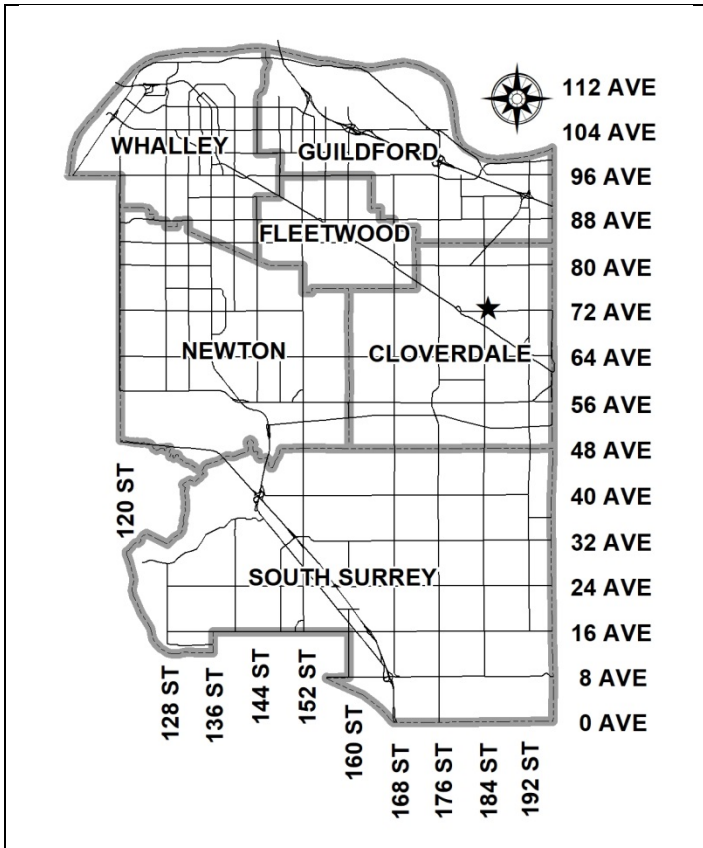


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0122-00

Planning Report Date: October 1, 2018



**PROPOSAL:**

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

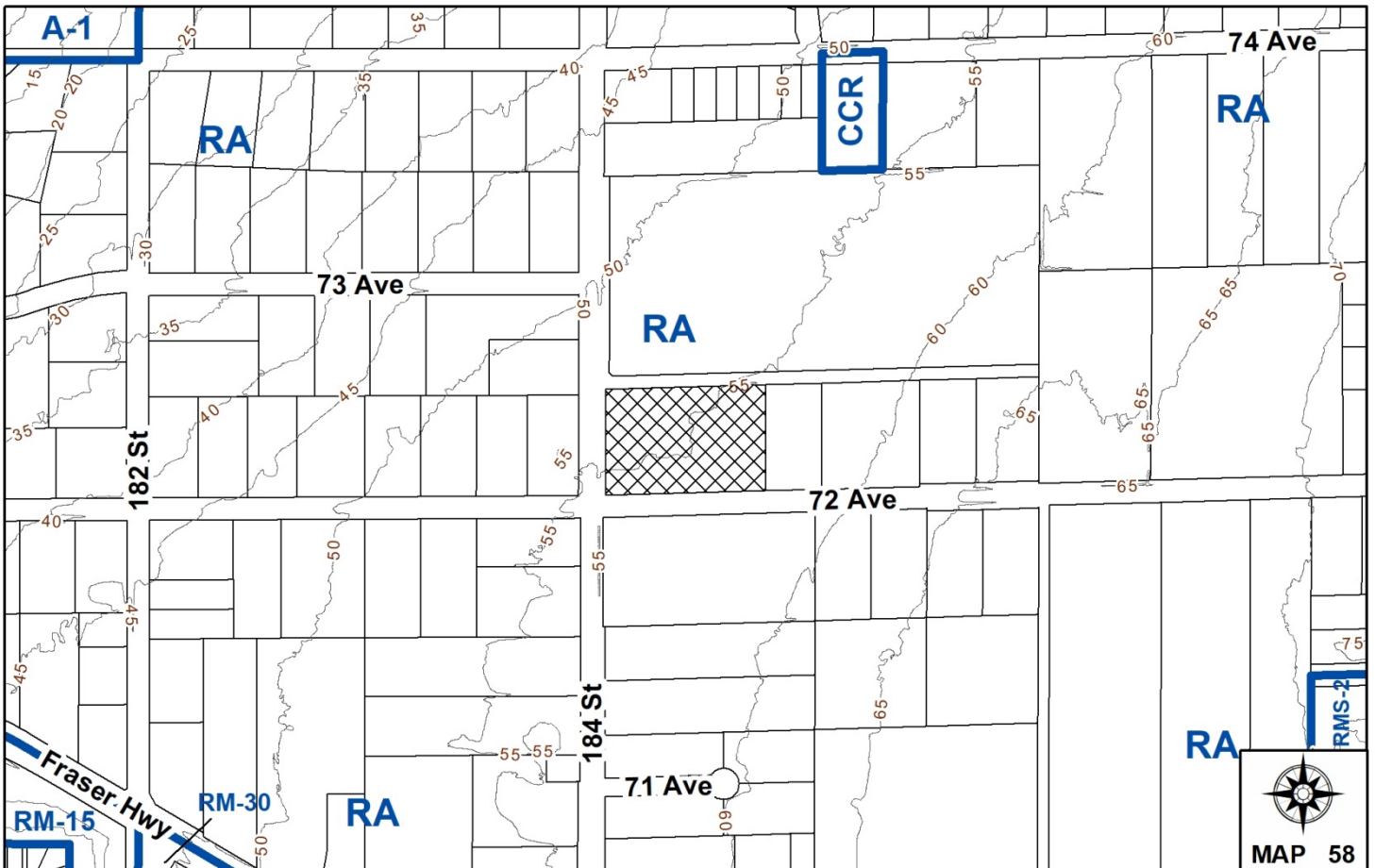
to permit the development of 71 townhouse units.

**LOCATION:** 18455 - 72 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse Residential (22 + 5 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject site does not include a proposed consolidation with the adjacent property to the east, as set out in the West Clayton Neighbourhood Concept Plan (NCP) land consolidation strategy. Consequently, dedication and construction of the west half of the future 185 Street will not be delivered with the current application.
- The applicant is seeking to reduce the minimum front, side and rear yard building setbacks of the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- The proposed land use and density complies with the West Clayton NCP designation of Townhouse Residential (22+5 upa).
- To achieve an equitable distribution of road dedication and construction in the consolidation area as set out in the West Clayton NCP, the applicant has agreed to pay a proportional contribution toward the land and construction costs of future roads within the consolidation area as part of the Engineering servicing agreement. The applicant has also provided a concept plan for future development of the adjacent property to the east in order to demonstrate that the development potential of the excluded property is not compromised.
- The proposed development and road dedication support a City Capital construction project of pedestrian infrastructure along the east side of 184 Street, including a multi-use pathway (MUP) adjacent to Salish Secondary School. The applicant also proposes publicly accessible open space at the northwest corner of the site, on 184 Street and opposite the school, as set out in the Official Community Plan (OCP) guidelines for site design.
- Proposed setback reductions achieve a more urban, pedestrian streetscape along 72 Avenue, 72A Avenue, and 184 Street and still facilitate neighbouring tree retention along the east lot line. The proposed setbacks are consistent with similar townhouse projects and are also consistent with the West Clayton NCP design guidelines .

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0122-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0122-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;
  - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;
  - (c) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns; and
  - (d) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to the principal building face and 4.9 metres (16 ft.) to the porch columns;
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant to ensure the energy efficiency requirements outlined in the West Clayton NCP are satisfied; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

18 Elementary students at Clayton Elementary School  
 9 Secondary students at Salish Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2020.

Parks, Recreation & Culture: Parks recommend that outdoor amenity spaces be contiguous, useable and exclude tree retention areas. Visitor parking stalls should be located as to maximize useable outdoor space. Pedestrian connectivity through the site is encouraged. The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the West Clayton NCP adopted by Council.

Fire: Site is to be addressed off 72A Avenue. The revised site plan, which has centerline turning radii that do not limit the direction of travel for fire department access, is acceptable.

SITE CHARACTERISTICS

Existing Land Use: Single family home and swimming pool on large suburban property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Salish Secondary School	School	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Single family home	Townhouse Residential (22 + 5 upa)	RA
South (Across 72 Avenue):	Single family home	Townhouse/Apartment Flex	RA
West (Across 184 Street):	Single family home	Urban/Townhouse Flex	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site, at 18455 – 72 Avenue, is located in West Clayton and is approximately 1.38 hectares (3.41 ac.). There is an existing single family home, accessory structure and swimming pool on the site.
- The subject site is designated "Urban" in the Official Community Plan (OCP). Under the West Clayton Neighbourhood Concept Plan (NCP), the site is designated "Townhouse Residential (22 + 5 upa), permitting a base net density of 22 units per acre and an additional density bonus of up to 5 units per acre for applicants who commit to constructing energy efficient buildings. The site is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is at the northeast intersection of 184 Street and 72 Avenue, which are identified as arterial roads in the West Clayton NCP. The site is located south of 72A Avenue, across from the Salish Secondary School which opened in September 2018.
- An Ecosystem Development Plan prepared by Envirowest Consultants Inc. confirmed the presence of a Class B (yellow-coded) ditch in the shoulder of 184 Street, along the west property line of the subject site. The application is exempted from the Sensitive Ecosystem Development Permit requirements of the OCP because the proposed new western property line, after road dedication, would be approximately 8.0 metres (26 ft.) from top-of-bank, exceeding the minimum 7.0 metres (23 ft.) streamside setback area required under Part 7A of the Zoning By-law.
- In order to accommodate a capital construction project of pedestrian infrastructure along the east side of 184 Street in 2018, the applicant agreed to dedicate the 184 Street frontage in advance of the rezoning application being introduced to Council. The City will construct necessary transportation works along 184 Street, including the construction of a multi-use pathway and the future relocation/closure of the Class B watercourse necessary for the ultimate widening of 184 Street. This will require approval from the Ministry of Forests, Lands and Natural Resource Operations under the *Water Sustainability Act*.
- Under the West Clayton NCP land consolidation strategy, the subject property and adjacent property to the east (18495 72 Avenue) were identified as a consolidation area in order to achieve an equitable distribution of road dedication and costs, including for the dedication and construction of the west half of the future 185 Street between 72 and 72A Avenue.

- The applicant was unable to achieve a consolidated development with the adjacent property to the east. As required by the West Clayton NCP land consolidation strategy, if consolidation is not possible, it must be demonstrated that the development potential of the excluded property is not compromised and the properties undertake to share any road construction costs. The applicant has provided a concept plan for future development of the adjacent property to the east in order to demonstrate that development potential of the excluded property is not compromised. The applicant has also agreed to pay a proportional contribution toward the land and construction costs of future roads in the consolidation area as part of the Engineering servicing agreement.

### Current Proposal

- The applicant is proposing a rezoning from “One-Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)” and a Development Permit to allow the development of 71 townhouse units.
- The net density for the proposed development is 62 units per hectare (25 upa) with a floor area ratio (FAR) of 1.0, which complies with the maximum unit density of 75 units per hectare (30 upa) and maximum FAR of 1.0 permitted in the RM-30 Zone. The proposed density also complies with the “Townhouse Residential (22 + 5 upa)” designation in the West Clayton NCP. The applicant is seeking the energy efficiency bonus and will be required to register a Section 219 Covenant to secure the necessary building design features.
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum building setbacks along the front, rear and side lot lines (see By-law Variances section below).

### PRE-NOTIFICATION

Pre-notification letters were sent on June 8, 2018 and a Development Proposal Sign was installed. One response letter was received. Staff received 2 responses, from the eastern neighbours and their representative and from the Cloverdale Community Association (staff comments are in italics):

- Concern about impacts of the proposed development on a row mature trees along the common property line and site drainage.

*(The development proposes a building setback of 6.4 metres (21 ft.) from the east property line of the subject site. A proposed 1.5 metre (5 ft.) sidewalk in front of the two townhouse buildings that face the east property line will have a meandering form and remain outside of the tree protection zone (TPZ) of off-site trees. The proposed sidewalk will be constructed above grade and without excavation in the TPZ. The subject site slopes to the northwest, away from the neighbouring property.)*

- The Cloverdale Community Association had questions about why the RM-30 Zone could not be amended to avoid frequent requests for setback variances, the amount of proposed amenity space and Fire Department review.

*(The RM-30 Zone requires a minimum setback of 7.5 metres (25 ft.) from all lot lines. Variances for setbacks along the street are commonly supported to bring buildings closer to the sidewalk to create a more urban and active streetscape. Proposals are evaluated individually because in some areas, a reduced setback may not be warranted.*

*The RM-30 Zone requires the provision of 213 square metres (2,293 sq.ft.) each of indoor and outdoor amenity space (3.0 square metres/32 sq.ft. of each amenity per dwelling.) The applicant proposes the minimum required outdoor amenity space and a reduced 177 square metres (1,905 sq.ft.) of indoor amenity space, with a cash-in-lieu payment for the shortfall in accordance with City policy.*

*Fire Department review addressed a number of issues including the need for unrestricted direction of movement within internal roads. The turn radii shown on the proposed site plan comply with Fire Department requirements.)*

### TOWNHOUSE DESIGN PROPOSAL AND REVIEW

- The proposed 71-unit townhouse project consists of twelve (12), three-storey buildings with garages accessed internally at grade. One proposed building (Building 9) has an attached two-storey amenity building with a separate entrance from the townhouse units.
- All proposed townhouses are 3-bedroom units with a floor area of 164 square metres (1,760 sq.ft). All units have a private, second-floor balcony and an attached double car, side-by-side garage.
- Buildings have been oriented and setback to provide attractive interfaces along 184 Street, 72 and 72A Avenues, and the east property line. A publicly accessible open space is proposed at the northwest corner of the site, on 184 Street and opposite the Salish Secondary School.
- Four buildings within the centre of the site are oriented back to back with a walkway between and leading to the indoor and outdoor amenity areas in the west area of the site.
- Vehicle access to the site will be from 72A Avenue to the north and are proposed to align with the driveway accessing the Salish Secondary School parking lot. The required 142 resident parking stalls are provided in side-by-side garages and the required 14 visitor surface parking stalls are located throughout the site.

### Amenity Spaces

- The RM-30 Zone requires the provision of 213 square metres (2,293 sq.ft.) each of indoor and outdoor amenity space (3.0 square metres/32 sq.ft. of each amenity per dwelling.) The applicant proposes the minimum required outdoor amenity space and a reduced 177 square metres (1,905 sq.ft.) of indoor amenity space, with a cash-in-lieu payment for the shortfall.
- Tree retention on the west portion of the property, which provides passive greenspace as part of the required outdoor amenity space, has placed constraints on the size of the indoor amenity space. The applicant will provide a monetary contribution of \$14,400 (based on \$1,200 per unit) in accordance with City Policy to address the shortfall of 36 square metres

(388 sq.ft.).

- The site is located in close proximity to Clayton Community Centre, which is currently under construction.
- The landscape plan shows a total of 67 replacement trees, to be planted throughout the subject site including maple, pear, magnolia and cypress trees. A significant number of shrubs and ground cover species are also proposed.

## TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	6	6	0
Cherry	3	3	0
Cherry, Sweet	3	3	0
Maple, Norway	1	1	0
Plum, Cherry	1	1	0
Plum, Pissard	5	5	0
Walnut, English	1	1	0
Willow, Weeping	3	3	0
<b>Coniferous Trees</b>			
Cedar, Western Red	12	12	0
Douglas-fir	4	3	1
Fir, Grand	2	2	0
Spruce, Norway	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>42</b>	<b>40</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>67</b>	
<b>Total Retained and Replacement Trees</b>		<b>69</b>	
<b>Contribution to the Green City Fund</b>		<b>\$6,400</b>	

- The Arborist Assessment states that there are a total of 42 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 7 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 2 trees can be



retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant is required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 83 replacement trees on the site. The applicant is proposing 67 replacement trees in the landscaping plan. The deficit of 16 replacement trees will require a cash-in-lieu payment of \$6,400 (\$400 per tree in deficit) to the Green City Fund, in accordance with the City's Tree Protection By-law.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 21, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• In West Clayton NCP</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Complies with land use designation in West Clayton NCP</li> <li>• 3-bedrooms are proposed for all townhouse units</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Landscaping will be included throughout the site</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Internal walkways connect to public streets</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Windows overlook all public/shared areas</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Built Green program is being reviewed</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification and Development proposal sign</li> <li>• Council Public Hearing</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;

- To reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;
- To reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns; and
- To reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to the principal building face and 4.9 metres (16 ft.) to the porch columns.

Applicant's Reasons:

- The proposed setback variances allow for efficient unit layout and more urban streetscapes.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.
- The reduced setbacks along the north, south and west property lines for the front yards of the proposed townhouse units will create appropriate urban, pedestrian-friendly streetscapes along 72A Avenue, 72 Avenue and 184 Street.
- The reduced setbacks along the east lot line for the back yards of the proposed townhouse units still accommodate a walkway, functional backyard space, and tree retention on the adjacent property.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7917-0122-00

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural Plans prepared by Douglas R. Johnson Architect Ltd. submitted May 9, 2018 and amended September 21, 2018.
- Complete set of Landscape Plans prepared by C. Kavolinas & Associates Inc. submitted July 10, 2018 and revised September 21, 2018.
- Ecosystem Development Plan prepared by Envirowest Consultants Inc., dated August 31, 2017.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

HC/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	13796.84	13796.84
Road Widening area		2368.84
Undevelopable area		-
Net Total		11428
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45.00%	34.00%
Paved & Hard Surfaced Areas		18.00%
Total Site Coverage		52.00%
<b>SETBACKS</b> ( in metres)		
Front (South)	7.5 m	4.0 m
Rear (North)	7.5 m	4.50 m
Side #1 (N,S,E, or W) (East)	7.5 m	6.45 m
Side #2 (N,S,E, or W) (West)	7.5 m	4.57 m
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13.0 m	10.3 m
Accessory		N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		NA
One Bed		NA
Two Bedroom		NA
Three Bedroom +		7 <sup>1</sup>
Total		7 <sup>1</sup>
<b>FLOOR AREA: Residential (EXCLUDING GARAGE)</b>	11423.05 sq.m	11609.16 sq.m
<b>FLOOR AREA: Commercial</b>		NA
Retail		NA
Office		NA
Total		
<b>FLOOR AREA: Industrial</b>		NA
<b>FLOOR AREA: Institutional</b>		NA
<b>TOTAL BUILDING FLOOR AREA</b>		11609.16 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)	75/30	52/21
# of units/ha /# units/acre (net)	70/28	62/25
FAR (gross)	1	0.85
FAR (net)	1	1
<b>AMENITY SPACE (area in square metres)</b>		
Indoor (Total Units x 3 Sq.m)	213 sq.m	177 sq.m
Outdoor (Total Units x 3 Sq.m)	213 sq.m	255 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 ( 2 x no. of units)	2.0x71=142	142
Residential Visitors (0.2 x no. of units)	0.2 x 71=14.2	14.2
Institutional		N/A
Total Number of Parking Spaces		156
Number of accessible stalls	-	N/A
Number of small cars	-	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	N/A
Size of Tandem Parking Spaces width/length	N/A	N/A

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

Proposed/Existing Zoning \_ CD (based on RM-30)

Required Development Data	Building #1 Building-1	Building #2 Building-2	Building #3 Building-3
SETBACK (in metres)			
Front (West)	71.69	33.5	4.62
Rear ( East)	31.57	69.5	123.1
Side #1 (N,S,E, or W) (North)	4.5	4.5	4.5
Side #2 (N,S,E, or W) ( South)	66.05	66.05	35.33
Side #3 (N,S,E, or W)			
BUILDING HEIGHT (in metres/storeys)	10.3 m	10.3 m	10.3 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	NA	NA	NA
One Bedroom	NA	NA	NA
Two Bedroom	NA	NA	NA
Three Bedroom +	6/(164 sq.m)	7/(164 sq.m)	7/(164 sq.m)
TOTAL FLOOR AREA (Lower and Garage area)	408 sq.m	476 sq.m	476 sq.m

## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning \_ CD (based on RM-30)

Required Development Data	Building #4 Building-4	Building #5 Building-5	Building #6 Building-6
SETBACK (in metres)			
Front (East)	41.33	72.61	26.64
Rear ( West)	4.57	23.25	70.53
Side #1 (N,S,E, or W) (North)	59.5	65.95	65.96
Side #2 (N,S,E, or W) ( South)	4.56	4.56	4.57
Side #3 (N,S,E, or W)			
BUILDING HEIGHT (in metres/storeys)	10.3 m	10.3 m	10.3 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	NA	NA	NA
One Bedroom	NA	NA	NA
Two Bedroom	NA	NA	NA
Three Bedroom +	2/(164 sq.m)	7/(164 sq.m)	7/(164 sq.m)
TOTAL FLOOR AREA (Lower and Garage area)	136 sq.m	476 sq.m	476 sq.m



## MULTIPLE BUILDINGS DATA SHEET

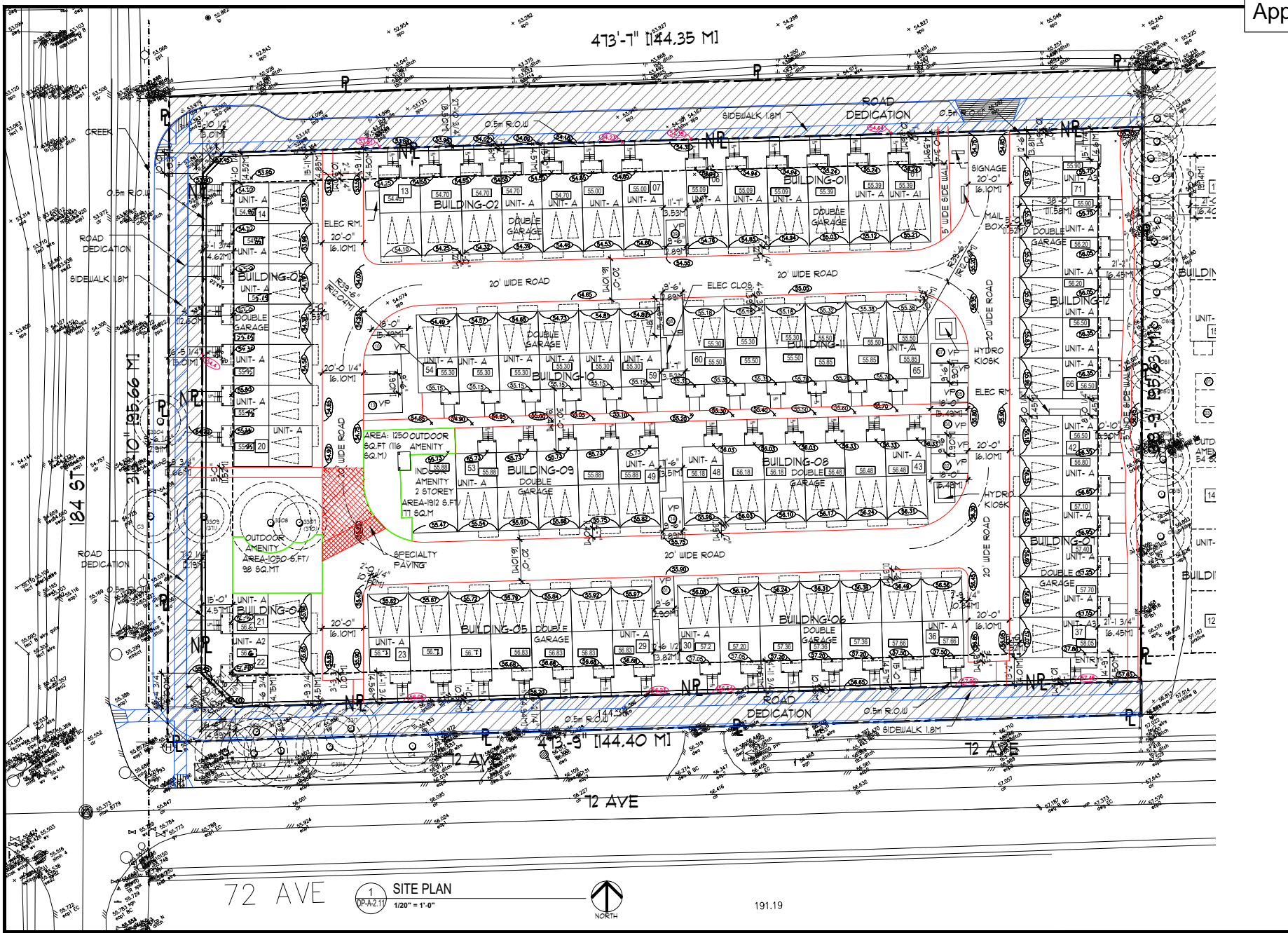
Proposed/Existing Zoning \_ CD (based on RM-30)

Required Development Data	Building #7 Building-7	Building #8 Building-8	Building #9 Building-9
SETBACK (in metres)			
Front (East)	6.52	31.14	73.95
Rear ( West)	121.25	71.89	29.28
Side #1 (N,S,E, or W) (North)	42.2	45.52	45.59
Side #2 (N,S,E, or W) ( South)	4.01	25.05	25
Side #3 (N,S,E, or W)			
BUILDING HEIGHT (in metres/storeys)	10.3 m	10.3 m	10.3 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	NA	NA	NA
One Bedroom	NA	NA	NA
Two Bedroom	NA	NA	NA
Three Bedroom +	6/(164 sq.m)	6/(164 sq.m)	6/(164 sq.m)
TOTAL FLOOR AREA (Lower and Garage area)	408 sq.m	408 sq.m	408 sq.m

## MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning \_ CD (based on RM-30)

Required Development Data	Building #10 Building-10	Building #11 Building-11	Building #12 Building-12
SETBACK (in metres)			
Front (East)	85.54	52.51	6.53
Rear (West)	29.53	56.67	121.13
Side #1 (N,S,E, or W) (North)	24.84	24.8	3.81
Side #2 (N,S,E, or W) (South)	45.73	45.78	42.38
Side #3 (N,S,E, or W)			
BUILDING HEIGHT (in metres/storeys)	10.3 m	10.3 m	10.3 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor	NA	NA	NA
One Bedroom	NA	NA	NA
Two Bedroom	NA	NA	NA
Three Bedroom +	6/(164 sq.m)	5/(164 sq.m)	6/(164 sq.m)
TOTAL FLOOR AREA	408 sq.m	340 sq.m	408 sq.m



THE PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF DOUGLAS R. JOHNSON ARCHITECT LTD. AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

MARK	DATE	DESCRIPTION
1	23 APR 2018	ISSUED FOR PERMITS
2	18 MAY 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	17 MAR 2018	ISSUED FOR PERMITS
5	17 JULY 2018	ISSUED FOR PERMITS
6	18 AUG 2018	ISSUED FOR PERMITS
7	21 SEP 2018	ISSUED FOR PERMITS

MARK	DATE	DESCRIPTION
1	23 APR 2018	ISSUED FOR PERMITS
2	18 MAY 2018	ISSUED FOR PERMITS
3	17 MAR 2018	ISSUED FOR PERMITS
4	17 MAR 2018	ISSUED FOR PERMITS
5	17 JULY 2018	ISSUED FOR PERMITS
6	18 AUG 2018	ISSUED FOR PERMITS
7	21 SEP 2018	ISSUED FOR PERMITS

PROJECT: **18455-TOWNHOUSES**  
 18455-72 AVE., SURREY, BRITISH COLUMBIA  
 SHEET DESCRIPTION: **SITE PLAN**

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

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

SCALE: 1/20" = 1'-0"	PROJECT NO: _____		
DATE: 22 APR 2017	_____		
DRAWN: RIS	SHEET: _____		
REVISIONS: <table border="1"> <tr> <td>1</td> <td></td> </tr> </table>	1		DP-A-2.11
1			

72 AVE  
 1 SITE PLAN  
 DP-A-2.11  
 1/20" = 1'-0"

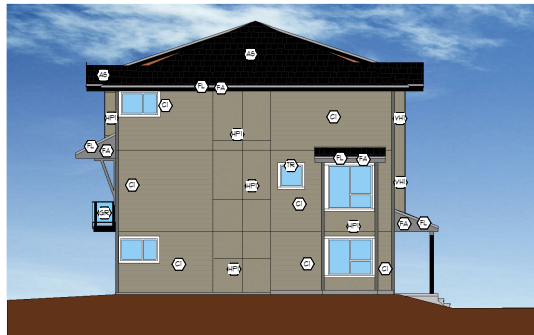




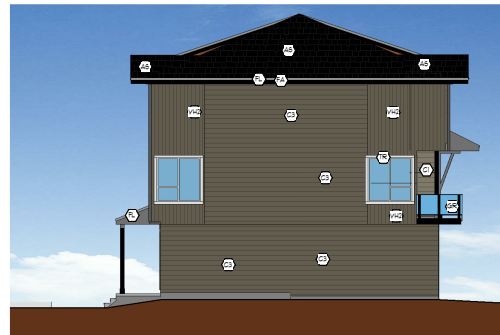
1 COLOURED SOUTHELEVATION (184 STREET)  
1/8" = 1'-0"



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



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



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

**MATERIAL LEGEND :**

MATERIAL	COLOUR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	BLACK	
(FA) FASCIA	BLACK	
(TR) TRIM	WHITE	
(G1) 4" HARDI SIDING	COFLEY GRAY (BM HC104)	
(G2) 4" HARDI SIDING	COOPER MOUNTAIN SW 6356	
(G3) 4" HARDI SIDING	COCCOON (SW 6173)	
(HP1) HARDI PANEL	COFLEY GRAY (BM HC104)	
(HP2) HARDI PANEL	COOPER MOUNTAIN (SW 6356)	
(HP3) HARDI PANEL	COCCOON (SW 6173)	
(WS) HARDI WALL SHINGLES	COOPER MOUNTAIN (SW 6356)	
(VH1) VERTICAL HARDI SIDING	COFLEY GRAY (BM HC104)	
(VH2) VERTICAL HARDI SIDING	COCCOON (SW 6173)	
WINDOWS	WHITE	
DOORS + COLUMNS	BLACK	
(RD) ROLL-UP DOOR	GAUNTLET GRAY (SW 1018)	
(AS) ROOF ASPHALT SHINGLES	BLACK	

NOTE: COLOURS FROM SHERWIN WILLIAMS + BENJAMIN MOORE UNLESS NOTED  
NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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NO.	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR CP
2	04 JUL 2016	ISSUED FOR CP REVISIONS
3	27 JAN 2018	ISSUED FOR CP REVISIONS
4	08 MAR 2018	ISSUED FOR CP REVISIONS
5	13 JUL 2018	ISSUED FOR CP REVISIONS
6	08 AUG 2018	ISSUED FOR CP REVISIONS
7	2 SEP 2018	ISSUED FOR CP REVISIONS

NO.	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR CP
2	04 JUL 2016	ISSUED FOR CP REVISIONS
3	27 JAN 2018	ISSUED FOR CP REVISIONS
4	08 MAR 2018	ISSUED FOR CP REVISIONS
5	13 JUL 2018	ISSUED FOR CP REVISIONS
6	08 AUG 2018	ISSUED FOR CP REVISIONS
7	2 SEP 2018	ISSUED FOR CP REVISIONS

18455- TOWNHOUSES  
1845-72 AVE VAN LOO, SURREY,  
BRITISH COLUMBIA  
SHEET TITLE: EXTERIOR  
BUILDING: (1, 8, 10 & 11) (UNIT A)  
- EXT. COLOURED ELEVATIONS

OWNER  
-

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#574-901 WEST 3RD AVE,  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-3381  
FAX: (604) 998-0217  
drjohn@shaw.ca

SCALE	PROJECT NO.
As indicated	---
DATE	SHEET
27 APR 2016	---
DESIGN	REVISION
---	---
REVISION	NO.
	DP-A-5.12



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



2 COLOURED NORTH ELEVATION ( NEW LANE SIDE)  
1/8" = 1'-0"



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



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

MATERIAL LEGEND :

MATERIAL	COLOR	
15	FLASHING	DARK GREY
16	GUARD/RAILING	BLACK
17	FASCIA	BLACK
18	TRIM	WHITE
19	4" HARDI SIDING	COFLEY GRAY (BM HC104)
20	4" HARDI SIDING	COOPER MOUNTAIN (SW 6356)
21	4" HARDI SIDING	COCCON (SW 61T3)
22	HARDI PANEL	COFLEY GRAY (BM HC104)
23	HARDI PANEL	COOPER MOUNTAIN (SW 6356)
24	HARDI PANEL	COCCON (SW 61T3)
25	HARDI WALL SHINGLES	COOPER MOUNTAIN (SW 6356)
26	VERTICAL HARDI SIDING	COFLEY GRAY (BM HC104)
27	VERTICAL HARDI SIDING	COCCON (SW 61T3)
28	WINDOWS	WHITE
29	DOORS & COLUMNS	BLACK
30	ROLL-UP DOOR	GAUNTLET GRAY (SW 7019)
31	ROOF ASPHALT SHINGLES	BLACK

NOTE: COLOURS FROM SHERWIN WILLIAMS & BENJAMIN MOORE UNLESS NOTED  
NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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NO.	DATE	DESCRIPTION
1	27 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	07 MAY 2016	ISSUED FOR CP REVISIONS
4	17 MAY 2016	ISSUED FOR CP REVISIONS
5	18 MAY 2016	ISSUED FOR CP REVISIONS
6	21 MAY 2016	ISSUED FOR CP REVISIONS
7	02 JUN 2016	ISSUED FOR CP REVISIONS
8	2 SEP 2016	ISSUED FOR CP REVISIONS

NO.	DATE	DESCRIPTION
1	27 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	07 MAY 2016	ISSUED FOR CP REVISIONS
4	17 MAY 2016	ISSUED FOR CP REVISIONS
5	18 MAY 2016	ISSUED FOR CP REVISIONS
6	21 MAY 2016	ISSUED FOR CP REVISIONS
7	02 JUN 2016	ISSUED FOR CP REVISIONS
8	2 SEP 2016	ISSUED FOR CP REVISIONS

PROJECT: 18455- TOWNHOUSES  
18455-72 AVE VAN LOO, SURREY, BRITISH COLUMBIA  
CLIENT: HERRINGTON  
BUILDING: (2,3,5 & 6) (UNIT A) - EXT. COLOURED ELEVATIONS  
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.  
#574-901 WEST 3RD AVE, NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-3381 FAX: (604) 998-0217  
drjohn@shaw.ca

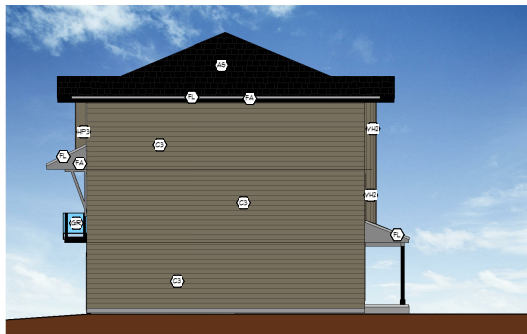
DATE	PROJECT NO.
As indicated	---
DATE: 27 APR 2016	---
DRAWN: ---	SHEET: ---
REVISIONS: ---	DP-A-5.22



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



2 COLOURED WEST ELEVATION (184 ST)  
1/8" = 1'-0"



3 COLOURED NORTH ELEVATION  
1/8" = 1'-0"



4 COLOURED SOUTH ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND :**

MATERIAL	COLOUR	
FL1 FLASHING	DARK GREY	
GR1 GUARD/RAILING	BLACK	
FA1 FASCIA	BLACK	
TR1 TRIM	WHITE	
HS1 4" HARDI SIDING	COFLEY GRAY (BM HC104)	
HS2 4" HARDI SIDING	COOPER MOUNTAIN (SU 6356)	
HS3 4" HARDI SIDING	COCOON (SU 6173)	
HP1 HARDI PANEL	COFLEY GRAY (BM HC104)	
HP2 HARDI PANEL	COOPER MOUNTAIN (SU 6356)	
HP3 HARDI PANEL	COCOON (SU 6173)	
HW1 HARDI WALL SHINGLES	COOPER MOUNTAIN (SU 6356)	
VHS1 VERTICAL HARDI SIDING	COFLEY GRAY (BM HC104)	
VHS2 VERTICAL HARDI SIDING	COCOON (SU 6173)	
W1 WINDOWS	WHITE	
DC1 DOORS & COLUMNS	BLACK	
RD1 ROLL-UP DOOR	GAUNTLET GRAY (SU 1019)	
AS1 ROOF ASPHALT SHINGLES	BLACK	

NOTE: COLOURS FROM SHERWIN WILLIAMS & BENJAMIN MOORE UNLESS NOTED  
NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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NO.	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	04 MAY 2016	ISSUED FOR CP REVISIONS
4	27 MAY 2016	ISSUED FOR CP REVISIONS
5	13 JUN 2016	ISSUED FOR CP REVISIONS
6	13 JUN 2016	ISSUED FOR CP REVISIONS
7	08 JUL 2016	ISSUED FOR CP REVISIONS
8	28 SEP 2016	ISSUED FOR CP REVISIONS

NO.	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	04 MAY 2016	ISSUED FOR CP REVISIONS
4	27 MAY 2016	ISSUED FOR CP REVISIONS
5	13 JUN 2016	ISSUED FOR CP REVISIONS
6	13 JUN 2016	ISSUED FOR CP REVISIONS
7	08 JUL 2016	ISSUED FOR CP REVISIONS
8	28 SEP 2016	ISSUED FOR CP REVISIONS

18455- TOWNHOUSES  
18455-72 AVE, VAN DAA, SURREY,  
BRITISH COLUMBIA  
SHEET TITLE: EXTERIOR  
BUILDING-4 (UNIT A & A1) -  
EXT. COLOURED ELEVATIONS

OWNER  
-

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#574-901 WEST 3RD AVE.  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-3381  
FAX: (604) 998-0217  
drjohn@shaw.ca

SCALE	PROJECT NO.
As indicated	
DATE 27 APR 2016	
DRAWN	SHEET
REVISIONS	DP-A-5.42



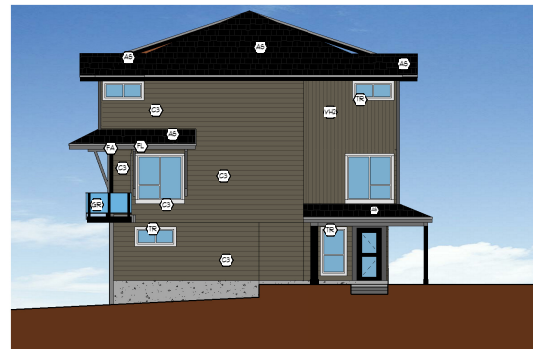
1 COLOURED WEST ELEVATION  
1/8" = 1'-0"



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



3 COLOURED NORTH ELEVATION  
1/8" = 1'-0"



4 COLOURED SOUTH ELEVATION (72 AVE)  
1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOUR	
(FL) FLASHING	DARK GREY	
(GR) GUARD/RAILING	BLACK	
(FA) FASCIA	BLACK	
(TR) TRIM	WHITE	
(H4) 4" HARDI SIDING	COPLYE GRAY (BM HC104)	
(H5) 4" HARDI SIDING	COOPER MOUNTAIN (SU 6356)	
(H6) 4" HARDI SIDING	COCOON (SU 6173)	
(HP1) HARDI PANEL	COPLYE GRAY (BM HC104)	
(HP2) HARDI PANEL	COOPER MOUNTAIN (SU 6356)	
(HP3) HARDI PANEL	COCOON (SU 6173)	
(WS) HARDI WALL SHINGLES	COOPER MOUNTAIN (SU 6356)	
(VH1) VERTICAL HARDI SIDING	COPLYE GRAY (BM HC104)	
(VH2) VERTICAL HARDI SIDING	COCOON (SU 6173)	
WINDOWS	WHITE	
DOORS & COLUMNS	BLACK	
(RD) ROLL-UP DOOR	SAUNTLET GRAY (SU 1015)	
(AS) ROOF ASPHALT SHINGLES	BLACK	

NOTE: COLOURS FROM SHERWIN WILLIAMS & BENJAMIN MOORE UNLESS NOTED  
NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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NO.	DATE	DESCRIPTION
1	27 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	04 MAY 2016	ISSUED FOR CP REVISIONS
4	27 MAY 2016	ISSUED FOR CP REVISIONS
5	04 JUN 2016	ISSUED FOR CP REVISIONS
6	27 JUN 2016	ISSUED FOR CP REVISIONS

PROJECT: 18455- TOWNHOUSES  
18455-72 AVE, VAN LOU, SURREY, BRITISH COLUMBIA  
SHEET TITLE: EXTERIOR - BUILDING: (7 & 12) (UNIT A & A3) - EXT. COLOURED ELEVATIONS  
OWNER: -

**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
#574-901 WEST 3RD AVE.  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-3381 FAX: (604) 998-0217  
drjohn@shaw.ca

DATE	PROJECT NO.
As indicated	
DATE: 27 APR 2016	
DRAWN:	SHEET:
REVISIONS:	DP-A-5.72

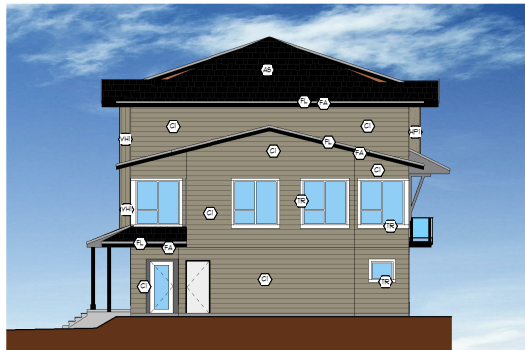
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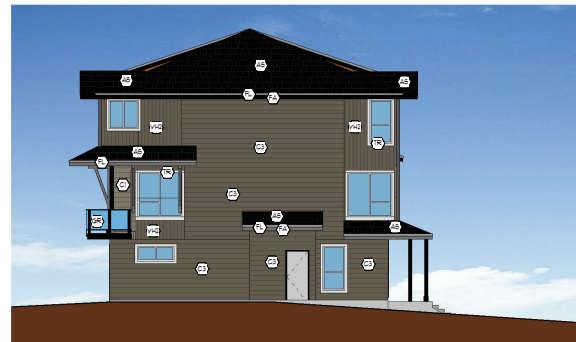
1 COLOURED SOUTH1 ELEVATION  
1/8" = 1'-0"



2 COLOURED NORTH1 ELEVATION  
1/8" = 1'-0"



3 COLOURED WEST ELEVATION  
1/8" = 1'-0"



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

**MATERIAL LEGEND :**

MATERIAL	COLOUR	
FL1 FLASHING	DARK GREY	
GR1 GUARD/RAILING	BLACK	
FA FASCIA	BLACK	
TR1 TRIM	WHITE	
H41 4" HARDI SIDING	COPLLEY GRAY (BM HC104)	
H42 4" HARDI SIDING	COOPER MOUNTAIN SW 6356	
H43 4" HARDI SIDING	COCOON (SW 6173)	
HP1 HARDI PANEL	COPLLEY GRAY (BM HC104)	
HP2 HARDI PANEL	COOPER MOUNTAIN (SW 6356)	
HP3 HARDI PANEL	COCOON (SW 6173)	
HW1 HARDI WALL SHINGLES	COOPER MOUNTAIN (SW 6356)	
VH1 VERTICAL HARDI SIDING	COPLLEY GRAY (BM HC104)	
VH2 VERTICAL HARDI SIDING	COCOON (SW 6173)	
WINDOUBS	WHITE	
DOORS & COLUMNS	BLACK	
RD1 ROLL-UP DOOR	GAUNTLET GRAY (SW 1018)	
RS1 ROOF ASPHALT SHINGLES	BLACK	

NOTE: COLOURS FROM SHERWIN WILLIAMS & BENJAMIN MOORE UNLESS NOTED  
NOTE - HARDI PRODUCTS OR EQUAL CEMENTIOUS BOARD PRODUCT

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NO.	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR CP
2	04 MAY 2016	ISSUED FOR CP REVISIONS
3	07 JUN 2016	ISSUED FOR CP REVISIONS
4	17 JUL 2016	ISSUED FOR CP REVISIONS
5	19 JUL 2016	ISSUED FOR CP REVISIONS
6	21 JUL 2016	ISSUED FOR CP REVISIONS
7	08 AUG 2016	ISSUED FOR CP REVISIONS
8	2 SEP 2016	ISSUED FOR CP REVISIONS

PROJECT: 18455- TOWNHOUSES  
18455-72 AVE, VAN LOU, SURREY, BRITISH COLUMBIA

SHEET TITLE: BUILDING-9 (UNIT A) - EXT. COLOURED ELEVATIONS

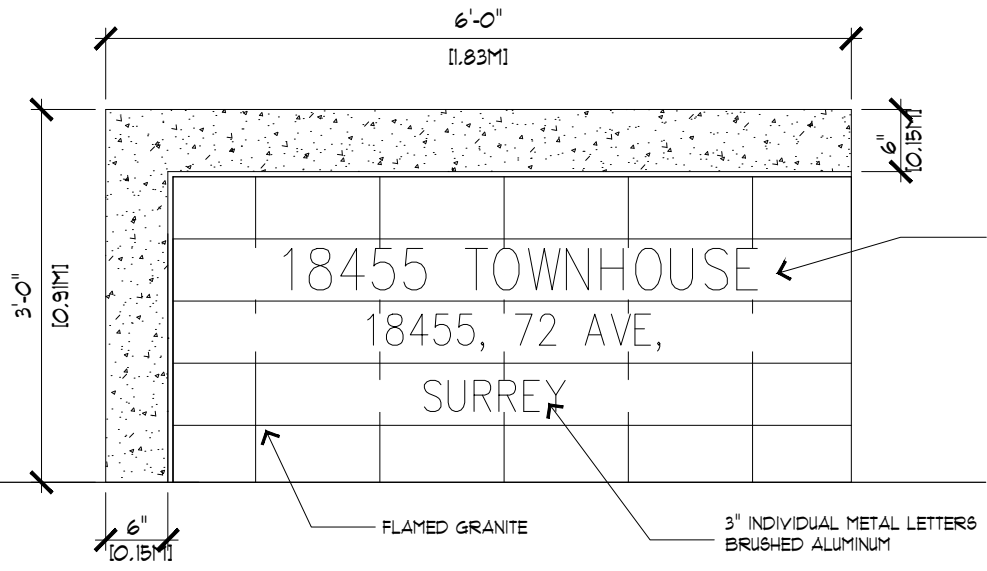
OWNER: -

DOUGLAS R. JOHNSON ARCHITECT LTD.  
#574-901 WEST 3RD AVE.  
NORTH VANCOUVER, BC V7P 3P9  
TEL: (604) 998-3381  
FAX: (604) 998-0217  
drjohn@shaw.ca

SCALE	PROJECT NO.
As indicated	
DATE	
27 APR 2016	
DRAWN	SHEET
REVISIONS	
	DP-A-5.92

9/17/2016 10:22:59 PM





4" INDIVIDUAL METAL LETTERS  
BRUSHED ALUMINUM

FLAMED GRANITE

3" INDIVIDUAL METAL LETTERS  
BRUSHED ALUMINUM

1  
DP-A-7.11

**SIGNAGE DETAIL**

SCALE = 1" = 1'-0"

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MARK	DATE	DESCRIPTION
1	29 APR 2016	ISSUED TO DP SUBMISSION
2	06 JULY 2017	ISSUED FOR DP REVISIONS
3	27 MAR 2018	ISSUED FOR DP REVISIONS
4	07 JULY 2018	ISSUED FOR DP REVISIONS
5	17 JULY 2018	ISSUED FOR DP REVISIONS
6	08 AUG 2018	ISSUED FOR DP REVISIONS
7	21 SEPT 2018	ISSUED FOR DP REVISIONS

PROJECT:  
**18455 TOWNHOUSE**  
18455 72 AVE SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION  
**SIGNAGE DETAIL**

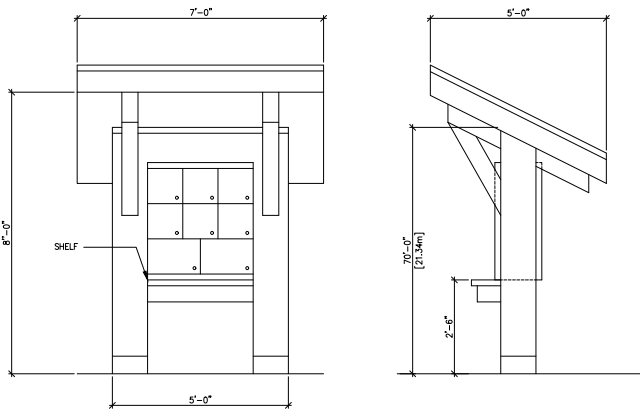
OWNER

**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:  
1" = 1'-0"  
DATE:  
1 MAR 2016  
DRAWN:  
PRL, LN  
REVISIONS:  
4

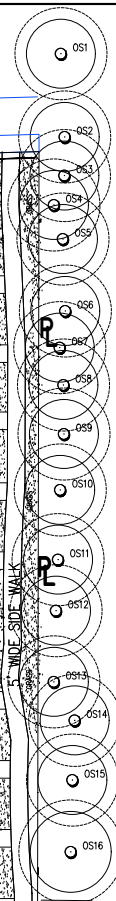
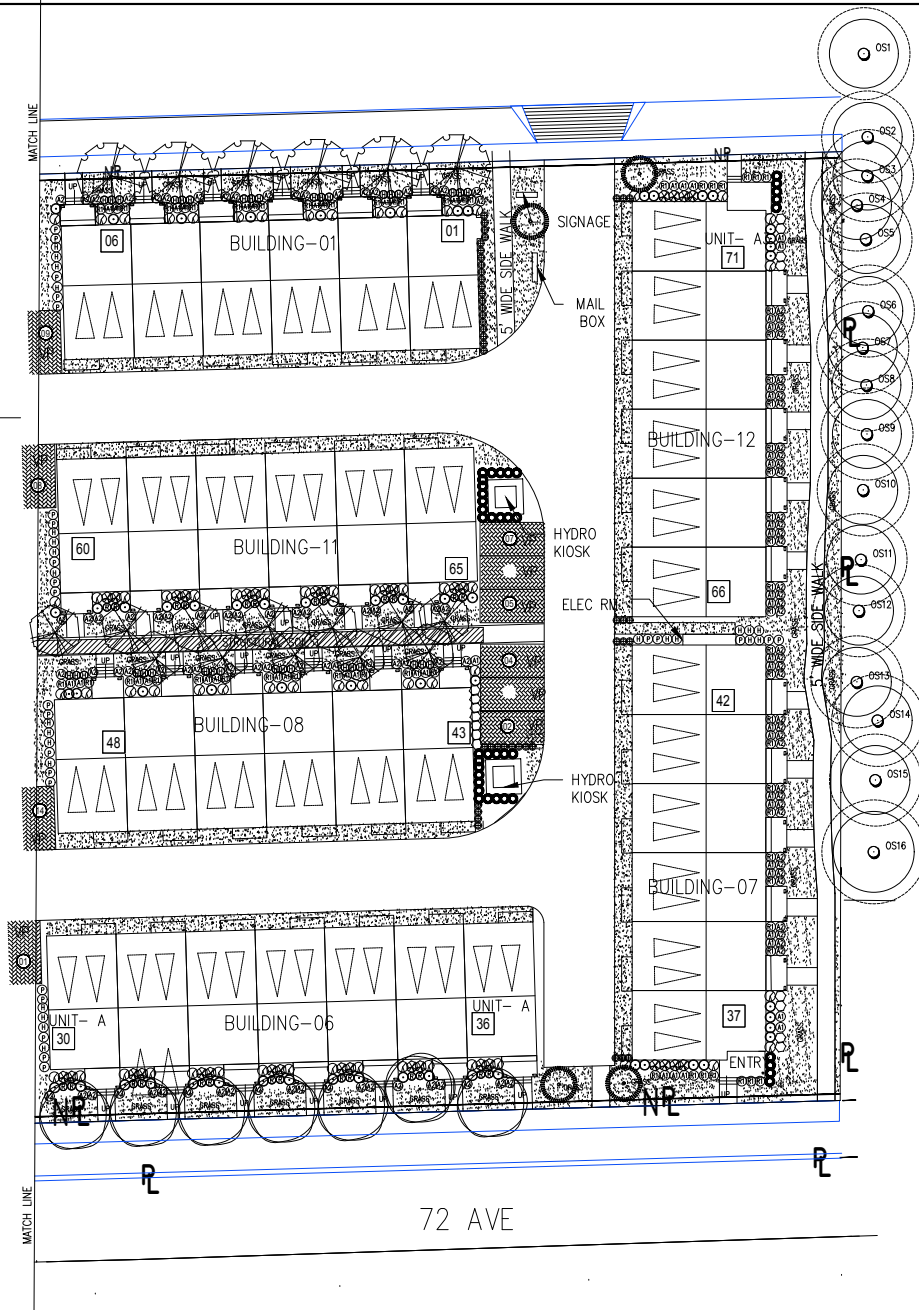
PROJECT NO:  
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SHEET:  
DP-A-7.11





MAIL KIOSK

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



DATE	REVISIONS	NO.
SEP/18	REVISED SITE PLAN	4
AUG/18	REVISED SITE PLAN	3
JUL/18	REVISED SITE PLAN	2
APR/18	ADDITIONAL TREE RETENTION	1

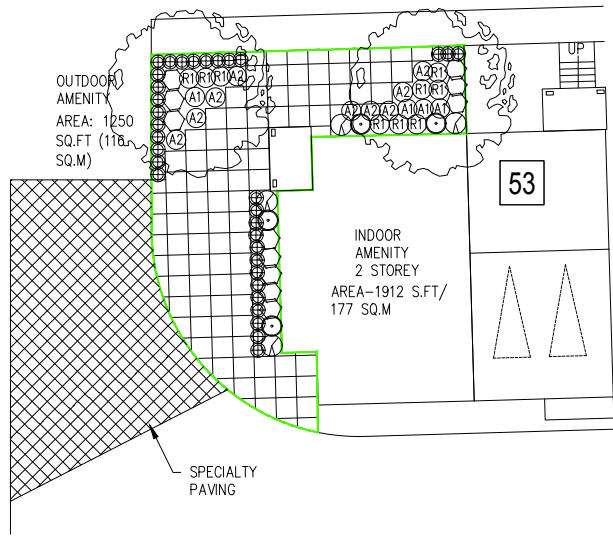
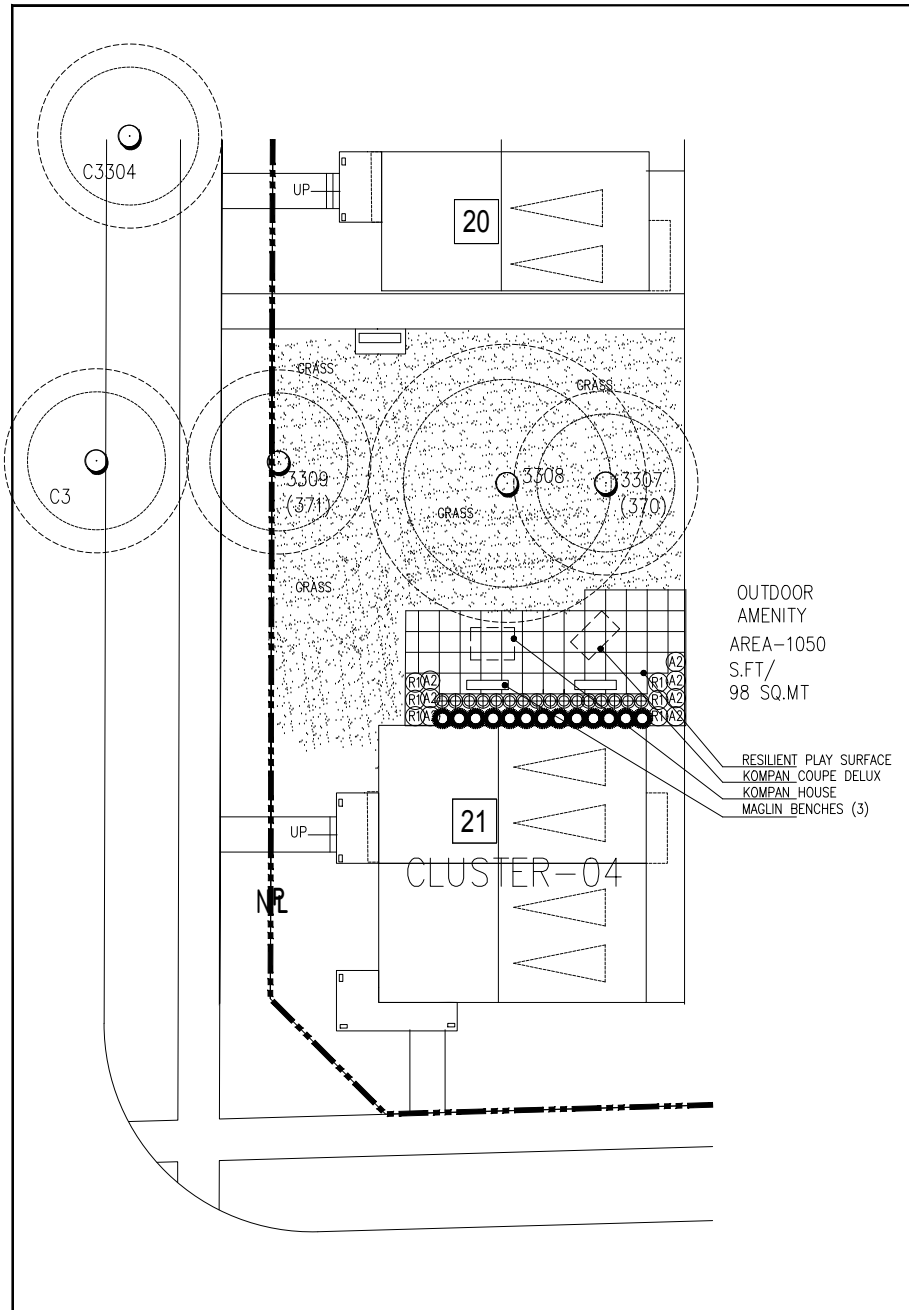
C.KAVOLINAS & ASSOCIATES INC.  
 BCSPA CSLA  
 2462 JONDVAL COURT  
 ARBONTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

CLIENT  
 MR. DOUGLAS R. JOHNSON  
 DOUGLAS R. JOHNSON ARCHITECT LTD.  
 SUITE #174  
 901 WEST 3rd  
 NORTH VANCOUVER, B.C.  
 V7P 3P9  
 604-998-3381

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 18455 TOWNHOUSES  
 18455 - 72 AVENUE  
 SURREY, B.C.

SCALE	1:200	DATE	APR/18
DRAWN	DWD	CHECKED	
ENCL.	DWD	APPROVED	AS BUILT

PRINTED	JOB No.	DRAWING No.	L-1A
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**MAGLIN**

MLB450W

Technical specifications and product details for the Maglin bench.

**playfall** Safety Surfacing System

Technical Data Sheet

Play Fall System Details

- Approved for use on playground equipment
- Available in 1" or 2" thickness
- Non-slip
- Non-toxic and non-flammable
- Quick installation (available with precast panels or poured in place)
- Meets all applicable codes and standards

How to Install Cast-in-place

1"	1.0" Playfall (1.0")
2"	2.0" Playfall (2.0")
3"	3.0" Playfall (3.0")
4"	4.0" Playfall (4.0")
5"	5.0" Playfall (5.0")
6"	6.0" Playfall (6.0")
8"	8.0" Playfall (8.0")
10"	10.0" Playfall (10.0")

10 YEAR WARRANTY

Black Green Yellow Colors

**KOMPAN** Product Info

Coupe Deluxe - HCC314P

Technical specifications and product details for the KOMPAN Coupe Deluxe play car.

**KOMPAN** Product Info

House - H7000P

Technical specifications and product details for the KOMPAN House play structure.

SEP/18	REVISED SITE PLAN	4
AUG/18	REVISED SITE PLAN	3
JUL/18	REVISED SITE PLAN	2
APR/18	ADDITIONAL TREE RETENTION	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.  
CSKA CSKA  
2462 JONGUILL COURT  
ABBOTSFORD, B.C.  
V3G 3G8  
PHONE: (604) 857-2376

CLIENT  
MR. DOUGLAS R. JOHNSON  
DOUGLAS R. JOHNSON ARCHITECT LTD.  
SUITE #374  
901 WEST 3rd  
NORTH VANCOUVER, B.C.  
V7P 3P9  
604-998-3381

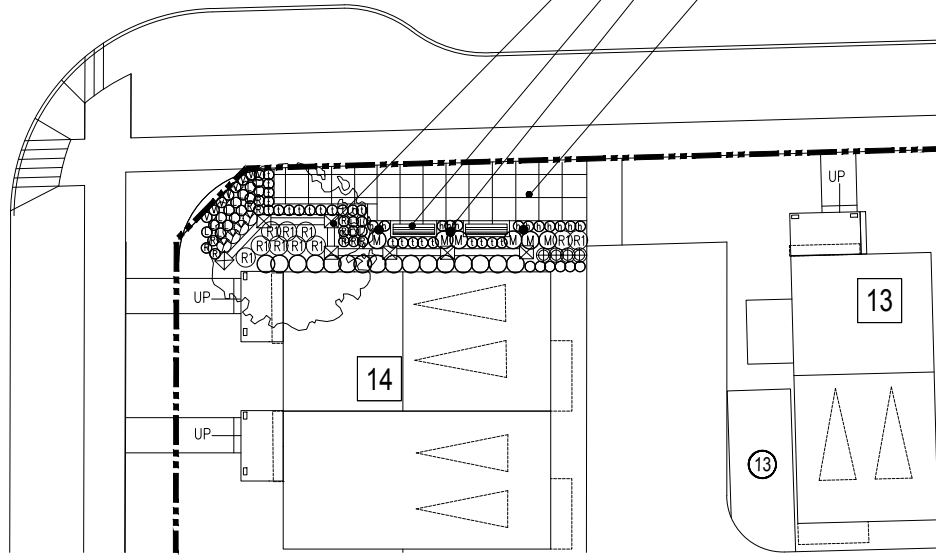
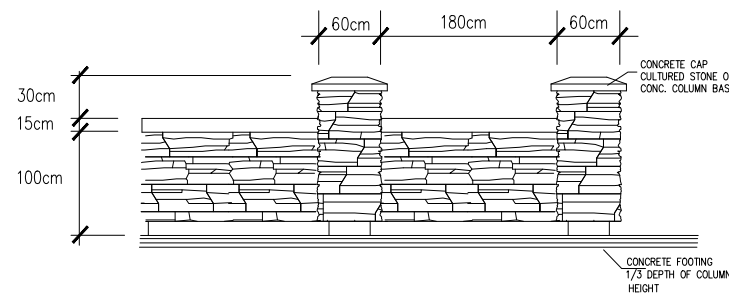
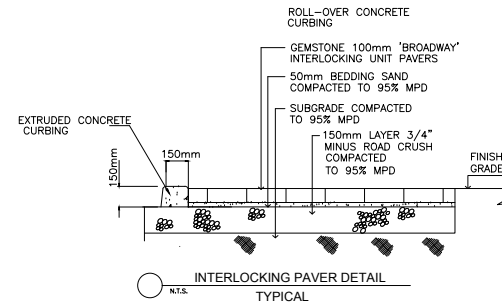
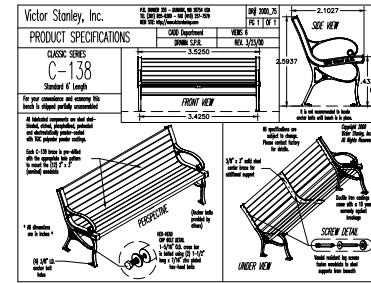
TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
AMENITY AREAS  
18455 TOWNHOUSES  
18455 - 72 AVENUE  
SURREY, B.C.

SCALE	1:100	DATE	APR/18
DRAWN	CH/D		
ENG.	CH/D		
APPROV.	AS BUILT		

PRINTED	JOB NO.
	DRAWING NO.
	L-1B



CULTURED STONE WALL  
 VICTOR STANLEY BENCHES  
 BOLLARD LIGHTING  
 CONCRETE PAVERS  
 OLD COUNTRY SERIES/  
 COLOUR = WALNUT BLEND



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	1	6 CM. CAL.	AS SHOWN	B. & B.
	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	4	#3 POT	90 CM. O.C.	
	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	6	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	16	1.80 METERS	65 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	10	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	4	#3 POT	90 CM. O.C.	
	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	18	#3 POT	45 CM. O.C.	
	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	11	#3 POT	45 CM. O.C.	
	HEMEROCALIS STELLA D'ORO	DAY LILY	12	#3 POT	45 CM. O.C.	
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	8	#3 POT	45 CM. O.C.	
	NESSLELLA TENUISSIMA	MEXICAN FEATHER GRASS	23	#3 POT	45 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	6	#3 POT	45 CM. O.C.	

AUG/18	REVISED SITE PLAN	3
JUL/18	REVISED SITE PLAN	2
APR/18	ADDITIONAL TREE RETENTION	1
DATE	REVISIONS	NO.

**C.KAVOLINAS & ASSOCIATES INC.**  
 CSLA CSLA  
 2462 JONGUIL COURT  
 ASBURYFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2376

CLIENT  
 MR. DOUGLAS R. JOHNSON  
 DOUGLAS R. JOHNSON ARCHITECT LTD.  
 SUITE #374  
 901 WEST 3rd  
 NORTH VANCOUVER, B.C.  
 V7P 3P8  
 604-998-3381

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 CORNER FEATURE  
 18455 TOWNHOUSES  
 18455 - 72 AVENUE  
 SURREY, B.C.

SCALE 1:100	DATE APR/18
DRAWN DWD	CHECKED DWD
ENCL. DWD	APPROVED AS BUILT

PRINTED JOB NO. DRAWING NO. L-2

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

**FROM: Development Engineer, Engineering Department**

**DATE: September 27, 2018**      **PROJECT FILE: 7817-0122-00**

---

**RE: Engineering Requirements  
Location: 18455 72 Avenue**

### REZONE/SUBDIVISION

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

- dedicate 4.942-metre along 72 Avenue to the 30.0-metre arterial road standard.
- dedicate 5.808-metres along 184 Street to achieve 17.2-metre from centerline on the east side, for a unique arterial road standard.
- dedicate 8.5-metres along 72A Avenue to the 20.0-metre local road standard.
- dedicate corner cuts.
- register 0.5-metre statutory right-of-way along all road frontages.


#### *Works and Services*

- construct 72 Avenue to the interim arterial road standard as per the NCP.
- construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater Management Plan.
- construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) and offsite storm trunk mains as per the NCP.
- provide onsite interim detention until Pond 1 construction is complete.
- pay 78% cash-in-lieu for both land and design/construction of future 185 Street due to the absence of consolidation with the neighbouring property.
- pay all applicable fees and charges against the lands.
- register legal documents as determined through detail design.

A Servicing Agreement is required prior to Rezone.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

*For*   
Tommy Buchmann, P.Eng.  
Development Engineer  
SK2

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 12, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0122 00

**SUMMARY**

The proposed 71 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	18
Secondary Students:	9

September 2017 Enrolment/School Capacity

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

**School Enrolment Projections and Planning Update:**

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

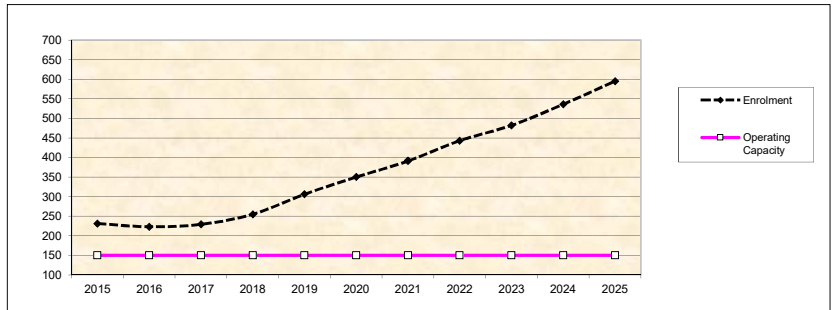
Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables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

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

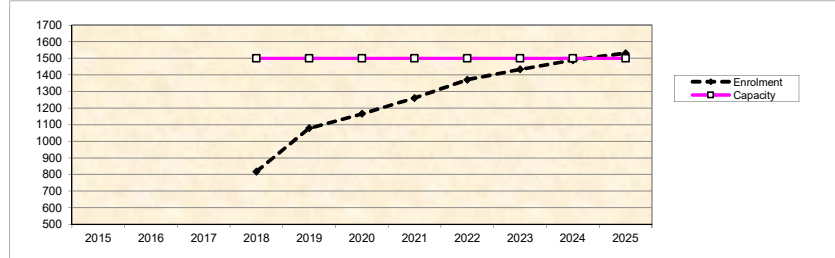
As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be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

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

**Clayton Elementary**



**Salish Secondary**



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



## Tree Preservation Summary

Surrey Project No: 17-0122-00

Address: 18455 - 72 Avenue


Registered Arborist: Jeff Ross ISA: PN-7991A

Appendix V

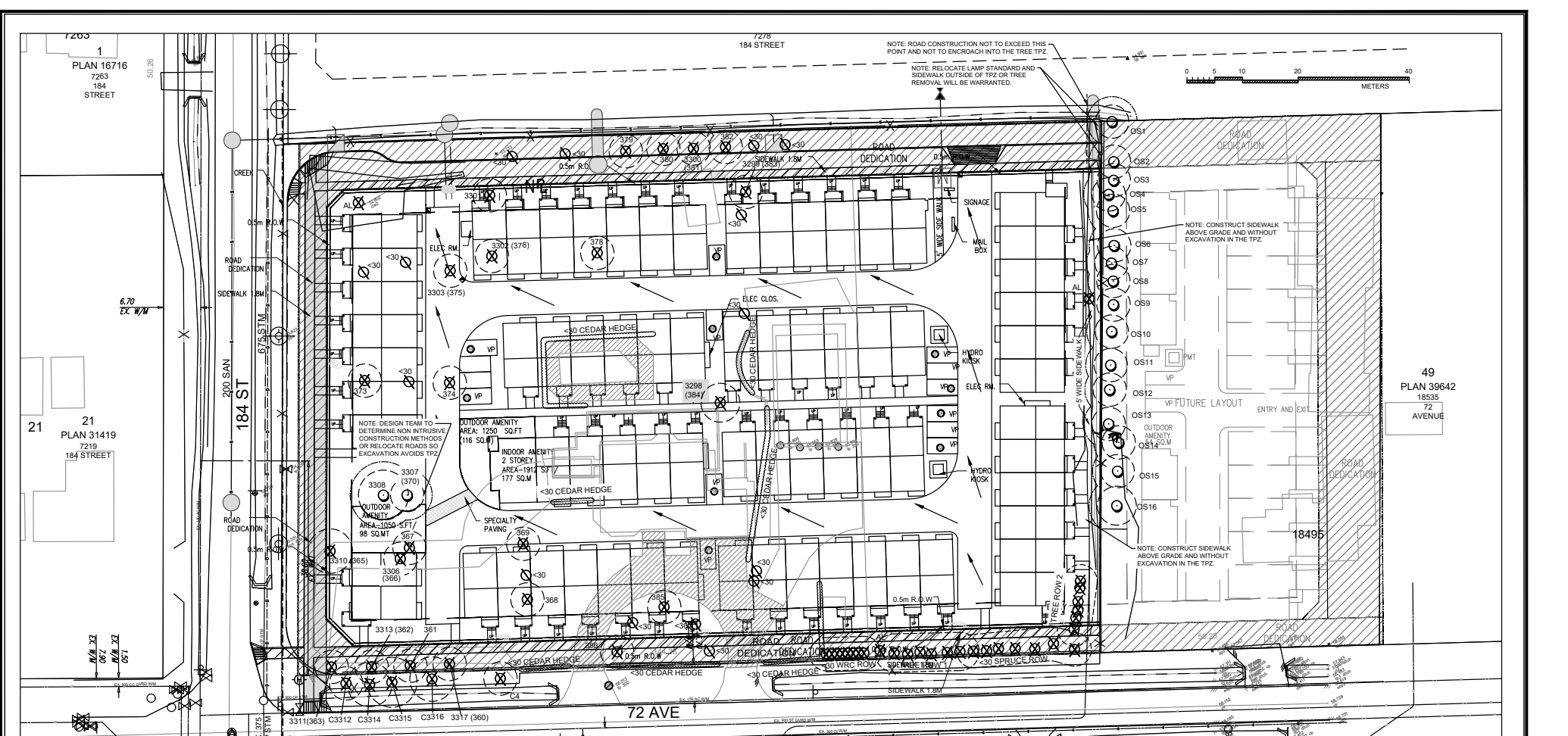
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	45
<b>Protected Trees to be Removed</b>	43
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	2
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u>3</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 40X two (2) = <u>80</u>	83
<b>Replacement Trees Proposed</b>	67
<b>Replacement Trees in Deficit</b>	16
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

HL  
HL

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: September 21, 2018





**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	AUG01/17	MK	NEW SITE PLAN	6	JUL11/18	MK	GRADING PLAN
2	APR23/18	MK	NEW SITE PLAN	7	AUG09/18	SL	NEW SITE PLAN
3	APR26/18	MK	NEW SITE PLAN	8	AUG16/18	MK	NEW SITE PLAN
4	MAY09/18	SL	NEW SITE PLAN	9	SEPT21/18	MK	NEW SITE PLAN
5	JUN21/18	MK	NEW SITE PLAN				

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**18455 72 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT  
 \_\_\_\_\_

DRAWN  
 MK

SCALE  
 AS SHOWN

DATE  
 DECEMBER 5, 2016

**T-1**  
 SHEET 1 OF 2



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0122-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-637-776  
Lot 52 Section 21 Township 8 New Westminster District Plan 39373  
  
18455 - 72 Avenue

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - a) In Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum north yard setback is varied from 7.5 metres (25 ft.) to 4.5 metres (14.7

- ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;
- b) In Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum south yard setback is varied from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns;
  - c) In Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum west yard setback is varied from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns; and
  - d) In Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum east yard setback is varied from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to the principal building face and 4.9 metres (16 ft.) to the porch columns;
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

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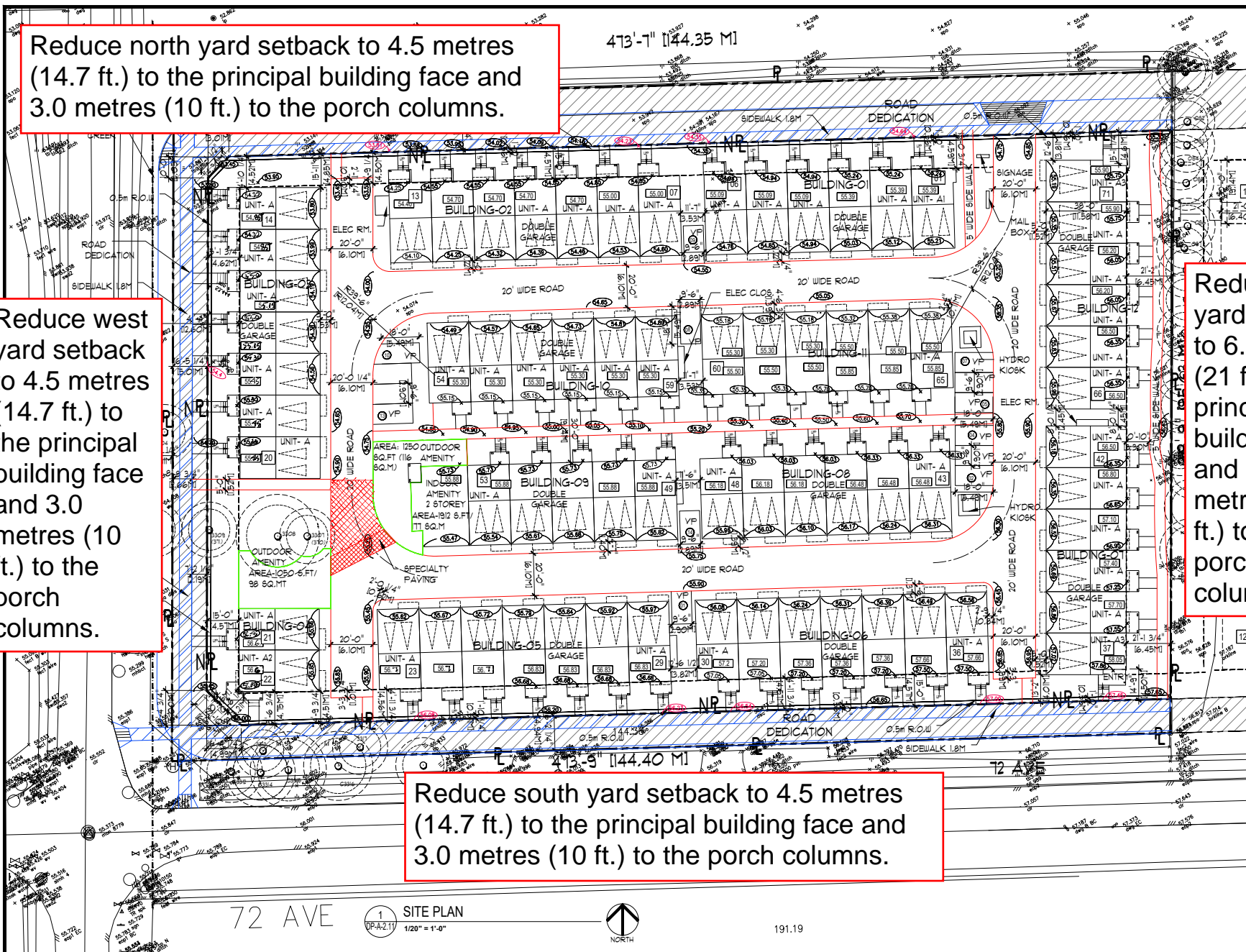
City Clerk – Jane Sullivan

Reduce north yard setback to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns.

Reduce west yard setback to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns.

Reduce east yard setback to 6.4 metres (21 ft.) to the principal building face and 4.9 metres (16 ft.) to the porch columns.

Reduce south yard setback to 4.5 metres (14.7 ft.) to the principal building face and 3.0 metres (10 ft.) to the porch columns.



WITHOUT WRITTEN CONSENT, WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

NO.	DATE	ISSUED FOR	REVISIONS
1	27 MAR 2018	ISSUED FOR PERMITS	
2	27 MAR 2018	ISSUED FOR PERMITS	
3	27 MAR 2018	ISSUED FOR PERMITS	
4	27 MAR 2018	ISSUED FOR PERMITS	
5	27 MAR 2018	ISSUED FOR PERMITS	
6	27 MAR 2018	ISSUED FOR PERMITS	

PROJECT: 18455-T  
18455-72 AVE., SUITE 100, VANCOUVER, BRITISH COLUMBIA

SHEET DESCRIPTION: SITE PLAN

OWNER:

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

SCALE: 1/20" = 1'-0"	PROJECT NO: _____
DATE: 22 APR 2017	
DRAWN: RIS	SHEET: _____
REVISIONS:	DP-A-2.11

72 AVE

1 SITE PLAN  
DP-A-2.11  
1/20" = 1'-0"

