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TO: Mayor & Council

FROM: General Manager, Planning & Development Department

DATE: June 24, 2019

FILE: 7918-0402-00

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RE: Agenda Item B.7, June 24, 2019 Regular Council – Land Use  
Development Application No. 7918-0402-00  
6166, 6174, 6184 128 Street

Development Application No. 7918-0402-00 is on the agenda for June 24, 2019 Regular Council – Land Use Meeting for consideration by Council.

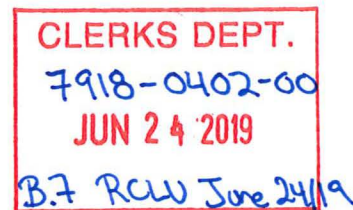
Staff found an error in the planning report on page 8, which identified twenty-nine (29) of 34 units (69%) are proposed to have side-by-side double car garage. The report should state that twenty-nine (29) of 42 units (69%) are proposed to have side-by-side double car garage.

Appendix I of the planning report also incorrectly identifies that tandem parking spaces are not applicable; however, this should note that 13 units (31%) propose tandem parking spaces.

Revised pages are attached to reflect this information correctly.

  
u: Jean Lamontagne  
General Manager  
Planning & Development Department

c.c. - City Manager  
- City Clerk



- A variety of shrubs and grasses are proposed within the front yard of each unit, along 128 Street, and along the east property line within a 3.0 metre (10 ft.) wide landscape buffer.
- Decorative pavers are proposed at the site's entrance, and in visitor parking spaces. A corner plaza area at the northwest corner is proposed, containing sawcut concrete finishing and 2 benches.

#### Access, Pedestrian Circulation & Parking

- The primary access to the site will be via 62 Avenue.
- The three properties to the south of the subject application at 6156, 6144 and 6132 128 Street are under application for 35 townhouse units (Development Application No. 7917-0256-00). This application received Third Reading of the associated Rezoning By-law No. 19693 on November 18, 2018. Transportation Planning Division staff have required that both applications work together to provide a cross-access easement allowing left-turn movements secured through the signal at 62 Avenue and 128 Street. The proposed access for the subject properties will be from 62 Avenue, while access to 128 Street will be provided through the adjacent project to the south, which will offer better traffic circulation for both sites in the ultimate condition.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 84 resident parking spaces and 8 visitor parking spaces, which meets the Zoning By-law requirement of 92 spaces for resident and visitor parking. Twenty-nine (29) of the 42 units (69%) are proposed to have side-by-side double-car garages, with 13 units (31%) proposed to contain a tandem parking arrangement.

#### Amenity Space

- The Zoning By-law requires that 126 square metres (1,356 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the provisions of the Zoning By-law which requires 3 square metres (32 sq. ft.) of amenity space be provided per dwelling unit.
- The applicant is proposing to provide 176 square metres (1,902 sq. ft.) of outdoor amenity space centrally located in the interior of the site. Additional outdoor amenity is provided within the tree protection zones; however, this area is not calculated in the outdoor amenity area calculation. The entire outdoor amenity area consists of a treed area, picnic table, benches, bike rack, garden pots, play structure, shrubs, trees, grasses, and groundcover.
- The applicant is proposing to provide 127 square metres (1,367 sq. ft.) of indoor amenity space, adjacent to the outdoor amenity area, in the form of a 2-storey building containing a lounge (containing a pool table, shuffleboard and seating areas) and a washroom.

Development Data Sheet cont'd

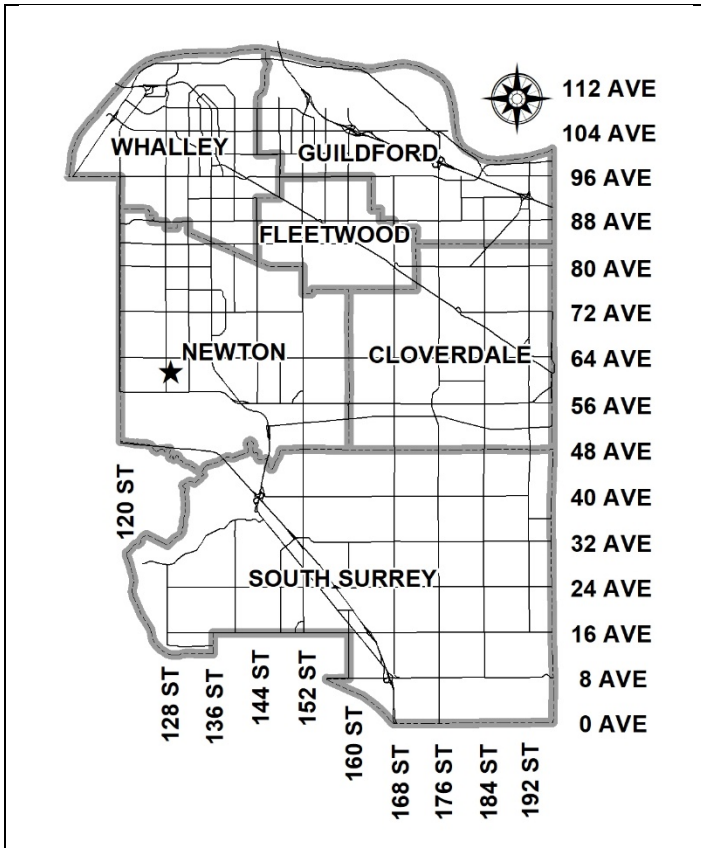
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 units per ha / 30 units per acre	67 units per ha/ 27 units per ac
# of units/ha /# units/acre (net)		69 units per ha/ 27.8 units per ac
FAR (gross)	0.9	0.86
FAR (net)		0.87
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	127	122
Outdoor	127	304
<b>Residential Bachelor + 1 Bedroom</b>		
2-Bed	2	2
3-Bed	82	82
Residential Visitors	8	8
<b>Total Number of Parking Spaces</b>		
	92	92
<b>Tandem Parking Spaces: Number / % of Total Number of Units</b>		
	<u>21 units / 50%</u>	<u>13 units / 31%</u>

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0402-00

Planning Report Date: June 24, 2019



**PROPOSAL:**

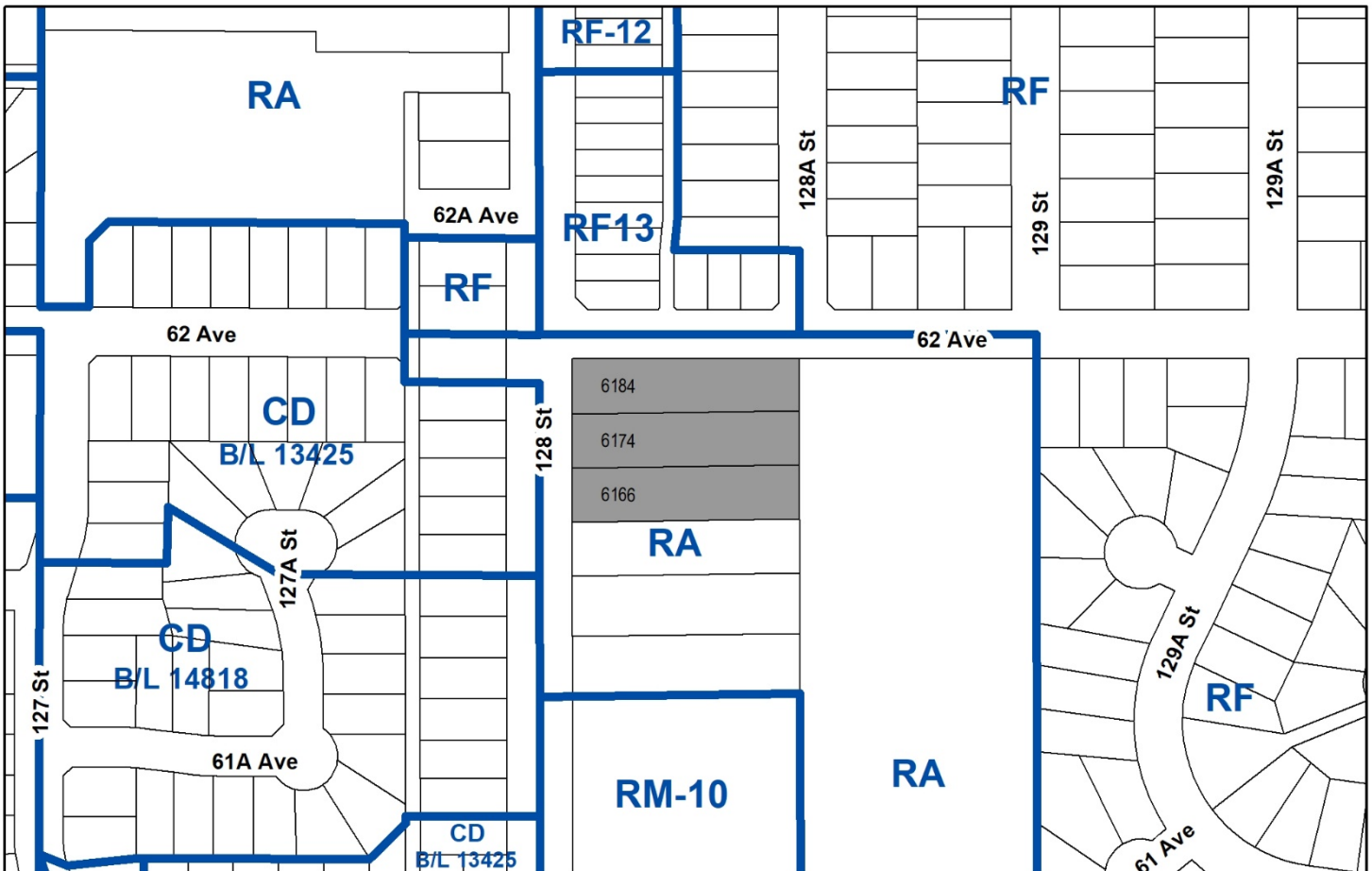
- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 42 townhouse units.

**LOCATION:** 6166 - 128 Street  
 6174 - 128 Street  
 6184 - 128 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for an OCP Amendment and 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 amendment to the Official Community Plan (OCP) to re-designate the site from "Urban" to "Multiple Residential".
- The applicant is proposing a Development Variance Permit for reduced setbacks.

### RATIONALE OF RECOMMENDATION

- The proposed OCP amendment from "Urban" to "Multiple Residential" will accommodate the proposed 42-unit townhouse development with a proposed net density of 69 units per hectare (28 units per acre).
- The proposed townhouse use is appropriate in this context, given its location along 128 Street (arterial road) which is well served by transit and is complementary to the existing and proposed townhouses to the south. Similarly, the location adjacent to Panorama Park Elementary School is appropriate as it will allow for the utilization of existing infrastructure.
- The proposed setbacks and variances achieve a more urban and pedestrian-oriented streetscape.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7918-0402-00 from Urban to Multiple Residential (Appendix VI) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0402-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7918-0402-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to porch and 5.0 metres (16 ft.) to face of building for Buildings 6 and 7;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to porch and 4.0 metres (13 ft.) to face of building for Buildings 1, 7 and 8;
  - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the bay window and 5.0 metres (16 ft.) to face of building for Building 1 and 7.3 metres (24 ft.) to porch for Building 2; and
  - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) to bay window and 4.3 metres (14 ft.) to face of building for Building 6, and 2.3 metres (7.5 ft.) to electrical closet and 3.2 metres (10 ft.) to face of building for Building 5, and 3.4 metres (11 ft.) to electrical closet and 4.4 metres (14 ft.) to face of building for Building 3.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout (consolidation) to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (k) 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.
- (l) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a cross access easement between the subject site and the proposed development lands to the south at 6132, 6144, and 6156 - 128 Street to facilitate improved access movements for both future townhouse projects; and
- (n) provision of a community benefit to satisfy the Official Community Plan Amendment Policy for OCP Amendment Applications.

### 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:**

21 Elementary students at Panorama Park Elementary School  
11 Secondary students at Panorama Ridge 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 Spring 2022.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has proposed an amenity contribution in the amount of \$56,182.98, representing \$1,337.69 per unit, which has been accepted.

Surrey Fire Department: No concerns.

#### SITE CHARACTERISTICS

Existing Land Use: Single family residential dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (across 62 Avenue):	Single Family Residential.	Urban	RF-13
East:	Panorama Park Elementary School.	Urban	RA
South:	Single Family Residential (Townhouses proposed under Development Application No. 7917-0256-00, currently at Third Reading.)	Urban	RA
West (Across 128 Street):	Single Family Residential.	Urban	CD (By-law No. 13425) and RA

#### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) amendment from Urban to Multiple Residential in order to permit the proposed 42-unit townhouse development with a proposed net density of 69 units per hectare (28 units per acre).



- The proposed townhouse use is appropriate in this context, given its location along 128 Street (arterial road) which is well served by transit and is complementary to the existing and proposed townhouse uses to the south. Similarly, the location adjacent to Panorama Park Elementary School is appropriate as it will allow for the utilization of existing infrastructure.
- On November 19, 2018, Council granted Third Reading to a proposed RM-30 townhouse project on the adjacent lands to the immediate south (Application No. 7917-0256-00).
- The proposed development will also provide a greater range of housing diversity and provide much-needed, smaller, more affordable, ground-oriented housing.
- In connection with the proposed OCP amendment, the applicant has committed to providing a community benefit to the City on a per unit basis. Specifically, the applicant has agreed to provide a community benefit contribution for the proposed 42 townhouse apartment units in the amount of \$1,200 per unit, for a total of \$50,400, prior to Final Adoption. The same per unit contribution is being provided by the applicant of the adjacent townhouse proposal under Development Application No. 7917-0256-00.

#### DEVELOPMENT CONSIDERATIONS

- The subject 1.54 acre (0.62-hectare) site is designated Urban in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone" (RA). The property is located on the east side of 128 Street and south of 62 Avenue.
- The applicant is proposing to redesignate the site from Urban to Multiple Family in the Official Community Plan (OCP), to rezone the site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) and a Development Permit to allow the development of a 42-unit townhouse development.
- A Development Variance Permit is also proposed in order to reduce the minimum setback requirements under the RM-30 Zone.
- The proposal has a net floor area ratio (FAR) of 0.87 and a unit density of 69 units per hectare (28 units per acre) which is less than the maximum 1.00 FAR and 75 units per hectare (30 upa) that is permitted under the RM-30 Zone.

#### Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### Public Art Policy

- The applicant will be required to provide public art, or register a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant must resolve this requirement prior to consideration of Final Adoption.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

### DESIGN PROPOSAL AND REVIEW

- The proposed development consists of 8 buildings containing 42 dwelling units and an indoor amenity building. The number of units within the individual buildings range from 2 to 9 units. The proposed units range in size from 120 square metres (1,291 sq.ft.) to 170 square metres (1,827 sq.ft.) and all units have 3 bedrooms, except for one 2-bedroom unit.
- Each townhouse unit has a distinct entry and a unique visual identity. This is achieved through the variation of exterior finishes and colours used for each unit.
- The proposed exterior materials and colours include hardi-panel and hardi-board board siding (variety of shades of taupe and grey), hardi-shingles (various shades of grey) red and blue front entry doors, vinyl windows (white) and gable roofs with dormers. Black asphalt shingles are proposed for the roof.
- As a response to the single family dwellings on the west side 128 Street, the bulk and massing of the third-storey has been significantly reduced for the townhouse units along 128 Street so that the units depict a two-storey massing. To achieve this, the units have been revised to show more variations within the roof planes to further break down the massing and provide more delineation between the units. The use of colour and variation of material across the units has also been varied to further break down the overall length of the four- and five-unit long buildings.

### Landscaping

- The proposed landscaping includes a mix of trees, shrubs and ground cover and is enhanced through the retention of a number of trees in the interior of the site and in the southeast corner of the site. Eighty (80) trees are proposed to be planted on the site, including a mix of Maple, Redbug, Katsura, Pine Cherry, and Snowbell.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.

- A variety of shrubs and grasses are proposed within the front yard of each unit, along 128 Street, and along the east property line within a 3.0 metre (10 ft.) wide landscape buffer.
- Decorative pavers are proposed at the site's entrance, and in visitor parking spaces. A corner plaza area at the northwest corner is proposed, containing sawcut concrete finishing and 2 benches.

#### Access, Pedestrian Circulation & Parking

- The primary access to the site will be via 62 Avenue.
- The three properties to the south of the subject application at 6156, 6144 and 6132 128 Street are under application for 35 townhouse units (Development Application No. 7917-0256-00). This application received Third Reading of the associated Rezoning By-law No. 19693 on November 18, 2018. Transportation Planning Division staff have required that both applications work together to provide a cross-access easement allowing left-turn movements secured through the signal at 62 Avenue and 128 Street. The proposed access for the subject properties will be from 62 Avenue, while access to 128 Street will be provided through the adjacent project to the south, which will offer better traffic circulation for both sites in the ultimate condition.
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#### Amenity Space

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- The applicant is proposing to provide 176 square metres (1,902 sq. ft.) of outdoor amenity space centrally located in the interior of the site. Additional outdoor amenity is provided within the tree protection zones; however, this area is not calculated in the outdoor amenity area calculation. The entire outdoor amenity area consists of a treed area, picnic table, benches, bike rack, garden pots, play structure, shrubs, trees, grasses, and groundcover.
- The applicant is proposing to provide 127 square metres (1,367 sq. ft.) of indoor amenity space, adjacent to the outdoor amenity area, in the form of a 2-storey building containing a lounge (containing a pool table, shuffleboard and seating areas) and a washroom.

Noise Mitigation

- In accordance with the provisions identified in the Official Community Plan (OCP), the applicant will be required to have an acoustical engineer determine appropriate sound mitigation measures to address the traffic noise from 128 Street. The recommendations will be reflected on the final Development Permit drawings for this application. Similarly, a Restrictive Covenant will be required to ensure the implementation of the noise mitigation measures.

TREES

- Meredith Mitchell, ISA Certified Arborist of M2 Landscape Architecture 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	1	1	0
Cottonwood	7	7	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Fruiting Cherry	1	1	0
Red Maple	4	0	4
English Holly	1	1	0
Scarlet Oak	4	0	4
English Oak	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	6	5	1
Douglas Fir	13	4	9
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>31</b>	<b>13</b>	<b>18</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>80</b>	
<b>Total Retained and Replacement Trees</b>		<b>98</b>	
<b>Contribution to the Green City Fund</b>		<b>Not Applicable</b>	

- The Arborist Assessment states that there are a total of 31 protected trees on the site, excluding Alder and Cottonwood trees. 8 existing trees, approximately 21 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 18 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 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 34 replacement trees on the site. A total of 80 replacement trees can be accommodated on the site, which exceeds the number of replacement trees required.
- In summary, a total of 98 trees are proposed to be retained or replaced on the site, with no required contribution to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 28, 2019. 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>• The proposed development is located on 128 Street across the street from the West Newton South NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>• The project will diversify the housing stock and provide additional options for future home buyers in this area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant is proposing to provide absorbent soil more than 0.30 metres in depth.</li> <li>• Eighty (80) replacement trees will be planted in addition to a variety of shrubs and plants.</li> <li>• Eighteen (18) large trees will be retained on the subject site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The street-fronting units are connected via pathways to the adjacent sidewalks.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Reduced setbacks and unit orientation to the street encourage casual surveillance of the public realm. Shrub planting and fencing are kept low to increase visibility to the street.</li> <li>• Indoor and outdoor amenity areas are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• Energy Star products are proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Development Proposal Sign was installed and pre-notification letters were sent.</li> </ul>

### ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The architectural and landscaping drawings were reviewed by staff, including the Urban Design Planner, and found to be generally acceptable.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 29, 2019 to area residents within 100 metres (328 ft.) of the site and a development proposal sign was installed on the property on June 10, 2019. To date, staff have received no correspondence from the area residents in response to the proposal.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to porch and 5.0 metres (16 ft.) to face of building for Buildings 6 and 7;
- (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to porch and 4.0 metres (13 ft.) to face of building for Buildings 1, 7 and 8;
- (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the bay window and 5.0 metres (16 ft.) to face of building for Building 1 and 7.3 metres (24 ft.) to porch for Building 2; and
- (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) to bay window and 4.3 metres (14 ft.) to face of building for Building 6, and 2.3 metres (7.5 ft.) to electrical closet and 3.2 metres (10 ft.) to face of building for Building 5, and 3.4 metres (11 ft.) to electrical closet and 4.4 metres (14 ft.) to face of building for Building 3.

Applicant's Reasons:

- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.

Staff Comments:

- A reduced front yard setback for street-fronting units located along 128 Street and 62 Avenue will help the development engage the public realm by bringing the buildings closer to the sidewalk. A reduced setback will also encourage neighbourhood interaction and neighbourhood surveillance through 'eyes on the street'.

- The proposed reductions in the east and south setbacks are minimal and are not expected to have a significant impact on the neighbouring properties and have been developed with similar setbacks and building forms with the application to the south.
- A 3.0 metre (10 ft.) wide green and landscaped buffer along the east property line will separate the townhouse units from the adjacent school site. This is further supported through the retention of mature trees at the south property line.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7918-0402-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,234
Road Widening area		107
Undevelopable area		
Net Total		6,127
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45	38
Paved & Hard Surfaced Areas		22
Total Site Coverage		60
SETBACKS ( in metres)		
South	7.5	4.5 & 3.0
North	7.5	4.0
East	7.5	5.0 (Building 1)
West	7.5	5.0
BUILDING HEIGHT (in metres/storeys)		
Principal	13	11.3 metre / 3 storeys
Accessory	11	7.5
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom		1
Three Bedroom +		41
Total		42

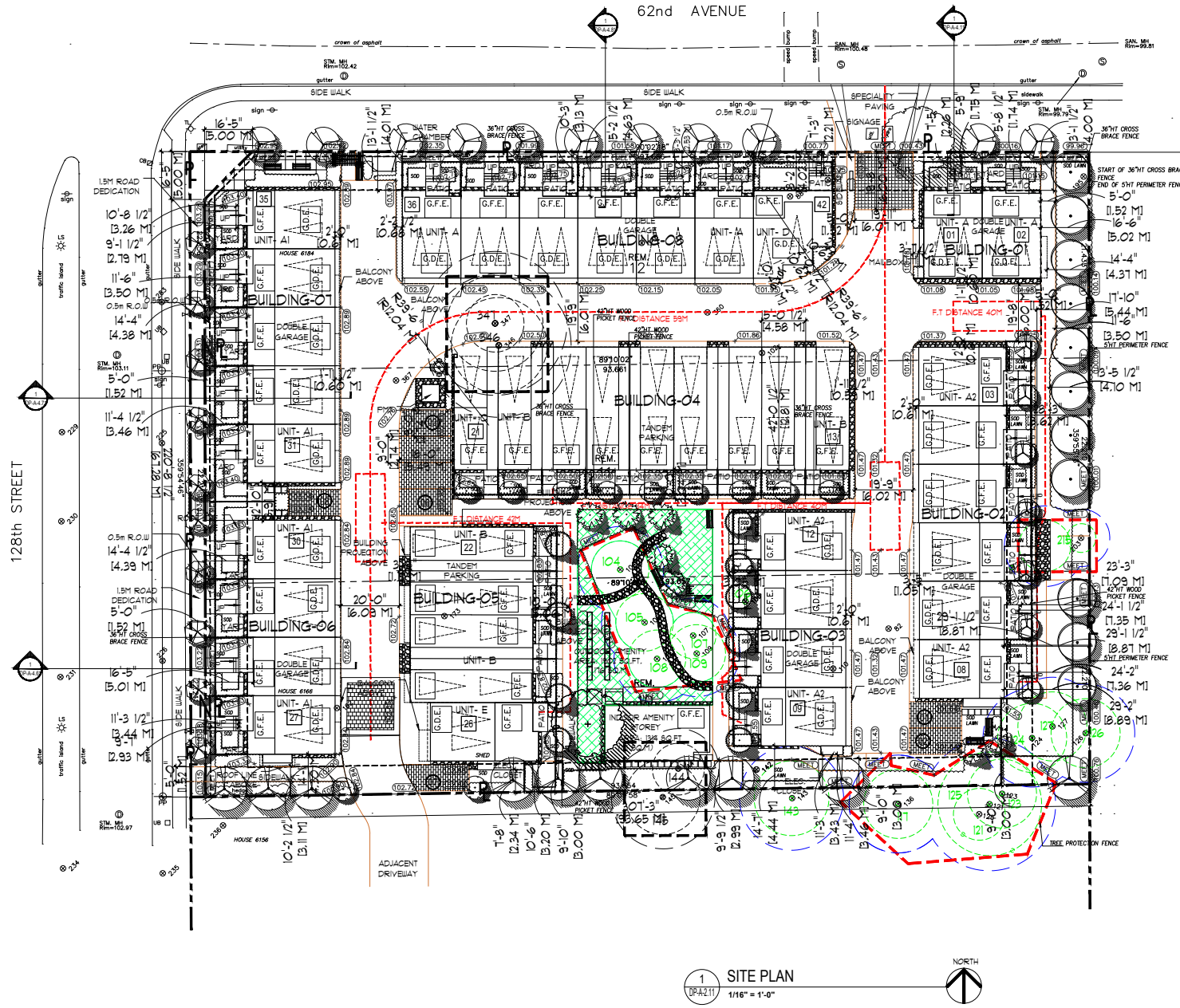
\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.



**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 units per ha / 30 units per acre	67 units per ha/ 27 units per ac
# of units/ha /# units/acre (net)		69 units per ha/ 27.8 units per ac
FAR (gross)	0.9	0.86
FAR (net)		0.87
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	127	122
Outdoor	127	304
<b>Residential Bachelor + 1 Bedroom</b>		
2-Bed	2	2
3-Bed	82	82
Residential Visitors	8	8
<b>Total Number of Parking Spaces</b>		
	92	92
<b>Tandem Parking Spaces: Number / % of Total Number of Units</b>		
	Not applicable	Not applicable

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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1 SITE PLAN  
DP-A-2.11 1/16" = 1'-0"



OF DOUGLAS R. JOHNSON ARCHITECT 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	04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
2	08 SEP 2018	ISSUED FOR PERMITS
3	08 SEP 2018	ISSUED FOR PERMITS

PROJECT: **6184-TOWNHOUSES**  
6184-128 STREET, SURREY, BRITISH COLUMBIA

SHEET DESCRIPTION: **SITE PLAN**

OWNER:

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

SCALE: 1/16" = 1'-0"	PROJECT NO.:
DATE: 08 AUG 2018	---
DRAWN: RJS	SHEET: DP-A-2.11
REVISIONS: 3	



1 COLORED SOUTH ELEVATION  
DP-A-6.11 1/8" = 1'-0"



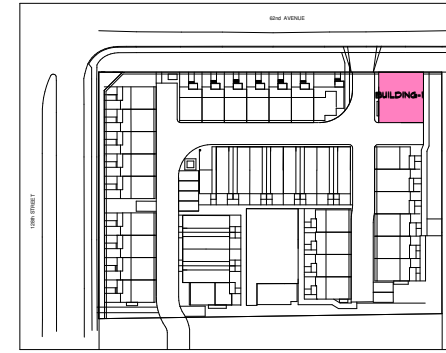
2 COLORED NORTH ELEVATION (62nd AVE.)  
DP-A-6.11 1/8" = 1'-0"



3 COLORED EAST ELEVATION  
DP-A-6.11 1/8" = 1'-0"



4 COLORED WEST ELEVATION  
DP-A-6.11 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
FLASHER	DARK GREY	
ROOF	DARK GREY	
GUARD/RAILING	BLACK	
FASCIA/TRIM	LIGHT GREY	
8" HARDI SIDING	MEDIUM GREY	
8" HARDI SIDING	LIGHT GREY	
HARDI PANEL	MEDIUM GREY	
HARDI PANEL	LIGHT GREY	
HARDI WALL SHINGLES	MEDIUM GREY	
HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
ENTRY DOORS	SW-1899 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
2	15 FEB 2019	ISSUED FOR PERMITS
3		

PROJECT:  
**6184 TOWNHOUSES**  
6184 128 STREET ROAD, SURREY, BC.  
SHEET DESCRIPTION:  
**BUILDING 1 UNIT A - COLOURED ELEVATIONS**

OWNER:  
**DOUGLAS R. JOHNSON ARCHITECT LTD.**  
\*374-801 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-5381  
FAX: (604) 998-0211  
DR: @DRH@shaw.ca

SCALE:	PROJECT NO.:
As indicated	
DATE: 04 OCT 2018	
DRAWN:	SHEET:
REVISIONS:	DP-A-6.11
3	



1 COLORED WEST ELEVATION



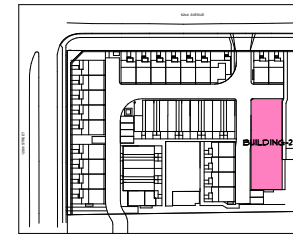
2 COLORED EAST ELEVATION



3 COLORED SOUTH ELEVATION  
DP-A-6.21  
1/8" = 1'-0"



4 COLORED NORTH ELEVATION  
DP-A-6.21  
1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(AS) ROOF	DARK GREY	
(GR) GUARD/RAILING	BLACK	
(FA) FASCIA/TRIM	LIGHT GREY	
(G1) 8" HARDI SIDING	MEDIUM GREY	
(G2) 8" HARDI SIDING	LIGHT GREY	
(HP1) HARDI PANEL	MEDIUM GREY	
(HP2) HARDI PANEL	LIGHT GREY	
(WS1) HARDI WALL SHINGLES	MEDIUM GREY	
(WS2) HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
ENTRY DOORS	SW-1598 (RED BRICK COLOR)	
	SW-6551 (NAVY BLUE)	
(RD) ROLL-UP DOOR	DARK GREY	

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MARK	DATE	DESCRIPTION
1	04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
2	15 APR 2019	ISSUED FOR PERMITS
3		ISSUED FOR PERMITS

PROJECT: **6184 TOWNHOUSES**  
6184 128 STREET ROAD, SURREY, BC.  
SHEET DESCRIPTION: **BUILDING 2 UNIT A2- COLOURED ELEVATIONS**

**DOUGLAS JOHNSON ARCHITECT LTD.**  
\*374-801 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P8  
PH: (604) 998-5381  
FAX: (604) 998-0211  
D: DOU@DJAU.CA

SCALE: As indicated PROJECT NO: \_\_\_\_\_  
DATE: 04 OCT 2018  
DRAWN: \_\_\_\_\_ SHEET: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_  
3 DP-A-6.21



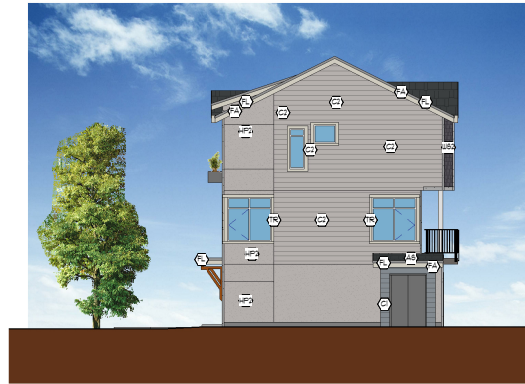
1 COLORED EAST ELEVATION



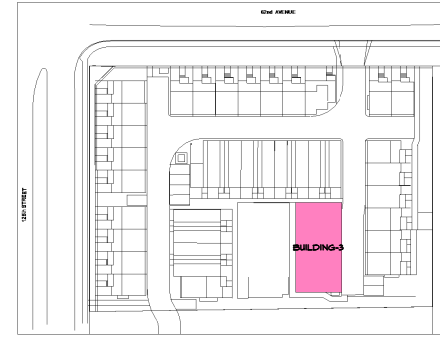
2 COLORED WEST ELEVATION



3 COLORED NORTH ELEVATION



4 COLORED SOUTH ELEVATION



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
FL	FLASHING	DARK GREY
RS	ROOF	DARK GREY
GR	GUARD/RAILING	BLACK
FA/TR	FASCIA/TRIM	LIGHT GREY
CS	8" HARDI SIDING	MEDIUM GREY
CD	8" HARDI SIDING	LIGHT GREY
HP	HARDI PANEL	MEDIUM GREY
HP	HARDI PANEL	LIGHT GREY
WS	HARDI WALL SHINGLES	MEDIUM GREY
WS	HARDI WALL SHINGLES	DARK GREY
	WINDOWS	WHITE
	ENTRY DOORS	SU-1599 (RED BRICK COLOR)
		SU-6551 (NAVY BLUE)
RD	ROLL-UP DOOR	DARK GREY

NOTE : SU- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
2	15 FEB 2019	ISSUED FOR PERMITS
3		

PROJECT: **6184 TOWNHOUSES**  
6184 128 STREET ROAD, SURREY, B.C.  
SHEET DESCRIPTION: **BUILDING-3 UNIT A2- COLOURED ELEVATIONS**

**DOUGLAS JOHNSON ARCHITECT LTD.**  
\*314-801 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-5381  
FAX: (604) 998-0211  
D: D@DOUJAS.COM

SCALE:	PROJECT NO.:
DATE:	
DRAWN:	SHEET:
REVISIONS:	DP-A-6.31
3	



1 COLORED SOUTH ELEVATION  
DP-A-6.41 1/8" = 1'-0"



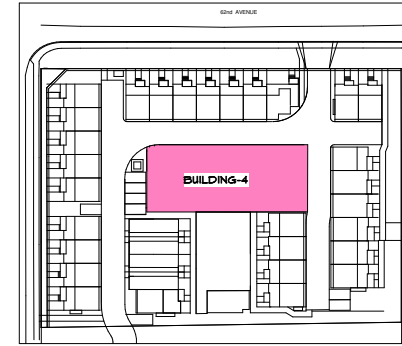
2 COLORED NORTH ELEVATION  
DP-A-6.41 1/8" = 1'-0"



3 COLORED WEST ELEVATION  
DP-A-6.41 1/8" = 1'-0"



4 COLORED EAST ELEVATION  
DP-A-6.41 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
FL FLASHING	DARK GREY	
RS ROOF	DARK GREY	
GR GUARD/RAILING	BLACK	
FA FASCIA/TRIM	LIGHT GREY	
H1 8" HARD SIDING	MEDIUM GREY	
H2 8" HARD SIDING	LIGHT GREY	
HP1 HARDI PANEL	MEDIUM GREY	
HP2 HARDI PANEL	LIGHT GREY	
WS1 HARDI WALL SHINGLES	MEDIUM GREY	
WS2 HARDI WALL SHINGLES	DARK GREY	
W WINDOWS	WHITE	
ED ENTRY DOORS	SW-1593 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
RD ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS

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DATE	DESCRIPTION
04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
15 MAR 2019	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS

PROJECT  
**6184-TOWNHOUSES**  
6184-128 STREET, SURREY, BRITISH COLUMBIA  
SHEET  
**BUILDING-4-UNIT EXT. COLOURED ELEVATIONS**

OWNER

**DOUGLAS JOHNSON ARCHITECT**  
\*314-801 WEST  
NORTH VANCOUVER, BC  
PH: (604) 998-3381  
FAX: (604) 998-0211  
P: 201-758-8844, CA

SCALE	PROJECT
As Indicated	
DATE	SHEET
08 JUN	
DRAWN	SHEET
REVISION	SHEET
	DP-A-6.41



1 COLORED EAST ELEVATION  
 DP-A-6.51 1/8" = 1'-0"



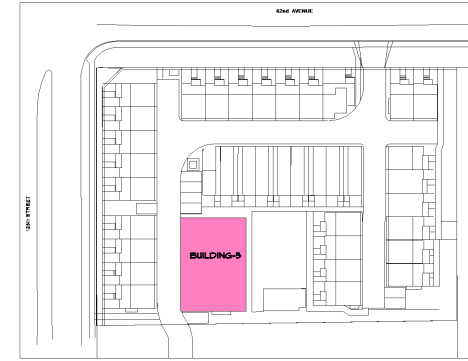
2 COLORED WEST ELEVATION  
 DP-A-6.51 1/8" = 1'-0"



3 COLORED NORTH ELEVATION  
 DP-A-6.51 1/8" = 1'-0"



4 COLORED SOUTH ELEVATION  
 DP-A-6.51 1/8" = 1'-0"



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
(FL) FLASHING	DARK GREY	
(AS) ROOF	DARK GREY	
(GR) GUARD/RAILING	BLACK	
(FA/TR) FASCIA/TRIM	LIGHT GREY	
(CS) 8" HARDI SIDING	MEDIUM GREY	
(CV) 8" HARDI SIDING	LIGHT GREY	
(HP) HARDI PANEL	MEDIUM GREY	
(KPS) HARDI PANEL	LIGHT GREY	
(WS) HARDI WALL SHINGLES	MEDIUM GREY	
(WSS) HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
ENTRY DOORS	SW-1599 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
(RD) ROLL-UP DOOR	DARK GREY	

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DATE	DESCRIPTION
1-04-2017	ISSUED FOR PRELIMINARY DESIGN
1-13-2018	ISSUED FOR PERMITS
1-13-2018	ISSUED FOR PERMITS

PROJECT  
**6184-TOWNHOUSES**  
 6184-128 STREET, SURREY, BRITISH COLUMBIA  
 SHEET  
**BUILDING-5-UNIT EXT. COLOURED ELEVATIONS**

OWNER  
 -  
**DOUGLAS JOHNSO ARCHITECT**  
 \*314-801 WEST  
 NORTH VANCOUVER, BC  
 PH: (604) 998-3381  
 FAX: (604) 998-0211  
 P: 201-739-8844, CA

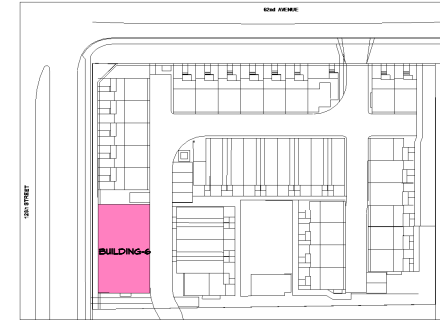
SCALE	PROJECT
As Indicated	
DAT 08 JUN	
DRAW	SHEET
REVISION	DP-A-6.51



1 COLOURED EAST ELEVATION  
 DP-A-6.61 1/8" = 1'-0"



3 COLOURED NORTH ELEVATION  
 DP-A-6.61 1/8" = 1'-0"



KEY PLAN



2 COLOURED WEST ELEVATION (128TH ST.)  
 DP-A-6.61 1/8" = 1'-0"



4 COLOURED SOUTH ELEVATION  
 DP-A-6.61 1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
(14) FLASHING	DARK GREY	
(15) ROOF	DARK GREY	
(16) GUARD/RAILING	BLACK	
(17) FASCIA/TRIM	LIGHT GREY	
(18) 8" HARDI SIDING	MEDIUM GREY	
(19) 8" HARDI SIDING	LIGHT GREY	
(20) HARDI PANEL	MEDIUM GREY	
(21) HARDI PANEL	LIGHT GREY	
(22) HARDI WALL SHINGLES	MEDIUM GREY	
(23) HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
ENTRY DOORS	SW-1599 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
(24) ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS

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DATE	DESCRIPTION
1-04-2017	JOB ISSUED FOR PRELIMINARY DESIGN
1-15-2018	ISSUED FOR PERMITS
3-15-2018	ISSUED FOR PERMITS

PROJECT: **6184-TOWNHOUSES**  
 6184- 128 STREET, SURREY, BRITISH COLUMBIA  
 SHEET: **BUILDING 6 UNIT A1- COLOURED ELEVATIONS**

OWNER: **DOUGLAS JOHNSO ARCHITECT**  
 \*514-801 WEST  
 NORTH VANCOUVER, BC  
 PH: (604) 998-3381  
 FAX: (604) 998-0211  
 © 2017 DOUGLAS JOHNSO ARCHITECT

SCALE: As indicated PROJECT: \_\_\_\_\_  
 DATE: 08 JUN SHEET: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_ SHEET: \_\_\_\_\_  
 REVISION: **3** DP-A-6.61





3 COLOURED EAST ELEVATION  
DP-A-6.71 1/8" = 1'-0"



4 COLOURED SOUTH ELEVATION  
DP-A-6.71 1/8" = 1'-0"



2 COLOURED WEST ELEVATION (128TH STREET)  
DP-A-6.71 1/8" = 1'-0"

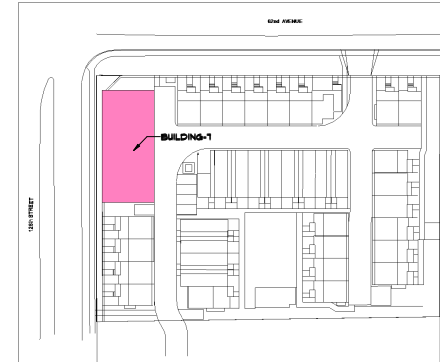


1 COLOURED NORTH ELEVATION (62ND STREET)  
DP-A-6.71 1/8" = 1'-0"

**MATERIAL LEGEND :**

MATERIAL	COLOR	
FL FLASHING	DARK GREY	
RS ROOF	DARK GREY	
GR GUARD/RAILING	BLACK	
FA FASCIA/TRIM	LIGHT GREY	
H1 8" HARDI SIDING	MEDIUM GREY	
H2 8" HARDI SIDING	LIGHT GREY	
HP HARDI PANEL	MEDIUM GREY	
HP2 HARDI PANEL	LIGHT GREY	
WS1 HARDI WALL SHINGLES	MEDIUM GREY	
WS2 HARDI WALL SHINGLES	DARK GREY	
W WINDOWS	WHITE	
ED ENTRY DOORS	SW-1599 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
RD ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS



KEY PLAN

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DATE	DESCRIPTION
1-04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
1-15 FEB 2018	ISSUED FOR PERMITS
1-3	ISSUED FOR PERMITS

PROJECT  
**6184-TOWNHOUSES**  
6184- 128 STREET, SURREY, BRITISH COLUMBIA  
SHEET  
**BUILDING-7 UNIT A1 - COLOURED ELEVATIONS**  
OWNER

**DOUGLAS JOHNSO ARCHITECT**  
\*514-801 WEST  
NORTH VANCOUVER, BC  
PH: (604) 298-3381  
FAX: (604) 298-0211  
2251-1250 BURNABY, CA

SCALE	PROJECT
As Indicated	
DAT 08 JUN	
DRAW	SH-BET
REVISION	DP-A-6.71
3	



1 COLORED SOUTH ELEVATION



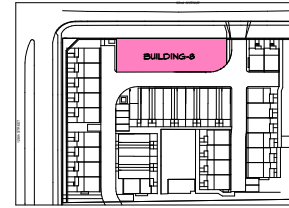
2 COLORED NORTH ELEVATION (62nd AVE.)



3 COLORED EAST ELEVATION



4 COLORED WEST ELEVATION



KEY PLAN

MATERIAL LEGEND :

MATERIAL	COLOR	
① FLASHING	DARK GREY	
② ROOF	DARK GREY	
③ GUARD/RAILING	BLACK	
④ FASCIA/TRIM	LIGHT GREY	
⑤ 8" HARDI SIDING	MEDIUM GREY	
⑥ 8" HARDI SIDING	LIGHT GREY	
⑦ HARDI PANEL	MEDIUM GREY	
⑧ HARDI PANEL	LIGHT GREY	
⑨ HARDI WALL SHINGLES	MEDIUM GREY	
⑩ HARDI WALL SHINGLES	DARK GREY	
WINDOWS	WHITE	
ENTRY DOORS	SW-1999 (RED BRICK COLOR)	
	SW-6531 (NAVY BLUE)	
⑪ ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS

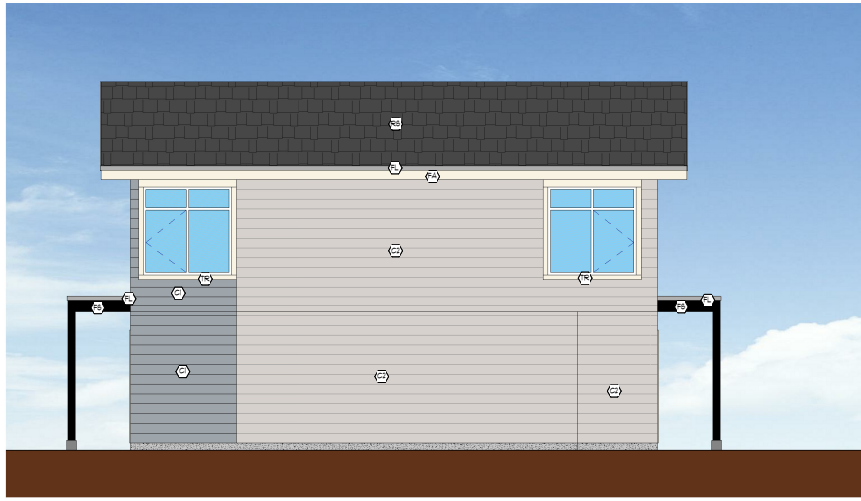
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DATE	DESCRIPTION
1-04-2017	ISSUED FOR PRELIMINARY DESIGN
1-13-2018	ISSUED FOR RFP
02-08-2018	ISSUED FOR RFP REVISIONS

PROJECT  
**6184-TOWNHOUSES**  
6184-128 STREET, SURREY, BRITISH COLUMBIA  
SHEET  
**BUILDING 8 UNIT A- COLOURED ELEVATIONS**

OWNER  
**DOUGLAS JOHNSO ARCHITECT**  
\*514-801 WEST  
NORTH VANCOUVER, BC  
PH: (604) 298-3381  
FAX: (604) 298-0211  
22-2875-0000-00

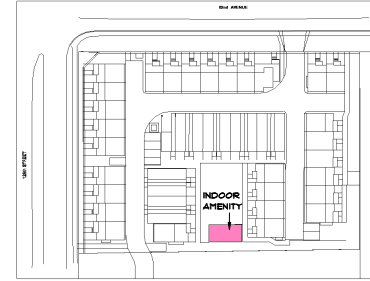
SCALE	As Indicated	PROJECT	
DATE	08 JUN	SHEET	
DRAW		SHEET	
REVISION			
	3		DP-A-6.81



1 COLOURED SOUTH ELEVATION  
DP-A-6.9/ 1/4" = 1'-0"



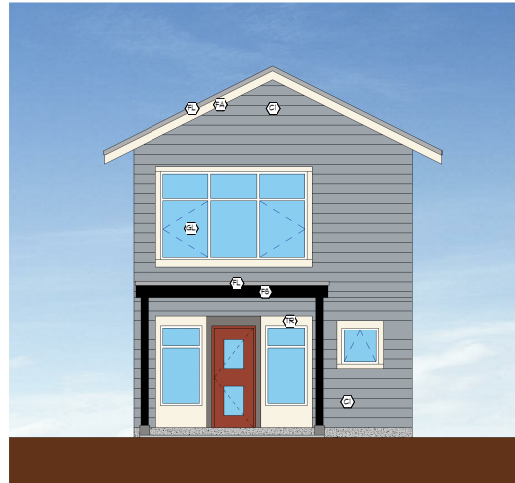
3 COLOURED EAST ELEVATION  
DP-A-6.9/ 1/4" = 1'-0"



KEY PLAN



2 COLOURED NORTH ELEVATION  
DP-A-6.9/ 1/4" = 1'-0"



4 COLOURED WEST ELEVATION  
DP-A-6.9/ 1/4" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FL1 FLASHING	DARK GREY	
RF1 ROOF	DARK GREY	
GR1 GUARD/RAILING	BLACK	
EF1 ENTRY ROOF FASCIA	BLACK	
FT1 FASCIA/TRIM	LIGHT GREY	
S1 8" HARDI SIDING	MEDIUM GREY	
S2 8" HARDI SIDING	LIGHT GREY	
HP1 HARDI PANEL	MEDIUM GREY	
HP2 HARDI PANEL	LIGHT GREY	
WS1 HARDI WALL SHINGLES	MEDIUM GREY	
WS2 HARDI WALL SHINGLES	DARK GREY	
W1 WINDOWS	WHITE	
ED1 ENTRY DOORS	SW-1593 (RED BRICK COLOR)	
	SW-6931 (NAVY BLUE)	
RD1 ROLL-UP DOOR	DARK GREY	

NOTE : SW- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	04 OCT 2018	ISSUED FOR PRELIMINARY DESIGN
2	15 APR 2018	ISSUED FOR PERMITS
3		ISSUED FOR PERMITS

PROJECT: **6184 TOWNHOUSES**  
6184 128 STREET ROAD, SURREY, B.C.  
SHEET DESCRIPTION: **AMENITY BLDG COLOURED ELEVATIONS**

**DOUGLAS JOHNSON ARCHITECT LTD.**  
\*314-801 WEST 3RD ST.  
NORTH VANCOUVER, BC V7P 3P9  
PH: (604) 998-5381  
FAX: (604) 998-0211  
D: DOUGLAS@DJAU.CA

SCALE:	PROJECT NO.:
As Indicated	
DATE: 04 OCT 2018	
DRAWN:	SHEET:
REVISIONS:	DP-A-6.91
3	

**PLANT SCHEDULE-TREE**

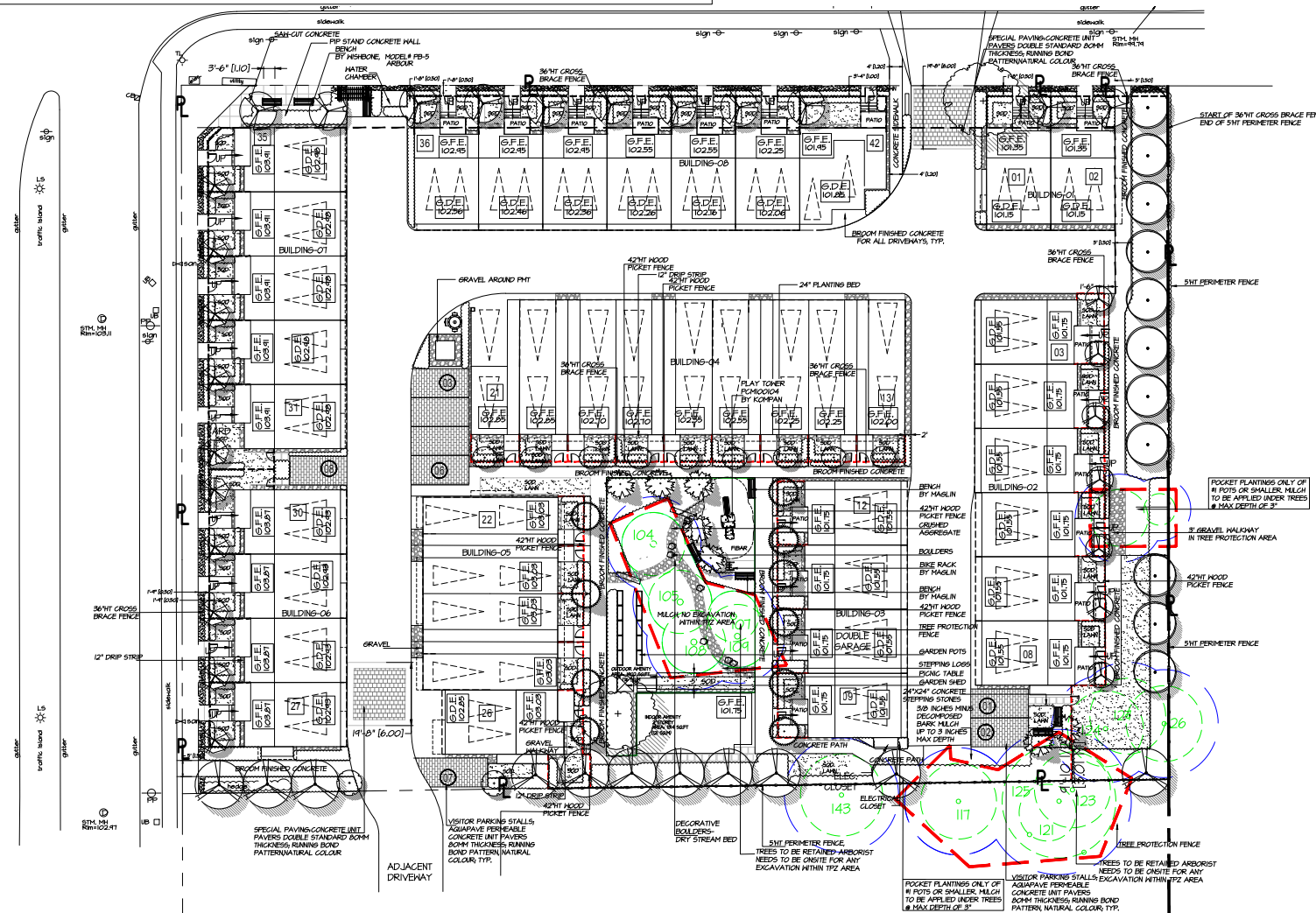
M2 JOB NUMBER: 18059

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
10	ACER CIRCINATUM	VINE MAPLE	2.5M HT; B4B; 3 STEM CLUMP
10	ACER GRISEM	PAPERBARK MAPLE	6CM CAL; B4B
10	ACER SACCHARUM 'GOLDSPIRE'	GOLDSPIRE MAPLE	6CM CAL; 1.20M STD; B4B
2	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 1.2M STD; B4B
11	CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL; 1.20M STD; B4B
11	PRINUS SYLVESTRIS FASTIGIATA	SCOTCH PINE	3.5M HT; B4B
11	PRINUS X TEDCENSIS 'AKESONO'	AKESONO CHERRY	6CM CAL; B4B; 1.20M STD
11	STRAX JAPONICUS	JAPANESE SHONELL	5CM CAL; 1.20M STD; B4B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR PERMITS, CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

128th STREET



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NO.	DATE	REVISION DESCRIPTION	DR.
1		PRELIMINARY PLAN	EN/TE
2	NOV/20/20	ISSUED FOR ICP	EN
3	NOV/20/20	REV AS PER NEW SITE PLAN	EN
4	JAN/20/21	REV AS PER CITY COMMENTS	EN

PROJECT: 6184 128 STREET  
SURREY, BC

DRAWING TITLE: <b>TREE PLAN</b>	
DATE: Oct 16, 2018	DRAWING NUMBER: <b>L1</b>
SCALE: 1/8"=1'-0"	
DRAWN: BN	
DESIGN: BN	
CHECK: ML/M	OF 5
M2LA PROJECT NUMBER:	JOB NO. 18059

REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
46	46	AZALEA JAPONICA 'INDO CRISPUM'	AZALEA DOUBLE DEEP CRISPUM	42 POT, 28CH
47	47	BEAUX HERBENOISES	COMMON BOWDOCK	42 POT
1	1	DICENTRA FORTOSA	WESTERN BLEEDING HEART	1 POT
5	5	HYDRANGEA PANICULATA 'BONHOMME'	WHITE LACECAP HYDRANGEA	42 POT, 28CH
18	18	MANISIA SCOTCHIIA 'TROPICUS'	FRESHWATER MANISIA	42 POT
4	4	FRAXUS LUTEOPANICULA	FORTUNE'S LABEL	42 POT
285	285	FRAXUS LUTEOPANICULA	FORTUNE'S LABEL	1 1/2 INCH
39	39	ROSA 'SCARLET MEYERLAND'	SCARLET MEYERLAND ROSE	42 POT, 28CH
41	41	SARGOLLOCCA NODOSORNA 'TANGROFLAM'	FRAGRANT SARGOLLOCCA	42 POT, 28CH
67	67	SEMPER PARVULA 'FOR MALE'	JAPANESE SEMPERVA	42 POT
281	281	SYPHOCARPUS 'GANAHALEI 'NANGKOC'	PIK SIKHERRY	42 POT
4	4	SYPHOCARPUS ALBUS	SIKHERRY	42 POT
282	282	TRAVIS 'NEDA NEGAT'	HIGGS TEH	42 POT, 28CH
123	123	VACCINIUM OVATUM	EVERGREEN Huckleberry	42 POT
20	20	VIBURNUM DAVIDI	DAVID'S VIBURNUM	42 POT, 28CH
10	10	CALANCAHOEVA AGUTTIANA 'NANI FORESTER'	FORESTER TREE BRASS	42 POT
18	18	IMMOBILELLA MACRA 'TALL BOLD'	JAPANESE FOREST BRASS	42 POT
60	60	ANEMONE 'NORONNE JOBERT'	WINDFLOWER	8CH POT
60	60	GALLUNA 'VILGAARDI DARK BEAUTY'	HEATHER, PINK	42 POT
134	134	LONGICRA 'PIEZATA'	PIVET HONEYWAXLE	42 POT
281	281	PACHYRAMPHUS 'TERRIBILIS'	JAPANESE BUNNIE	42 POT, 28CH
88	88	POLYSTICHUM 'MANTHA'	WESTERN SACRED FERN	42 POT, 28CH

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COSTA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\* NOTES TO SPECIFICATIONS FOR SPECIAL CONCRETE HEADINGS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR ORIGINAL REVIEW BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS, OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY SUBSTITUTION. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE PENALIZED. ALLOW A MINIMUM OF TWO WEEKS PRIOR TO TELEPHONE REQUEST FOR REQUEST TO BE SUBMITTED. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE ARCHITECT'S DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

M2 LANDSCAPE ARCHITECTURE

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NO.	DATE	REVISION DESCRIPTION	DR.
1	OCTOBER 2016	PRELIMINARY PLAN	EN/ET
2	NOVEMBER 2016	ISSUED FOR ICP	EN
3	NOVEMBER 2016	REV AS PER NEW SITE PLAN	EN
4	JANUARY 2017	REV AS PER CITY COMMENTS	EN

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT: 6184 128 STREET  
SURREY, BC

DRAWING TITLE: SHRUB PLAN

DATE: OCT 16, 2016 DRAWING NUMBER: L2  
SCALE: 1/8" = 1'-0"  
DRAWN: EN  
DESIGN: EN  
CHKD: MLM  
M2LA PROJECT NUMBER: JOB NO. 2059



---

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

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

**DATE: Jun 11, 2019**                      **PROJECT FILE: 7818-0402-00**

---

**RE: Engineering Requirements (Commercial)  
Location: 6184 128 Street, 6174 128 Street & 6166 128 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE AND SUBDIVISION**

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

- Dedicate 1.5 m along 128 Street for the ultimate 30.0 m Arterial Road Standard;
- Dedicate 5.0 m x 5.0 m corner cut at the intersection of 62 Avenue and 128 Street; and
- Register a 0.5 m statutory right-of-way along 128 Street and 62 Avenue.

***Works and Services***

- Construct the south side of 62 Avenue to the Local Through Road Standard;
- Provide a 7.3 m wide concrete letdown on 62 Avenue;
- Upgrade the existing 200 mm storm main along the frontage of 62 Avenue to meet the current Design Criteria Manual;
- Provide on-site sustainable drainage features to meet the Hyland Creek Integrated Stormwater Management Plan requirements. Register an RC for the installation and maintenance of the on-site mitigation features as determined through detailed design; and
- Provide a sanitary, storm and water connection to service the development.

A Servicing Agreement is required prior to Rezone and Subdivision.

**DEVELOPMENT PERMIT AND DEVELOPMENT VARIANCE PERMIT**

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



Tommy Buchmann, P.Eng.  
Development Services Manager  
SC



Planning

June 13, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0402 00

**SUMMARY**

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

42 Single family with suites

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

Elementary Students:	21
Secondary Students:	11

**September 2018 Enrolment/School Capacity**

<b>Panorama Park Elementary</b>	
Enrolment (K/1-7):	49 K + 388
Operating Capacity (K/1-7)	38 K + 303
Addition Operating Capacity (K/1-7) 2019	36 K + 442
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1621
Capacity (8-12):	1400

**School Enrolment Projections and Planning Update:**

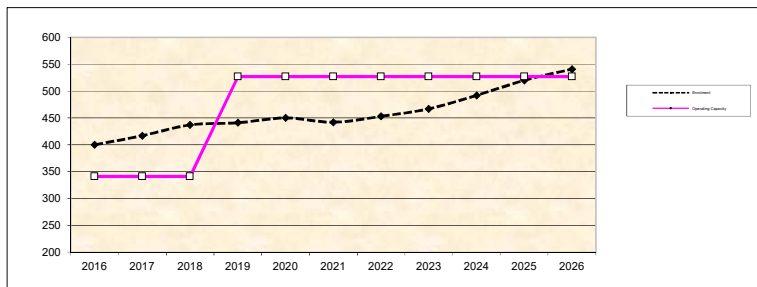
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Panorama Park Elementary is currently operating at 142% capacity and is projected to grow due to the catchment continuing to densify with more townhome applications. As of September 2018, there are 4 portables on site used for enrolling space. There is a new 200 capacity addition in construction with a target opening for the Fall of 2019. This addition will address the 10 year projected enrolment growth.

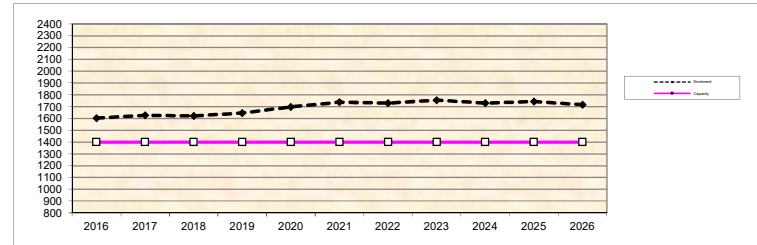
A 400 capacity addition was completed at Panorama Ridge Secondary in May 2014. The school offers both regular stream and French immersion. The school is currently operating at 162% capacity. With the continued demand for secondary enrolling space coming from Newton, the school is projected to grow close to 1700 students by 2028.

In June 2018, the Ministry Education announced approval for design and construction funding to be build a 700 addition at Sullivan Heights Secondary which is targeted to open September 2021. Though it appears in the second year of the approved 2019/2020 5 year Capital Plan, the District is requesting a 400 capacity addition at Frank Hurt Secondary and a site acquisition for a new future 1000 capacity secondary school in the Newton area. These projects, when approved, will significantly address the secondary demand for space in the area. Therefore, there are no plans to increase the capacity at Panorama Ridge at this time.

**Panorama Park Elementary**



**Panorama Ridge 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:**


**Address:** 6184, 6174, 6166 128th Street, Surry

**Registered Arborist:** Meredith Mitchell

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)	<b>39</b>
<b>Protected Trees to be Removed</b>	<b>21</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>18</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 8 \quad} \times \text{one (1)} = 8</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 13 \quad} \times \text{two (2)} = 26</math></li> </ul>	<b>34</b>
<b>Replacement Trees Proposed</b>	<b>80</b>
<b>Replacement Trees in Deficit</b>	<b>n/a</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>n/a</b>

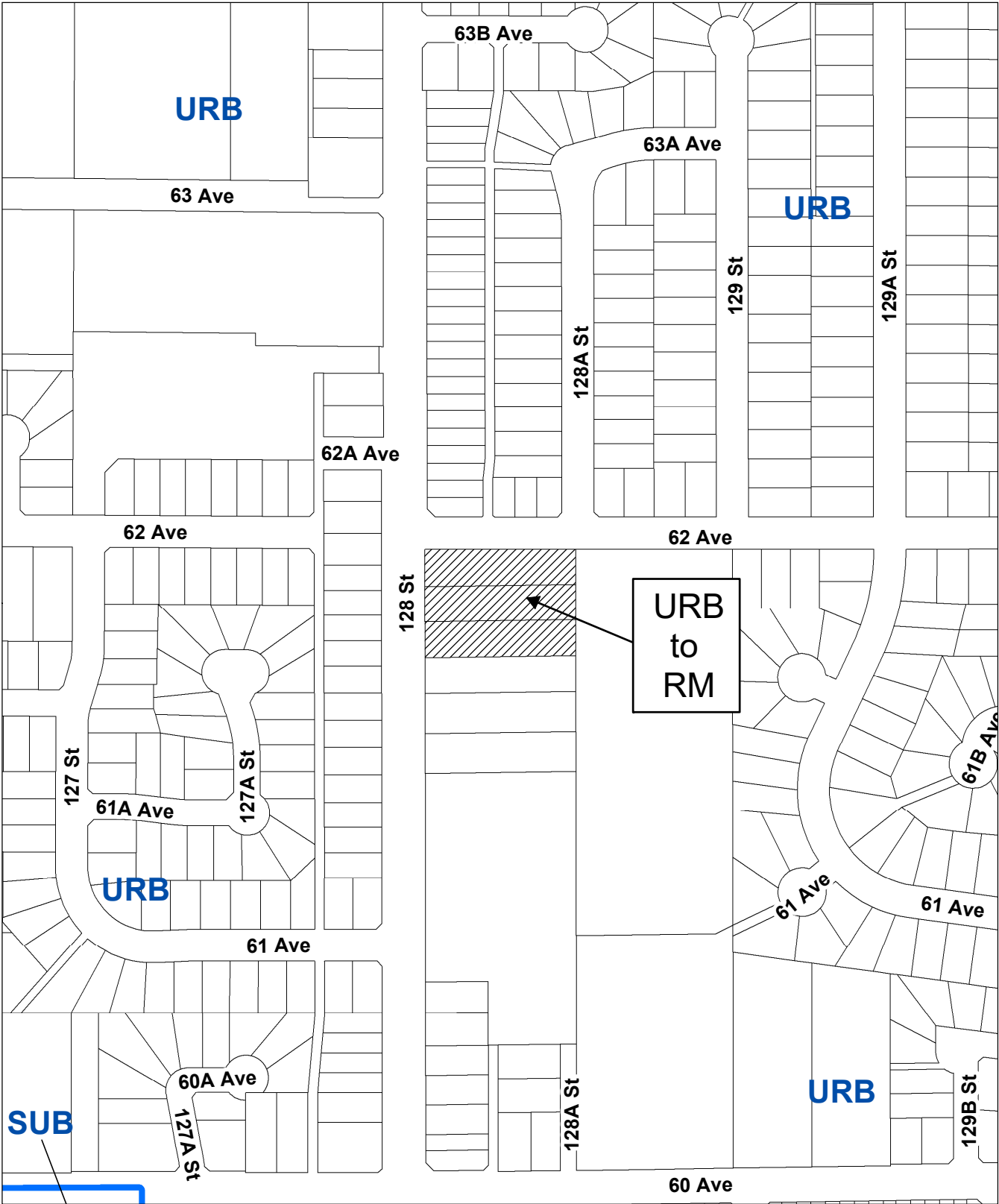
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{two (2)} = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

  
 Meredith Mitchell  
 (Signature of Arborist)

18.Sept.14th  
 Date





OCP Amendment 7918-0402-00  
Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0402-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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

Parcel Identifier: 002-228-599

Lot 10 Except: Part Dedicated Road on Plan BCP13664; Section 8 Township 2 New Westminster District Plan 15457

6166 - 128 Street

Parcel Identifier: 001-869-205

Lot 11 Except: Part Dedicated Road on Plan BCP13616; Section 8 Township 2 New Westminster District Plan 15457

6174 - 128 Street

Parcel Identifier: 007-982-763

Lot 10 Except: Part Dedicated Road on Plan BCP13664; Section 8 Township 2 New Westminster District Plan 15457

6184 - 128 Street

(the "Land")

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

Parcel Identifier:

---

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to porch and 5.0 metres (16 ft.) to face of building for Buildings 6 and 7;
- (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to porch and 4.0 metres (13 ft.) to face of building for Buildings 1, 7 and 8;
- (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the bay window and 5.0 metres (16 ft.) to face of building for Building 1 and 7.3 metres (24 ft.) to porch for Building 2; and
- (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) to bay window and 4.3 metres (14 ft.) to face of building for

Building 6, and 2.3 metres (7.5 ft.) to electrical closet and 3.2 metres (10 ft.) to face of building for Building 5, and 3.4 metres (11 ft.) to electrical closet and 4.4 metres (14 ft.) to face of building for Building 3.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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.

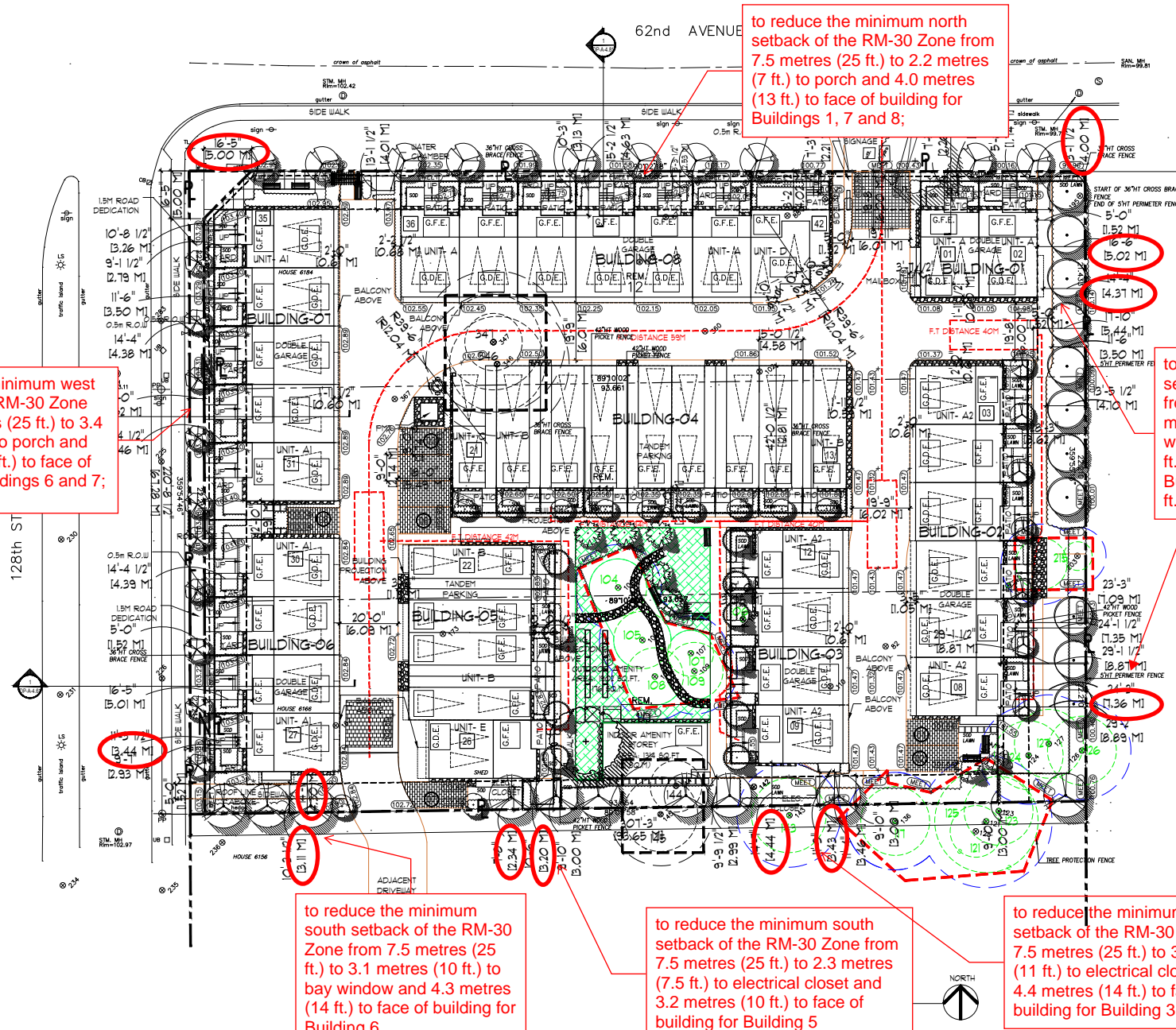
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli



to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to porch and 4.0 metres (13 ft.) to face of building for Buildings 1, 7 and 8;

to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to porch and 5.0 metres (16 ft.) to face of building for Buildings 6 and 7;

to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the bay window and 5.0 metres (16 ft.) to face of building for Building 1 and 7.3 metres (24 ft.) to porch for Building 2.

to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) to bay window and 4.3 metres (14 ft.) to face of building for Building 6

to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) to electrical closet and 3.2 metres (10 ft.) to face of building for Building 5

to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to electrical closet and 4.4 metres (14 ft.) to face of building for Building 3

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PROJECT: 6184-TOWNHOUSES  
684-128 STREET, SURREY, BRITISH COLUMBIA  
OWNER: [REDACTED]  
SHEET DESCRIPTION: SITE PLAN

SCALE: 1/16" = 1'-0"  
DATE: 08 AUG 2018  
DRAWN: RIS  
REVISIONS: 3

PROJECT: 6184-TOWNHOUSES  
684-128 STREET, SURREY, BRITISH COLUMBIA  
OWNER: [REDACTED]  
SHEET DESCRIPTION: SITE PLAN

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PH: (604) 998-3381  
FAX: (604) 998-0217  
djrarch@shaw.ca