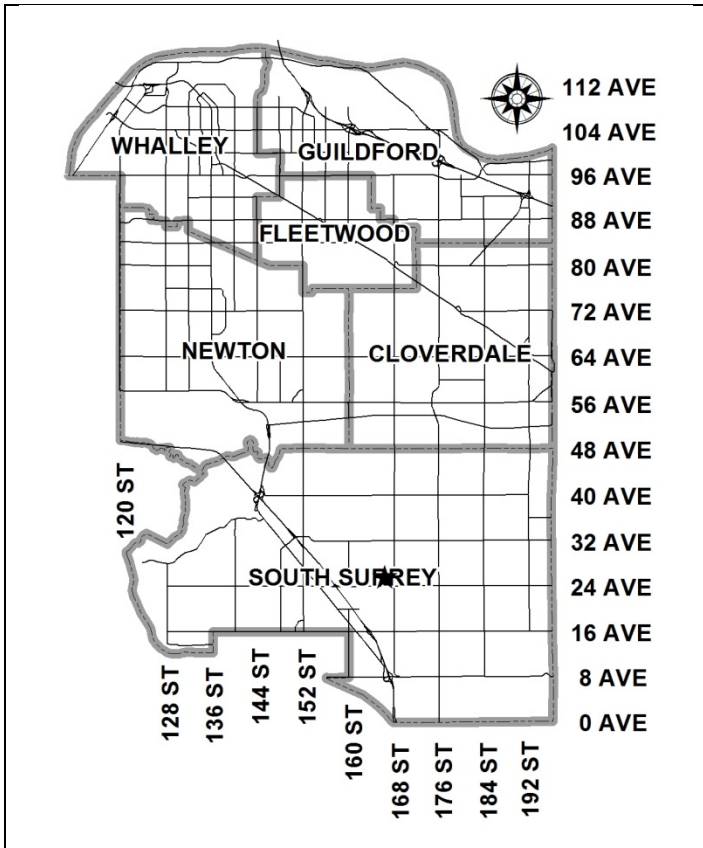


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0087-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **Rezoning** from CD (By-law No.18856) to RM-30
- **NCP Amendment** for changes to the local road network
- **Development Permit**
- **Development Variance Permit**

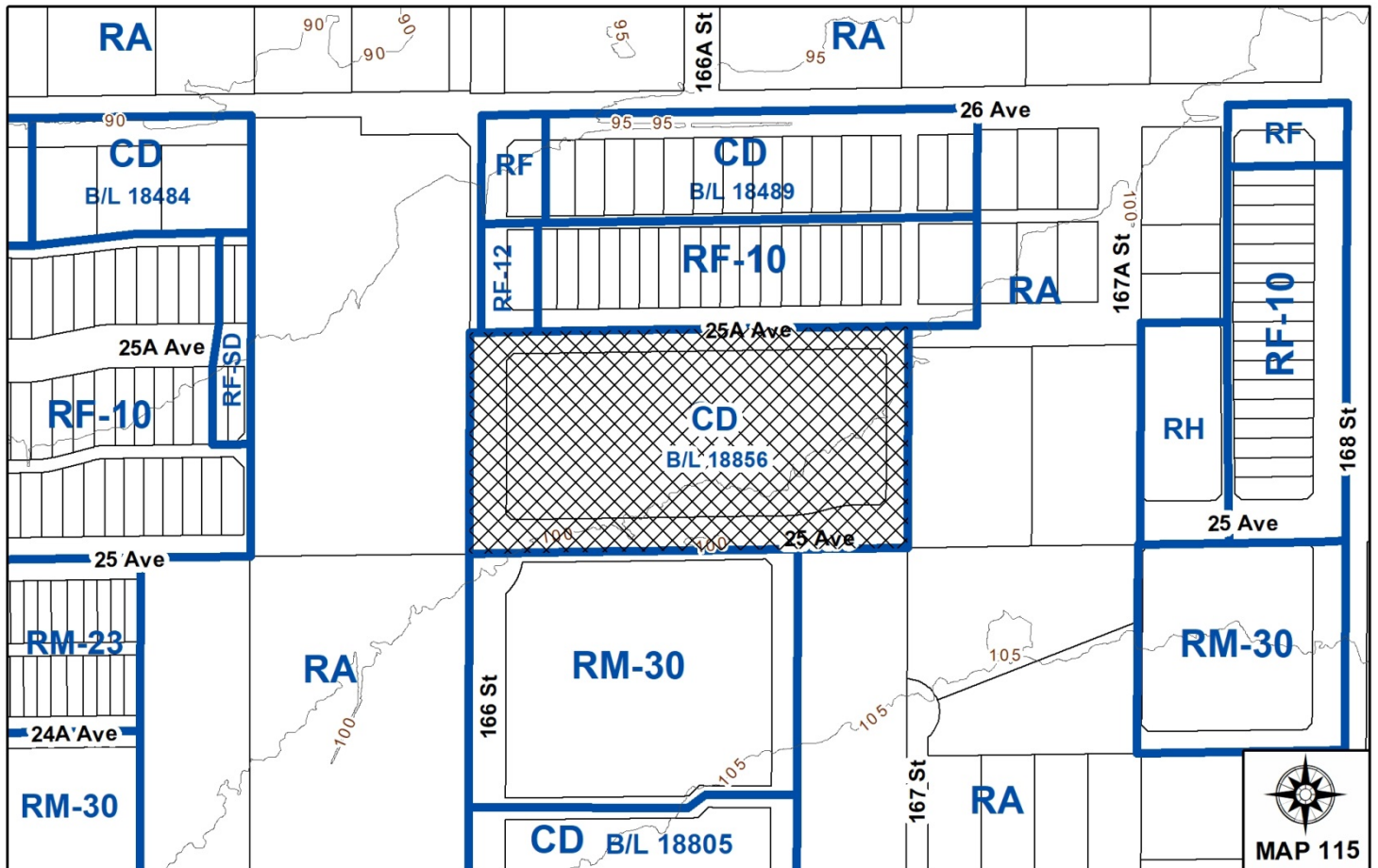
to permit the development of approximately 80 townhouse units.

LOCATION: 16650 - 25A Avenue

ZONING: CD (By-law No. 18856)

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse (15-30 upa), Potential Orchard Preservation



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP amendment to amend the local road network.
- The applicant is seeking a Development Variance Permit to reduce townhouse setbacks to the street.

RATIONALE OF RECOMMENDATION

- The applicant completed a development application on the subject site (Application No. 7916-0301-00) to permit the development of 50 fee simple rowhomes in July 2017. The applicant subsequently advised staff that the market demand for townhouses has increased in relation to the approved rowhomes, and has opted not to proceed with the rowhomes.
- Under Development Application No. 7916-0301-00, road dedications for 25A Avenue, 167 Street, 25 Avenue and 166 Street were obtained. In addition, the Orchard Grove Neighbourhood Concept Plan (NCP) was amended to add two lanes which were proposed to provide access to the rowhomes. As the applicant's proposal has changed to townhouses, the lanes are no longer needed and therefore the applicant is requesting that the NCP road network approved under Development Application No. 7916-0301-00 be amended to eliminate the lanes.
- The applicant's proposed townhouse density of 60 units per hectare (24 units per acre) is within the range of densities permitted under the site's current NCP designation of Townhouse (15-30 upa). In addition, under Development Application No. 7916-0301-00 the applicant provided a contribution to commemorate the existing orchard on the City park land located south of the subject site, in lieu of preserving the orchard on site. These funds will be used to promote place-making in the neighbourhood.
- The proposed townhouse setbacks achieve a more urban, pedestrian streetscape and provide surveillance of the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone" (CD) (By-law No. 18856) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0087-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0087-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, east, south and west yard setbacks of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.9 metres (13 ft.) for a small bump-out articulation on Buildings 4, 6, 9, and 10.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (e) 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.
5. Council pass a resolution to amend the Orchard Grove NCP to amend the local road network 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: Projected number of students from this development:

20 Elementary students at Pacific Heights Elementary School
10 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 25A Avenue):	Single family small lots.	Small Lot Single Family w/wo Coach House 10-15 upa and Habitat Corridor	RF-10 and RF-12
East (Across 167 Street):	Vacant site.	Townhouse 15-30 upa	RA
South (Across 25 Avenue):	Townhouse site under construction and City park.	Townhouses 15-30 upa and Park	RM-30 and RA
West (Across 166 Street):	Currently under Development Application No. 7915-0217-00 for 56 townhouses and 13 single family lots (at Third Reading).	Townhouse 15-30 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an NCP amendment to amend the road network from the road pattern that was recently approved under the applicant's previous development application (Application No. 7916-0301-00) on the site.
- The applicant completed Development Application No. 7916-0301-00 on the subject site to permit the development of 50 fee simple rowhomes in July 2017. The applicant subsequently advised staff that the market demand for townhouses had increased with respect to demand for fee simple rowhomes and the applicant did not proceed to develop the rowhomes. In March 2018, the applicant submitted the subject application for an 80-unit townhouse project.
- Under Development Application No. 7916-0301-00, road dedications for 25A Avenue, 167 Street, 25 Avenue and 166 Street were obtained. In addition, the Orchard Grove Neighbourhood Concept Plan (NCP) was amended to add two lanes which were proposed to provide access to the rowhomes. As the applicant's proposal has changed to townhouses, the lanes are no longer needed and therefore the applicant is requesting that the NCP road network approved under Development Application No. 7916-0301-00 be amended to eliminate the lanes.
- The applicant's proposed townhouse density of 60 units per hectare (24 units per acre) is within the range of densities permitted under the site's current NCP designation of Townhouse (15-30 upa). In addition, under Development Application No. 7916-0301-00 the applicant provided a contribution to commemorate the existing orchard on the City park land located south of the subject site, in lieu of preserving the orchard on site. These funds will be used promote place-making in the neighbourhood.

DEVELOPMENT CONSIDERATIONS

- The subject 1.34 hectare (3.31 acre) site consists of one property located at 16650 – 25A Avenue within the Orchard Grove NCP area. The site is zoned "Comprehensive Development Zone" (CD) (By-law No. 18856) and is designated Urban at in the Official Community Plan (OCP) and Townhouse 15-30 upa and Potential Orchard Preservation in the Orchard Grove Neighbourhood Concept Plan (NCP).
- The applicant is proposing:
 - an amendment to the Orchard Grove NCP for changes to the local road network;
 - to rezone the site from "Comprehensive Development Zone" (CD) (By-law No. 18856) to "Multiple Residential 30 Zone" (RM-30);
 - a Development Permit to allow the development of approximately 80 townhouse units; and
 - a Development Variance Permit for reduced building setbacks.

- The proposal anticipates a total floor area of approximately 11,044 square metres (118,900 sq.ft.), representing a floor area ratio (FAR) of 0.82, and a unit density of 60 units per hectare (24 units per acre). Both the FAR and unit density comply with the provisions of the RM-30 Zone.
- The subject property is located within a Land Consolidation Area in the Orchard Grove NCP, extending from 166 Street to 167A Street as shown in Figure 13 of the NCP. The applicant has demonstrated that they have made reasonable efforts to secure the remnant lots (16710 and 16736 - 25A Avenue) to the east with no success of a land assembly. The applicant has provided a concept plan to show how these properties can develop independently of the subject site.
- The form, character and density of the proposed development comply with the Orchard Grove NCP. Table 1 outlines the Orchard Grove NCP requirements pertaining to this site and how the applicant has addressed these requirements:

Table 1: Summary of Orchard Grove NCP

		NCP Requirements	Proposed Development
Townhouse 15-30 upa	Density	15-30 upa net density	24 upa net density
	Form & Character	Row houses or townhouses	Townhouses
		Access from rear lanes or a local street	One access is proposed on 25 Avenue (local street)

Commemoration of the Orchard and Biodiversity Conservation Strategy (BCS) Corridor

- The Orchard Grove NCP identifies the subject site as a Potential Orchard Preservation area. The subject site is the location of an existing Asian pear orchard in the NCP area that is reflective of the historical agricultural uses that once were established in the neighbourhood.
- Under Development Application No. 7916-0301-00 the applicant explored the possibility of retaining the existing orchard trees but after examination by the applicant's arborist, it was determined that the existing orchard would not be suitable for retention once the area is redeveloped. As a way to commemorate the orchard, the applicant has provided cash-in-lieu for the establishment of a new orchard in the City park south of the site.
- Overall, the proposed commemoration of the orchard in the future park meets the intent of the Orchard Grove NCP and will promote place making in the neighbourhood.
- The applicant has met the requirements in the Orchard Grove NCP to provide a north-south Biodiversity Conservation Strategy (BCS) Habitat Corridor along 166 Street as part of the recently approved Development Application No. 7916-0301-00. The applicant provided a landscaping plan and provided cash-in-lieu for 50% of the planting required in the Habitat Corridor consistent with other developments in the area.
- The development proposal helps achieve a 20 metre (66 feet) wide corridor for the North-South 166 Street Habitat Corridor (of which a 10 metre (33 feet) wide corridor was dedicated from the subject site). The corridor meets the BCS target for the subject site.

- This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

Procedural Changes Resulting from Amended Proposal

- As mentioned above, the applicant completed Development Application No. 7916-0301-00 on the subject site to permit the development of 50 fee simple rowhomes in July 2017. Under Development Application No. 7916-0301-00, road dedications around the site for 25A Avenue, 167 Street, 25 Avenue and 166 Street were secured under a Section 107 Plan which was registered at the Land Title Office in February 2018.
- The fee simple rowhome lots were not created, as the applicant had indicated their intention to change their proposed development to a townhouse development. In addition, the proposed lanes that were to provide access to the rowhomes were not conveyed, as a townhouse form of development does not require lane access.
- As part of Development Application No. 7916-0301-00, a servicing agreement, including payment of Development Cost Charges and other associated fees, was completed. In addition, the 5% cash-in-lieu contribution of park land was provided by the applicant.
- Should Council support the applicant's current townhouse proposal, a new servicing agreement (and associated financial charges) will be required prior to final adoption. A reconciliation of financial charges (such as the Development Cost Charges, NCP Amenity Fees, and School Site Acquisition Charges) between the two applications would be undertaken as part of the completion of the subject application. In addition, the 5% cash-in-lieu contribution of park land would also be refunded to the applicant, because the Local Government Act (Section 510(4)) only requires a 5% cash-in-lieu contribution for park land when 3 or more new lots are being created, and the applicant has not created any additional lots.
- Should Council not support the applicant's current townhouse proposal, the applicant would be obligated to resubmit a subdivision plan to the satisfaction of the Approving Officer showing the creation of 50 fee simple rowhome parcels and the associated lanes, in keeping with the site's current "Comprehensive Development Zone" (CD) (By-law No. 18856), and the subdivision plan originally proposed under Development Application No. 7916-0301-00.

DESIGN PROPOSAL AND REVIEW

- The proposed development consists of 14 buildings containing 80 dwelling units and 1 amenity building. The number of units within the individual buildings range from 4 to 7 units. The proposed units range in size from 126 square metres (1,360 sq.ft.) to 144 square metres (1,555 sq.ft.).
- The site plan reflects an effort to orient as many buildings as possible to be street-facing to provide an attractive interface with the public realm. In addition, all of the street-oriented units contain active living space on the ground floor which will promote interaction with the public realm. All of the street-oriented units have doors facing the street, a walkway

connecting each residence to the street, and windows that provide casual surveillance of the public realm.

- The applicant indicates that the proposed development is "inspired by a contemporary interpretation of rural and agricultural architectural forms such as farm houses and barns." This approach recognizes the rural and agricultural past of the Grandview area. The elevations emphasize the individuality of the units through the use of individual gables, articulation and colour.
- The proposed exterior materials include hardie-plank siding (grey), hardie-panels (charcoal), hardie-shingles (white), hardie-lap siding (light brown), and brick (black). Black asphalt shingles are proposed for the roof. Metal canopies are proposed above the front doors of the units.
- The buildings are designed to step with the grade of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the use of gables which are used for each unit.

Amenity Space

- The Zoning By-law requires that 240 square metres (2,580 sq. ft.) of both indoor and outdoor amenity space be provided, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing 241 square metres (2,595 sq.ft.) of indoor amenity space, which exceeds the requirements in the Zoning By-Law. The indoor amenity building is located next to the proposed outdoor amenity area. The amenity building is proposed to have two floors and also an accessible rooftop deck. The main floor will have a large lounge with a fire place, kitchen and dining facilities, a bathroom, and storage. The upper floor contains two meeting rooms and a large lounge/library area.
- The applicant is proposing to provide 249 square metres (2,680 sq.ft.) of outdoor amenity space, which also exceeds the requirements of the Zoning By-law. The outdoor amenity area is divided into two areas; a ground level outdoor area located adjacent to the indoor amenity building, and a rooftop deck on top of the indoor amenity building. The rooftop amenity area contains an outdoor fire place, BBQ area, low planting and informal seating. The ground level outdoor amenity area contains a patio seating area adjacent to the indoor amenity building, a lawn area with a picnic table and bench, and the planting of a significant tree (Catalpa).

Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 25 Avenue. Street-fronting units are proposed to have individual pedestrian access to the street. The applicant is proposing a number of pedestrian connections throughout the site, using saw-cut concrete to identify the pedestrian connections, providing connectivity throughout the site and also to adjacent sidewalks.
- The applicant is proposing to provide 160 resident parking spaces and 16 visitor parking spaces, which meets the minimum parking requirements of the Zoning By-law. Fifty-eight (58) of the 80 units (72%) are proposed to have side-by-side double-car garages, with 22 units (28%) proposed to contain a tandem parking arrangement.

Landscaping

- Landscaping plans have been reviewed and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, and ground cover. Corner plazas are proposed in the northeast and southeast corners of the site to enhance the public realm. The corner plazas will contain saw-cut concrete and benches.
- A 0.9 metre (3 feet) high transparent cedar fence with gates at individual unit entries is proposed along the street frontage. The cedar fence is accented with several brick portions, which helps to provide a sense of definition along the street edge. The fence will be set back from the property line to allow for planting in front of the fence. Decorative sawcut concrete is proposed at the vehicular entrances and pervious pavers are proposed for the visitor parking spaces.

ADVISORY DESIGN PANEL

The application is not subject to review by the Advisory Design Panel (ADP). The design and landscaping plans were reviewed by staff and found to be generally acceptable.

PRE-NOTIFICATION

- Pre-notification letters were sent on April 16, 2018 to 118 properties located within 100 metres (328 feet) of the site, including the Grandview Heights Stewardship Association. Two Development Proposal Signs were also installed on site on May 4, 2016. To date staff have received inquiries from 3 parties. Two of the inquirers were curious about the nature of the proposal and did not mention any concerns.
- One inquirer indicated concerns that the half-road portion of 167 Street dedicated under the previous application on the subject site (Development Application No. 7916-0301-00) was in line with the property located at 16699 – 25A Avenue and asked if 167 Street could be shifted to the east at the north end of the street.

(The northbound travel lane of 167 Street largely lines up with the walkway adjacent to the property at 16699 – 25A Avenue, and not the actual property at 16699 – 25A Avenue. The road cannot be shifted east without unduly affecting the neighbouring property at 16710 -25A Avenue, which is sharing the road dedication for 167 Street with the subject site.)

TREES

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

Table 3: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
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Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry/ Plum	2	2	0
Japanese Maple	2	2	0
Bigleaf Maple	3	3	0
Weeping Willow	1	1	0
Total (excluding Alder and Cottonwood Trees)	8	8	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	112		
Total Retained and Replacement Trees	112		

- The Arborist Assessment states that there are a total of eight (8) protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 3 does not include the existing Asian pear orchard farm that consists of approximately 500 trees since all these trees are below by-law size, and therefore are not protected by the City's Tree Protection By-law. The Asian pears were assessed by the arborist and it was determined that due to their prolonged pruning over the past several decades, they lack the ability to adapt to new site changes, and changes in the growing environment, making them not suitable for retention or transplantation. As indicated above, the applicant has provided a contribution to commemorate the existing orchard by providing cash-in-lieu to plant a new orchard in the park site located south of the subject site.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 21 replacement trees on the site. The applicant is proposing 112 replacement trees, which exceeds City requirements for tree replacement.
- The new trees on the site will consist of a variety of trees including: maples, Eastern redbud, cypress, cherry, aspen, pear, and Japanese snowbell.
- In summary, a total of 112 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 15, 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"> The site is located within the Orchard Grove NCP area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal includes a mixture of 2-bedroom and 3-bedroom townhouse units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The following rain water management techniques are proposed to be utilized: absorbent soils, disconnected downspouts, perforated pipes and permeable pavers. The applicant is proposing to plant 112 replacement trees onsite and has also made a contribution for a commemorative orchard to be placed on the park site to the south. Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site will be connected via walkways to surrounding sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Units are proposed to be oriented to the street in accordance with Crime Prevention Through Environmental Design (CPTED) principles, to provide surveillance of the public realm.
6. Green Certification (F1)	<ul style="list-style-type: none"> None proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Public notification has taken place and surrounding residents have had the opportunity to voice their concerns through the notification process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum north, east, south and west yard setbacks of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.9 metres (13 ft.) for a small bump-out articulation on Buildings 4, 6, 9, and 10.

Staff Comments:

- The proposed setbacks bring the townhouse units closer to the street which allows the units to better engage and enliven the street, and also provides surveillance over the public realm.
- The proposed setbacks allow for sufficient landscaping that helps to delineate the private and public realms, while still allowing the townhouse buildings to address the public realm.

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. NCP Amendment Plan
- Appendix VII. Development Variance Permit No. 7918-0087-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		13,396 sq.m.
Road Widening area		
Undevelopable area		
Net Total		13,396 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	7.5m	4.5m for building face, 3.9m for "bump-out" articulation
South	7.5m	See above
East	7.5m	See above
West	7.5m	See above
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	11.0m
Amenity Building	11m	9.8m
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		4
Three Bedroom +		76
Total		80
FLOOR AREA: Residential		11,044 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11,044 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	60 uph/24 upa
FAR (gross)		
FAR (net)	1.00	0.82
AMENITY SPACE (area in square metres)		
Indoor	240 sq.m.	241 sq.m.
Outdoor	240 sq.m.	249 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Townhouse Units	160	160
Residential Visitors	16	16
Institutional		
Total Number of Parking Spaces	176	176
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	80 spaces (50%)	44 spaces (28%)
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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StreetSide Developments Ltd. | Orchard Townhomes

DP RESUBMISSION - JUNE 18, 2018

3	2018/06/18	RESUBMITTED FOR DP
2	2018/04/17	RESUBMITTED FOR DP
1	2018/02/15	DP SUBMISSION
REV	DATE	DESCRIPTION
SCALE:	12" = 1'-0"	DATE: Issue Date
PROJECT NUMBER		DRAWN: Author
		17081

PROPERTY INFORMATION

LEGAL DESCRIPTION
 LOT 17 SECTION 24 TOWNSHIP 1 PLAN 28377
 NWD LEGAL SUBDIVISION 1.

CIVIC ADDRESS
 PID 001-622-625 | 16650 25A Avenue

DESIGN TEAM

OWNER/DEVELOPER

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 Marc MacCaull

ARCHITECT

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 Craig Taylor, Architect AIBC | Craig West, Architect AIBC

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 Luiz Leon | Cameron McLean

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 Stan Poznekoff

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 Chad Cranswick

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 Nicci Theroux | Mark Radford

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 Brian Carnahan | Cormac Nolan

GEOTECHNICAL ENGINEER

GeoPacific Consultants
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 P. 604.439.0922 C. 604.805.9818
 Kevin Bodnar

SURVEYOR

Butler Sundvick
 4 - 19089 94th Avenue, Surrey, BC
 P. 604.513.9611 C. 604.250.7270
 Gary Sundvick

DRAWING LIST

A001	Project Data
A100	Context Site Plan
A101	Overall Site Plan
A102	Site plan - West
A103	Site Plan - East
A104	Site Plan - Fire Safety
A110	Building 1 Floor Plans
A111	Building 1 Floor Plans
A112	Building 2 Floor Plans
A113	Building 2 Floor Plans
A114	Building 3 Floor Plans
A115	Building 3 Floor Plans
A116	Building 4 Floor Plans
A117	Building 4 Floor Plans
A118	Building 5 Floor Plans
A119	Building 5 Floor Plans
A120	Building 5 Floor Plans
A121	Building 6 Floor Plans
A122	Building 7 Floor Plans
A123	Building 7 Floor Plans
A124	Building 8 Floor Plans
A125	Building 8 Floor Plans
A126	Building 9 Floor Plans

A127	Building 9 Floor Plans
A128	Building 10 Floor Plans
A129	Building 10 Floor Plans
A130	Building 11 Floor Plans
A131	Building 11 Floor Plans
A132	Building 12 Floor Plans
A133	Building 12 Floor Plans
A134	Building 13 Floor Plans
A135	Building 13 Floor Plans
A136	Building 14 Floor Plans
A137	Building 14 Floor Plans
A138	Amenity Building Floor Plans + Elevations
A150	Unit Type A1
A160	Unit Type B
A170	Unit Type C
A180	Unit Type D
A310	Building 1 Elevations
A311	Building 2 Elevations
A312	Building 3 Elevations
A313	Building 4 Elevations
A314	Building 5 Elevations
A315	Building 6 Elevations
A316	Building 7 Elevations

A317	Building 8 Elevations
A318	Building 9 Elevations
A319	Building 10 Elevations
A320	Building 11 Elevations
A321	Building 12 Elevations
A322	Building 13 Elevations
A323	Building 14 Elevations

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TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC
 102 - 1183 ODUM DRIVE, VANCOUVER, V6L 0P6 P: 604.569.3499 F: 604.569.1340

Orchard Park
 16650 25A Avenue

Cover

A000

LIST OF ABBREVIATIONS:

ABV	ABOVE
AFFL	ABOVE FINISHED FLOOR LEVEL
ALUM	ALUMINIUM
ANOD	ANODIZED
BG	BUILDING GRADE
BOS	BOTTOM OF STEP
BOW	BOTTOM OF WALL
BTM	BOTTOM
CB	CATCH BASIN
CLG	CEILING
CL	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
CW	COMPLETE WITH
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
EL	GRADE ELEVATION
EXT	EXTERIOR
FBG	FIBREGLOSS
FD	FLOOR DRAIN
FDN	FOUNDATION
FG	FULL GLAZED
FRR	FIRE RESISTANCE RATING
IG	GALVANISED
GWB	GYPSPUM WALL BOARD
H/C	HANDICAPPED
HM	HOLLOW METAL
HWD	HOLLOW CORE WOOD DOOR
IG	INTERPOLATED GRADE ELEVATION
INSUL	INSULATED
MAT	MATERIAL
MECH	MECHANICAL
MTL	METAL
O/C	ON CENTRE
MV	MAPLE VENEER
PS F	PRESSED STEEL FRAME
PLY	PLYWOOD
POLY	POLYETHYLENE
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PTD	PAINT/PAINTED
PT	PRESERVATIVE TREATED
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCED
RWL	RAIN WATER LEADER
SAM	SELF ADHERED WATERPROOF MEMBRANE
SIM	SIMILAR
SL	SLAB
SOG	SLAB ON GRADE
ST	STEEL
STRUCT	STRUCTURAL
T&G	TONGUE AND GROOVE
TO	TOP OF
TOS	TOP OF STEP
TOW	TOP OF WALL
TR	TRANSOM
TYP	TYPICAL
U/S	UNDERSIDE
VP	VISION PANEL
WC	WATERCLOSET
WD	WOOD
W/D	WASHER/DRYER
WG	WIRE GLASS
W/M	WIRE MESH GATE

GENERAL NOTES:

- THE GENERAL NOTES AND REQUIREMENTS FORM PART OF THE CONTRACT DOCUMENTS AND ARE TO BE READ, INTERPRETED AND COORDINATED WITH ALL OTHER PARTS.
- THE CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE CONSULTANT.
- DRAWINGS ARE NOT TO BE SCALED. REFER TO DIMENSIONS ONLY OR OBTAIN CLARIFICATION FROM THE ARCHITECT.
- ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IS FORBIDDEN UNLESS PERMITTED IN WRITING BY THE ARCHITECT.
- EXTERIOR WALL DIMENSIONS ARE TO CENTRE LINE OF WALL, UNLESS OTHERWISE NOTED.
- INTERIOR WALL DIMENSIONS ARE TO CENTRE LINE OF OPENING, OBTAIN ROUGH OPENING FROM DOOR SCHEDULE.
- WINDOW DIMENSIONS ARE TO OUTSIDE EDGE OF FRAME, REFER TO GLAZING DETAILS FOR ROUGH OPENINGS.
- DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS CLEARLY LABELLED "ISSUED FOR CONSTRUCTION" IN THE REVISION COLUMN.
- READ DRAWINGS IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL CONFINE ACTIVITIES AND STORAGE OF MATERIALS TO THE AREAS INDICATED ON THE DRAWINGS AND PROTECT ALL OTHER AREAS OF THE SITE FROM DAMAGE.
- THE CONTRACTOR SHALL ACCOMMODATE ACCESS AND SAFETY FOR THE PUBLIC DURING THE CONSTRUCTION PERIOD, AND SHALL PROVIDE TEMPORARY HOARDING OR FENCING AS REQUIRED.
- ALL WORK SHALL BE TO THE MOST RECENT BRITISH COLUMBIA BUILDING CODE / W/ANCOVER BUILDING BY LAW AND RELATED STANDARDS AND ALL OTHER JURISDICTIONAL BY LAWS AND REGULATIONS APPLICABLE TO THE TRADES INVOLVED. SHOULD ANY CONFLICT ARISE BETWEEN ONE DOCUMENT OR AUTHORITY AND ANOTHER, OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- PROPERTY LINES AND DIMENSIONS SHOWN ARE APPROXIMATE AND DERIVED FROM SURVEYS BY BUTLER SUNDVICK & ASSOCIATES, DATED OCTOBER 25, 2016. REFER TO THE FINAL SURVEYS FOR RECORD DIMENSIONS.
- GRADES AND SITE SERVICES SHOWN ARE APPROXIMATE. REFER TO CIVIL DRAWINGS FOR DETAILED GRADING, CATCH BASINS & SITE SERVICES.
- PROVIDE POSITIVE EXTERNAL GRADES SLOPING AWAY FROM BUILDING MINIMUM 2%.
- INTERIOR DESIGN, STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL AND LANDSCAPE ELEMENTS ARE SHOWN ON THE ARCHITECTURAL DRAWINGS FOR COORDINATION AND GENERAL LOCATING PURPOSES ONLY AND ARE NOT INTENDED TO DEFINE THE SCOPE OF THE RESPECTIVE CONSULTANTS' OR SUB-CONTRACTOR'S WORK. REFER TO THE CONSULTANT'S DRAWINGS AND SPECIFICATIONS FOR THEIR RESPECTIVE SCOPES OF WORK.

STAIRS

- ALL TREADS TO HAVE A ROUNDED OR BEVELLED EDGE NOSING EXTENDING NOT LESS THAN 6mm AND NOT MORE THAN 14mm
- MIN. HEADROOM IS 1950mm (6' - 5") MEASURED VERTICALLY FROM A LINE THROUGH THE NOSINGS
- HANDRAIL TO BE BETWEEN 865mm AND 965mm (34" AND 38") MEASURED VERTICALLY FROM A LINE THROUGH THE NOSINGS
- CURVED STAIRS AND WINDERS TO CONFORM TO BCBC 2012 9.8.3.
- STAIR MIN. WIDTH 860mm (34")
- CURVED STAIRS AND STAIRS 42" OR GREATER IN WIDTH REQUIRE 2 HANDRAILS
- HANDRAILS REQUIRED ON INTERIOR STAIRS WITH 3 OR MORE RISERS AND EXTERIOR STAIRS WITH 4 OR MORE RISERS
- HANDRAIL AS A GUARDRAIL IS TO BE BETWEEN 36" AND 38" IN HEIGHT VERTICALLY FROM THE NOSINGS.

CHIMNEYS AND FIREPLACES

- MIN. 2" CLEARANCE BETWEEN CHIMNEY AND COMBUSTIBLE MATERIAL
- MIN. 4" CLEARANCE BETWEEN FIREPLACE AND COMBUSTIBLE MATERIAL
- MASONRY FIREPLACE HEARTH MUST CONFORM TO BCBC 9.22.5
- CO DETECTORS REQUIRED AS PER BCBC 2012 9.32.4.2.

GUARDRAILS

- GUARDRAILS TO BE MIN. 42" EXTERIOR AND 36" INTERIOR HEIGHT
- NO ELEMENT THAT CAN FACILITATE CLIMBING PERMITTED FROM 4" TO 36" ABOVE THE FLOOR OR WALKING SURFACE
- MAX 4" OPENING IN ALL STAIR DECK AND BALCONY GUARDS
- ALL GLASS GUARDS TO HAVE TOP CAP UNLESS APPROVED BY PROF. ENGINEER
- A MIN. OF 36" HEIGHT IS PERMITTED FOR DECKS WITH 5'-11" OF GRADE
- GUARD REQUIRED TO ALL DROPS EXCEEDING 24"

GLAZING

- GLASS IN ALL EXTERIOR WINDOWS AND DOORS TO BE DOUBLE GLAZED
- GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS AND WINDOWS WITHIN 8' OF FLOOR AND WITHIN 36" OF DEADBOLTS TO BE SAFETY GLASS
- SIDLIGHTS 20" OR GREATER IN WIDTH ARE TO BE SAFETY GLASS
- WINDOWS IN WALLS ENCLOSING SHOWER OR TUBS ARE TO BE SAFETY GLASS AND ARE TO BE LOCATED ABOVE THE WATERPROOF WALL FINISH HEIGHT
- THE BOTTOM OF AN OPERABLE WINDOW IN A BEDROOM IS TO BE WITHIN 4'-11" OF THE FLOOR AND IS TO HAVE A MIN. OPENING WIDTH OF 15" AND AREA OF 3.75 SQ. FT.

GENERAL ASSEMBLY NOTES

- GYPSPUM WALL BOARD INDICATED AS 15.9mm NOT USED IN A FIRE RATED ASSEMBLY CAN BE SUBSTITUTED WITH 12.7mm GYPSPUM WALL BOARD IF DESIRED. ENSURE ALL RELEVANT DETAILS ARE UN-EFFECTED BY THE CHANGE IN THICKNESS.
- ASSEMBLIES LISTED HERE MAY OR MAY NOT BE USED IN THE PROJECT. REFER TO ALL ARCHITECTURAL DRAWINGS FOR REQUIRED ASSEMBLY TYPES.
- ENSURE ALL DISSIMILAR METALS ARE COMPATIBLE WHEN USED TOGETHER. WHEN APPROPRIATE ISOLATE METALS FROM EACH OTHER TO PREVENT GALVANIC CORROSION.

EXTERIOR WALL ASSEMBLIES:

- INSTALL THE VAPOUR BARRIER AS A COMPLETE, SEALED SYSTEM (AIRVAPOUR BARRIER), LAP AND SEAL ALL JOINTS AND PENETRATIONS. SEAL AT ALL PERIMETERS INCLUDING BUT NOT LIMITED TO: FLOOR JOISTS, WINDOW FRAMES, AND DOOR FRAMES. LAP AND SEAL UNDER SLAB AIRVAPOUR BARRIER.
- INSTALL PLASTIC VAPOUR BARRIER BOXES AT ALL OUTLETS AND SWITCHES IN EXTERIOR WALLS. SEAL TO ADJACENT AIRVAPOUR BARRIER.
- ALL EXTERIOR FLASHINGS TO BE PREFINISHED 26GA METAL. FABRICATE FLASHINGS WITH A TOP SLOPE OF MIN 20° FROM HORIZONTAL AND CONSTRUCT TURNED UP END DAMS, MIN 5/8" HIGH. REFER TO DETAILS FOR VARIATIONS.
- BUILDING ENVELOPE ENGINEER DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL DETAILS.
- INSTALL METAL INSECT SCREEN AT THE TOP AND BOTTOM OF ALL RAINSCREEN STRAPPING.

WALL ASSEMBLIES:

- INDICATED FIRE RESISTANCE RATINGS ARE FOR THE WALL ASSEMBLY ONLY. FOR REQUIRED FIRE RESISTANCE RATED SEPARATIONS, REFER TO THE FIRE RATED ASSEMBLIES AND SEPARATIONS PLANS.
- WALLS TO BE CONSTRUCTED FULL HEIGHT.
- USE MOISTURE RESISTANT GYPSPUM WALL BOARD IN ALL WET AREAS.
- SUBSTITUTE TILE BACKER BOARD IN LIEU OF GYPSPUM BOARD AT ALL BATHROOM LOCATIONS WITH TILE ON WALL ASSEMBLIES WITH NO REQUIRED RATING.
- TILE BACKER BOARD TO BE INSTALLED ON TOP OF CONTINUOUS GWB AT LOCATIONS REQUIRING A RATED ASSEMBLY.
- WALL FINISH MATERIALS EXCEEDING 1mm BUT NOT EXCEEDING 25mm IN THICKNESS ARE TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 150.
- PROVIDE 15.9mm MIN. PLYWOOD OR SOLID WOOD BACKING IN WALL CAVITIES FOR ALL SURFACE MOUNTED WALL FIXTURES.
- WHERE STRUCTURAL REQUIRE PLYWOOD FOR SHEARWALLS, PLYWOOD TO CONTINUE TO END OF WALL WITHIN ROOM TO ENSURE CONSISTENT SURFACE.
- ACOUSTIC CAULKING TO BE APPLIED ALONG TOP AND BOTTOM PLATES OF PARTY WALLS TYP.
- OUTLETS IN PARTY WALLS TO BE OFFSET MIN. TWO STUDS.
- STC RATINGS ARE NOMINAL VALUES AND ARE SUBJECT TO CONSTRUCTION TOLERANCES AND NORMAL PENETRATIONS SUCH AS ELECTRICAL OUTLETS. CONTRACTOR TO IMPLEMENT BEST PRACTICES TO ENSURE CONTINUITY OF ACOUSTIC SEPARATIONS.

ROOF ASSEMBLIES:

- SUPPORTING STRUCTURE GENERALLY SLOPES TO DRAINS. SEE STRUCTURAL DRAWINGS. USE ADDITIONAL SLOPED RIGID INSULATION TO ACHIEVE MINIMUM COUNTER SLOPES TO DRAINS AS REQUIRED.
- COORDINATE WITH STRUCTURAL SUPPORTS AS REQUIRED. SEE STRUCTURAL DRAWINGS.

ROOF VENTILATION

- UNIFORMLY DISTRIBUTE VENTILATION TO FLAT AND VAULTED ROOFS TO 1/150 OF INSULATED CEILING AREA. PROVIDE CROSS-VENTILATION
- MIN. 2X2 CROSS PURLINS TO FLAT, VAULTED CEILINGS, AND DECKS OVER LIVING AREAS TO CONFORM TO BCBC 2012 9.19.1.2.(4).
- PROVIDE MIN. 2-1/2" CLEARANCE BETWEEN TOP OF DECK AND ROOF JOISTS AND INSULATION.
- VENTILATE ATTICS TO 1/300 OF INSULATED CEILING AREA
- ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH A MINIMUM OF 25% AT BASE AND 25% IN ROOF TOP
- PROVIDE WEATHER STRIPPED ATTIC ACCESS HATCH MIN. 1'-8" X 2'-4" WITH R-15 MIN INSULATION

SOFFIT & CEILING ASSEMBLIES:

- INDICATED FIRE RESISTANCE RATINGS ARE FOR THE CEILING ASSEMBLY ONLY. FOR REQUIRED FIRE RESISTANCE RATED SEPARATIONS, REFER TO THE FIRE RATED ASSEMBLIES AND SEPARATIONS PLANS.
- INTERIOR CEILING FINISH MATERIALS EXCEEDING 1mm BUT NOT EXCEEDING 25mm IN THICKNESS IS TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 EXCEPT THAT NOT MORE THAN 10% OF THE CEILING AREA IS PERMITTED TO HAVE A FLAME SPREAD RATING OF NOT MORE THAN 150.
- ALL EXTERIOR SOFFIT SUPPORTING STRUCTURES ARE TO BE DESIGNED AND ENGINEERED FOR THE APPROPRIATE WIND UPLIFT LOADS BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
- ALL CEILINGS & SUPPORTING STRUCTURES ARE TO BE DESIGNED AND ENGINEERED FOR THE APPROPRIATE SEISMIC LOADS BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.

ZONING SUMMARY:

CURRENT ZONE: RA Zone

PROPOSED ZONE: CD (based on RM-30) Zone

Proposed Use: Ground Orientated Multi-Family Residential

SETBACKS: 4.5m at North, East, South, West to match adjacent developments

SITE AREA:
Parcel Area: 20,796sm (223,843sf)
Road & Sidewalk Dedication: 7,400sm (79,647sf)
Net Developable Area: 13,396sm (144,196sf)
(1.34 Ha / 3.31 Ac)

BUILDING HEIGHT: Allowed Proposed
(Based on RM-30)
Principal Building 13m (43 ft.) 10.96m (35'-11")
Amenity Space Building 11m (36 ft.) 9.78m (32'-1")

LOT COVERAGE: Allowed Proposed
CD (based on RM-30) 45% 36%
64,888sf 51,292sf

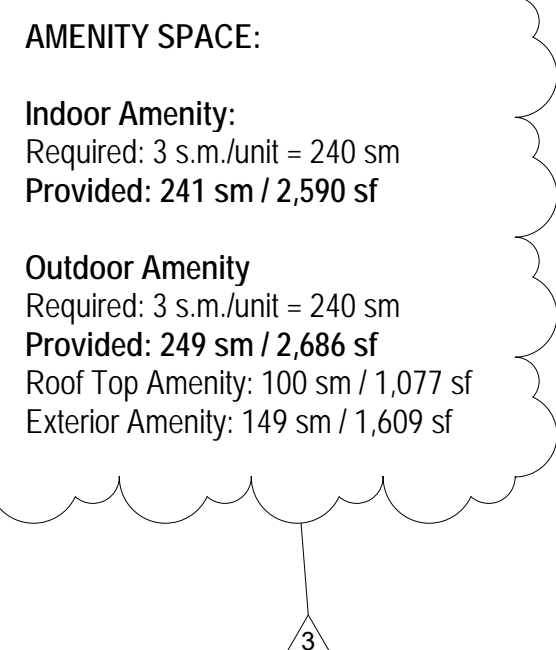
PROPOSED UNITS Total
(18) 3 Bed Type A units @ 1,539sf 27,702sf
(4) 2 Bed Type B units @ 1,527sf 6,108sf
(26) 3 Bed Type C units @ 1,358sf 35,308sf
(32) 3 Bed Type D units @ 1,555sf 49,760sf
Grand Total: 118,878sf
Total Units 80 FSR: 0.82
(0.90 Allowable)

UNIT DENSITY Allowed Proposed
CD (based on RM-30): 75 u.p.h 60 u.p.h
30 u.p.a 24 u.p.a

RESIDENTIAL PARKING
Required Proposed
Min 2 per Unit 160 160

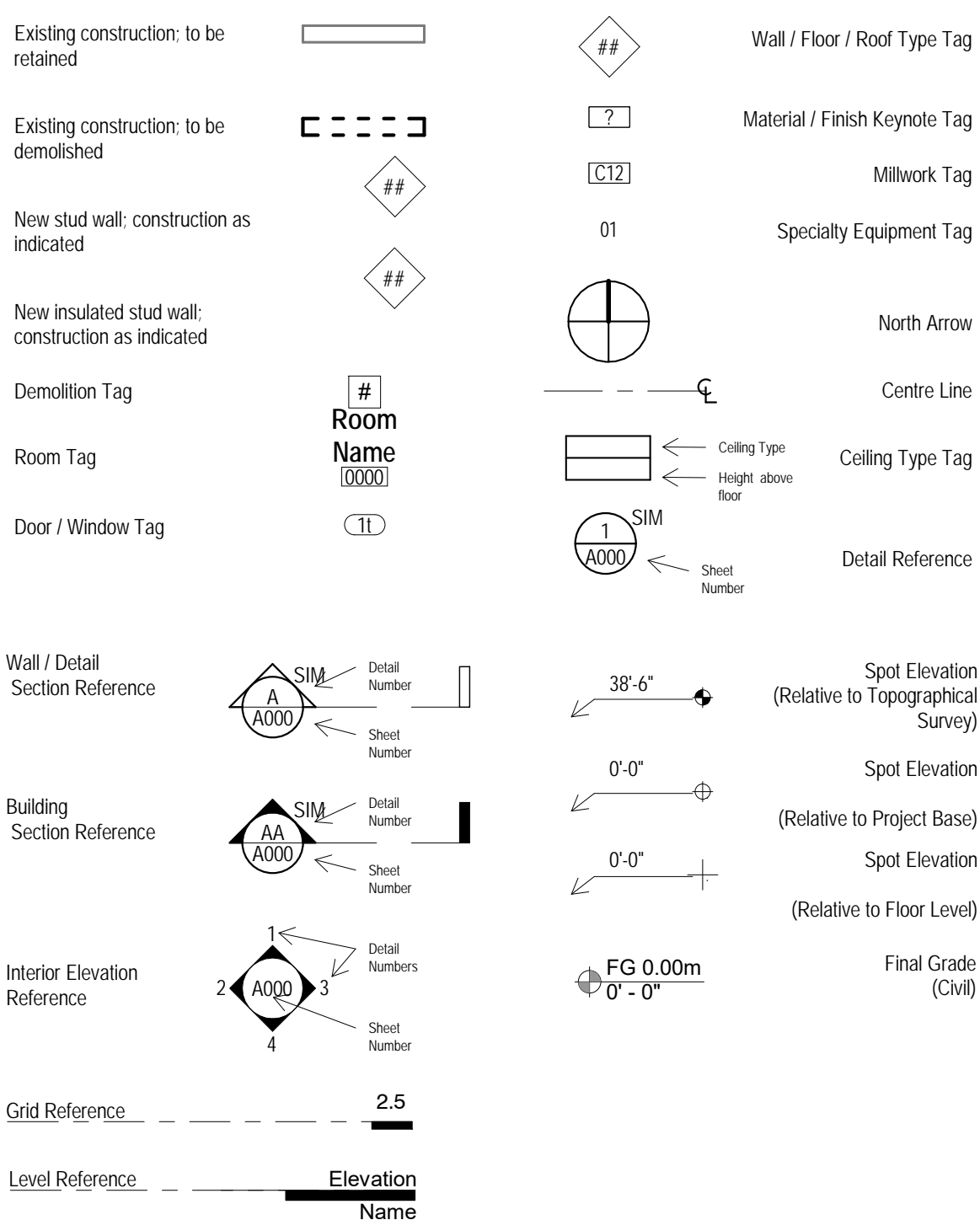
Percentage of Parking Types:
Tandem Parking: 27.5 %
Double Garage Parking: 72.5%

Visitor Parking
Required Proposed
Min 0.2 per Unit 16 16



Context Plan
1" = 300'-0"

GRAPHIC & SYMBOL LEGEND



DESIGN RATIONALE:

CONTEXT

Orchard Park is located within the neighbourhood of Orchard Grove in Grandview Heights, South Surrey. Situated in the centre of the neighbourhood it is located on the site of an existing Orchard, bordered by 166 Street and the Green Corridor to the East, 25a Avenue to the North and 25 Avenue to the South. The City of Surrey's vision for the Grandview Heights area, and in particular Orchard Grove, is to create a sustainable community that encourages walkability, integration, and character, while balancing varying density models and protection of identified natural habitats. The Orchard Grove Land Use Concept Plan identifies the site as being suitable for Townhouse development up to 30 units per acre, with the potential for Orchard Preservation, and is balanced by single family dwellings to the North, and a higher density Multi Family units, and a park to the South. The arborist report indicates that the orchard trees are near the end of their life. The project intends to reinstate low maintenance non-fruiting fruit trees in homage to the original use of the land. While the site has been identified as part of a land consolidation area with the 2 lots to the East, the proposed design integrates a Green Lane at the East of the site that links with the walkway to the North and creates a natural edge to the development, with the potential to extend it on the other side of the green lane to the two remaining sites should those become available. Context Site Plan A100 has been provided to show how the potential remaining sites can be developed in a similar manner.

FORM OF DEVELOPMENT

The development consists of 14 buildings, each containing four to seven townhouse units, accessible from street level to ground level of the three storey above grade units. Each unit contains a two car parking garage that can be accessed from a municipal lane at the back or front of each building. The development generally complies with RM-30 zoning requirements except the setback has been reduced to 4.5m to be consistent with surrounding developments. Buildings 1, 2 and 3 face 25a Avenue, Buildings 4 and 5 face 167 Street, and Buildings 6, 7 and 8 face 25 Avenue, all with front doors accessed directly from the street. Buildings 9 and 10 are located along the green corridor to the West of the site, orientated towards the corridor, ensuring activation, and 'eyes on the street' to address CPTED issues that might arise from larger landscaped areas. Buildings 11, 12, 13 and 14 face internal lanes with front doors off the lane and landscaped rear yards.

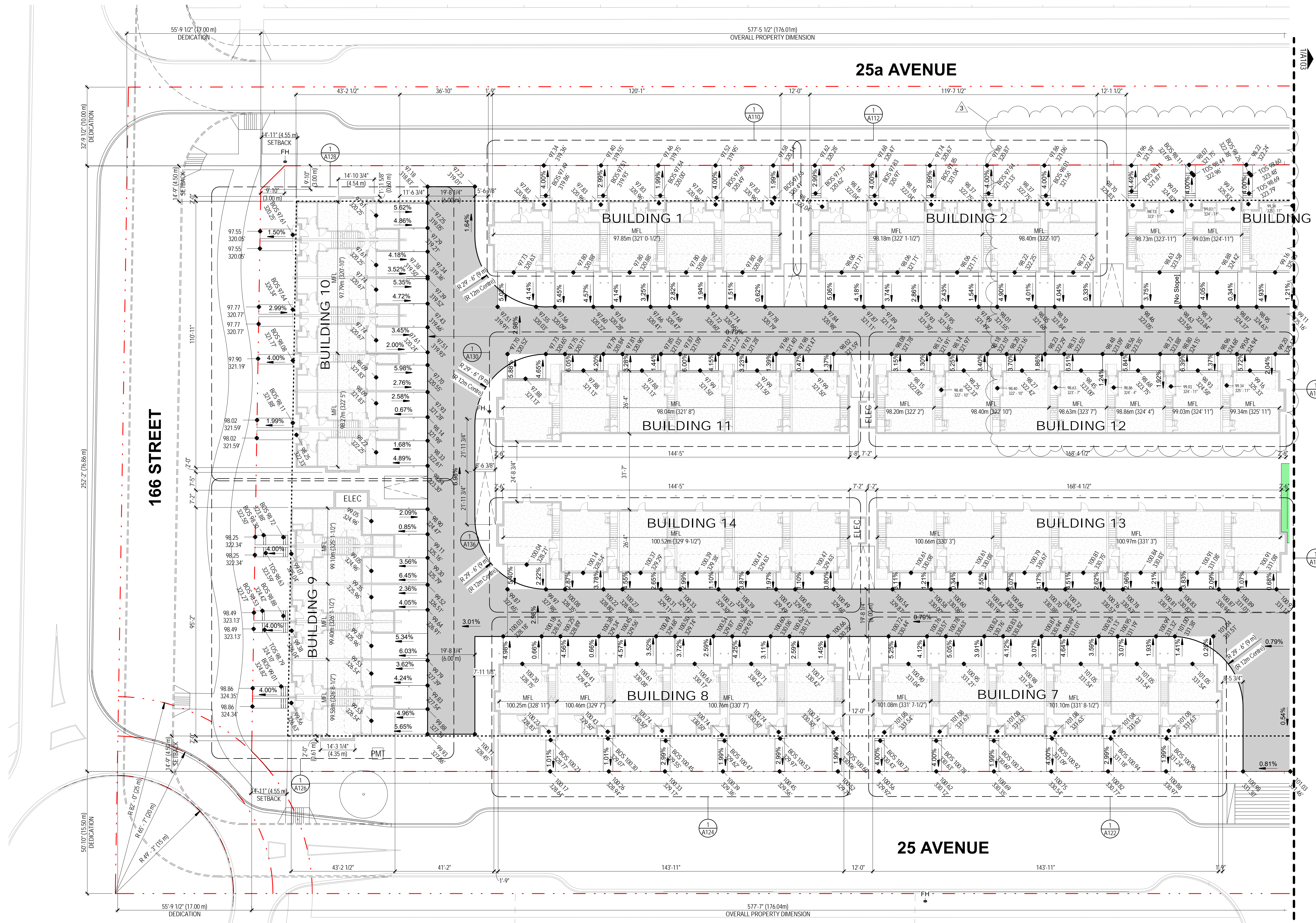
BUILDING FORM AND MASSING

The proposed development is inspired by a contemporary interpretation of rural and agricultural architectural forms such as farm houses and barns. This approach reflects the historical context of the area, and provides a character that is individual, yet complimentary to existing development in the Grandview Heights area. Through the use of articulated bays, expressed gables, strong and simple detailing, unique end units and a material pallet that reflects the natural, and durable materials used within the vernacular of the area, the buildings provide a cadence to the development that creates a sense of individuality to each unit, while maintaining the higher density that Surrey is seeking through row house developments. Front doors are either recessed to provide protection and identification or are sheltered by the expressed gable that reaches down to the ground. Window bays, over emphasized window frames and bump outs on the end units add a finer grain of detail that is complimentary to the rhythm of the overall form, provides elements that bring the scale of the buildings down to a human level, and contributes to the overall fabric of the street. Materials have been selected based on durability, architectural quality and the overall composition of the project. A simple pallet of Cedar, Hardi board, Hardi shingles, brick and asphalt shingle roofing provide a consistency between the buildings while varying the composition of the materials further creates a sense of individuality to the units. Through careful material selection, consideration of fittings and fixtures to create efficiencies in energy and resources, managing construction waste and to re-use or recycle materials from the existing buildings where possible. The proposed development will be designed with the mandate of creating a sustainable place as required in the Orchard Grove NCP

3	201806/18	RESUBMITTED FOR DP
2	201804/17	RESUBMITTED FOR DP
1	201802/15	DP SUBMISSION
REV	DATE	DESCRIPTION
PROJECT	As Indicated	DATE: Issue Date DRAWN: Author
PROJECT NUMBER	17081	

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Project Data



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2	201804/17	RESUBMITTED FOR DP
1	201802/15	DP SUBMISSION
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PROJECT NUMBER:	17081	
DRAWN: CW		

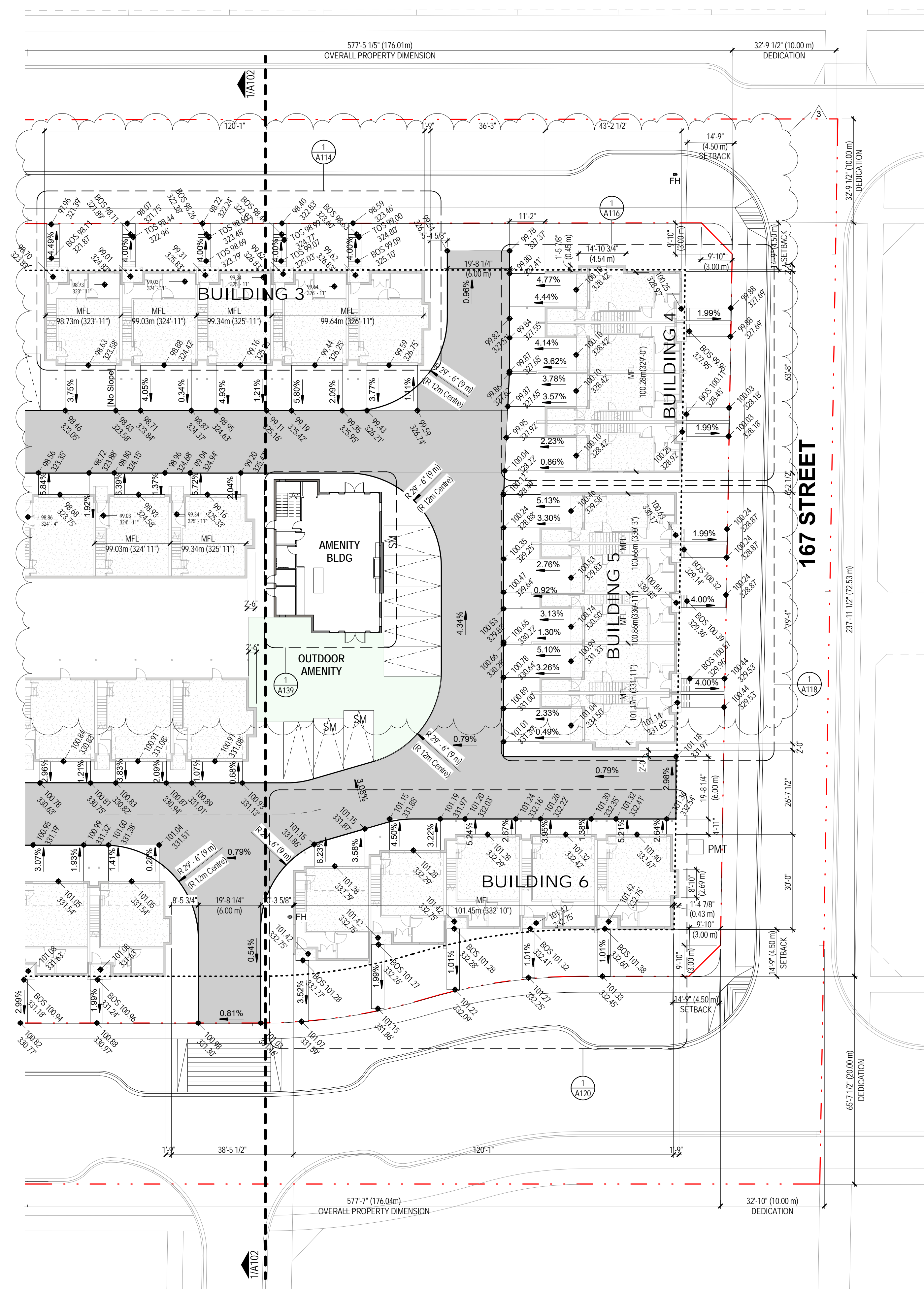
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107 - 1183 COLUMBIA DRIVE, VANCOUVER, V6L 0V6, P: 604 969 3489, F: 604 969 0340

Orchard Park
16650 25A Avenue

Site plan - West

A102



3	2018/06/18	RESUBMITTED FOR DP
2	2018/04/17	RESUBMITTED FOR DP
1	2018/02/15	DP SUBMISSION
REV	DATE	DESCRIPTION
SCALE:	1" = 20'-0"	DATE: Issue Date DRAWN: CW
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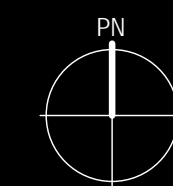
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107 - 1183 COLUM DRIVE VANCOUVER V6L 0Y6 P 604 959 3400 F 604 959 1340

Orchard Park
16650 25A Avenue

Site Plan - East

A103





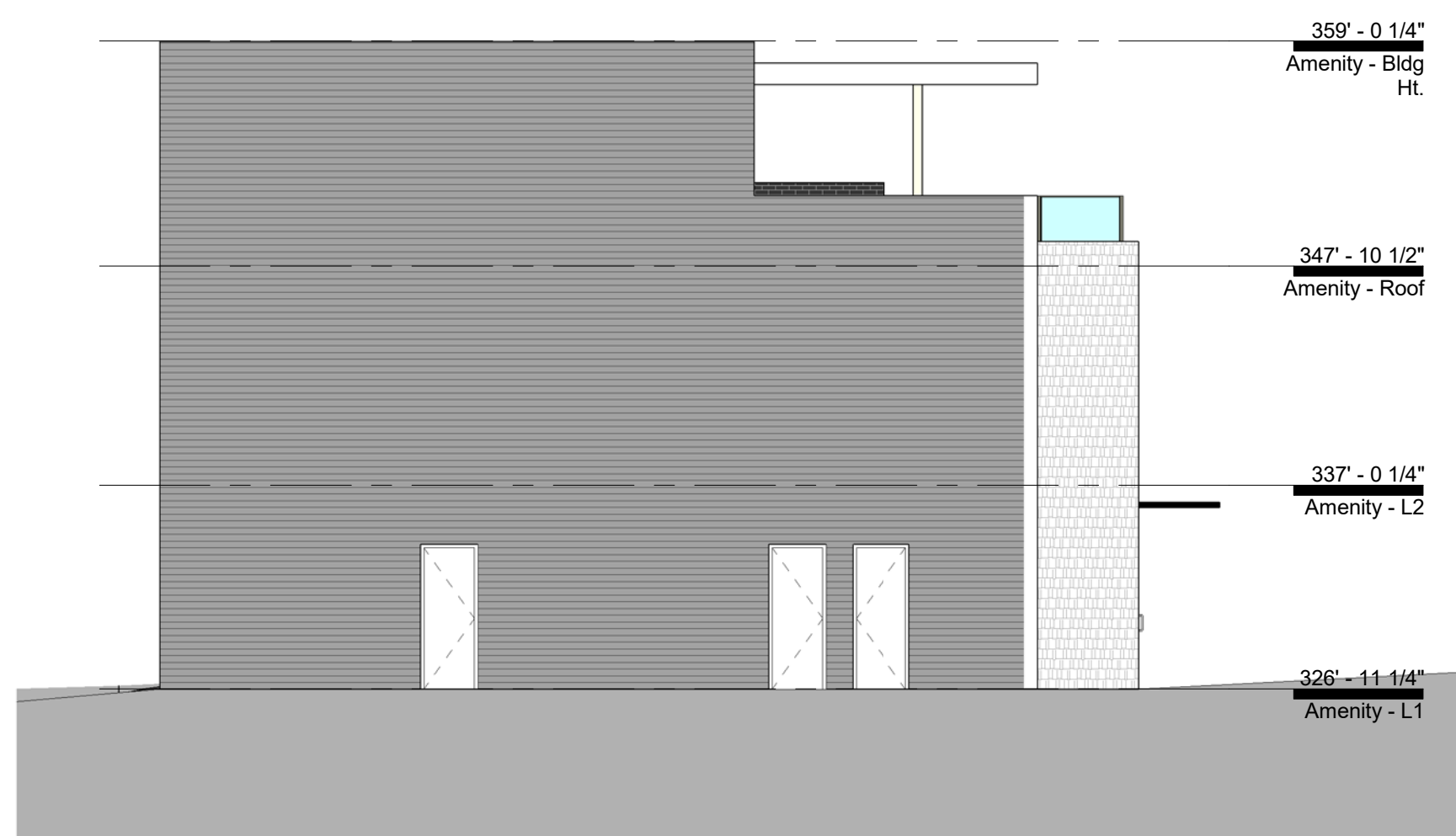
7 Amenity Bldg - South
1/8" = 1'-0"



5 Amenity Bldg - East
1/8" = 1'-0"



6 Amenity Bldg - North
1/8" = 1'-0"



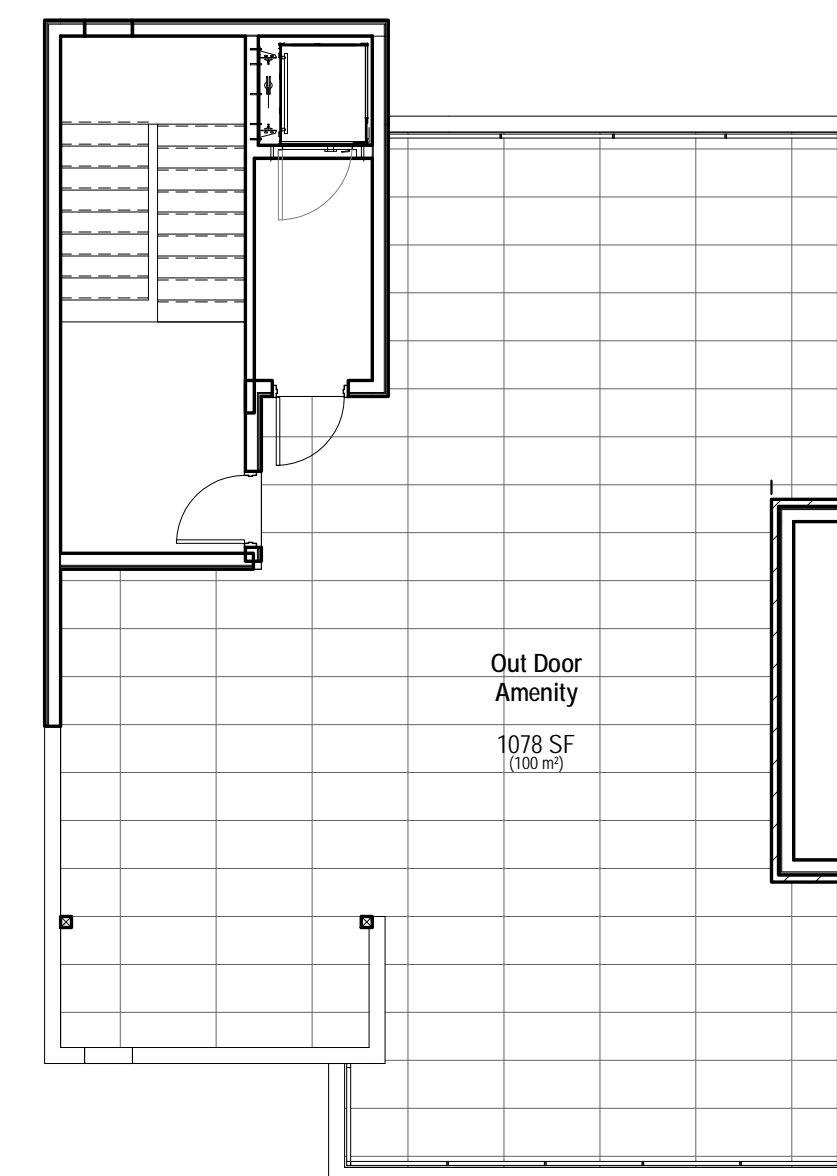
4 Amenity Bldg - West
1/8" = 1'-0"



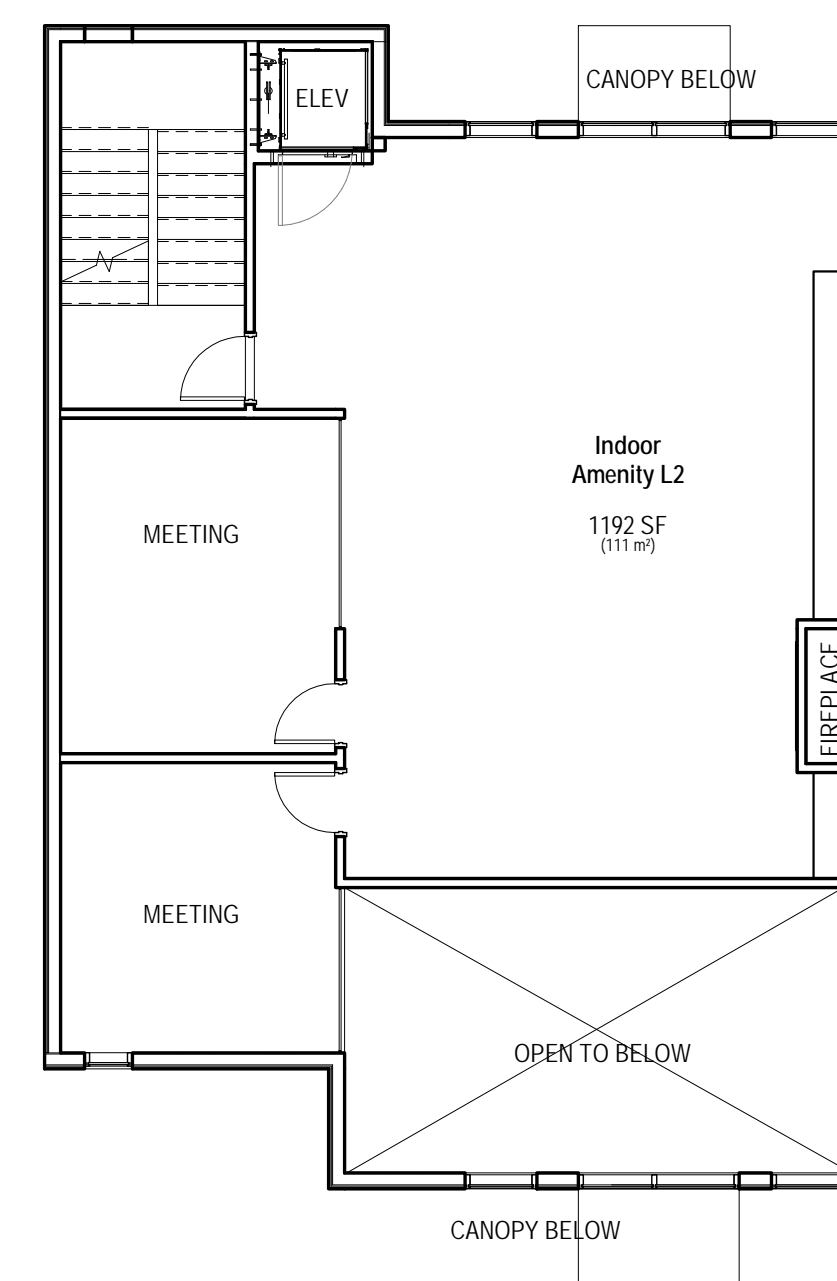
3 Amenity - NE View



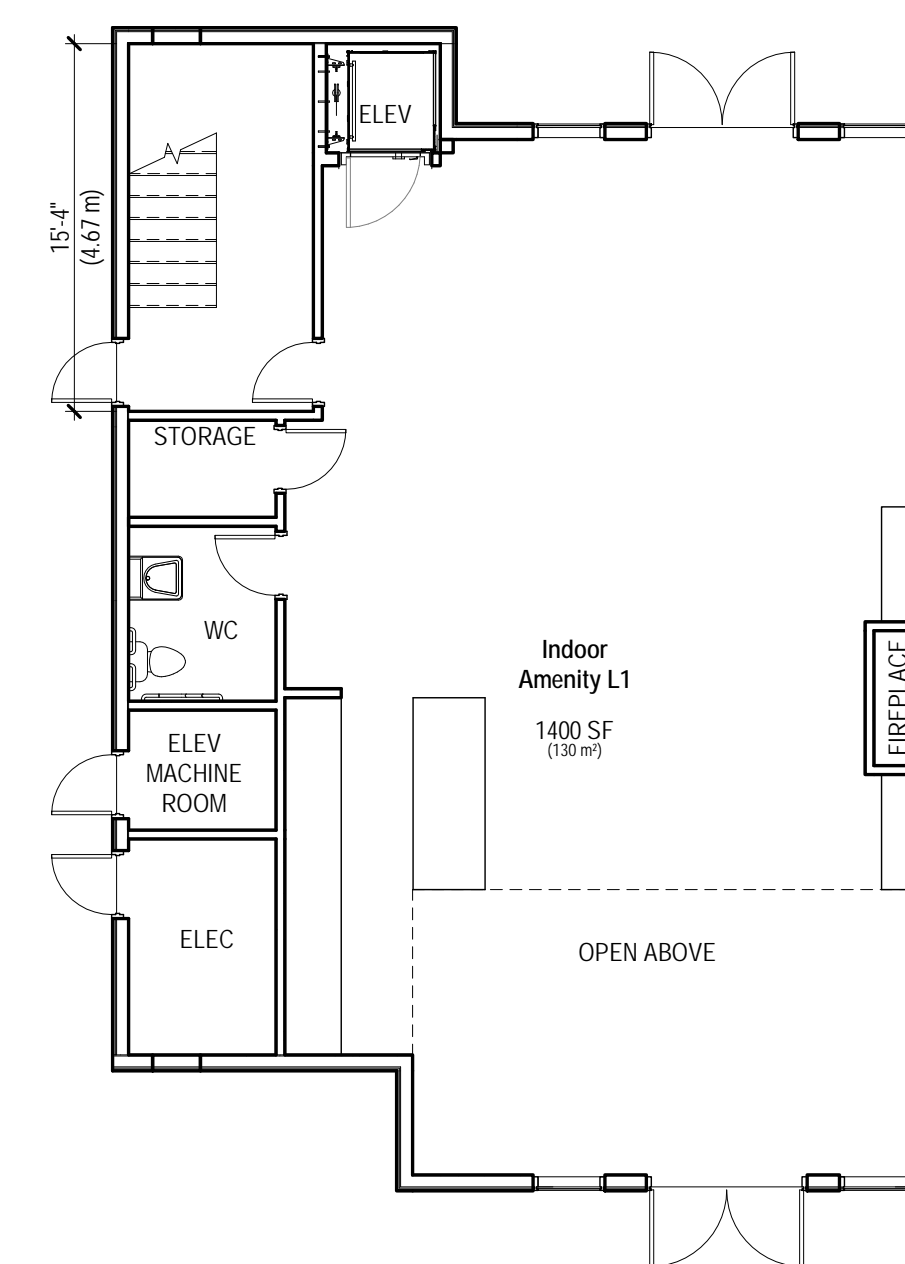
9 Amenity - SE View



8 Amenity - Roof
1/8" = 1'-0"



2 Amenity - L2
1/8" = 1'-0"



1 Amenity - L1
1/8" = 1'-0"

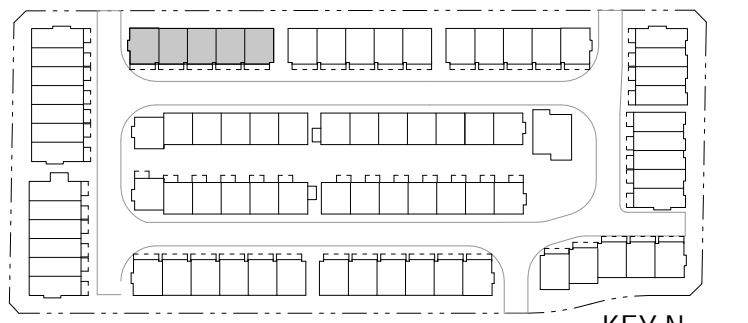
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Orchard Park
16650 25A Avenue

Amenity Building Floor
Plans + Elevations

A138



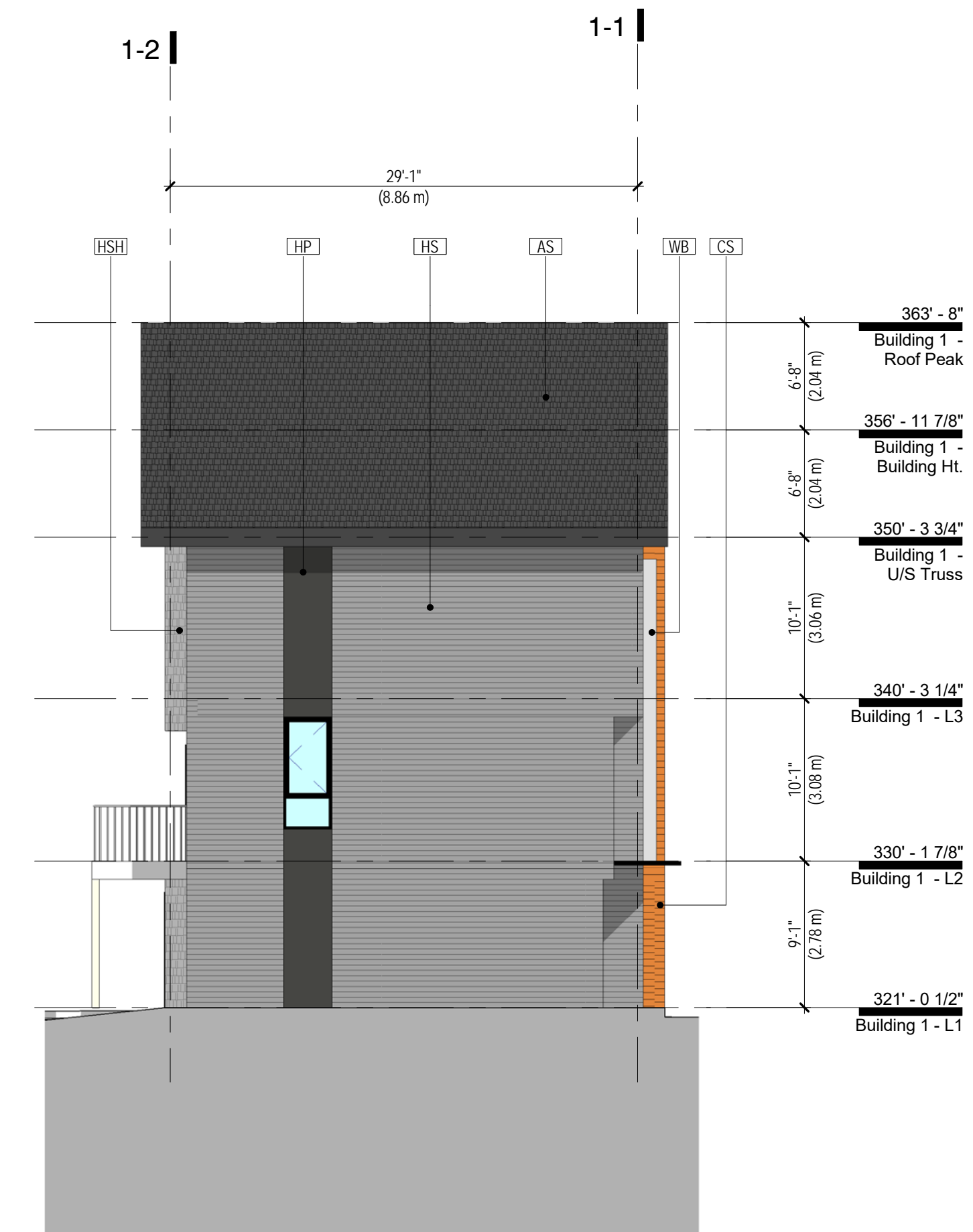
KEYPLAN

KEYNOTE LEGEND

TAG	DESCRIPTION
AS	ASPHALT SHINGLES - BLACK
BR	BRICK - MUTUAL MATERIALS COAL CREEK
CPY	SHEET METAL CANOPY - CHARCOAL
CS	HARDIE LAP SIDING - FEATURE COLOUR TBD
GL1	GLAZING - CLEAR
GL2	GLAZING - TRANSLUCENT GLASS
HP	HARDIE PANEL - CHARCOAL
HS	HARDIE SIDING - DARK GRAY
HSH	HARDIE SHINGLES - WHITE
VFG	VINYL FRAMED GLAZING - BLACK
WB	SHEET METAL CLAD WINDOW BOX - CHARCOAL



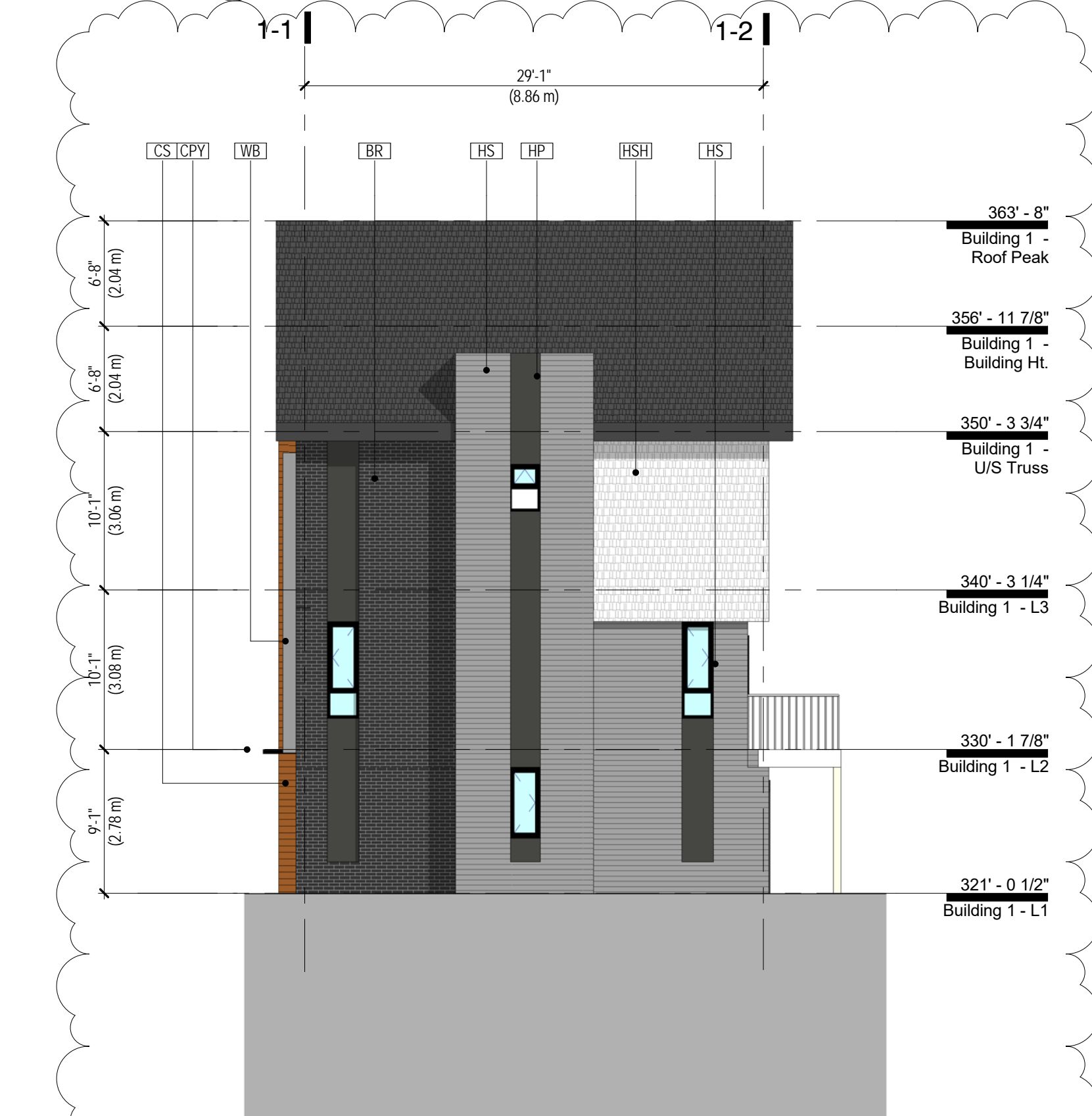
1 Building 1 - North (25a Avenue)
1/8" = 1'-0"



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

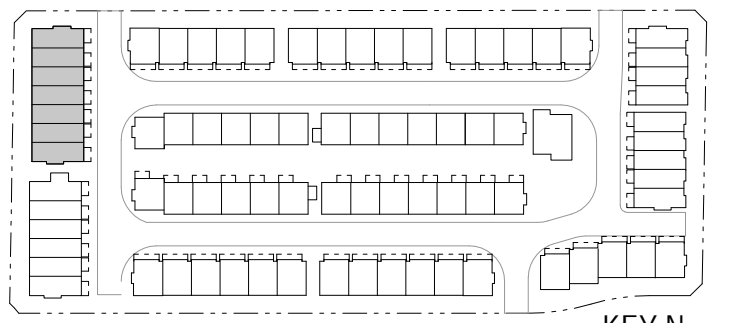


3 Building 1 - South
1/8" = 1'-0"



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

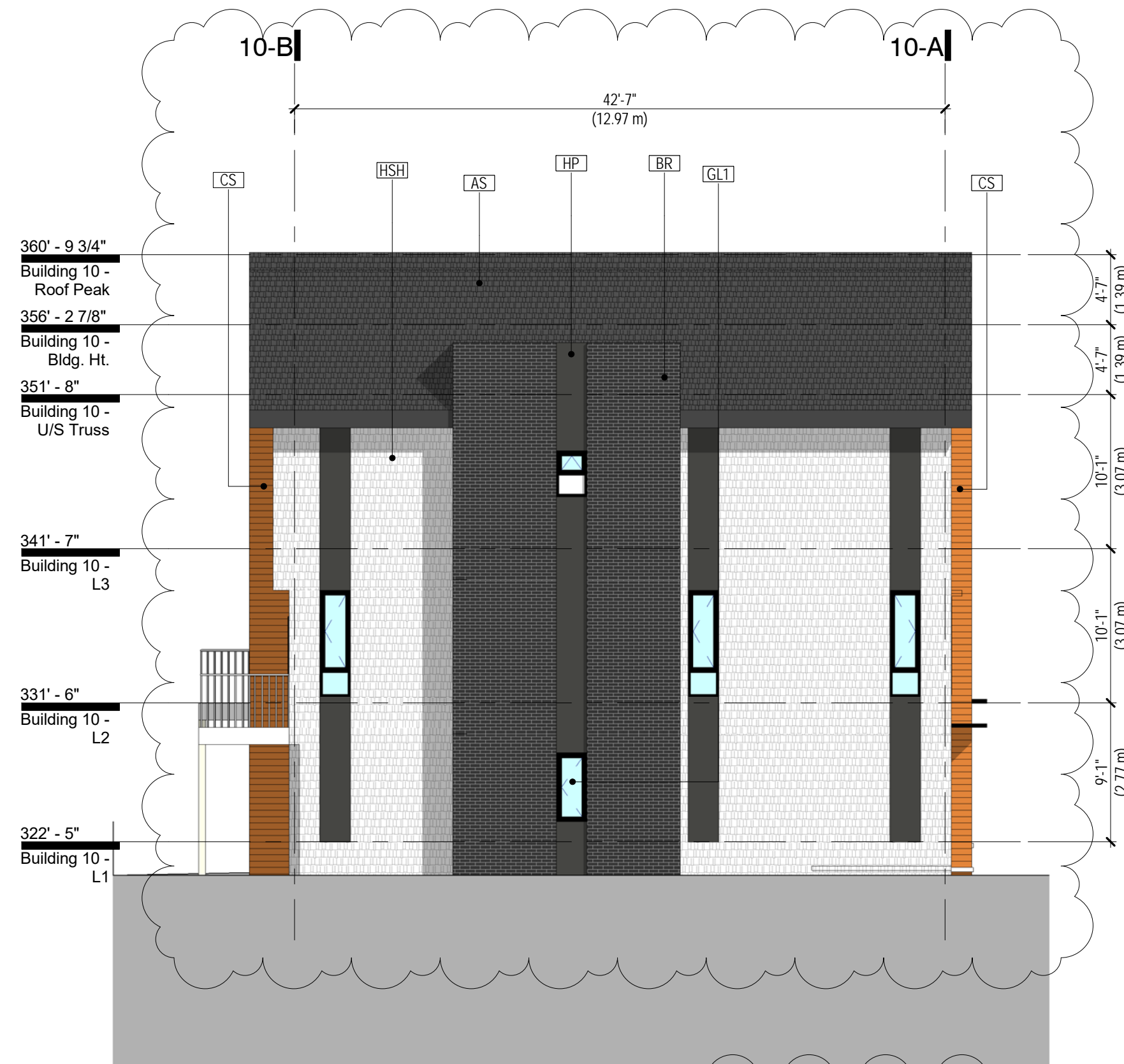
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KEYPLAN

KEYNOTE LEGEND

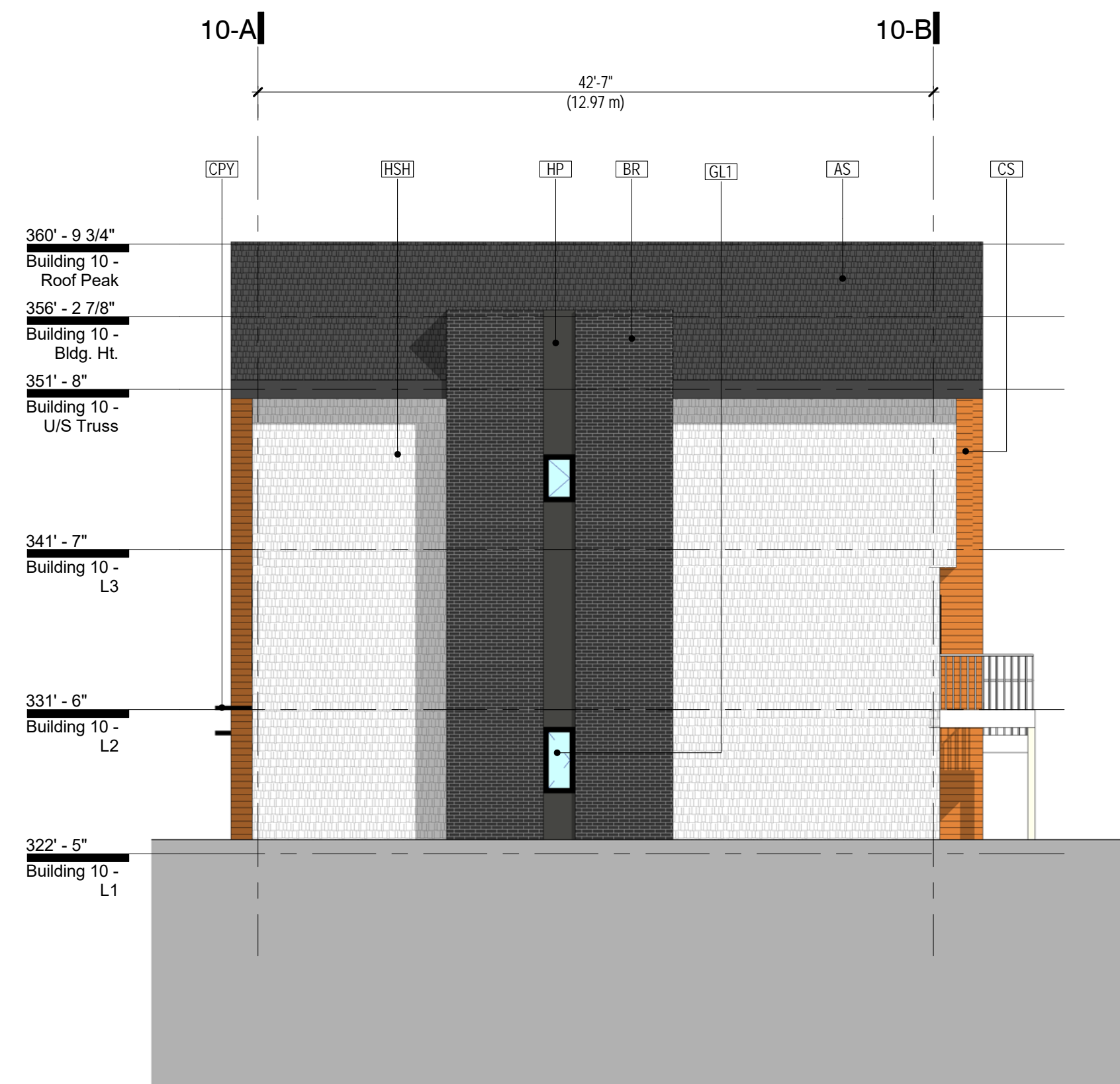
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HP	HARDIE PANEL - CHARCOAL
HS	HARDIE SIDING - DARK GRAY
HSH	HARDIE SHINGLES - WHITE
VFG	VINYL FRAMED GLAZING - BLACK



1 Building 10 - North (25a Avenue)
1/8" = 1'-0"



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



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



4 Building 10 - West (166 Street)
1/8" = 1'-0"

3	2018/06/18	RESUBMITTED FOR DP
2	2018/04/17	RESUBMITTED FOR DP
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		17081

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Orchard Park
16650 25A Avenue

Building 10 Elevations

A319

Revision No.	Date	Revision Notes
A	2018.04.20	Issue for DP
B	2018.06.07	CoS Comments
C	2018.06.29	Issue for Re-DP



Issue No.	Date	Issue Notes
A	2018.04.20	Issue for DP
B	2018.06.07	CoS Comments
C	2018.06.29	Issue for Re-DP

Professional Seal



1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

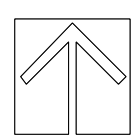
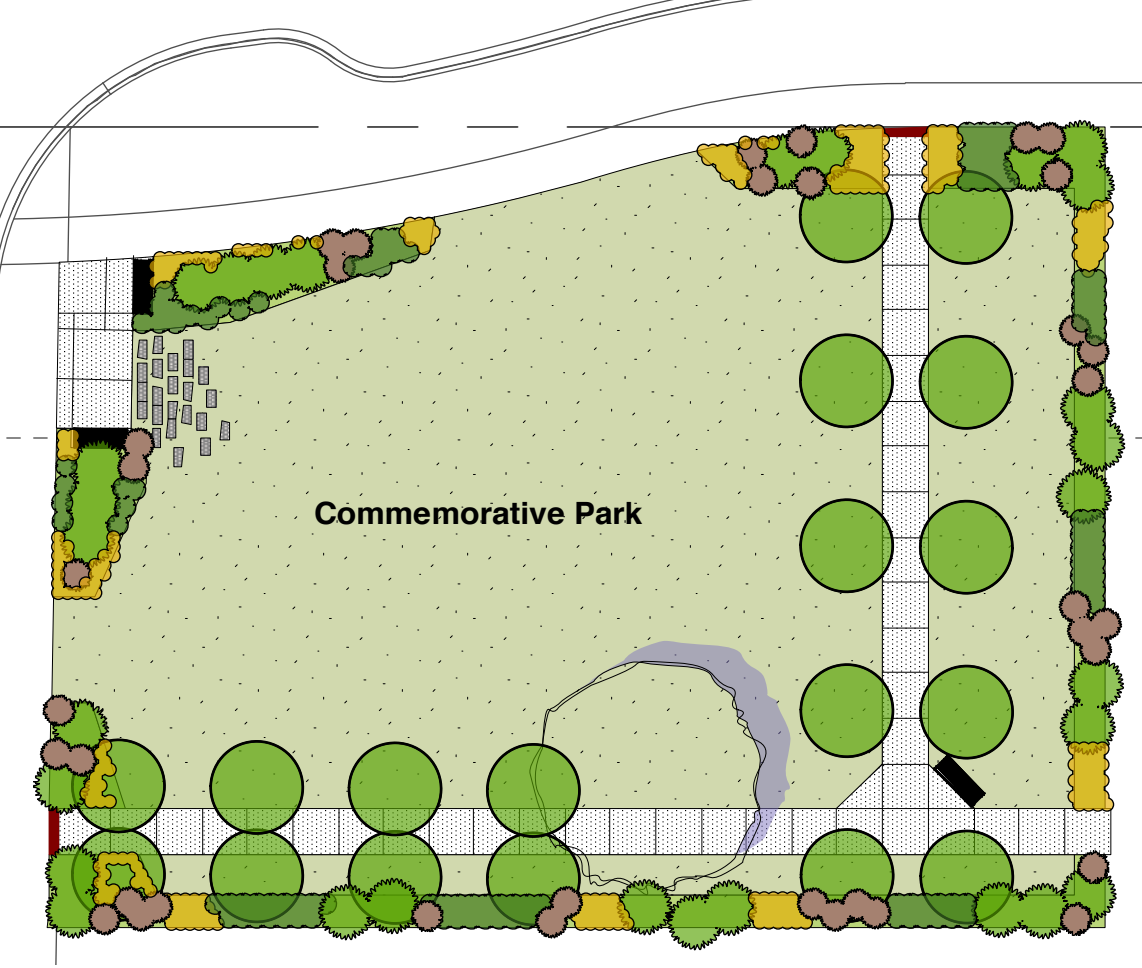
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Project
Orchard Park

16650-25A Avenue Surrey, BC

Drawing Title
Site Plan




Legal
Lot 17 Section 24
Township 1 Plan 28377
NWD Legal Subdivision 1

Project Manager NT	Project ID 21804
Drawn By MR	Scale 1:250
Reviewed By NT	Drawing No.
Date 2018.06.07	L1.1 of 33

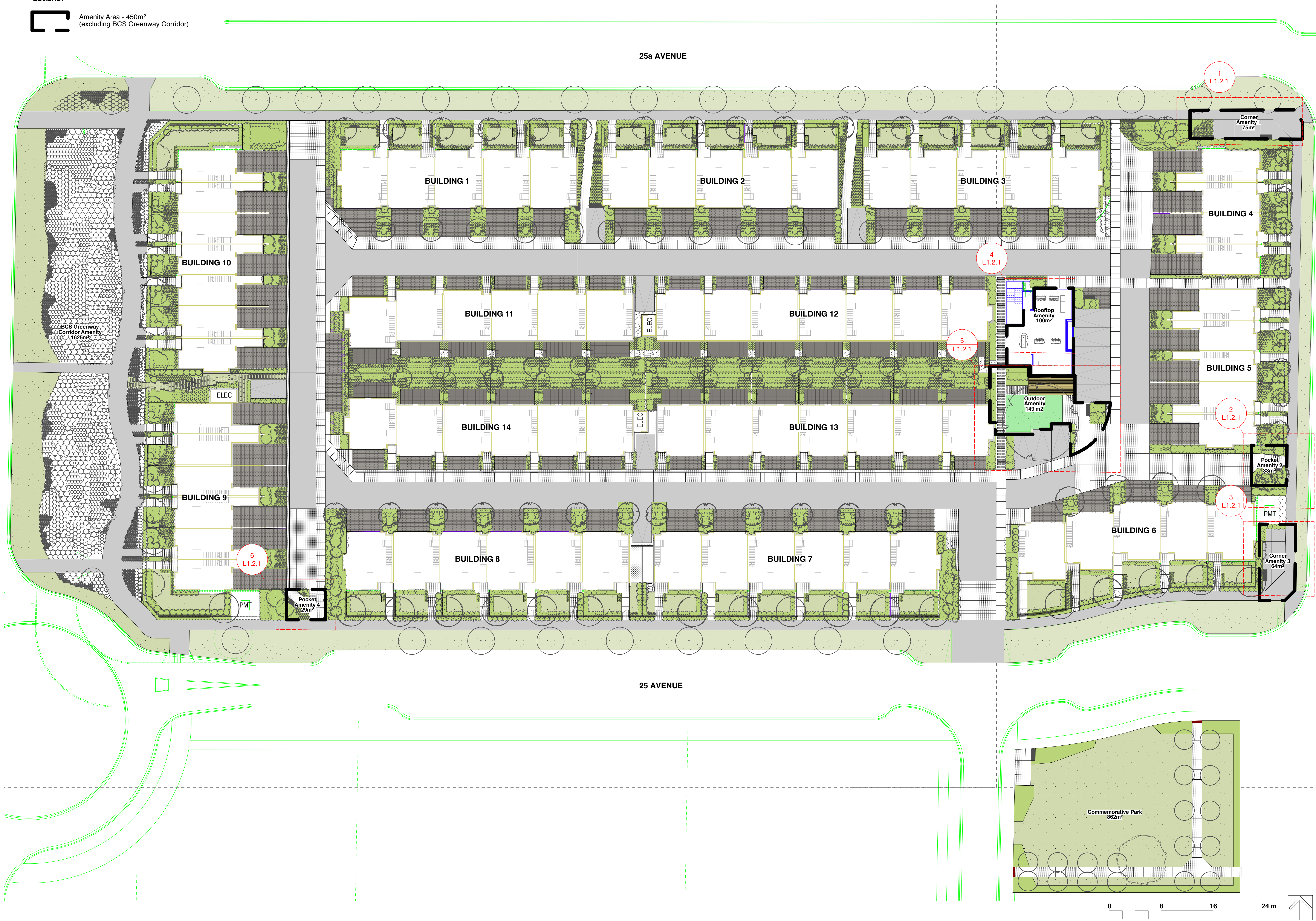
Plot Date:

LEGEND:

 Amenity Area - 450m²
(excluding BCS Greenway Corridor)

Revision
No. Date Revision Notes

No.	Date	Issue Notes
A	2018.04.20	Issue for DP
B	2018.06.07	CoS Comments
C	2018.06.29	Issue for Re-DP



Issue No. Date Issue Notes

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Project
Orchard Park

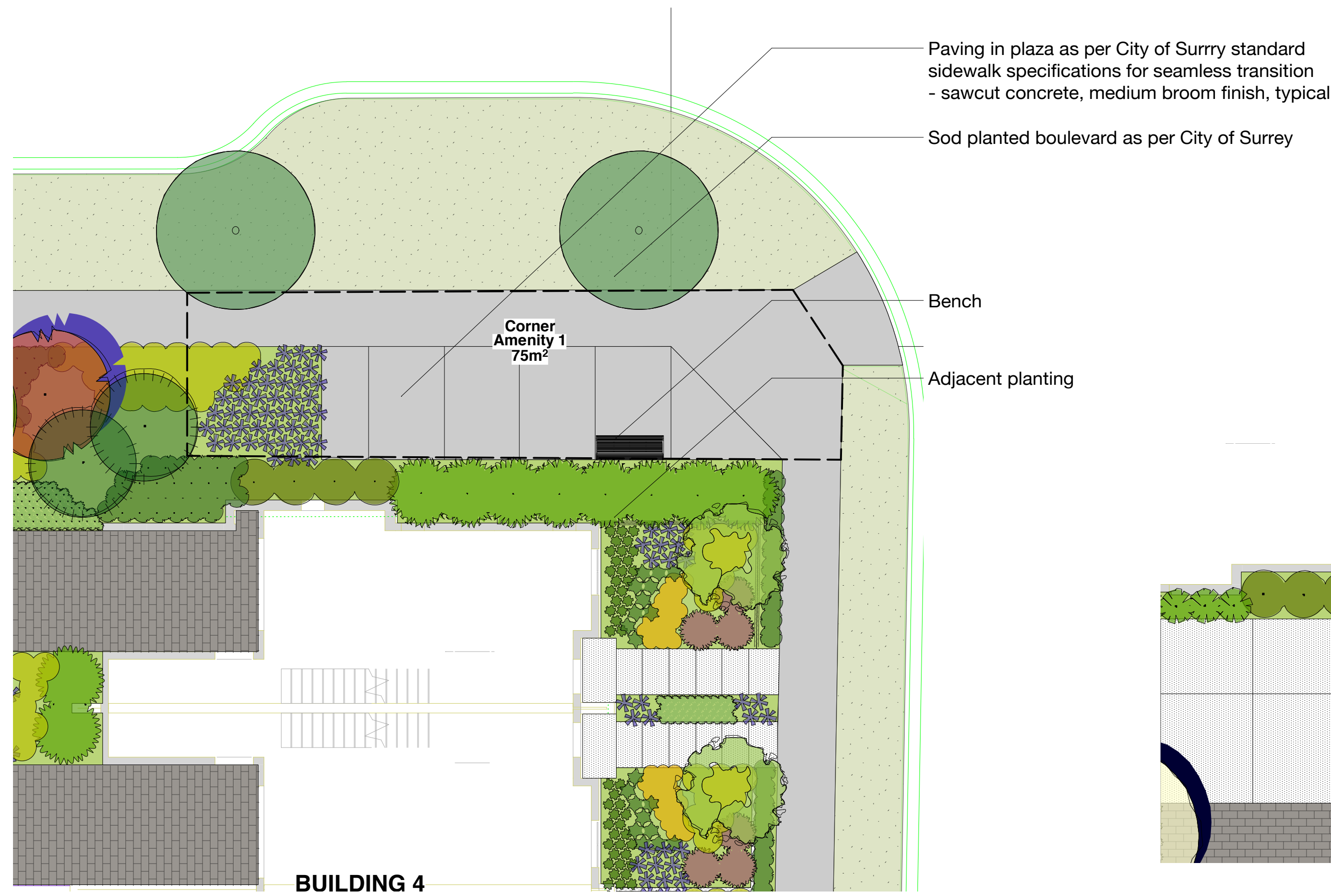
16650-25A Avenue Surrey, BC

Drawing Title
Amenity Plan

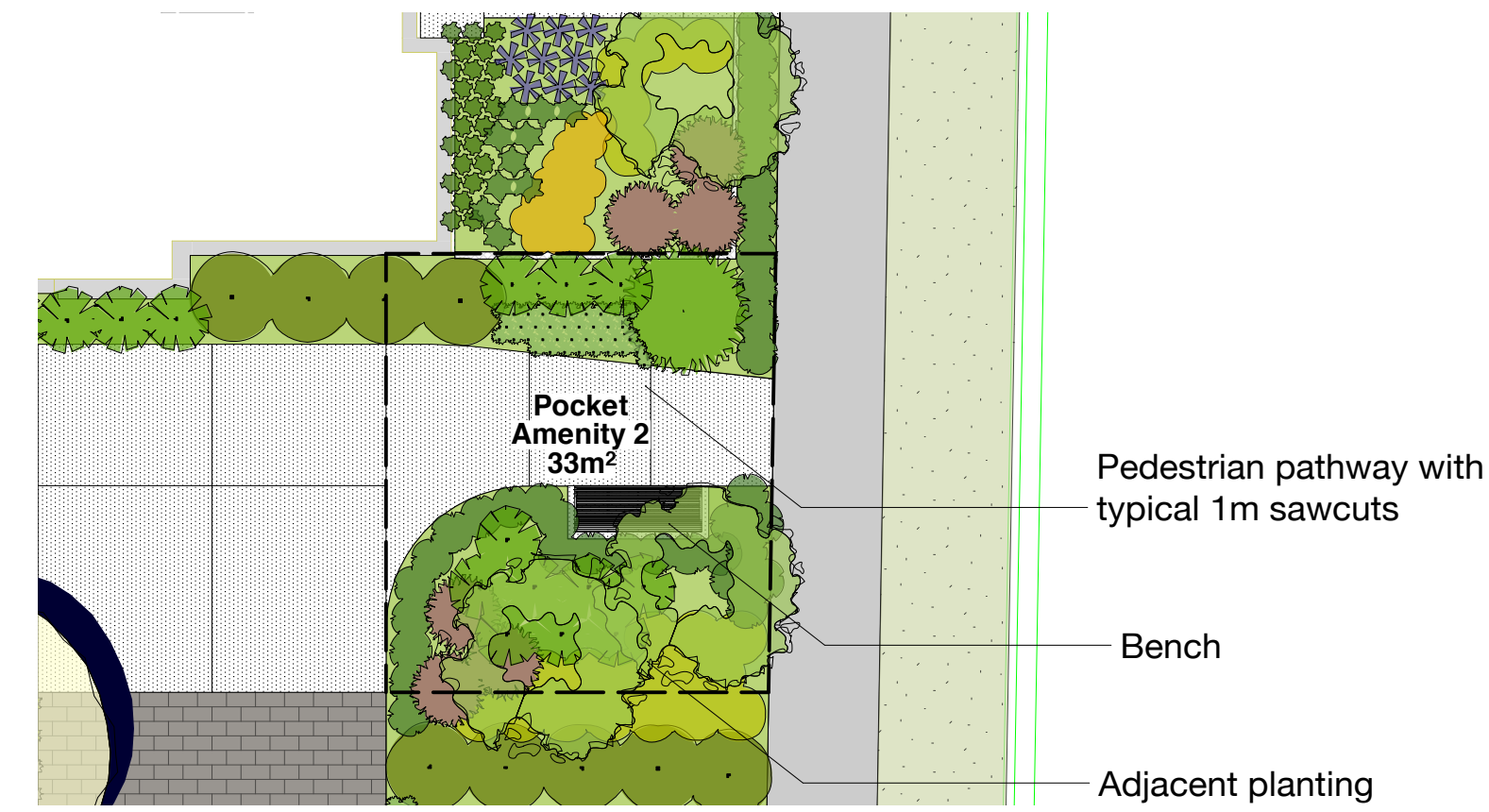
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Lot 17 Section 24
Township 1 Plan 28377
NWD Legal Subdivision 1

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Drawn By MR	Scale 1:250
Reviewed By NT	Drawing No. L1.2
Date 2018.04.20	of 33

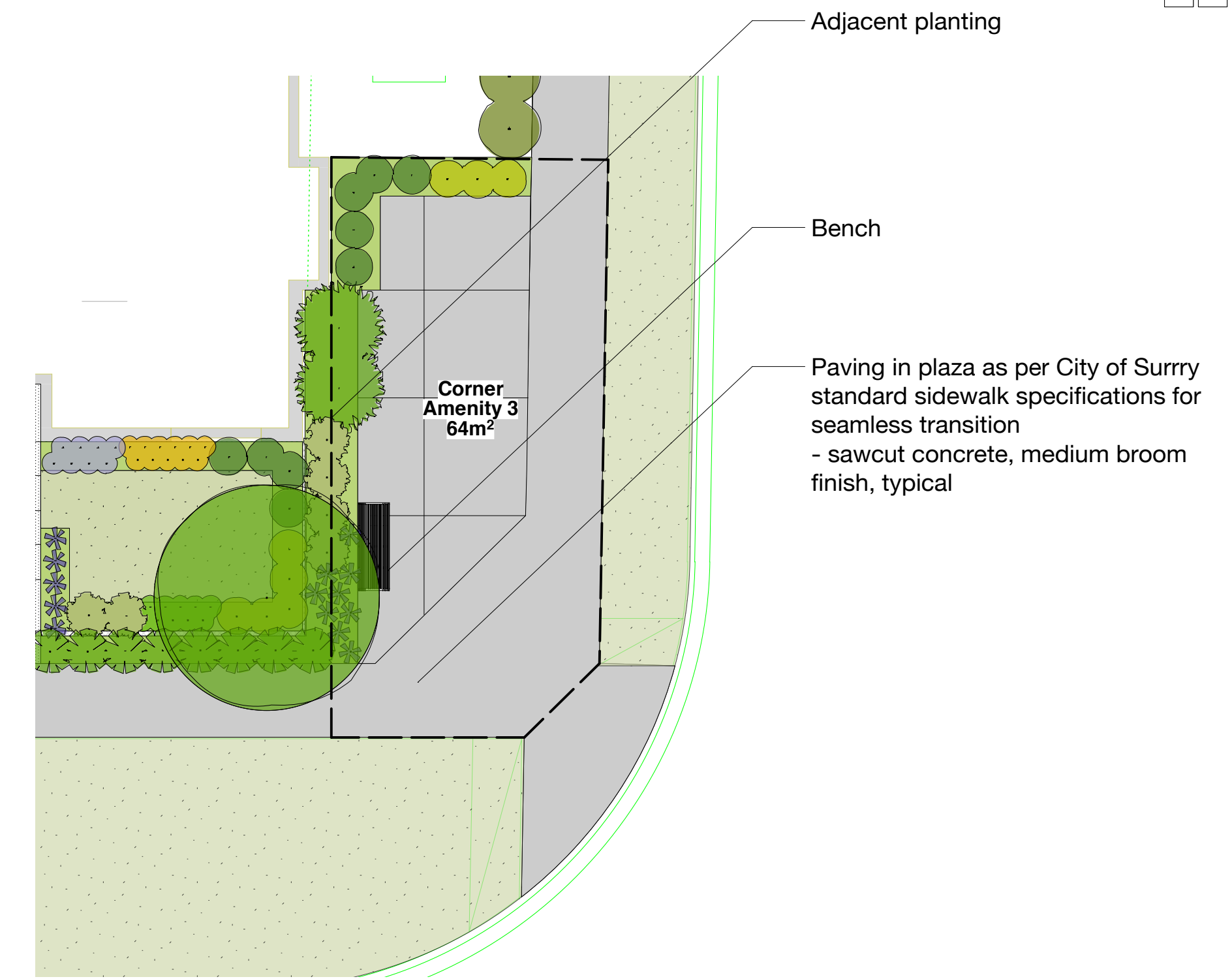
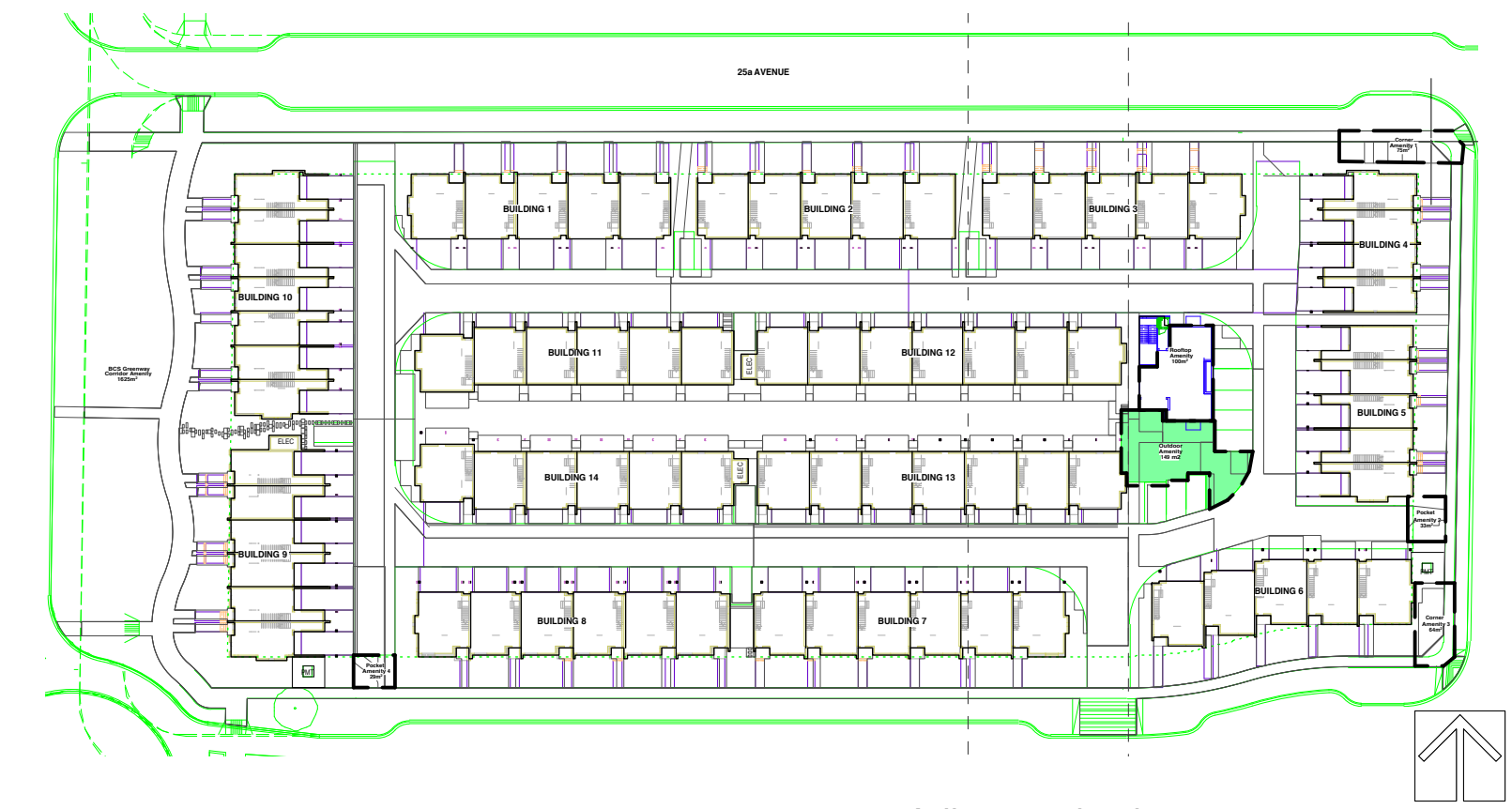
Plot Date:



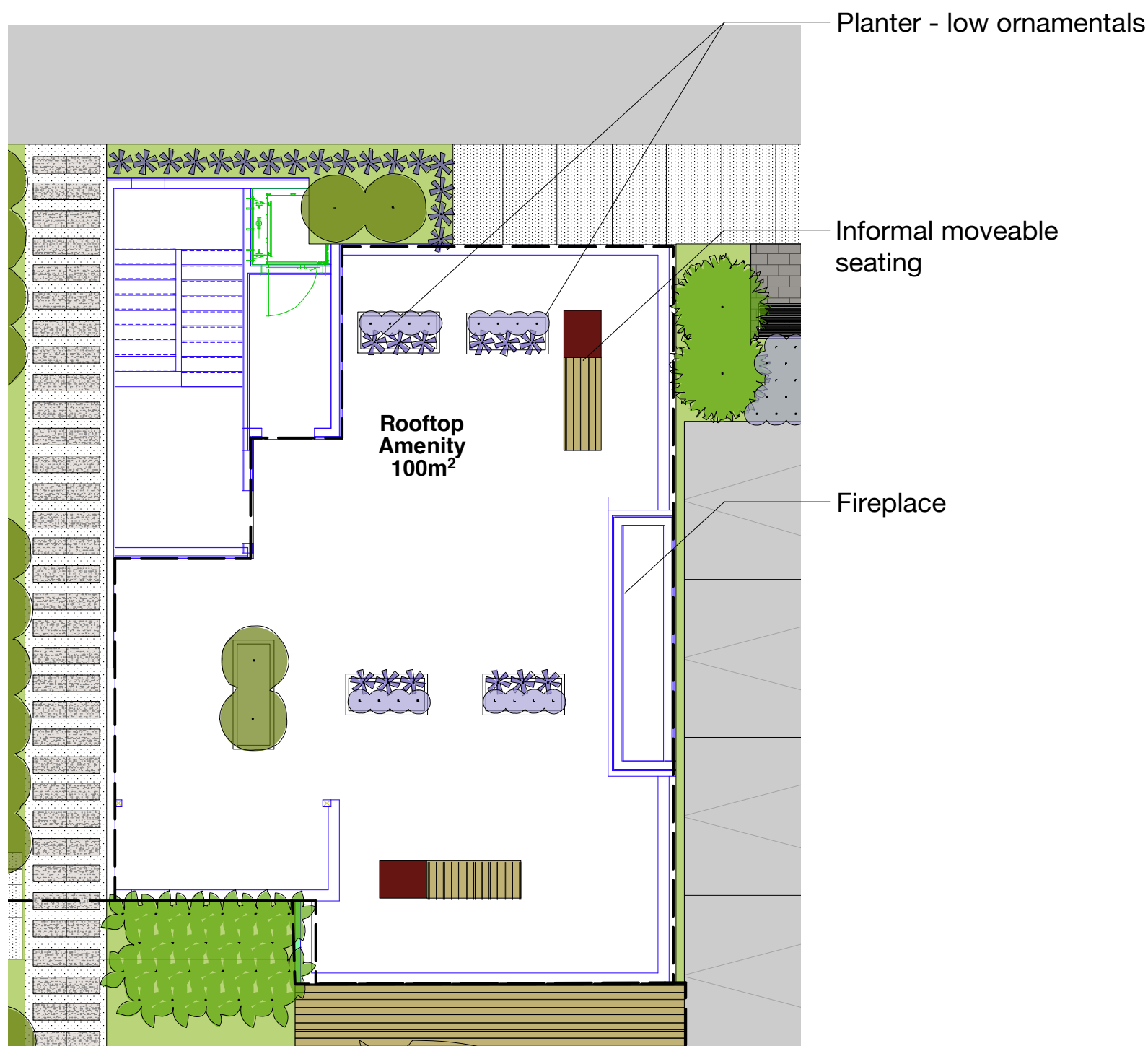
1 Amenity 1 - Corner
Scale: 1:100



2 Amenity 2 - Pocket
Scale: 1:100



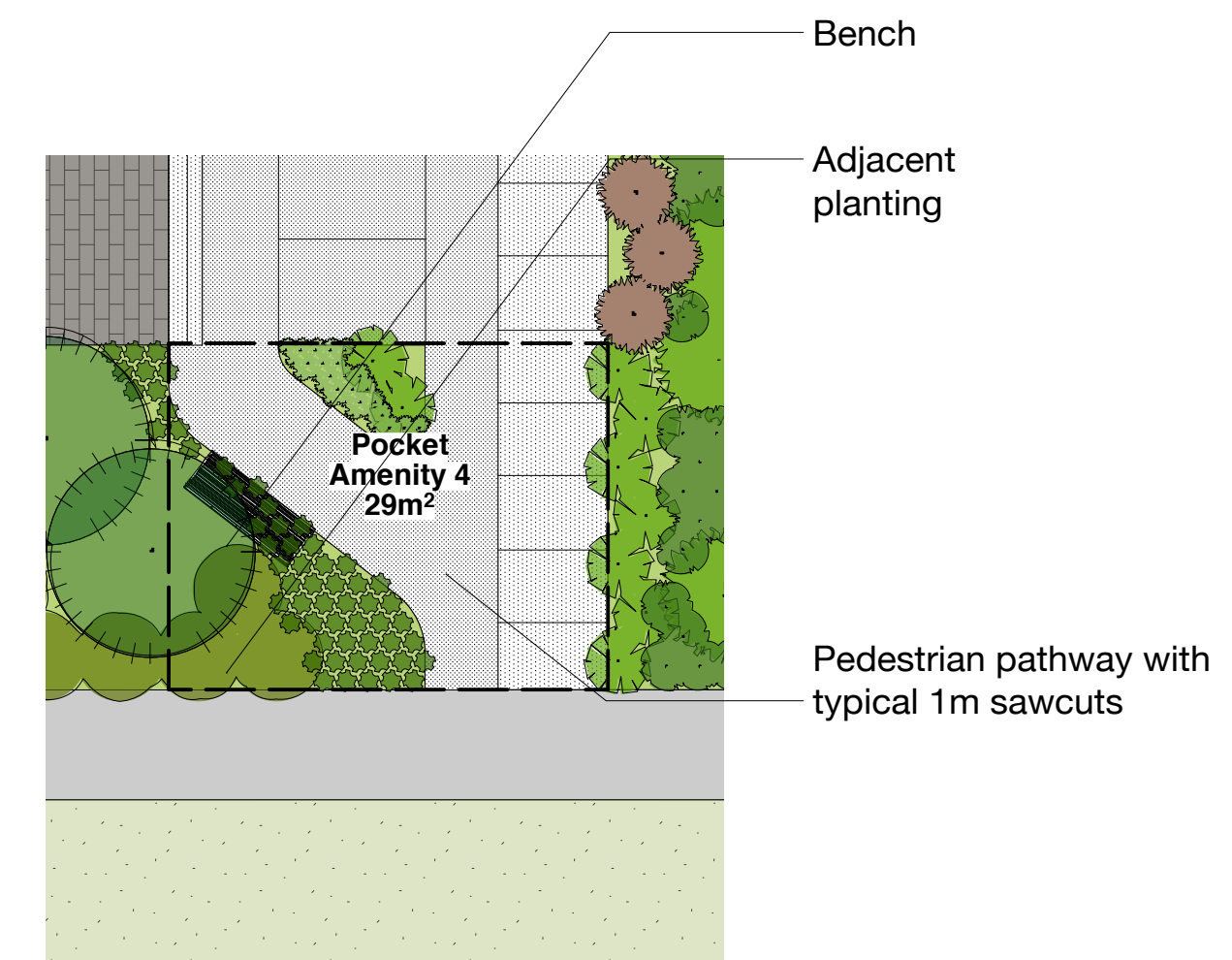
3 Amenity 3 - Corner
Scale: 1:100



4 Amenity 4 - Rooftop Amenity Building
Scale: 1:100



5 Amenity 5 - Outdoor Amenity
Scale: 1:100



6 Amenity 6 - Pocket
Scale: 1:100

Revision

No.	Date	Revision Notes
A	2018.04.20	Issue for DP
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Project

Orchard Park

16650-25A Avenue Surrey, BC

Drawing Title

**Amenity Plan
- Enlargements**

Legal

Lot 17 Section 24
Township 1 Plan 28377
NWD Legal Subdivision 1

Project Manager NT	Project ID 21804
Drawn By MR	Scale 1:100
Reviewed By NT	Drawing No. L1.2.1
Date 2018.04.20	of 33

Plot Date:

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

FROM: Development Engineer, Engineering Department

DATE: Jun 28, 2018 **PROJECT FILE: 7818-0087-00**

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

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- all dedication and statutory right-of-way (SRW) requirements for this proposal were satisfied under the previous application 7816-0301-00;
- The 0.50 m statutory right-of-way (SRW) requirements along road frontage (for inspection chambers and sidewalk maintenance) will need to be amended to accommodate revised access locations of the new proposal.


Works and Services

- construct 25 Avenue to local road standard;
- construct 25A Avenue to local road standard;
- construct 166 Street to interim road standard. Include ultimate 3.0m sidewalk and CIL security for wildlife corridor;
- construct 167 Street to flex road standard;
- construct revised access locations at minimum 7.3 m width;
- construct storm, and water systems to service the proposed development site and fronting roads;
- construct sanitary upsize along development frontage (25A Avenue) if required – alternatively, CIL security for the upsize will also be acceptable. Construction of a service connection, complete with inspection chamber, is required to service the site;
- provide CIL for future construction of roundabout; and
- provide CIL for removal of temporary road within the BCS corridor portion of 166 Street.

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 or Development Variance Permit.


Tommy Buchmann, P.Eng.
Development Engineer

M51

NOTE: Detailed Land Development Engineering Review available on file

Appendix IV



Planning

July 3, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0087 00

SUMMARY

The proposed 80 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	20
Secondary Students:	10

September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	38 K + 256
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

School Enrolment Projections and Planning Update:

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

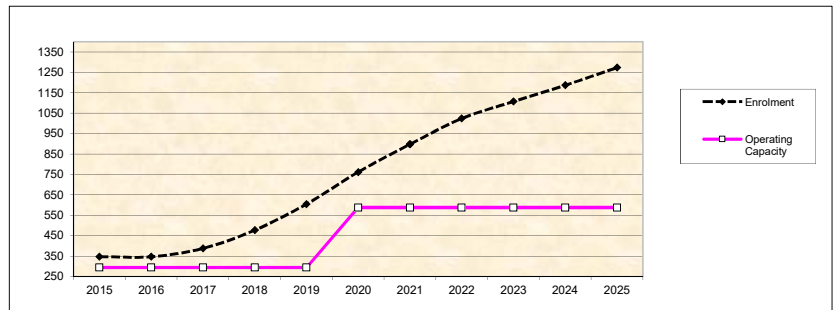
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

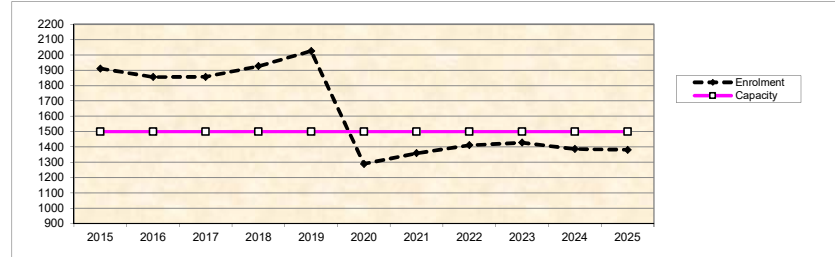
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

Pacific Heights Elementary



Earl Marriott Secondary



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

Appendix V

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: 16550 – 25A Avenue Surrey BC
 Address:
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Qualified Tree Risk Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 44-on-site 7 city	13
Protected Trees to be Removed	13
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5	21
- All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	
Replacement Trees Proposed	112
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	-
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio - X one (1) =	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and submitted by:

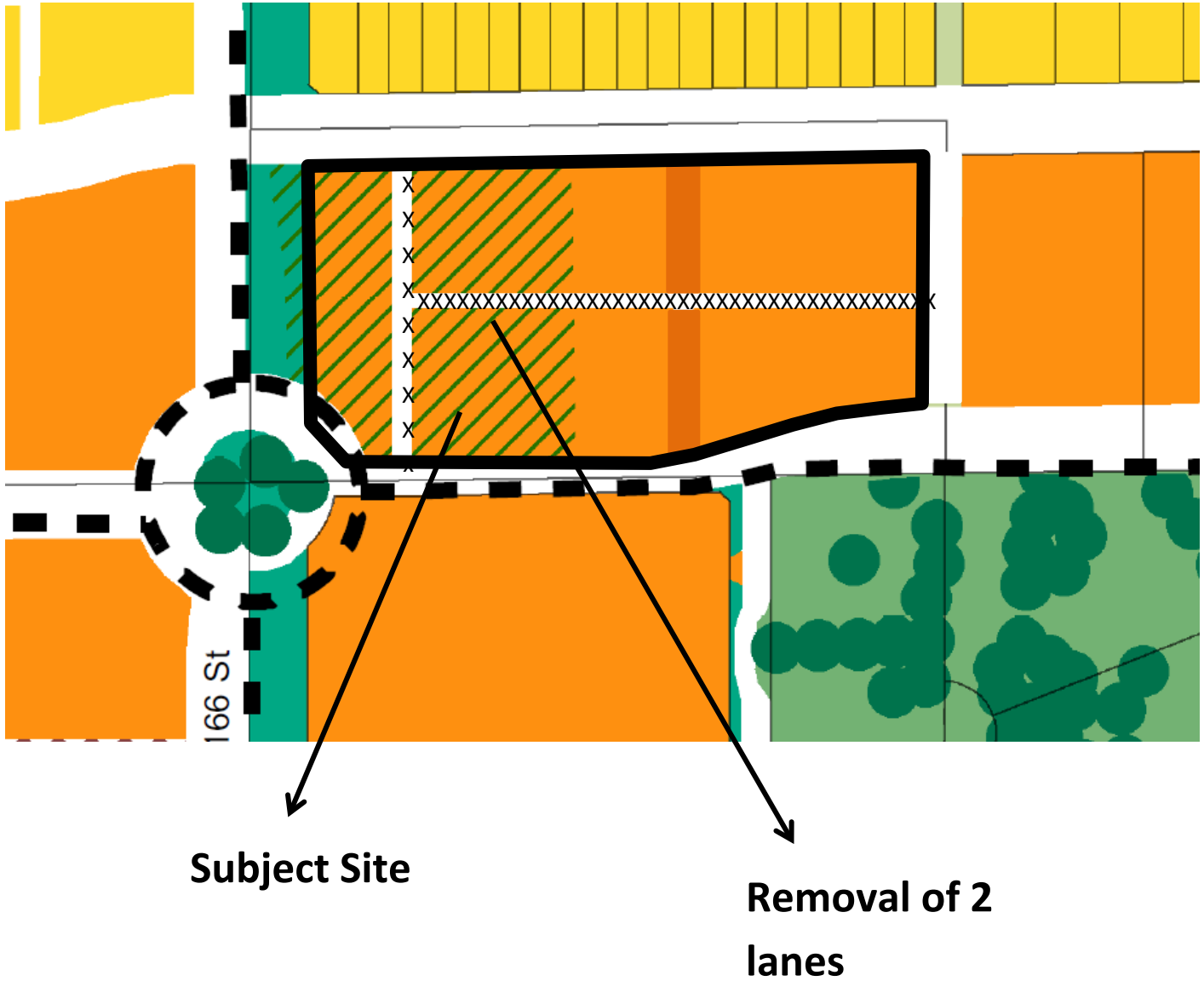


June 8, 2017

Arborist

Date

7918-0087-00 NCP Amendment Map



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0087-00

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: 001-622-625
Lot 17 Section 24 Township 1 New Westminster District Plan 28377
Except Part On Plan EPP78782

16650 - 25A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied to reduce the minimum north, east, south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.9 metres (13 ft.) for a small bump-out articulation on Buildings 4, 6, 9, and 10.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7918-0087-00 (A) and 7918-0087-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
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.

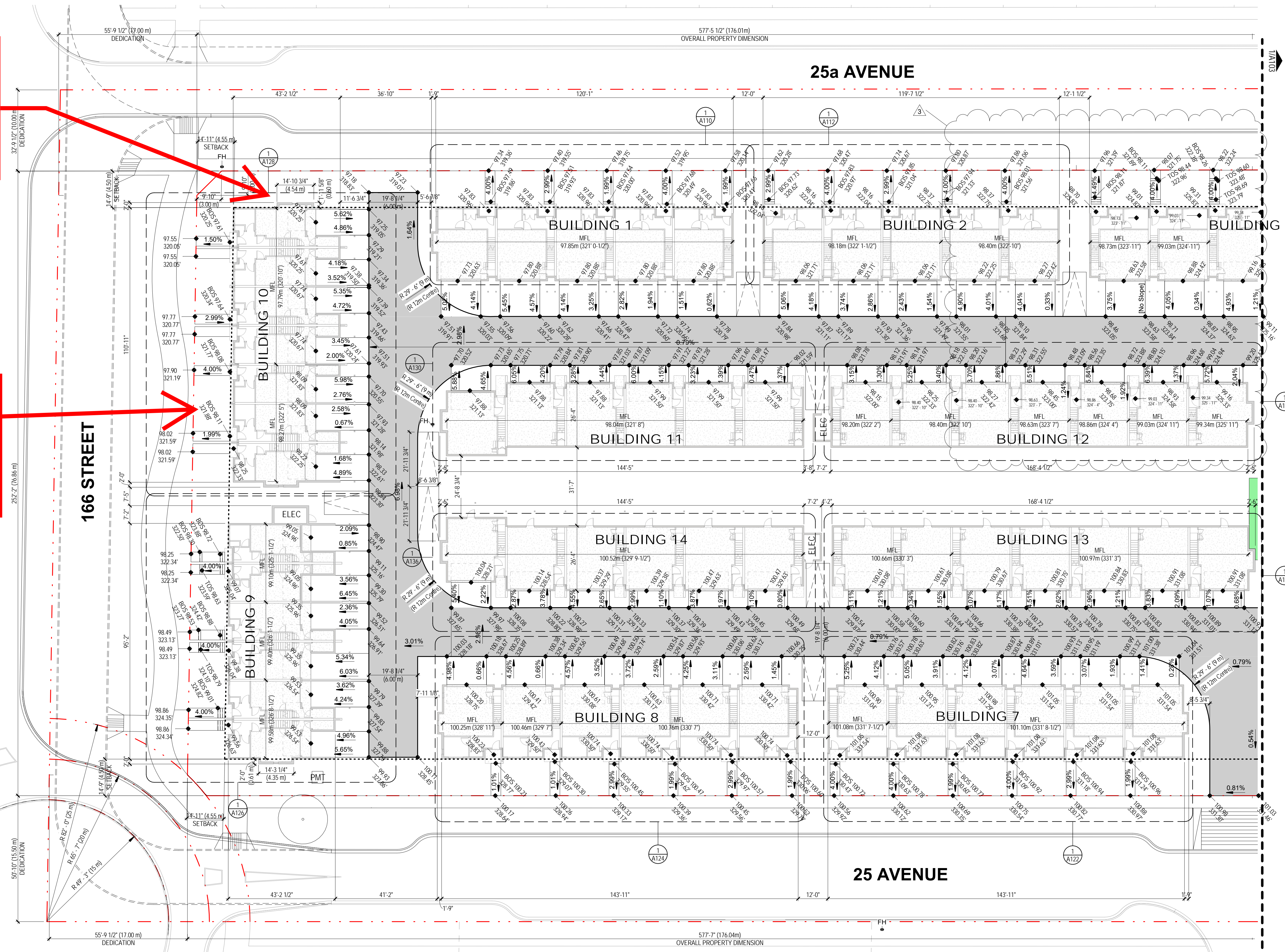
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Setback from 7.5m to 3.9m for "bump out" for Buildings 4, 6, 9, and 10.

Setback from 7.5m to 4.5m along north, south, west, and east property lines.



3	2018/06/18	RESUBMITTED FOR DP
2	2018/04/17	RESUBMITTED FOR DP
1	2018/02/15	DP SUBMISSION
REV	DATE	DESCRIPTION
SCALE:	1" = 20'-0"	DATE: Issue Date DRAWN: CW
PROJECT NUMBER	17081	

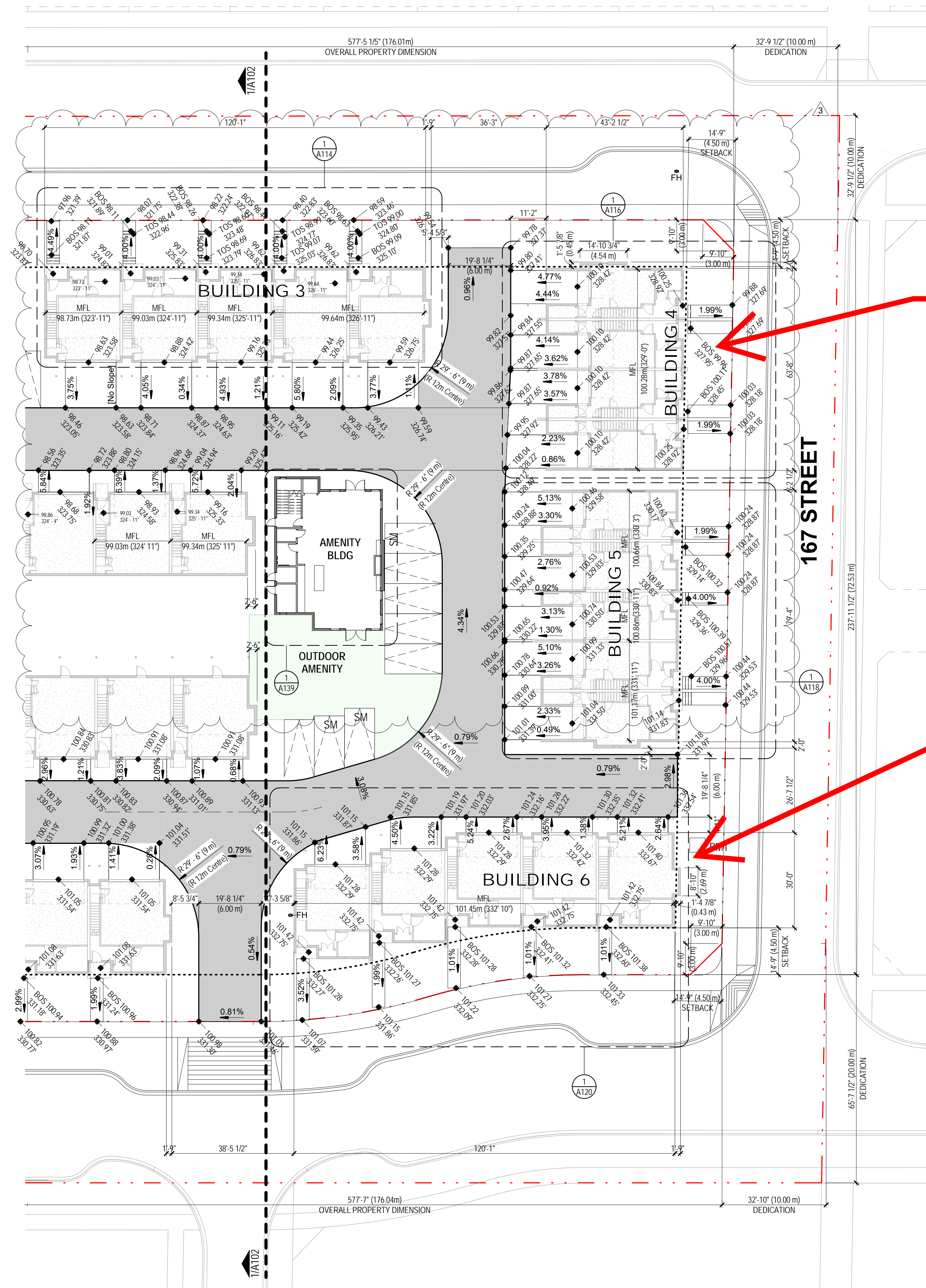
FILE PATH: C:\Users\Adrian\Documents\7918_Orchard Townhomes_Archival.rvt_6/18/2018 5:44:04 PM

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
107 - 1183 COLUMBIA DRIVE, VANCOUVER, V6L 0V6 P: 604 569 3499 F: 604 569 3340

Orchard Park
16650 25A Avenue

Site plan - West

A102



Setback from 7.5m to 4.5m along north, south, west, and east property lines.

Setback from 7.5m to 3.9m for "bump out" for Buildings 4, 6, 9, and 10.

3	2018/06/18	RESUBMITTED FOR DP	
2	2018/04/17	RESUBMITTED FOR DP	
1	2018/02/15	DP SUBMISSION	
REV	DATE	DESCRIPTION	
SCALE:	1" = 20'-0"	DATE: Issue Date	DRAWN: CW
PROJECT NUMBER	17081		

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC
107 - 1183 COLUM DRIVE, VANCOUVER, V6L 0V6 P: 604 689 3489 F: 604 689 1340

Orchard Park
16650 25A Avenue

Site Plan - East

A103