2	2	0
Japanese Maple	2	2	0
Bigleaf Maple	3	3	0
Weeping Willow	1	1	0
Total (excluding Alder and Cottonwood Trees)	8	8	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		30	
Total Retained and Replacement Trees			
		30	

- The Arborist Assessment states that there are a total of eight (8) protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that none of the 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.
- Table 3 does not include the existing Asian pear orchard farm that consists of approximately 500 trees since all these trees are below by-law size, and therefore are not protected by the City's Tree Protection By-law. The Asian pears were assessed by the arborist and it was determined that due to their prolonged pruning over the past several decades, they lack the ability to adapt to new site changes, and changes in the growing environment, making them not suitable for retention or transplantation. As indicated above, the applicant has proposed to commemorate the existing orchard by providing cash-in-lieu to plant a new orchard in the future park as shown in Appendix VI.
- 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 21 replacement trees on the site. The applicant is proposing 30 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 166 Street, 25A Avenue and 25 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including: Canadian Serviceberry, River Birch, Spring Snow Crabapple, Norway Spruce, Aspen and Snowbell trees. The tree planting is proposed to be complemented by a variety of ground cover including the following shrubs: Evergreen Azalea, Wood's compact Kinnikick, Summer Lilac, Dwarf Red Osler Dogwood, Wintergreen, Witch Hazel Jelena, Russian Laurel, Japanese Spurge, Rhododendron, Sweet Box and Thyme.
- In summary, a total of 30 trees are proposed to be retained or replaced on the site.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor on the Western portion of the subject site, in the Redwood Biodiversity Management Area within the BCS, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 metres (66 feet) and target area of 2,040 square metres (0.50 acres), half of which is to be provided by the subject site (1,010 square metres/ 0.25 acres), which is approximately 5% of the subject property, and half (1,010 square metres/ 0.25 acres) to be provided by the site to the West (16588 – 26 Avenue).
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located in an area roughly bounded by 16 Avenue, 168 Street, 8 Avenue and Highway 99, centered on the Fergus Watershed Biodiversity Preserve. The BCS Management Area Objectives that the proposed corridor dedication helps to achieve are:
 - increased landscape permeability (amount of natural and semi-natural habitat) on public and private land; and
 - increased tree canopy cover.
- The development proposal conserves a 20 metre (66 feet) wide corridor for the North-South 166 Street Habitat Corridor (of which a 10 metre (33 feet) wide corridor is to be dedicated on the subject site). This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- The total Habitat Corridor area is 1,010 square metres (0.25 acres) or 5% of the total gross area of subject site, meeting the BCS target for the subject site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 15, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Orchard Grove NCP area. The proposed development will help support the 24th Avenue transit corridor and is in close proximity to a large commercial area, Morgan Crossing.
2. Density & Diversity	<ul style="list-style-type: none"> • The proposal is consistent with the OCP and the Orchard Grove NCP.

(B1-B7)	
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following rain water management techniques are proposed to be utilized: <ul style="list-style-type: none"> ○ Absorbent soils; ○ Downspout connections; ○ Natural landscaping; and ○ Permeable pavers and surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Units are proposed to be oriented to the street in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place and surrounding residents have had the opportunity to voice their concerns through the notification process.

ADVISORY DESIGN PANEL

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines in the OCP and the Orchard Grove NCP.

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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Commemoration of the Orchard in the Future Park
Appendix VII.	Proposed NCP Amendment
Appendix VIII.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: CD based on RM-23

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5.14 acres
Hectares	2.1 hectares
NUMBER OF LOTS	
Existing	1
Proposed	50 fee simple row house lots
SIZE OF LOTS	
Range of lot widths (metres)	6.4 metres to 11.13 metres
Range of lot areas (square metres)	192 square metres to 333 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	42 lots per hectare 17 lots per acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	26%
Estimated Road, Lane & Driveway Coverage	42%
Total Site Coverage	68%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO- Requires Development Permit
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on RM-23

Required Development Data	Minimum Required / Maximum Allowed in RM-23 Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		20,796 square metres
Road Widening area		7,400 square metres
Lanes		1,334 square metres
Net Total		12,062 square metres
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60% Internal lot 50% End lot 50% Corner lot	55% Internal lot 45% End Lot 40% Corner Lot
SETBACKS (in metres)		
Front	3.5 metres	3.5 metres
Rear	12.5 metres	12.5 metres
Side Yard	0.0 metres Internal lot 1.2 or 0.0 metres End lot 0.0 metres Corner lot	0.0 metres Internal lot 1.2 or 0.0 metres End lot 0.0 metres Corner lot
Side Yard Flanking Street	2.7 metres Corner lot	2.7 metres Corner lot
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 metres	9.5 metres
Accessory	3 to 5 metres	3 to 5 metres
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		50
Total		50
FLOOR AREA: Residential		8,126 square metres
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		8,126 square metres

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-23 Zone	Proposed
DENSITY		
FAR (net)		0.67
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	100	166
Residential Visitors		
Institutional		
Total Number of Parking Spaces	100	166

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SUBDIVISION PLAN OF LOT 17
SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 28377**
BOGS 926.007



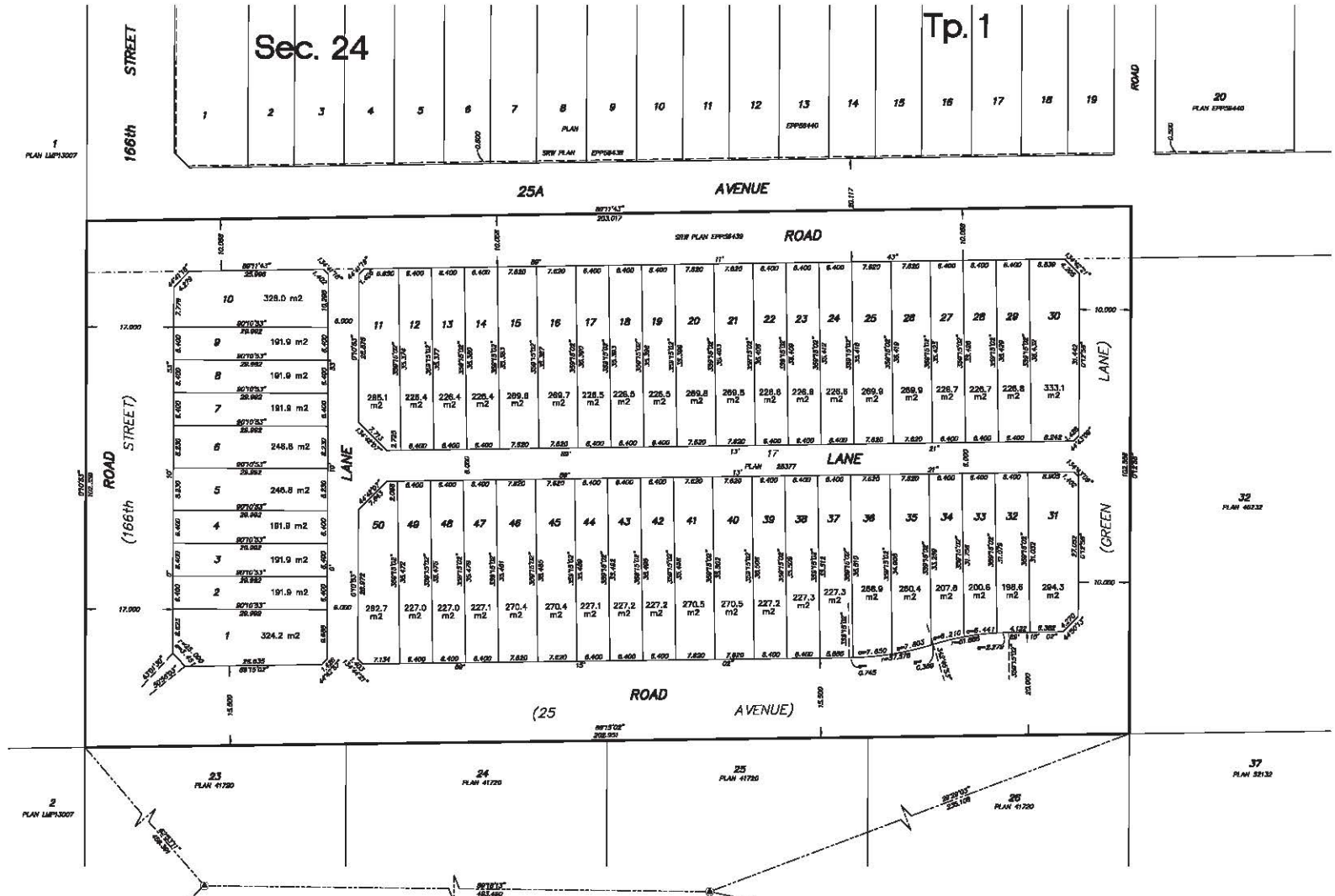
THE INTENDED PLOT SCALE OF THIS PLAN IS 804 mm
IN WIDTH BY 500 mm IN HEIGHT (1:400) WHICH
PLOTS AT A SCALE OF 1:400.

INTEGRATED SURVEY AREA No. 1,
SURREY, NAD(83) 4.0,0,0.C1,0.VRD
DATA BEARING ARE DERIVED FROM OBSERVATIONS AND ARE
REFERRED TO CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL
ACCURACY AGREED ARE DERIVED FROM OBSERVATIONS TO GEODETIC
CONTROL MONUMENTS 8741 AND 8740.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, UNLESS
CONSIDERS SPECIAL, TO COMPUTE GRID DISTANCES, AND ONLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
LANDSURVEY.
THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON
AN ELEVATIONAL ELEVATION OF 43.50 METRES.

- LEGEND**
FOUND PLACED
- ⊙ DENOTES CENTRAL MONUMENT
 - ⊙ DENOTES IRON POST
 - m² DENOTES SQUARE METRES
 - NE DENOTES WITNESS

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S)



DRAFT 2016-06-24-REVI
THIS PLAN LIES WITHIN THE JURISDICTION
OF THE APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE ____ DAY OF JUNE, 2016
EMMY SAMIRKHA, B.S.C. (S.V.)
2006

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

8741
SURREY, NAD(83) 4.0,0,0.C1,0.VRD
UTM Zone 10
UTM Northing: 543889.888 m
UTM Easting: 25844.268 m
Station Combined Factor: 0.809891
Estimated horizontal positional accuracy Northing: 0.016 m
Estimated horizontal positional accuracy Easting: 0.029 m

8740
SURREY, NAD(83) 4.0,0,0.C1,0.VRD
UTM Zone 10
UTM Northing: 543898.258 m
UTM Easting: 27437.722 m
Station Combined Factor: 0.809887
Estimated horizontal positional accuracy Northing: 0.016 m
Estimated horizontal positional accuracy Easting: 0.031 m



StreetSide Developments Ltd. | Orchard Park

1	2016/06/13	DP SUBMISSION
REV	DATE	DESCRIPTION
SCALE:	DATE: 2016/06/13	DRAWN: CW
PROJECT NUMBER:		16012

DP SUBMISSION - June 13 2016

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Orchard Park
16650 - 25A Avenue
Surrey, B.C.

Cover
A000

PROPERTY INFORMATION

LEGAL DESCRIPTION
LOT 17 SECTION 24 TOWNSHIP 1 PLAN 29377 NWD
LEGAL SUBDIVISION 1

CIVIC ADDRESS
PO BOX 422-425 | 16650 25A Avenue

PROJECT TEAM

OWNER/DEVELOPER

StreetSide Development Ltd
1100 W. 2nd Avenue, Vancouver, BC
P. 604.683.1456 F. 604.683.1459
Meric MacCaffill

ARCHITECT

Core Group Consultants
102-1183 Cohen Drive, Vancouver, BC
P. 604.569.3499
Craig Taylor, Architect ABC | Craig West, Architect ABC

LANDSCAPE ARCHITECT

eta Landscape Architecture
1650 W. 2nd Avenue, Vancouver, BC
P. 604.683.1456 F. 604.683.1459
Danyl Tysack (Partner) | Lukas Haly

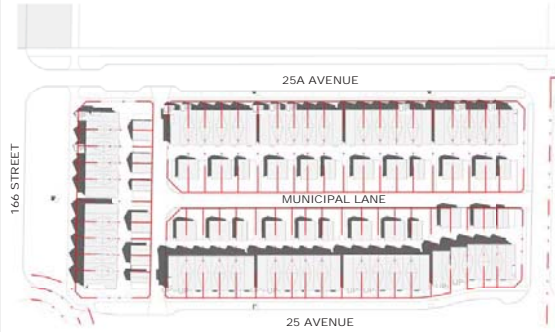
CIVIL ENGINEER

Core Group Consultants
320-9983 Fraserway C, Burnaby, BC
P. 604.299.0605 F. 604.299.0629
Brian Carrahan | Cormac Nolan

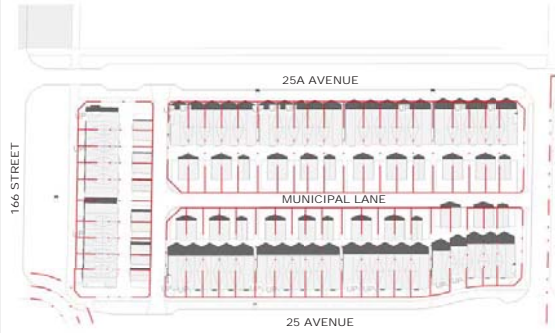
DRAWING LIST

AJ001	Project Data	AT22	Building 7 Floor Plans	AJ310	Building 1 - Elevations
AJ002	Shadow Studies	AT23	Building 7 Floor Plans	AJ311	Building 2 - Elevations
AJ100	Context Site Plan	AT24	Building 8 Floor Plans	AJ312	Building 3 - Elevations
AJ101	Site Plan - West	AT25	Building 8 Floor Plans	AJ313	Building 4 - Elevations
AJ102	Site Plan - East	AT26	Building 9 Floor Plans	AJ314	Building 5 - Elevations
AJ110	Building 1 Floor Plans	AT27	Building 9 Floor Plans	AJ315	Building 6 - Elevations
AJ111	Building 1 Floor Plans	AT28	Building 10 Floor Plans	AJ316	Building 7 - Elevations
AJ112	Building 2 Floor Plans	AT29	Building 10 Floor Plans	AJ317	Building 8 - Elevations
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AJ120	Building 6 Floor Plans	A156	Unit Type B E3		
AJ121	Building 6 Floor Plans	A300	Street Elevations		

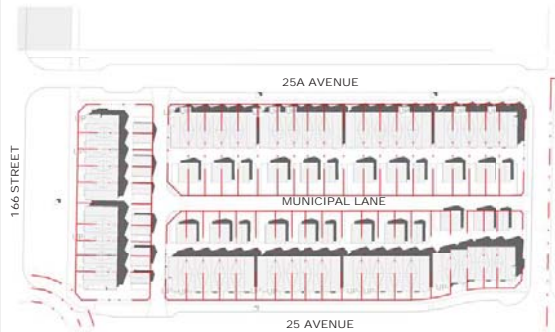
SUMMER SOLSTICE SHADOW STUDY



① Shadow Study - June 21 10am
1" = 80'-0"

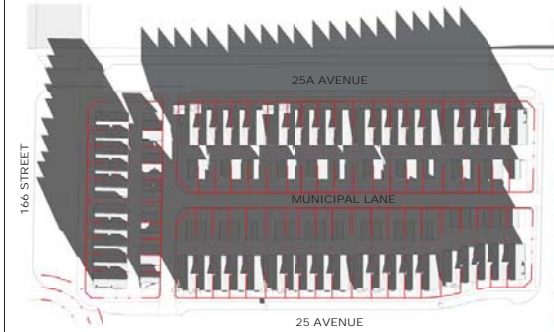


② Shadow Study - June 21 12pm
1" = 80'-0"



③ Shadow Study - June 21 2pm
1" = 80'-0"

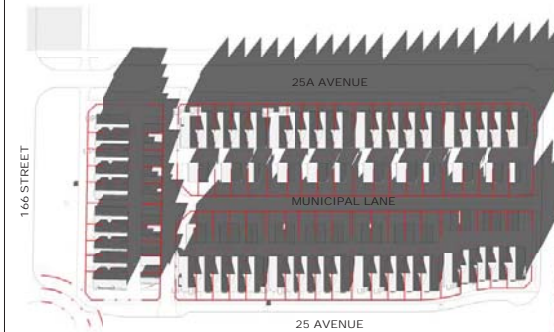
WINTER SOLSTICE SHADOW STUDY



④ Shadow Study - December 21 10am
1" = 80'-0"

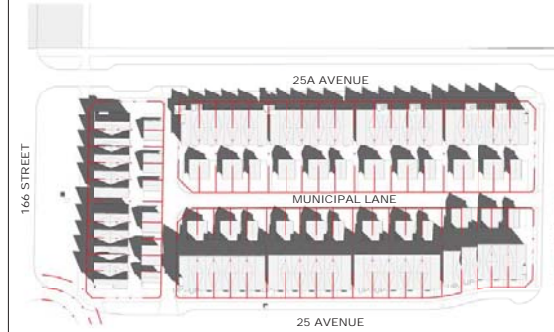


⑤ Shadow Study - December 21 12pm
1" = 80'-0"

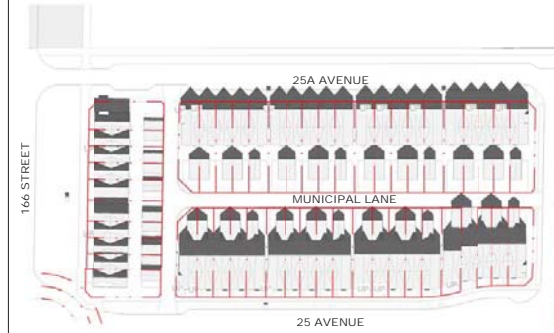


⑥ Shadow Study - December 21 2pm
1" = 80'-0"

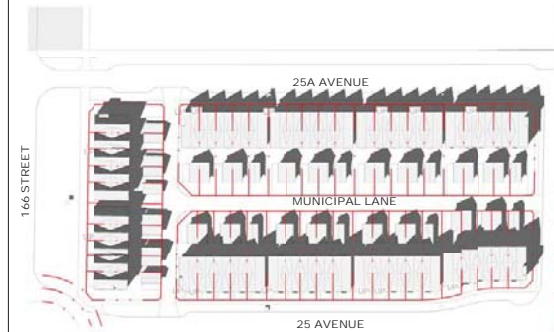
EQUINOX SHADOW STUDY



⑦ Shadow Study - September 21 10am
1" = 80'-0"



⑧ Shadow Study - September 21 12pm
1" = 80'-0"



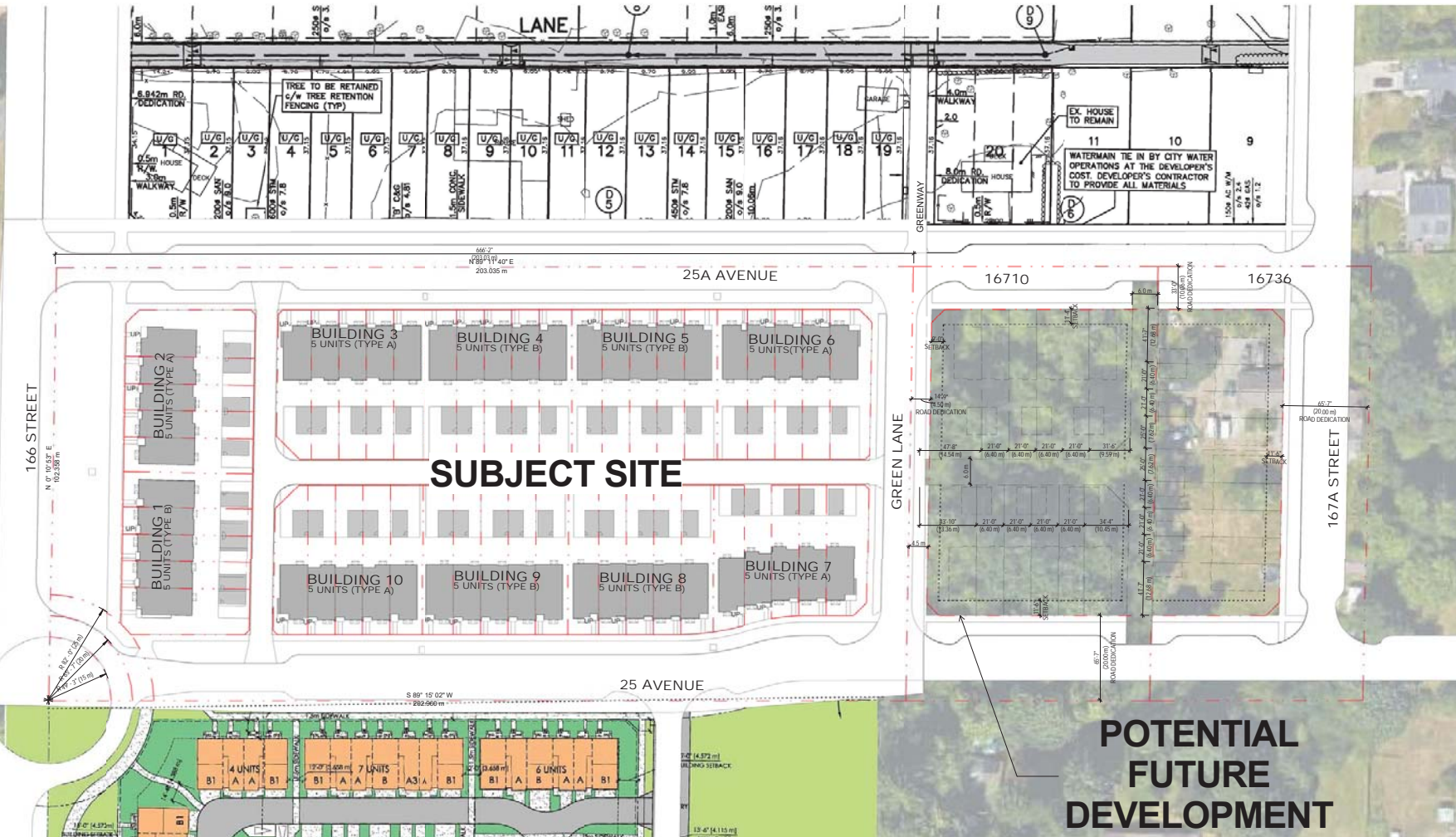
⑨ Shadow Study - September 21 2pm
1" = 80'-0"

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SCALE	1" = 80' 0"	DATE	2016/09/13	PROJECT NUMBER
16012				

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 DP SUBMISSION - June 13 2016

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 Orchard Park
 16650 - 25A Avenue
 Surrey, B.C.

Shadow Studies



REV	DATE	DESCRIPTION	DRAWN	CHK
1	2016/06/13	DP SUBMISSION		

SCALE: 1" = 40'
DATE: 2016/06/13
PROJECT NUMBER: 16012

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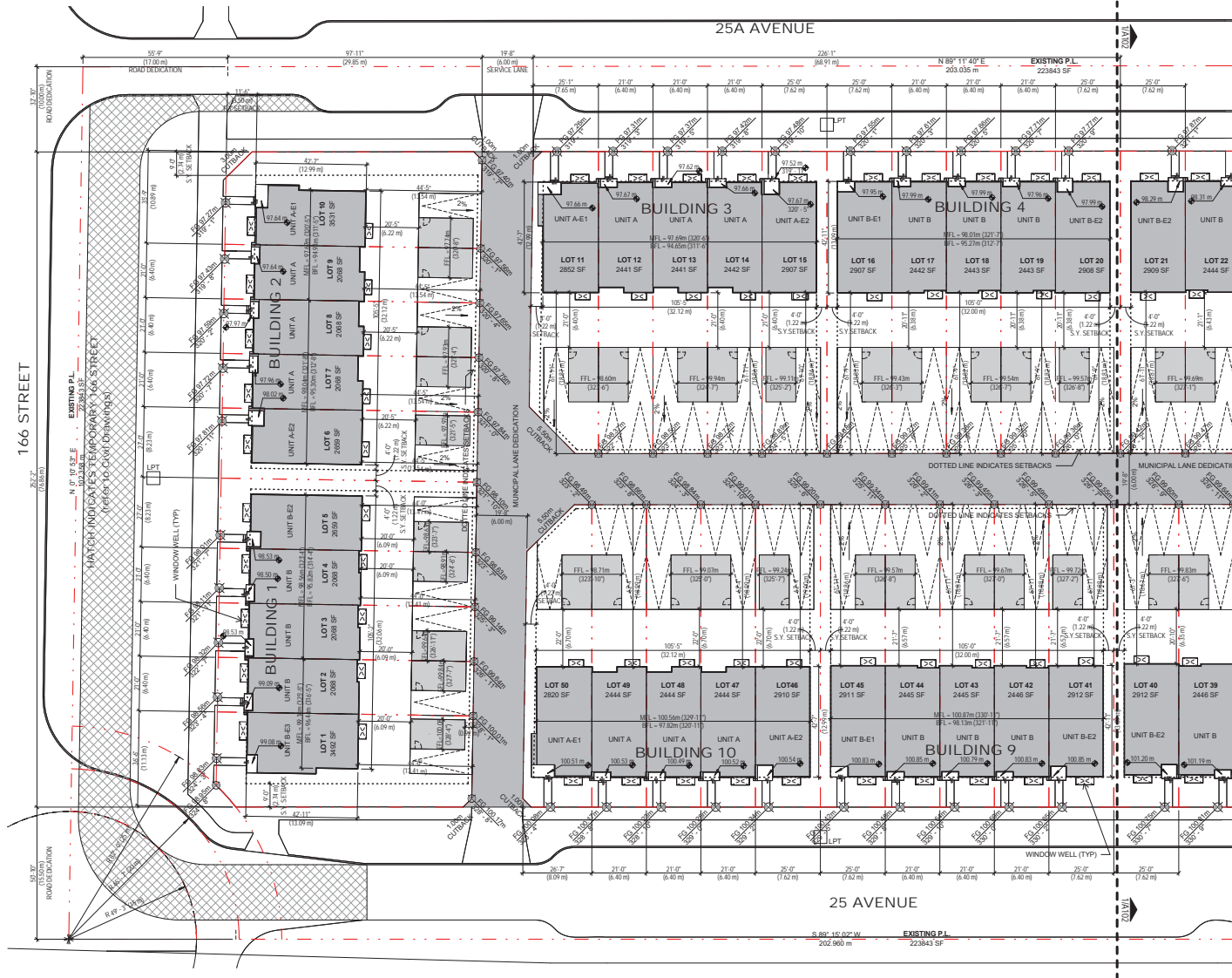
Orchard Park
16650 - 25A Avenue
Surrey, B.C.

Context Site Plan

A100

LEGAL DESCRIPTION
 LOT 17 SECTION 24 TOWNSHIP 1 PLAN 20377 NWD
 LEGAL SUBDIVISION 1

CIVIC ADDRESS
 PD.001-622-625 | 16650 25A Avenue



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PROJECT NUMBER				

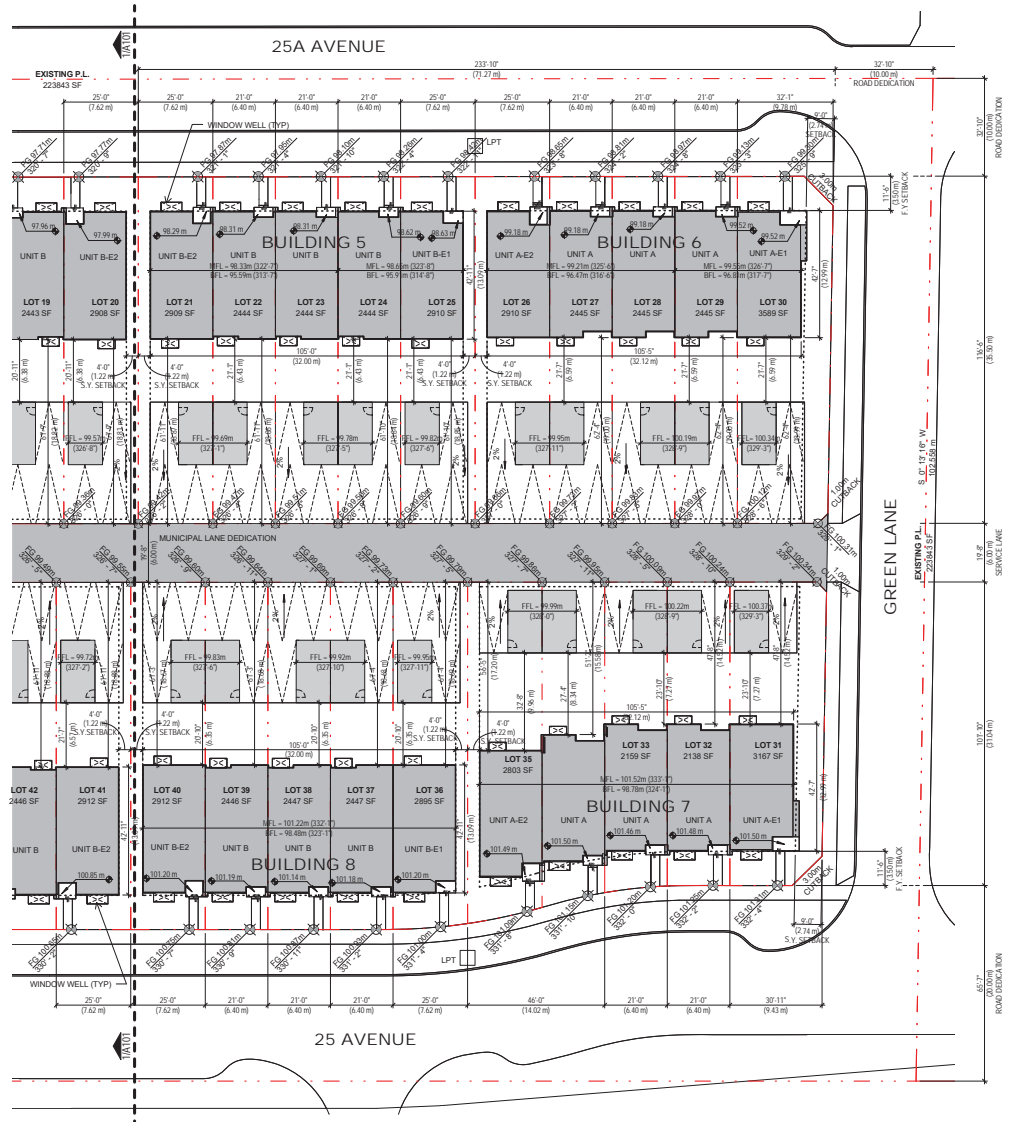
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 Surrey, B.C.

Site Plan - West

A101



LEGAL DESCRIPTION
 LOT 17 SECTION 24 TOWNSHIP 1 PLAN 26377 NWD
 LEGAL SUBDIVISION 1

CIVIC ADDRESS
 RD 001 422 425 | 16650 25A Avenue

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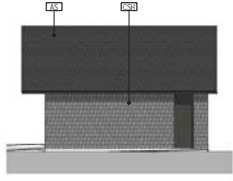
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 ARCHITECTURE + DESIGN INC
 16650 25A Avenue
 Orchard Park
 16650 - 25A Avenue
 Surrey, B.C.

Site Plan - East

A102

KEYNOTE LEGEND

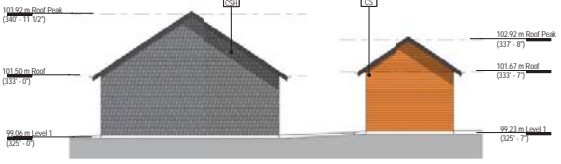
TAG	DESCRIPTION
AS	ASPHALT SHINGLES
CS	CEDAR SIDING
CSH	CEDAR SHINGLES
MWC	METAL WALL CLADDING



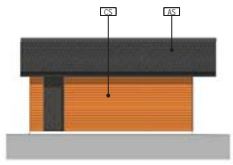
⑥ Garage - West Elevation
1/8" = 1'-0"



② 3D View - Garages



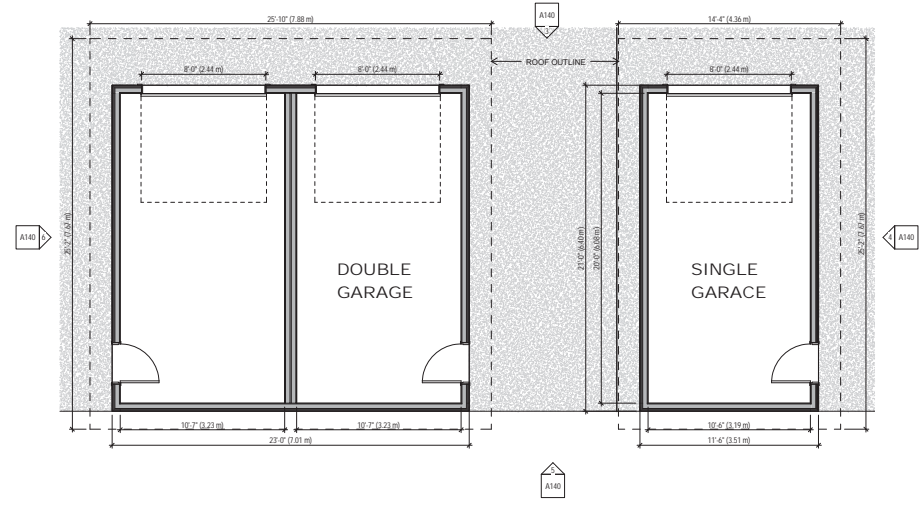
⑤ Garage - South Elevation
1/8" = 1'-0"



④ Garage - East Elevation
1/8" = 1'-0"



③ Garage - North Elevation
1/8" = 1'-0"



① Garage - Double and Single Types
1/4" = 1'-0"

REV	DATE	DESCRIPTION	DRAWN	CW
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SCALE: As Indicated DATE: 2016/06/13 DRAWN: CW				
PROJECT NUMBER: 16012				
DP SUBMISSION - June 13 2016				

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Surrey, B.C.

Garage - Single and Double Types

A140



BUILDING 6 (TYPE A)

BUILDING 5 (TYPE B)

BUILDING 4 (TYPE B)

BUILDING 3 (TYPE A)

① North Elevation - 25A Avenue
1/16" = 1'-0"



BUILDING 10 (TYPE A)

BUILDING 9 (TYPE B)

BUILDING 8 (TYPE B)

BUILDING 7 (TYPE A)

② South Elevation - 25 Avenue
1/16" = 1'-0"



BUILDING 2 (TYPE A)

BUILDING 1 (TYPE B)

③ West Elevation - 166 Street
1/16" = 1'-0"

REV	DATE	DESCRIPTION	DRW	CHK
1	2016/06/13	DP SUBMISSION		
SCALE	1/16" = 1'-0"	DATE	2016/06/13	PROJECT NUMBER
				16012

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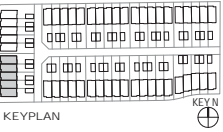
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Orchard Park
16650 - 25A Avenue
Surrey, B.C.

Street Elevations

A300

NOTE: REFER TO BUILDING ELEVATIONS FOR MATERIALS



KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
BR	BRICKWORK
CS	CEDAR SIDING
GL1	GLAZING
HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
YFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



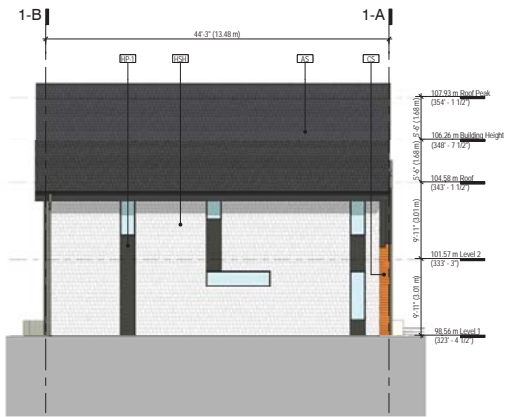
④ Building 1 - West Elevation
1/8" = 1'-0"



③ Building 1 - South Elevation
1/8" = 1'-0"



② Building 1 - East Elevation
1/8" = 1'-0"



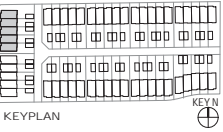
① Building 1 - North Elevation
1/8" = 1'-0"

1	20160613	DP SUBMISSION
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SCALE	As Indicated	DATE: 20160613 DRAWN: CW
PROJECT NUMBER	16012	
<small>TKA+D ARCHITECTURE + DESIGN INC. 16650 25A AVENUE SURREY, B.C. V3R 2G8</small> DP SUBMISSION - June 13 2016		

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 16650 - 25A Avenue
 Surrey, B.C.

Building 1 - Elevations

A310

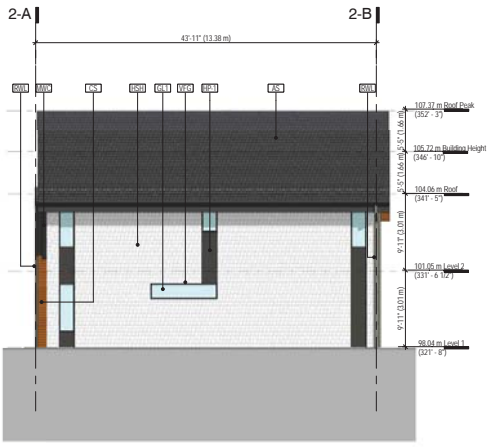


KEYNOTE LEGEND

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BR	BRICKWORK
CS	CEDAR SIDING
GL1	GLAZING
HP-1	HARDI PANEL
HS1	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
YFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



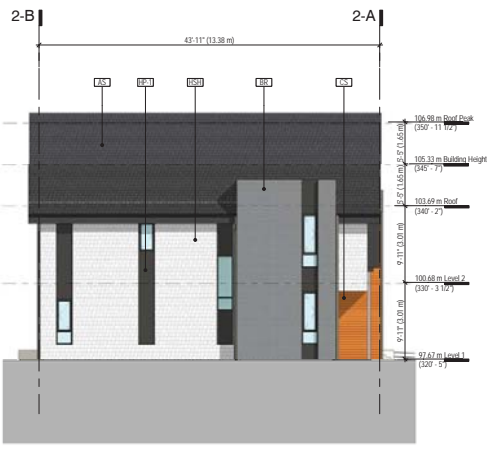
④ Building 2 - West Elevation
1/8" = 1'-0"



③ Building 2 - South Elevation
1/8" = 1'-0"



② Building 2 - East Elevation
1/8" = 1'-0"



① Building 2 - North Elevation
1/8" = 1'-0"

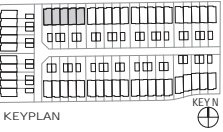
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DP SUBMISSION - June 13 2016

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Building 2 - Elevations

A311



KEYNOTE LEGEND

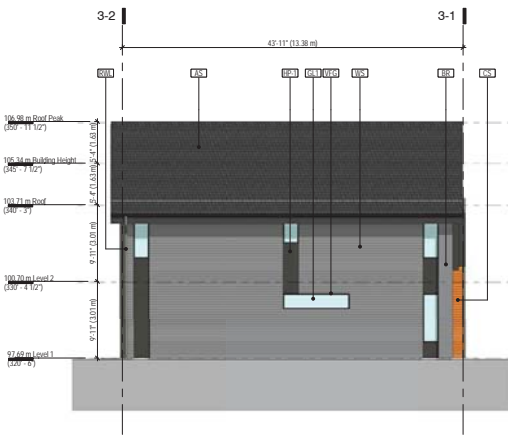
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HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
YFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 3 - West Elevation
1/8" = 1'-0"



③ Building 3 - South Elevation
1/8" = 1'-0"



② Building 3 - East Elevation
1/8" = 1'-0"



① Building 3 - North Elevation
1/8" = 1'-0"

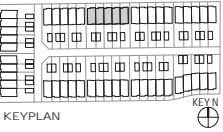
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DP SUBMISSION - June 13 2016

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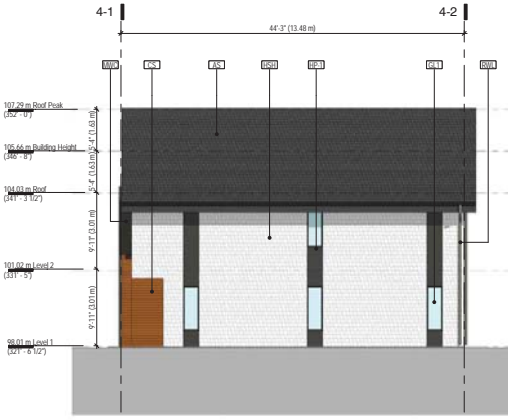
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16650 - 25A Avenue
Surrey, B.C.

Building 3 - Elevations
A312



KEYNOTE LEGEND

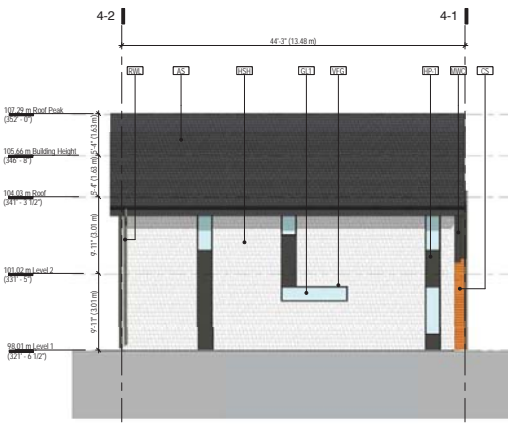
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HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
VFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 4 - West Elevation
1/8" = 1'-0"



③ Building 4 - South Elevation
1/8" = 1'-0"



② Building 4 - East Elevation
1/8" = 1'-0"



① Building 4 - North Elevation
1/8" = 1'-0"

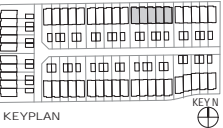
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DP SUBMISSION - June 13 2016		

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Surrey, B.C.

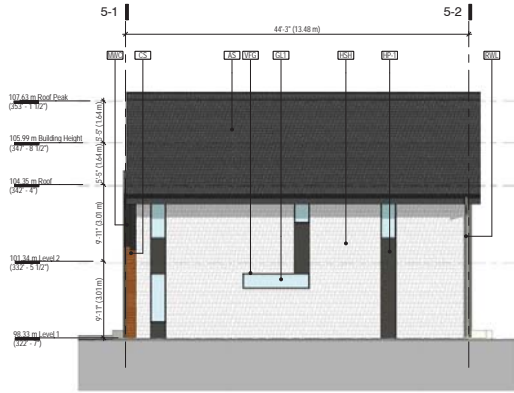
Building 4 - Elevations

A313



KEYNOTE LEGEND

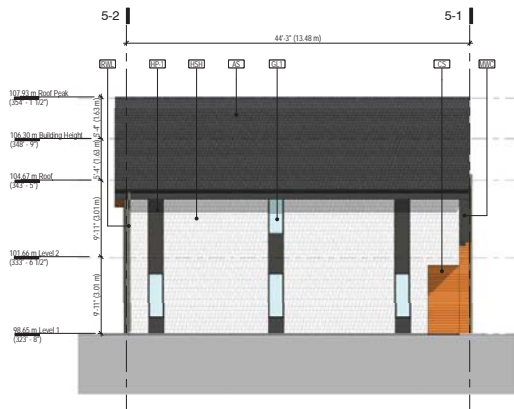
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HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
YFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 5 - West Elevation
1/8" = 1'-0"



③ Building 5 - South Elevation
1/8" = 1'-0"



② Building 5 - East Elevation
1/8" = 1'-0"



① Building 5 - North Elevation
1/8" = 1'-0"

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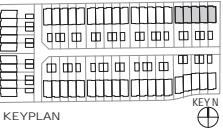
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DP SUBMISSION - June 13 2016

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Surrey, B.C.

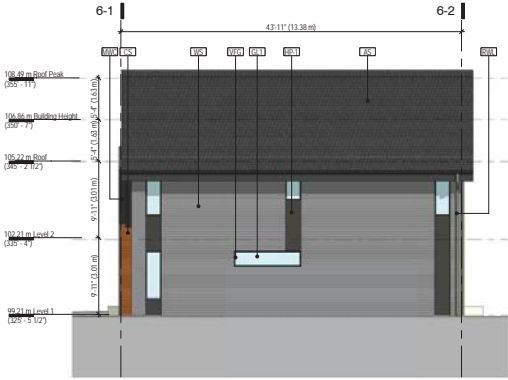
Building 5 - Elevations

A314



KEYNOTE LEGEND

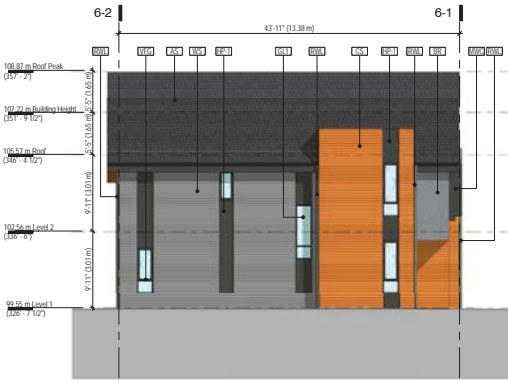
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HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
YFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 6 - West Elevation
1/8" = 1'-0"



③ Building 6 - South Elevation
1/8" = 1'-0"



② Building 6 - East Elevation
1/8" = 1'-0"



① Building 6 - North Elevation
1/8" = 1'-0"

REV	DATE	DESCRIPTION
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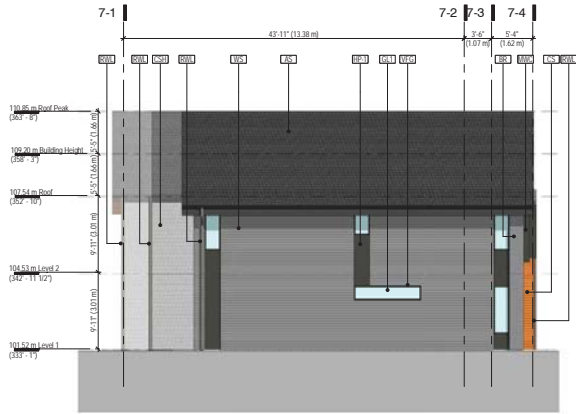
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DP SUBMISSION - June 13 2016

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Surrey, B.C.

Building 6 - Elevations

A315



④ Building 7 - West Elevation
1/8" = 1'-0"



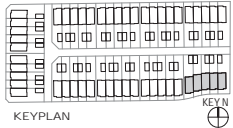
③ Building 7 - South Elevation
1/8" = 1'-0"



② Building 7 - East Elevation
1/8" = 1'-0"



① Building 7 - North Elevation
1/8" = 1'-0"



KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES
BR	BRICKWORK
CS	CEDAR SIDING
CSH	CEDAR SHINGLES
GL1	GLAZING
HP-1	HARDI PANEL
HSB	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
VFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED

REV	DATE	DESCRIPTION	DRAWN	CW
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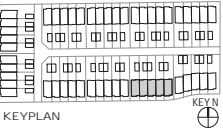
PROJECT NUMBER: 16012
 DP SUBMISSION - June 13 2016

TAYLOR KURTZ
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 16650 - 25A Avenue
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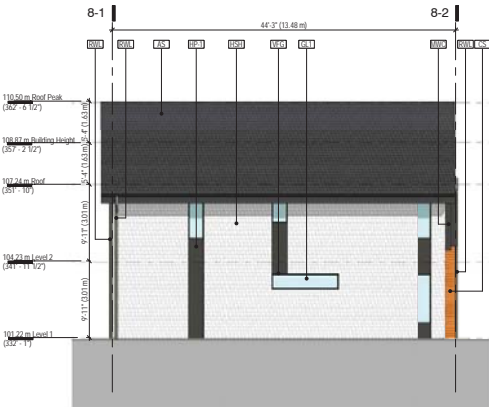
Building 7 - Elevations

A316



KEYNOTE LEGEND

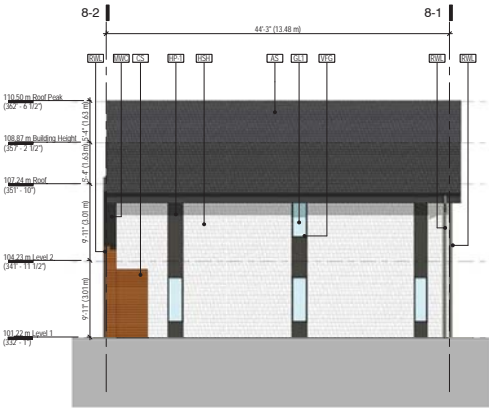
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GL1	GLAZING
HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
VFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 8 - West Elevation
1/8" = 1'-0"



③ Building 8 - South Elevation
1/8" = 1'-0"



② Building 8 - East Elevation
1/8" = 1'-0"



① Building 8 - North Elevation
1/8" = 1'-0"

REV	DATE	DESCRIPTION
1	2016/06/13	DP SUBMISSION

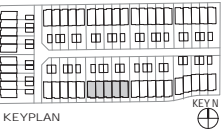
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PROJECT NUMBER: 16012
DP SUBMISSION - June 13 2016

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

Orchard Park
16650 - 25A Avenue
Surrey, B.C.

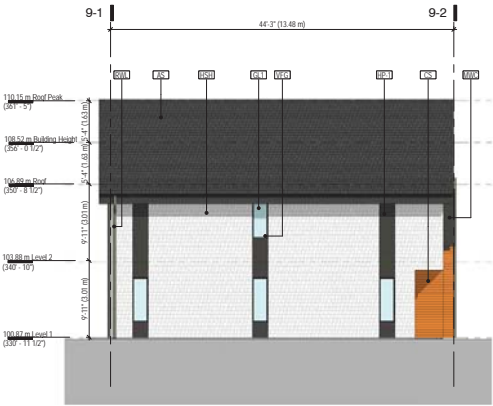
Building 8 - Elevations

A317



KEYNOTE LEGEND

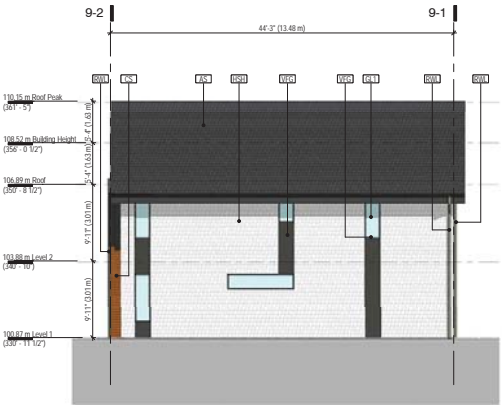
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AS	ASPHALT SHINGLES
BR	BRICKWORK
CS	CEDAR SIDING
GL1	GLAZING
HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
VFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



4 Building 9 - West Elevation
1/8" = 1'-0"



3 Building 9 - South Elevation
1/8" = 1'-0"



2 Building 9 - East Elevation
1/8" = 1'-0"



1 Building 9 - North Elevation
1/8" = 1'-0"

REV	DATE	DESCRIPTION	DRAWN	CW
1	2016/06/13	DP SUBMISSION		

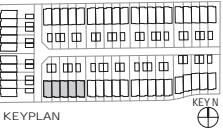
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PROJECT NUMBER: 16012
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DP SUBMISSION - June 13 2016

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ARCHITECTURE + DESIGN INC

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16650 - 25A Avenue
Surrey, B.C.

Building 9 - Elevations

A318



KEYNOTE LEGEND

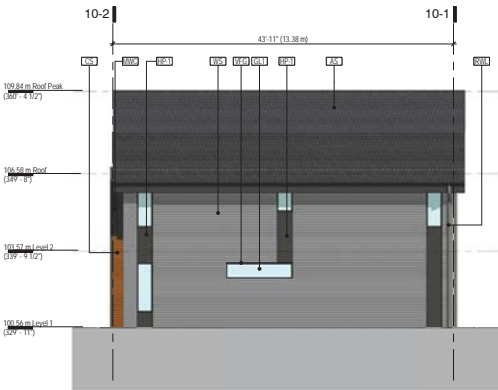
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AS	ASPHALT SHINGLES
BR	BRICKWORK
CS	CEDAR SIDING
GL1	GLAZING
HP-1	HARDI PANEL
HSH	HARDI SHINGLES
MWC	METAL WALL CLADDING
RWL	RAIN WATER LEADER
VFG	VINYL FRAMED GLAZING
WS	SIDING - PAINTED



④ Building 10 - West Elevation
1/8" = 1'-0"



③ Building 10 - South Elevation
1/8" = 1'-0"



② Building 10 - East Elevation
1/8" = 1'-0"



① Building 10 - North Elevation
1/8" = 1'-0"

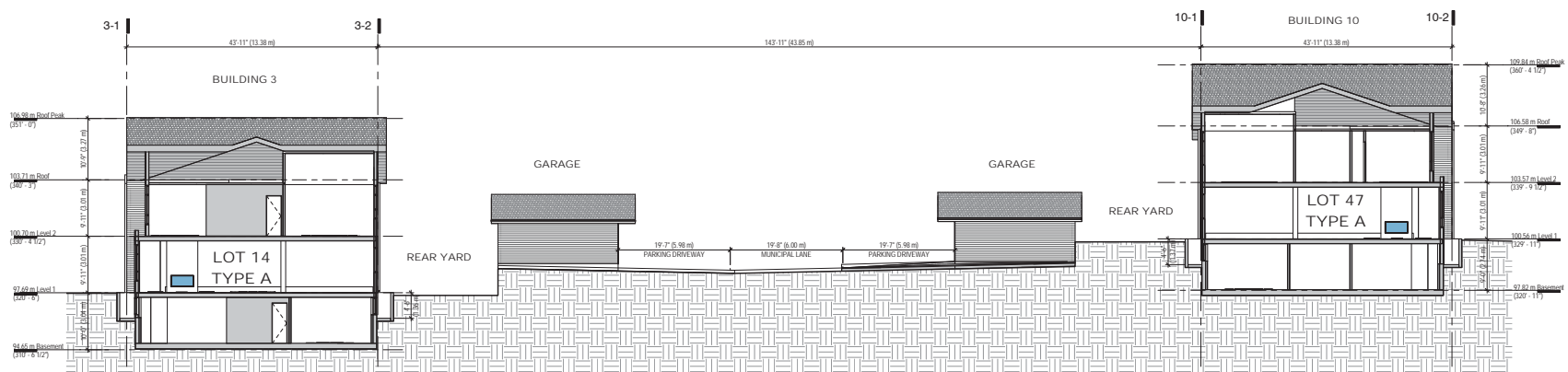
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SCALE: As Indicated DATE: 2016/06/13 DRAWN: CW
PROJECT NUMBER: 16012
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DP SUBMISSION - June 13 2016

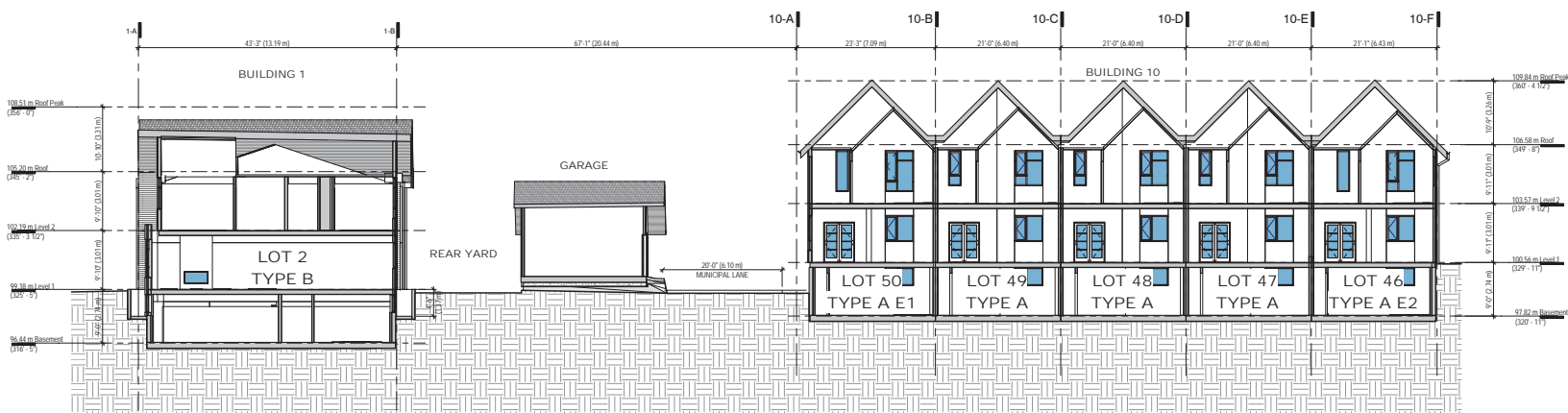
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Surrey, B.C.

Building 10 - Elevations

A319



1 North - South Section
1" = 10'-0"



2 East - West Section A
1" = 10'-0"

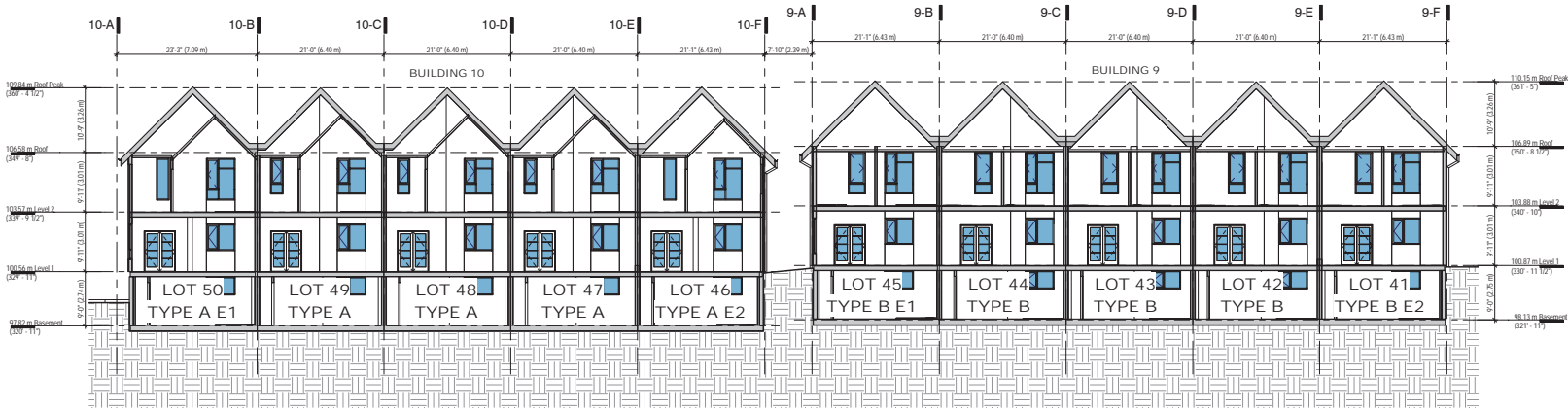
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SCALE	1" = 10'-0"	DATE	2016/06/13	PROJECT NUMBER
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Surrey, B.C.

Building Sections

A400



1 East - West Section B
1" = 10'-0"



2 East - West Section C
1" = 10'-0"

REV	DATE	DESCRIPTION	DRAWN	CW
1	2016/06/13	DP SUBMISSION		
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 Orchard Park
 16650 - 25A Avenue
 Surrey, B.C.

Building Sections

A401



① 3D View - 25 Avenue



③ 3D View - Building 9 (Type B)



② 3D View - Building 10 (Type A)

REV	DATE	DESCRIPTION	DRWN	CHK
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SCALE: 1/2" = 1'-0" DATE: 2016/06/13 DRAWN: CW				
PROJECT NUMBER: 16012				
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DP SUBMISSION - June 13 2016				

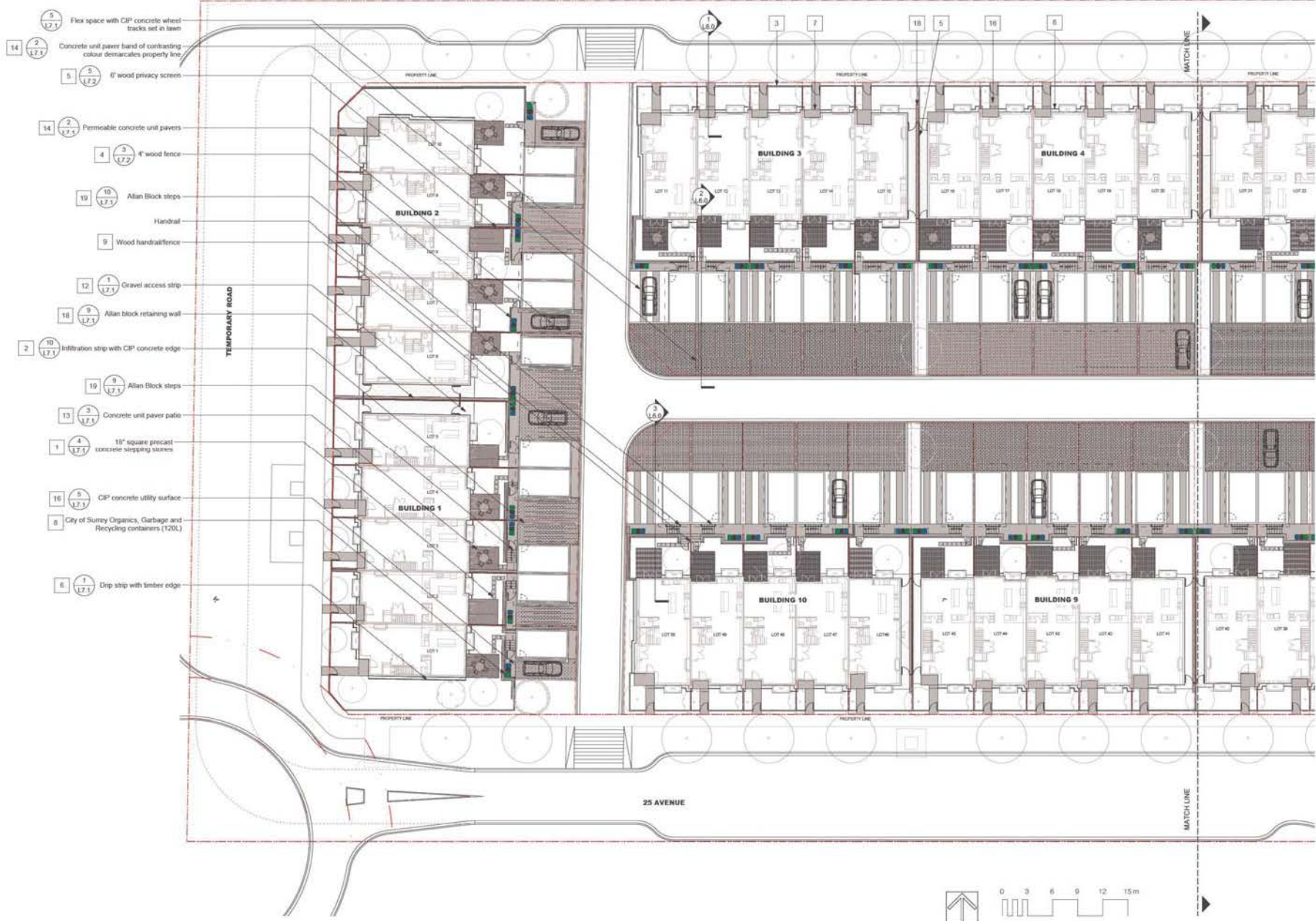
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ARCHITECTURE + DESIGN INC.

Orchard Park
16650 - 25A Avenue
Surrey, B.C.

3D Views

A900

25A AVENUE



- 14 $\frac{2}{17.1}$ Concrete unit paver band of contrasting colour demarcates property line
- 5 $\frac{5}{17.2}$ 4" wood privacy screen
- 14 $\frac{2}{17.1}$ Permeable concrete unit pavers
- 4 $\frac{3}{17.2}$ 4" wood fence
- 19 $\frac{10}{17.1}$ Allan Block steps
- Handrail
- 9 Wood handrail/fence
- 12 $\frac{1}{17.1}$ Gravel access strip
- 18 $\frac{9}{17.1}$ Allan block retaining wall
- 2 $\frac{10}{17.1}$ Infiltration strip with CIP concrete edge
- 19 $\frac{9}{17.1}$ Allan Block steps
- 13 $\frac{3}{17.1}$ Concrete unit paver patio
- 1 4 $\frac{4}{17.1}$ 18" square precast concrete stepping stones
- 16 $\frac{5}{17.1}$ CIP concrete utility surface
- 8 City of Surrey Organics, Garbage and Recycling containers (120L)
- 6 $\frac{1}{17.1}$ Drip strip with timber edge

Revised	By	Project Name

Rev	Date	Issue/Notes
A	08.01.22	ISSUED FOR ITP

Professional Seal

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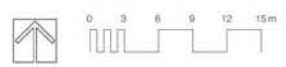
Project
The Orchard
 16650-25A Surrey, BC

Drawing Title
Landscape Materials Plan
 West

Scale

Designation	Project
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Scale	1:200
DT	21560438
Scale	L2.1
Sheet	4
Total	12

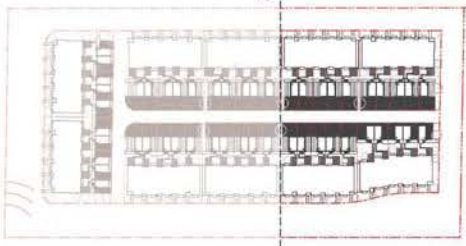
File Date: 08.01.22
 21560438 - Order 27-28 - GreenMap Model - rev



SITE FURNISHINGS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
1	STEPPED STONE'S	18x18" (450x450mm)		Abbotsford Concrete			
2	INFILTRATION STRIP						
3	3" WOOD FENCE	3" high	Cedar	Custom		Clear Stain	
4	4" WOOD FENCE	4" high	Cedar	Custom		Clear Stain	
5	5" WOOD FENCE	5" high	Cedar	Custom		Clear Stain	
6	DRIP STRIP	360mm wide		Custom			
7	CIP CONCRETE STEPS			Custom	as shown	Cast Standard	
8	GARBAGE CONTAINER						
9	WOOD FENCE HANDRAIL	42" (1.07m)		Custom			
10	PRECAST CONCRETE STAIRS		Broom Finished	Sanderson Concrete		Natural	
11	BENCH		Carnegie Lane	Francis Andrew		Black	
MATERIALS							
ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
12	GRAVEL						
13	PAVER - Back Pave	400x100x100mm	Phazra	Abbotsford Concrete		Charcoal	
14	PERMEABLE PAVER	221.5x110x60mm	Aquapave Standard	Abbotsford Concrete		Charcoal	
15	PAVER - Contrast Band	220x112x60mm	Standard	Abbotsford Concrete		Natural	
16	CIP CONCRETE - Surface			Custom			
17	CIP CONCRETE - Edge						
18	ALLIEN BLOCK WALL	Height Varies					
19	ALLIEN BLOCK STEPS	Height Varies					
20	CRUSHED GRAVEL PATH						

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE, FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.

- 19 (1/17.1) Allan block steps
- 18 (1/17.1) Allan block retaining wall
- 8 City of Surrey Organics, Garbage and Recycling containers (100L)
- 1 (1/17.1) 18" square precast concrete stepping stones
- 5 (1/17.1) Flex space with CIP concrete wheel tracks set in lawn
- 14 (2/17.1) Concrete unit paver band of contrasting colour demarcates property line
- 14 (2/17.1) Permeable concrete unit pavers
- 16 (5/17.1) CIP concrete utility surface
- Handrail
- 4 (1/17.1) 4" wood fence
- 18 (9/17.1) Allan block retaining wall
- 4 Wood fence/handrail
- 5 (5/17.2) 6" wood privacy screen
- 13 (3/17.1) Concrete unit paver patio
- 12 (1/17.1) Gravel access strip
- 6 (1/17.1) Drip strip with timber edge



KEY PLAN



Revised: 11/2024

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

Professional Seal

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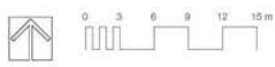
Project:
 The Orchard
 16650-25A Surrey, BC

Drawing Title:
 Landscape Materials Plan
 East

Scale:

Project Name	The Orchard
DT	17/10/24
Client	10200
Location	
Scale	L2.2
Sheet	4
Total	12

File Date: 16/11/24
 20240428
 20240428
 20240428



25A AVENUE

Planting with flowering interest highlight building corners

Groundcover planting at front yard

1 L7.2 Sterile fruit tree provides flowering interest and recalls historic orchard

2 L7.2 Hedge screen planting

166 STREET

TEMPORARY ROAD

MATCH LINE

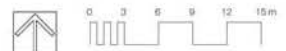
MATCH LINE

25 AVENUE



Lawn at backyard
Lawn flex space with CIP wheel
trucks for vehical access

Landscape strip softens the
back alley area



Revised	By	Project Name

Rev	Date	Issue/Notes
A	08.04.22	ISSUED FOR IFC

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Project
The Orchard
16650-25A Surrey, BC

Drawing Title
Landscape Planting Plan
West

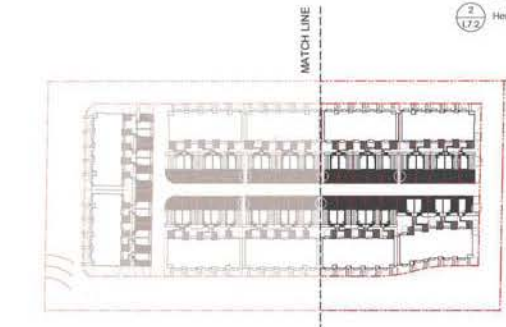
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Description	Project
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LY	1.02.20
Network	
DT	
Rev	L3.1
20180428	4
	12

Plot Date: 08.04.22
25A Orchard Park - GreenMap Studio Inc.

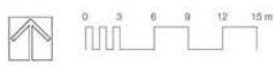
PLANT LIST	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
Amc	3	Amelanchier canadensis	Canadian serviceberry	as shown	5 cm cal	2m standard full crown
Bm	32	Betula nigra	river birch	as shown	3-4m specimen DBH	low branch/over height
Mag	10	Malus x 'Spring Snow'	spring snow crabapple	as shown	5 cm cal	2m standard
Pa	6	Prunella alba 'Pyracantha'	pyracantha thornier apricot	as shown	3.5m DBH	full bushy plants
Pr	5	Prunella serrulata	pruning apricot	as shown	5m DBH	low branch/over height
Sh	39	Shorea chinensis	fragrant snowbell	as shown	4m DBH	full crown
SHRUBS						
AGI	203	Aralia japonica	evergreen aralia	5.10'x2' cont		full bushy plants
Aur	129	Archibotrychium ussuriense Wood's Compact	wood's compact kumukio	3.50'x1' cont		full bushy plants heavy
Bdbs	27	Betula x 'Nova Sibirica'	tree like summer birch	3'x2' cont		3 shrubs x 3 shrubs x 1 shrub
Cam	207	Cornus sericea	Kalm's dogwood	7.38'x3' cont		full bushy plants
Cap	1268	Claytonia procumbens	spring cress	3.50'x1' cont		full bushy plants
HL	6	Halepitys x 'intermedia - hybrid'	witch hazel - hybrid	25.14'x2' cont		full bushy plants
Im	1164	Linnaea muscivora	stuffed dog shoe	5.10'x2' cont		full bushy plants
MA	881	Malva japonica	chrysanthemum	5.10'x1' cont		full bushy plants
Pr	687	Prunella laurocerasus 'Sternoviana'	Russian laurel	9.18'x3' cont		full bushy plants
Pr	7022	Prunella laurocerasus 'Sternoviana'	Russian laurel	1.34'x1' cont		full bushy plants
Shk	29	Shorea chinensis x Corner Walker	Corner Walker shrubby dogwood	12.50'x3' cont		full bushy plants
Sh	1186	Sarcococca hookeriana	sweet box	5.10'x2' cont		full bushy plants
Tc	1302	Thymus cv	thyme	3.78'x1' cont		full bushy plants
VW	190	Viburnum dentatum	shadblow	9.18'x3' cont		full bushy plants
	0				0'	
LAWN						
		Non-NetSet, green on sand				

NOTES:
 1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE BC LANDSCAPE STANDARDS FOR LEVEL 2 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
 2. SEARCH AREA TO INCLUDE: BOSTON, COLUMBIA, KINGSTON, AND GREYSON.



KEY PLAN

- Lawn at backyard
- Lawn flex space with CP wheel heads for vehicular access
- Landscape strip softens the back alley area
- Groundcover planting at front yard
- Planting with flowering interest highlight building corners
- Hedge screen planting



Revised:	By:	Project Name:
Date:		

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Project:
The Orchard
 16650-25A Surrey, BC

Drawing No:
 Illustrative Concept Plan

Prepared:	Drawn:
DT	DT
Scale:	Scale:
20160428	1:3.2

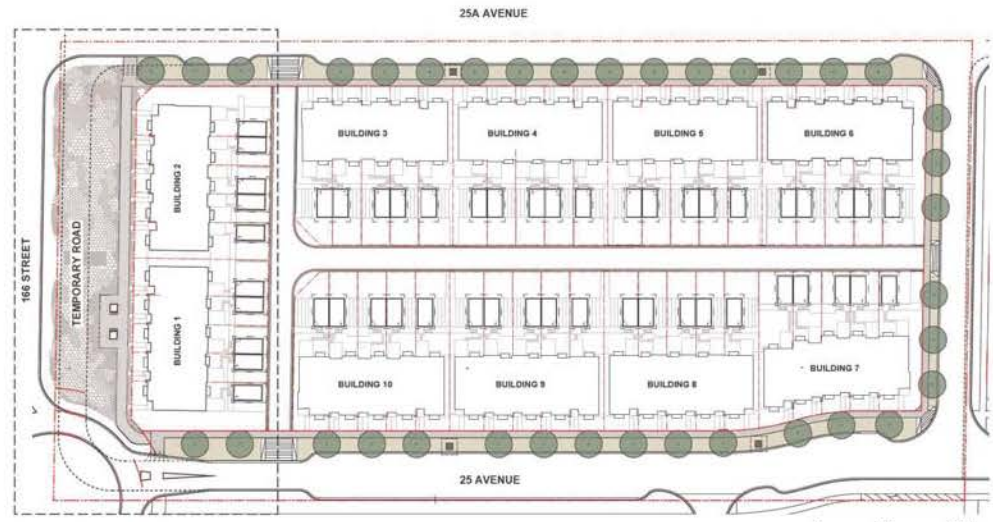


TREES	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
Ac	2	Acer circinnatum	vine maple	2 (as shown)	15' full height	2
Msp	8	Malus x 'Spring Snow'	spring snow crabapple	as shown	5 cm cal	2 m standard
SHRUBS	11	5092		11	Ø2.78'	11
Az	54	Azalea japonica	evergreen azalea	5.12'Ø3 cent.		full bushy plants
Asa	1065	Arctostaphylos uva-ursi	heatherberry, kinnikinnick	3.50'Ø1 cent.		full bushy plants/ heavy
Co	66	Cornus sericea	Kobus's, dwarf red osier dogwood	7.38'Ø3 cent.		full bushy plants
Co	169	Cornus stolonifera	red twig dogwood	10.73'Ø3 cent.		full bushy plants
Ge	188	Gaultheria procumbens	wintergreen	2.50'Ø1 cent.		full bushy plants
Os	161	Gaultheria shallon	salal	7.38'Ø3 cent.		full bushy plants
Lm	156	Liriodendron muscari	'Hybrid 'Big Blue'	5.12'Ø2 cent.		full bushy plants
Mm	1303	Mahonia nelsonii	leopard mahonia	5.12'Ø3 cent.		full bushy plants
Pm	294	Polypodium muratum	wood fern	7.38'Ø3 cent.		full bushy plants
Sa	315	Symphoricarpos albus	snowberry	9.18'Ø3 cent.		full bushy plants
Vv	191	Vaccinium ovatum	evergreen huckleberry	9.18'Ø3 cent.		full bushy plants
	0					
LAWN			Non-Netted, grown on sand			

NOTES:
 1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE B.C. LANDSCAPE STANDARDS FOR LEVEL 2 'SHOODED' LANDSCAPE TREATMENT
 IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
 2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON.

SITE FURNISHINGS	ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	COMMENT	COLOUR	QTY
	11	BENCH	1.85m (7'3")	Carnage Lane	Francis Andrew		Black	2
MATERIALS	ID	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
	16	TOP CONCRETE - Surface						
	21	TIMBER FLOORING					Prestam Treated	
	22	CRUSHED GRAVEL					Decomposed Granite	

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SITE FURNISHINGS, MATERIALS, AND LIGHTING SCHEDULE QUANTITIES AND THE LANDSCAPE PLANS, THE LANDSCAPE PLANS TAKE PRECEDENCE.



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Project
 The Orchard
 16650-25A Surrey, BC

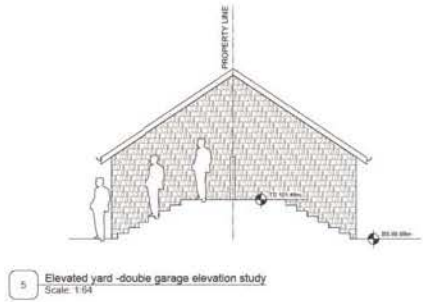
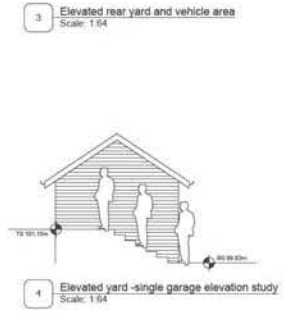
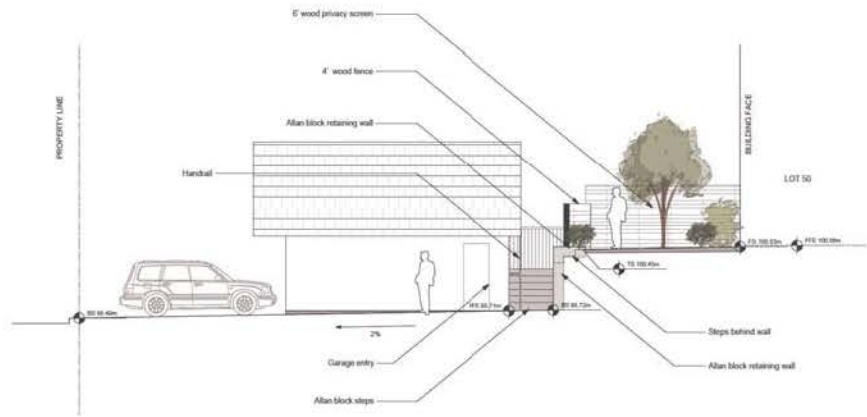
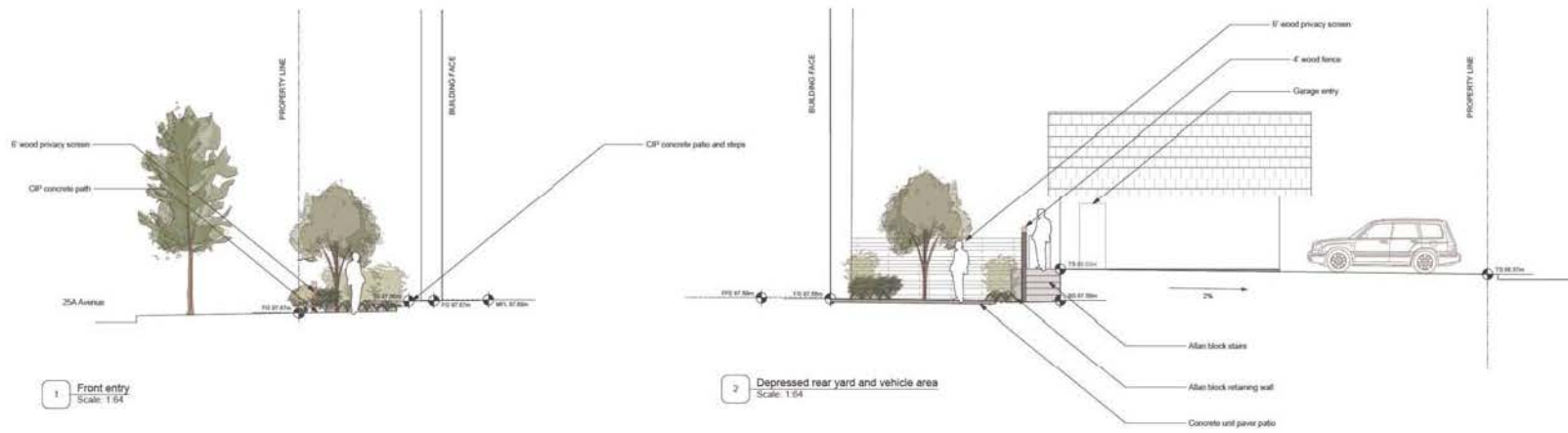
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Scale
 1" = 30'

Project No.
 20160428

Revision
 12

File Name
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 20160428-07-Plan - Greenway Master.rvt



Revised	By	Checked/Notes

Sheet No. 000-0000
Date 0000-00-00
A 000-00-0000

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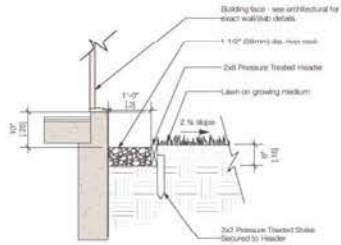
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Project
The Orchard
16650-25A Surrey, BC

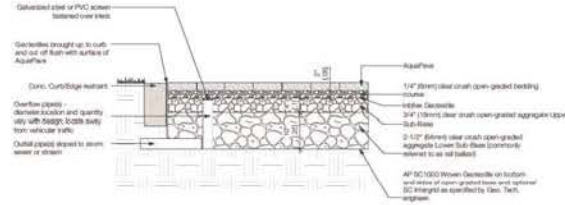
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Sheet No.	12

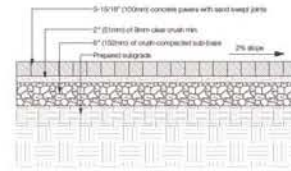
Plot Date: 08-08-12
25A Orchard Park - GreenMap Model rev



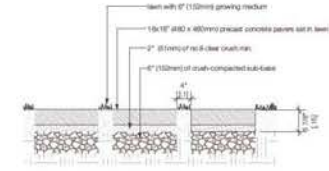
1 Drip strip at grade
Scale: 1:16



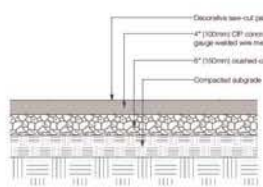
2 Aquapave permeable vehicular pavers on grade
Scale: 1:16



3 Pedestrian pavers on grade
Scale: 1:16

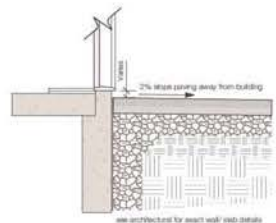


4 Stepping stones in lawn
Scale: 1:16

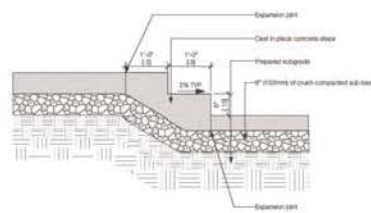


Note:
Concrete joints as per MUDG Standards:
- Expansion joints are required (per reference to the standard) on 10M, 1/4" and where abutted into walls, stairs and curbs.
- Isolated concrete paving.
- Concrete joints to be 1/4" thickness of seal, provided at 3M MAX c/c.
- Decorative saw cut pattern to be installed per layout plan.
- Saw cuts to be completed within 2 days of pouring the slab.

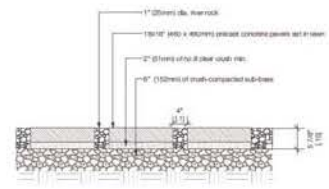
5 CIP Concrete at grade
Scale: 1:16



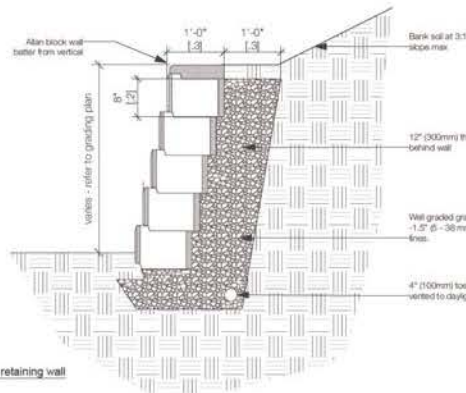
6 Threshold
Scale: 1:16



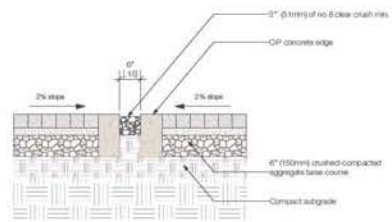
7 CIP concrete steps
Scale: 1:16



8 Stepping stones in gravel
Scale: 1:16



9 Allan block retaining wall
Scale: 1:12



10 Infiltration strip
Scale: 1:16

Revised	By	Project Name

No.	Date	Issue No.
1	16.04.2016	ISSUE NO.01/CP

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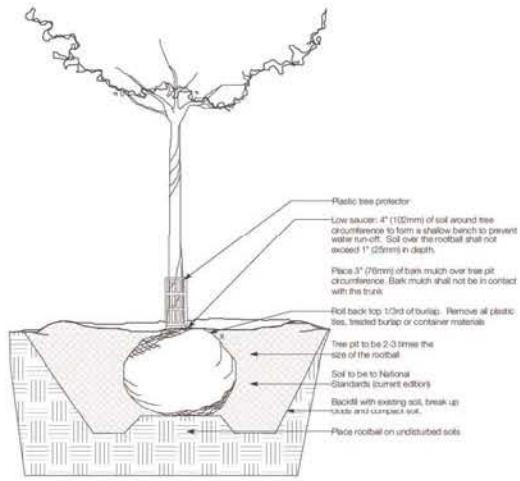
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Project
The Orchard
16650-25A Surrey, BC

Drawing No.
Illustrative Concept Plan

Version	Date
DT	27.03.16
DT	17.04.16
DT	12.05.16
DT	12.05.16
DT	12.05.16

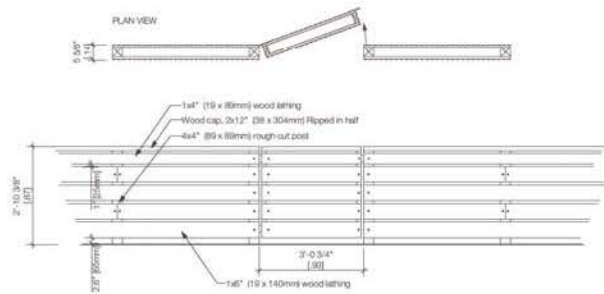
File Date:
16.04.16
251416-Orchard 25A - Illustrative Master rev



All tree pits should be dug by hand as underground services may exist near street tree locations.

Purge of broken and damaged branches. Do not remove leader.

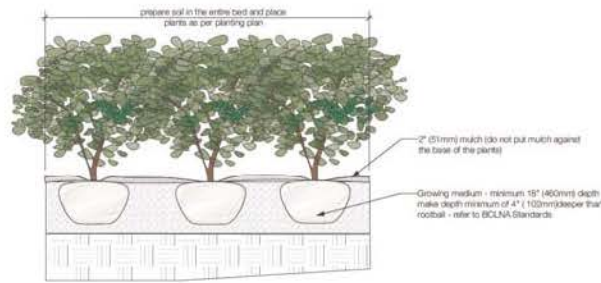
1 Tree planting
Scale: 1:20



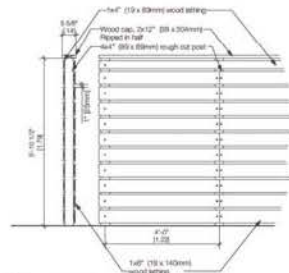
4 Front yard 3' high fence and gate
Scale: 1:20



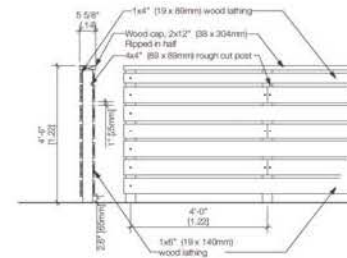
7 Greenway Bench - Francis Andrew, Carriage Lane
Scale: 1:20



2 Shrub planting
Scale: 1:20



5 6' high privacy screen
Scale: 1:24



3 4' high rear yard fence and garbage container screen
Scale: 1:20

Revised
No. Date Revised Notes

Rev. No. Date Issue Notes
A 08.01.12 000001-000120

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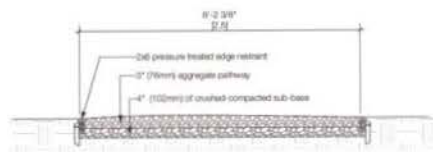
Project
The Orchard
16650-25A Surrey, BC

Drawing No.
Illustrative Concept Plan

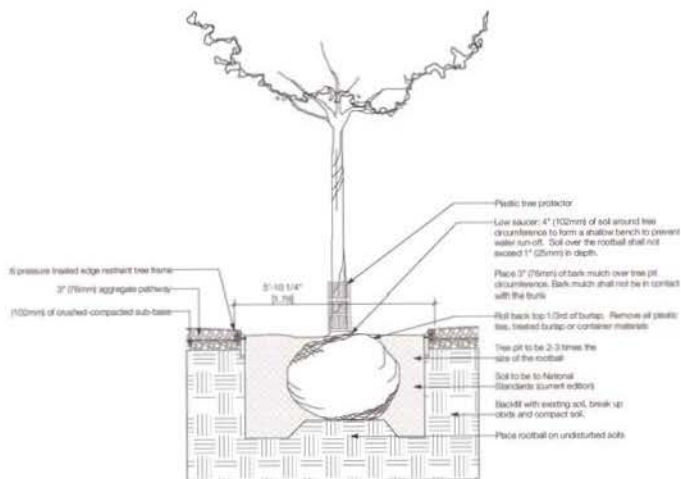
Legend

Project/Sheet	Project	
DT	DT	1/1/12
Client	Client	
DT	DT	
Scale	Scale	L7.2
20160428		4
		12

File Date: 08.01.12
20160428 Order Path: Greenway-Mulder-over



1 Crushed gravel path
Scale: 1:20



All tree pits should be dug by hand as underground services may exist near street tree locations.
Prune off broken and damaged branches. Do not remove leaves.

2 Tree planting within decomposed granite area
Scale: 1:20

Revisions

No. Date Revisions

Professional Seal

eta ENVIRONMENTAL ARCHITECTURE

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Project
The Orchard
16650-25A Surrey, BC

Drawing Title
Illustrative Concept Plan

Sheet

Sheet Number	Sheet
01	2 of 2
Scale	As Shown
Author	MM/ML
Drawn	MM/ML
Check	MM/ML
Date	17.3
Project Number	21160426
File Name	13

File Name
21160426-13
21160426-13 - Illustrative Concept Plan

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

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

DATE: **September 7, 2016** PROJECT FILE: **7816-0301-00**

RE: **Engineering Requirements
Location: 16650 25A Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONING & SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 10.0 m along 25A Avenue for ultimate 20.0 m road allowance;
- dedicate varying widths from 15.5 metres (west end) to 20.0 m (east end) along 25 Avenue for ultimate 20.0 m road allowance;
- dedicate 17.0 m along 166 Street for ultimate 34.0 m road allowance;
- dedicate 10.0 m along 167 Street for ultimate 14.5 m road allowance;
- dedicate 6.0 m along all lanes for ultimate 6.0 m road allowance;
- dedicate corner cuts at all road intersections, as required; and
- register 0.5m statutory right-of-ways along road frontages for inspection chambers and sidewalk maintenance, as required.

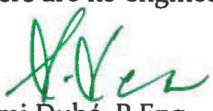
Works and Services

- construct 25A Avenue to local road standard;
- construct 25 Avenue to local road standard;
- construct 166 Street interim road with minimum 6.0 m pavement width, extruded asphalt curbs, interim streetlights, and CIL for removal of all interim works;
- construct ultimate 3.0 m concrete sidewalk along 166 Street;
- construct west side of 167 Street to flex road standard;
- construct lanes to residential standard;
- construct storm, sanitary, and water systems to service the proposed lots and frontage roads; and
- provide service connections to all lots (complete with inspection chambers/water meters).

A Servicing Agreement is required prior to Rezoning & Subdivision.

DEVELOPMENT PERMIT

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

for 
Rémi Dubé, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, August 10, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0301 00

SUMMARY

The proposed 50 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	17
Secondary Students:	8

September 2015 Enrolment/School Capacity

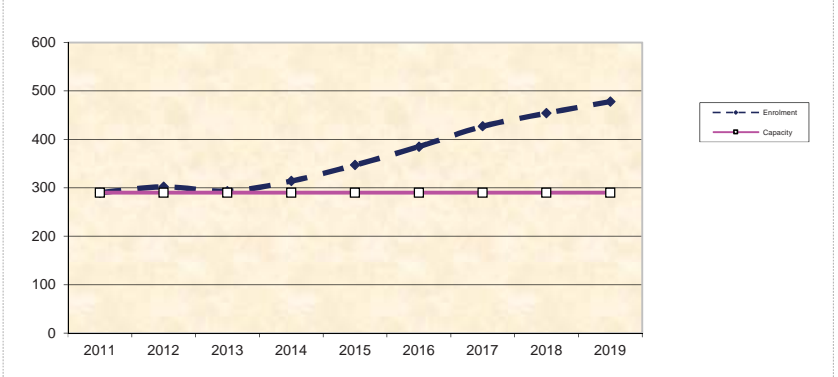
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

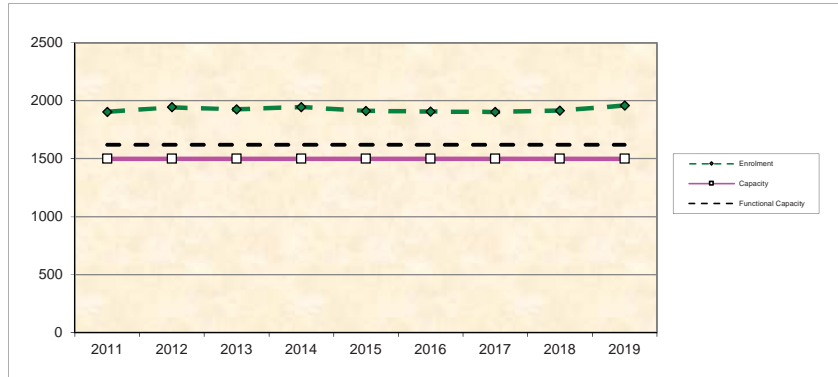
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 and Orchard Grove 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.

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.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	16550 – 25A Avenue Surrey BC
Address:	
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Qualified Tree Risk Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 44-on-site 7 city	13
Protected Trees to be Removed	13
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5	21
- All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	
Replacement Trees Proposed	30
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) =	-
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	-
Replacement Trees in Deficit	-

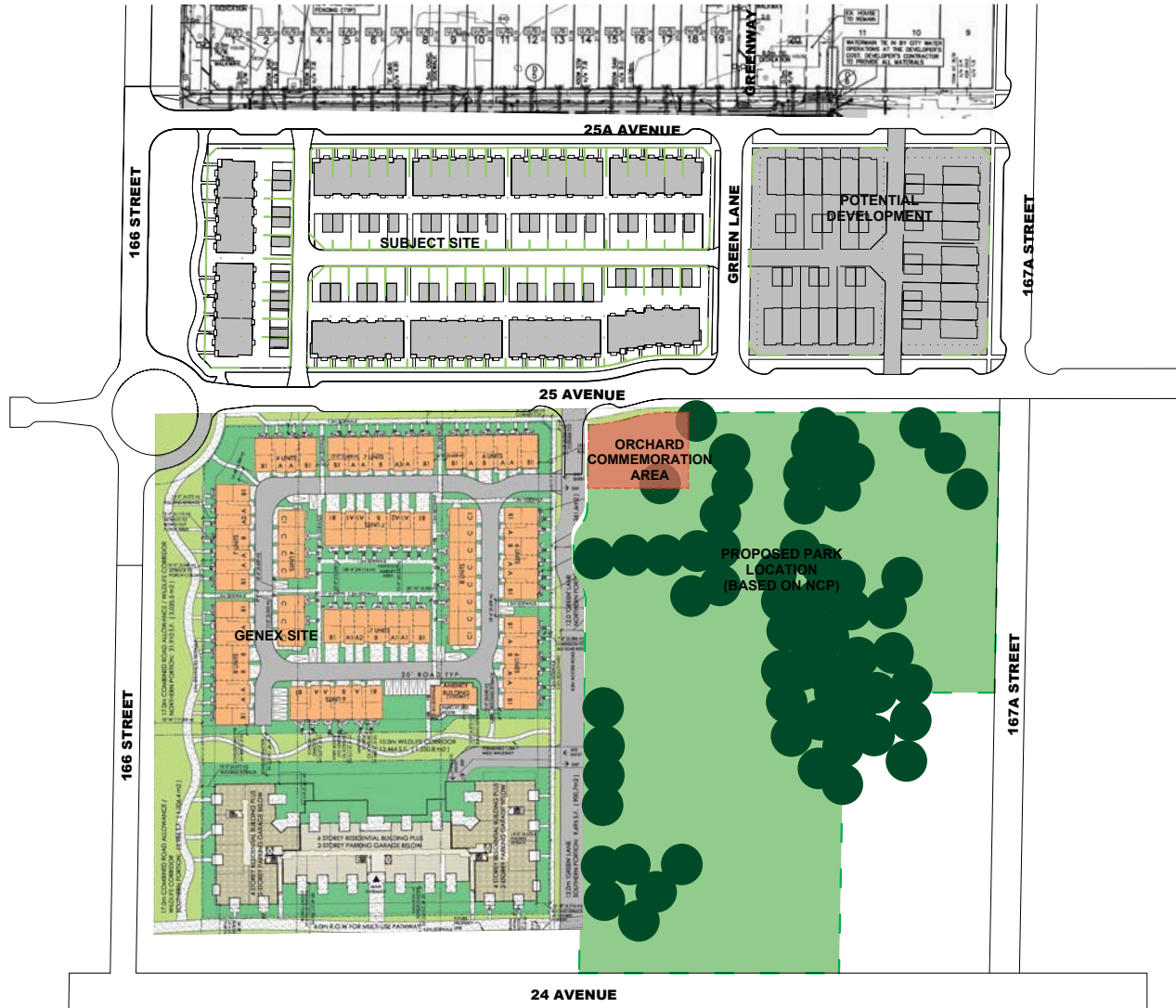
Summary prepared and
submitted by:



June 13, 2016

Arborist

Date



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	16-6-13	ISSUED FOR CP

Professional Seal

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Project
 The Orchard
 16650-25A Surrey, BC

Drawing Title
 Orchard Commemoration
 Context

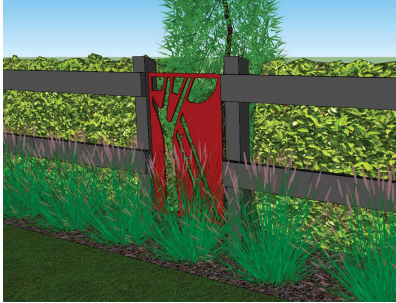
Legal

Project Manager	Project ID
DT	21615
Drawn By	Date
LH	
Checked By	Sheet No.
DT	L8_1
Date	of
2016/04/26	12

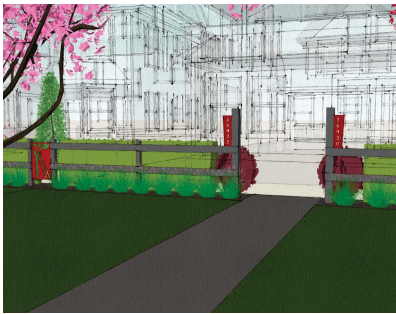
Plot Date:
 16-6-17
 21615 Orchard Park - Streetscape Master.vsw

Appendix VI

City of Surrey Concept Designs



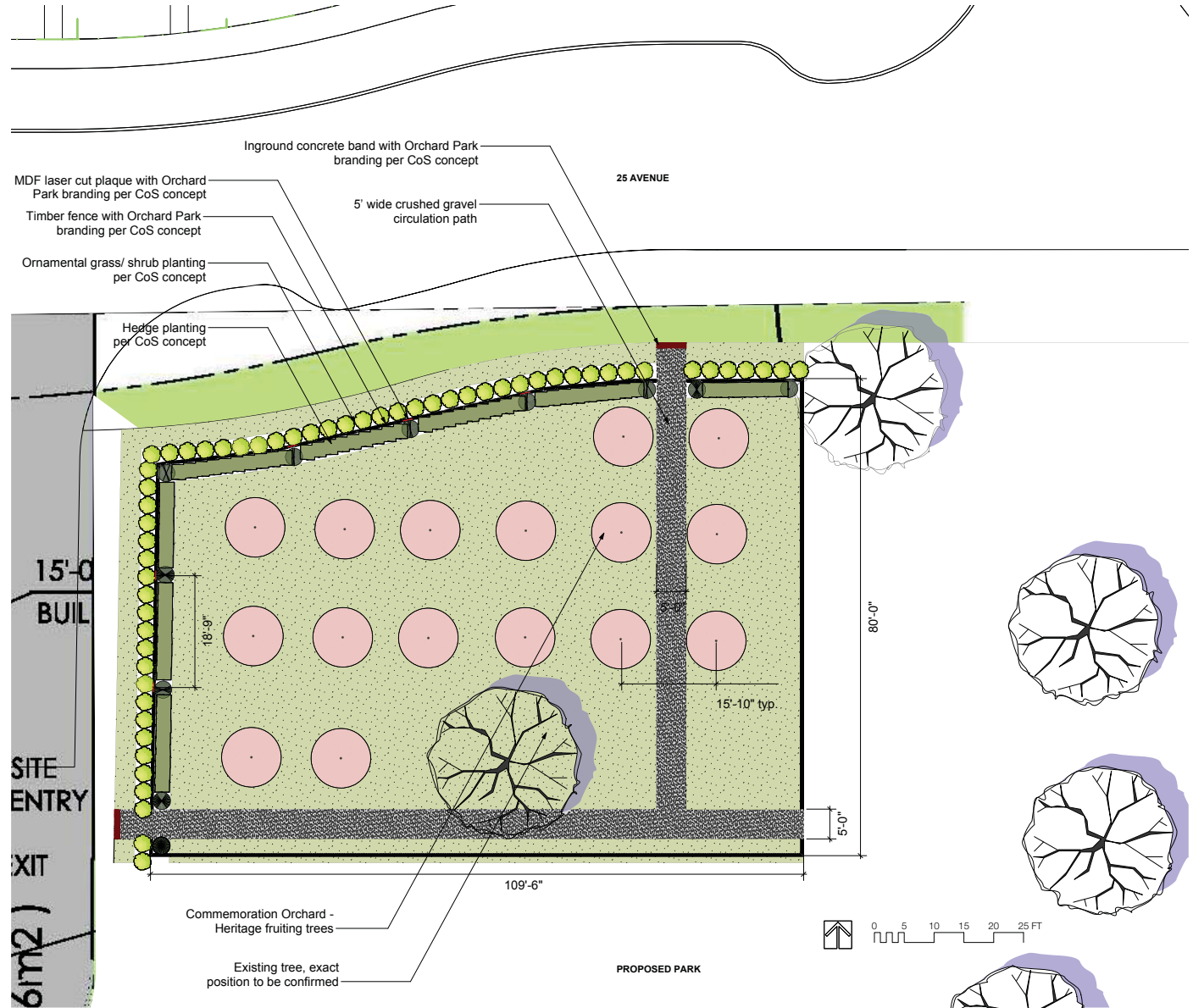
Timber Fence and Laser Cut Plaque



Gateway



In-Ground Concrete Band



Revision No.	Date	Revision Notes
A	16-6-13	ISSUED FOR CP

Issue No.	Date	Issue Notes
A	16-6-13	ISSUED FOR CP

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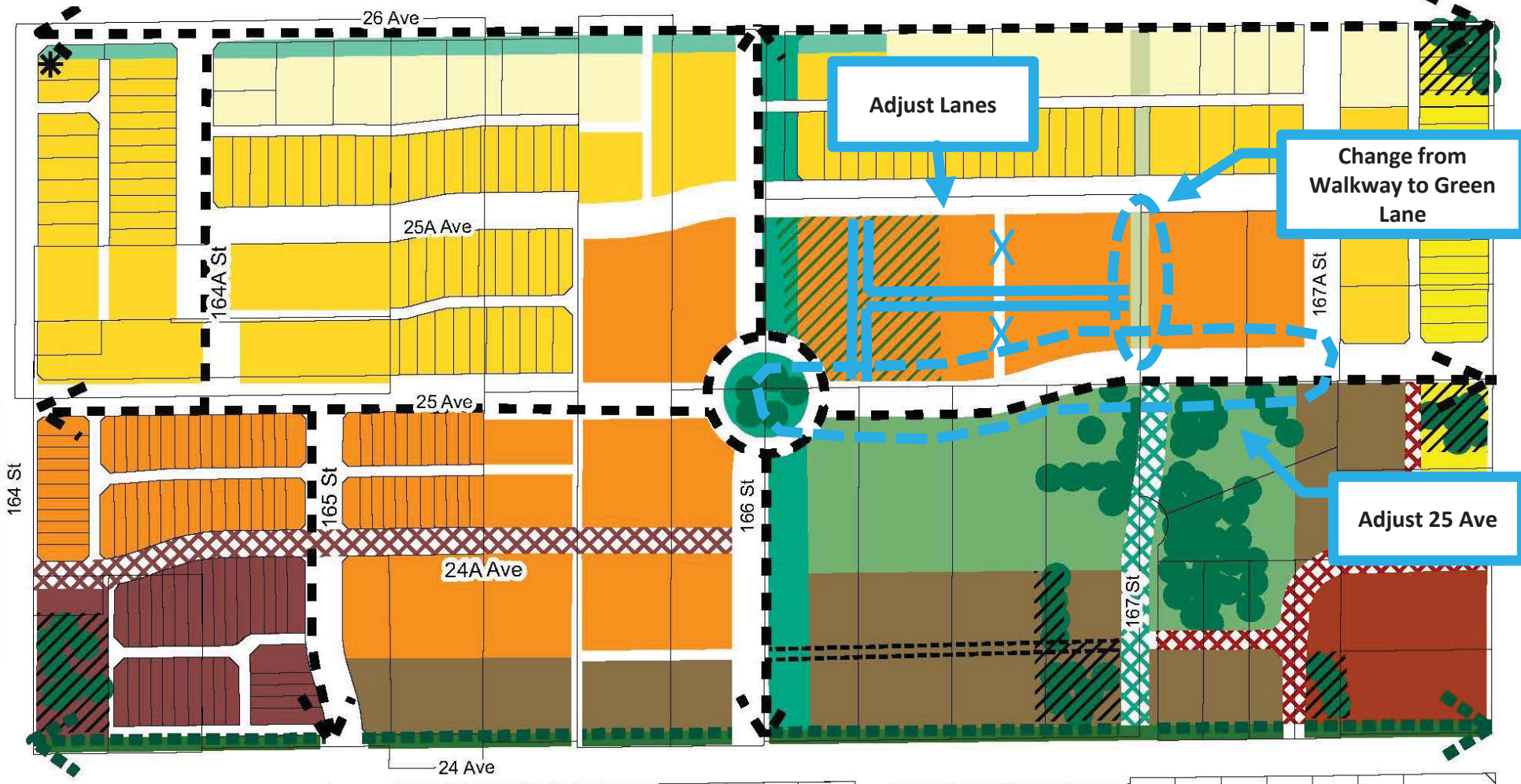
Project
The Orchard
16650-25A Surrey, BC

Drawing Title
Orchard Commemoration
Site Plan

Design/Drawn	Project No.
DT	21615
Check By	Date
LH	
Client/No.	Sheet No.
DT	L8.2
Date	Scale
2016/04/26	1:12

Plot Date:
16-6-17
21615 Orchard Park - Streetside Master view

Proposed Orchard Grove NCP Amendment



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

City of Surrey Planning & Development Department

Legend

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

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

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



CITY OF SURREY

BYLAW NO. _____

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

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

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-622-625
 Lot 17 Section 24 Township 1 Plan 28377 New Westminster District Legal Subdivision 1
 16650 - 25A Avenue
 (hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate attached *dwelling units* on *lots* contained in a *row housing building*, which are to be developed in accordance with a *comprehensive design*, and where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *row housing building* and customarily *accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *unit density* shall not exceed 57 *dwelling units* per hectare [23 u.p.a.]; and
 - (b) The maximum allowable floor area of the *dwelling unit* shall be 176 sq. m. [1,894 sq. ft.], excluding any *basement*, garage, carport, or *accessory buildings and structures*.

E. Lot Coverage

1. *Internal Lot* pursuant to Section K.2 of this Zone: The *lot coverage* shall not exceed 55%.
2. *End Lot* pursuant to Section K.2 of this Zone: The *lot coverage* shall not exceed 45%.
3. *Corner Lot* pursuant to Section K.2 of this Zone: The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Internal Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	-
<i>End Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	1.2 m. ^{4,5} [4 ft.]	-
<i>Corner Dwelling Unit</i>		3.5 m. ¹ [11.5 ft.]	12.5 m. [41 ft.]	0.0 m. [0 ft.]	2.7 m. ^{7,8} [9 ft.]
<i>Accessory Buildings and Structures</i>		- ²	0.5 m. ³ [1.64 ft.]	0.0 m. ⁶ [0 ft.]	1.2 m. ⁹ [4 ft.]

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

- ¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 metres [6.ft 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 metres [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- ² *Accessory buildings and structures* shall not be located in the *front yard setback* of the *principal building*.
- ³ *Accessory buildings and structures* exceeding 2.4 metres [8 ft.] in *building height* and any detached garage or carport regardless of the *building height* are not permitted within 6.0 metres [20 ft.] of the *principal building*.
- ⁴ A *side yard setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.
- ⁵ Where the *side yard* is adjacent to a lane, the *side yard setback* of the *principal building* may be reduced to a minimum of 0.6 metres [2 ft.] for projections to a maximum of 4.0 metres [13 ft.] in length.
- ⁶ The *side yard setback* of an *accessory building and structure* including a garage shall be increased to a minimum of 2.7 metres [9 ft.] on the opposite side of the *lot*.
- ⁷ The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 metres [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 metres [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard on flanking street* of a minimum of 1.2 metres [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- ⁸ The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 2.4 metres [8 ft.] for projections to a maximum of 4.0 metres [13 ft.] in length.
- ⁹ At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 metres [1 ft. 6 in.].

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 9.5 metres [31 ft.].

2. *Accessory buildings and structures*: The *building height* shall not exceed 3 metres [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5.0 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A *driveway* to the *lot* shall be permitted only from a rear lane.
3. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit* at the rear of the *lot*.
4. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport.
5. The floor area of the garage or carport shall not exceed 22 sq. metres [240 sq. ft.].
6. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at a minimum of 6 metres [20 ft.] from the rear wall of the *dwelling unit*; and
 - (b) The *driveway* width shall not exceed 6 metres [20 ft.].
7. Outside parking or storage of *campers*, boats or house *trailers* shall not be permitted.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq. m. [129 sq. ft.] in area.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

J. Special Regulations

No more than five *dwelling units* shall be attached in a row to one another within each *row housing building*.

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards:

	Lot Size	Lot Width	Lot Depth
<i>Internal Lot</i>	190 sq. m. [2,045 sq. ft.]	6.4 m. [21 ft.]	29.5 m. [96 ft.]
<i>End Lot</i>	245 sq. m. [2,637 sq. ft.]	7.6 m. [24 ft.]	29.5 m. [96 ft.]
<i>Corner Lot</i>	290 sq. m. [3,121 sq. ft.]	9.4 m. [30 ft.]	29.5 m. [96 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-23 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended and the Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-23 Zone.
8. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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

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

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

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

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

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

_____ MAYOR

_____ CLERK