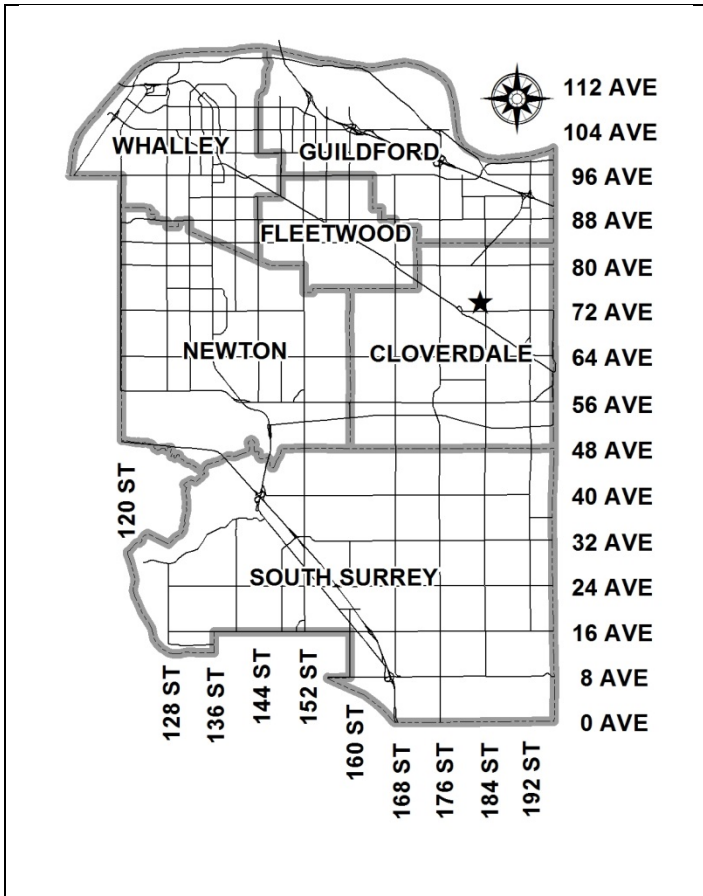


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0363-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **NCP Amendment** from Urban Residential (10+4 UPA bonus) to Townhouse Residential (22+5 UPA bonus)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

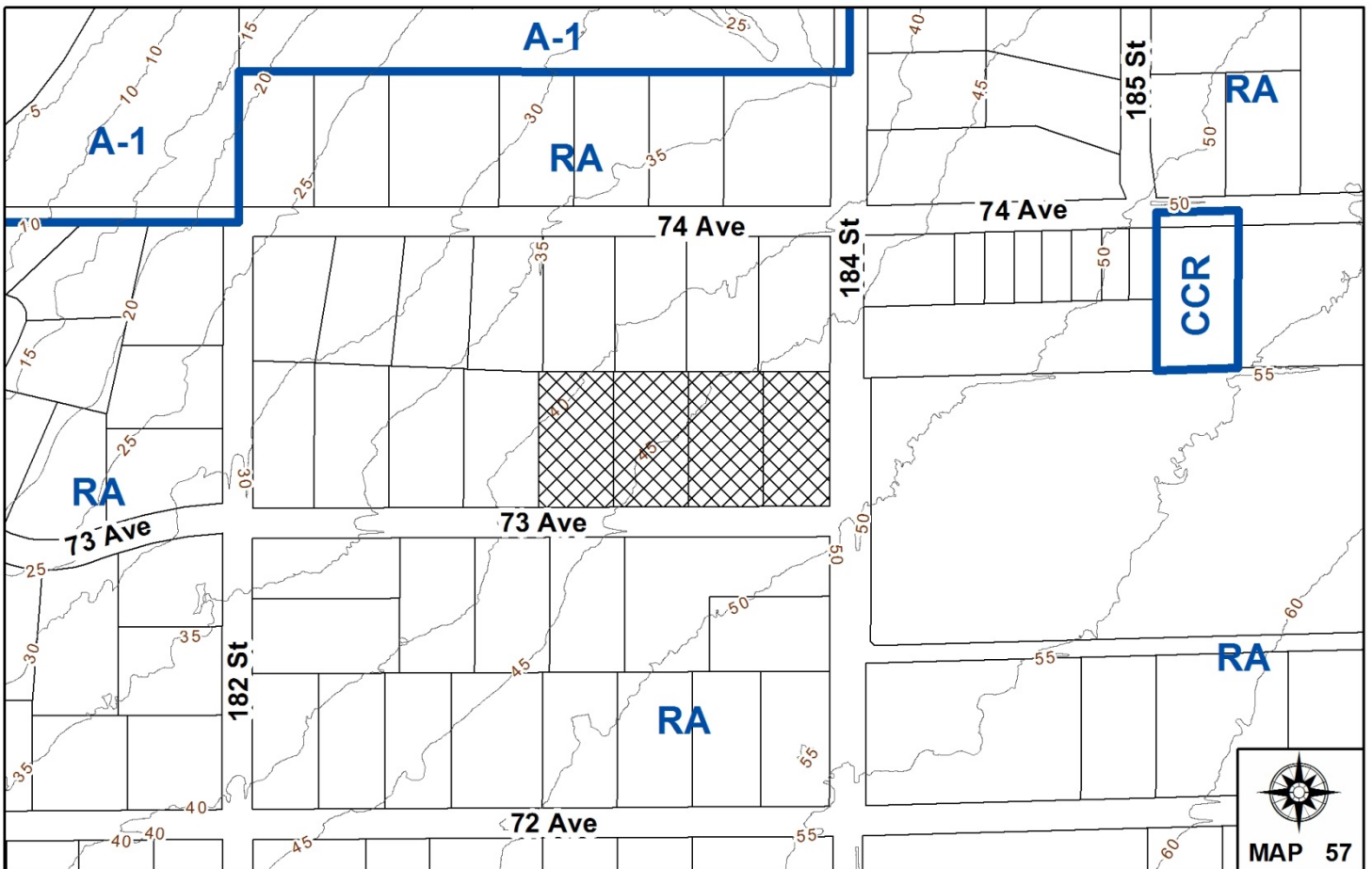
to permit the development of 95 townhouse units.

LOCATION: 7327 - 184 Street
 18365, 18343 and 18317 - 73 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential (10+4 UPA bonus)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the West Clayton Neighbourhood Concept Plan (NCP) from "Urban Residential (10+4 UPA bonus)" to "Townhouse Residential (22+5 UPA bonus)".
- Setback requirements of the RM-30 Zone are proposed to be reduced along all four lot lines.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Urban Residential (10+4 UPA bonus)" to "Townhouse Residential (22+5 UPA bonus)" will accommodate 95 townhouse units at a net density of 27 UPA. The subject site is within 800 metres of a future rapid transit station at 184 Street and Fraser Highway, which supports the Official Community Plan (OCP) goal of concentrating higher density residential development within the vicinity of planned future rapid transit on Fraser Highway. The site is also across the street (184 Street) from the Salish Secondary School.
- The proposed density and building form are appropriate for this part of West Clayton.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape along road frontages.
- The proposed townhouse built form accommodates opportunities for additional tree retention within outdoor amenity areas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 285 square metres (3,068 square feet) to 192 square metres (2,067 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0363-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0363-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, south, east and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the building face; and
 - (b) to reduce the minimum south and east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to the southeast corner of Building 15 only.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 184 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of Parks, Recreation and Culture;

- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) the applicant adequately address the impact of reduced indoor amenity space;
 - (k) the applicant adequately address the impact of the absence of programmable outdoor amenity area; and
 - (l) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban Residential (10+4 UPA bonus)" to "Townhouse Residential (22+5 UPA bonus)" and eliminate the on-site lane network when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**
 24 Elementary students at Clayton Elementary School
 12 Secondary students at Salish 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 2020.
- Surrey Fire Department: The Fire Department has no concerns.
- Parks, Recreation & Culture Parks has some concerns regarding functional programmable space due to outdoor space accommodating tree retention and passive space. Although not a requirement of the Zoning Bylaw, the applicant has volunteered a cash contribution of \$50,000 toward park upgrades for the future Neighbourhood Park to the west of the subject site in order to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing houses to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings on 1-acre lots.	Urban Residential (10+4 UPA Bonus) in NCP	RA
East (Across 184 Street):	Salish Secondary School	School in NCP	RA
South (Across 73 Avenue):	Single family dwellings on 1-acre lots.	Urban/Townhouse Flex in NCP	RA
West:	Single family dwelling on 1-acre lot.	Proposed Park in NCP	RA

DEVELOPMENT CONSIDERATIONSBackground & Context

- The 1.77-hectare (4.38-acre) subject site is comprised of four lots which are located at 73 Avenue and 184 Street in West Clayton. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The subject site is designated "Urban Residential (10+4 UPA Bonus)" in the West Clayton NCP.

Current Proposal

- The proposal includes an NCP amendment to redesignate the site from "Urban Residential (10+4 UPA Bonus)" to "Townhouse Residential (22+5 UPA bonus)", rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a Development Permit for Form and Character to permit the development of 95 townhouse units.
- The net density for the proposed development is 66 units per hectare (27 units per acre) with a floor area ratio (FAR) of 1.00, which meet the maximum unit density of 75 units per hectare (30 units per acre) and the maximum FAR of 1.00 permitted in the RM-30 Zone.
- The applicant also proposes a Development Variance Permit (DVP) to reduce the minimum building setbacks along all lot lines (see By-law Variances section).

Sensitive Ecosystems (Streamside Area) Development Permit Requirement

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. The document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and Zoning By-law No. 12000 to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures. These measures support the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams. The Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- The existence of the Class B ditch to the east of the site, across 184 Street, means the subject site is located within the Sensitive Ecosystem DPA.
- The applicant has demonstrated that the streamside setback area does not encroach onto the subject site and is entirely within the road right-of-way for 184 Street. Therefore, a Sensitive Ecosystem Development Permit is not required.

Road Dedication Requirements

- The applicant will be required to dedicate 2.8 metres (9 ft.) for the completion of the west side of 184 Street to the Arterial Standard.
- A 20-metre (66-ft.) wide east/west road right-of-way for the proposed 73A Avenue and a 20-metre (66-ft.) north/south road right-of-way for the proposed 183 Street are shown on the West Clayton NCP. These roads are to be constructed on the north and west property lines of the subject site. The development application must provide 11.5 metres (38 ft.) of these road right-of-ways in order to secure the half-road standards in the interim.
- The West Clayton NCP also shows east/west and north/south lanes on the subject site in order to facilitate the single family designation in the NCP. The applicant is proposing to eliminate the lane requirements since townhouses are proposed.

JUSTIFICATION FOR NCP AMENDMENT

- The subject site is located within the West Clayton Neighbourhood Concept Plan (NCP) area and is designated "Urban Residential (10+4 UPA Bonus)". The proposed amendment to the West Clayton NCP is to redesignate the site to "Townhouse Residential (22+5 UPA bonus)" (Appendix VI).

- The applicant is seeking an increase in density under the West Clayton NCP. The proposal is deemed to have merits for the following reasons:
 - The adjacent site to the south of the subject property is designated "Urban/Townhouse Flex" in the West Clayton NCP, which allows for either a mix of small lot single family detached residential units on urban lots at a maximum density of 14 units per acre or for ground-oriented townhouse units at a maximum density of 27 units per acre. There is an existing Development Application (No. 7916-0010-00) at Third Reading on this block, which is proposing a mix of RF and RF-13 lots at a net density of 8 units per acre. The proposed increase in density under the subject application is offset by the lower density flex option as proposed under Development Application No. 7916-0010-00;
 - The proposal will not create interface issues with the adjacent properties. The site to the west is designated as a future park in the West Clayton NCP, the site to the east is Salish Secondary School, and the properties to the north are designated for urban residential lots;
 - The proposed amendment will result in an increase to population and student yield, however these increases are partially offset by the reduction to the population and student yield resulting from Development Application 7916-0010-00; and
 - The proposed development is located within 800 metres (2,625 ft.) of a proposed future rapid transits station along Fraser Highway and supports the OCP vision to provide higher densities within walking distance of transit service. The site is also across the street (184 Street) of a secondary school.
 - The townhouse form allows for greater tree retention within outdoor amenity spaces.
- The proposed density is not considered to be precedent setting. Future development proposals requesting a higher density than that prescribed in the West Clayton NCP will be considered on a case-by-case basis, and evaluated carefully on the basis of their consistency with the vision and guiding principles of the West Clayton NCP.

PRE-NOTIFICATION

Pre-notification letters were sent on November 9, 2017, and the Development Proposal Signs were installed on May 23, 2018. Staff received 5 responses from neighbouring residents including from the Cloverdale Community Association (*staff comments in italics*):

- The Cloverdale Community Association (CCA) submitted a letter dated February 4, 2018. The CCA has requested that staff ensure that all roads in the neighbourhood are able to accommodate sidewalks, trees and boulevards, and parking on both sides. The CCA has also requested that all proposed units have double car side-by-side garages.

(184 Street is classified as an arterial road and will not provide on-street parking. All other roads will ultimately provide on-street parking on both sides of the road. Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.

All proposed units have side-by-side double car garages. No tandem garages are proposed.)

- The increase in density should not be supported since it will bring traffic and parking problems to the neighbourhood.

(The proposed number of parking spaces on the subject site meets the minimum parking requirements as per the Zoning By-law. The proposed development is not expected to generate a significant impact on traffic flows in the area above that originally forecasted in the NCP.)

- The increase in density should not be supported since it will lead to over-crowding at the local schools.

(The school catchment area for the subject site is Clayton Elementary School and Salish Secondary School. According to the Surrey School District (see Appendix IV), Clayton Elementary is currently operating above capacity and Salish Secondary School is scheduled to open in September 2018.

To meet the increasing demand for student enrollment space in this area, the District is currently in design and construction for two new elementary schools which are targeted to open in September 2020.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the District is requesting a site expansion with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024.)

- One respondent requested to see the proposed layout but did not have any comments.

(Staff provided the proposed layout.)

- One respondent expressed concern that they did not receive the pre-notification letter for the subject proposal.

(Staff advised that pre-notification letters are mailed out to property owners within 100 metres of the subject site and that their property falls outside of the 100-metre area.)

DESIGN PROPOSAL

- The proposed 95-unit townhouse project consists of sixteen (16), three-storey buildings with garages accessed internally at grade.
- The townhouse units range in size from 138 square metres (1,482 sq.ft.) to 155 square metres (1,670 sq.ft.) and are comprised entirely of 3-bedroom units.
- Each of the 95 townhouse units will contain an attached double car, side-by-side garage. No tandem garage units are proposed.
- The proposed building materials include horizontal hardie-plank siding and hardie panel siding in light grey and green.

- Each unit will have a small rear private patio and front yard space.
- A pad-mounted transformer (PMT) box is proposed to be located adjacent to visitor parking and open space. The PMT will be screened by landscaping.

Vehicle Access and Parking

- Two vehicle accesses to the subject site are via 73 Avenue to the south and the future 73A Avenue to the north. No direct vehicle access is permitted to 184 Street.
- The proposed townhouse development includes a total of 209 parking spaces, consisting of 190 resident parking spaces in 95 double car, side-by-side garages, as well as 19 visitor parking spaces, which comply with the parking requirements of the Surrey Zoning By-law. All visitor parking spaces will be delineated by decorative permeable pavers.

Indoor Amenity Space

- The proposed 2-level indoor amenity space is located between Building 1 and Building 16. The space incorporates washrooms and a kitchen and can be programmed in a variety of ways to meet the needs of the residents. The second level also incorporates two (2) guest suites.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for indoor amenity space, the proposed development requires 285 square metres (3,068 square feet) of indoor amenity space. The amount of indoor amenity space proposed is 192 square metres (2,067 sq.ft.), resulting in a shortfall of 93 square metres (1,001 sq. ft.). The applicant contends that the proposed indoor amenity space is functional and programmable and has agreed to provide cash-in-lieu compensation to mitigate the reduction of indoor amenity space in accordance with Council policy.

Outdoor Amenity Space

- There are two separate outdoor amenity spaces in the development. One amenity space provides 162 square meters (1,744 sq. ft.) adjacent to the indoor amenity building. The other provides 156 square metres (1,674 sq. ft.) adjacent to the site entry on 73 Avenue.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development requires 285 square metres (3,068 square feet) of outdoor amenity space. The proposed 371 square metres (3,994 sq. ft.) of outdoor amenity space exceeds the By-law requirement.
- The outdoor amenity area contains six trees proposed for retention. There is minimal space within the tree protection zones to install programmable outdoor amenity features. The space will, therefore, be primarily passive. Although not a requirement of the Zoning By-law No. 12000, in order to compensate for the lack of programmable outdoor amenity area, the applicant has volunteered a contribution of \$50,000.00 towards local park improvements. This contribution will be a condition of final adoption.

TREES

- Kristian Short, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	4	4	0
Beaked Hazelnut	3	3	0
Bitter Cherry	1	1	0
Black Locust	1	1	0
Black Walnut	2	2	0
Cherry sp.	9	8	1
Chestnut	1	1	0
English Oak	2	1	1
European Beech	2	1	1
Horsechestnut	1	1	0
Lombardy Poplar	7	7	0
Mountain Ash	1	1	0
Norway Maple	4	1	3
Pin Oak	1	1	0
Plum	1	1	0
Portuguese Laurel	3	3	0
Purple Plum	2	2	0
Red Maple	1	1	0
Silver Maple	1	1	0
Sycamore Maple	2	2	0
Trembling Aspen	1	1	0
Weeping Willow	4	4	0
Western Catalpa	1	1	0
Coniferous Trees			
Atlas Cedar	1	0	1
Black Pine	1	1	0
Dawn redwood	1	1	0
Deodar Cedar	1	1	0
Douglas-fir	3	3	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Shorepine	2	2	0
Western redcedar	18	18	0
Total (excluding Alder and Cottonwood Trees)	84	77	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		70	

Total Retained and Replacement Trees	77
Contribution to the Green City Fund	\$33,600

- The Arborist Assessment states that there are a total of 84 mature trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that seven (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.
- Tree 56-998 is proposed to be retained in coordination with the future upgrades for 184 Street. Walkways and services will need to be located outside of the critical root zone of the retained tree.
- 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 154 replacement trees on the site. The applicant is proposing 70 replacement trees on site and the deficit of 84 replacement trees will require a cash-in-lieu payment of \$33,600, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on all street frontages. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 77 trees are proposed to be retained or replaced on the site with a contribution of \$33,600 to the Green City Fund.

Landscaping

- The landscape plan shows a total of 70 trees to be planted throughout the subject site including Lilac, Red Flowering Dogwood and Paperback Maple.
- A significant number of shrubs and ground cover species are proposed throughout the subject site, including azaleas, boxwood, hydrangea, laurel, fern and hostas.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 28, 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"> • The site is located within the West Clayton Neighbourhood Concept Plan (NCP) area. • The applicant is proposing an NCP amendment to increase the

	permitted density up to 27 UPA.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape. The project will diversify the housing stock and provide additional options for future home buyers in this area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Seventy (70) replacement trees will be planted in addition to a variety of shrubs.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site intensification is within 800 metres of a future rapid transit station on Fraser Highway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Reduced setbacks and unit orientation encourage "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> No green rating or certification is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> A Development Proposal Sign was installed and pre-notification letters were sent.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north, south, east and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the building face; and
- To reduce the south and east yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to the southeast corner of Building 15.

Applicant's Reasons:

- The proposed building setback reductions along the streets will provide more interaction between the public and private realms.
- The proposed setback relaxations along the streets will also provide more "eyes and ears on the street", which is a good urban form from a Crime Prevention Through Environmental Design (CPTED) perspective.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all lot lines.
- The reduced setbacks along all lot lines for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape along the streets.

- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7916-0363-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Barnett Dembek Architects Inc., dated June 21, 2018.
- Complete Set of Landscape Plans prepared by C. Kavolinas & Associates Inc., dated May 29, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

LM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.77 hectares
Road Widening area		0.34 hectare
Undevelopable area		
Net Total		1.43 hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	45%
Paved & Hard Surfaced Areas		28%
Total Site Coverage		73%
SETBACKS (in metres)		
North	7.5 metres	4.5 metres to the building face
East	7.5 metres	4.5 metres to the building face
South	7.5 metres	4.5 metres to the building face
West	7.5 metres	4.5 metres to the building face
BUILDING HEIGHT (in metres/storeys)		
Principal	13 metres	13 metres
Accessory	11 metres	
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +		95
Total		95
FLOOR AREA: Residential		14,233 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		14,233 sq.m.

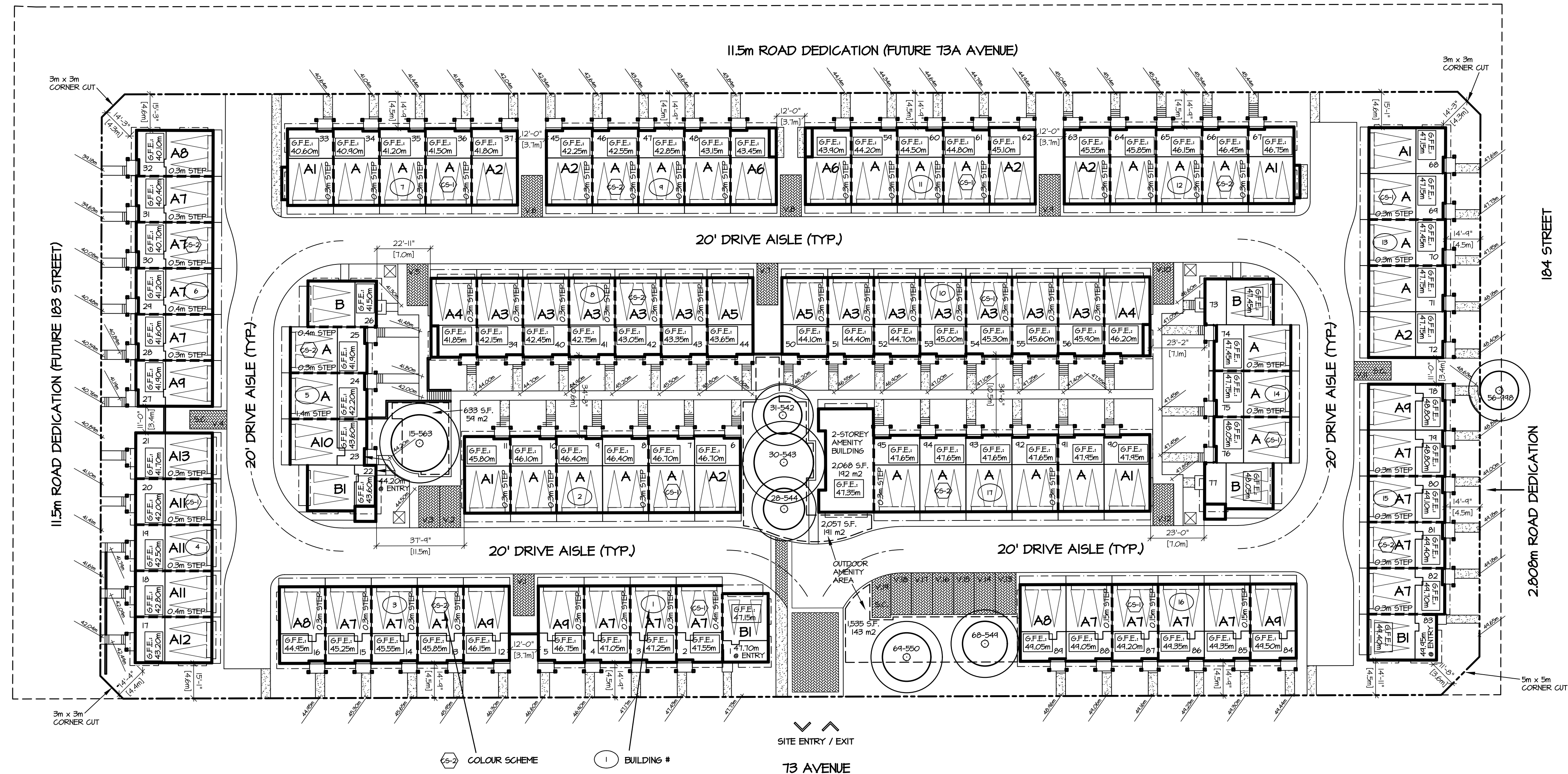
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	66 UPH (27 UPA)
FAR (gross)		
FAR (net)	1.00	1.00
AMENITY SPACE (area in square metres)		
Indoor	285 sq.m.	192 sq.m.
Outdoor	285 sq.m.	371 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	190	190
Residential Visitors	19	19
Institutional		N/A
Total Number of Parking Spaces	209	209
Number of accessible stalls		N/A
Number of small cars		N/A
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

SITE AREA:
 GROSS: 190,844 S.F. 4.381 ACRES 17,730 m²
 ROAD DEDICATION: 36,673 S.F. 0.842 ACRES 3,407 m²
 NET: 154,171 S.F. 3.539 ACRES 14,323 m²

DENSITY: 27 U.P.A. (45 UNITS)

F.A.R.: 1.0 U.P.A. (150,301 S.F.)

SITE COVERAGE: 45% U.P.A. (10,023 S.F.)

PARKING:
 REQUIRED:
 45 UNITS x 2 SPACES (RESIDENTIAL) = 190 SPACES
 45 UNITS x 0.2 SPACES (VISITOR) = 19.0 SPACES
 TOTAL: 209.0 SPACES

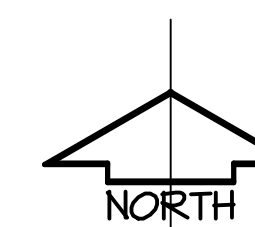
PROVIDED:
 RESIDENTIAL: 190 SPACES
 VISITOR: 19 SPACES
 TOTAL: 209 SPACES

TANDEM PARKING: 0 TANDEM PARKING UNITS (0%)

AMENITY AREA:
 INDOOR: REQUIRED: 3.0 m² x 45 UNITS = 285 m²
 PROVIDED: 192 m²
 OUTDOOR: REQUIRED: 3.0 m² x 45 UNITS = 285 m²
 PROVIDED: 393 m²

UNIT BREAKDOWN:

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A'	3 BEDROOMS	1,609 S.F.	29	46,661 S.F.
UNIT 'A1'	3 BEDROOMS	1,670 S.F.	5	8,350 S.F.
UNIT 'A2'	3 BEDROOMS	1,632 S.F.	6	9,792 S.F.
UNIT 'A3'	3 BEDROOMS	1,626 S.F.	11	17,886 S.F.
UNIT 'A4'	3 BEDROOMS	1,618 S.F.	2	3,236 S.F.
UNIT 'A5'	3 BEDROOMS	1,639 S.F.	2	3,278 S.F.
UNIT 'A6'	3 BEDROOMS	1,540 S.F.	2	3,080 S.F.
UNIT 'A7'	3 BEDROOMS	1,605 S.F.	18	28,890 S.F.
UNIT 'A8'	3 BEDROOMS	1,656 S.F.	3	4,968 S.F.
UNIT 'A9'	3 BEDROOMS	1,618 S.F.	5	8,090 S.F.
UNIT 'A10'	3 BEDROOMS	1,549 S.F.	1	1,606 S.F.
UNIT 'A11'	3 BEDROOMS	1,626 S.F.	3	4,878 S.F.
UNIT 'A12'	3 BEDROOMS	1,676 S.F.	1	1,676 S.F.
UNIT 'A13'	3 BEDROOMS	1,639 S.F.	1	1,639 S.F.
UNIT 'B'	3 BEDROOMS	1,482 S.F.	3	4,446 S.F.
UNIT 'B1'	3 BEDROOMS	1,471 S.F.	3	4,413 S.F.
			45	153,007 S.F.



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

ISSUED FOR	BY	DATE	ISSUE	REV. NO.	DATE	DESCRIPTION

DESIGN :	L.F.B.
DRAWN :	
DATE :	June 21 19
SCALE :	1" = 30'-0"

CLIENT : 66 METRO HOLDINGS LTD.
 PROJECT : TOWNHOUSE DEVELOPMENT
 73 AVENUE & 184 STREET
 SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17027	AC-1.1

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ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DRN	DATE

DESIGN :	DRAWN :	DATE :	SCALE :
L.F.B.		June 21 19	1/16" = 1'-0"

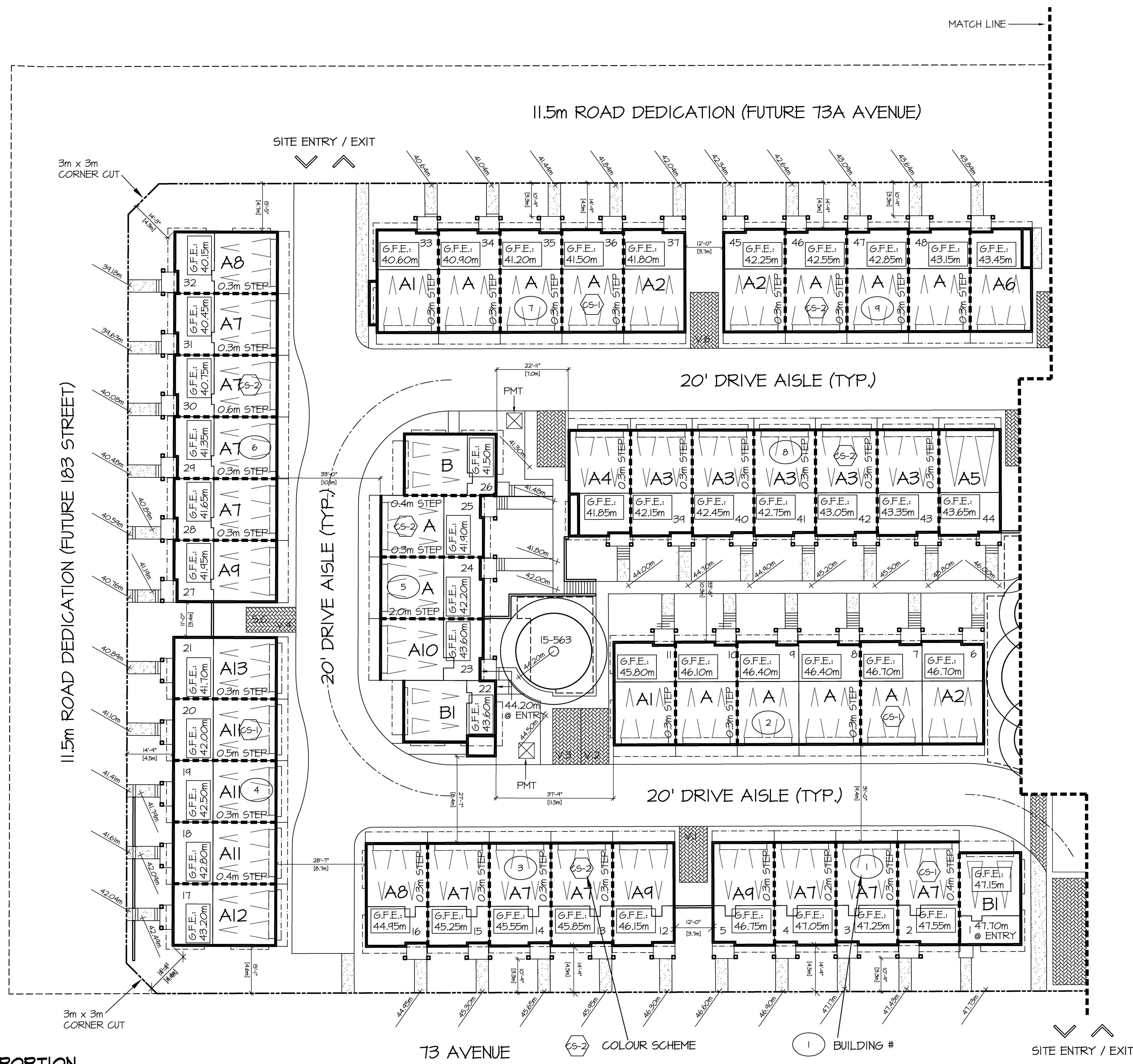
CLIENT :	66 METRO HOLDINGS LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT 73 AVENUE & 184 STREET
SHEET CONTENTS :	SITE PLAN - WEST PORTION DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17027	AC-12



SITE PLAN - WEST PORTION
SCALE: 1" = 30'-0"

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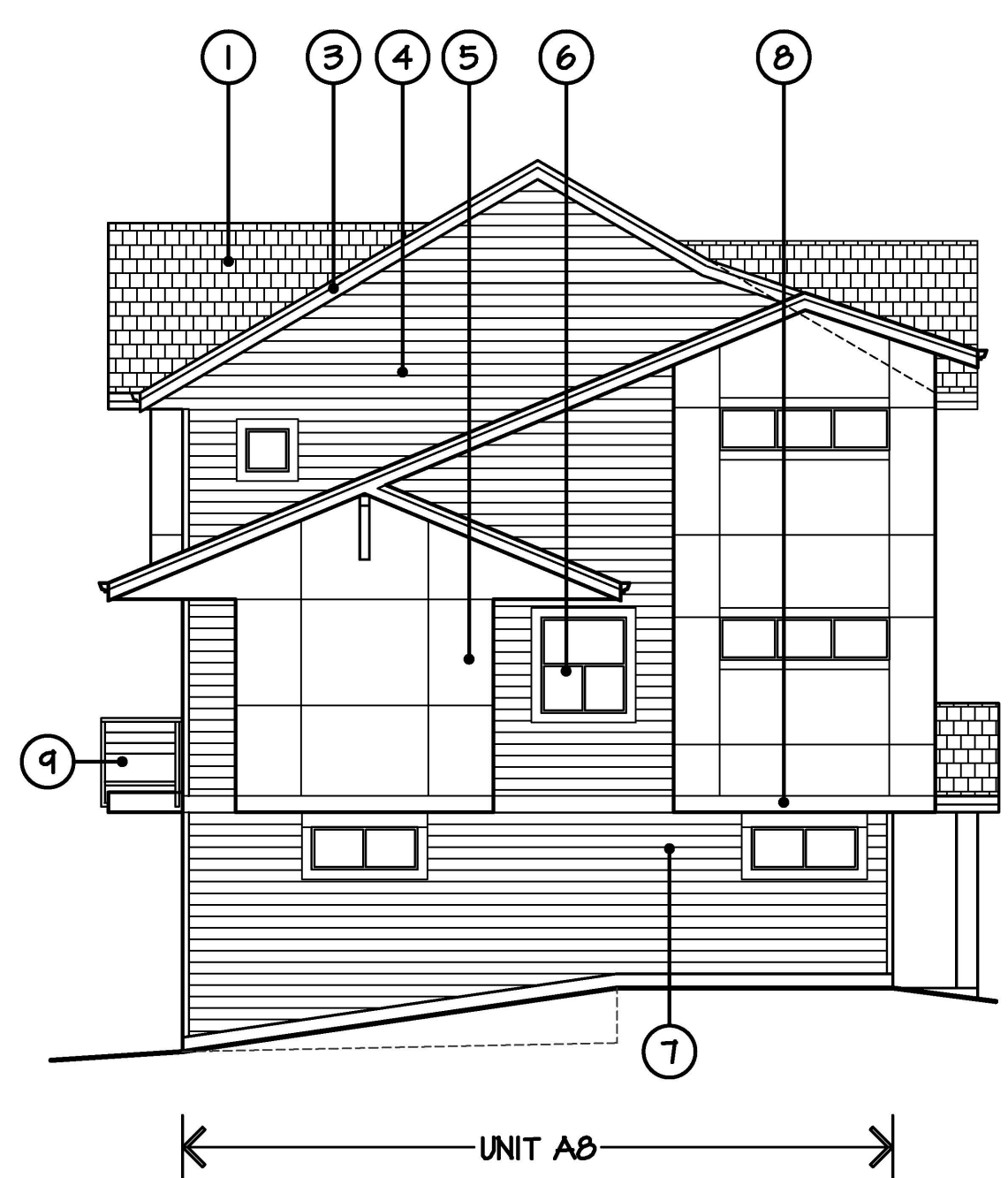
ISSUED FOR	BY	DATE	ISSUE	REV	DATE	BY	DATE



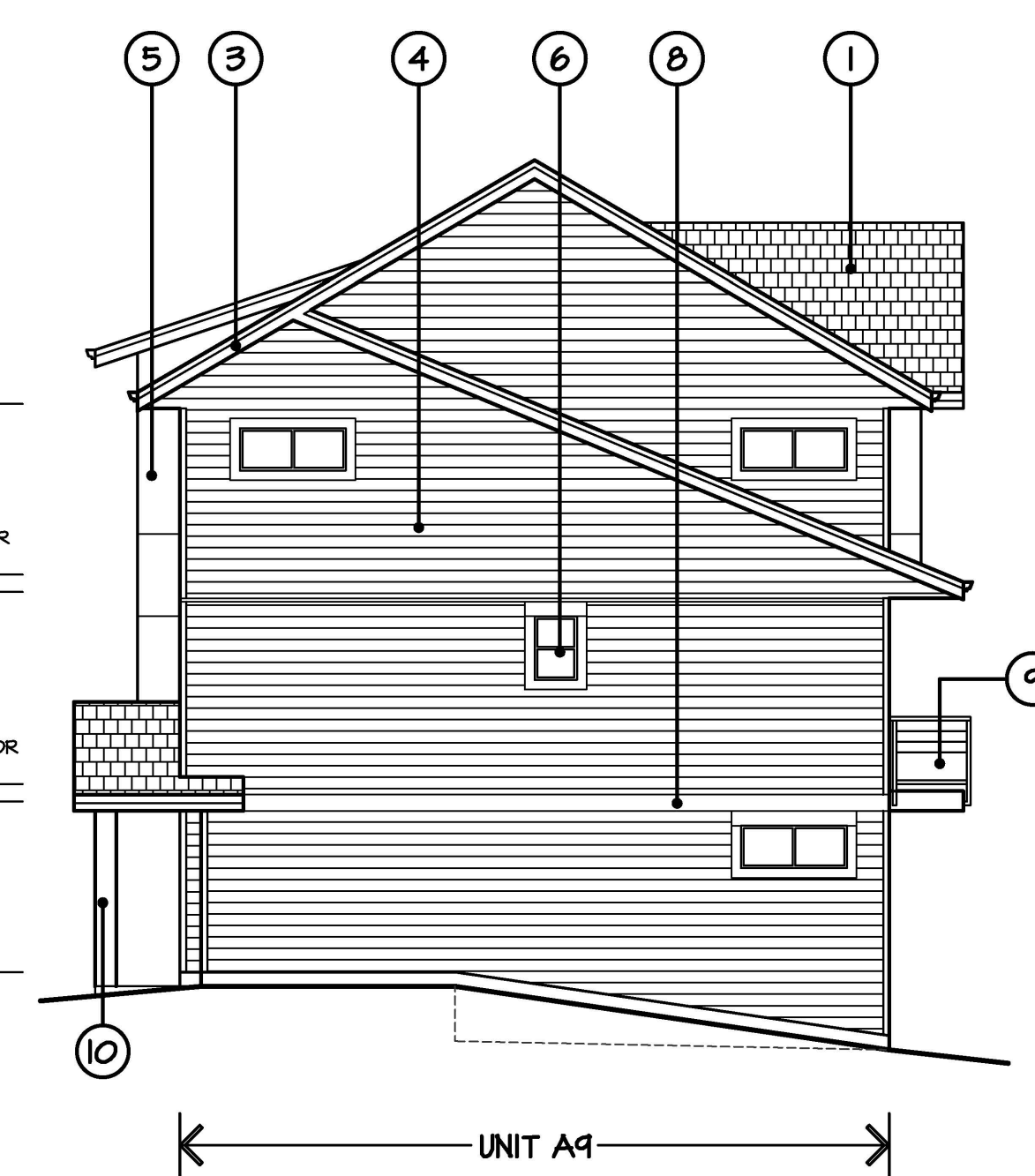
SOUTH ELEVATION BUILDINGS 3 & 16
SCALE: 1/8" = 1'-0"
WEST ELEVATION BUILDING 6

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 TRIM ON 2X10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING
- ⑥ VINYL FRAMED WINDOWS W/ 1X6 TRIM
- ⑦ DECORATIVE KNEE BRACE
- ⑧ HORIZONTAL 2X10 TRIM
- ⑨ 3'-6" HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑩ BUILT-UP 12X12 WOOD POST



WEST ELEVATION BUILDINGS 3 & 16
SCALE: 1/8" = 1'-0"
NORTH ELEVATION BUILDING 6



EAST ELEVATION BUILDINGS 3 & 16
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION BUILDING 6



NORTH ELEVATION BUILDINGS 3 & 16
SCALE: 1/8" = 1'-0"
EAST ELEVATION BUILDING 6

TYPICAL ELEVATIONS
BUILDINGS 3, 6 & 16

DESIGN :	L.F.B.
DRAWN :	
DATE :	June 21 19
SCALE :	1/8" = 1'-0"
CLIENT :	66 METRO HOLDINGS LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT 73 AVENUE # 104 STREET
SHEET CONTENTS :	TYPICAL ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.3
17027	REV. NO.

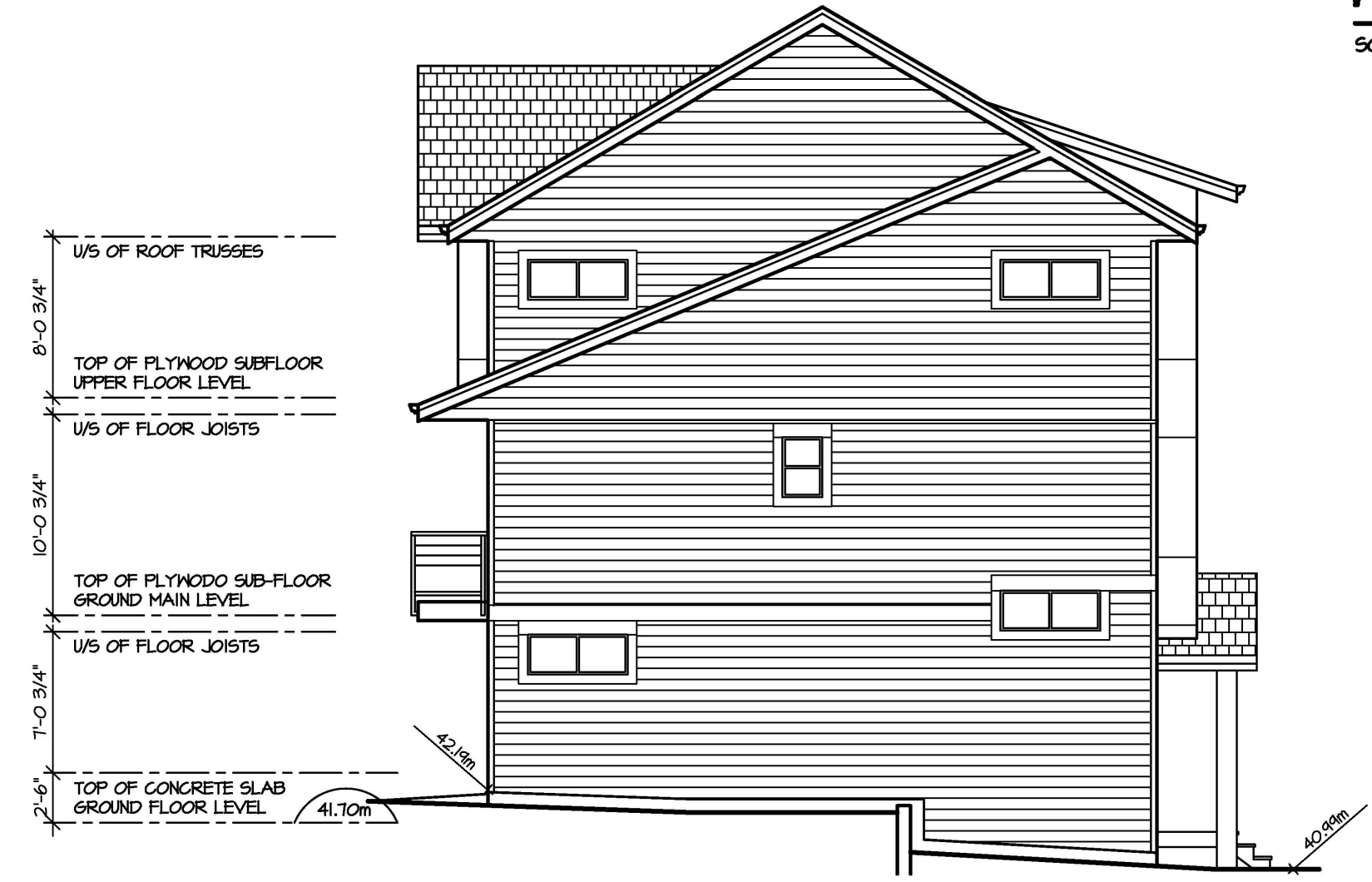
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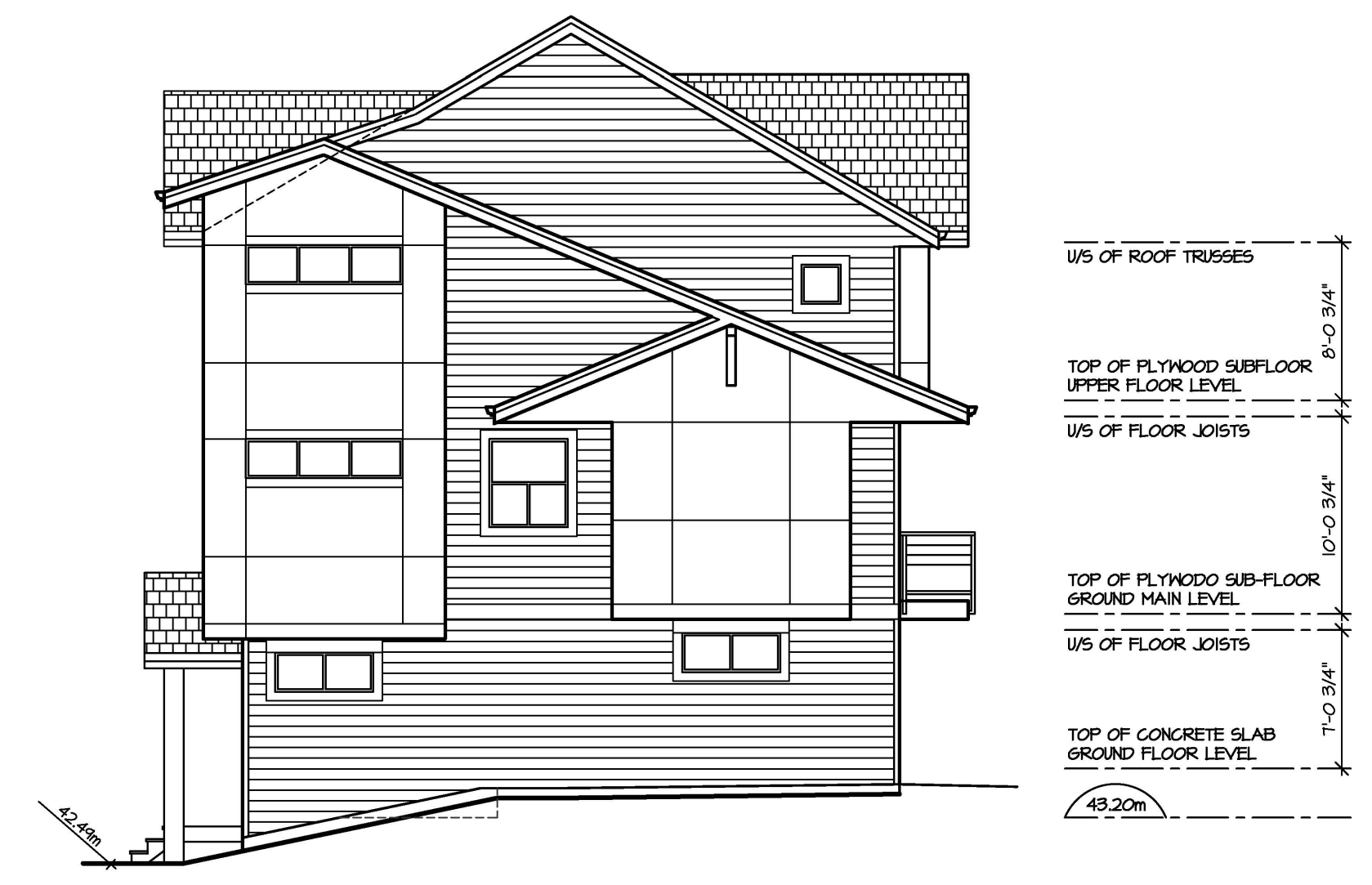
WEST ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"
103rd STREET

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 TRIM ON 2X10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING
- ⑥ VINYL FRAMED WINDOWS W/ 1X6 TRIM
- ⑦ DECORATIVE KNEE BRACE
- ⑧ HORIZONTAL 2X10 TRIM
- ⑨ 3'-6" HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑩ BUILT-UP 12X12 WOOD POST



NORTH ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"
13rd AVE



EAST ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"

TYPICAL ELEVATIONS
BUILDING 4

ISSUED FOR	BY	DATE	ISSUE	NO.	DATE	NO.	DATE	NO.

DESIGN :	CLIENT :
L.F.B.	66 METRO HOLDINGS LTD.
DRWN :	PROJECT :
DATE :	TOWNHOUSE DEVELOPMENT
SCALE :	73 AVENUE & 104 STREET
1/8" = 1'-0"	SHEET CONTENTS :
	TYPICAL ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.4
17027	REV. NO.

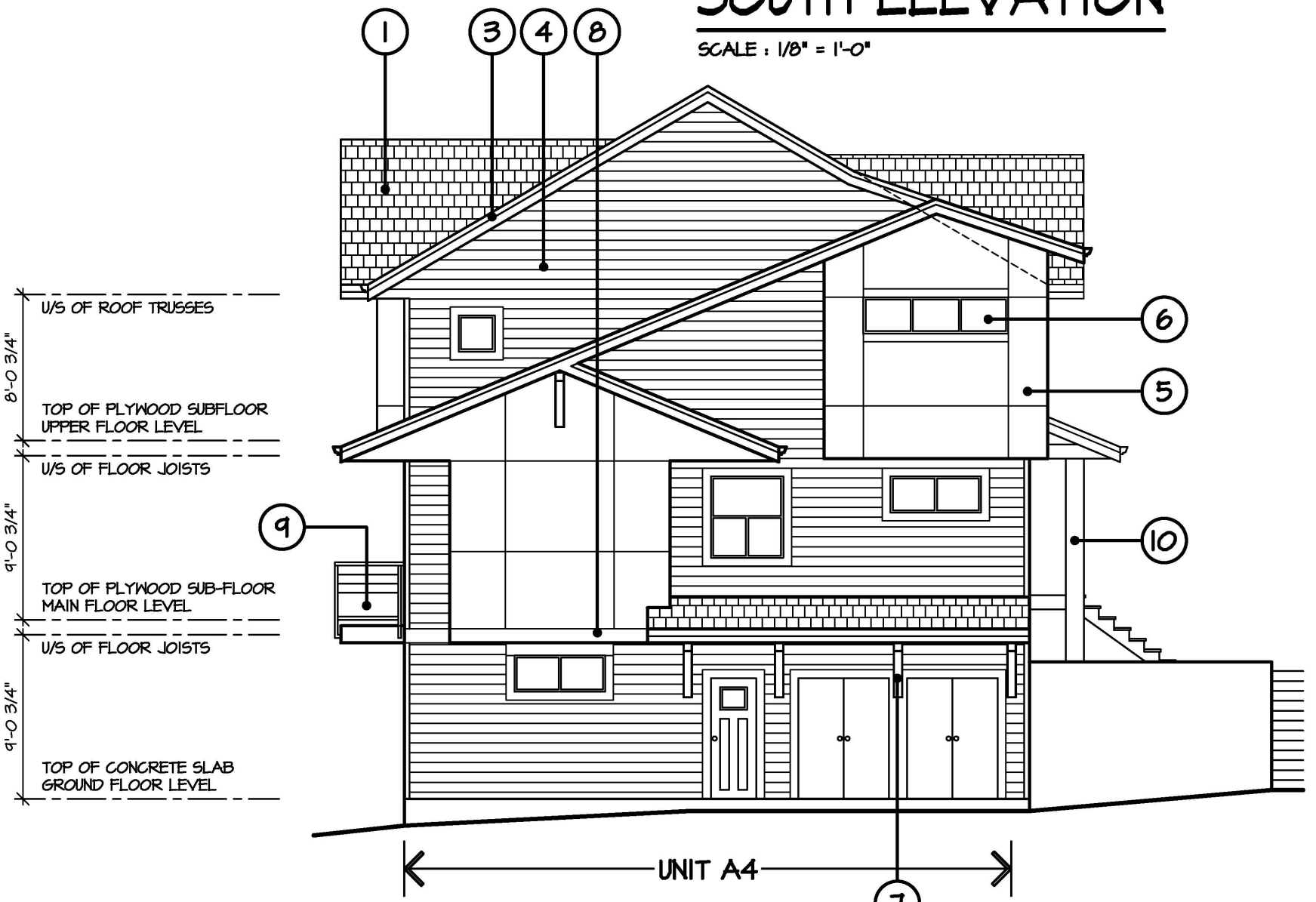
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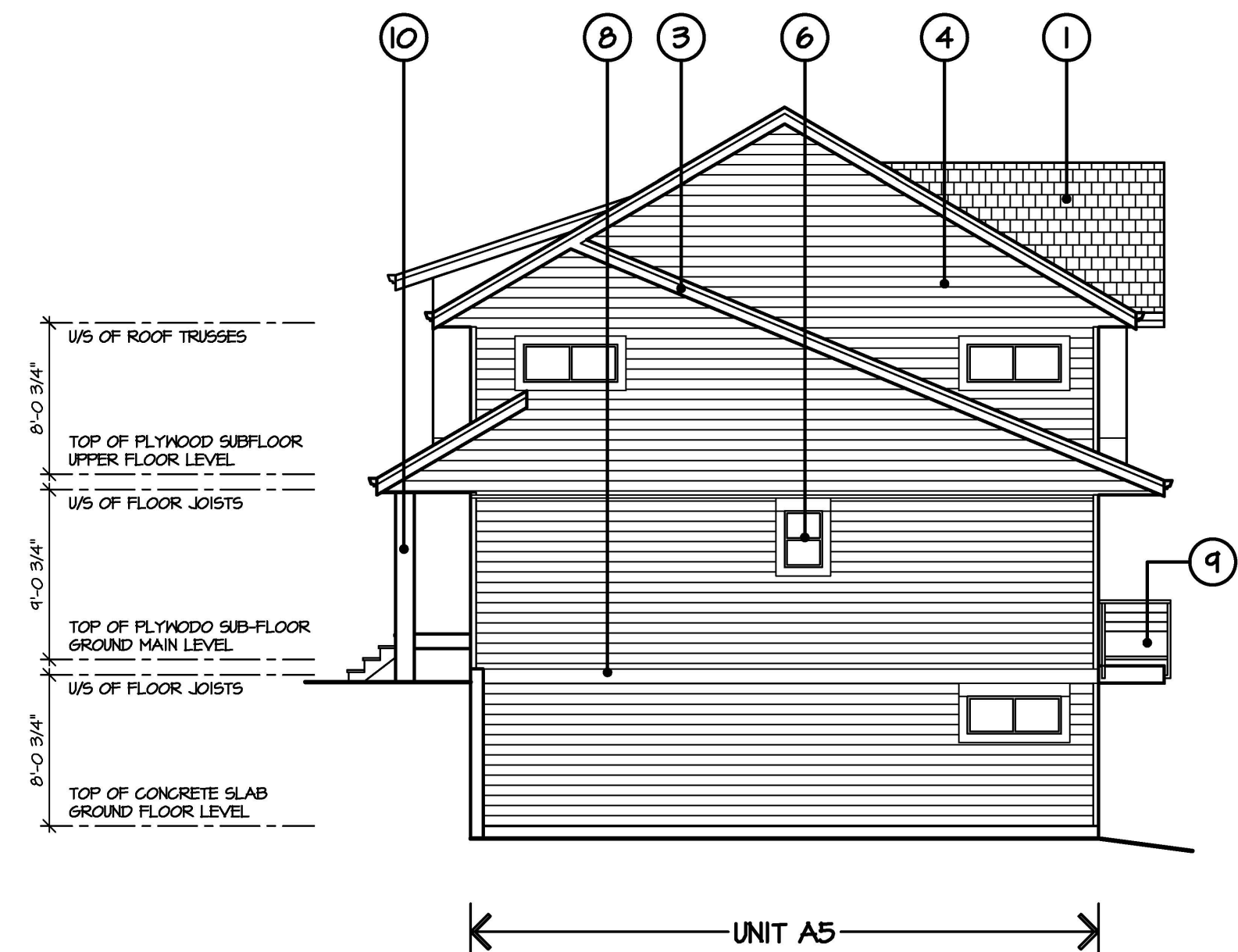
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 TRIM ON 2X10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING
- ⑥ VINYL FRAMED WINDOWS W/ 1X6 TRIM
- ⑦ DECORATIVE KNEE BRACE
- ⑧ HORIZONTAL 2X10 TRIM
- ⑨ 3'-6" HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑩ BUILT-UP 12X12 WOOD POST



WEST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0" EAST ELEVATION BUILDING 10 (MIRRORED)



EAST ELEVATION BUILDING B
SCALE: 1/8" = 1'-0" WEST ELEVATION BUILDING 10 (MIRRORED)



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

TYPICAL ELEVATIONS
BUILDINGS B & 10

ISSUED FOR	BY	DATE	ISSUE	REV'D	DATE	REV'D	DATE

DESIGN : L.F.B.	DRAWN :	DATE : June 21 19	SCALE : 1/8" = 1'-0"
CLIENT : 66 METRO HOLDINGS LTD.	PROJECT : TOWNHOUSE DEVELOPMENT 73 AVENUE # 104 STREET	SHEET CONTENTS : TYPICAL ELEVATIONS	

barnett dembek
ARCHITECTS INC.

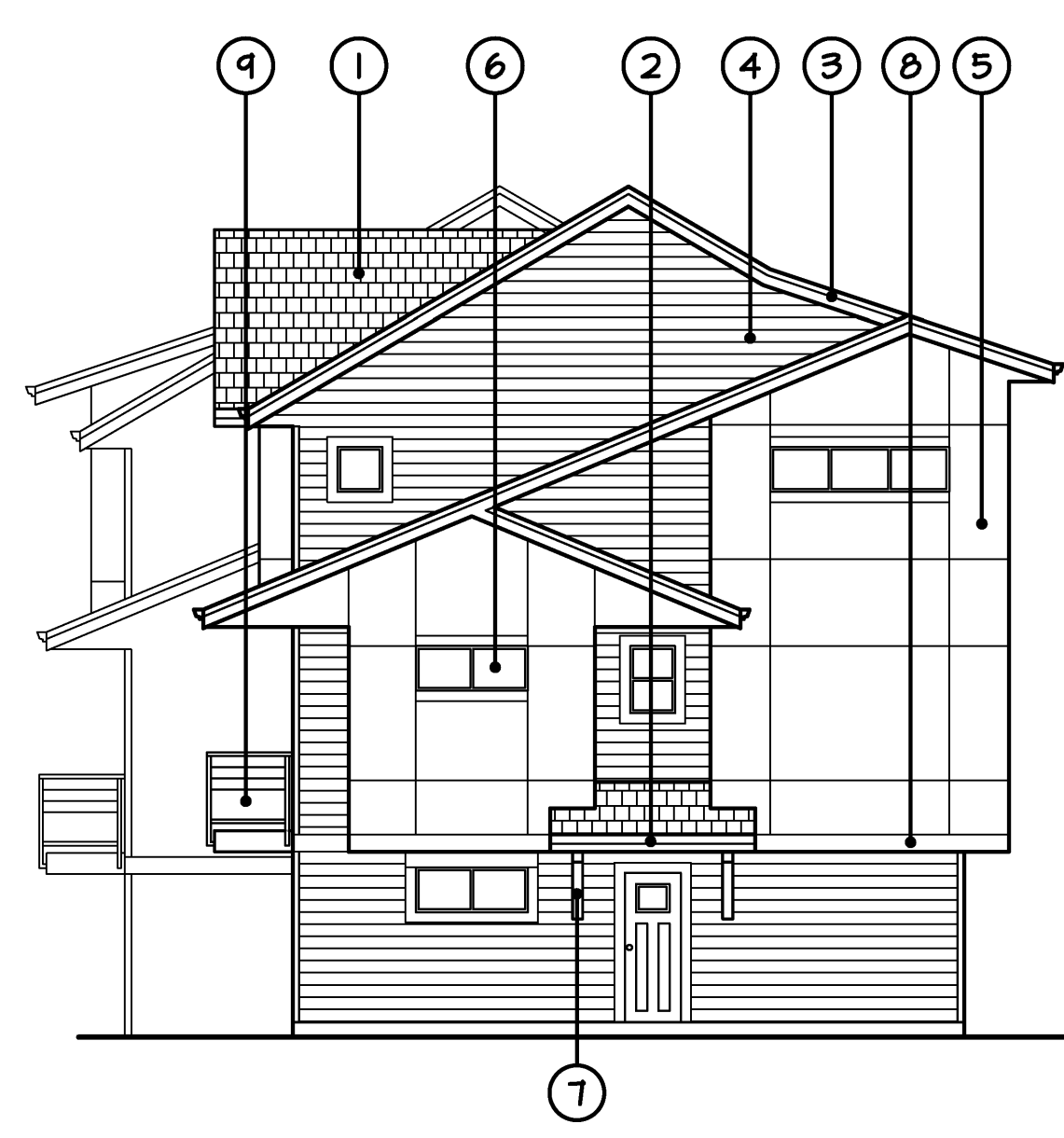
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO. 17027	SHEET NO. AC-4.6
PROJECT NO.	REV. NO.

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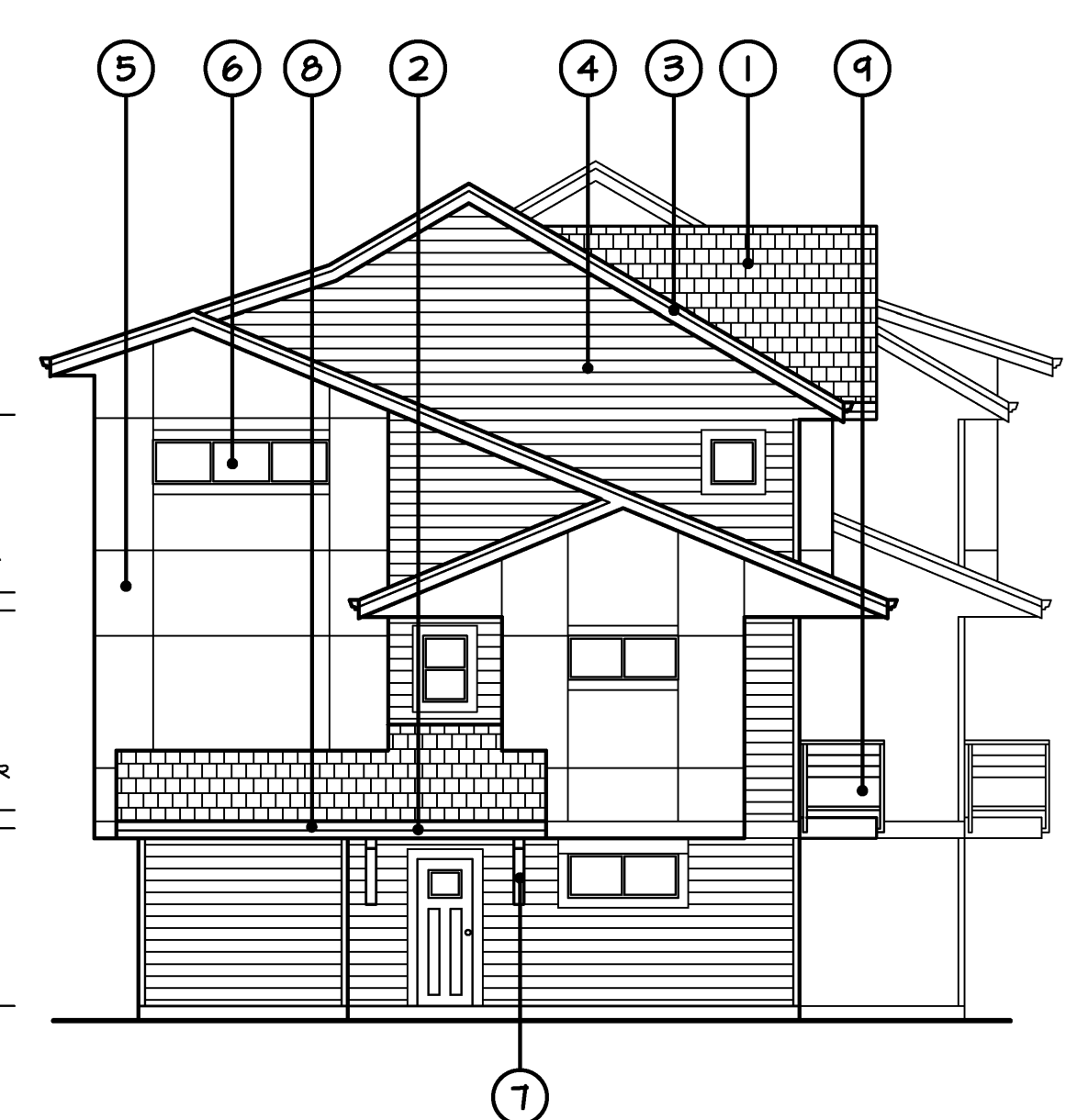
ISSUED FOR	BY	DATE	ISSUE	REV	DATE	BY	DATE



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 TRIM ON 2X10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING
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- ⑦ DECORATIVE KNEE BRACE
- ⑧ HORIZONTAL 2X10 TRIM
- ⑨ 3'-6" HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑩ BUILT-UP 12X12 WOOD POST



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



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

TYPICAL ELEVATIONS
BUILDING 14

DESIGN :	L.F.B.	DRAWN :	DATE :	SCALE :
CLIENT :	66 METRO HOLDINGS LTD.	PROJECT :	TOWNHOUSE DEVELOPMENT 73 AVENUE # 104 STREET	SHEET CONTENTS :
			June 21 10	1/8" = 1'-0"
				TYPICAL ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

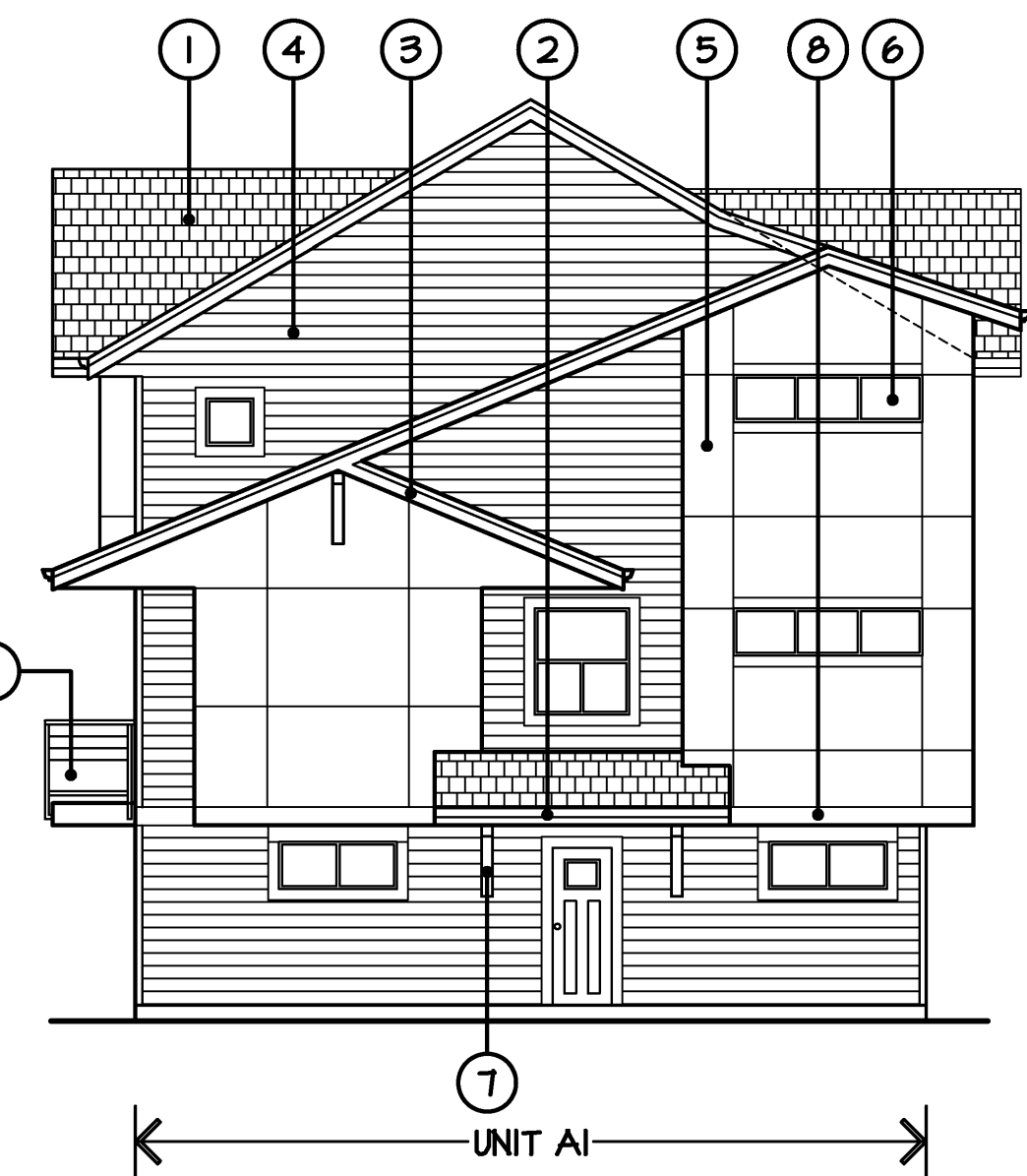
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17027	AC-4.B

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ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DATE	DATE



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 TRIM ON 2X10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING
- ⑥ VINYL FRAMED WINDOWS W/ 1X6 TRIM
- ⑦ DECORATIVE KNEE BRACE
- ⑧ HORIZONTAL 2X10 TRIM
- ⑨ 3'-6" HIGH ALUMINUM GUARDRAIL W/ TEMPERED GLAZING PANELS
- ⑩ BUILT-UP 12X12 WOOD POST



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



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

TYPICAL ELEVATIONS
BUILDING 17

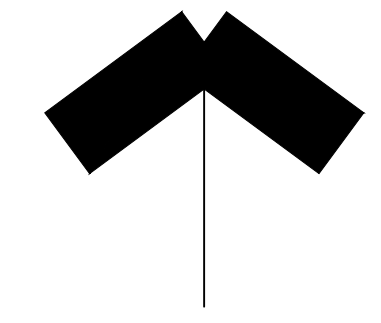
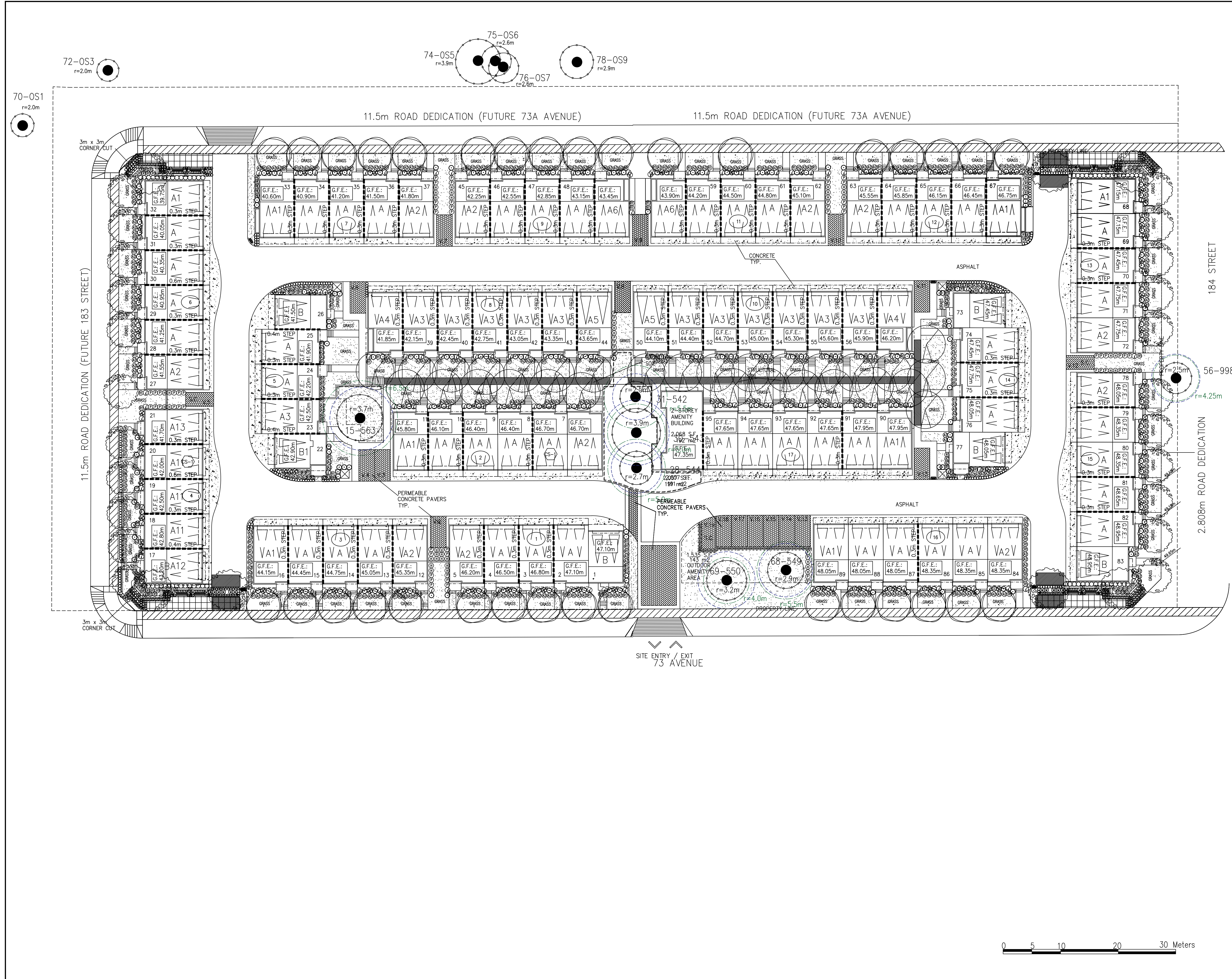
DESIGN :	L.F.B.
DRAWN :	L.F.B.
DATE :	June 21 19
SCALE :	1/8" = 1'-0"
CLIENT :	66 METRO HOLDINGS LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT 73 AVENUE # 104 STREET
SHEET CONTENTS :	TYPICAL ELEVATIONS

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.9
17027	REV. NO.



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = TREE PROTECTION FENCE
- (dashed) = NO-BUILD ZONE
- (dotted) = TREE DRIP LINE

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. PARM GARCHA
 c/o BARNETT DEMBEK ARCHITECTS INC.
 SUITE #135
 7536 - 130 STREET
 SURREY, B.C.
 V3W 1H8
 604-597-7100

TITLE
 PLAN VIEW
 CONTEXT PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 7327 - 184 STREET
 18365 18343 18317 - 73 AVENUE
 SURREY, B.C.

SCALE 1:300	DATE APRIL 24th, 2018
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-0



72-OS3
r=2.0m

70-OS1
r=2.0m

74-OS5
r=3.9m

75-OS6
r=2.6m

76-OS7
r=2.6m

78-OS9
r=2.9m

11.5m ROAD DEDICATION (FUTURE 73A AVENUE)

3m x 3m
CORNER CUT

CORNER PLAZA
SEE SHEETS L-3 & L-3A
FOR DETAILS

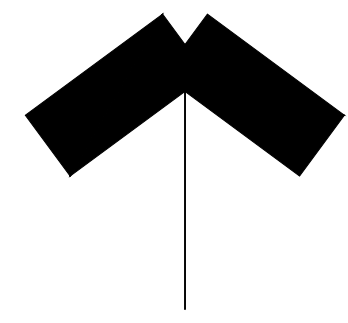
11.5m ROAD DEDICATION (FUTURE 183 STREET)

3m x 3m
CORNER CUT

MATCH LINE

MATCH LINE

ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.
REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DRAINAGE AND GRADING REQUIREMENTS
STRUCTURAL SOIL AND PERMEABLE PAVERS TO BE COORDINATED WITH LANDSCAPE DRAWINGS
ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = TREE PROTECTION FENCE
- = NO-BUILD ZONE
- = TREE DRIP LINE

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

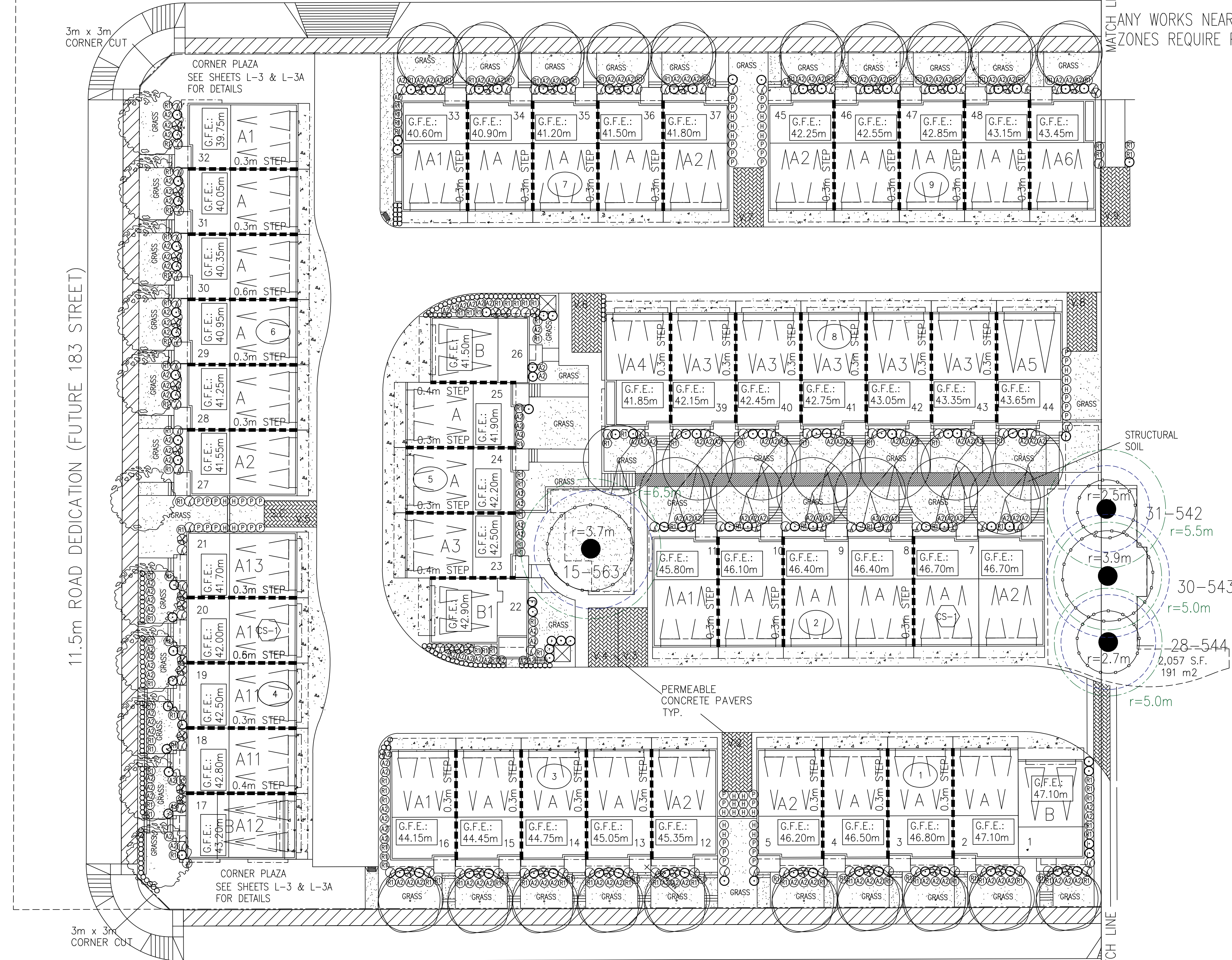
CLIENT
MR. PARM GARCHA
c/o BARNETT DEMBEK ARCHITECTS INC.
SUITE #135
7536 - 130 STREET
SURREY, B.C.
V3W 1H8
604-597-7100

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
7327 - 184 STREET
18365 18343 18317 - 73 AVENUE
SURREY, B.C.

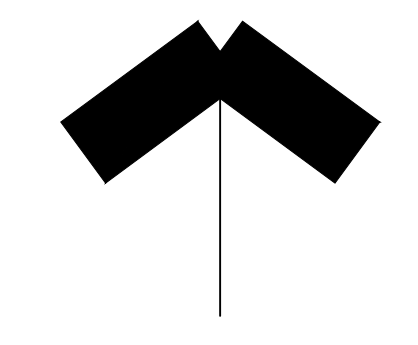
SCALE 1:200	DATE APRIL 24th, 2018
DRAFT	CHK'D
ENG.	CHK'D
APP'R'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1

0 5 10 20 30 Meters



ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.
 REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DRAINAGE AND GRADING REQUIREMENTS
 STRUCTURAL SOIL AND PERMEABLE PAVERS TO BE COORDINATED WITH LANDSCAPE DRAWINGS
 ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.



- LEGEND**
- = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - (dashed) = TREE PROTECTION FENCE
 - (dotted) = NO-BUILD ZONE
 - (solid) = TREE DRIP LINE

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. FARM GARCHA
 c/o BARNETT DEMBEK ARCHITECTS INC.
 SUITE #135
 7536 - 130 STREET
 SURREY, B.C.
 V3W 1H8
 604-597-7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 7327 - 184 STREET
 18365 18343 18317 - 73 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	APRIL 24th, 2018
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.	
	DRAWING No.	L-1A



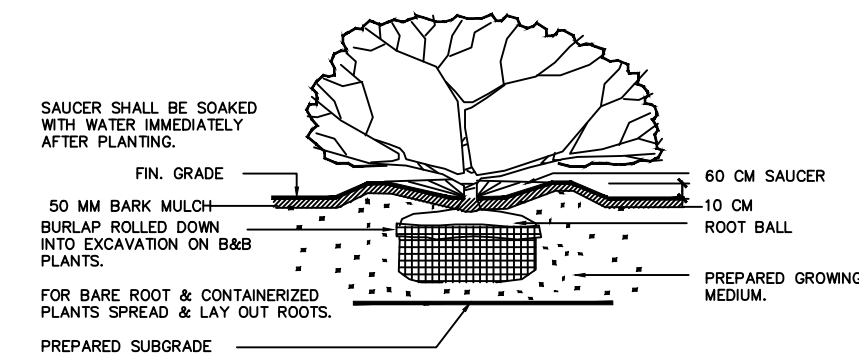
SITE ENTRY / EXIT
 73 AVENUE

KEY	BOTANICAL NAME	PLANT LIST		QTY.	SIZE	SPACING	REMARKS
		COMMON NAME					
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE		22	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		36	6 CM. CAL.	AS SHOWN	B. & B.
	ACER GRISEUM	PAPERBARK MAPLE		30	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA (VARIOUS)	AZALEA		320	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD		213	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA		209	#3 POT	90 CM. O.C.	
	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA		69	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		250	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		109	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		97	#3 POT	65 CM. O.C.	
	POLYSTICHUM MUNITUM	SWORD FERN		64	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA		39	#3 POT	90 CM. O.C.	

NOTES / GENERAL

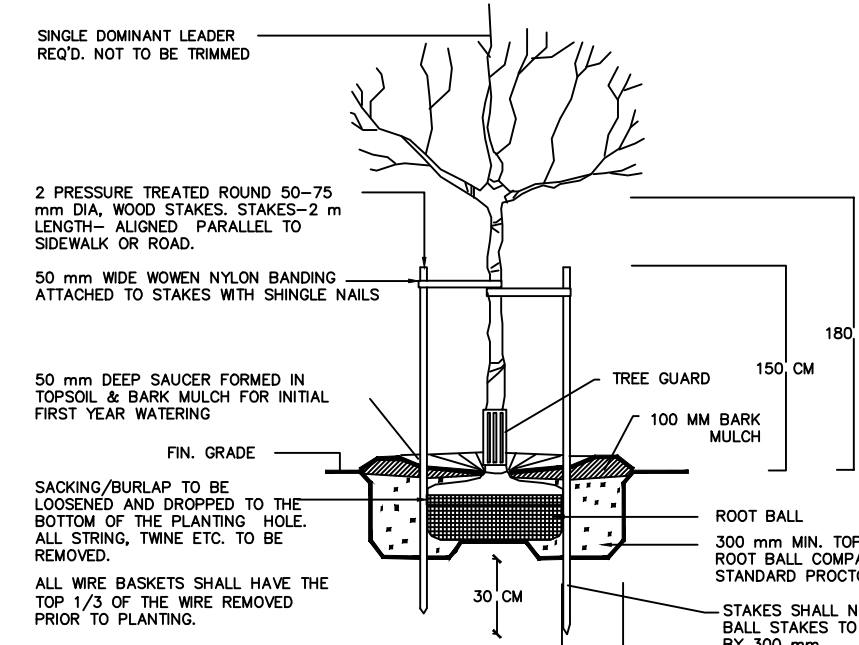
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCMA/BCSLA "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

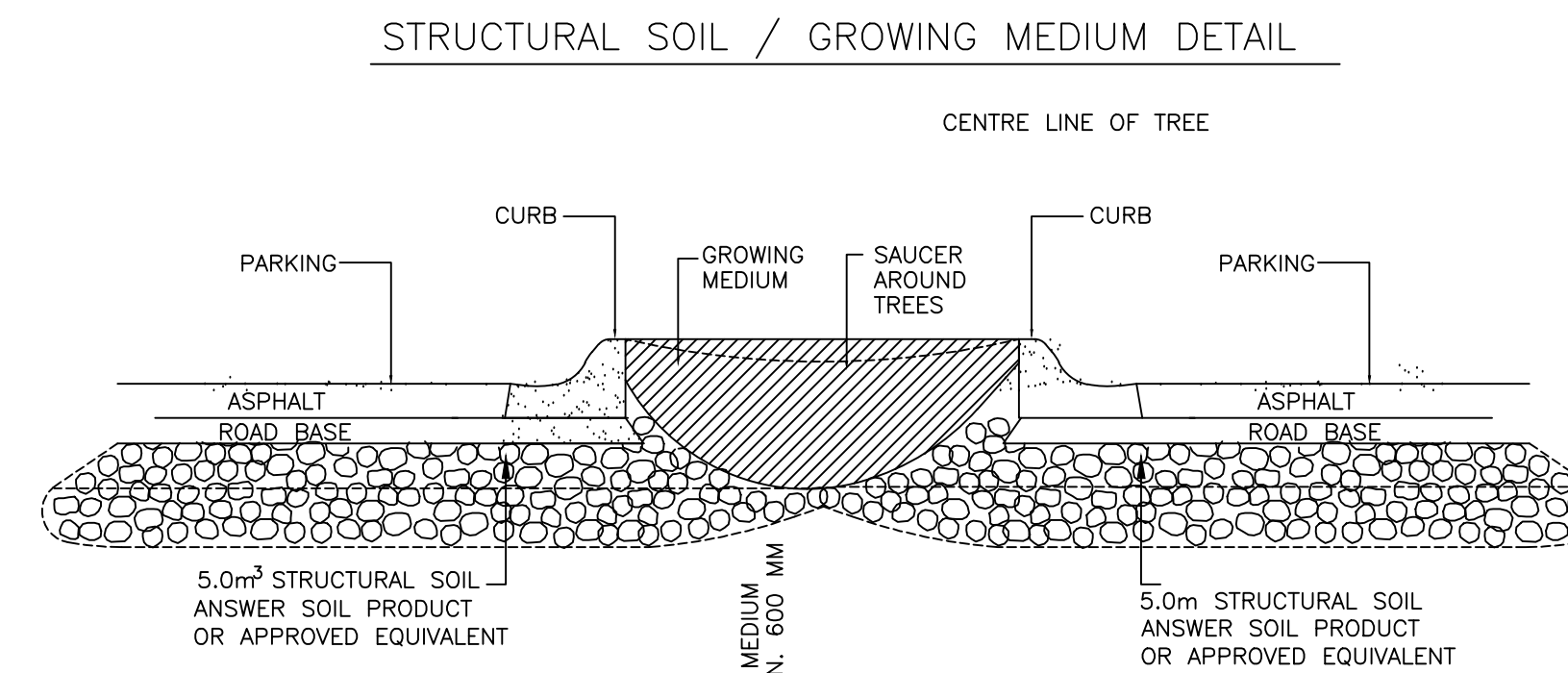
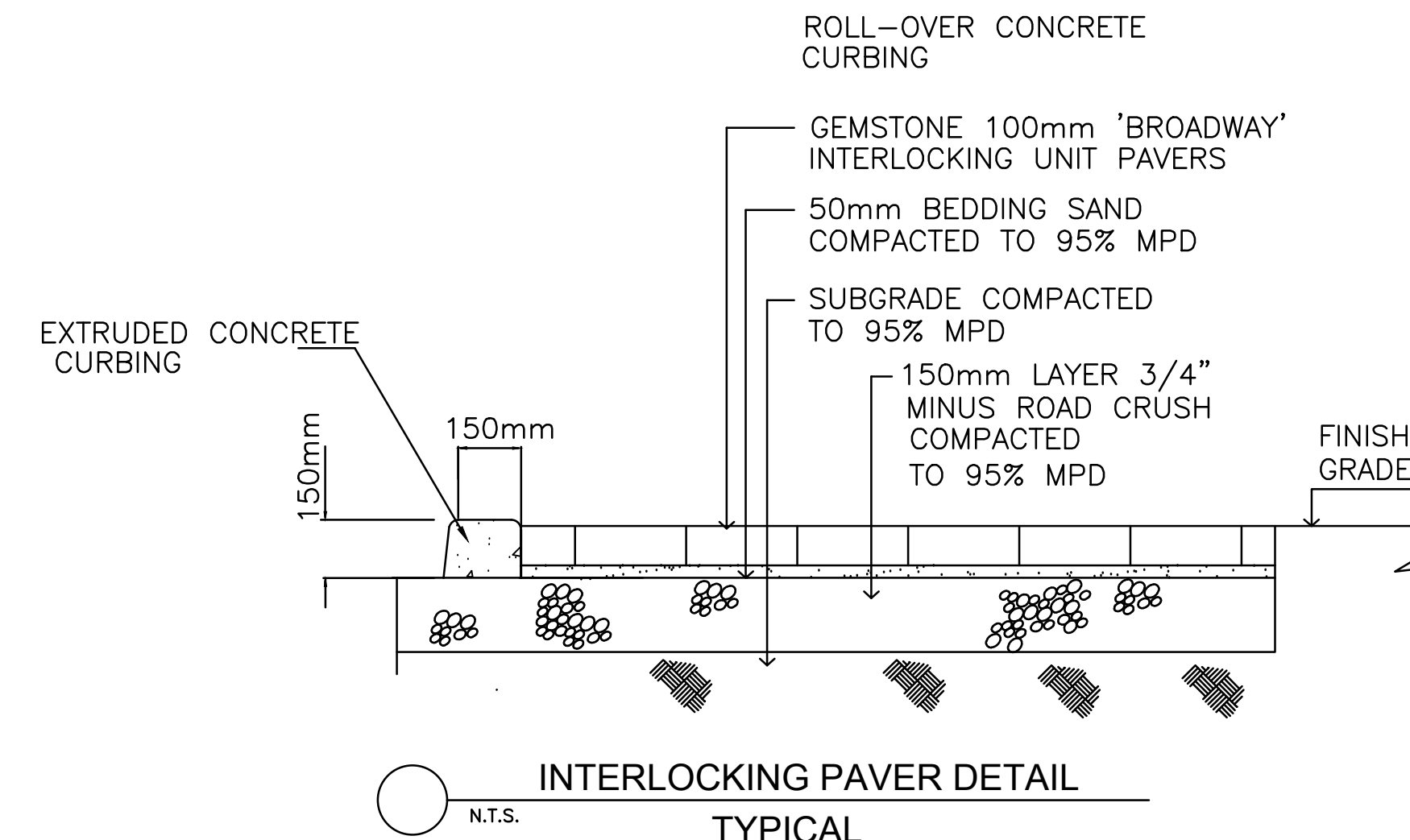


TREE PLANTING DETAIL

SECTION N.T.S.

REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DRAINAGE AND GRADING REQUIREMENTS STRUCTURAL SOIL AND PERMEABLE PAVERS TO BE COORDINATED WITH LANDSCAPE DRAWINGS

ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.



DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

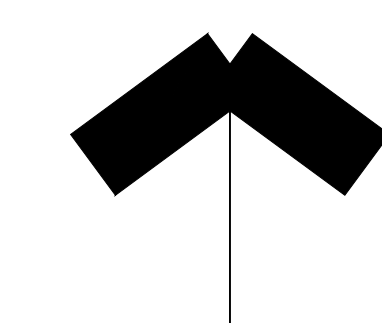
PHONE (604) 857-2376

CLIENT
MR. PARM GARCHA
c/o BARNETT DEMBEK ARCHITECTS INC.
SUITE #135
7536 - 130 STREET
SURREY, B.C.
V3W 1H8
604-597-7100

TITLE
PLAN VIEW
LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
7327 - 184 STREET
18365 18343 18317 73 AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	SEP/17
DRAFT		CHK'D	
ENG.		CHK'D	
APPR'D		AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	L-1B



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = TREE PROTECTION FENCE
- (dashed) = NO-BUILD ZONE
- (dotted) = TREE DRIP LINE

DATE	REMARKS	NO.
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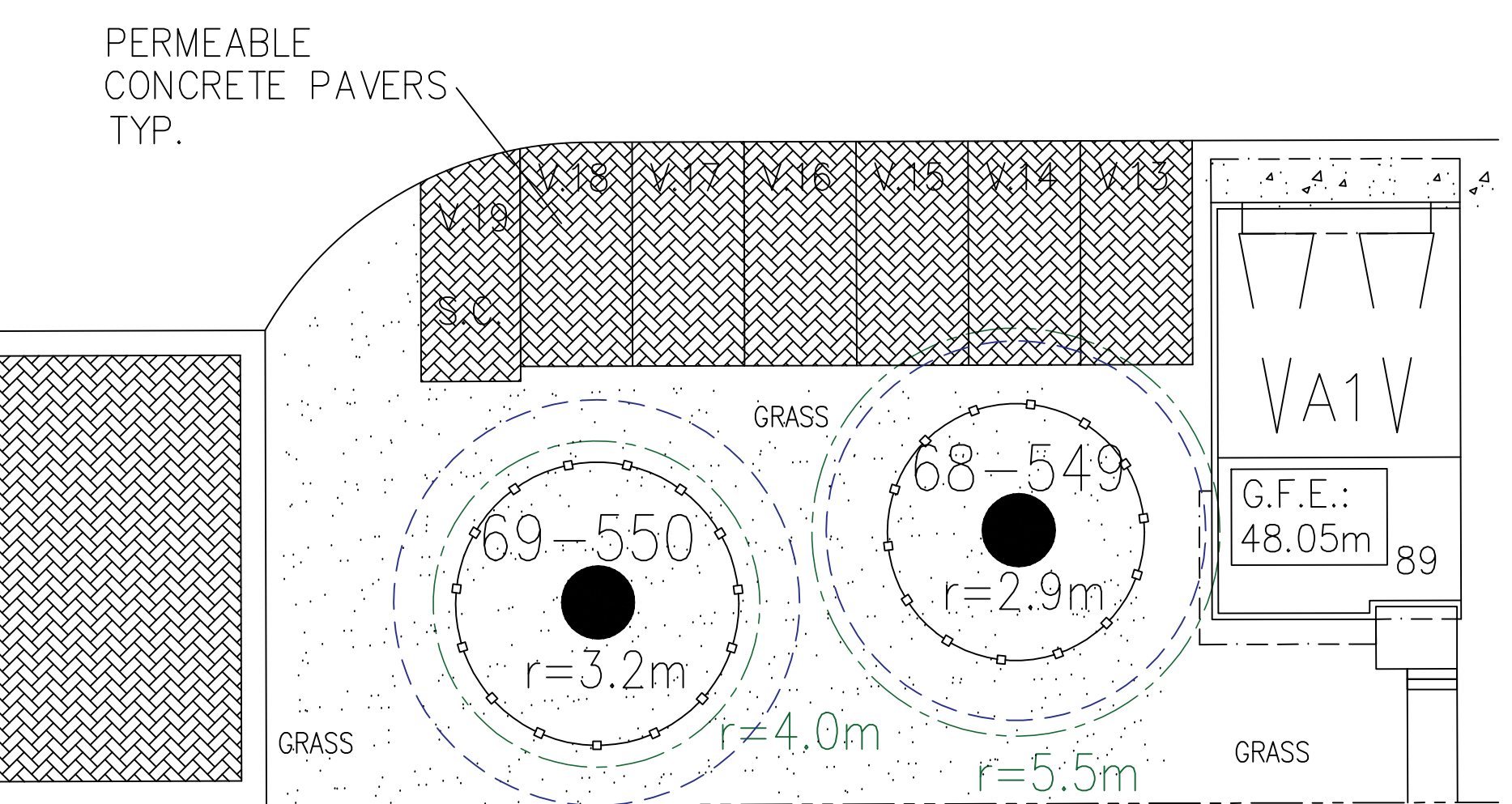
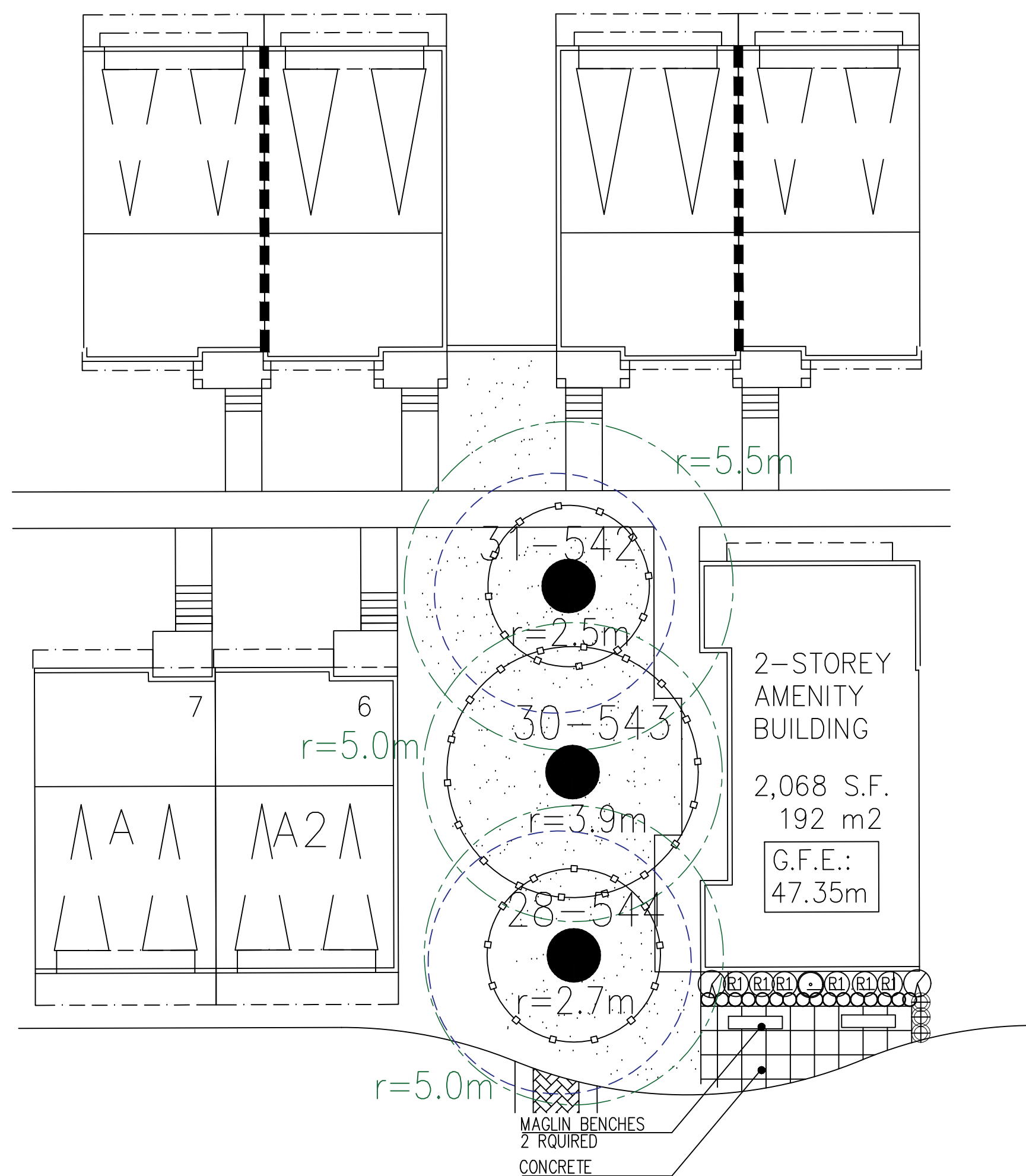
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PLAN VIEW

LANDSCAPE PLAN
AMENITY AREA
TOWNHOUSE DEVELOPMENT
7327 - 184 STREET
18365 18343 18317 - 73 AVENUE
SURREY, B.C.

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ENG.		CHK'D	
APPR'D		AS BUILT	

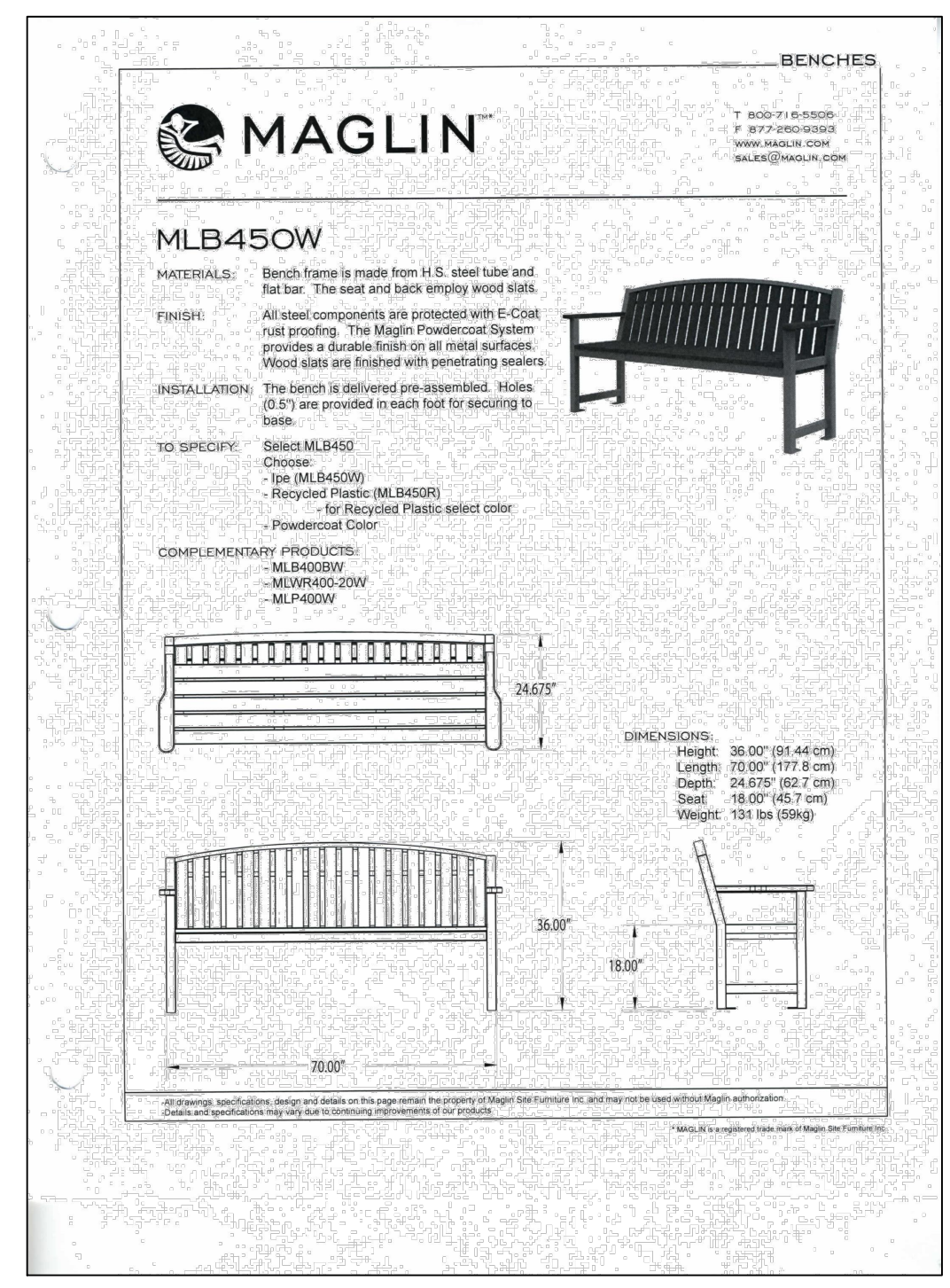
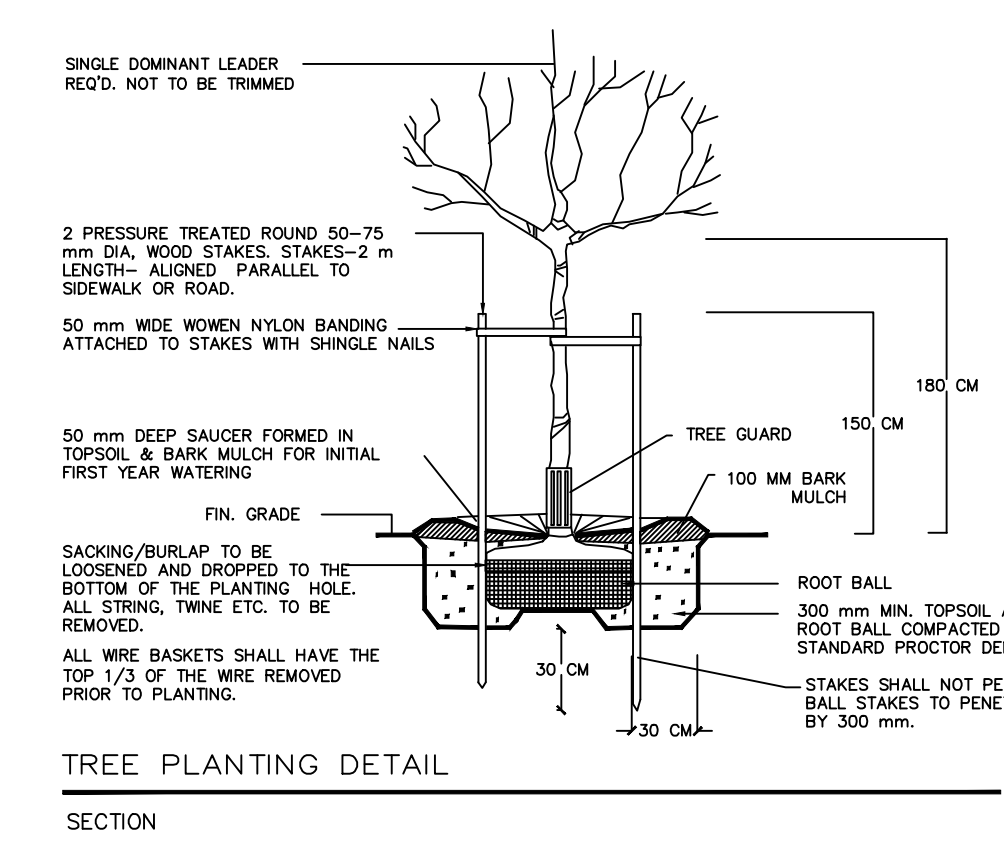
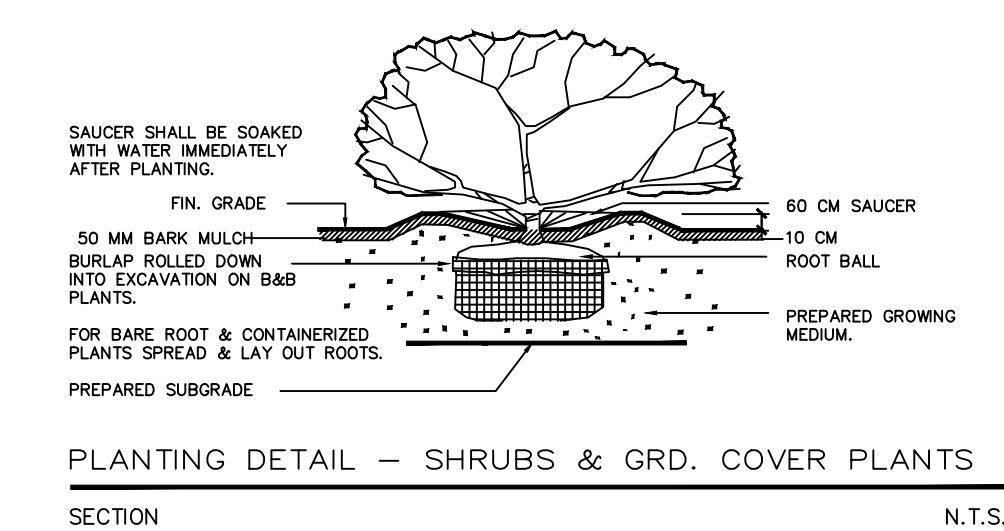
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	DRAWING No.
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KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	16	#3 POT	45 CM. O.C.
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	1	#3 POT	90 CM. O.C.
Ⓜ	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	6	#3 POT	90 CM. O.C.
⊗	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	2	#3 POT	90 CM. O.C.
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3	#3 POT	65 CM. O.C.

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD", PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/BCSLA "LANDSCAPE STANDARDS"
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :
LAWN AREAS 300 mm
GROUND COVER AREAS 450 mm
SHRUB AREAS 450 mm
TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
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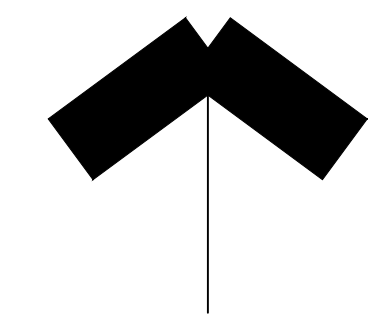
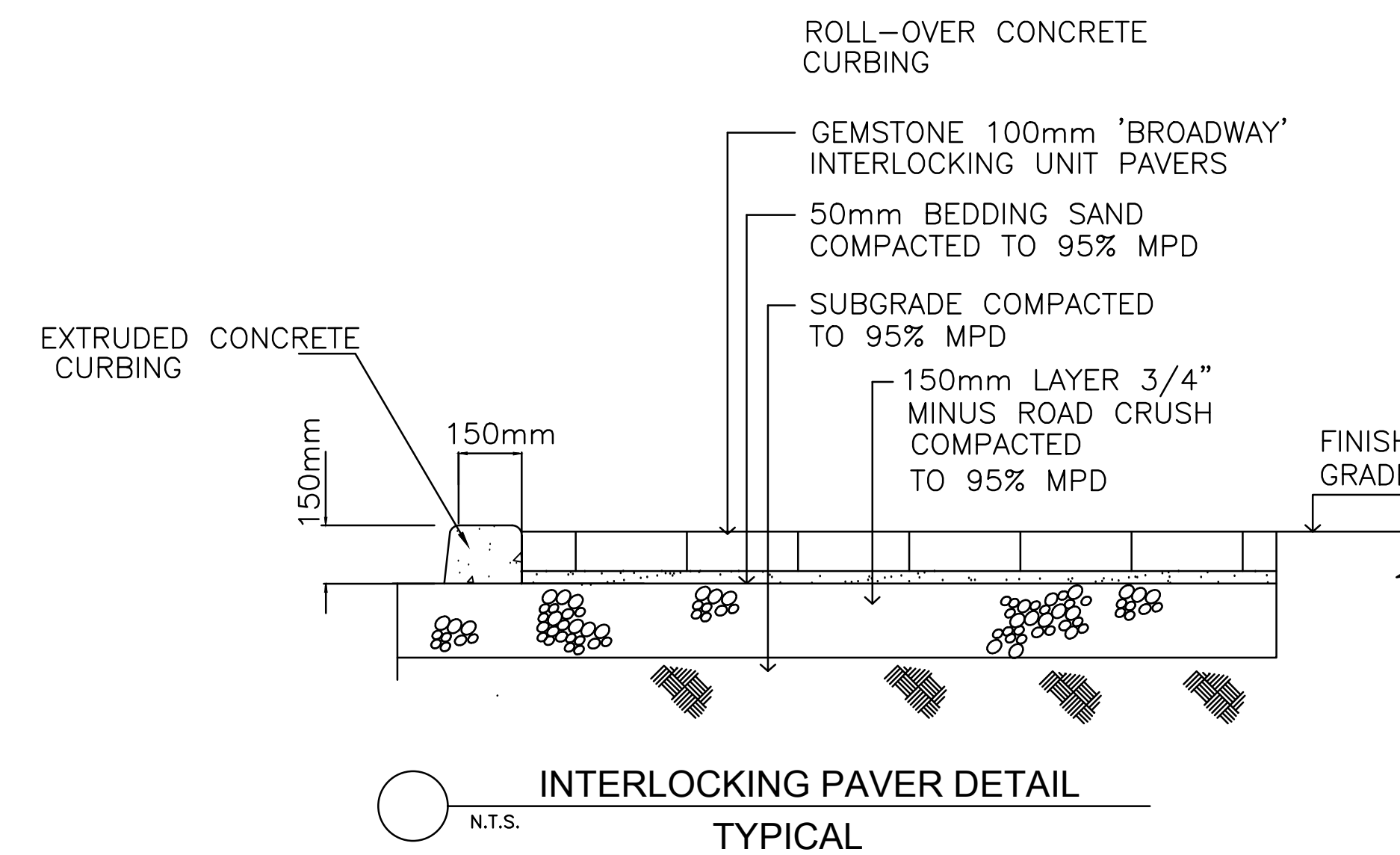
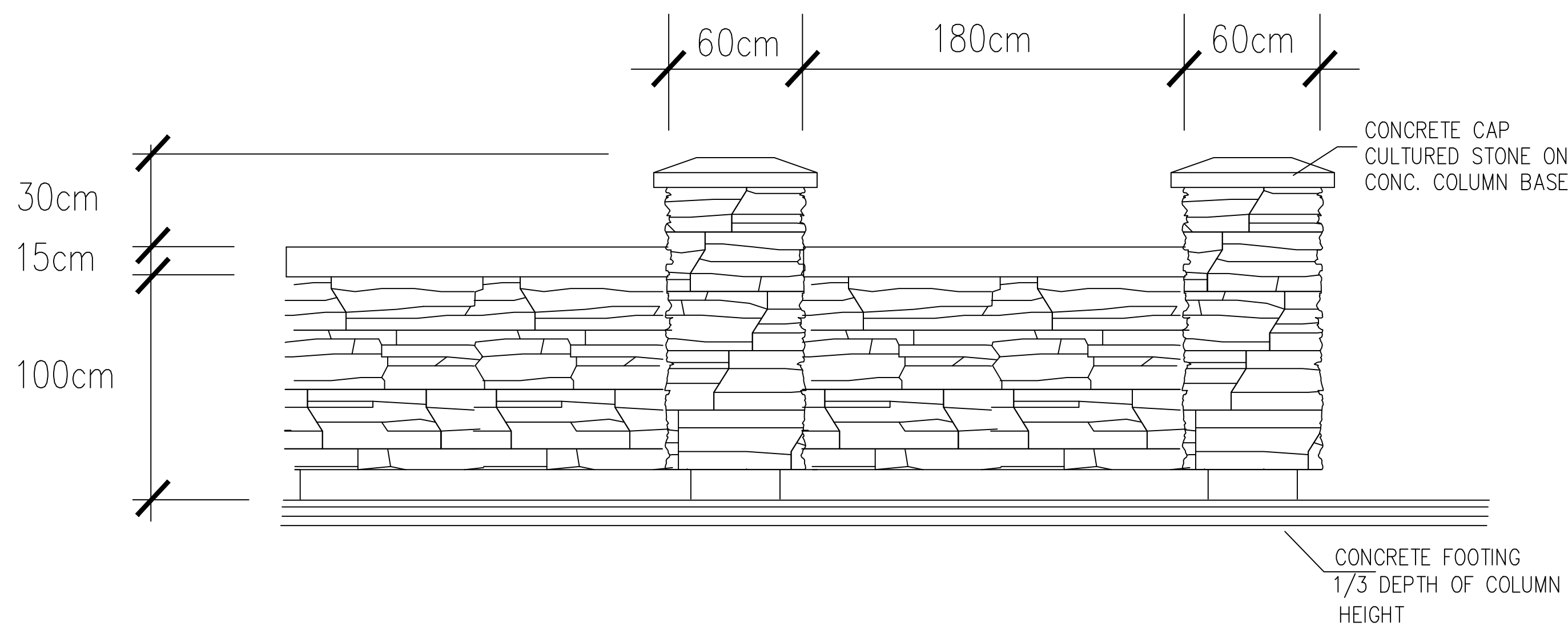
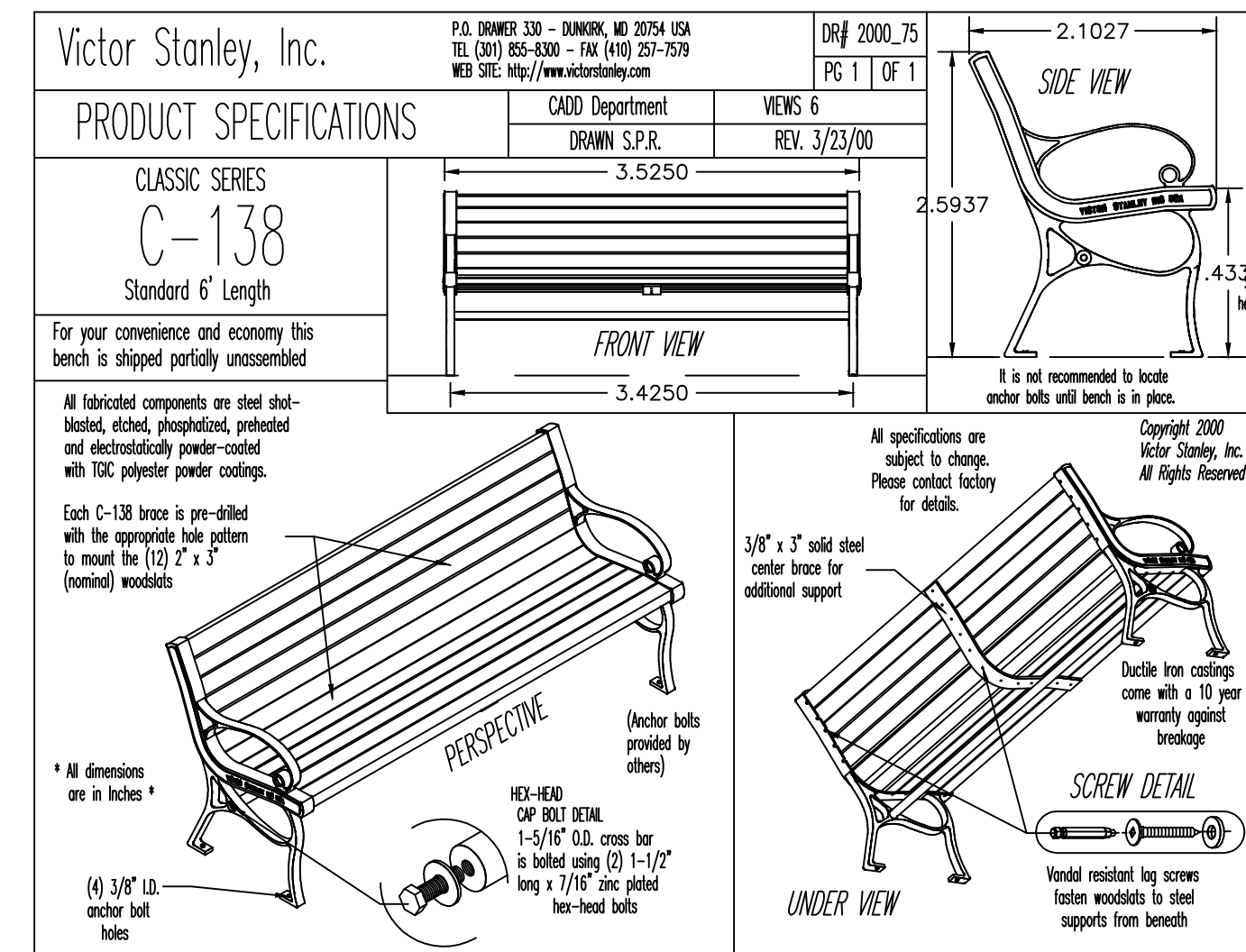


REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL DRAINAGE AND GRADING REQUIREMENTS STRUCTURAL SOIL AND PERMEABLE PAVERS TO BE COORDINATED WITH LANDSCAPE DRAWINGS ANY WORKS NEAR OR WITHIN TREE PROTECTION ZONES REQUIRE PROJECT ARBORIST SUPERVISION.

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KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	7	6 CM. CAL.	AS SHOWN	B. & B.
	ROSA MEIDILAND 'PINK'	MEIDILAND ROSE	12	#3 POT	90 CM. O.C.	
	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	36	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	66	1.80 METERS	65 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	68	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	41	#3 POT	45 CM. O.C.	
	HEMEROCALIS STELLA D'ORO	DAY LILY	64	#3 POT	45 CM. O.C.	
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	40	#3 POT	45 CM. O.C.	
	NESSELLA TENUISSIMA	MEXICAN FEATHER GRASS	92	#3 POT	45 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	39	#3 POT	45 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	32	#3 POT	90 CM. O.C.	



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = TREE PROTECTION FENCE
- = NO-BUILD ZONE
- = TREE DRIP LINE

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
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2462 JONQUIL COURT
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TITLE

PLAN VIEW

LANDSCAPE DETAILS
 CORNER PLAZA
 TOWNHOUSE DEVELOPMENT

7327 - 184 STREET
 18365 18343 18317 - 73 AVENUE
 SURREY, B.C.

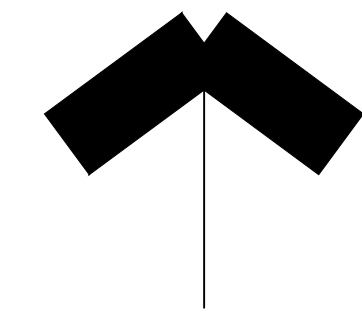
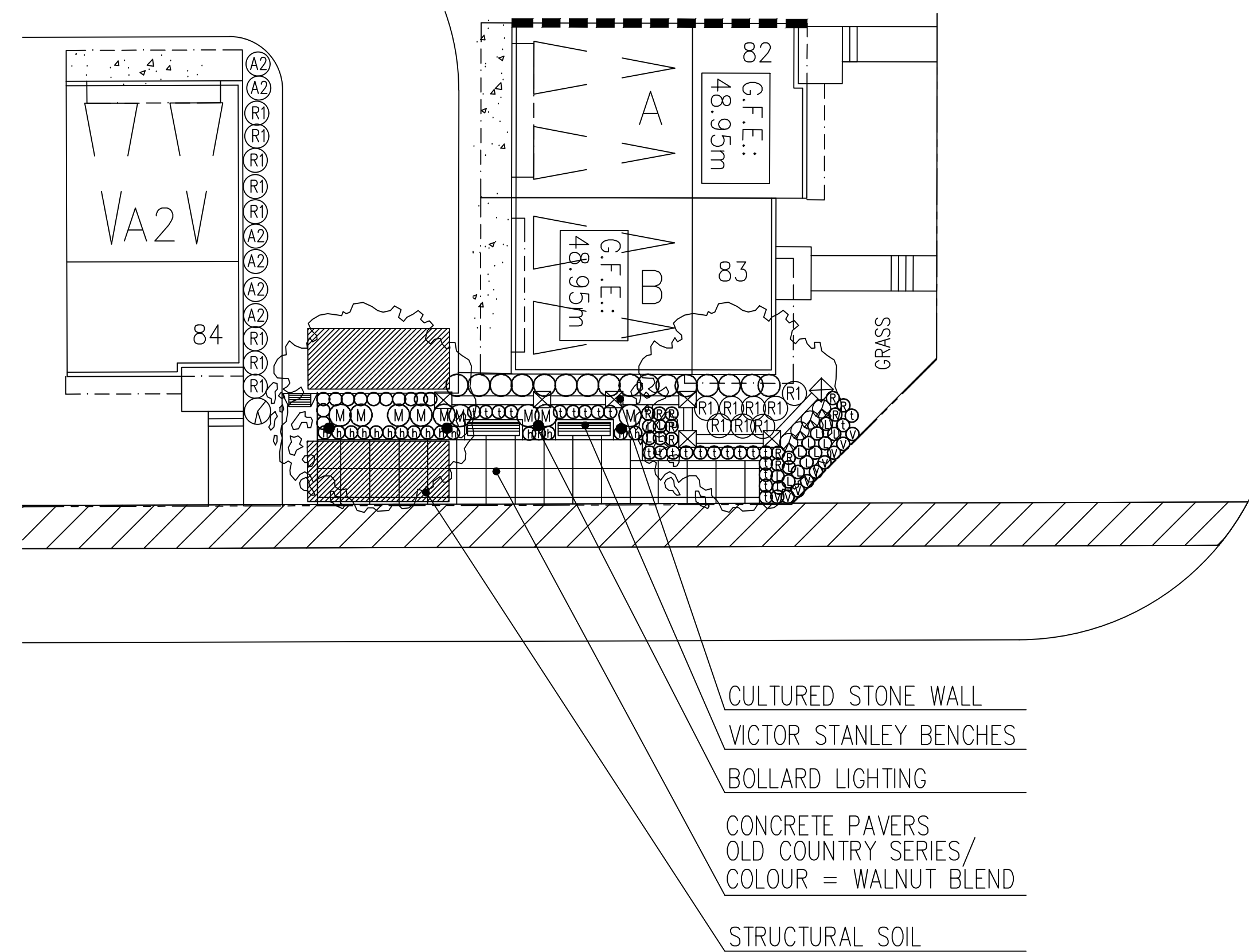
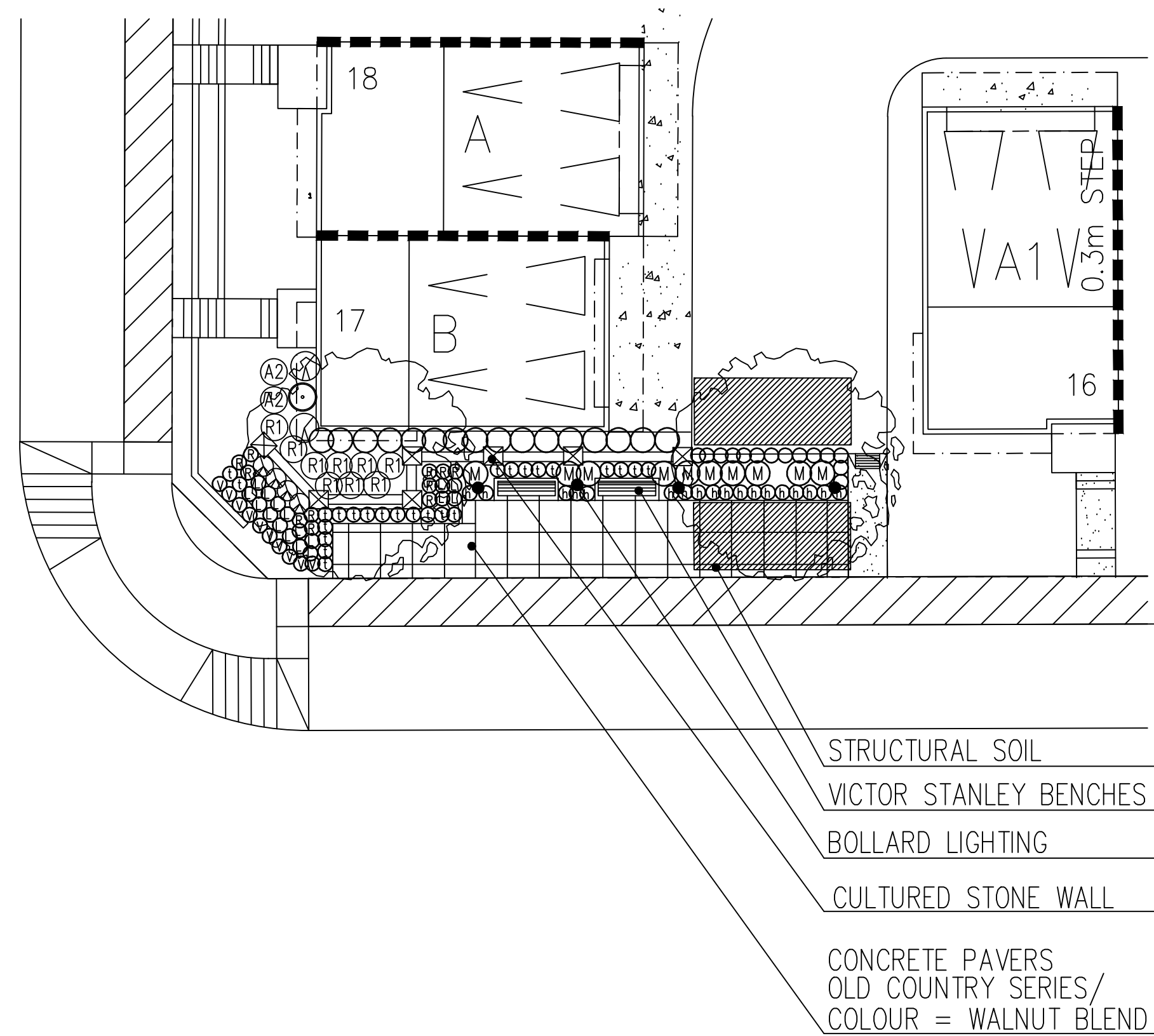
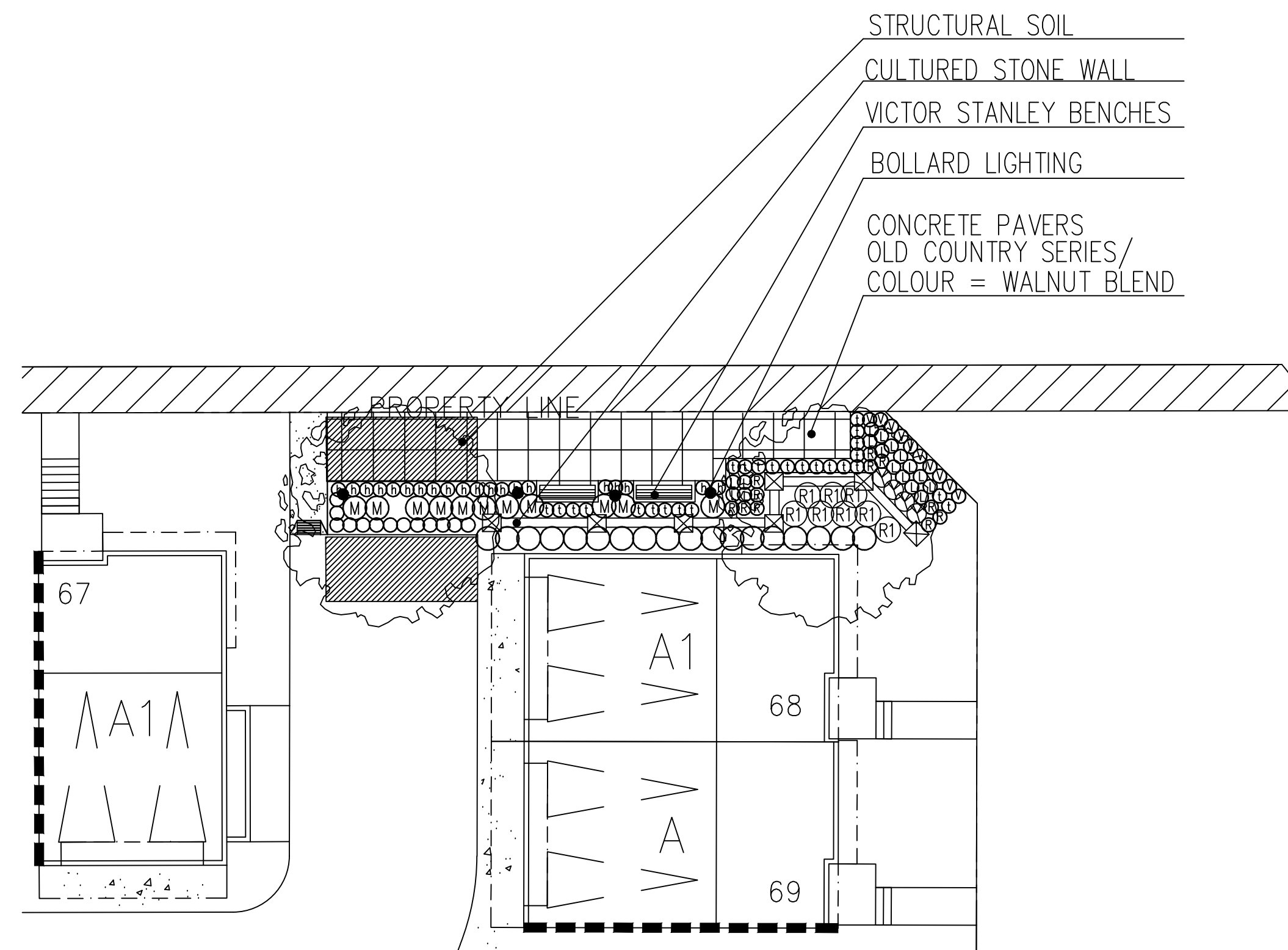
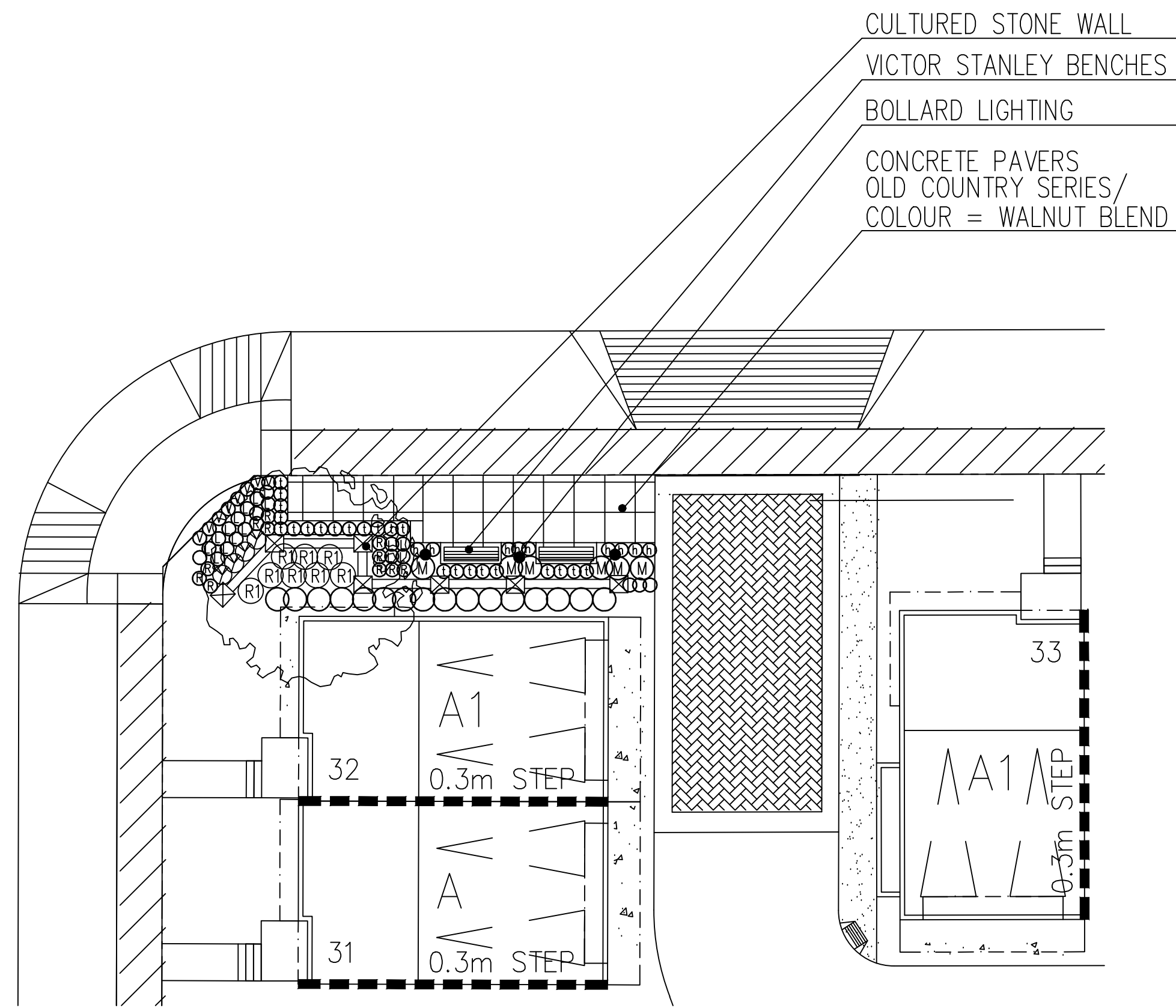
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DRAWING No.

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LEGEND

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TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 CORNER PLAZA
 TOWNHOUSE DEVELOPMENT
 7327 - 184 STREET
 18365 18343 18317 - 73 AVENUE
 SURREY, B.C.

SCALE 1:150	DATE SEP/17
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ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-3

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 7, 2018** PROJECT FILE: **7816-0363-00**

RE: **Engineering Requirements
Location: 18317/ 43/ 65 73 Avenue, and 7327 184 Street**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- confirm capacity in the proposed offsite sanitary and storm systems and any constraints must be resolved at the developers cost.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.808-metre along 184 Street.
- dedicate 11.5-metre half road for 73A Avenue and 183 Street.
- dedicate all corner cuts.
- register 0.5-metre statutory right-of-way along property lines of all road frontages.

Works and Services

- construct west side of 184 Street arterial road.
- construct north side of 73 Avenue local road.
- construct east side of 183 Street and south side of 73A Avenue to the half road standard.
- construct storm, water, and sanitary mains to service the development as per the West Clayton NCP Stage 2 Servicing Strategy.
- provide stormwater mitigation features as per the West Clayton NCP and Clayton Integrated Storm Water Management Plan.
- construct offsite sanitary and storm trunk mains.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

SK₂

NOTE: Detailed Land Development Engineering Review available on file

APPENDIX IV



Planning May 28, 2018

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.

Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables on site used for enrolling spaces. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. As of September 2017, Hazelgrove has 10 portables on site used for enrolling spaces. Currently, there is a 606 elementary seat shortfall in the Clayton area and this is projected to grow to over 800 seats if no new seats are added in the next 5 years.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both facilities are targeting to be open September 2020 which will relieve the immediate in-catchment enrollment pressure.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding.

A new 1500 capacity high school, Ecole Salish Secondary, is scheduled to open September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will feed the new Salish Secondary when it opens in September 2018.

THE IMPACT ON SCHOOLS

APPLICATION #: 16 363 00 (updated)

SUMMARY

The proposed 95 townhouse units are estimated to have th on the following schools:

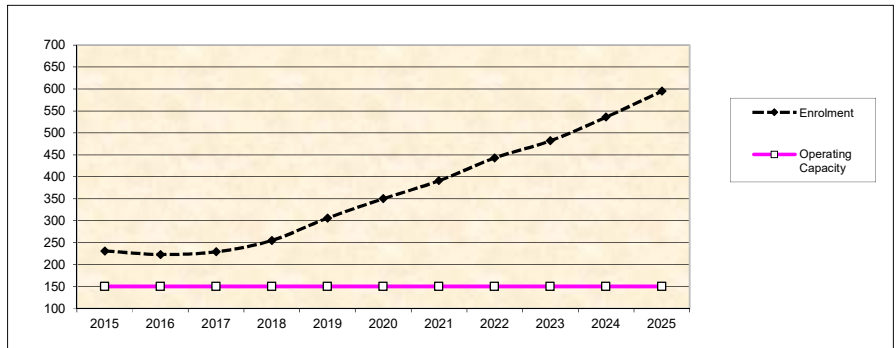
Projected # of students for this development:

Elementary Students:	24
Secondary Students:	12

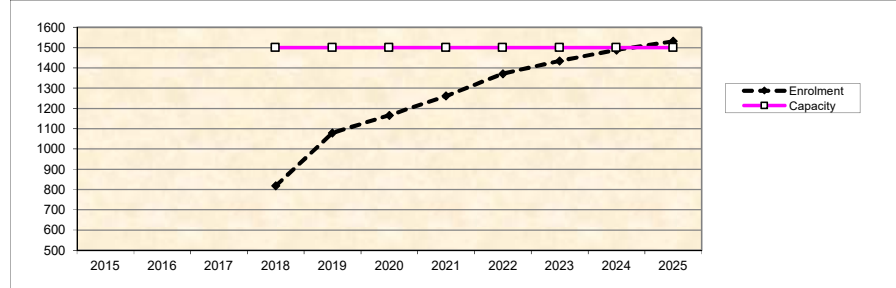
September 2017 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	36 K + 193
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	#N/A
Capacity (8-12):	#N/A

Clayton Elementary



Salish Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

APPENDIX V

Arborist Report – 7327 184 St., 18365, 18343, 18317 73rd Avenue, Surrey

3.1 Summary of Tree Preservation by Tree Species

Table 1. Summary of Onsite Tree Preservation by Tree Species.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple sp.	4	4	
Beaked Hazelnut	3	3	
Bitter Cherry	1	1	
Black Locust	1	1	
Black Walnut	2	2	
Cherry sp.	9	8	1
Chestnut	1	1	
English Oak	2	1	1
European Beech	2	1	1
Horsechestnut	1	1	
Lombardy Poplar	7	7	
Mountain Ash	1	1	
Norway Maple	4	1	3
Pin Oak	1	1	
Plum	1	1	
Portuguese Laurel	3	3	
Purple Plum	2	2	
Red Maple	1	1	
Silver Maple	1	1	
Sycamore maple	2	2	
Trembling Aspen	1	1	
Weeping Willow	4	4	
Western Catalpa	1	1	
Coniferous Trees			
Atlas cedar	1	0	
Black pine	1	1	
Dawn redwood	1	1	
Deodar cedar	1	1	1
Douglas-fir	3	3	
Norway spruce	1	0	
Sitka spruce	1	1	
Shorepine	2	2	
Western redcedar	2+(Hedge Row 16) = 18	18	
Total (excluding Alder and Cottonwood Trees)	84	77	7
Additional Trees in the proposed Open Space/Riparian Area	0	0	0
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		70	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		77	

Table 2. Tree Preservation Summary.

TREE PRESERVATION SUMMARY

Surrey Project No: 16-0363
 Address: 7327 184 Street, 18365, 18643, 18317 73 Avenue
 Registered Arborist: Ian MacLachlan, PhD (Forestry)
 ISA Certified Arborist (PN-8643A)
 ISA Tree Risk Assessment Qualified (TRAQ)

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)	84
Protected Trees to be Removed	77
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $77 \times \text{two (2)} = 162$	154
Replacement Trees Proposed	74
Replacement Trees in Deficit	80
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	5
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{1}{1} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $4 \times \text{two (2)} = 8$	9
Replacement Trees Proposed	0
Replacement Trees in Deficit	9

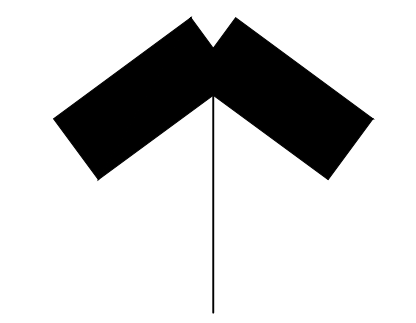
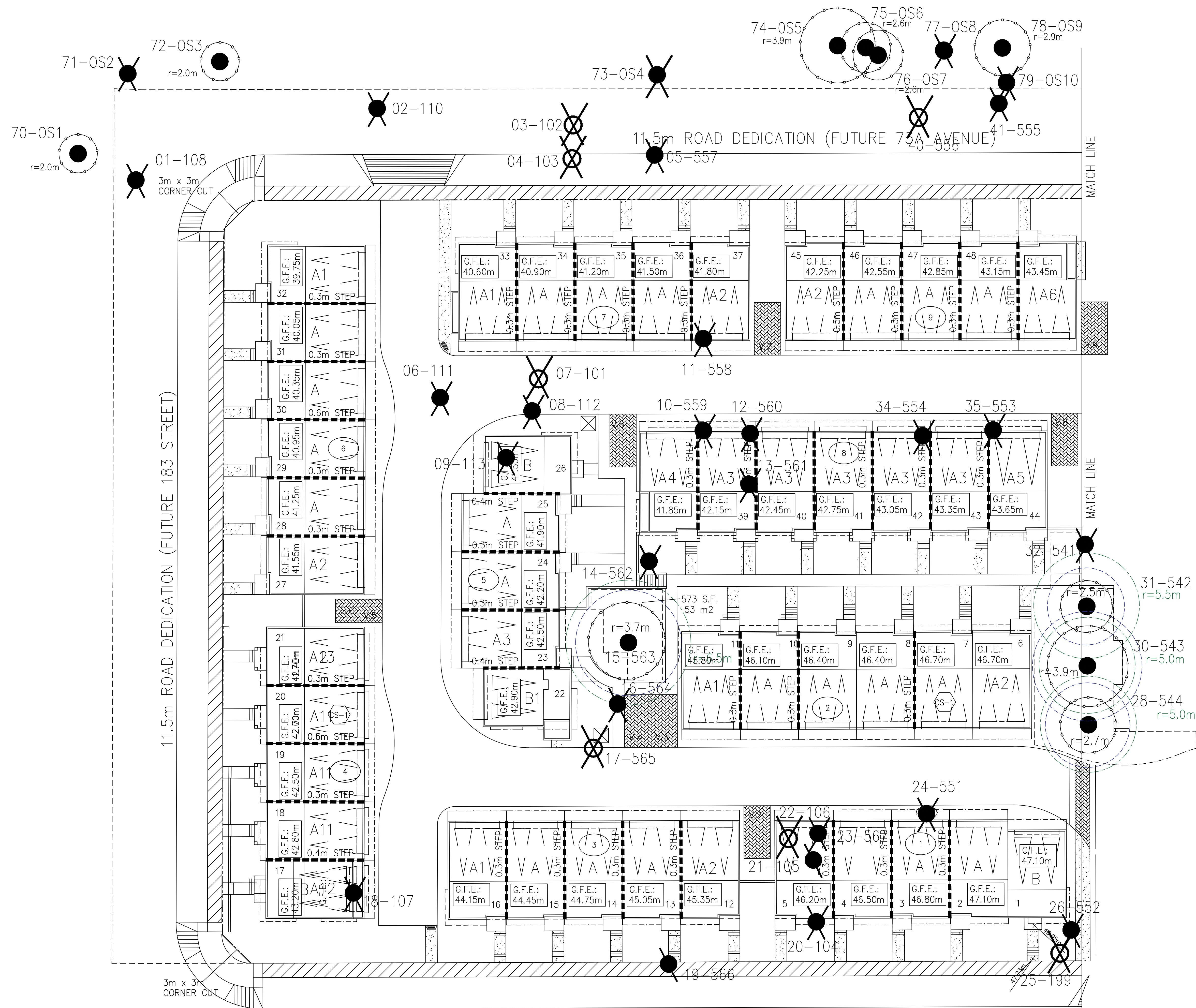
Summary prepared and submitted by:

June 7th, 2018



Arborist

Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (dashed) = TREE PROTECTION FENCE
- (dotted) = NO-BUILD ZONE
- (solid) = TREE DRIP LINE

DATE	REMARKS	NO.
	REVISIONS	

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TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 TOWNHOUSE DEVELOPMENT
 7327 - 184 STREET
 18365 18343 183 17 - 73 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	APRIL 24th, 2018
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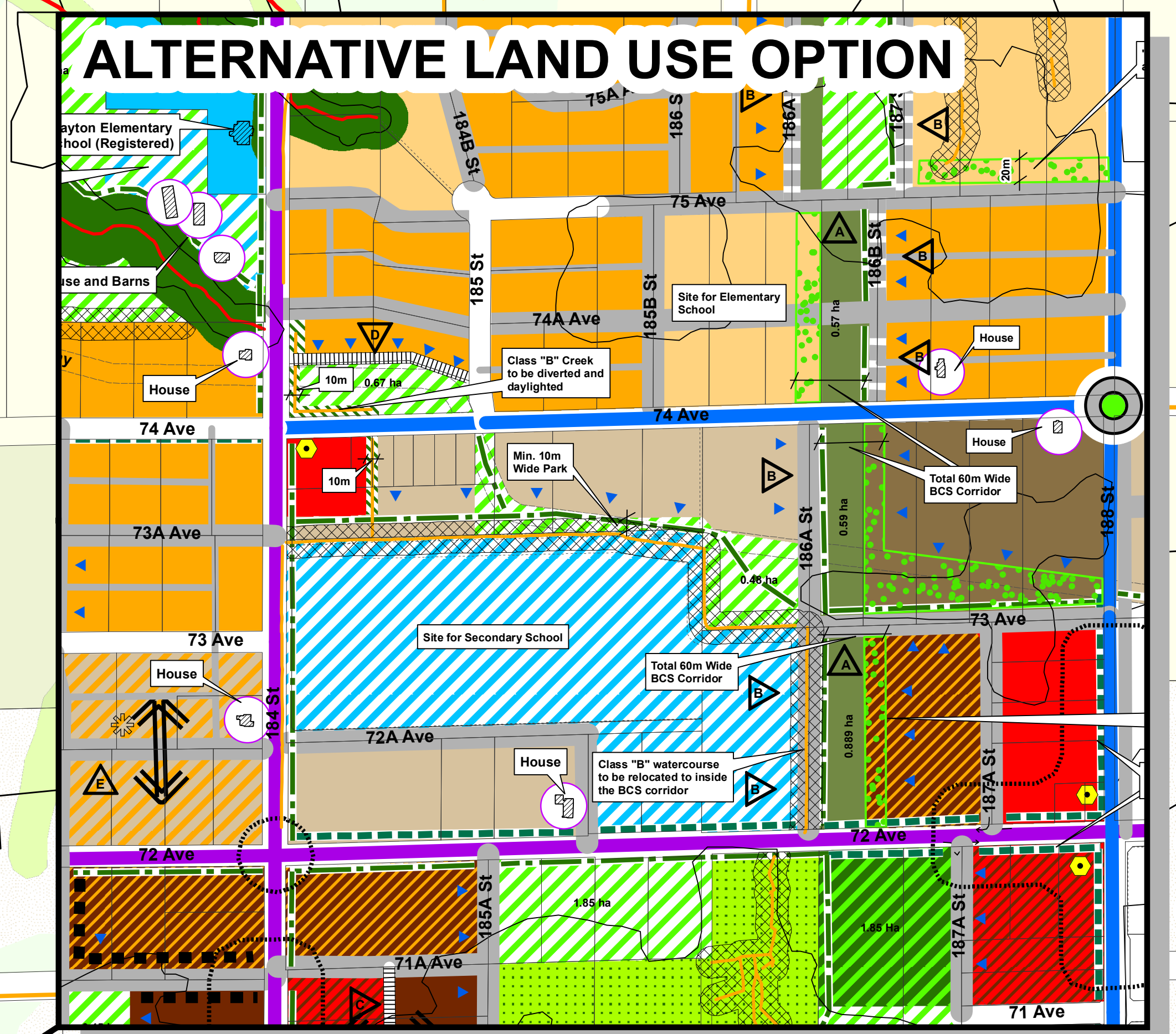
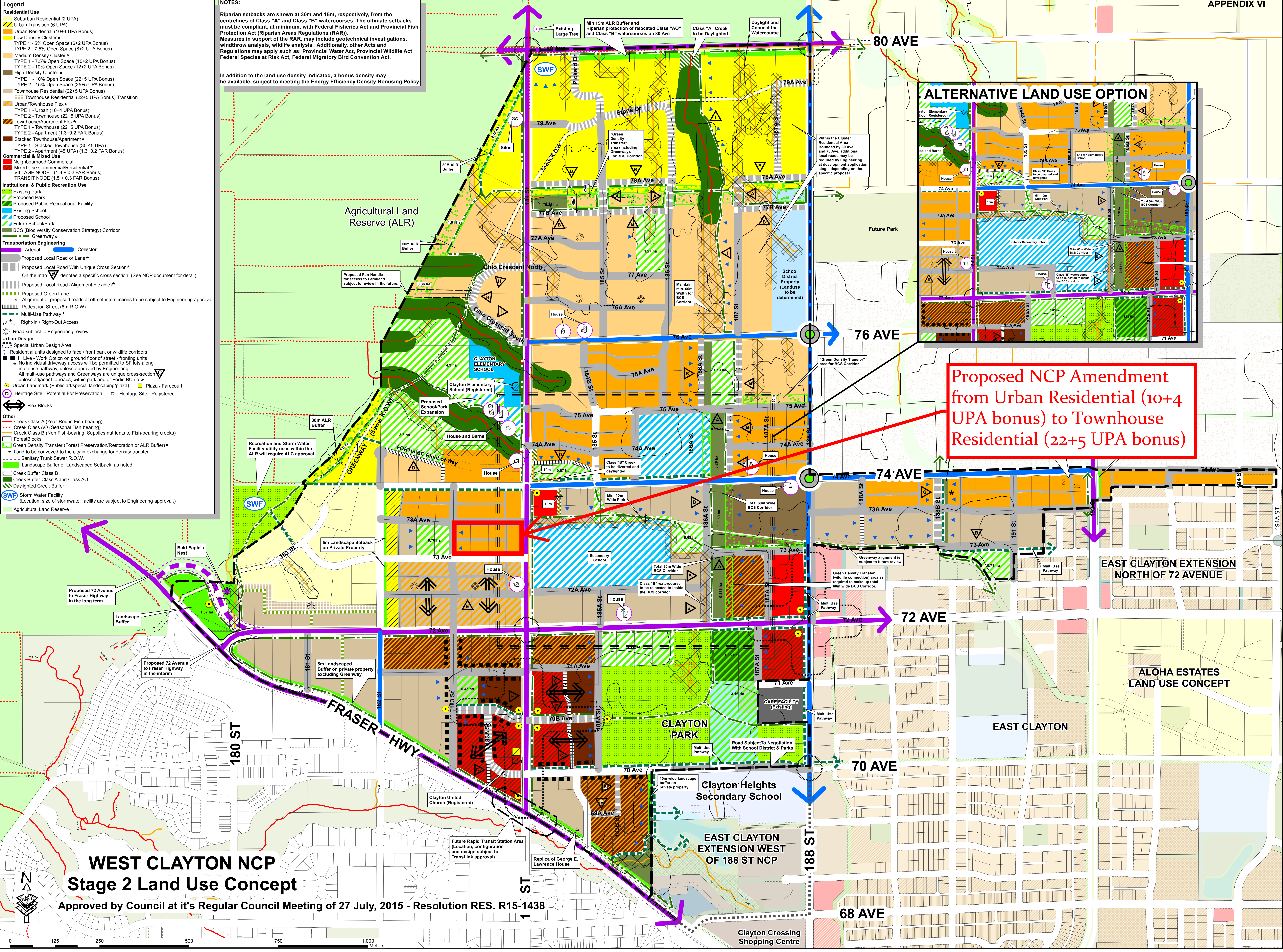
PRINTED	JOB No.
	DRAWING No.
	TR-1

- Legend**
- Residential Use**
- Suburban Residential (2 UPA)
 - Urban Transition (6 UPA)
 - Urban Residential (10+4 UPA Bonus)
 - Low Density Cluster *
 - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
 - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
 - Medium Density Cluster *
 - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
 - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
 - High Density Cluster *
 - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
 - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus)
 - Townhouse Residential (22+5 UPA Bonus) Transition
 - Urban/Townhouse Flex *
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
 - Townhouse/Apartment Flex *
 - TYPE 1 - Townhouse (22+5 UPA Bonus)
 - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
 - Stacked Townhouse/Apartment *
 - TYPE 1 - Stacked Townhouse (30-45 UPA)
 - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
 - Mixed Use Commercial/Residential *
 - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
 - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
 - Proposed Park
 - Proposed Public Recreational Facility
 - Existing School
 - Proposed School
 - Future School/Park
 - BCS (Biodiversity Conservation Strategy) Corridor
 - Greenway *
- Transportation Engineering**
- Arterial
 - Collector
 - Proposed Local Road or Lane *
 - Proposed Local Road With Unique Cross Section *
 - On the map ∇ denotes a specific cross section. (See NCP document for detail)
 - Proposed Local Road (Alignment Flexible) *
 - Proposed Green Lane
 - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
 - Pedestrian Street (8m R.O.W)
 - Multi-Use Pathway *
 - Right-In / Right-Out Access
 - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
 - Residential units designed to face / front park or wildlife corridors
 - Live - Work Option on ground floor of street - fronting units
 - No individual driveway access will be permitted to SF lots along multi-use pathway, unless approved by Engineering.
 - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC r.o.w.
 - Urban Landmark (Public art/special landscaping/plaza)
 - Plaza / Farecourt
 - Heritage Site - Potential For Preservation
 - Heritage Site - Registered
 - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
 - Creek Class AO (Seasonal Fish-bearing)
 - Creek Class B (Non Fish-bearing, Supplies nutrients to Fish-bearing creeks)
 - Forest/Blocks
 - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) *
 - Land to be conveyed to the city in exchange for density transfer
 - Sanitary Trunk Sewer R.O.W
 - Landscape Buffer or Landscaped Setback, as noted
 - Creek Buffer Class B
 - Creek Buffer Class A and Class AO
 - Daylighted Creek Buffer
 - SWF Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
 - Agricultural Land Reserve

NOTES:

Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act, Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.



Proposed NCP Amendment from Urban Residential (10+4 UPA bonus) to Townhouse Residential (22+5 UPA bonus)

WEST CLAYTON NCP Stage 2 Land Use Concept
 Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438

APPENDIX VII

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0363-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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: 010-463-003

Lot 1 Section 20 Township 8 New Westminster District Plan 21485

7327 - 184 Street

Parcel Identifier: 010-463-011

Lot 2 Section 20 Township 8 New Westminster District Plan 21485

18365 - 73 Avenue

Parcel Identifier: 000-559-211

Lot 3 Section 20 Township 8 New Westminster District Plan 21485

18343 - 73 Avenue

Parcel Identifier: 010-463-020
Lot 4 Section 20 Township 8 New Westminster District Plan 21485

18317 - 73 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) to reduce the minimum north, east, south and west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the building face; and
- (b) to reduce the minimum south and east yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to the southeast corner of Building 15.
5. This development variance permit applies to only the portion of the Land shown on 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

