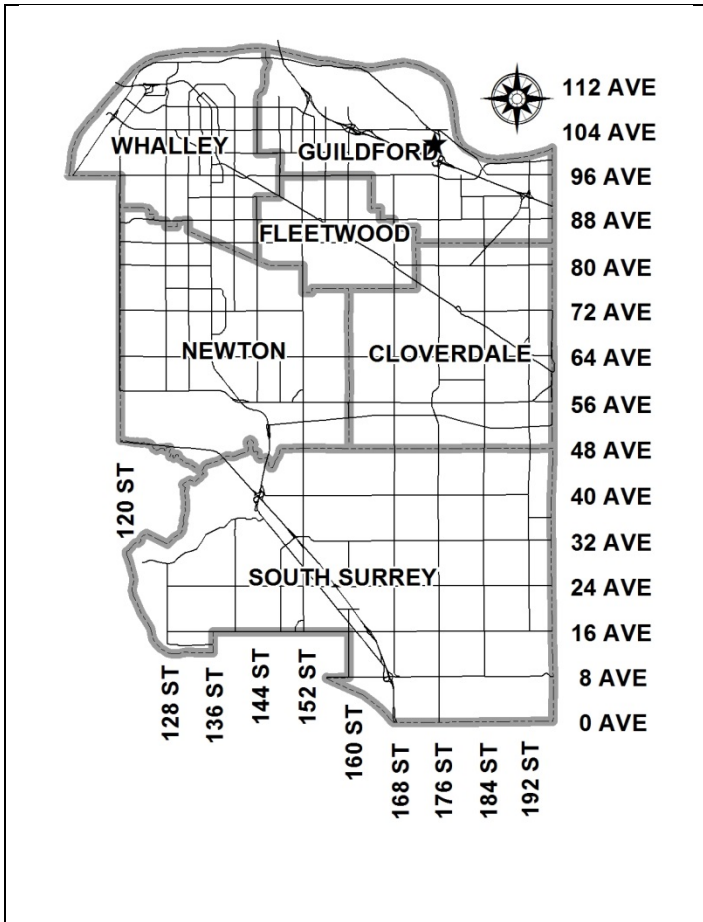


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0067-00

Planning Report Date: March 12, 2018



**PROPOSAL:**

- **OCF Amendment** from Suburban to Urban
- **LAP Amendment** for a portion from Low Density Townhouse 12-15 UPA Gross to Townhouse 15-20 UPA Gross
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

to permit the development of 77 townhouse units.

**LOCATION:**

10035 - 176 Street  
 17539 and 17570 - 100 Avenue  
 Portions of 100 Avenue and Barnston Drive East

**ZONING:**

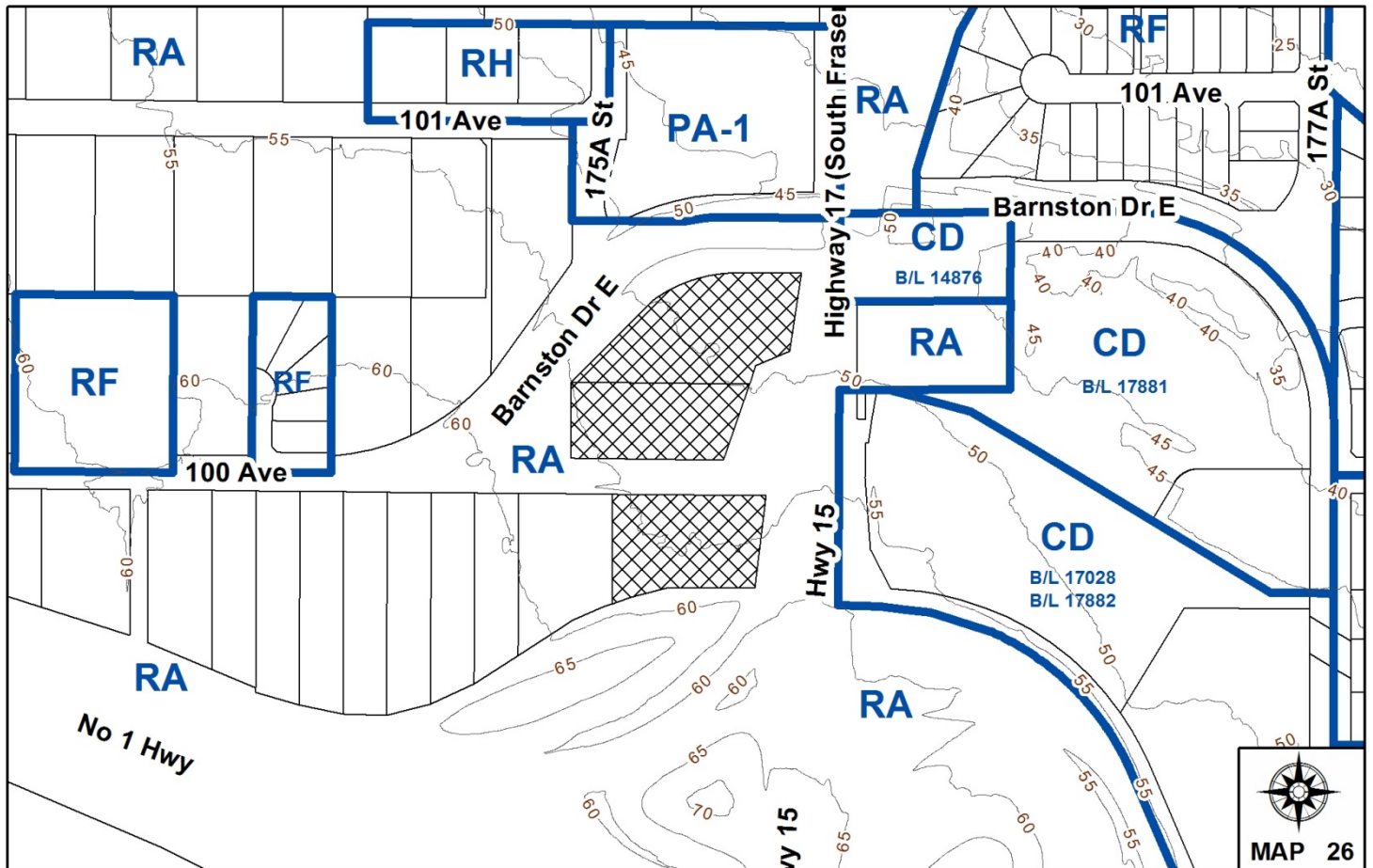
RA

**OCF DESIGNATION:**

Suburban

**LAP DESIGNATION:**

Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit for Form and Character.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment from Suburban to Urban.
- Proposing an Abbey Ridge Local Area Plan (LAP) Amendment for a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross", which is a new designation.

### RATIONALE OF RECOMMENDATION

- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" will accommodate 77 townhouse units at a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate density transition, tree retention, and buffering along major highways. The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatments and a desirable streetscape particularly along Barnston Drive East.
- The FHCA has indicated that they are supportive of the proposal.
- The proposed density and building form are appropriate for this part of Fraser Heights.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape along road frontages, or are a side-yard condition.
- The proposed reduction in indoor amenity space still provides functional indoor amenity space for future residents of the townhouse development. The applicant will provide a cash-in-lieu of amenity contribution to mitigate the reduction in accordance with City policy.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site and portions of road allowance identified as Blocks A, B and C on the Survey Plan attached as Appendix I, from Suburban to Urban and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site and portions of road allowance identified as Blocks A, B and C on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 231 square metres (2,486 square feet) to 215 square metres (2,322 square feet).
5. Council authorize staff to draft Development Permit No. 7917-0067-00 generally in accordance with the attached drawings (Appendix II).
6. 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) completion of the road closure and acquisition of portions of 100 Avenue and Barnston Drive East;

- (i) submission of an acoustical report for the units adjacent to Highway No. 1, Highway No. 17 and Highway No. 15 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) 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;
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (l) the applicant adequately address the impact of reduced indoor amenity space.
7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" into a new designation of "Townhouse 15-20 UPA Gross", as shown in Appendix VI, 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:	<p><b>Projected number of students from this development:</b></p> <p>15 Elementary students at Bothwell Elementary School 8 Secondary students at Fraser Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2019.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval of the rezoning is granted by MOTI for 1 year.
Kinder Morgan:	Kinder Morgan has no objection to the project.
Surrey Fire Department:	The Fire Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels, one with an existing house, to be demolished, with the most northern parcels impacted by the Kinder Morgan gas right-of-way.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across Barnston Drive East):	Korean Church	Urban in OCP, Institutional in LAP	PA-1
East (Across Highway No. 17 and Highway No. 15):	Fire Hall No. 5	Commercial, Urban and Multiple Residential in OCP, Institutional and High Density Multiple Residential 25-30 UPA in LAP	RA, CD (Bylaw No. 14876) and CD (Bylaw No. 17028 & 17882)
Northwest (Across Barnston Drive East):	Single family dwellings on 1-acre lots	Urban in OCP, Suburban Residential 2-4 UPA Gross Panhandles and Suburban Residential 2-4 UPA Gross in LAP	RA
South:	Unopened road right-of-way.	Urban in OCP, Landscape Buffer in LAP	RA
West:	Single family dwelling on 1-acre lot	Urban in OCP, Low Density Townhouse 12-15 UPA Gross, Landscape Buffer and Tree Retention Area in LAP	RA

JUSTIFICATION FOR LAP AMENDMENT

- The subject site is located on the east side of Barnston Drive East at 100 Avenue in Abbey Ridge. The site is designated "Low Density Townhouse 12-15 UPA Gross", "Landscape Buffer" and "Tree Retention Area" in the Abbey Ridge Local Area Plan (LAP).
- The applicant is proposing to redesignate portions of the site from "Low Density Townhouse 12-15 UPA Gross" to a new designation "Townhouse 15-20 UPA Gross." The "Landscape Buffer" and "Tree Retention Area" designations will remain, however the vegetated buffer width is proposed to be reduced from 15 metres (49 ft.) to 6 metres (20 ft.), and tree retention areas are proposed to be reduced, as discussed later in this report.

- The proposed amendment to the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" will accommodate 77 townhouse units at a gross density of 17 UPA. The proposed increase in density accommodates a more efficient site plan, while still being consistent with the land use intent of the Abbey Ridge LAP, by providing ground-oriented multifamily residences, with appropriate density transition, tree retention, and buffering along major highways. The applicant has worked with staff and the Fraser Heights Community Association (FHCA) to ensure appropriate interface treatments and a desirable streetscape particularly along Barnston Drive East.
- The applicant has also provided the following rationale for the requested amendment:
  - The site is located in an isolated corner of the Abbey Ridge Local Area Plan area, surrounded by Highway No. 1, Highway No. 17, Highway No. 15 and Barnston Drive East;
  - The proposed townhouse project will not be visible from Highway No. 1, Highway No. 17 and Highway No. 15 given the existing grades and proposed landscape buffer and noise mitigation fencing;
  - The units along Barnston Drive East will be visible along the street, however approximately half of these units will be below the grade of Barnston Drive and will be less visible. The along Barnston Drive East will also be restricted to a maximum height of 13 metres (43 ft.); and
  - There is a large area of retained trees at the intersection of 100 Avenue and Barnston Drive East which will screen the development from the street.

## DEVELOPMENT CONSIDERATIONS

### Background

- The 1.84-hectare (4.56-acre) subject site is comprised of three lots which are located at Barnston Drive East and 100 Avenue in Fraser Heights. The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is also located within the Abbey Ridge Local Area Plan (LAP) area. The Abbey Ridge LAP was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The current land use designation for the subject site is "Low Density Townhouse 12-15 UPA Gross", "Landscape Buffer" and "Tree Retention Area".
- The site is bisected by the Kinder Morgan gas right-of-way, which is 18 metres (59 ft.) wide. No structures may be located within this gas right-of-way.
- The site is adjacent to Highway No. 1 to the south and abuts Highways No. 17 and No. 15 to the east.

### Current Proposal

- The proposal includes an LAP amendment to redesignate portions of the site from "Low Density Townhouse 12-15 UPA Gross" to a new designation, "Townhouse 15-20 UPA Gross", and reduce the landscape buffer and tree retention areas, a rezoning from "One-Acre Residential Zone (RA)" to a "Comprehensive Development Zone (CD)" based on the "Multiple Family 15 Zone (RM-15)" and a Development Permit for Form and Character in order to permit the development of 77 townhouse units.
- Portions of 100 Avenue and Barnston Drive East are proposed to be closed, acquired and assembled with the development site.
- The gross density for the proposed 77-unit townhouse development is 42 units per hectare (17 units per acre). Based on the net site area, the unit density is 48 units per hectare (19 units per acre) with a floor area ratio (FAR) of 0.87.
- Due to the proximity of the subject site to Highway No. 1 and Highways No. 17 and No. 15, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on the proposed lots as a condition of final adoption of the rezoning by-law. A covenant will be registered on the title of the proposed lots outlining the required noise mitigation measures as recommended in the report.

### Access and Road Dedication Requirements

- The subject site will be accessed from 100 Avenue, which will terminate at the subject site with a cul-de-sac. The applicant will be required to dedicate and construct the northern portion of the cul-de-sac.
- As part of the development application, the applicant proposes to close and acquire portions of 100 Avenue and Barnston Drive East (see Survey Block Plan in Appendix I), in order to incorporate these portions of road with the subject site. The gross area of the subject site increases from approximately 1.42 hectares (3.51 ac.) to 1.85 hectares (4.58 ac.) in size, after the closure and acquisition of these portions of road.
- The City's Transportation Division, Realty Services Division and Fire Department have confirmed that there are no concerns with the closure and acquisition of these portions of 100 Avenue and Barnston Drive East.

### Proposed CD Zone (Appendix VII)

- The applicant is proposing to rezone the entire site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the requirements of the "Multiple Residential 15 Zone (RM-15)", with modifications to density, building heights and setbacks.
- The proposed CD By-law sets out specific height requirements for the units fronting Barnston Drive East (Block I).

- The following table shows a comparison between the proposed CD Zone and the RM-15 Zone:

	RM-15	Proposed CD Zone
<b>Density (Floor Area Ratio) (Units Per Acre)</b>	0.70 FAR (net) 15 UPA (net)	0.87 FAR (net) 19 UPA (net)
<b>Lot Coverage</b>	45%	45%
<b>Building Height (metres)</b>	11 metres (36 ft.)	<u>Block I</u> 11 metres (36 ft.)
		<u>Block II</u> 13 metres (43 ft.)
<b>Building Setbacks (metres)</b>	7.5 metres (25 ft.) from all lot lines	<u>South</u> 8.6 metres (28 ft.) to the building face
		<u>North</u> 4.5 metres (15 ft.) to the building face
		<u>East</u> 7.5 metres (25 ft.) to the building face
		<u>West</u> 6.0 metres (20 ft.) to the building face

- The maximum net unit density has been increased from 15 units per acre (37 UPH) to 19 units per acre (48 UPH), and the floor area ratio (FAR) has been increased from 0.7 to 0.87.
- The proposed units along Barnston Drive East (Block I) are consistent with the height requirements in the RM-15 Zone, as they provide the only direct public interface. The remainder of the units (Block II) will be permitted an increased height of 13 metres (43 ft.) which is more consistent with the massing of a medium density townhouse as permitted in the "Multiple Residential 30 Zone (RM-30)".
- The reduced setback along Barnston Drive East achieves a more urban, pedestrian-oriented streetscape.

#### PRE-NOTIFICATION

Pre-notification letters were sent on December 8, 2017, and the Development Proposal Signs were installed on December 8, 2017. Staff received 5 responses from neighbouring residents including from the Fraser Heights Community Association (*staff comments in italics*).

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



*(The proposed number of parking spaces on the subject site exceeds the minimum parking requirements as per the Zoning By-law. The applicant worked with the Fraser Heights Community Association and increased the number of visitor parking stalls from the required 15 to 26. The proposed development is not expected to have a significant impact on traffic flows in the area above that anticipated under the current LAP designation.)*

- Concerns about over-crowding at local schools.

*(With the potential increase in residential development within the Abbey Ridge LAP, the School District is currently evaluating future capital requests for this area.)*

- East Fraser Heights is lacking in bus service and commercial shopping areas to support the growing community.

*(While at this time there are no existing transit services within the Abbey Ridge LAP, 104 Avenue, 100 Avenue, and Barnston Drive will be designed to accommodate bus stops in anticipation of future bus service along these main corridors. Staff will continue to work with TransLink to better define potential future bus service for the area.*

*There are 1.46 hectares (3.6 acres) of land designated for future commercial uses in the Abbey Ridge LAP, located at 9933 Barnston Drive East.*

- The subject site should be utilized as a park.

*(The subject site is not designated as parkland in the Abbey Ridge LAP.*

*The Abbey Ridge LAP proposes three new or expanded neighbourhood parks, serving the western, central and eastern neighbourhoods.)*

#### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation is consistent with the proposed land use in the Stage 1 Abbey Ridge LAP.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications.

#### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### DESIGN PROPOSAL AND REVIEW

- The proposed 77-unit townhouse project consists of eighteen (18), three-storey buildings with garages accessed internally. One (1) drive aisle connection is proposed at the 100 Avenue cul-de-sac.
- Buildings along Barnston Drive have been broken into clusters of three (3) units per building, with a maximum permitted height of 11 metres (36 metres), resulting in a better interface with the existing single family to the north.
- The townhouse units range in size from 218 square metres (2,350 sq.ft.) to 296 square metres (3,183 sq.ft.) comprised entirely of three-bedroom units.
- Each of the 77 townhouse units will contain an attached side-by-side garage and flex room on the ground floor with a living room, dining room and kitchen on the second floor, and bedrooms on the upper floor.
- The townhouses incorporate gables into the design.
- The proposed predominant exterior finishes on the townhouses consist of hardi siding, shingles and board and batten, painted in alternating shades of grey. Grey wood trim will provide finishing details around windows and black flashing on the gable ends.
- The proposed unit entry doors will be painted black and garage doors will be painted white.
- Each unit will have a small private patio and front yard space.

### Indoor Amenity Space

- The proposed 2-level indoor amenity space is located south of the Kinder Morgan gas right-of-way. The space incorporates a washroom and a kitchen and can be programmed in a variety of ways to meet the needs of the residents.
- 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 231 square metres (2,486 square feet) of indoor amenity space. The amount of indoor amenity space proposed is 215 square metres (2,314 sq.ft.), resulting in a shortfall of 16 square metres (172 sq. ft.). The applicant 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 an active play area for children adjacent to the indoor amenity building, while the other provides seating and an active play area for children to the north of the Kinder Morgan gas right-of-way. Gravel pedestrian paths across the Kinder Morgan gas right-of-way provide connections to the amenity areas.
- 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 231 square

metres (2,486 square feet) of outdoor amenity space. The proposed 433 square metres (4,661 sq. ft.) of outdoor amenity space exceeds the By-law requirement.

### Landscaping and Private Landscape Buffer

- Landscaping consisting of coniferous and deciduous trees such as Hedge Maple, Red Fox Katsura, Japanese Snowbell and Red Magnolia, interspersed with shrubs such as Dwarf English Boxwood, Yew, Mountain Laurel and Hydrangea; a variety of grasses and perennials such as Blue Oat Grass, Hosta and Lavender will be planted throughout the development.
- Additional landscaping is proposed within the Kinder Morgan gas right-of-way, with low and mid-growth shrubbery, in accordance with Kinder Morgan guidelines.
- The Abbey Ridge LAP identifies the southern and eastern portions of the site as a 15-metre (49-ft.) wide "Landscape Buffer" area in order to mitigate the potential noise and visual impacts of Highway No. 1 and Highways No. 17 and No. 15.
- The applicant is proposing a reduced 6-metre (20-ft.) wide landscape buffer along the southern and eastern property line. The landscape buffer will be on private property, will be installed prior to issuance of the building permit and will be comprised of coniferous and deciduous trees and native vegetation, as well as a sound attenuation fence. A corresponding Section 219 Restrictive Covenant is to be registered to secure installation and maintenance of the buffer.
- The proposed reduced buffer along the east lot line is considered to have merit given that it is predominantly a side yard condition and the buffers are proposed to have sound attenuation fencing. The location of the internal drive aisle adjacent to the buffer enhances the mitigating qualities of the buffer. Similarly, the reduced buffer along south lot line is considered to have merit given the extended distance between the south lot line and the nearest vehicular travel lane.

### Parking

- The proposed development includes a total of 179 parking spaces. Each of the townhouse units includes a side-by-side garage for a total of 154 resident parking spaces, meeting the parking requirements in the Zoning By-law.
- The Zoning By-law requires 15 visitor parking spaces, however the applicant has provided an additional 11 visitor parking spaces at the request of the Fraser Heights Community Association, for a total of 26 visitor parking spaces. Thirteen (13) of the proposed visitor parking stalls are located within the Kinder Morgan right-of-way, which permits parking as long as it is set back a minimum of 3 metres (10 ft.) from the pipeline. The proposed visitor parking exceeds that required in the Zoning By-law.

### TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	40	34	6
Cottonwood	21	21	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	28	24	4
Bitter Cherry	2	2	0
English Holly	1	1	0
Flowering Cherry	1	1	0
Paper Birch	3	2	1
Red Maple	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	27	9	18
Monkey Puzzle Tree	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	31	24	7
White Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>97</b>	<b>67</b>	<b>30</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>191</b>	
<b>Total Retained and Replacement Trees</b>		<b>221</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 97 protected trees on the site, excluding Alder and Cottonwood trees. Sixty-one (61) existing trees, approximately 39 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 36 trees can be retained as part of this development proposal, including Alder and Cottonwood trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The applicant is proposing to reduce the “Tree Retention Area” as identified in the Abbey Ridge LAP. The reduction is considered to have merit given that the site is heavily encumbered by the Kinder Morgan right-of-way and the applicant has focused on retaining stands of high quality trees as identified by the arborist, and have confirmed that the newly established edge will remain windfirm. The applicant is proposing to enhance the Kinder Morgan right-of-way with additional landscaping, including low and mid-growth shrubbery. The applicant is also proposing to acquire the unopened road right-of-way at the corner of Barnston Drive East and 100 Avenue, which is also identified as a “Tree Retention Area” in the LAP. The trees within the acquired area will be retained in perpetuity and will visually enhance the entrance to the proposed development.

- 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 189 replacement trees on the site. The applicant is proposing 191 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on Barnston Drive East. 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 species including Hedge Maple, Red Fox Katsura, Japanese Snowbell and Red Magnolia.
- In summary, a total of 221 trees are proposed to be retained or replaced on the site and a contribution to the Green City Fund is not required.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 6, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within the Abbey Ridge Local Area Plan (LAP).</li> <li>• The applicant is proposing an OCP Amendment from Suburban to Urban.</li> <li>• The applicant is proposing an LAP Amendment to increase the permitted density up to 20 UPA.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed FAR for the development is 0.87 based on the net site area.</li> <li>• The project will diversity the housing stock in the area with the addition of 77 3-bedroom units.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• One-hundred ninety-one (191) replacement trees will be planted in addition to a variety of shrubs, grasses, perennials and ground cover.</li> <li>• The development incorporates Low Impact Development Standards, such as absorbent soils and rain water detention areas.</li> <li>• The proposed development will make provisions for recycling and organic waste pick up.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development provides a number of on-site pathways, and will connect to off-site pathways.</li> </ul>
5. Accessibility & Safety	<ul style="list-style-type: none"> <li>• Reduced setbacks and unit orientation encourage "eyes on the street".</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
(E1-E3)	
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>No green rating or certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>A Development Proposal Sign was installed and pre-notification letters were sent.</li> </ul>

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential), Project Data Sheets, Survey Plan and Draft Subdivision Plan
- Appendix II. Site Plan, Building Elevations, Landscape Plans and Renderings
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Plan
- Appendix VII. Proposed CD By-law
- Appendix VIII. OCP Amendment

### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by Douglas R. Johnson Architect Ltd., dated March 6, 2018.
- Complete Set of Landscape Plans prepared by PMG Landscape Architects, dated March 7, 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: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.85 hectares
Road Widening area		N/A
Undevelopable area (Kinder Morgan Right-of-Way)		0.21 hectare
Net Total		1.63 hectares
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		34%
Paved & Hard Surfaced Areas		16%
Total Site Coverage		50%
SETBACKS ( in metres)		
South	7.5 metres	8.67 metres to the building face
North	7.5 metres	4.5 metres to the building face
East	7.5 metres	7.5 metres to the building face
West	7.5 metres	6.0 metres to the building face
BUILDING HEIGHT (in metres/storeys)		
Principal	11 metres	Block I: 11 metres Block II: 13 metres
Amenity Building	11 metres	5.5 metres
Accessory	4.5 metres	N/A
NUMBER OF RESIDENTIAL UNITS		
One Bed		0
Two Bedroom		0
Three Bedroom +		77
Total		77
FLOOR AREA: Residential		16,910 sq.m.
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A



FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA		16,910 sq.m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	37 UPH / 15 UPA	42 UPH / 17 UPA
# of units/ha /# units/acre (net)	37 UPH / 15 UPA	48 UPH / 19 UPA
FAR (gross)	0.70	0.77
FAR (net)	0.70	0.87
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	231 sq.m.	215 sq.m.
Outdoor	231 sq.m.	433 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		N/A
2-Bed		N/A
3-Bed	154	154
Residential Visitors	15	26
Institutional		N/A
Total Number of Parking Spaces		180
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

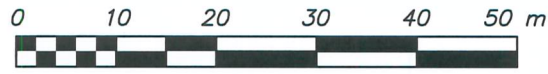
Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF:**

- SECTION OF ROAD DEDICATED ON PLAN 13306
- SECTION OF ROAD DEDICATED ON PLAN EPP4727
- SECTION OF ROAD DEDICATED ON PLAN EPP4729
- SECTIONS OF ROAD DEDICATED ON PLAN EPP4730

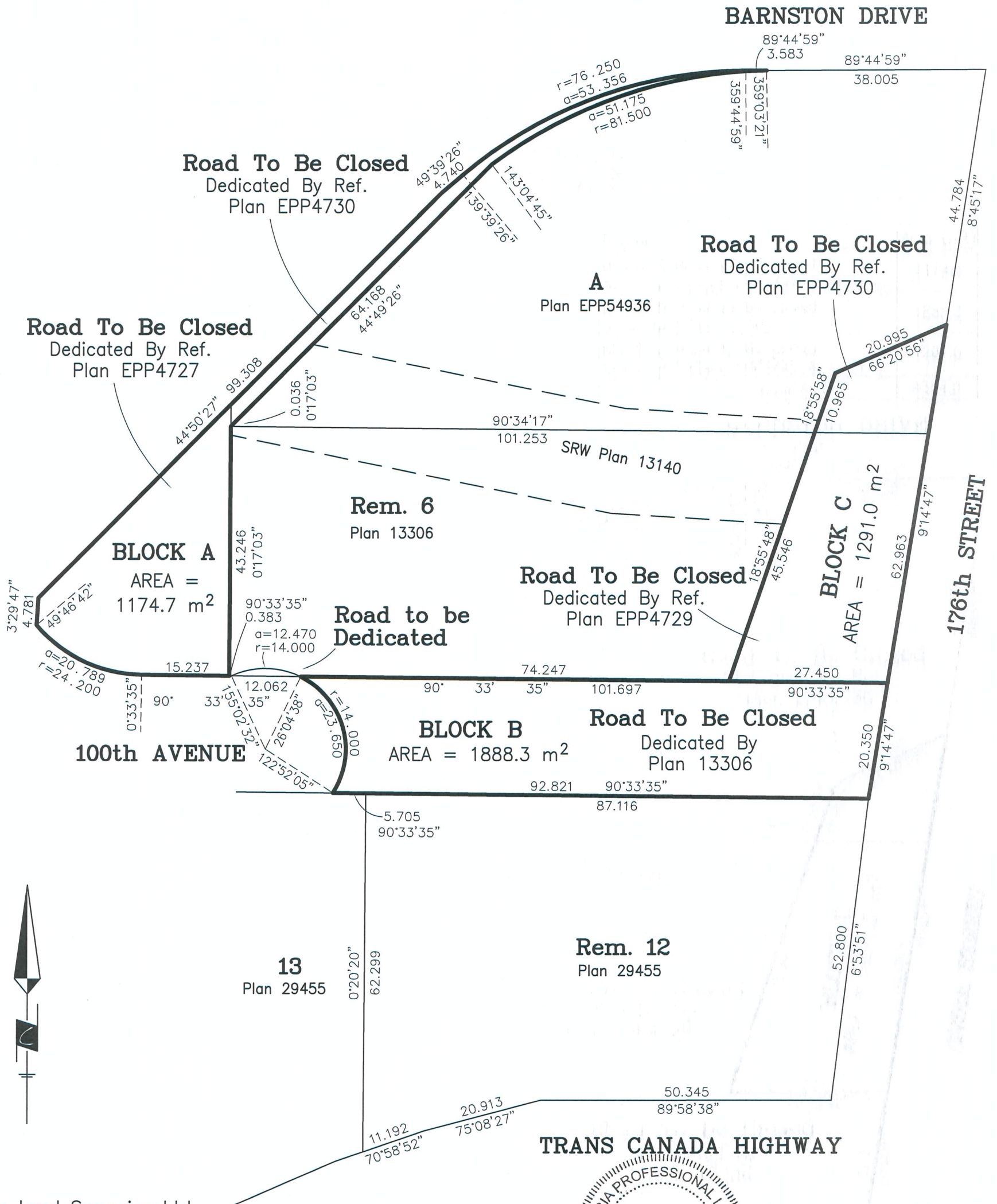
**ALL OF SECTION 6 TOWNSHIP 9 NWD**

City of Surrey B.C.G.S. 92G.017



SCALE - 1 : 750  
All distances are in metres

Book of Reference	
Description	Area (m <sup>2</sup> )
BLOCK A Road To Be Closed Sec.9 Tp.2 Plans EPP4727 & EPP4730	1174.7
BLOCK B Road To Be Closed Sec.9 Tp.2 Plan 13306	1888.3
BLOCK C Road To Be Closed Sec.9 Tp.2 Plans EPP4729 & EPP4730	1291.0
<b>Total Area</b>	<b>4354.0</b>



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6247-ZONING3

**TRANS CANADA HIGHWAY**



Certified correct to survey dated  
this 7th day of March, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

SUBDIVISION PLAN OF LOT A PLAN EPP54936;  
 LOT 6 PLAN 13306 EXCEPT PLANS EPP4729 AND EPP4765;  
 LOT 12 PLAN 29455 EXCEPT PLAN EPP4728;  
 ALL OF SECTION 6 TOWNSHIP 9 NEW WESTMINSTER DISTRICT  
 AND PARCELS A, B AND C PLAN EPP\_\_\_\_\_  
 ALL OF SECTION 6 TOWNSHIP 9 NEW WESTMINSTER DISTRICT

PLAN EPP\_\_\_\_\_

City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500

All distances are in metres

The intended plot size of this plan is 560mm in width by 864mm in height (D Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1  
 City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

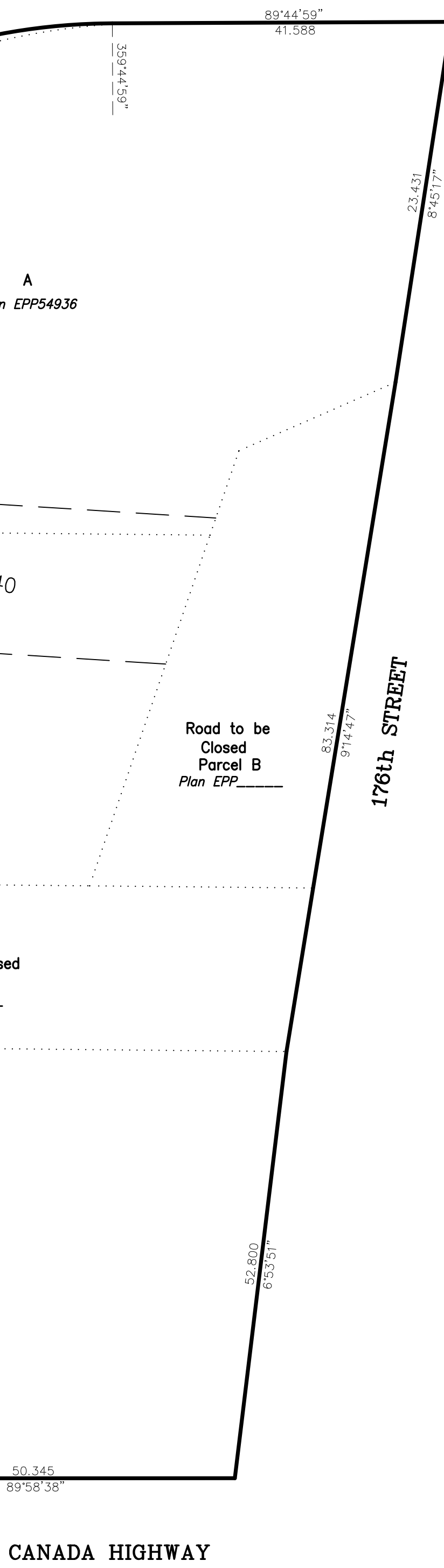
Grid Bearings are derived from observations between Control Monuments 5603 and 80H2017.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 5603 and 80H2017.

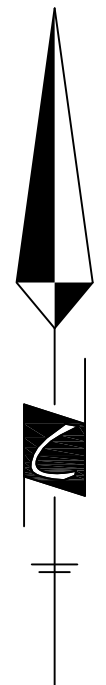
This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995932 which has been derived from geodetic control monument 5603.

PRELIMINARY

BARNSTON DRIVE



100th AVENUE



Legend:

- Denotes control monument found
- Denotes non-standard post found
- Denotes standard iron post found
- Denotes standard iron post set
- Wt Denotes witness

Note: This plan shows one or more witness posts which are not set on the true corner(s). Witness posts are set along the production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

# 10035 TOWN HOUSES

APPENDIX II

10035-176 STREET, 17539- 100 AVENUE ,SURREY, BRITISH COLUMBIA

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MARK	DATE	DESCRIPTION
1	16 MAR 2017	ISSUED FOR PRELIMINARY
2	17 NOV 2017	ISSUED FOR DP SUBMISSION
3	02 FEB 2018	ISSUED FOR DP REVISIONS
4	22 FEB 2018	ISSUED FOR DP REVISIONS

PROJECT:  
**10035-TOWN HOUSES**  
10035-176 STREET, 17539-100 AVENUE,  
SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION  
**3D VIEW**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604)998-3381  
FAX. (604)998-0217  
drjarch@shaw.ca

SCALE: <b>N.T.S</b>	PROJECT NO: -----
DATE: 16 MAR 2017	SHEET: -----
DRAWN: <b>PD</b>	REVISIONS: DP-A-0.00
REVISIONS: 4	

# 10035 TOWN HOUSES

10035-176 STREET, 17539-100 AVENUE, SURREY, BRITISH COLUMBIA

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## DATA SHEET

TOWN HOUSES	20 <sup>th</sup> AUGUST 2017													
PROJECT NAME:	10035 - TOWN HOUSES													
ADDRESS:	10035-176 STREET & 17570-100 AVE, SURREY, BRITISH COLUMBIA													
LEGAL DESCRIPTION														
<b>GROSS SITE AREA (LOTS 10035, 17539 &amp; 17570) INCLUDING ADDITIONAL AREA PARK LAND</b>	198571.00	S ft	OR	18447.85	Sq mts	OR	4.56	Acres						
<b>R.O.W</b>	23142.41	S ft	OR	2150.00	Sq mts	OR	0.53	Acres						
<b>NET SITE AREA (INCL. PARK LAND AREA &amp; EXCUL. R.O.W)</b>	175428.59	S ft	OR	16297.85	Sq mts	OR	4.03	Acres						
<b>TOTAL FLOOR AREA (INCLUDING GARAGE AREA)</b>														
CLUSTER 1	11925	S ft		1107.87	Sq M									
CLUSTER 2	14310	S ft		1329.44	Sq M									
CLUSTER 3	14310	S ft		1329.44	Sq M									
CLUSTER 4	9540	S ft		886.30	Sq M									
CLUSTER 5	9540	S ft		886.30	Sq M									
CLUSTER 6	11925	S ft		1107.87	Sq M									
CLUSTER 7	11925	S ft		1107.87	Sq M									
CLUSTER 8	19080	S ft		1772.59	Sq M									
CLUSTER 9	9540	S ft		886.30	Sq M									
CLUSTER 10	9540	S ft		886.30	Sq M									
CLUSTER 11	4770	S ft		443.15	Sq M									
CLUSTER 12	9540	S ft		886.30	Sq M									
CLUSTER 13	11925	S ft		1107.87	Sq M									
CLUSTER 14	7155	S ft		664.72	Sq M									
CLUSTER 15	7155	S ft		664.72	Sq M									
CLUSTER 16	7120	S ft		661.47	Sq M									
CLUSTER 17	4770	S ft		443.15	Sq M									
CLUSTER 18	7953	S ft		738.86	Sq M									
<b>TOTAL AREA</b>	<b>182023</b>	<b>S ft</b>		<b>16910.49</b>	<b>Sq M</b>									
<b>FLOOR AREA RATIO:</b>														
F.A.R. = NET AREA +ELEC. ROOMS (EXCLUDING GARAGE AREAS) / NET SITE AREA	152923.00	/	175428.6	<b>0.87</b>	<b>FSR</b>									
F.A.R. = NET AREA +ELEC. ROOMS (EXCLUDING GARAGE AREAS) / GROSS SITE AREA	152923.00	/	198571	<b>0.77</b>	<b>FSR</b>									
<b>LOT COVERAGE = LOWER FLOOR AREA / NET SITE AREA</b>	59483	/	175428.59	<b>34%</b>										
<b>TOWNHOUSES TYPES &amp; AREAS</b>														
S.NO	TYPE	NO UNITS	AREAS				TOTAL UNIT AREA (EXCUL. GARAGE)	FAR AREA (EX. GARAGE & LOWER FLOOR)						
			GARAGE	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	Sft	Sq M	Sft	Sq M				
			S ft	Sq M	Sft	Sq M	Sft	Sq M	Sft	Sq M				
1	UNIT A	70	410.00	38.09	360.00	33.45	825.00	76.65	790.00	73.39	1975	183.48	138250.00	12843.85
1	UNIT A1	5	410.00	38.09	360.00	33.45	825.00	76.65	790.00	73.39	1975	183.48	9875.00	917.42
2	UNIT B	1	565.00	52.49	433.00	40.23	1080.00	100.34	1105.00	102.66	2618	243.22	2618.00	243.22
3	UNIT C	1	410.00	38.09	325.00	30.19	825.00	76.65	790.00	73.39	1940	180.23	1940.00	180.23
		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00
	<b>TOTAL AREA</b>	<b>77</b>	<b>31725.00</b>	<b>2766.90</b>	<b>27768.00</b>	<b>2411.58</b>	<b>59655</b>	<b>5542.13</b>	<b>57195</b>	<b>5137.54</b>			<b>152683.00</b>	<b>14184.71</b>
<b>TOTAL NUMBER OF UNITS PROPOSED</b>			<b>77</b>	<b>NO.S</b>										
<b>NUMBER OF UNITS PER ACRE (NET SITE AREA)</b>			<b>19</b>	<b>NO.S</b>										
<b>NUMBER OF UNITS PER ACRE (GROSS SITE AREA)</b>			<b>17</b>	<b>NO.S</b>										
<b>AMENITY AREA</b>			Sft	SqM										
REQUIRED INDOOR AMENITY AREA			2464.00	228.91										
PROVIDED INDOOR AMENITY AREA			2322.00	215.72										
REQUIRED OUTDOOR AMENITY AREA			2464.00	228.91										
PROVIDED OUTDOOR AMENITY AREA			4664.00	433.30										
<b>REQUIRED PARKING</b>														
TOTAL PARKING REQUIRED (TOWNHOUSES)			77*2	154 STALLS										
TOTAL VISITOR PARKING PROVIDED (TOWNHOUSES)			77*0.2	15 STALLS										
<b>PROPOSED PARKING</b>														
TOTAL PARKING PROVIDED (TOWNHOUSES)			77*2	154 STALLS										
TOTAL VISITOR PARKING PROVIDED (TOWNHOUSES)				26 STALLS										
<b>TOTAL</b>				<b>180 STALLS</b>										

## SHEET INDEX

SHEET NO.	ARCHITECTURAL
DP-A-0 SERIES	3D VIEW & DATA SHEET
DP-A-2 SERIES	SITE PLANS
DP-A-3 SERIES	CLUSTERS FLOOR PLANS
DP-A-4 SERIES	CLUSTERS SECTIONS
DP-A-5 SERIES	CLUSTERS ELEVATIONS, COLOURED ELEVATIONS
DP-A-1 SERIES	DETAILS

## CONTEXT MAP



MARK	DATE	DESCRIPTION
1	16 MAR 2017	ISSUED FOR PRELIMINARY
2	17 NOV 2017	ISSUED FOR DP SUBMISSION
3	02 FEB 2018	ISSUED FOR DP REVISIONS
4	22 FEB 2018	ISSUED FOR DP REVISIONS

PROJECT: **10035-TOWN HOUSES**  
10035-176 STREET, 17539-100 AVENUE,  
SURREY, BRITISH COLUMBIA

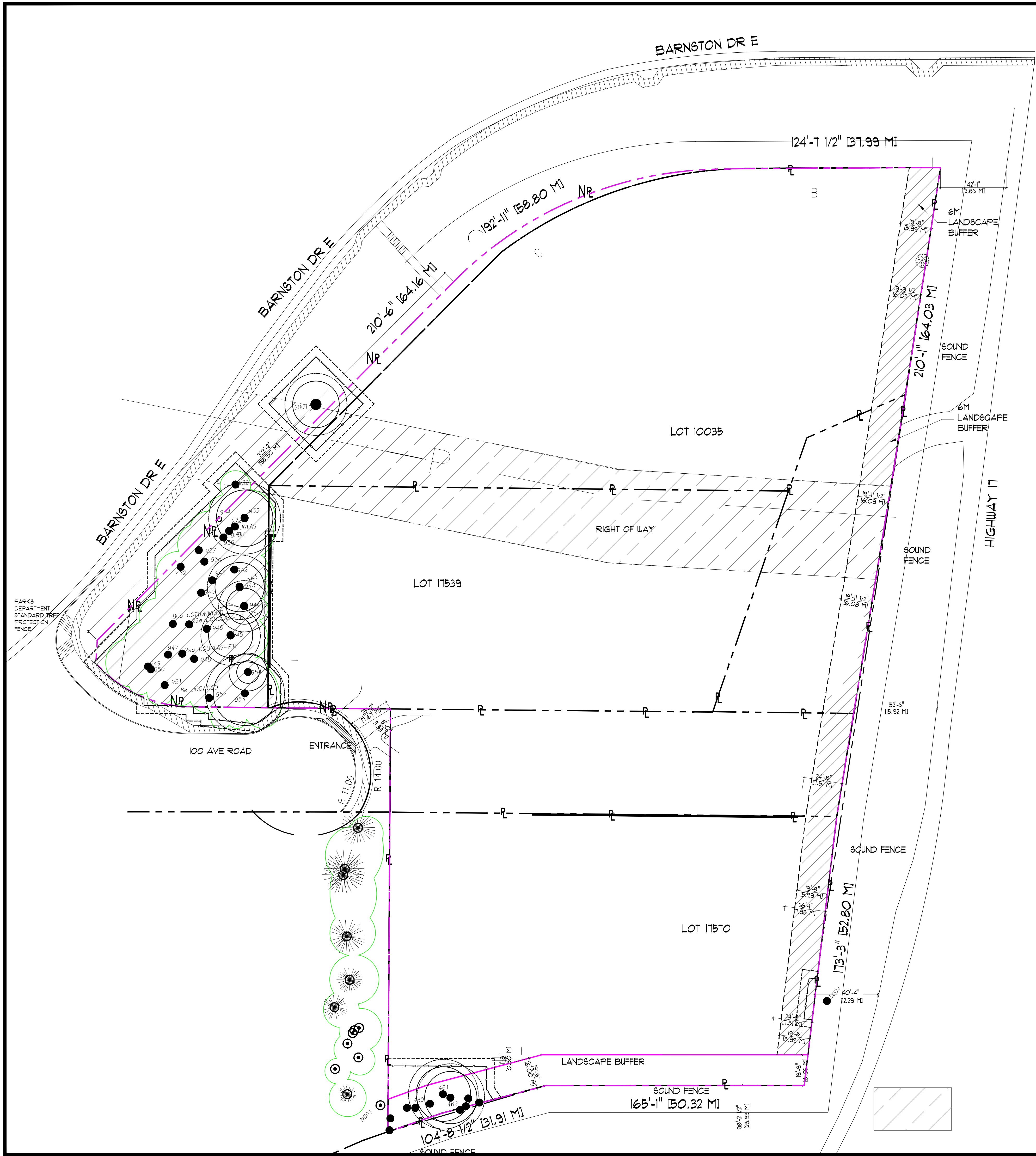
SHEET DESCRIPTION: **DATA SHEET**

OWNER:

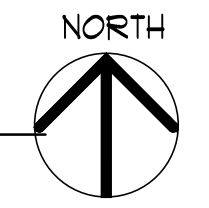
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH. (604)998-3381  
FAX. (604)998-0217  
drjarch@shaw.ca

SCALE:	PROJECT NO:
N.T.S	---
DATE:	SHEET:
16 MAR 2017	DP-A-0.01
DRAWN:	REVISIONS:
PD	4





1 BASE PLAN  
 DP-A-2.00 1/32" = 1'-0"



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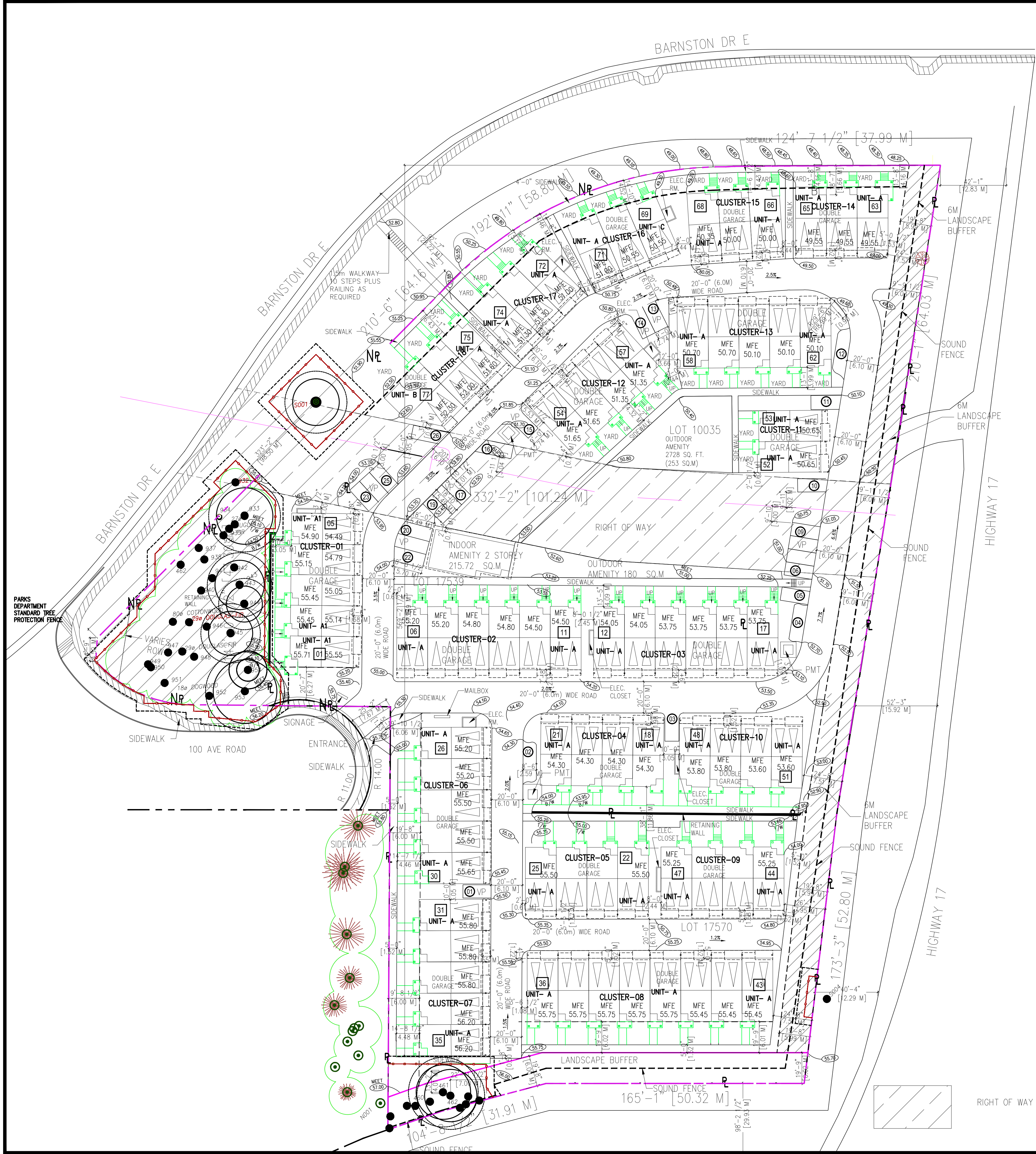
MARK	DATE	DESCRIPTION
1	16 MAR 2017	ISSUED FOR PRELIMINARY
2	17 NOV 2017	ISSUED FOR DP SUBMISSION
3	02 FEB 2018	ISSUED FOR DP REVISIONS
4	22 FEB 2018	ISSUED FOR DP REVISIONS

PROJECT: **10035-TOWNHOUSES**  
 10035-176 STREET, #1339-100 AVENUE, SURREY, BRITISH COLUMBIA  
 SHEET DESCRIPTION: **BASE PLAN**

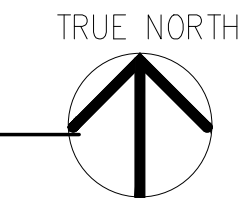
OWNER:

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 FAX. (604) 998-0217  
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SCALE: 1/32" = 1'-0"	PROJECT NO: ---
DATE: 16 MAR 2017	SHEET: ---
DRAWN: RS	REVISIONS: 4
DP-A-2.00	



1 KEY PLAN  
 DP-A-2.11 1/32" = 1'-0"



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3	02. FEB 2018	ISSUED FOR DP REVISIONS
4	22. FEB 2018	ISSUED FOR DP REVISIONS

PROJECT: **10035-TOWNHOUSES**  
 10035-176 STREET, #1339-100 AVENUE, SURREY, BRITISH COLUMBIA

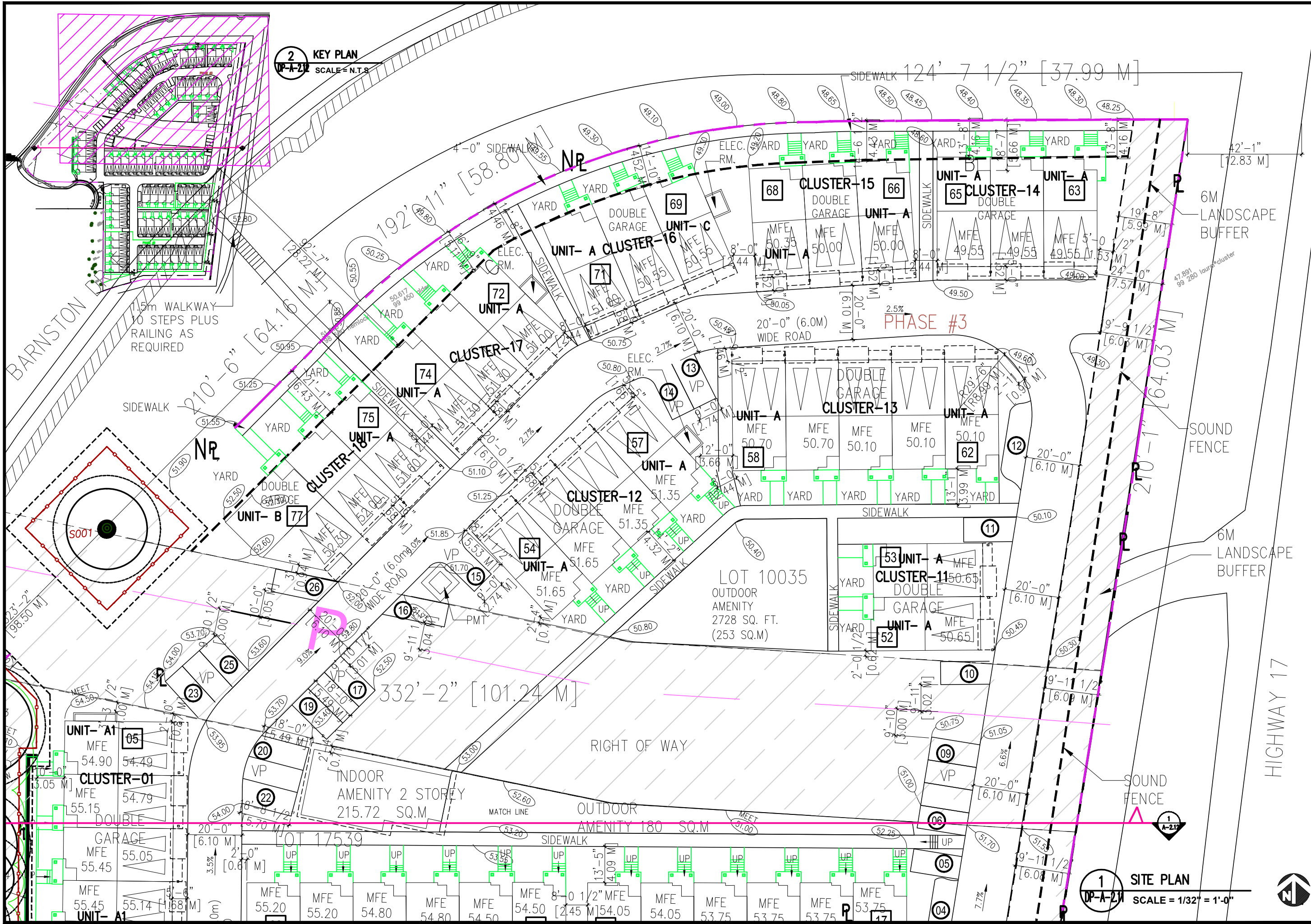
SHEET DESCRIPTION: **KEY PLAN**

OWNER:

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SCALE: 1/32" = 1'-0"	PROJECT NO: ---
DATE: 16 MAR 2017	SHEET: ---
DRAWN: <b>RS</b>	REVISIONS: 4
REVISIONS:	<b>DP-A-2.10</b>





**2 KEY PLAN**  
 DP-A-21 SCALE = N.T.S.

**1 SITE PLAN**  
 DP-A-21 SCALE = 1/32" = 1'-0"

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3	02 FEB 2018	ISSUED FOR DP REVISIONS
4	22 FEB 2018	ISSUED FOR DP REVISIONS

**PROJECT:**  
 10035-TOWN HOUSES  
 10035-176 STREET, 17639-100 AVENUE,  
 SURREY, BRITISH COLUMBIA

**SHEET DESCRIPTION:**  
 ENLARGE SITE PLAN

**OWNER:**

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 #374-901 WEST 3RD ST.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH. (604)998-3381  
 FAX. (604)998-0217  
 drjarch@shaw.ca

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

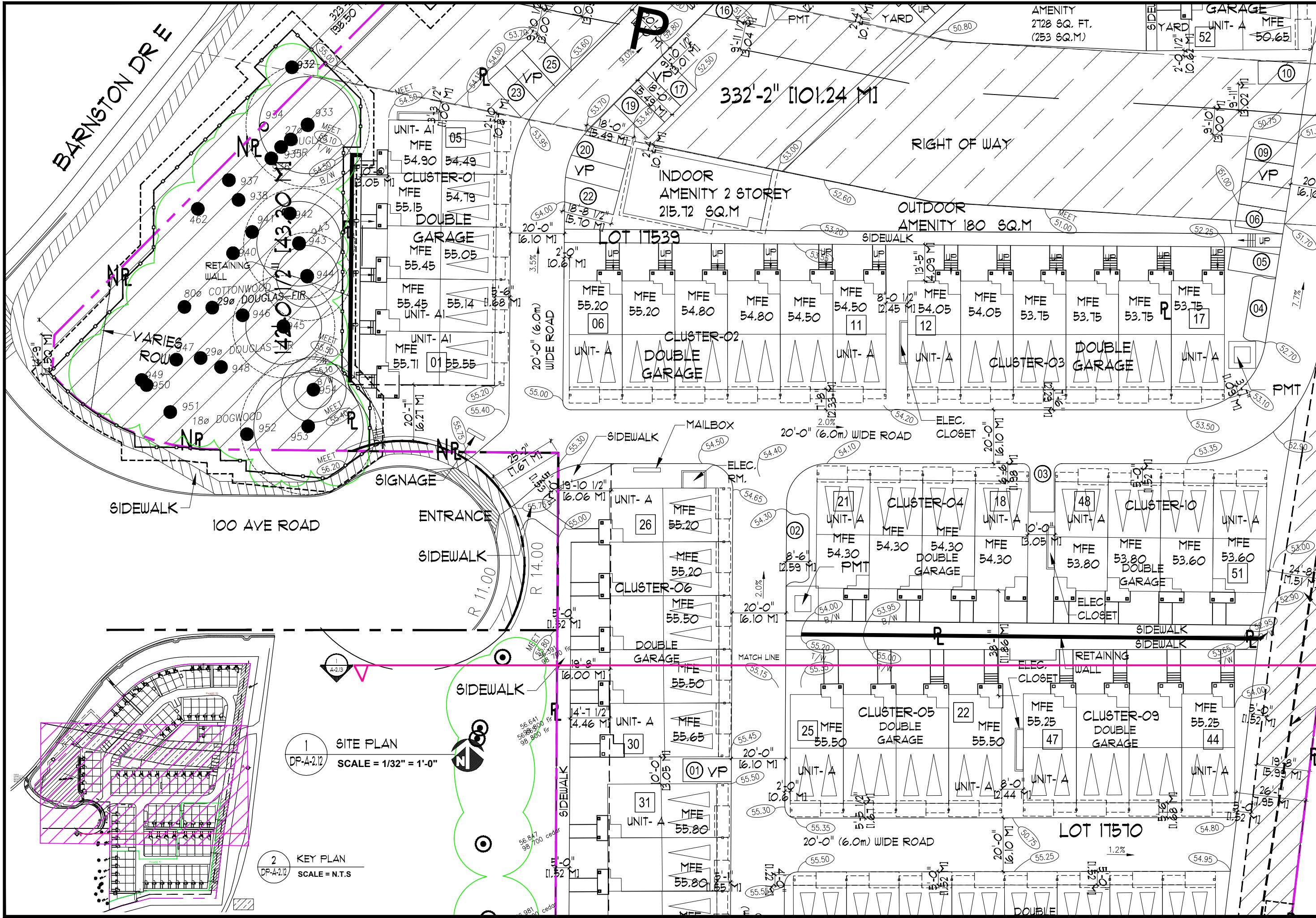
**DATE:**  
 16 MAR 2017

**DRAWN:**  
 PD

**PROJECT NO.:**  
 DP-A-21

**SHEET:**  
 4

**REVISIONS:**  
 4



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4	22 FEB 2018	ISSUED FOR DP REVISIONS

PROJECT: **10035-176 TOWN HOUSES**  
 10035-176 STREET, 17539-100 AVENUE,  
 SURREY, BRITISH COLUMBIA

OWNER: \_\_\_\_\_

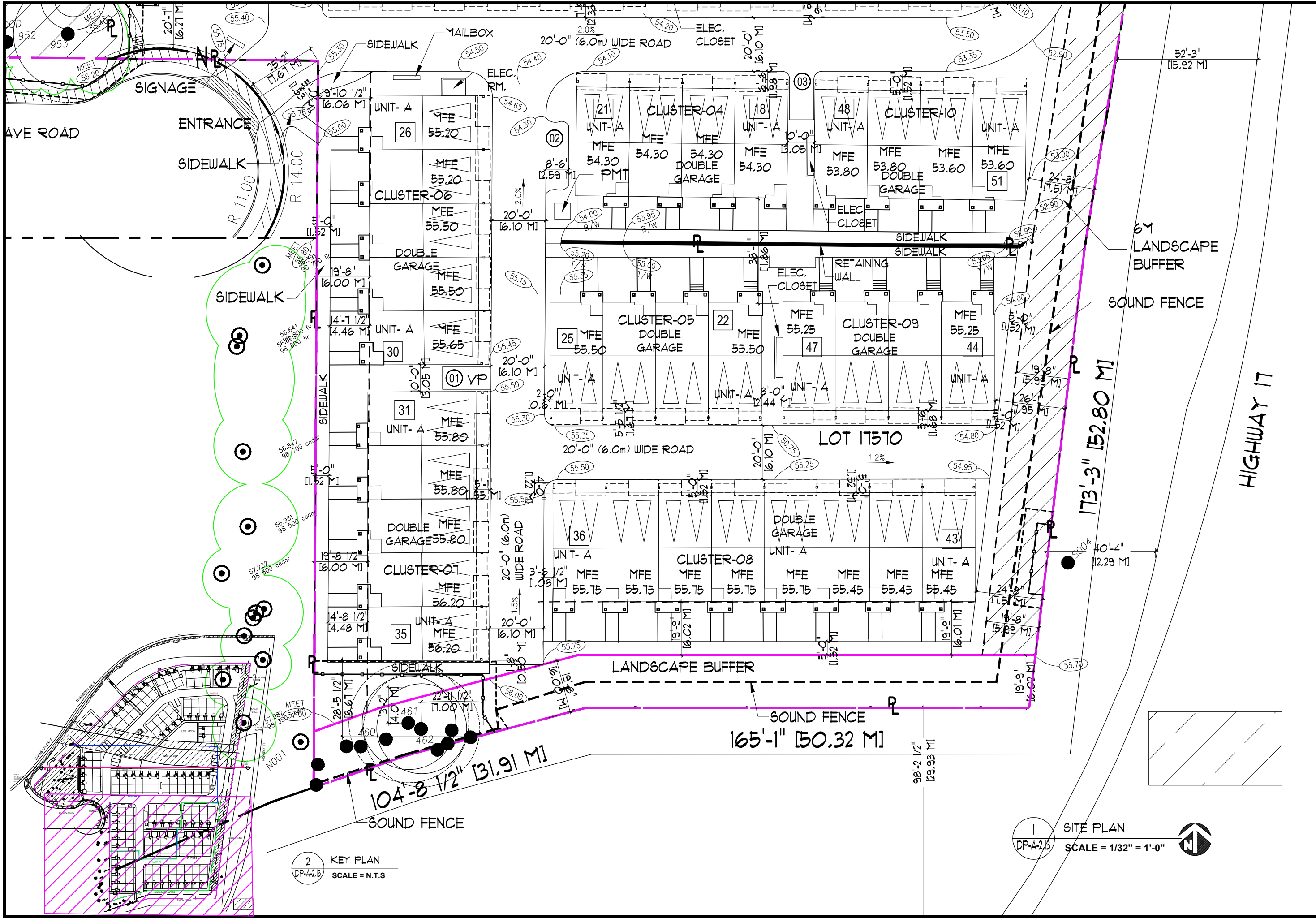
SHEET DESCRIPTION: **ENLARGE SITE PLAN**

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 NORTH VANCOUVER, BC V7P 3P9  
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SCALE: 1/32"=1'-0"	PROJECT NO: _____
DATE: 16 MAR 2017	SHEET: _____
DRAWN: PD	REVISIONS: 4
DP-A-2.12	

1 SITE PLAN  
 DP-A-2.12  
 SCALE = 1/32" = 1'-0"

2 KEY PLAN  
 DP-A-2.12  
 SCALE = N.T.S



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4	22 FEB 2018	ISSUED FOR DP REVISIONS

PROJECT: **10035-176 TOWN HOUSES**  
 10035-176 STREET, 17639-100 AVENUE,  
 SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION: **ENLARGE SITE PLAN**

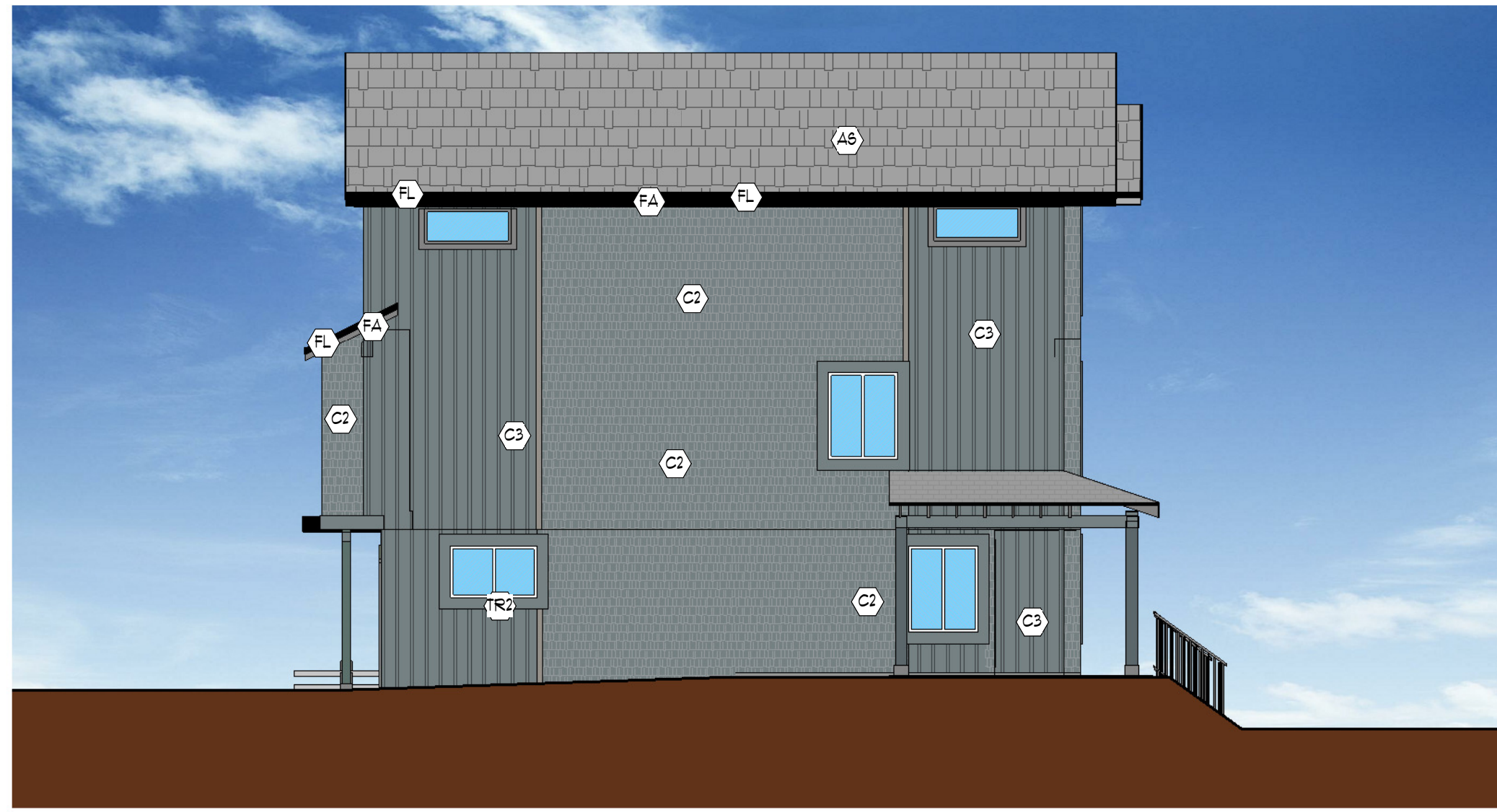
OWNER:

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 NORTH VANCOUVER, BC V7P 3P9  
 PH. (604)998-3381  
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 drjarch@shaw.ca

SCALE: 1/32" = 1'-0"	PROJECT NO: ---
DATE: 16 MAR 2017	SHEET: ---
DRAWN: PD	REVISIONS: 4
DP-A-2.13	

1 SITE PLAN  
 DP-A-2.13 SCALE = 1/32" = 1'-0"

2 KEY PLAN  
 DP-A-2.13 SCALE = N.T.S.



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



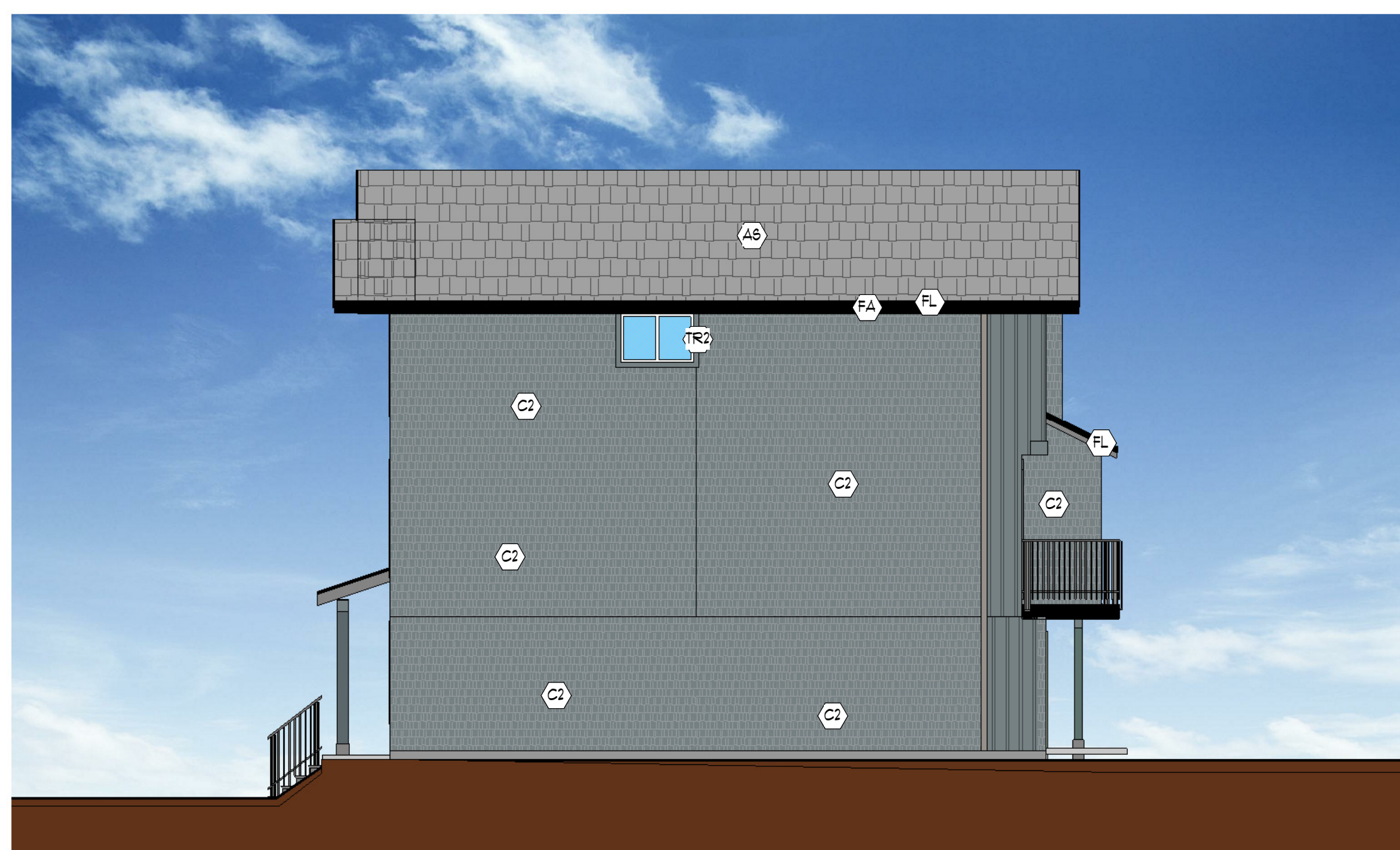
2 NORTH ELEVATION  
1/8" = 1'-0"

MATERIALS INDEX :	COLORS	
(FL) FLASHING	BLACK	
(FA) FASCIA	DARK GREY	
(TR1) TRIM	SW 6235	
(TR2) TRIM	SW 6236	
(C1) HARDI SIDING	SW 6231	
(C2) HARDI WALL SHINGLES	SW 6231	
(C3) HARDI VERTICAL SIDING	SW 6235	
(C4) HARDI WALL SHINGLES	SW 6235	
WINDOWS	WHITE	
DOORS	BLACK	
(GD) GARAGE DOOR	WHITE	
(AS) ASPHALT SHINGLES	DARK GREY	
(SF) PERFORATED ALUMINIUM SOFFIT	WHITE	

NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	16 MAR 2011	PRELIMINARY DESIGN
2	17 NOV 2011	ISSUED FOR DP SUBMISSION
3	07 FEB 2018	ISSUED FOR DP REVISION
4	27 FEB 2018	ISSUED FOR DP REVISION

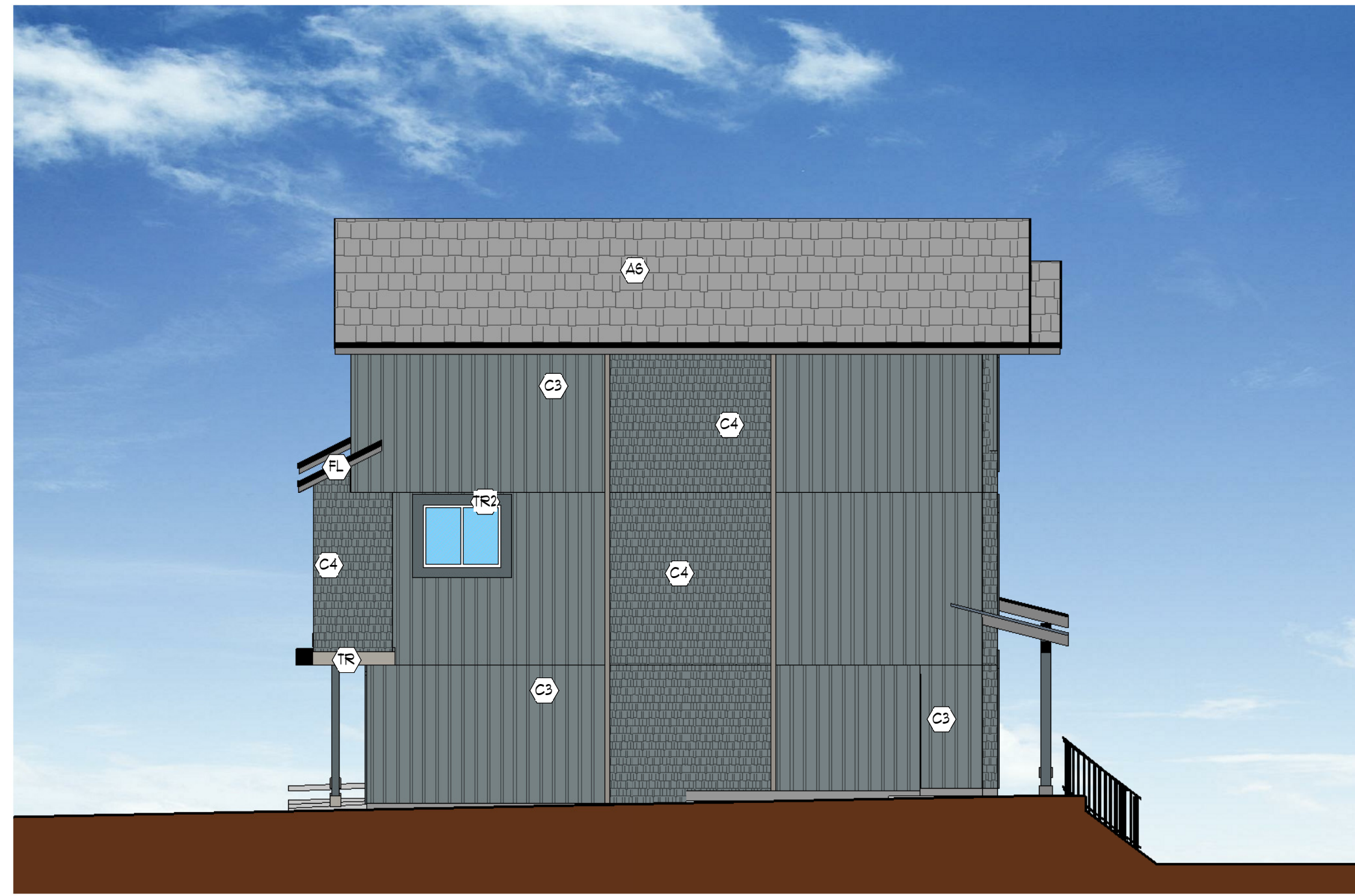
PROJECT: **10035-TOWNHOUSES.**  
10035-176 STREET, 17539-100 AVENUE,  
SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION: **CLUSTER-14 COLOR ELEVATIONS**

OWNER

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH.(604)998-3381  
FAX.(604)998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 12 DEC 2012	SHEET: ---
DRAWN:	REVISIONS: DP-A-5.142



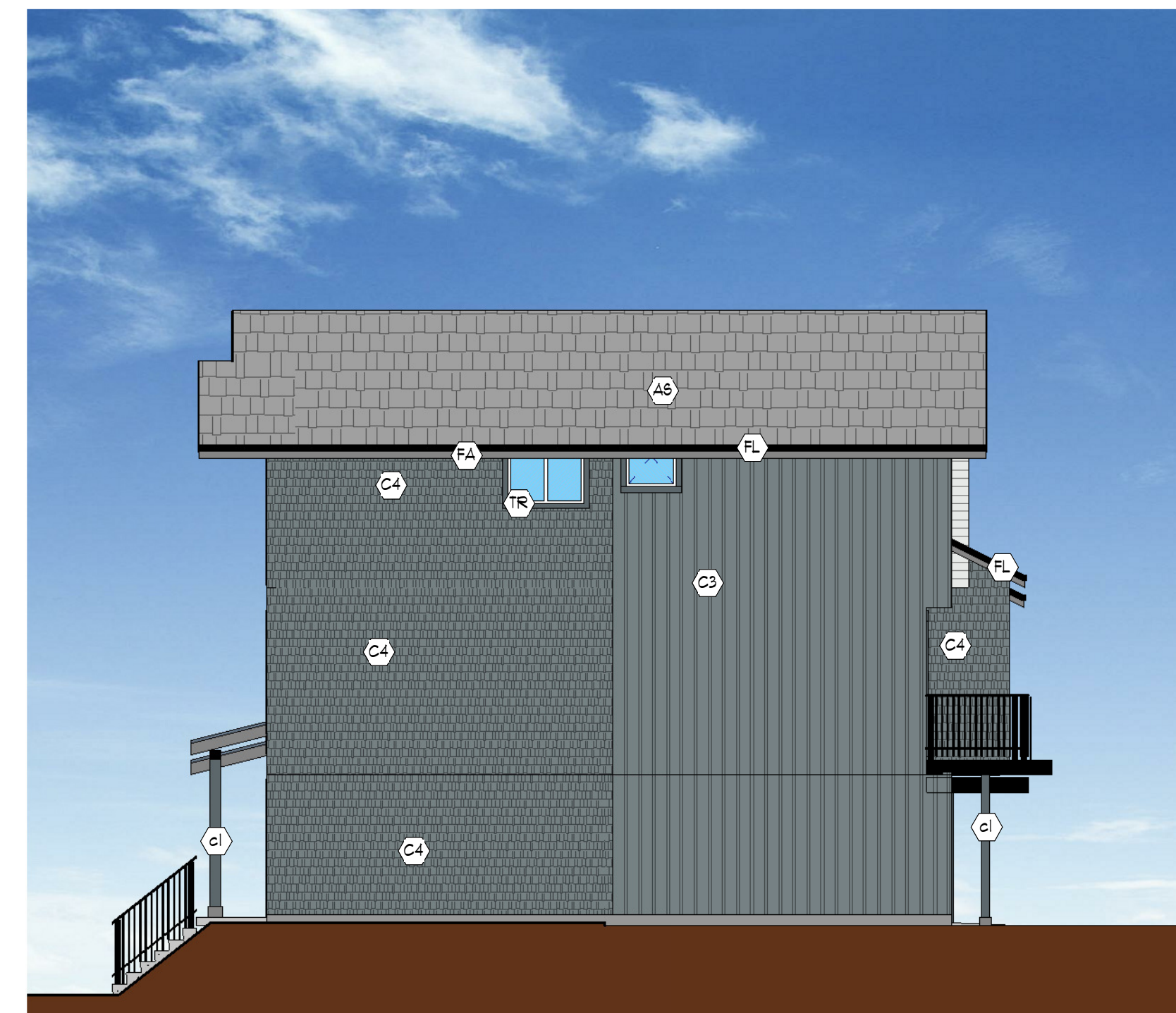
1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

MATERIALS INDEX :	COLORS	
(FL) FLASHING	BLACK	
(FA) FASCIA	DARK GREY	
(TR1) TRIM	SW 6235	
(TR2) TRIM	SW 6236	
(C1) HARDI SIDING	SW 6231	
(C2) HARDI WALL SHINGLES	SW 6231	
(C3) HARDI VERTICAL SIDING	SW 6235	
(C4) HARDI WALL SHINGLES	SW 6235	
WINDOWS	WHITE	
DOORS	BLACK	
(GD) GARAGE DOOR	WHITE	
(AS) ASPHALT SHINGLES	DARK GREY	
(SF) PERFORATED ALUMINIUM SOFFIT	WHITE	

NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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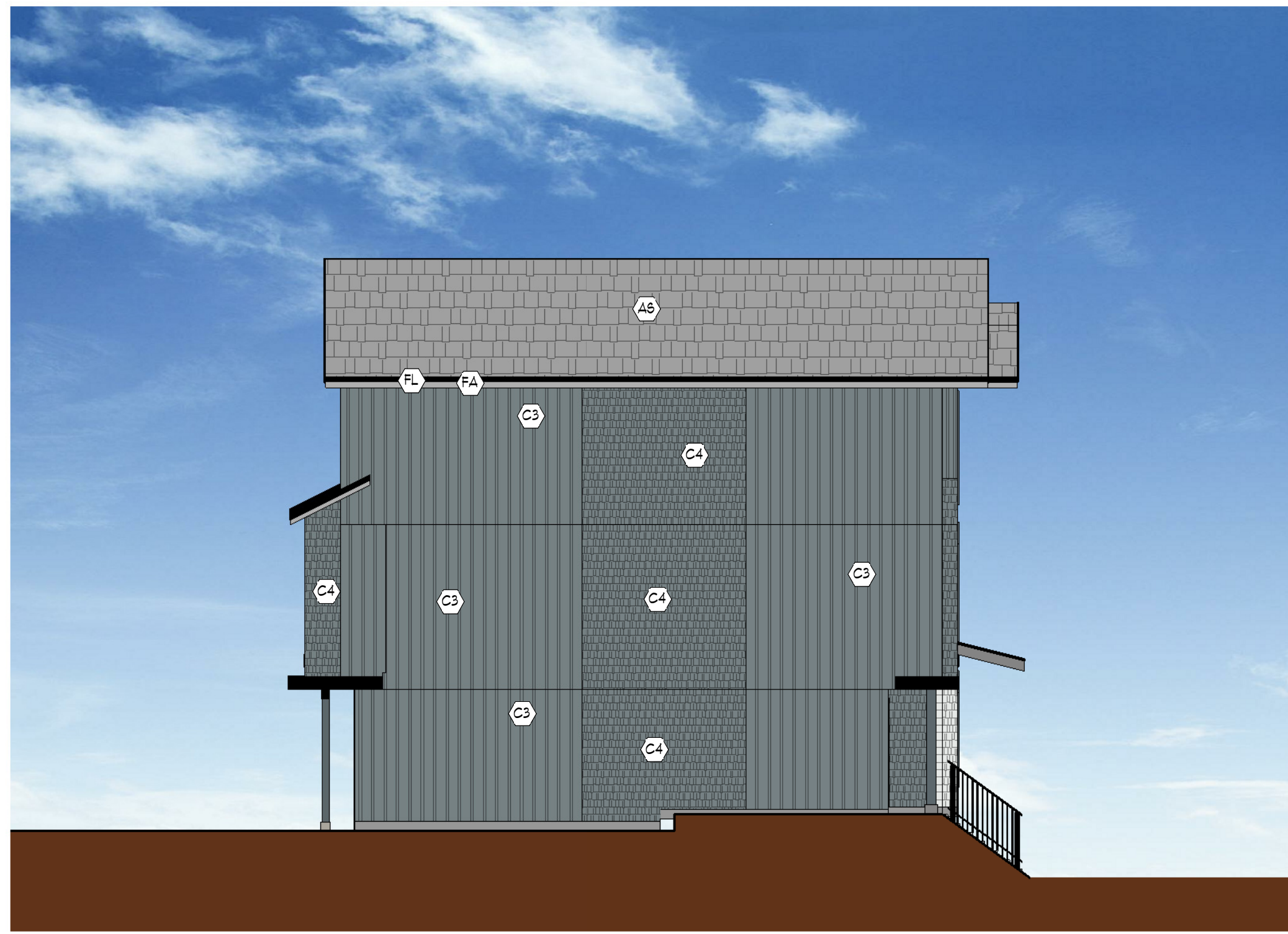
MARK	DATE	DESCRIPTION
1	16 MAR 2011	PRELIMINARY DESIGN
2	17 NOV 2011	ISSUED FOR DP SUBMISSION
3	07 FEB 2018	ISSUED FOR DP REVISION
4	27 FEB 2018	ISSUED FOR DP REVISION

PROJECT:  
**10035-TOWNHOUSES.**  
10035-176 STREET, 17539-100 AVENUE,  
SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION:  
**CLUSTER-15 UNITS (66-68)  
COLOR ELEVATIONS**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH.(604)998-3381  
FAX.(604)998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 12 DEC 2012	SHEET: ---
DRAWN:	REVISIONS: DP-A-5.152
4	



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



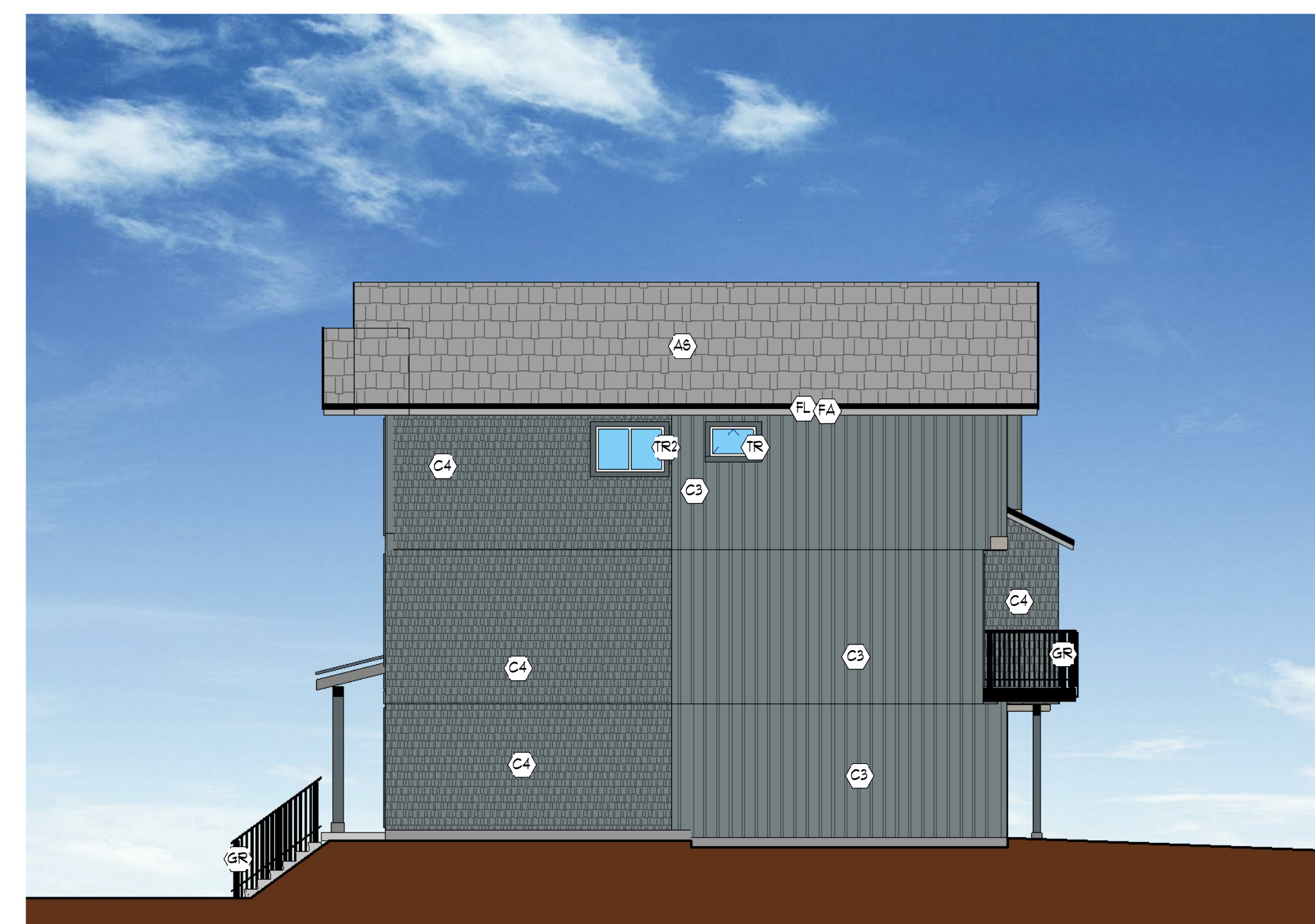
2 NORTH ELEVATION  
1/8" = 1'-0"

MATERIALS INDEX :	COLORS	
(FL) FLASHING	BLACK	
(FA) FASCIA	DARK GREY	
(TR1) TRIM	SW 6235	
(TR2) TRIM	SW 6236	
(C1) HARDI SIDING	SW 6231	
(C2) HARDI WALL SHINGLES	SW 6231	
(C3) HARDI VERTICAL SIDING	SW 6235	
(C4) HARDI WALL SHINGLES WINDOWS	SW 6235	
DOORS	WHITE	
(GD) GARAGE DOOR	BLACK	
(AS) ASPHALT SHINGLES	WHITE	
(SF) PERFORATED ALUMINIUM SOFFIT	DARK GREY	
	WHITE	

NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

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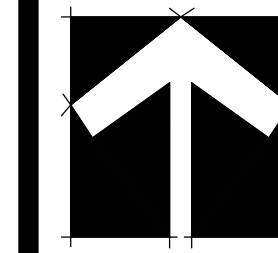
MARK	DATE	DESCRIPTION
1	16 MAR 2011	PRELIMINARY DESIGN
2	17 NOV 2011	ISSUED FOR DP SUBMISSION
3	07 FEB 2018	ISSUED FOR DP REVISION
4	27 FEB 2018	ISSUED FOR DP REVISION

PROJECT: **10035-TOWNHOUSES.**  
10035-176 STREET, 17539-100 AVENUE,  
SURREY, BRITISH COLUMBIA  
SHEET DESCRIPTION: **CLUSTER-16 UNITS (69-71)  
COLOR ELEVATIONS**

OWNER: **DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#374-901 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH.(604)998-3381  
FAX.(604)998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 12 DEC 2012	SHEET: DP-A-5.162
DRAWN:	
REVISIONS: 4	

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
4	18.MAR.05	UPDATE PER NEW SITE PLAN/ARBORIST	CLG
3	18.FEB.05	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17.NOV.22	UPDATE PER NEW SITE PLAN - REISSUE	CLG
1	17.NOV.20	DESIGN CONCEPT	CLG

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

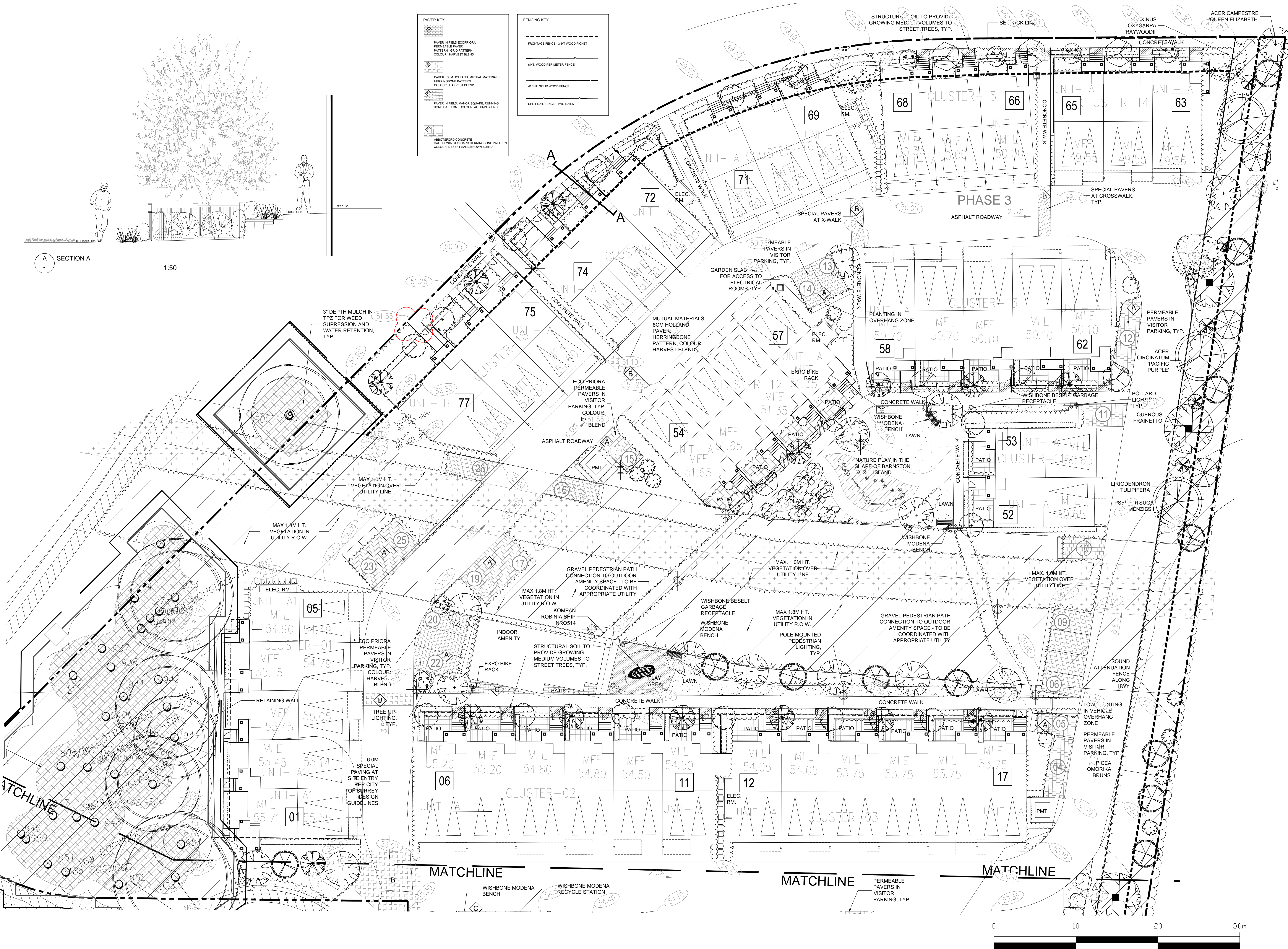
17470-100TH AVE  
10035-176TH ST  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN - NORTH**

DATE:	17.NOV.21	DRAWING NUMBER:	
SCALE:	1:200		
DRAWN:	CLG		
DESIGN:	CLG		
CHKD:	PCM		

**L1**

OF 6



SECTION A  
1:50

**PAVER KEY:**

- PAVER IN FIELD ECO-PRIORA PERMEABLE PAVES PATTERN: GRID PATTERN COLOUR: HARVEST BLEND
- PAVER: 8CM HOLLAND MUTUAL MATERIALS HERRINGBONE PATTERN COLOUR: HARVEST BLEND
- PAVER IN FIELD MAJOR SQUARE RUNNING BOND PATTERN: COLOUR: AUTUMN BLEND
- ARBOITSFORD CONCRETE CALIFORNIA STANDARD HERRINGBONE PATTERN COLOUR: DESERT SAND/BROWN BLEND

**FENCING KEY:**

- FRONTAGE FENCE - 3 HT WOOD PICKET
- 6HT WOOD PERIMETER FENCE
- 42 HT SOLID WOOD FENCE
- SPLIT RAIL FENCE - TWO RAILS

3" DEPTH MULCH IN TPZ FOR WEED SUPPRESSION AND WATER RETENTION, TYP.

MAX 1.0M HT. VEGETATION OVER UTILITY LINE

MAX 1.8M HT. VEGETATION IN UTILITY R.O.W.

GRAVEL PEDESTRIAN PATH CONNECTION TO OUTDOOR AMENITY SPACE - TO BE COORDINATED WITH APPROPRIATE UTILITY

MAX 1.0M HT. VEGETATION OVER UTILITY LINE

MAX 1.8M HT. VEGETATION IN UTILITY R.O.W.

GRAVEL PEDESTRIAN PATH CONNECTION TO OUTDOOR AMENITY SPACE - TO BE COORDINATED WITH APPROPRIATE UTILITY

MAX 1.0M HT. VEGETATION OVER UTILITY LINE

MAX 1.8M HT. VEGETATION IN UTILITY R.O.W.

LOW VEHICLE OVERHANG ZONE

PERMEABLE PAVES IN VISITOR PARKING, TYP.

PICEA OMORIKA 'BRUNS'

SOUND ATTENUATION FENCE ALONG HWY

POLE-MOUNTED PEDESTRIAN LIGHTING, TYP.

WISHBONE MODENA BENCH

WISHBONE BESELT GARBAGE RECYCLE STATION

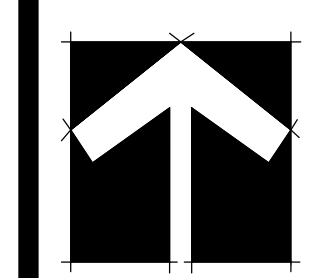
PERMEABLE PAVES IN VISITOR PARKING, TYP.

WISHBONE MODENA BENCH

WISHBONE MODENA RECYCLE STATION



SEAL:



6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
4	18.MAR.05	UPDATE PER NEW SITE PLAN/ARBORIST	CLG
3	18.FEB.05	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17.NOV.22	UPDATE PER NEW SITE PLAN - REISSUE	CLG
1	17.NOV.20	DESIGN CONCEPT	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

**17470-100TH AVE  
10035-176TH ST  
SURREY**

DRAWING TITLE:  
**LANDSCAPE PLAN - SOUTH**

DATE: 17.NOV.21 DRAWING NUMBER:

SCALE: 1:200

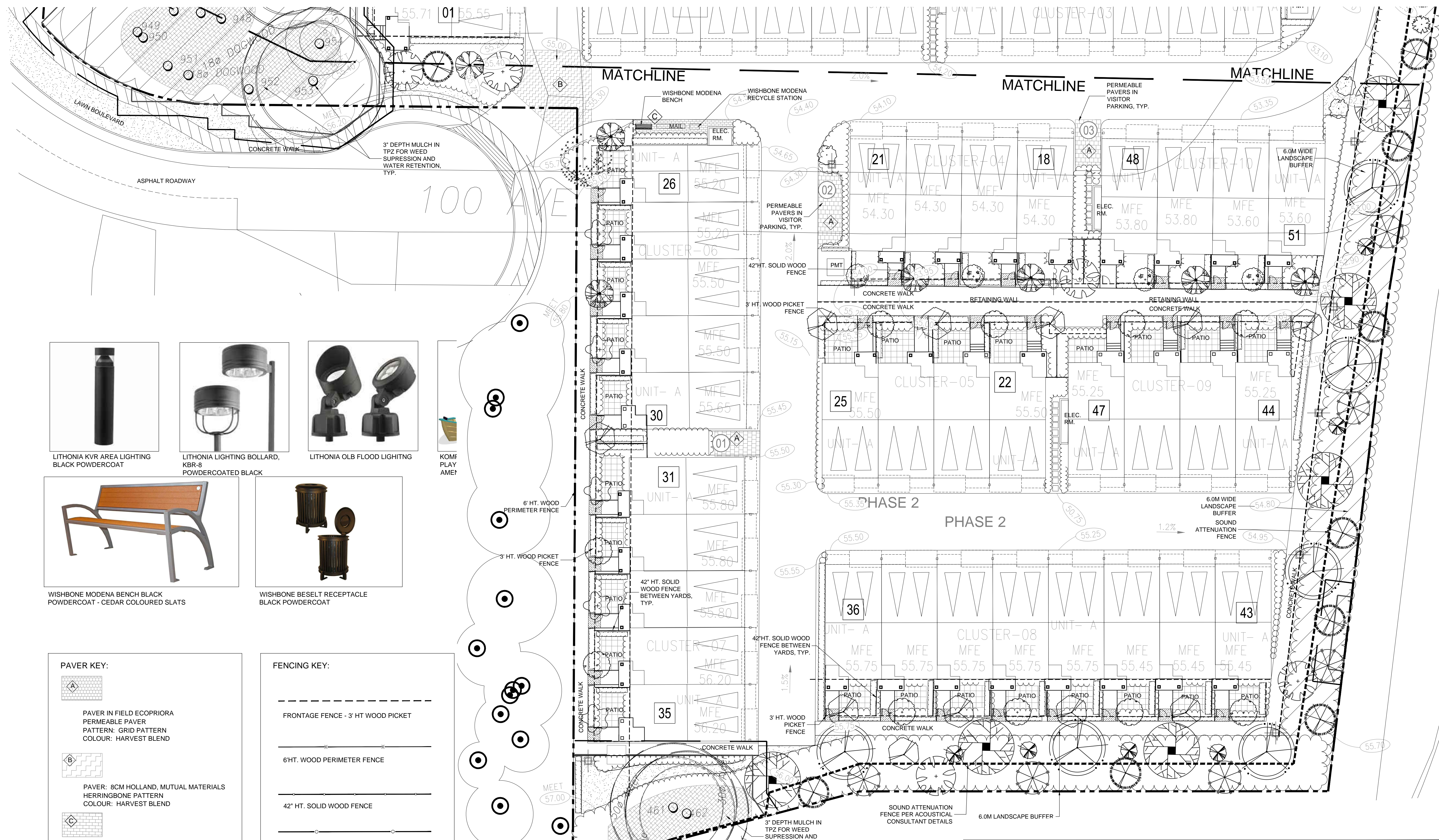
DRAWN: CLG

DESIGN: CLG

CHKD: PCM

**L2**

OF 6



LITHONIA KVR AREA LIGHTING BLACK POWDERCOAT  
LITHONIA LIGHTING BOLLARD, KBR-8 POWDERCOATED BLACK  
LITHONIA OLB FLOOD LIGHTING



WISHBONE MODENA BENCH BLACK POWDERCOAT - CEDAR COLOURED SLATS  
WISHBONE BEZEL RECEPTACLE BLACK POWDERCOAT

**PAVER KEY:**

- A** PAVES IN FIELD ECOPRIORA PERMEABLE PAVES PATTERN: GRID PATTERN COLOUR: HARVEST BLEND
- B** PAVES: 8CM HOLLAND, MUTUAL MATERIALS HERRINGBONE PATTERN COLOUR: HARVEST BLEND
- C** PAVES IN FIELD: MANOR SQUARE, RUNNING BOND PATTERN. COLOUR: AUTUMN BLEND
- D** ABBOTSFORD CONCRETE CALIFORNIA STANDARD HERRINGBONE PATTERN COLOUR: DESERT SAND/BROWN BLEND

**FENCING KEY:**

- FRONTAGE FENCE - 3' HT WOOD PICKET
- 6' HT. WOOD PERIMETER FENCE
- 42' HT. SOLID WOOD FENCE
- SPLIT RAIL FENCE - TWO RAILS

**TREE SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 17-254 PLANTED SIZE / REMARKS
19		ACER CAMPESTRE 'QUEEN ELIZABETH'	HEDGE MAPLE	6CM CAL; 1.8M STD; B&B
11		ACER CIRCINATUM 'PACIFIC PURPLE'	BRONZE VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
21		CERCIDIPHYLLUM JAPONICUM 'RED FOX'	RED FOX KATSURRA	5CM CAL; 1.8M HT; B&B
4		FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	6CM CAL; 1.8M STD; B&B
10		LIQUIDAMBAR STRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; 2M STD; B&B
9		LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL; 2M STD; B&B
20		MAGNOLIA SOULANGANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	6CM CAL; 1.8M STD; B&B
5		PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM CAL; 1.5M STD; B&B
8		PICEA OMORIKA 'BRUNS PENDULA'	WEeping BRUNS SERBIAN SPRUCE	3.0M HT; B&B
19		PSEUDOTSUGA MENZESII	DOUGLAS FIR	3M HT; B&B
8		QUERCUS FRANETTO 'FOREST GREEN'	FOREST GREEN OAK	6CM CAL; 1.8M STD; B&B
24		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	6CM CAL; 1.8M STD; B&B
24		STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B
9		THUJA PLICATA	WESTERN RED CEDAR	3M HT; B&B

REPLACEMENT TREES PROPOSED = 191    REPLACEMENT TREES REQUIRED = 184



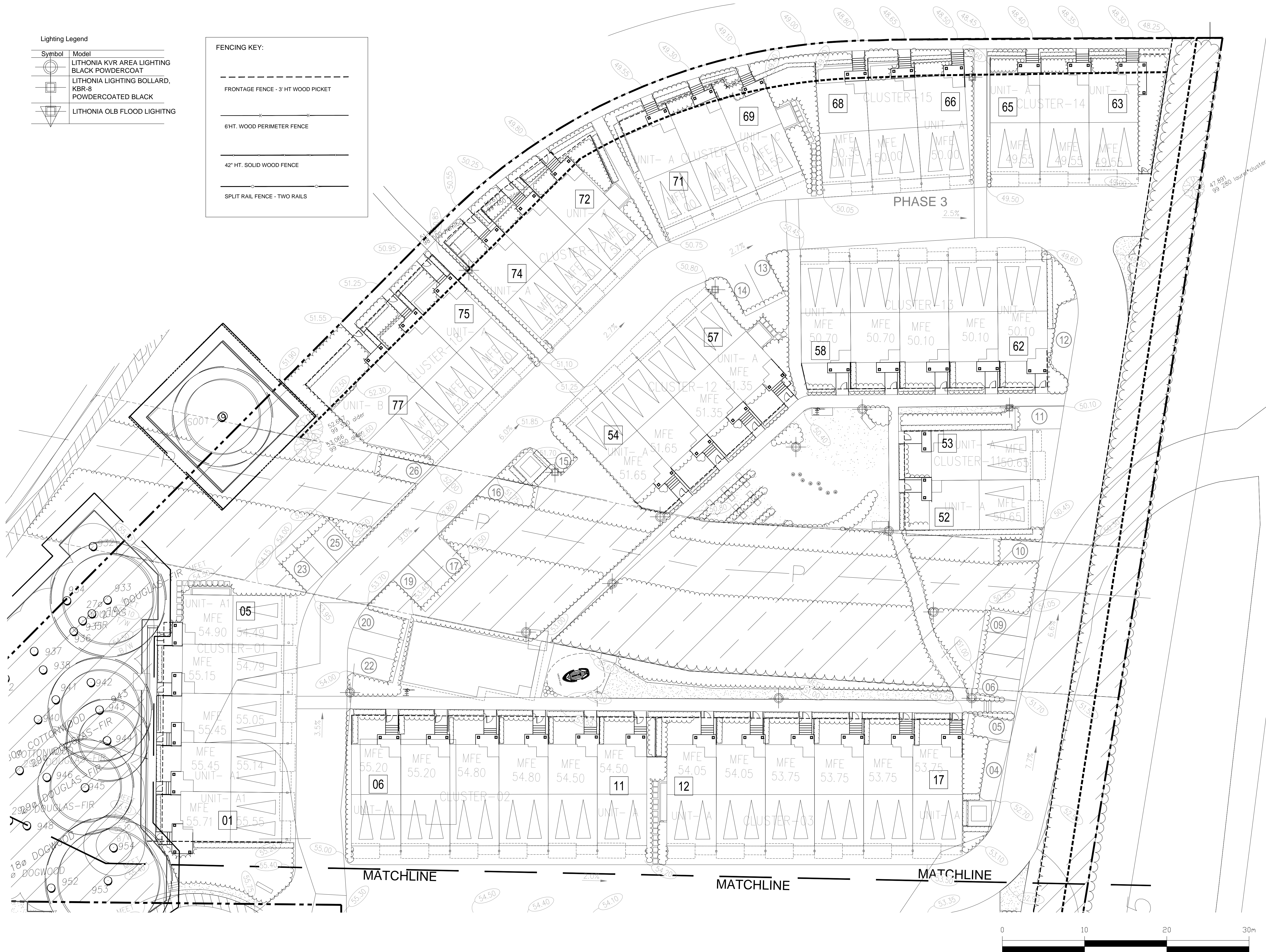


Lighting Legend

Symbol	Model
	LITHONIA KVR AREA LIGHTING
	BLACK POWDERCOAT
	LITHONIA LIGHTING BOLLARD, KBR-8
	POWDERCOATED BLACK
	LITHONIA OLB FLOOD LIGHTING

FENCING KEY:

	FRONTAGE FENCE - 3' HT WOOD PICKET
	6' HT. WOOD PERIMETER FENCE
	42' HT. SOLID WOOD FENCE
	SPLIT RAIL FENCE - TWO RAILS

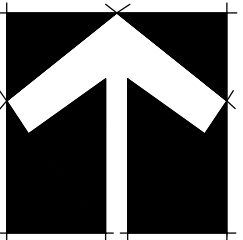


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**pmg**  
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:



6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
4	18.MAR.05	UPDATE PER NEW SITE PLAN/ARBORIST	CLG
3	18.FEB.05	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17.NOV.22	UPDATE PER NEW SITE PLAN - REISSUE	CLG
1	17.NOV.20	DESIGN CONCEPT	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

17470-100TH AVE  
10035-176TH ST  
SURREY

DRAWING TITLE:  
**LANDSCAPE LIGHTING & FENCE PLAN - NORTH**

DATE: 17.NOV.21 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM

**L3**

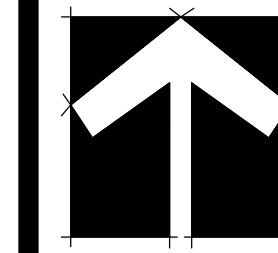
OF 6

17254-5.2IP

PMG PROJECT NUMBER:

17-254

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
4	18.MAR.05	UPDATE PER NEW SITE PLAN/ARBORIST	CLG
3	18.FEB.05	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17.NOV.22	UPDATE PER NEW SITE PLAN - REISSUE	CLG
1	17.NOV.20	DESIGN CONCEPT	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

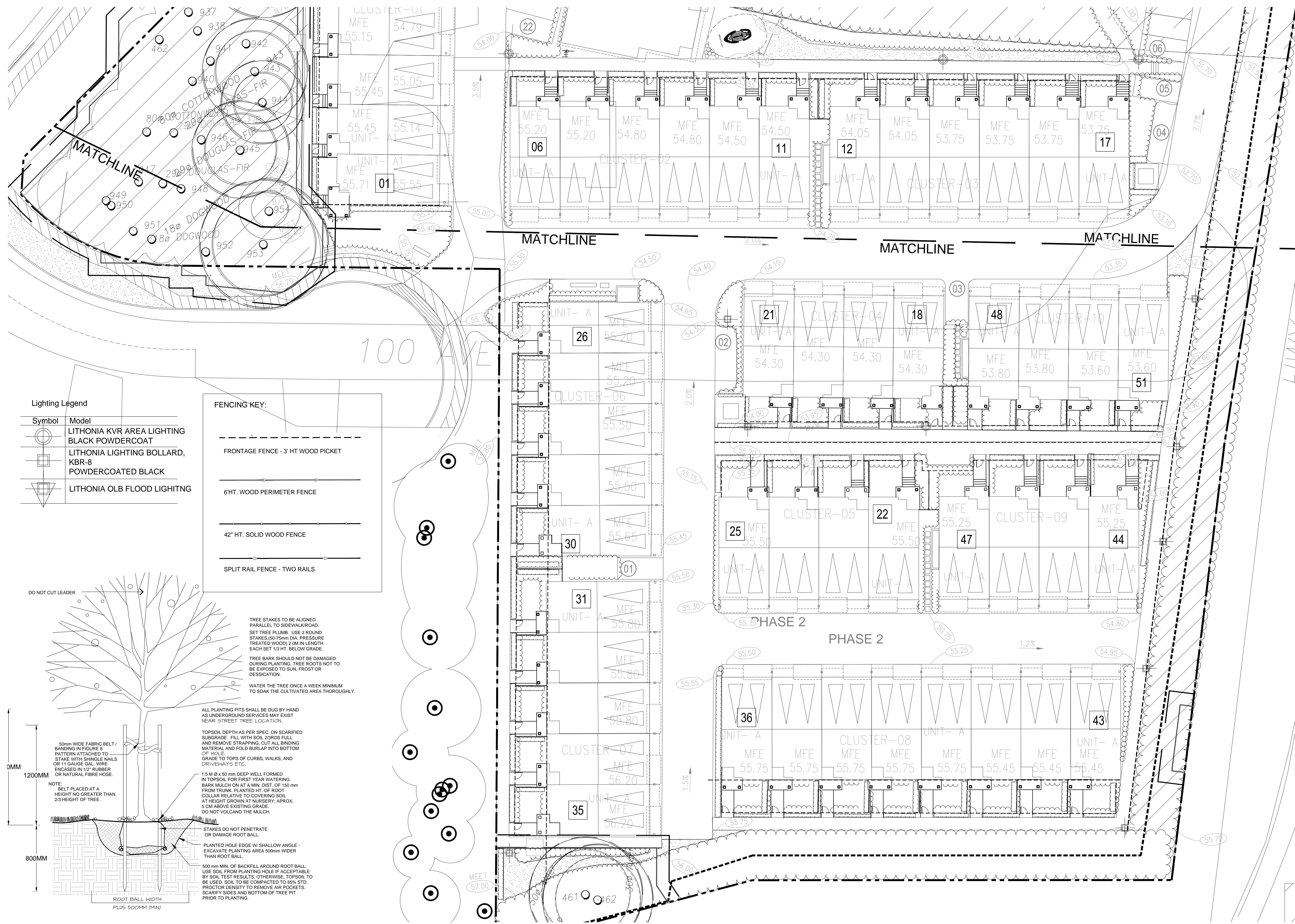
17470-100TH AVE  
10035-176TH ST  
SURREY

DRAWING TITLE:  
**LANDSCAPE LIGHTING & FENCE PLAN - SOUTH**

DATE: 17.NOV.21 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM

**L4**

OF 6

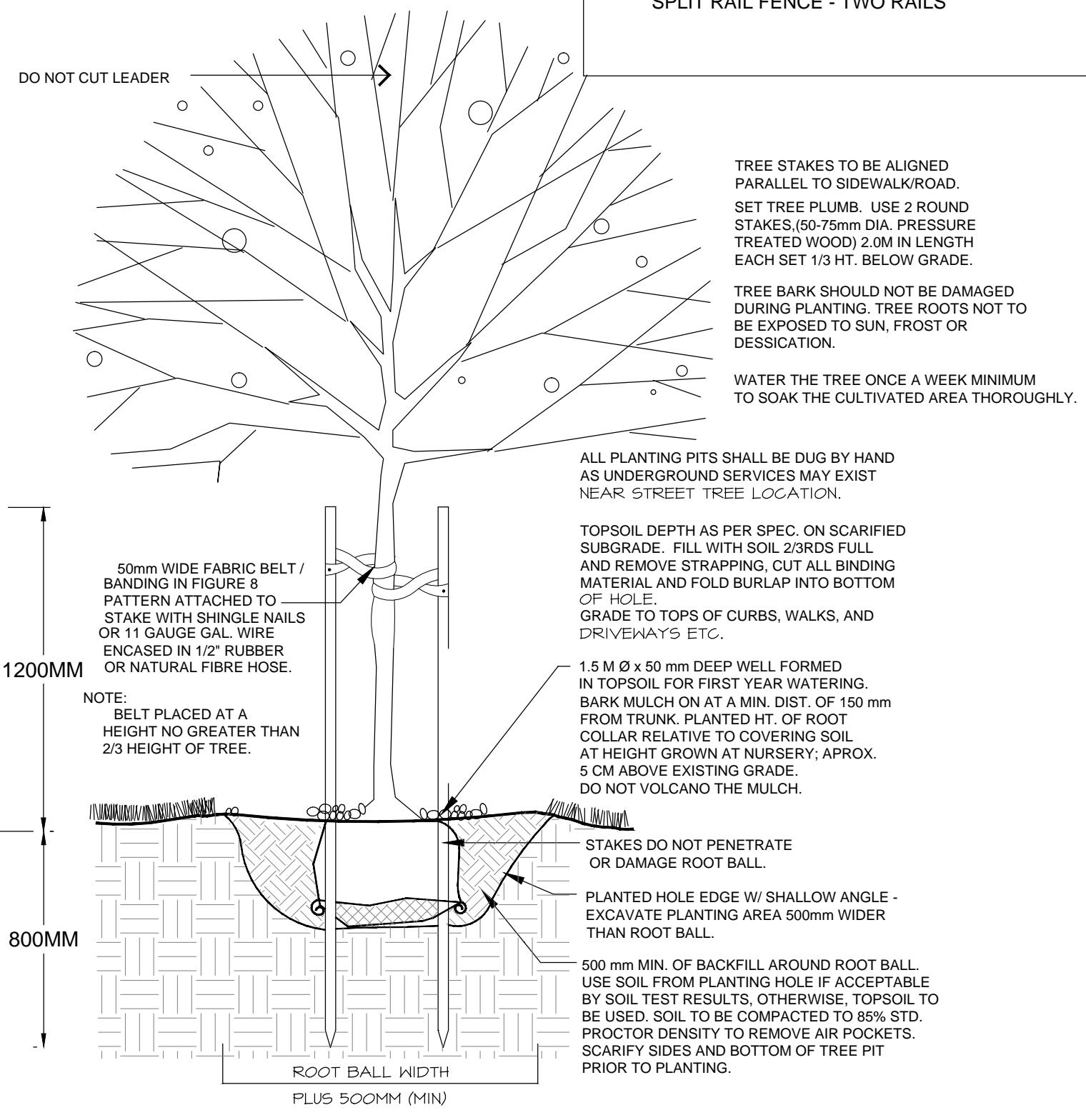


**Lighting Legend**

Symbol	Model
	LITHONIA KVR AREA LIGHTING BLACK POWDERCOAT
	LITHONIA LIGHTING BOLLARD, KBR-8 POWDERCOATED BLACK
	LITHONIA OLB FLOOD LIGHTING

**FENCING KEY:**

	FRONTAGE FENCE - 3' HT WOOD PICKET
	6' HT. WOOD PERIMETER FENCE
	42' HT. SOLID WOOD FENCE
	SPLIT RAIL FENCE - TWO RAILS

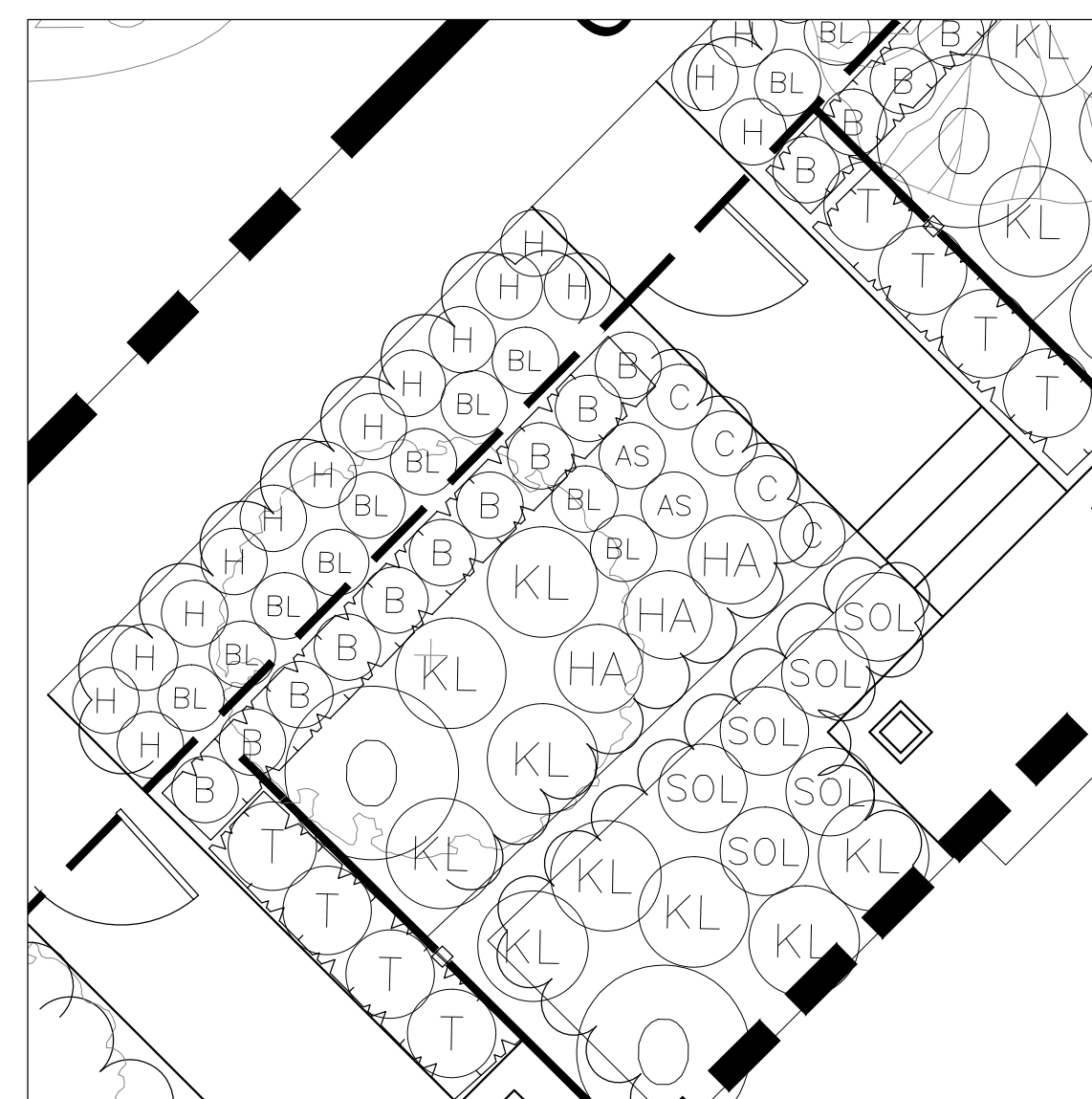


1 TYPICAL DECIDUOUS TREE DETAIL

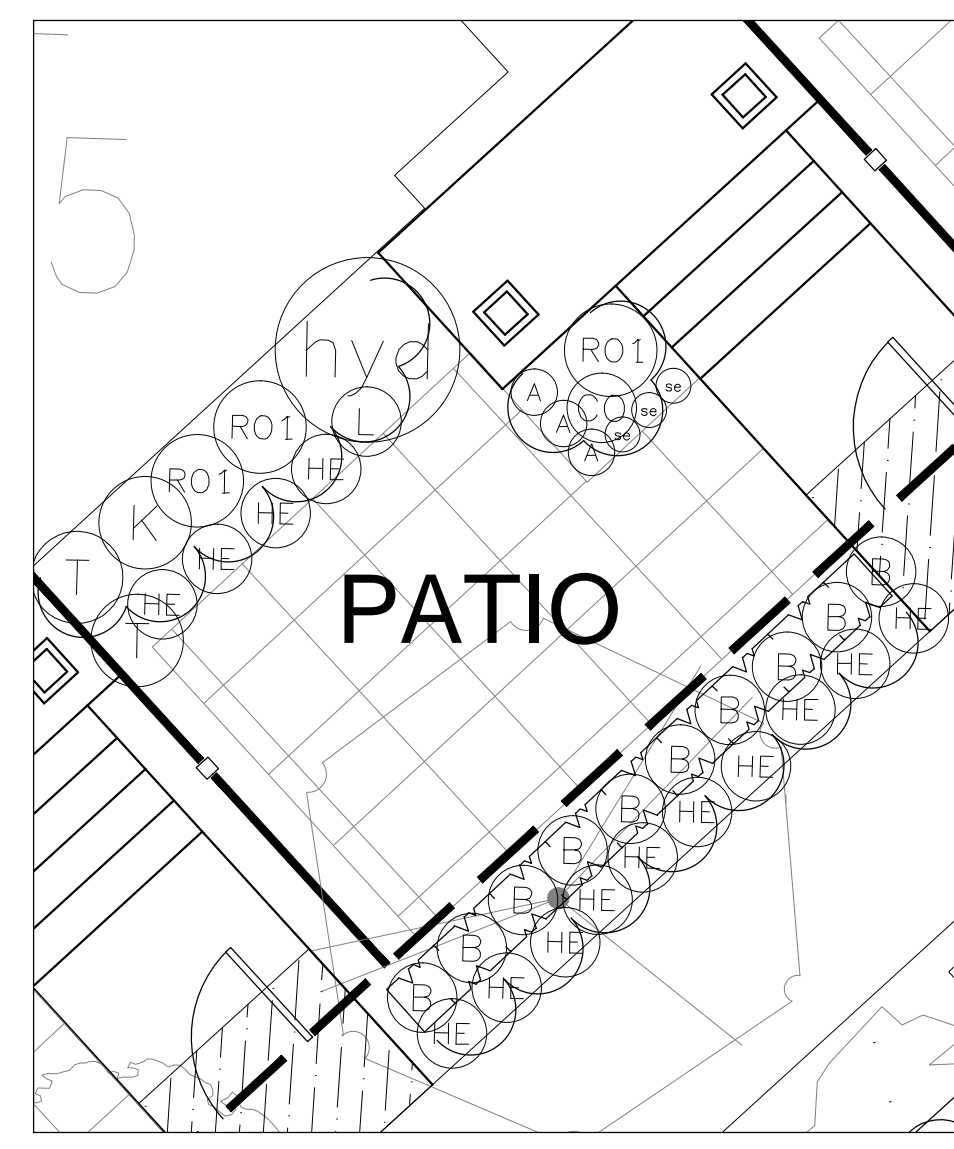
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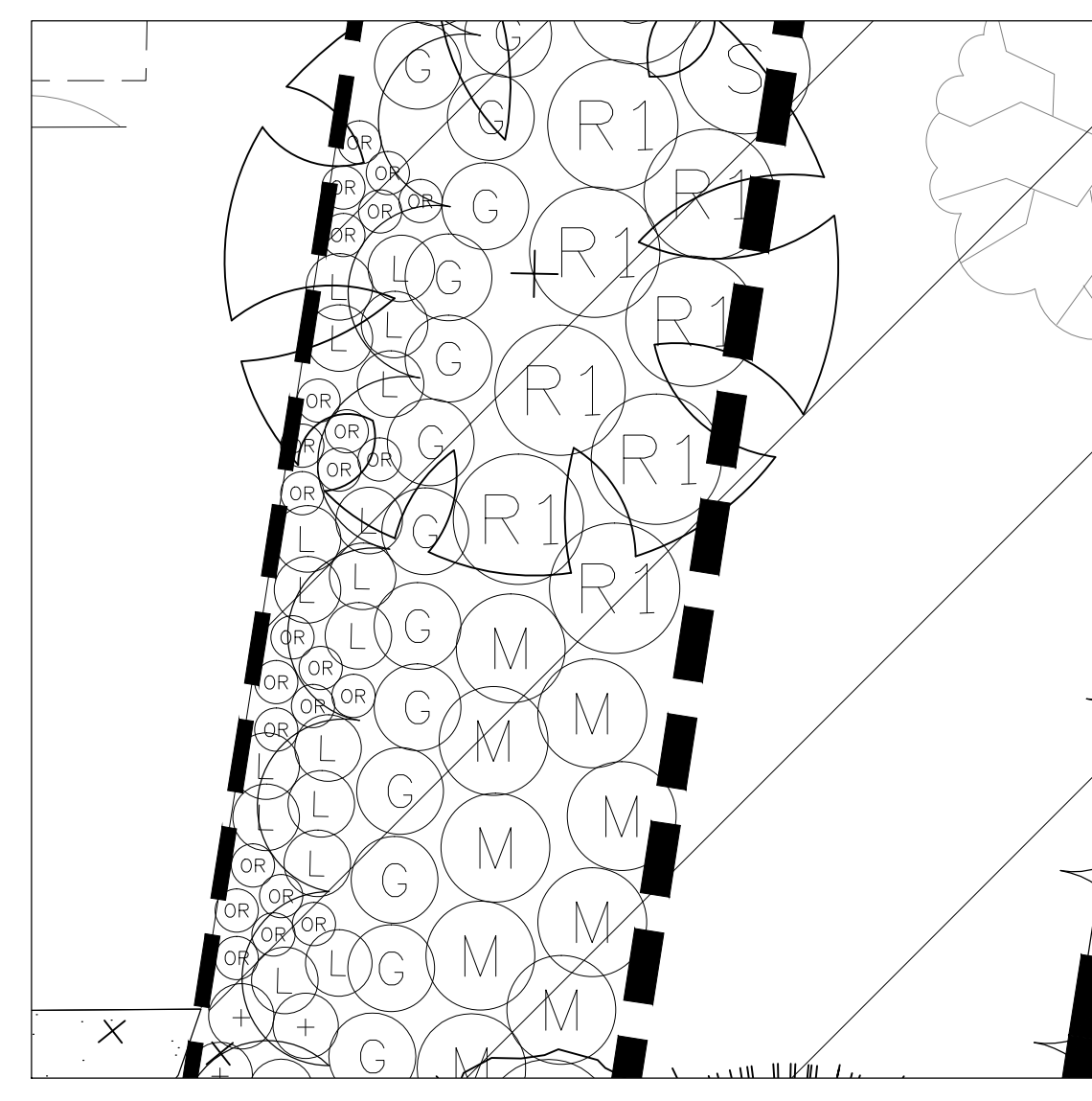
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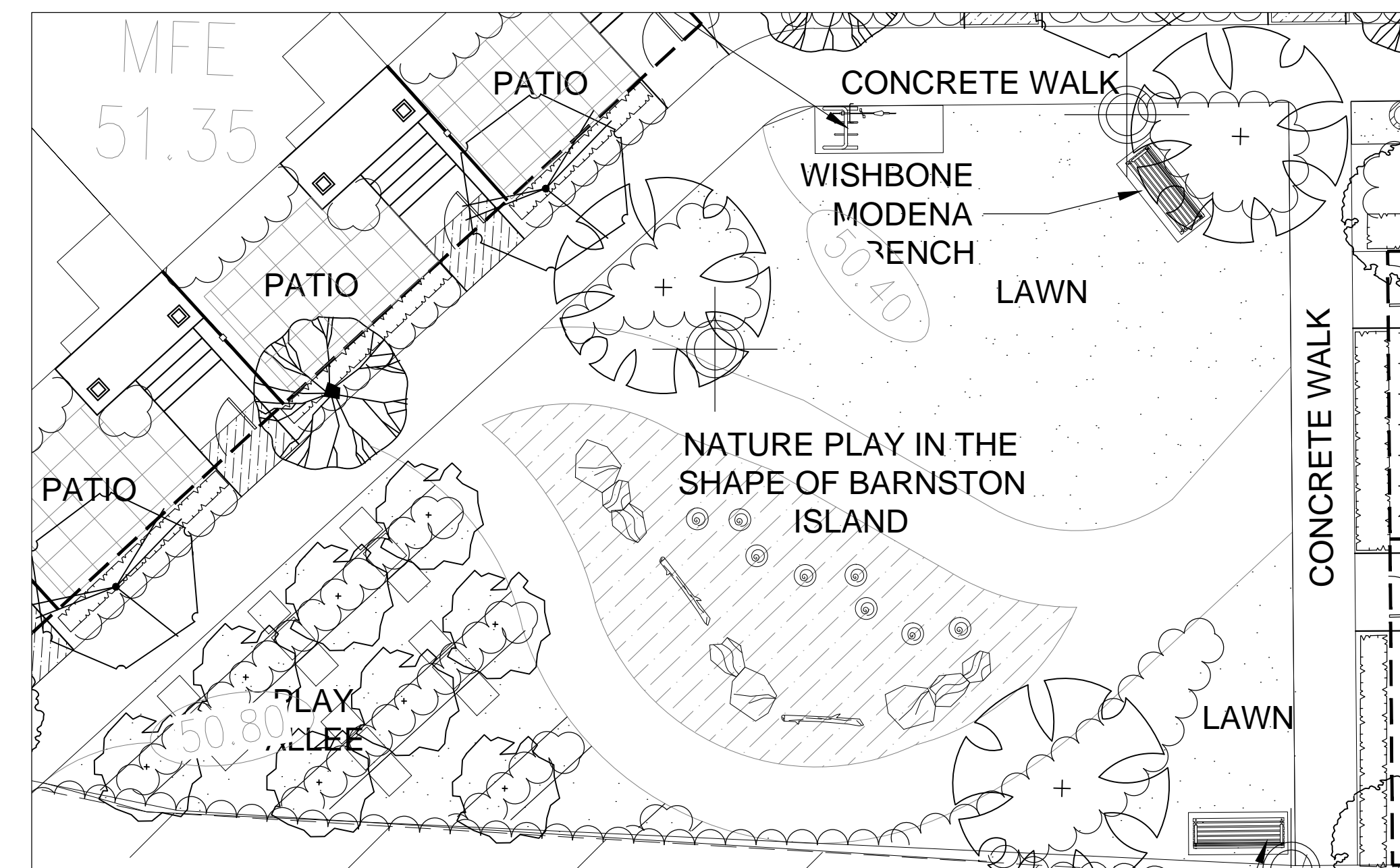
SHRUB PLANTING NORTH ASPECT 1:50



SHRUB PLANTING SOUTH ASPECT 1:50



HIGHWAY BUFFER 1:50



OUTDOOR AMENITY 1:50

**PLANT SCHEDULE - NORTH ASPECT**

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(H)	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM
(M)	KALMIA LATIFOLIA 'SARAH'	MOUNTAIN LAUREL	#3 POT; 50CM
(T)	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
(C)	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(G)	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
(A)	ASTILBE X ARENDISII 'RED SENTINEL'	FALSE SPIREA; RED	15CM POT
(HA)	HOSTA 'HALCYON'	HOSTA; LARGE; BLUE	#2 POT; 1-2 EYE
(BL)	BLECHNUM SPICATUM	DEER FERN	#2 POT; 35CM
(S)	POLYGONATUM ODORATUM	SOLOMONS SEAL	#1 POT; 30CM

**NOTES:**

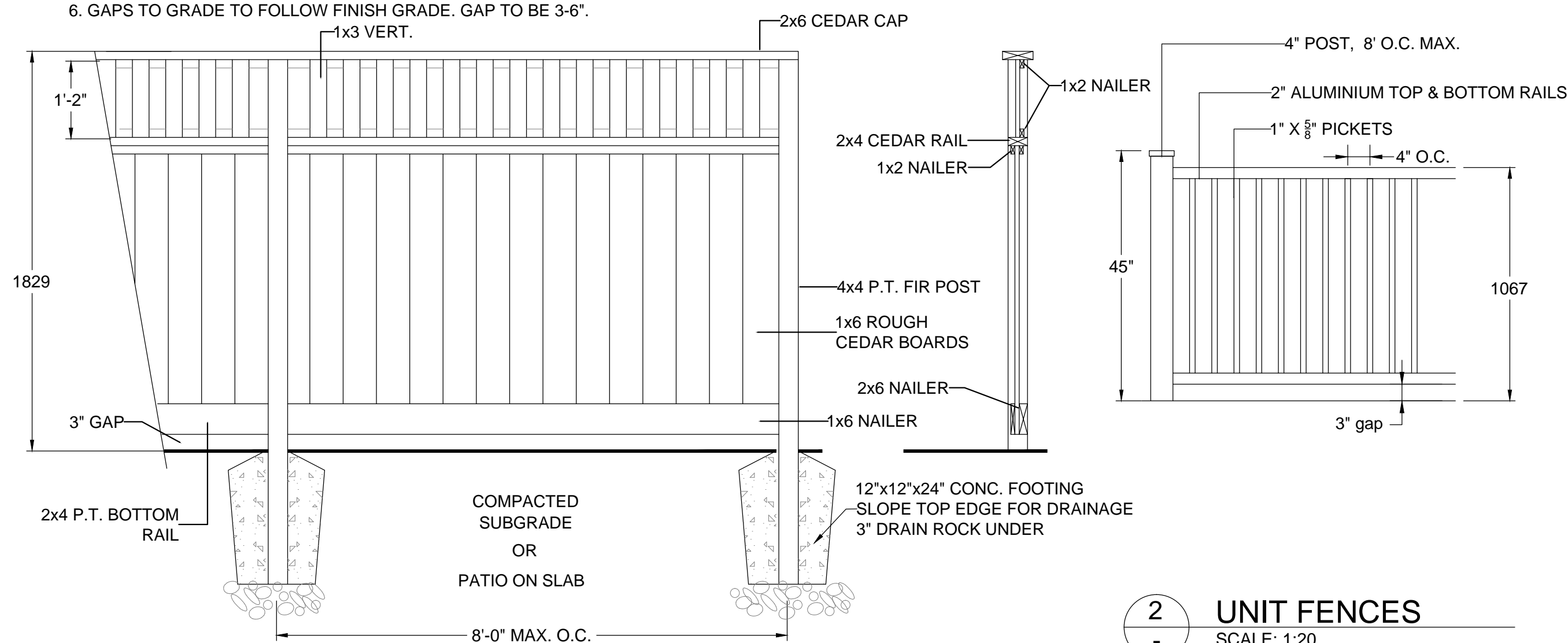
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
2. TREATED WITH PRESERVATIVE. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.).
6. GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6".

**PLANT SCHEDULE - SOUTH ASPECT**

KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(H)	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT; 25CM
(M)	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
(T)	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 30CM
(R)	ROSA MEIOLAND 'PEARL'	MEIDLAND ROSE; SHELL PINK	#2 POT; 40CM
(X)	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	#3 POT; 80CM
(G)	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(C)	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
(L)	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(S)	SEDUM JAPONICUM 'TOKYO SUNSET'	YELLOW SEDUM	9CM POT
(A)	ARCTOSTAPHYLOS LIVA-URSI 'VANCOUVER JADE'	KINKINNICK	#1 POT; 20CM

**PLANT SCHEDULE - HWY BUFFER**

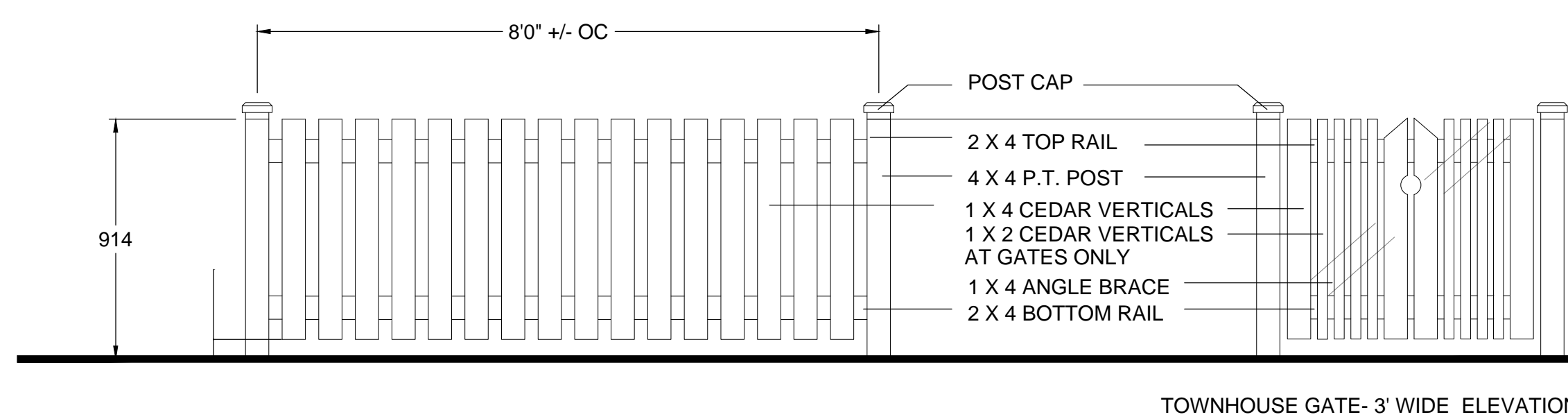
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(C)	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 80CM
(M)	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 80CM
(R)	ROSA GYMNOCARPA	BALDWIN ROSE	#2 POT; 40CM
(S)	SPIRAEA DOUGLASSII	DOUGLAS SPIREA	#2 POT; 40CM
(X)	SYMPHORICARPOS ALBUS	SNOWBERRY	#3 POT; 50CM
(L)	LAVENDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT
(K)	ARCTOSTAPHYLOS LIVA-URSI	KINKINNICK	#1 POT; 20CM
(S)	GAILTHERIA SHALLOW	SALAL	#1 POT; 30CM; 60CM O.C.
(O)	OREGANUM VULGARE 'AUREUM'	GOLDEN MARJORAM	#1 POT; 20CM



**2 UNIT FENCES**  
SCALE: 1:20

**NOTES FOR ALL WOODWORK:**

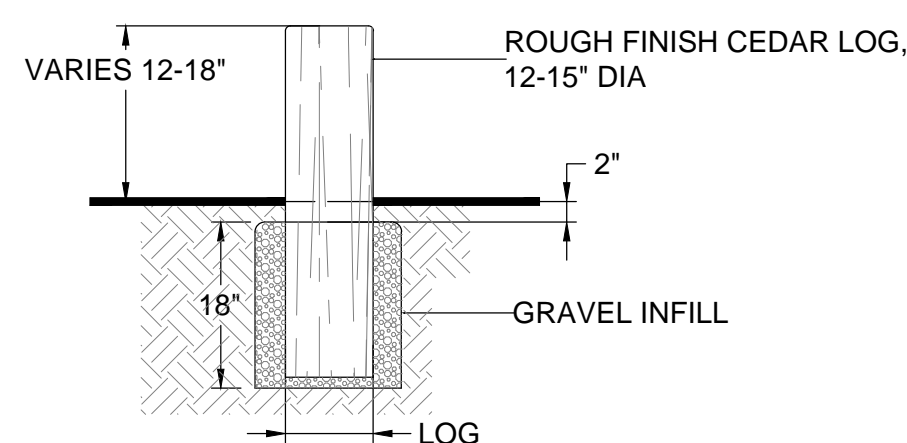
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE CORROSION RESISTANT
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



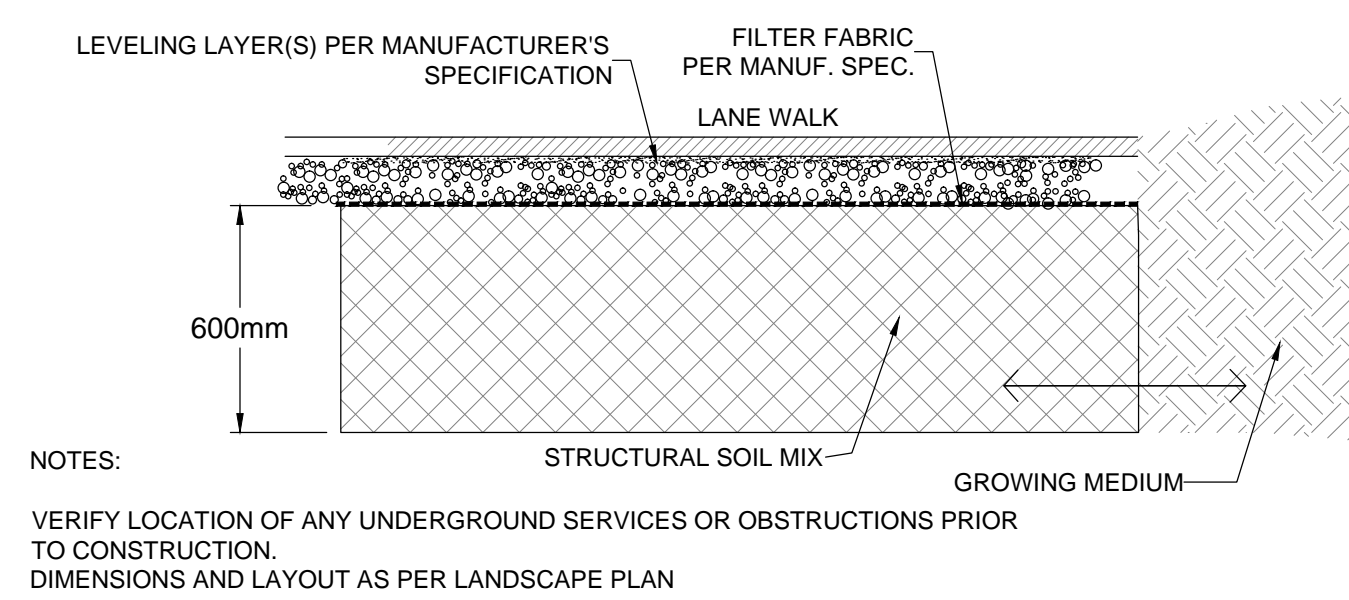
**1 YARD FENCES AND GATES**  
SCALE: 1:20

**3 6'-0" HEIGHT WOOD FENCE WITH LATTICE**

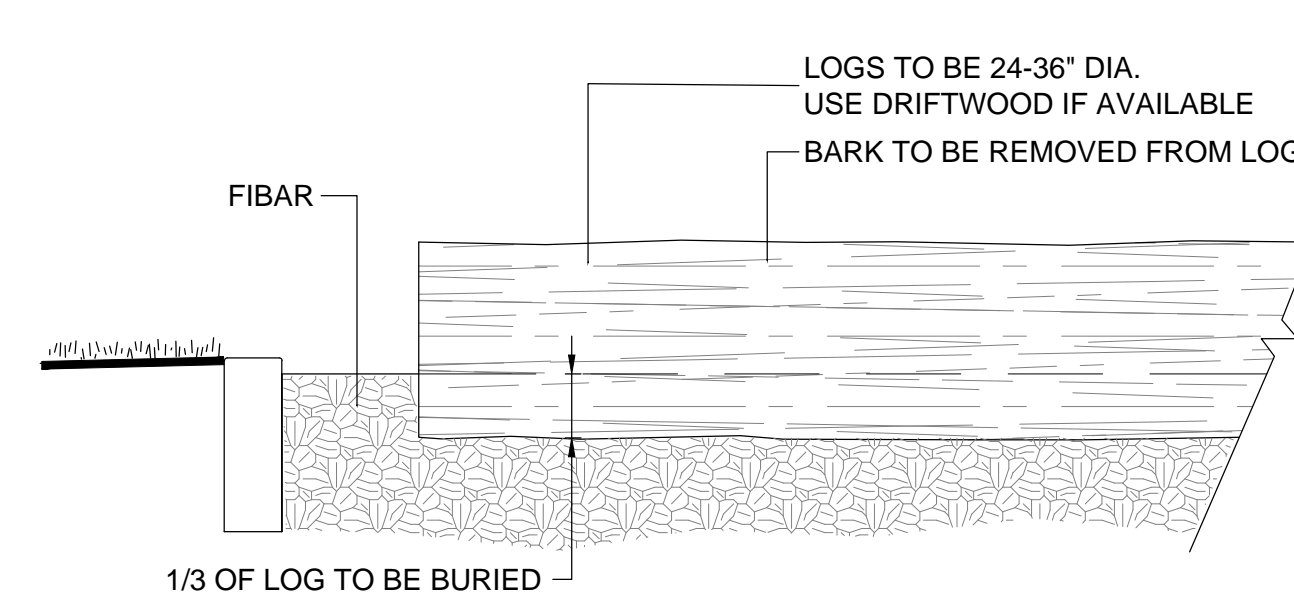
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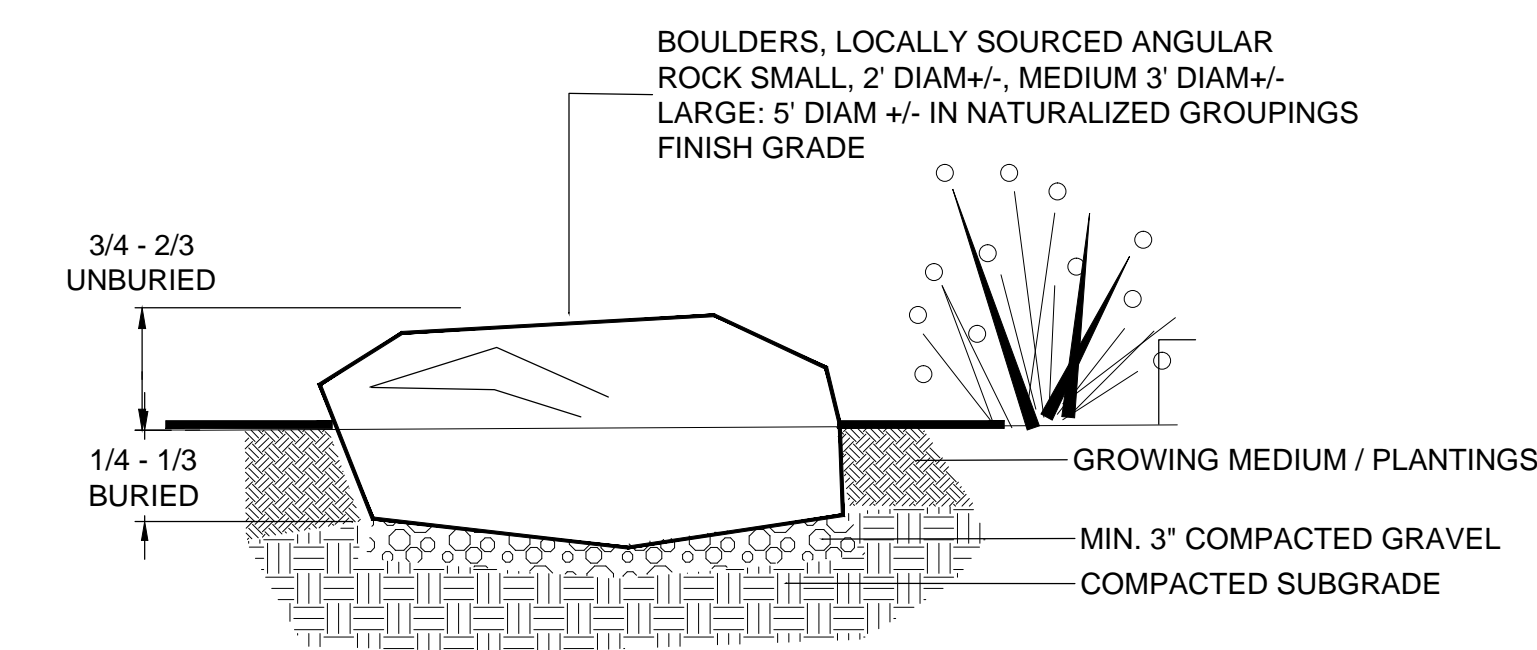
**4 VERTICAL LOG**  
SCALE: 1:20



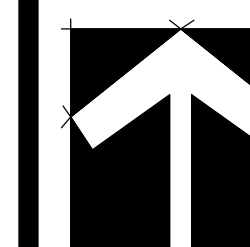
**2 SECTION THROUGH STRUCTURAL SOIL**  
N.T.S.



**6 PLAY AREA BALANCE LOG**  
SCALE: 1:20



**5 FLAT BOULDER**  
SCALE: 1:20



NO.	DATE	REVISION DESCRIPTION	DR.
6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
4	18.MAR.05	UPDATE PER NEW SITE PLAN/ARBORIST	CLG
3	18.FEB.05	UPDATE PER NEW SITE PLAN/ISSUE	CLG
2	17.NOV.22	UPDATE PER NEW SITE PLAN - REISSUE	CLG
1	17.NOV.20	DESIGN CONCEPT	CLG

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

**17470-100TH AVE  
10035-176TH ST  
SURREY**

DRAWING TITLE:

**SHRUB PLANS & DETAILS**

DATE: 17.NOV.21 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHK'D: PCM

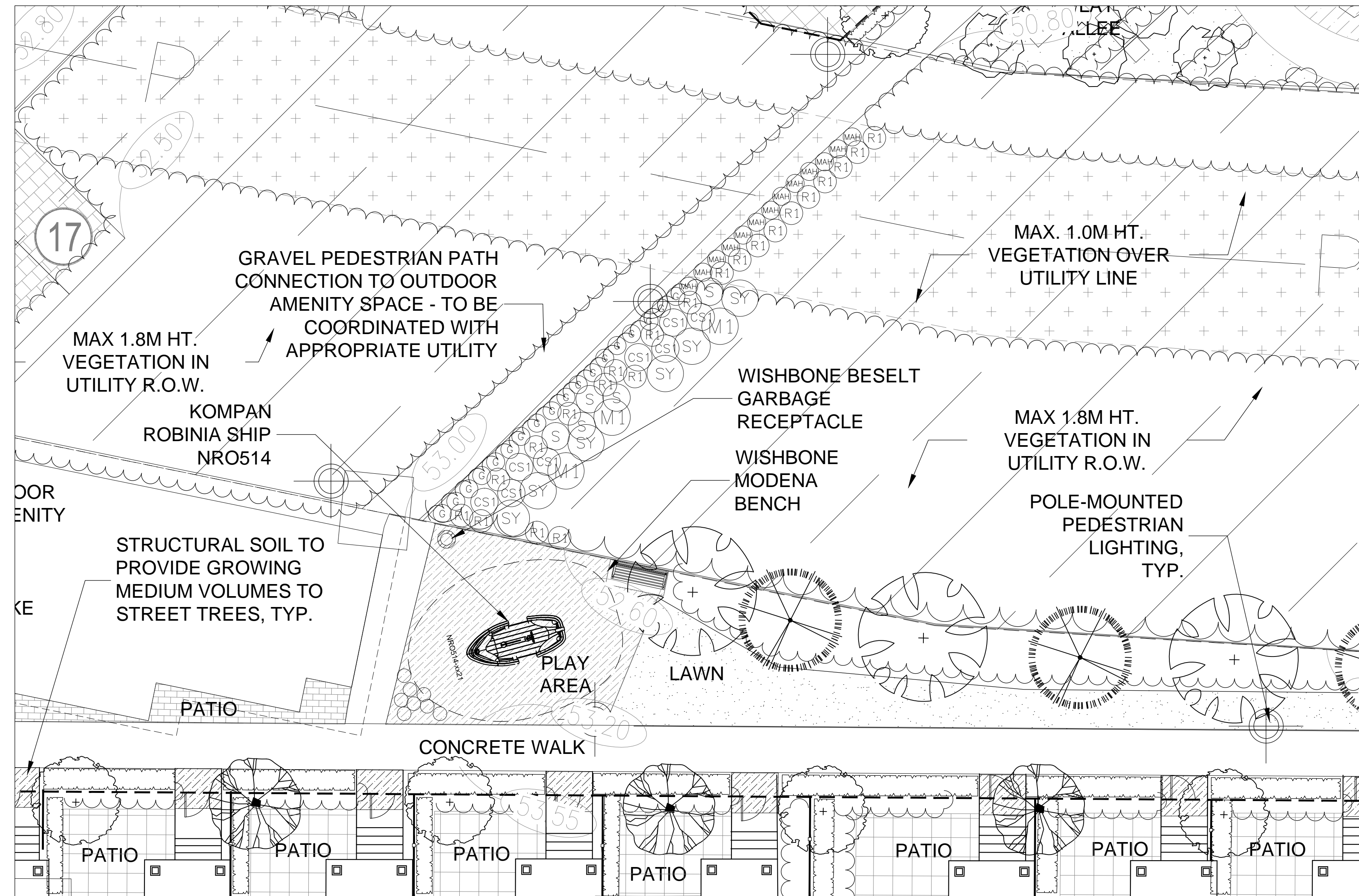
**L5**

OF 6

SEAL:



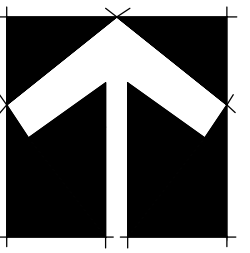
KOMPAN ROBINIA "SHIP" PLAY AREA @ INDOOR AMENITY SPACE



PLANT SCHEDULE - KINDER MORGAN ROW			PMG PROJECT NUMBER: 17-254
KEY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
(CS)	CORNUS STOLONIFERA 'ARCTIC FIRE'	RED OSIER DOGWOOD - MAX. 1.5M HT.	#3 POT; 80CM
(MA)	MAHONIA REPENS	CREeping MAHONIA, MAX 0.6M HT.	#2 POT; 40CM
(M)	MYRICA GALE	SWEET GALE	#3 POT; 60CM
(R)	ROSA GYMNOCARPA	BALDHIP ROSE, MAX HT. 1.0M	#2 POT; 40CM
(S)	SPIRAEA DOUGLASII	DOUGLAS SPIREA	#2 POT; 40CM
(SY)	SYMPHORICARPOS ALBUS	SNOWBERRY, MAX HT. 1.8M	#3 POT; 50CM
(GC)			
(C)	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM; 60CM O.C.

NOTE: KINDER MORGAN LANDSCAPE DESIGN GUIDELINES PROHIBIT TREE PLANTING WITHIN THE UTILITY R.O.W.  
MAXIMUM PLANT HEIGHT OVER & WITHIN 3.0M EITHER SIDE TRANSMISSION LINE: 1.0M.  
MAXIMUM PLANT HEIGHT WITHIN R.O.W. NOT OVER TRANSMISSION LINE: 1.8M.

DESIGN PROPOSED INCLUDES NATIVE PLANTING AND RESILIENT, LOW-MAINTENANCE SPECIES.



NO.	DATE	REVISION DESCRIPTION	DR.
6	18.MAR.07	CUL-DE-SAC & S/W LINES UPDATED	CLG
5	18.MAR.07	CONCEPT DESIGN ROW PLANTING	CLG
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1	17.NOV.20	DESIGN CONCEPT	CLG

CLIENT:

PROJECT:  
**77-UNIT TOWNHOUSE DEVELOPMENT**

17470-100TH AVE  
10035-176TH ST  
SURREY

DRAWING TITLE:  
**CONCEPT SHRUB PLAN UTILITY ROW**

DATE: 17.NOV.21 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: PCM

**L6**  
OF 6

INTER-OFFICE MEMO

---

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

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

**DATE: Revised: Mar 06, 2018**      **PROJECT FILE: 7817-0067-00**  
~~Mar 06, 2018~~

---

**RE: Engineering Requirements  
Location: 10035 - 176 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to issuance of the Official Community Plan (OCP) Amendment.

**LAP AMENDMENT**

The following issues are to be addressed as a condition of the Local Area Plan (LAP) Amendment:

- Upsize sanitary sewers along frontage to 250 mm in order to meet City of Surrey Design Criteria 4.3.2.1 SIZE (cash-in-lieu may be considered)

**REZONE/SUBDIVISION**

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

- Dedicate 14.0 m along 100 Avenue toward cul-de-sac bulb.
- Dedicate a 3.0 m x 3.0 m corner cut at the intersection of Barnston Drive East and 100 Avenue.
- Register 0.5 m SRW along 100 Avenue for inspection chambers and sidewalk maintenance.

***Works and Services***

- Construct the north side of 100 Avenue to Limited Local Road including 14.0 m cul-de-sac bulb.
- Construct 1.8 m concrete sidewalk along Barnston Drive East frontage.
- Construct 7.3 m concrete letdown.
- Construct water, drainage, and sanitary mains to service the development.
- Construct on-lot stormwater management features in accordance with the Abbey Ridge Local Area Plan and Bon Accord North Slope ISMP
- Provide water, storm, and sanitary service connection to the development.
- Register applicable restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone and Subdivision.

**DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Engineer  
MB

NOTE: Detailed Land Development Engineering Review available on file



Planning December-22-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0067 00

**SUMMARY**

The proposed 77 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	15
Secondary Students:	8

**September 2017 Enrolment/School Capacity**

<b>Bothwell Elementary</b>	
Enrolment (K/1-7):	23 K + 173
Nominal Capacity (K/1-7)	38 K + 256
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1408
Capacity (8-12):	1200
Maximum Operating Capacity*(8-12);	1296

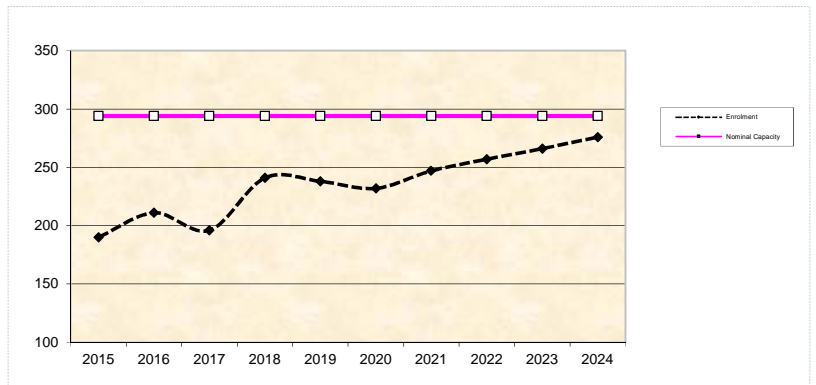
**School Enrolment Projections and Planning Update:**

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

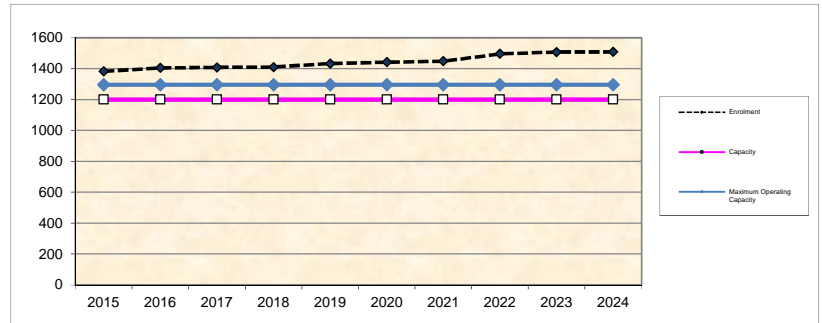
Ten-year enrolment projections at Bothwell Elementary currently show a trend of slow and steady growth. As of September 2017, their operating capacity was 66% and it is expected to grow to 98% by 2027. This growth is attributed to the increased density being considered along the bluff to the north of Highway 17 (South Fraser Perimeter Road). Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

Fraser Heights Secondary is currently operating at 117% capacity. As it serves all the elementary schools located to the north of Highway 1, consideration is being given to submit as part of a future capital plan an addition to the secondary school to support this growth.

**Bothwell Elementary**



**Fraser Heights 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.



- This tree straddles the common property line at the road frontage and is owned jointly with the city.
- Tree protection measures cannot be accommodated in the current design due to direct conflict with the proposed road alignment, and this tree is proposed to be removed.
- Parks department approval is required to remove this tree.
- If approval cannot be obtained, then further coordination with this office will be necessary for protection recommendations that would be required to be implemented and maintained for the duration of construction and may have design implications.

#### ***Trees within City Lands:***

From the above quantities of trees, some are located within the city road frontages. These trees will be protected and remove as noted in tree inventory and on the tree management drawing, conditional to city approval.

Protect 3 trees – Tag/IDs: 932, and S001 and S004

Remove 2 trees – Tag/ID's: S002 and S003

- Refer condition findings to the parks department arborist for their information and consideration for treatment at their discretion.

**Table 2.** Summary of Tree Preservation by Species.

(Note: Species counts exclude Off-Site Private Trees, Parks Dedication Areas and ESA's)

	Total	Remove	Retain
<b><u>Alder and Cottonwood Species:</u></b>			
<b>Alder</b> ( <i>Alnus rubra</i> ) – pioneer deciduous stand trees (35 untagged)	40	34	6
<b>Cottonwood</b> ( <i>Populus trichocarpa</i> ) – pioneer deciduous stand trees (untagged)	21	21	0
<b>subtotal alder/cottonwood</b>	<b>61</b>	<b>55</b>	<b>6</b>
<b><u>Broadleaf Species:</u></b>			
<b>Bigleaf maple</b> ( <i>Acer macrophyllum</i> ) – (26 untagged stand trees), 1 tagged.	28	24	4
<b>Red maple</b> ( <i>Acer rubrum</i> )	1	1	0
<b>Paper birch</b> ( <i>Betula papyrifera</i> ) – pioneer deciduous stand trees (untagged)	3	2	1
<b>English holly</b> ( <i>Ilex aquifolium</i> )	1	1	0
<b>Bitter cherry</b> ( <i>Prunus emarginata</i> ) – pioneer deciduous stand trees (untagged)	2	2	0
<b>Flowering cherry</b> ( <i>Prunus serrulata</i> )	1	1	0
<b>subtotal broadleaf</b>	<b>36</b>	<b>31</b>	<b>5</b>
<b><u>Coniferous Species</u></b>			
<b>Monkey puzzle tree</b> ( <i>Arucaria arucana</i> )	1	1	0
<b>Douglas-fir</b> ( <i>Pseudotsuga menziesii</i> )	27	9	18
<b>White cedar</b> ( <i>Thuja occidentalis</i> )	1	1	0
<b>Western redcedar</b> ( <i>Thuja plicata</i> )	31	24	7
<b>Western hemlock</b> ( <i>Tsuga heterophylla</i> )	1	1	0
<b>subtotal coniferous</b>	<b>61</b>	<b>36</b>	<b>25</b>
<b>Subtotal broadleaf and coniferous</b>	<b>97</b>	<b>67</b>	<b>30</b>
<b>TOTAL (including alder/cottonwood)</b>	<b>158</b>	<b>122</b>	<b>36</b>
<b>Total Replacement Trees Proposed</b> (excludes new street trees)			TBD
<b>Total Retained and Replacement Trees</b> (Development Area Only)			TBD



TREE ASSESSMENT RATINGS

**LEGEND - TREE ASSESSMENT:**

- Tag number (e.g., 932) denotes TAG NUMBER or ID REFERENCE
- Circle with 'X' denotes DIAMETER and SPECIES of NATIVE FOREST STAND TREE (harvested but not logged)
- Circle with '1' denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- Circle with '2' denotes PRIORITY 2 tree MARGINAL for preservation (possible candidate subject to design and other conditions)
- Circle with '3' denotes PRIORITY 3 tree UNSUITABLE for preservation (not viable)
- Circle with 'X' denotes UNDERSIZE TREE that is exempt from permitting (based on municipal bylaw)
- Circle with 'O' denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)
- Circle with 'O' denotes OPTIMAL TREE PROTECTION SETBACK (for planning and design consideration)
- Circle with 'O' denotes 1 TIMES DWH SETBACK (for reference only - not a specification)

**APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 2**

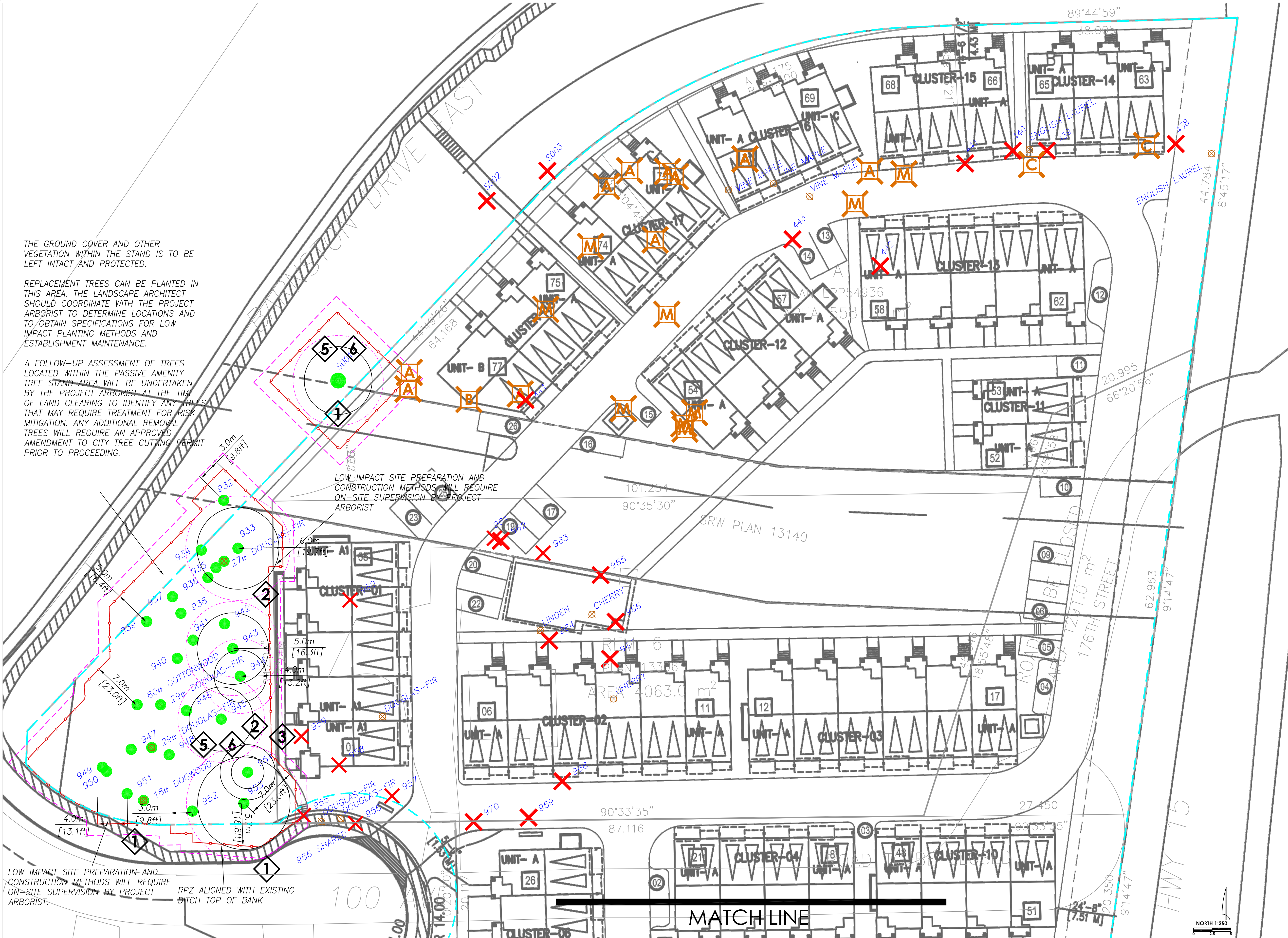
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**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	TOWNHOUSE DEVELOPMENT
ADDRESS:	17539 AND 17550 100 AVE AND 10035 176 ST SURREY BC
CLIENT:	VORM - CITIWEST
CITY REF:	ACL FILE: 16400
PLOT SIZE:	22'x34' REV #: 4 DATE: MAR 5, 2018





THE GROUND COVER AND OTHER VEGETATION WITHIN THE STAND IS TO BE LEFT INTACT AND PROTECTED.

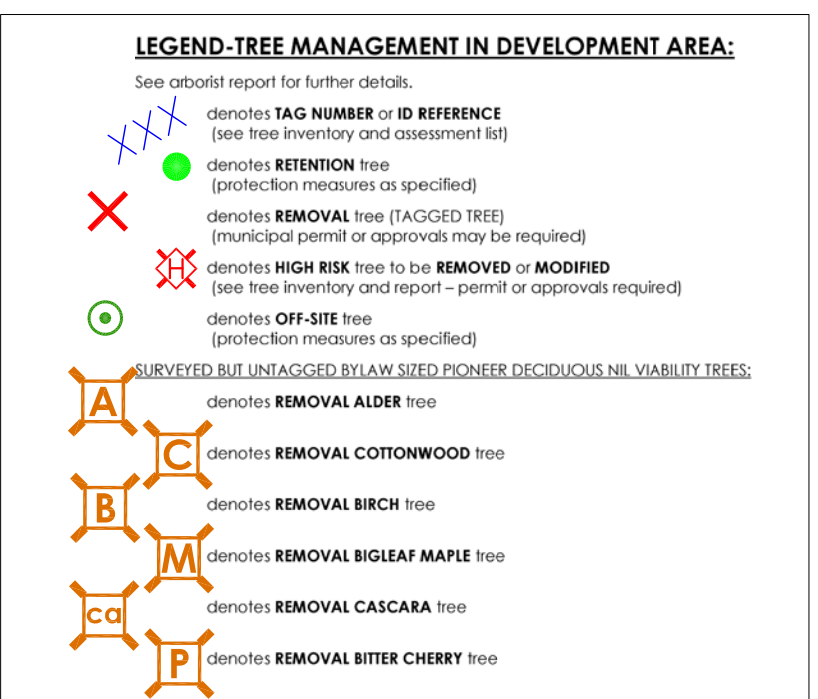
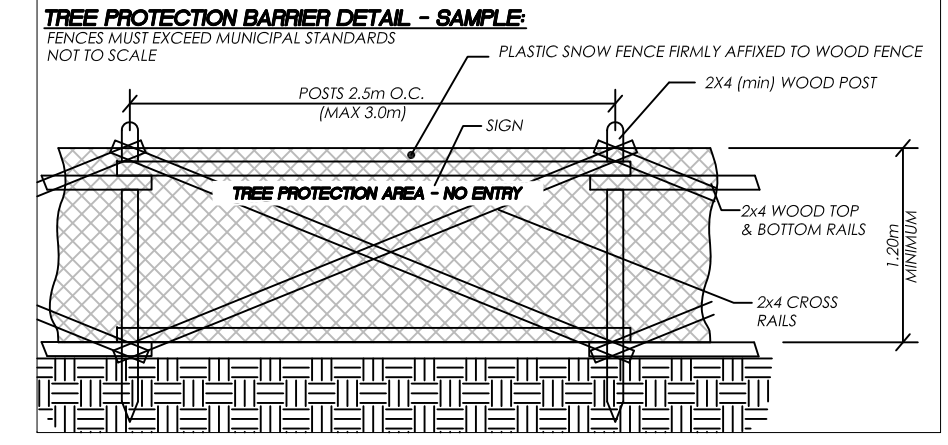
REPLACEMENT TREES CAN BE PLANTED IN THIS AREA. THE LANDSCAPE ARCHITECT SHOULD COORDINATE WITH THE PROJECT ARBORIST TO DETERMINE LOCATIONS AND TO OBTAIN SPECIFICATIONS FOR LOW IMPACT PLANTING METHODS AND ESTABLISHMENT MAINTENANCE.

A FOLLOW-UP ASSESSMENT OF TREES LOCATED WITHIN THE PASSIVE AMENITY TREE STAND AREA WILL BE UNDERTAKEN BY THE PROJECT ARBORIST AT THE TIME OF LAND CLEARING TO IDENTIFY ANY TREES THAT MAY REQUIRE TREATMENT FOR RISK MITIGATION. ANY ADDITIONAL REMOVAL TREES WILL REQUIRE AN APPROVED AMENDMENT TO CITY TREE CUTTING PERMIT PRIOR TO PROCEEDING.

LOW IMPACT SITE PREPARATION AND CONSTRUCTION METHODS WILL REQUIRE ON-SITE SUPERVISION BY PROJECT ARBORIST.

RPZ ALIGNED WITH EXISTING DITCH TOP OF BANK

**TREE PROTECTION ZONE RESTRICTIONS:**  
Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the RPZ are as follows:  
 • No all activities of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.  
 • No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc.) except as approved and directed by the project arborist, and subject to special measures.  
 • No storage of soil, spoil, gravel, construction materials, waste materials, etc.  
 • No acids or wearing of concrete, shovels, shovels, or other potentially harmful materials.  
 • No drilling, lighting, signs, cables or any other device to be retained trees.  
 • No placement of temporary structures or services.  
 • No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.  
 • No landscaping, finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.



- SUMMARY TREE PROTECTION PRESCRIPTION**  
The owner is recommended to seek guidance and/or arrange on-site services or supervision by the project arborist from this office as follows:
- General:**
- Whenever access into the tree protection zone is contemplated or desired for any reason.
  - Whenever any grading, trenching, excavation or landscape work occurs within a root protection (RPZ) or the working space setback (WSS) adjacent to a tree.
  - For any tree pruning.
  - For any tree removal or stump removal from within a RPZ or WSS.
- Special Measures:**  
(see tree management drawing for locations by reference number)
- The project arborist must be on-site during the preparation for most construction and grading directly adjacent to the RPZ to undertake root pruning and direct low impact methods.
  - The project arborist must be on-site during the preparation for installation of any landscape features (i.e. surface parking stalls) and on-site grading to undertake root pruning and direct low impact methods.
  - The project arborist must be on-site at the time of land clearing to review the new stand edge and identify any trees which may require treatment for risk mitigation. A preliminary review (pre-clearing) has been undertaken and no trees are expected to be retained.
  - The project arborist must be on-site during the excavation for the adjacent building to: perform root pruning and to identify and direct root and tree protection.
  - The project arborist must provide on-site direction for pruning, including but not limited to:
    - Removal of dead and broken branches.
    - Pruning and weight reduction.
    - Use of certified arborists where tree structures interfere with construction of the adjacent building.
 All pruning must be undertaken by an ISA Certified Arborist working to ANSI A300 and ANSI Z133 Standards. Project arborist to assist developer in retaining a qualified tree service firm.
  - The project arborist must direct and monitor the implementation of a soil management program to be established as a responsibility of the developer, including but not limited to:
    - at removal of dead and broken branches.
    - Implementing a supplemental watering program to provide 5cm coverage over the entire root protection zone on a weekly schedule for the months of spring and summer, retaining events may be superseded by periods of the equipment amount, and/or may be adjusted by the project arborist to suit weather conditions.

**DRAWING USE AND COORDINATION:**

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professionals) for accurate locations and dimensions of site features.
- All tree protection measures specified herein should be included and coordinated with the design for the project, including but not limited to: architecture, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and conditions. If any conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Tending and contracts for site preparation, and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requires should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e. undersize or below exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and shrubs to be removed from within the tree protection zone (including CPZ, RPZ and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
  - ISA Certified Arborist (tree removal, felling, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices.
  - Certified Utility Arborist (tree removals, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

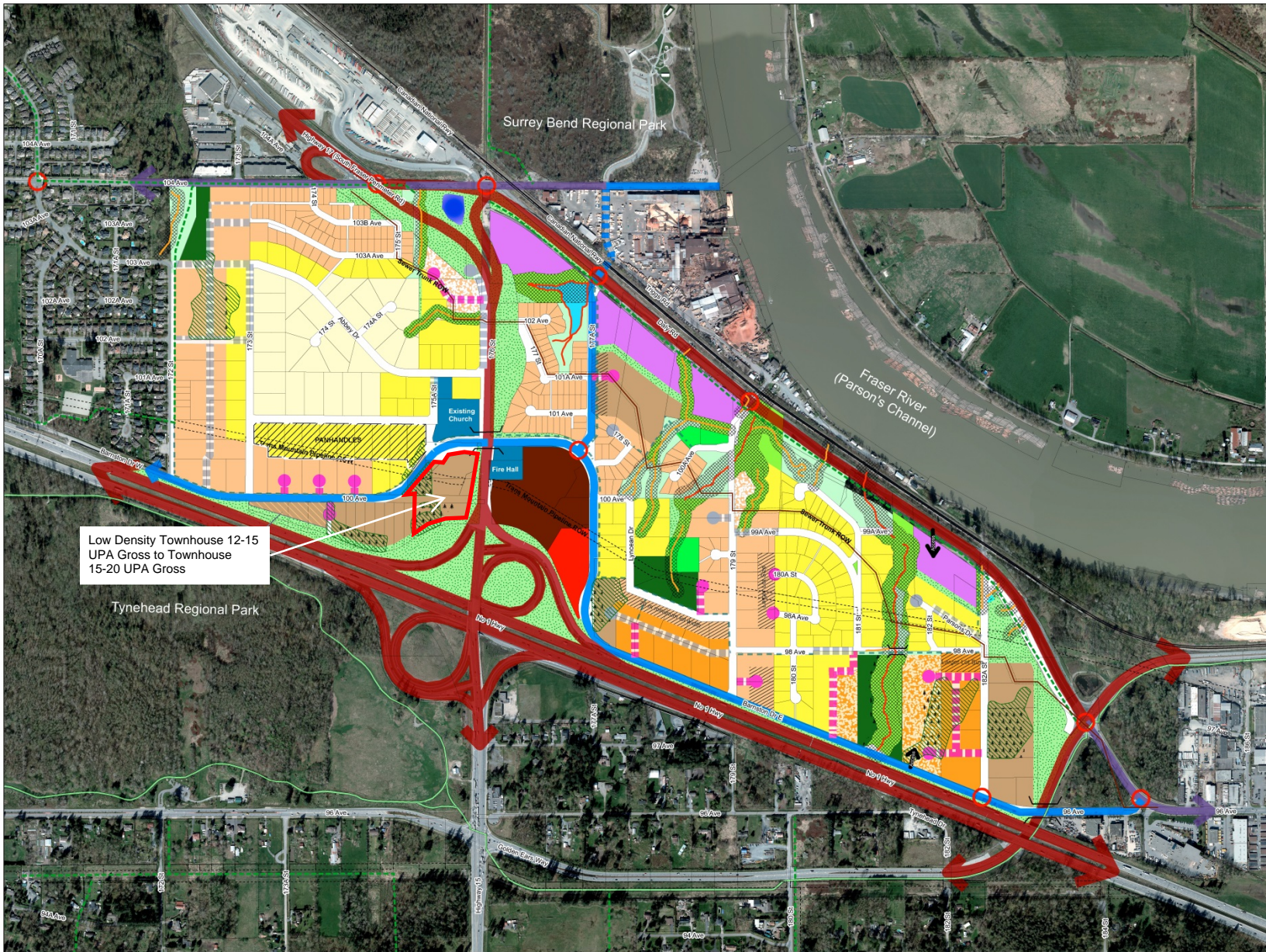
**APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 3**

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**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

PROJECT:	TOWNHOUSE DEVELOPMENT
ADDRESS:	17539 AND 17550 100 AVE AND 10035 176 ST SURREY BC
CLIENT:	VORM - CITIWEST
CITY REF:	ACL FILE: 16400
PLOT SIZE:	22'X34' REV #1   4   DATE: MAR 5, 2018



### LEGEND

**Land Use Designations**

- Acreege Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

**Transportation Network**

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

**Utilities & Other**

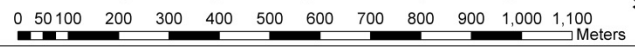
- SanitaryTrunkSewer\_ROW\_10m\_AbbyRidge
- SanitaryTrunkSewer\_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

## Abbey Ridge Stage 2 - Land Use Concept Plan

Approved by Council at its Regular Council Meeting of February 6, 2017 - Resolution RES R\_\_\_\_\_

V:\Policy\Long Range\GIS\_ANALYSIS\FRASER\_HEIGHTS\East\_Fraser\_Heights\_Abby\_Ridge\LAND\_USE\_PLAN\Abby\_Ridge\_STAGE\_II

City of Surrey Planning and Development Department



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: 029-735-793

Lot A Section 6 Township 9 New Westminster District Plan EPP54936

10035 - 176 Street

Parcel Identifier: 009-801-847

Lot 6 Section 6 Township 9 New Westminster District Plan 13306 Except Plans EPP4729 and EPP4765

17539 - 100 Avenue

Parcel Identifier: 009-039-481

Lot 12 Section 6 Township 9 New Westminster District Plan 29455 Except Plan EPP4728

17570 - 100 Avenue

Portion of Barnston Drive East as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 7<sup>th</sup> day of March, 2018, containing 1,174.7 square metres called Block A.

Portion of 100 Avenue as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 7<sup>th</sup> day of March, 2018, containing 1,888.3 square metres, called Block B.

Portion of 100 Avenue as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 7<sup>th</sup> day of March, 2018, containing 1,291.0 square metres called Block C.

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

The *Lands* are divided into Blocks I and II as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule B, certified correct by Sean Costello, B.C.L.S. on the 6th day of March, 2018.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable.

**D. Density**

1. For the purpose of *building* construction, the maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The maximum *density* shall not exceed a *floor area ratio* of 0.87 and 48 *dwelling units* per hectare [19 u.p.a].
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

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

<b>Setback</b>	<i>South Yard</i>	<i>North Yard</i>	<i>East Yard</i>	<i>West Yard</i>
<b>Use</b>				
<i>Buildings and Structures</i>	8.6 m [28 ft.]	4.5 m [15 ft.]	7.5 m [25 ft.]	6.0 m [20 ft.]

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setbacks*.

**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*:
- (a) Block I: The building height shall not exceed 11 metres [36 ft.]; and
  - (b) Block II: The building height shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*:
- (a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
  - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is not 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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.5 hectares [3.7 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning

By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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



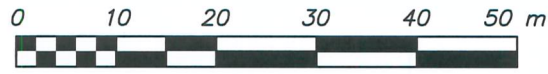
SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF:**

- SECTION OF ROAD DEDICATED ON PLAN 13306
- SECTION OF ROAD DEDICATED ON PLAN EPP4727
- SECTION OF ROAD DEDICATED ON PLAN EPP4729
- SECTIONS OF ROAD DEDICATED ON PLAN EPP4730

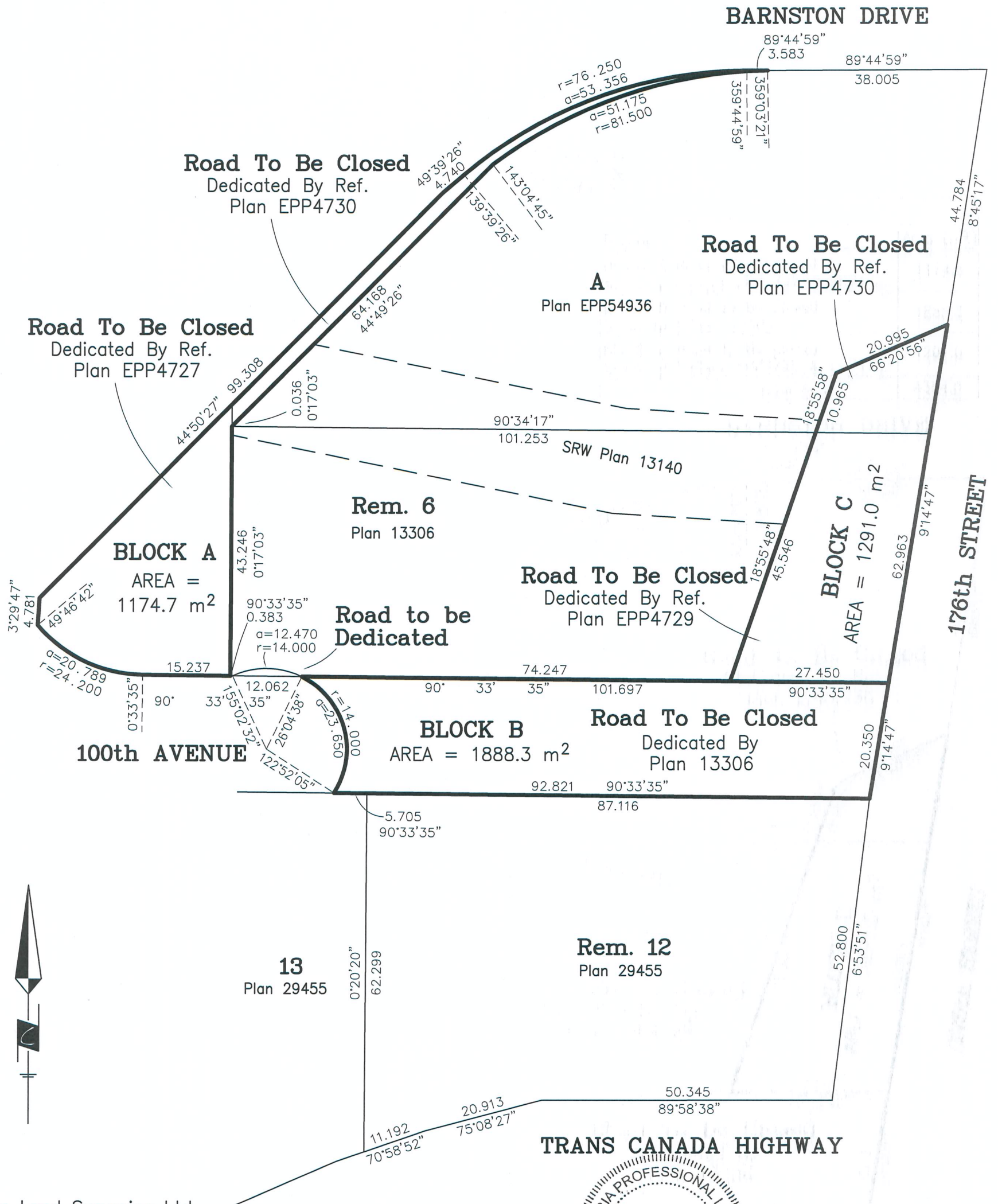
**ALL OF SECTION 6 TOWNSHIP 9 NWD**

City of Surrey B.C.G.S. 92G.017



SCALE - 1 : 750  
All distances are in metres

Book of Reference	
Description	Area (m <sup>2</sup> )
BLOCK A Road To Be Closed Sec.9 Tp.2 Plans EPP4727 & EPP4730	1174.7
BLOCK B Road To Be Closed Sec.9 Tp.2 Plan 13306	1888.3
BLOCK C Road To Be Closed Sec.9 Tp.2 Plans EPP4729 & EPP4730	1291.0
<b>Total Area</b>	<b>4354.0</b>



Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6247-ZONING3

**TRANS CANADA HIGHWAY**



Certified correct to survey dated  
this 7th day of March, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF LOT A, PLAN EPP54936; LOT 6 EXCEPT PLANS EPP4729 AND EPP4765, PLAN 13306; REM. 12, PLAN 29455; AND PORTIONS OF ROAD TO BE CLOSED ON PLAN EPP\_\_\_\_\_; ALL OF SECTION 6, TOWNSHIP 8, NWD**

City of Surrey B.C.G.S. 92G.017

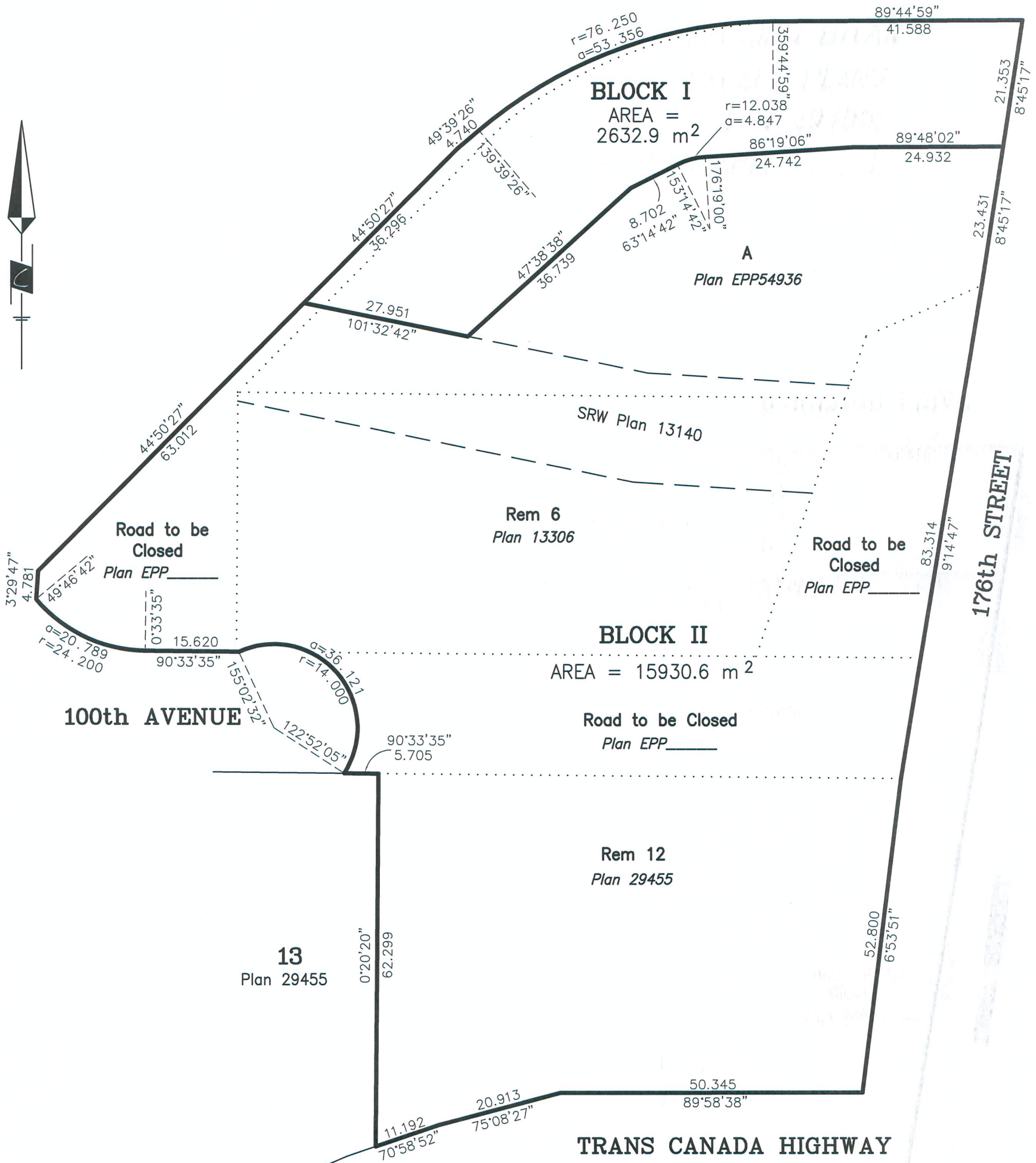
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SCALE - 1 : 750

All distances are in metres

**BARNSTON DRIVE**

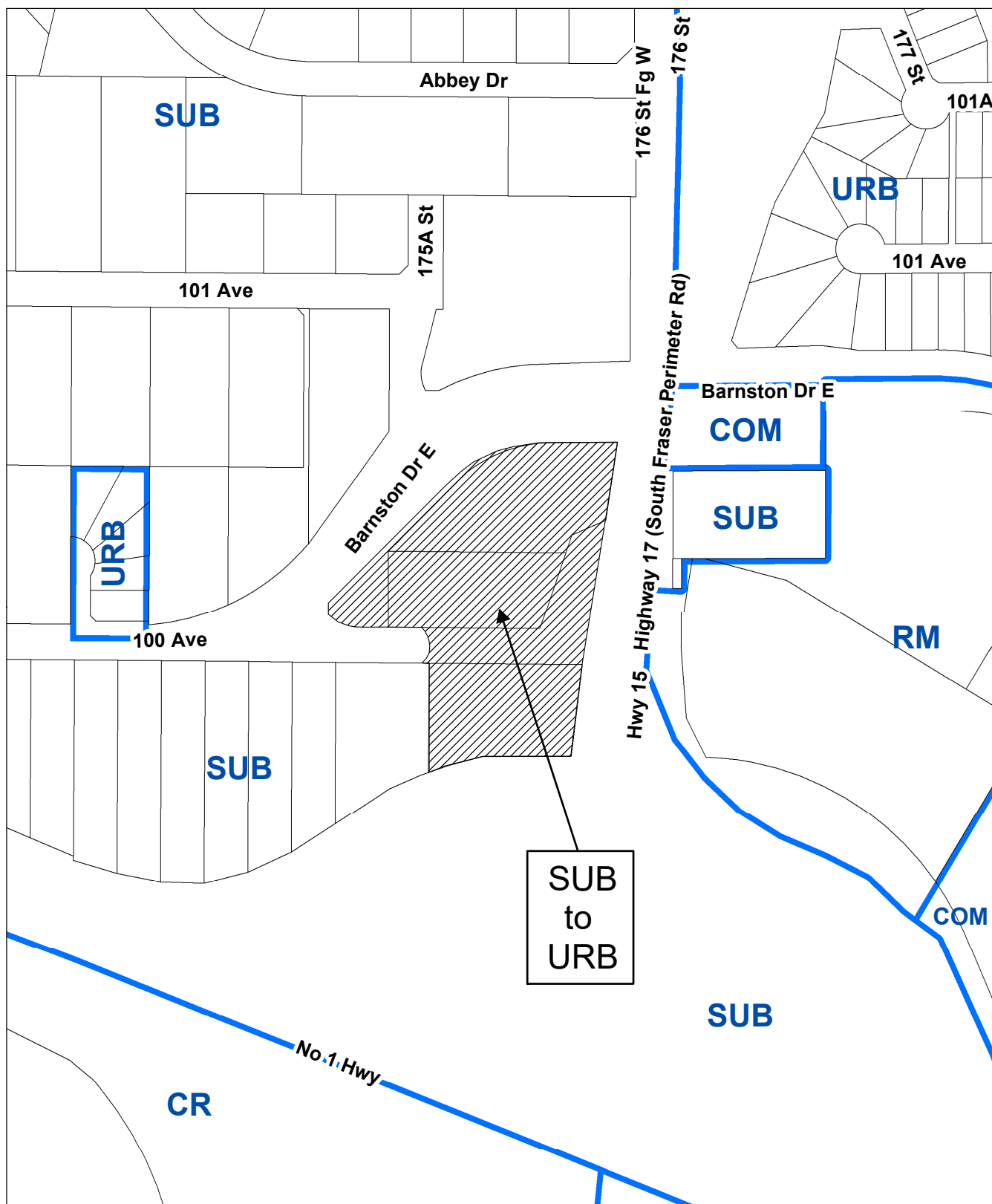


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 Fax: 604-597-3783



Certified correct to survey dated this 6th day of March, 2018

Sean Costello, B.C.L.S.



### OCP Amendment 7917-0067-00

Proposed amendment from Suburban to Urban

