

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0174-02

Planning Report Date: January 13, 2025

PROPOSAL:

- **Development Variance Permit**

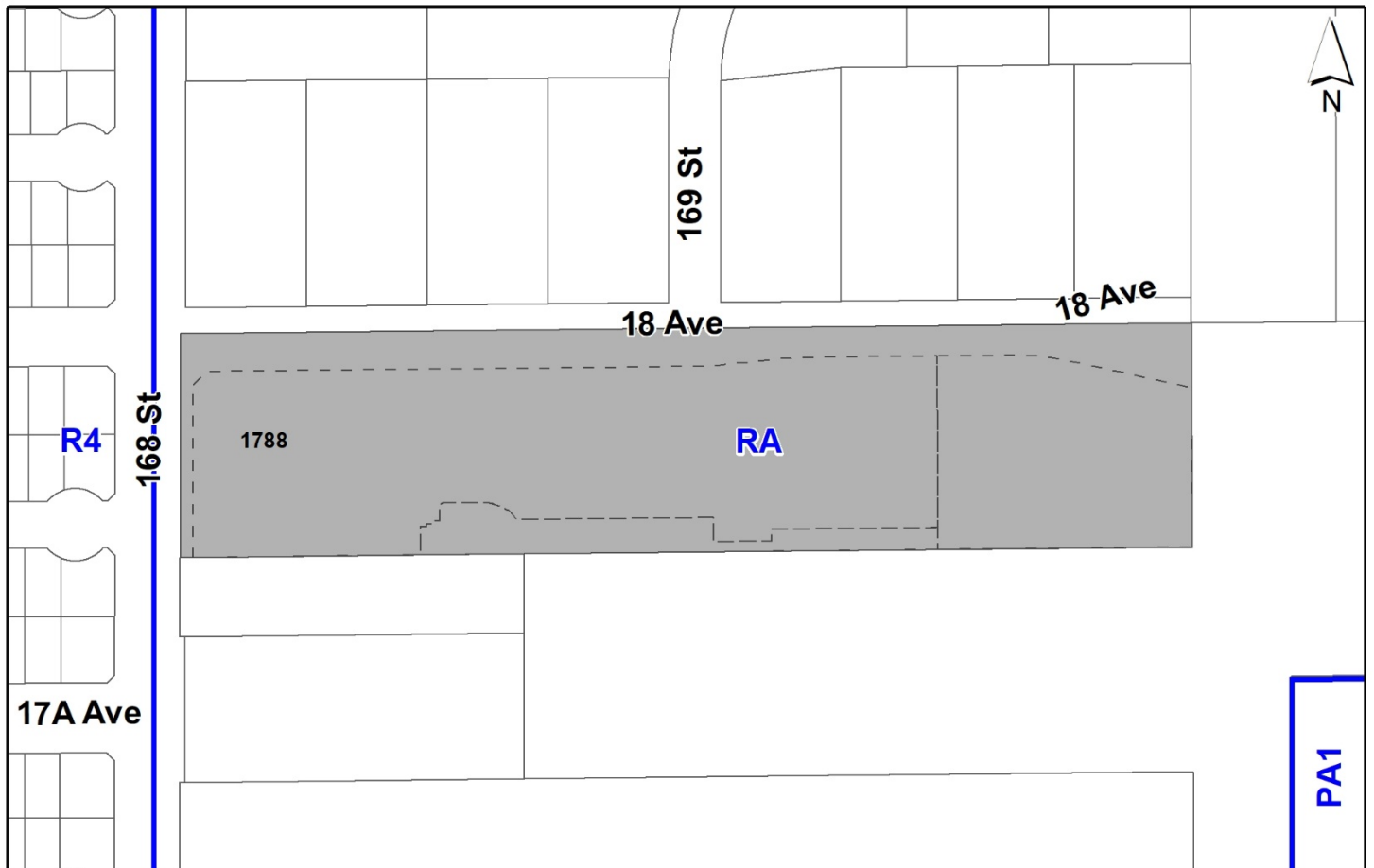
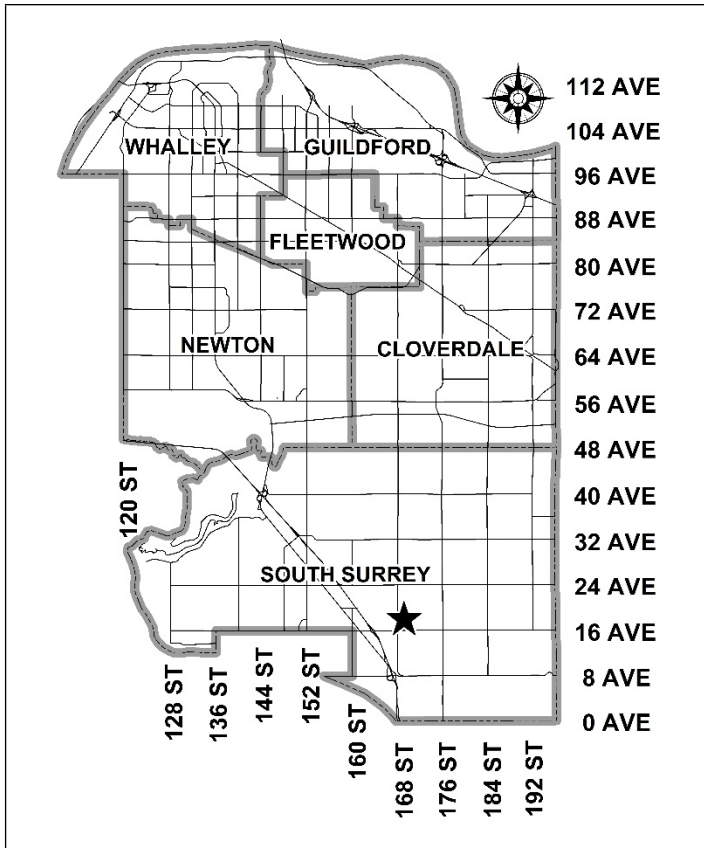
to vary the definition of bond, to allow development of 123 townhouse units, and a detention pond.

LOCATION: 1788 - 168 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Townhouse and Riparian Area



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the definition of “bond” in the Surrey Zoning By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7821-0174-00.

RATIONALE OF RECOMMENDATION

- In 2016, Council approved Corporate Report No. R257; 2016, which authorized a pilot program for the use of surety bonds as an alternate form of security of Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019 which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. R071, 2020) the maximum number of eligible land development projects was further increased from 12 to 20.
- Under the Improvements to the Engineering Development Process outlined in the December 14, 2023 Corporate Report No. R222, Engineering is expanding the use of surety bonds as an alternate form of security for Servicing Agreements to reduce carrying costs to the developer.
- A Surety Bond is a three-party agreement between the City, the Developer and the Surety Bond Company which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer’s working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A.M. Best Rating Service.
- The Engineering Department supports the variance to include the use of Surety Bond for the Servicing Agreement No. 7821-0174-00.
- On November 28, 2022, Council granted Third Reading to rezoning Bylaw No. 20765 to permit the development of one townhouse lot, one riparian lot and one detention pond lot on the subject lands. On October 03, 2022, Council also authorized staff to draft the corresponding Development Permit No. 7921-0174-00, and supported variance No. 7921-0174-00 on November 28, 2022. Council also supported an additional variance No. 7921-0174-00 for setbacks, on May 06, 2024.
- The subject variance will allow for the use of a Surety Bond for the servicing agreement for the development.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0174-02 (Appendix I) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7821-0174-00, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

Context & Background

- The site is currently vacant, with the previous single-family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).
- The site has a total gross floor area of 33,668 square metres (8.32 acres), sloping down from north to south.
- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", to amend the Darts Hill NCP to move the detention pond onto the subject site, as well as for changes to the local road network and riparian area, and a Development Permit for Form and Character to allow a townhouse complex with 123 units.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, in order to include the use of a Surety Bond for Servicing Agreement No. 7821-0174-00.

Referrals

Engineering: The Engineering Department has no objection to the project or the subject DVP.

POLICY & BY-LAW CONSIDERATIONS

Variance to Definition of "Bond"

- The applicant is proposing to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7921-0174-00.
- In 2016, Council approved Corporate Report No. R257; 2016, which authorized a pilot program for the use of surety bonds as an alternate form of security of Servicing Agreements. Subsequently, in 2019, Council approved Corporate Report No. R227; 2019 which included a modification to the terms of the pilot program and increased the maximum number of eligible land development projects from 5 to 12. Under the Surrey Economic Action and Recovery Plan from the COVID-19 Pandemic (Corporate Report No. R071, 2020) the maximum number of eligible land development projects was further increased from 12 to 20.
- Under the Improvements to the Engineering Development Process outlined in the December 14, 2023 Corporate Report No. R222, Engineering is expanding the use of surety bonds as an alternate form of security for Servicing Agreements to reduce carrying costs to the developer.
- A Surety Bond is a three-party agreement between the City, the Developer and the Surety Bond Company which obligates the Surety to pay the City if the Developer defaults in completing the off-site engineering servicing works for the land development projects in the pilot program. The Developer's working capital will then be freed to greater liquidity that can be then encouraged for reinvestment into the City.
- The Surety will be required to maintain a minimum A level rating from A.M. Best Rating Service.
- The Engineering Department supports the variance to include the use of a Surety Bond for Servicing Agreement No. 7921-0174-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7921-0174-02
Appendix II Planning Report No. 7921-0174-01, dated April 22, 2024, and original Planning Report No. 7921-0174-00, dated October 03, 2022.

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

LFM/cb

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-02

Issued To:

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: 011-234-385
 Lot 1 Section 18 Township 7 New Westminster District Plan 7509
 1788 - 168 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 Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part 1 – Definitions, "Bond" means cash, an irrevocable Letter of Credit or a Surety Bond in favour of the City.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0174-01

Planning Report Date: April 22, 2024

PROPOSAL:

- **NCP Amendment** from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network
- **Development Variance Permit**

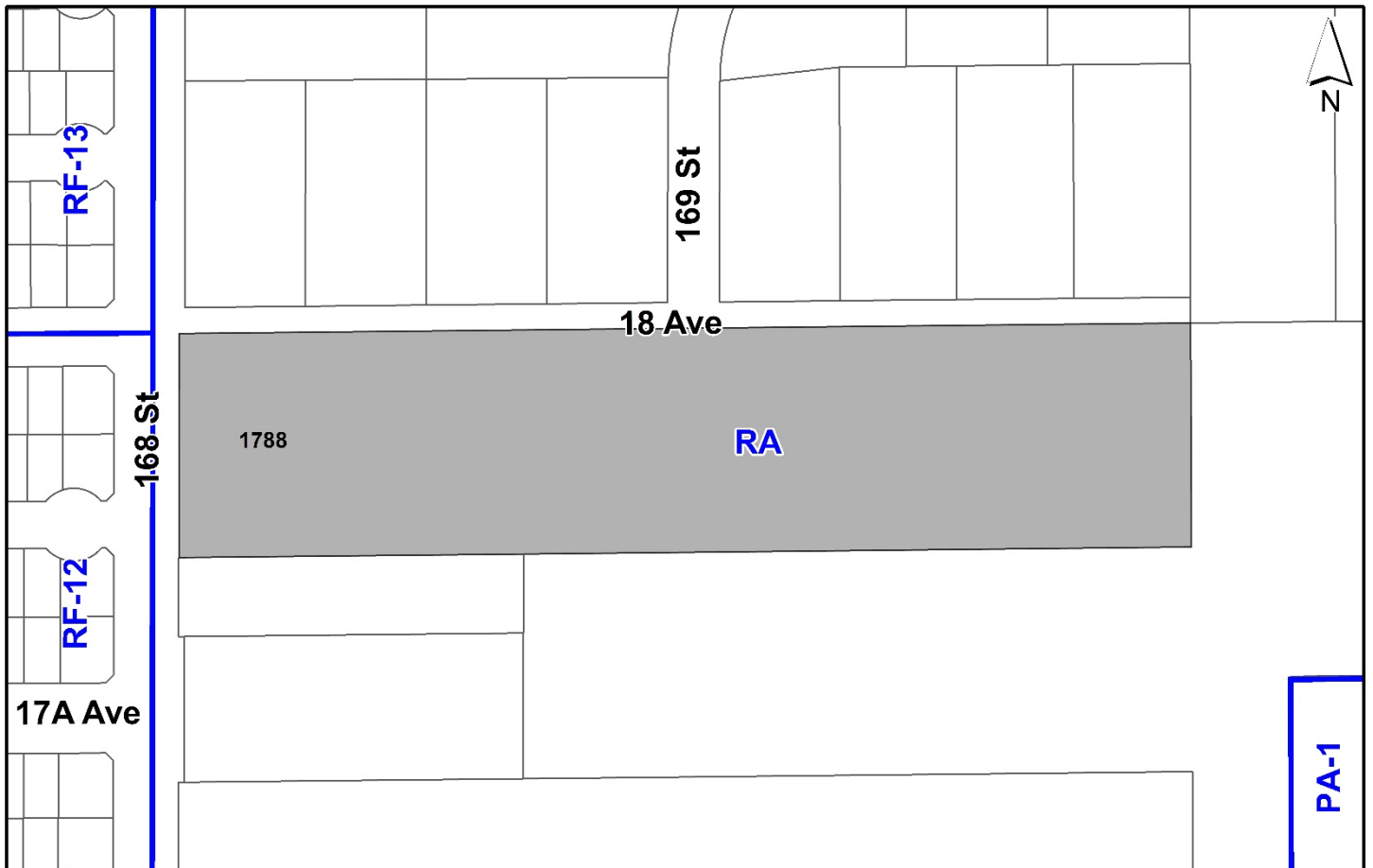
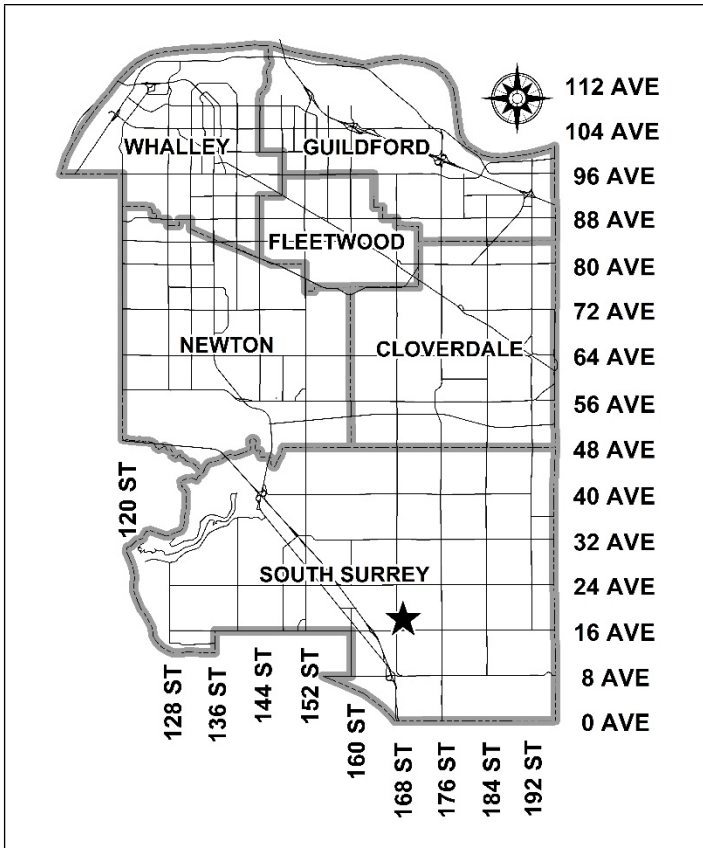
to permit the development of 123 townhouse units, and a detention pond

LOCATION: 1788 168 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Townhouse and Riparian Area



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, as well as adjustments to the road network.
- Proposing to reduce the eastern setback requirements of the RM-30 Zone, from 6 metres to 4.5 metres, and to allow parking within the setbacks along the south portion of the site.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). An NCP amendment is proposed. The previous report included an amendment for the Detention Pond and adjusted the road network. This amendment includes slightly increasing the detention pond site and proposes to change the designation of the developable portion of the site from Medium Density Townhouses to High Density Townhouses.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Darts Hill.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- The site for the pond is now larger than originally planned for, and the site had to be adjusted to accommodate this. The original proposal had the pond site with 91 metres width, then it was readjusted to 94 metres, and the final version is now 98 metres. With that pond change, the 123 units are still being accommodated on the site, but the overall density has increased, since the developable area has decreased. This requires an NCP amendment on the designation for the developable portion, from Medium Density Townhouses to High Density Townhouses.
- The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss. This was previously considered by Council, and no further reductions are proposed.
- The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0174-01 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
 - (b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (l) 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 and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
 - (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.
3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site has a total gross area of 33,650 square metres (8.32 acres), sloping downward from north to south.
- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the property. The detention pond area has been increased from when Council considered the application originally. This is due to the compensation works required for the pond, as approved by Ministry of Forests, Lands and Natural Resource Operations. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.
- The original proposal was considered by Council at the Regular Council – Land Use meeting on October 03, 2022, and the rezoning to RM-30 received Third Reading at the Regular Council - Public Hearing meeting on November 28, 2022.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit for Form and Character to allow a townhouse complex with 123 units.
- The application also proposes an amendment to the Darts Hill NCP to move the detention pond onto the subject site, to redesignate the developable lands from Medium Density Townhouse to High Density Townhouse, as well as for changes to local road network and riparian area. The amendment also proposes to redesignate the lands to the south from Detention Pond and Detention Pond Grading to Park and Natural Areas.

	Proposed
Lot Area	
Gross Site Area:	33,650 square metres
Road Dedication:	6,110 square metres
Undevelopable Area:	9,210 square metres (pond and riparian areas)
Net Site Area:	18,330 square metres
Number of Lots:	3 (townhouses, pond and riparian)
Building Height:	12 metres
Unit Density:	67 units per hectare (27.1 units per acre)
Floor Area Ratio (FAR):	0.90
Floor Area	
Residential:	17,111 square metres
Total:	17,111 square metres
Residential Units:	
3-Bedroom/townhouses:	123 units
Total:	123 units

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.
- No major changes are proposed from the application originally considered by Council.

Referrals

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

School District: **The School District has advised that there will be approximately 109 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

59 Elementary students at Edgewood / Ta'talu Elementary School
32 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2025.

Parks, Recreation & Culture:

- The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) .
- Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal.
- Water Act Approval, and any associated changes must be incorporated in the final EDP.

Ministry of Forests, Lands and Natural Resource Operations

Change Order approval under the Water Sustainability Act received. This is for the watercourses where the pond is proposed. The pond is being considered for compensation of the watercourses, and the size had to be increased to meet WSA requirements.

Surrey Fire Department: No concerns.

Transportation Considerations

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 6110 square metres of area.

- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.
- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.
- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.
- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, and King George Boulevard to the west.
- Transportation is proposing a reduced road dedication width along 168 Street, and the applicant will be required to revise and adjust the site plan to reflect this as a condition of approval of the subject application.
- No changes are proposed from the previous proposal regarding access, parking and road dedications.

Parkland and/or Natural Area Considerations

- The proposal includes the voluntary conveyance to the City of a small riparian area on the south portion of the site.
- Appropriate setbacks to future parkland to the south are provided.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density in accordance with the provisions in the Darts Hill NCP. For the Medium Density Townhouses designation, this allows the density to be increased from 20 units per acre to 24 units per acre, and for the High Density Townhouses designation, this allows the density to be increased from 25 units per acre to 30 units per acre.
- The Zero Carbon Incentive means the development has 100% operational energy needs met with non-polluting heating, hot water and cooking. The buildings are not connected to a fossil fuel supply grid. This will be secured through a Restrictive Covenant.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) within Secondary Land Use Plans.

Secondary Plans

Land Use Designation

- The site is designated Medium Density Townhouses and Riparian Area in the Darts Hill NCP, with several roads planned through the site.
- The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, remove the Detention Pond and Detention Pond Grading from the lands to the east (re designate to Park and Natural Areas), and to redesignate the developable portion of the site from Medium Density Townhouse to High Density Townhouse.
- The proposal also proposes changes to the local road network, by removing some of the internal roads shown in the NCP. This is due to the developable area being reduced with the introduction of the pond, and to maximize the riparian area protections.

Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east at 1675 170 Street onto the subject site, as well as an amendment to the road network and riparian areas.
- The NCP identified off-site detention pond is proposed to be moved onto the subject site, to allow for required servicing to facilitate the development of the subject site. This will also allow other properties within the same catchment area to proceed with development, as the site where the pond was originally identified is not currently available for this use.
- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.
- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.
- As the pond site needed to be larger than originally planned, and the developable site is smaller, the density on the site has increased. To support the proposed density, which still has the same 123 townhouse units proposed, an amendment is required from Medium Density Townhouse to High Density Townhouse.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)". No changes from the original proposal are needed.
- At the Regular Council - Public Hearing Meeting on November 28, 2022, Council granted Third Reading to Rezoning By-law No. 20765, and supported the following variances:
 - to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;
 - to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10; and
 - to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.
 - In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
- The previously proposed variances are still applicable to the revised proposal, and two additional variances are proposed to accommodate the updated site plan.

Setback Variance

- The applicant is requesting the following additional variances:
 - to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
 - to allow parking within the setbacks in the RM-30 Zone, along the southern portion of the site.
- The east setback is proposed to be reduced to 4.5 metres for backyard conditions. As the site is adjacent to a detention pond, there are no privacy concerns. Residents will also have additional outdoor space on the proposed rooftop decks.
- Visitor parking within the setbacks is proposed adjacent the riparian areas along the south portion of the site. This would not impact any adjacent neighbours.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated

Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in March 2024, under Corporate Report No. Ro46;2024.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for Grandview Community Area is \$22,278.48 per townhouse unit.

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 (now \$1,132.92) per new 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 Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.
- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres from top of bank in a few locations. This variance was proposed previously and supported by Council at the Public Hearing – Council meeting on November 28, 2022.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.
- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Adoption, and any changes must be incorporated into the final report. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit. A preliminary approval from WSA has been received by staff.
- No changes to riparian areas are being proposed from the application originally considered by Council.

Form and Character Development Permit Requirement

- No major changes are proposed from the application originally considered by Council.

TREES

- No changes to the number of trees are proposed from the proposal originally considered by Council.
- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program. See Appendix VI for further information.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout and Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. NCP Plan
- Appendix V. Development Variance Permit No. 7921-0174-01
- Appendix VI. Initial Planning Report No. 7921-0174-00, dated October 03, 2022

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LFM/ar

SUBDIVISION PLAN OF LOT 1 SECTION 18 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 7509

PURSUANT TO SECTION 67 LAND TITLE ACT
BCGS MAP SHEET 92G.007

10M 0 10 30M

"ALL DISTANCES ARE IN METRES"

The intended plot size of this plan is 560mm in height
by 864mm in width (D size) when plotted at a scale of 1:750

NOTE:

This plan shows one or more witness posts
which are not set on the true corner(s).

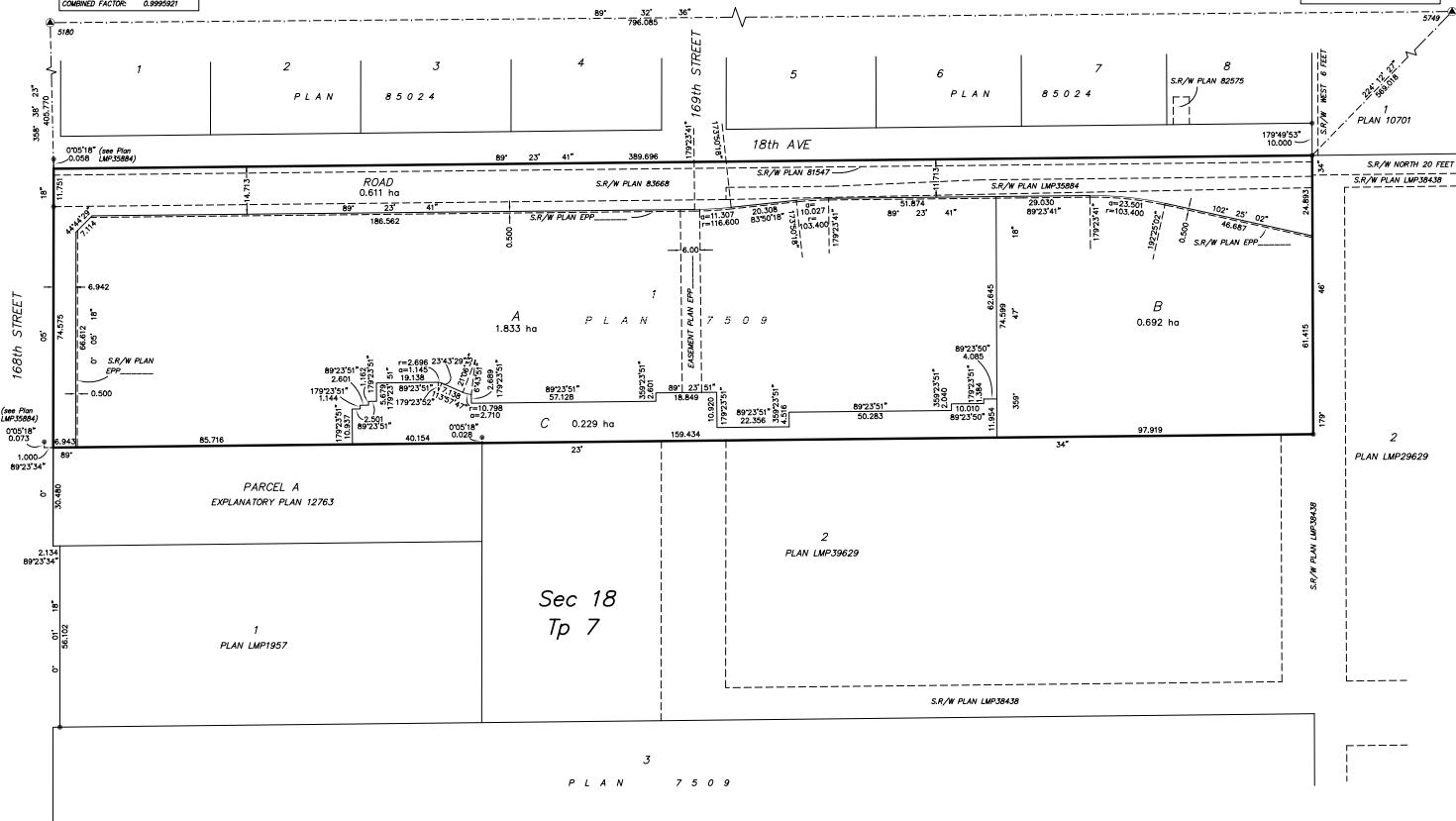
Witness exaggerated for clarity.

LEGEND

- standard iron post found
- standard iron post placed
- ⊕ Control Monument found
- W Denotes Witness

UTM ZONE 18 NORTH COORDINATES
DATUM: NAD83(CRS) 4.0.0.B.C.T.M.V.D
NORTHING: 543752.062
EASTING: 517753.994
ESTIMATED
ABSOLUTE ACCURACY: ± 0.04
COMBINED FACTOR: 0.9995927

UTM ZONE 18 NORTH COORDINATES
DATUM: NAD83(CRS) 4.0.0.B.C.T.M.V.D
NORTHING: 543752.062
EASTING: 518449.729
ESTIMATED
ABSOLUTE ACCURACY: ± 0.03
COMBINED FACTOR: 0.9995931

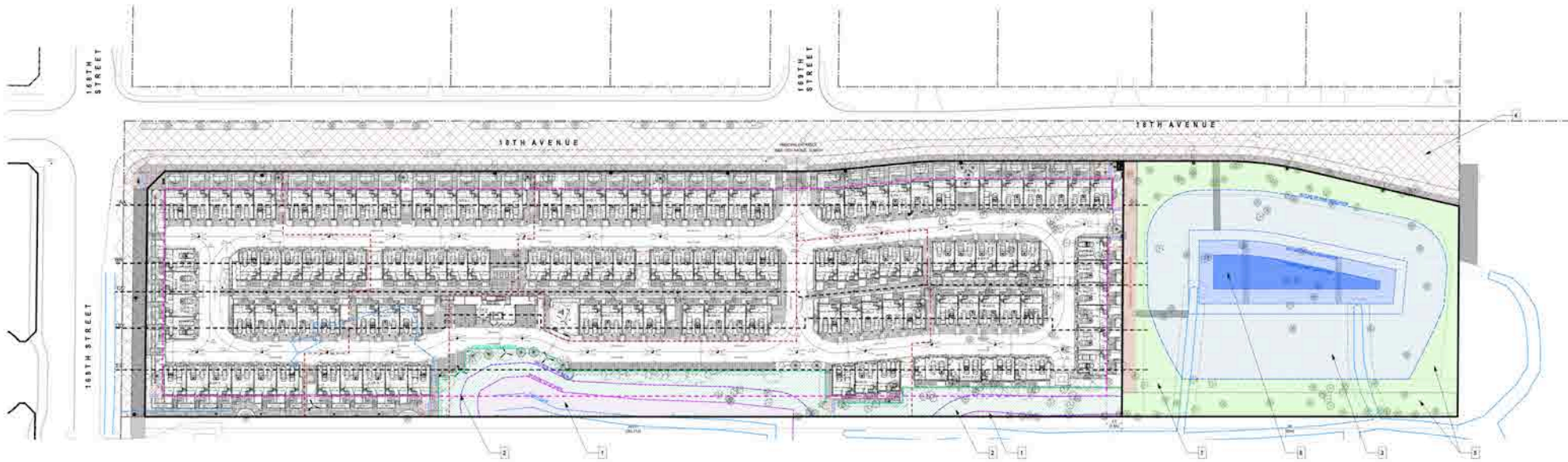


INTEGRATED SURVEY AREA NO.1, SURREY
NAD83(CRS) 4.0.0.B.C.T.M.V.D
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 5180 AND 5749
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY
ACHIEVED HAVE BEEN DERIVED FROM THE MASCOOT PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5180 AND 5749
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.9995928 WHICH HAS BEEN DERIVED
FROM GEODETIC CONTROL MONUMENTS 5180 AND 5749

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 1932 60th AVENUE
SURREY, B.C. V2S 3M2
TELEPHONE: 604 599-1888
FILE: 2013880-NOV082023

PRELIMINARY

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF SURREY
THIS PLAN LIES WITHIN THE
CITY OF SURREY
THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 8th DAY OF NOVEMBER, 2023
GENE PAUL NIKULA BOLS (803)



1 SITE PLAN - OVERALL
A1.04 - R.T.S.

AREA CALCULATION	REQUIRED	PROPOSED BPEA & MUP EXCLUSION
SITE AREA		33,656.196 sq.m (302,272 sq.ft)
DEDICATIONS (19TH AVE SRW, EAST DETENTION ZONE SRW)		15,343.61 sq.m (165,159 sq.ft)
NET SITE AREA		18,312.585 sq.m (197,113 sq.ft)
UPA	TOTAL # OF UNITS/NET SITE AREA ACRES	123 UNITS/4.825 AC = 27.18 UPA
TOTAL BUILDINGS		25 = 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA - INDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	326.49 sq.m (3,536.77 sq.ft)
TOTAL AMENITY AREA - OUTDOOR (3 sq.m per Unit)	369 sq.m (3,971.88 sq.ft)	385.83 sq.m (4,200.88 sq.ft)
TOTAL FLOOR AREA - RESIDENTIAL		16,584.94 sq.m (178,517.73 sq.ft)
TOTAL FLOOR AREA - AMENITY		526.45 sq.m (5,698.17 sq.ft)
TOTAL BUILDABLE AREA		17,111.39 sq.m (184,185 sq.ft)
LOT COVERAGE	45%	6932.14 sq.m (18,312.585 sq.m (37.85%))
FAR (TOTAL BUILDABLE AREA/EX. AMENITY/NET SITE AREA)	1	0.906
BUILDING HEIGHT - PRINCIPAL (TOWNHOUSES)	13 m	12.04 m
BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11 m	12.04 m
SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH	5.0m (16' 4 1/2")	5.0m (16' 4 1/2")
SOUTH	6.0m (19' 8 1/2")	6.0m (19' 8 1/2")
WEST	5.0m (16' 4 1/2")	5.0m (16' 4 1/2")
EAST	5.0m (16' 4 1/2")	3.0m (9' 10 1/2") & 4.5m (14' 9 1/2")
PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	246	246
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)

LEGEND

- 1 SITE AREA - EXCLUDED - RES. CALC.
- 2 DEDICATION - EXCLUDED - RES. CALC.
- 3 PAVED SURFACED - EXCLUDED - RES. CALC.
- 4 ROAD DEDICATION - EXCLUDED - RES. CALC.
- 5 PARK DEDICATION - EXCLUDED - RES. CALC.
- 6 PAVED AREA - RES. CALC.
- 7 IMPERMEABLE PAVED AREA

ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1433 Foster Street, White Rock, BC (604)785-5450 | nuch@architecturepanel.com

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Project
**TOWNHOUSE DEVELOPMENT AT
16900 18th Ave., Surrey**

Owner
DLJ DEVELOPMENT LTD.

Sheet Title
SITE PLAN - OVERALL

Total Sheets:
175

Sheet No.
A1.04

Contractors

Consultants
Architecture Panel Inc.

Drawn By
SS

Checked By
RD

City of Surrey

Documents
BP Application

Reviewed By
RD

Status:
BP Application

No	Date	Issue Notes
A	28-08-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review
D	16-04-24	Issued for DP Review

Scale





INTER-OFFICE MEMO

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

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

DATE: **April 16, 2024** PROJECT FILE: **7821-0174-00**
(Supersedes September 10, 2022)

RE: **Engineering Requirements
Location: 1788 168 Street**

NCP AMENDMENT

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

REZONE/SUBDIVISION

Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:

Property and Right-of-Way Requirements

- Dedicate 4.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

Works and Services

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no additional engineering requirements relative to issuance of the Development Variance Permit to vary the setback on the east side yard from 6 m to 4.5 m.

Daniel Sohn, P.Eng.
Development Process Manager
IK1



Department: **Planning and Demographics**
 Date: **April 15, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21-0174**

The proposed development of **123** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	109
---------------------------------------------------	-----

Projected Number of Students From This Development In:	
Elementary School =	59
Secondary School =	32
Total Students =	91

Current Enrolment and Capacities:	
Edgewood /Ta'talu Elementary	
Enrolment	867
Operating Capacity	607
# of Portables	13
Earl Marriott Secondary	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

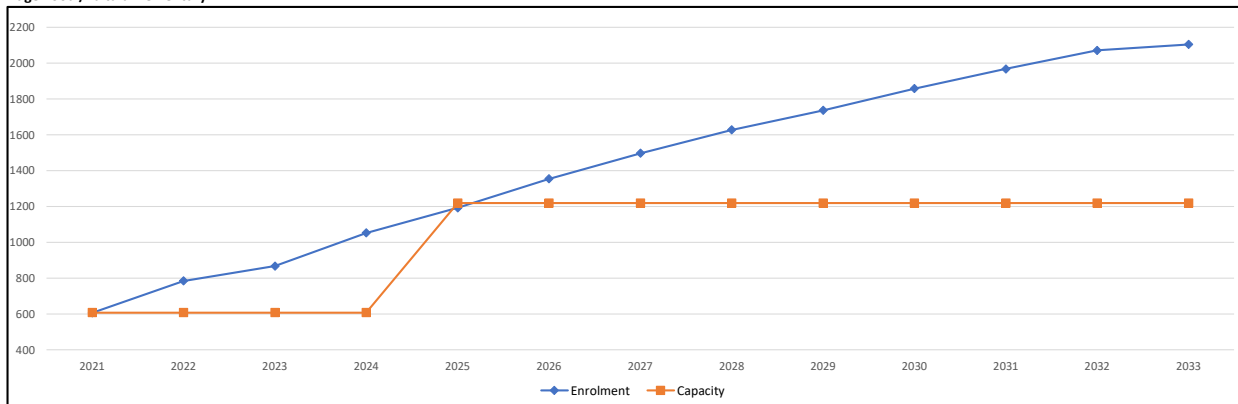
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

The area around south Surrey has seen significant development in recent years and this development will continue based on the City's NCP. Given the development in the area, the new Edgewood Elementary opened in January 2021 but as of September 2023, the school has 13 portables on site. To support further enrolment growth in this area, a new 27- classroom Ta'talu Elementary school, located below 20th Avenue, is targeted to open January 2025. Until then, the district will rely on portables to make up the seat shortfall and possible boundary changes. Once Ta'talu opens, it will feed to Earl Marriott Secondary school.

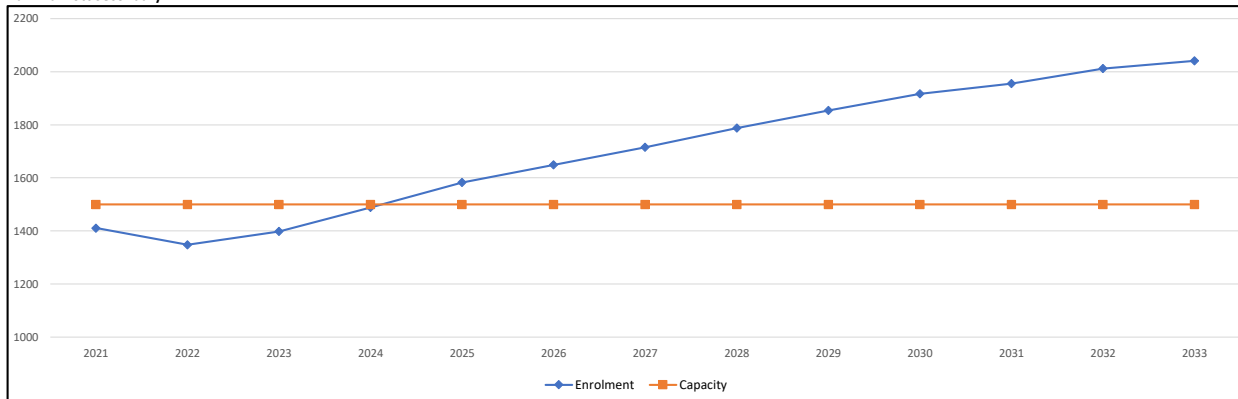
Earl Marriott Secondary experienced some relief with the opening of Grandview Secondary in 2021. However, enrolment growth at Earl Marriott Secondary is expected to continue. As part of the District's 2024/2025 Five Year Capital Plan, the district has requested a 500 capacity addition at Earl Marriott. The Ministry of Education and Child Care has not approved funding for this project.

Edgewood /Ta'talu Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Earl Marriott Secondary

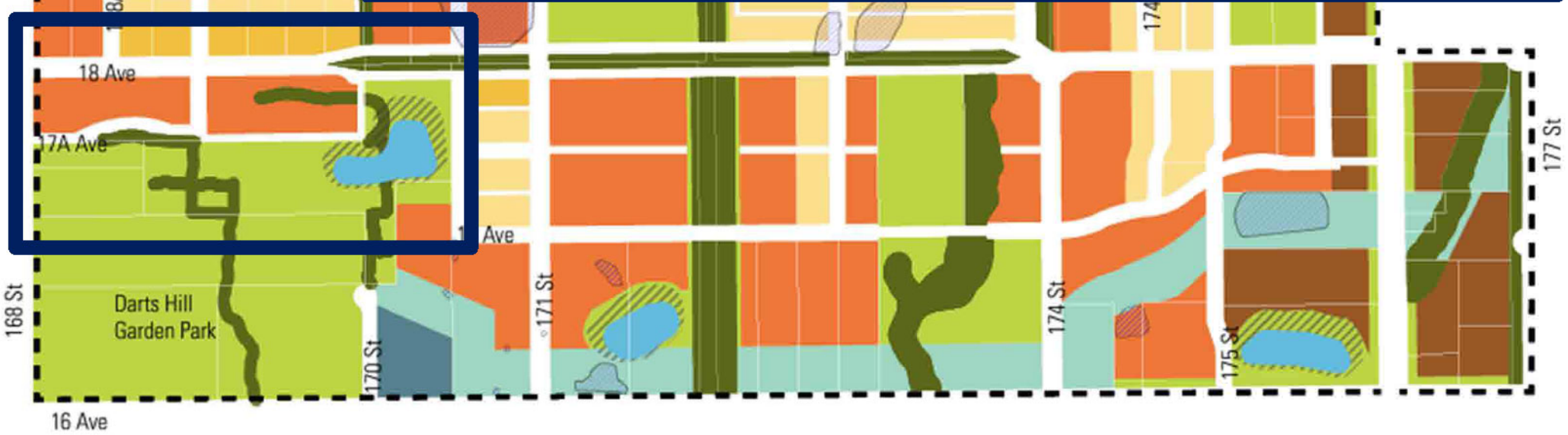
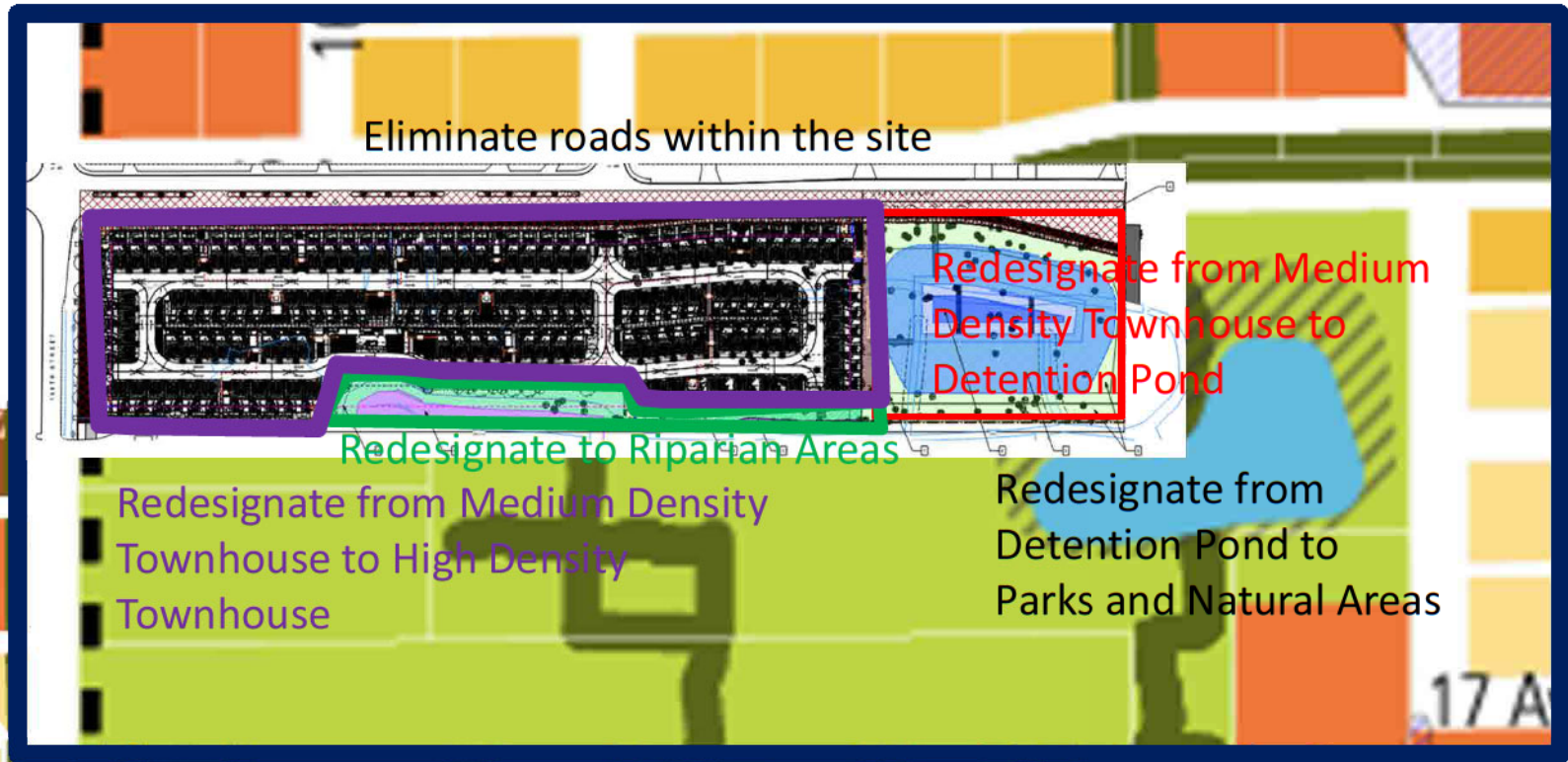


Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

Enrolment : The number of students projected to attend the Surrey School District ONLY.

Darts Hill NCP



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-01

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: 011-234-385

Lot 1 Section 18 Township 7 New Westminster District Plan 7509

1788 168 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:

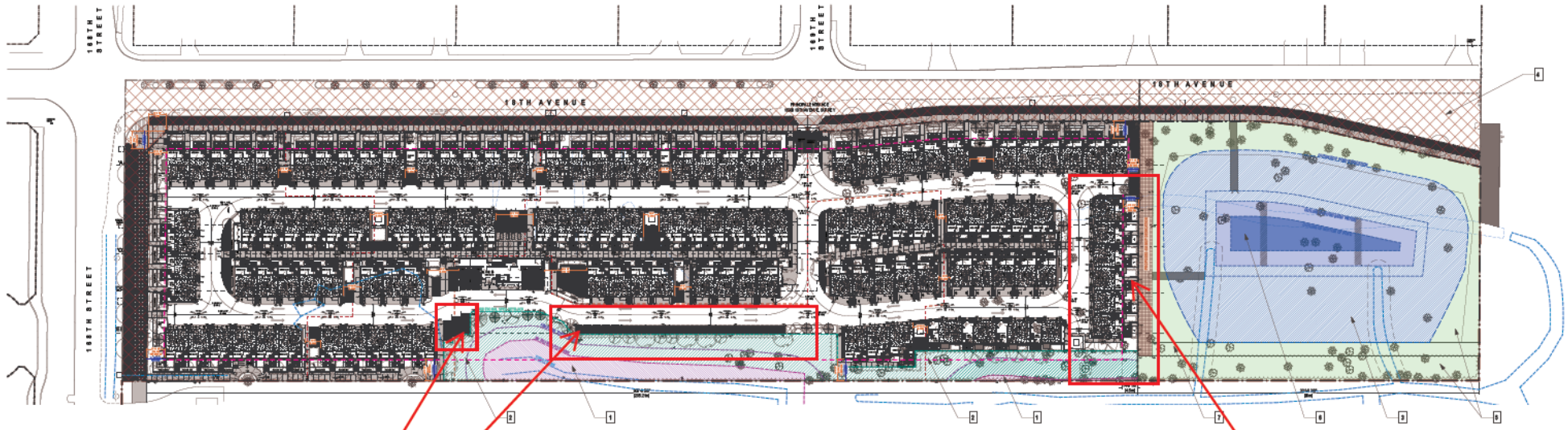
- (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6.0 metres to 4.5 metres to the principal building face; and
 - (b) In Section 4. Parking Areas (a), Subsection H. Off-Street Parking and Loading/Unloading, of Part 22 Multiple Residential 30 Zone, parking within the required setbacks is permitted along the south portion of the site.
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 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



1 SITE PLAN - OVERALL
A1.00 N.T.S.

AREA CALCULATION	REQUIRED	PROPOSED - SPEA & MUP EXCLUDED
SITE AREA		39,850 sqm (92,208 sq ft)
DEDICATIONS (18TH AVE SRM, EAST DETENTION ZONE SRM)		15,286.42 sqm (164,542 sq ft)
NET SITE AREA		19,345.98 sqm (197,864 sq ft)
UPA	TOTAL # OF UNITS/NET SITE AREA IN ACRES	123 UNITS/A 54 AC = 27.08 UPA
TOTAL BUILDINGS		25 + 1 Amenity Building
TOTAL NUMBER OF UNITS - RESIDENTIAL		123
TOTAL NUMBER OF UNITS - AMENITY		1
TOTAL AMENITY AREA - INDOOR (3 sqm per Unit)	369 sqm (3,977.88 sq ft)	326.46 sqm (3,506.77 sq ft)
TOTAL AMENITY AREA - OUTDOOR (3 sqm per Unit)	369 sqm (3,977.88 sq ft)	365.88 sqm (4,201.68 sq ft)
TOTAL FLOOR AREA - RESIDENTIAL		19,584.84 sqm (178,517.75 sq ft)
TOTAL FLOOR AREA - AMENITY		326.46 sqm (3,506.77 sq ft)
TOTAL BUILDABLE AREA		17,111.30 sqm (184,185 sq ft)
LOT COVERAGE	45%	8632.1 sqm/19,345.98 sqm (CF 75%)
FAR (TOTAL BUILDABLE AREA/EX AMENITY/NET SITE AREA)	1	0.903
BUILDING HEIGHT - PRINCIPAL (TOWNHOUSES)	13m	12.04m
BUILDING HEIGHT - ACCESSORY (AMENITY BUILDING)	11m	12.04m
SETBACKS	REQUIRED	PROPOSED
MINIMUM SETBACK PROVIDED		
NORTH	5.0m (16.41ft)	5.0m (16.41ft)
SOUTH	6.0m (19.68ft)	6.0m (19.68ft)
WEST	5.0m (16.41ft)	5.0m (16.41ft)
EAST	5.0m (16.41ft)	3.0m (9.84ft) & 4.5m (14.76ft)
PARKING	REQUIRED	PROPOSED
NUMBER OF PARKING SPOTS - RESIDENTIAL (2 per Unit)	246	246
NUMBER OF PARKING SPOTS - VISITORS (0.2 per Unit + 5)	29.6	30
TOTAL NUMBER OF PARKING SPOTS	275.6	276 (including 3 accessible parking)

LEGEND

- 1 SPEAREA - SR FRONT (0.5 - 88.28 sqm)
- 2 SPEAREA - 1.00 - 4 sqm
- 3 FORD SPEAREA - 13,347.91 sqm
- 4 ROAD DEDICATION - 1,026.76 sqm
- 5 PARK DEDICATION - 2,418.11 sqm
- 6 FORD AREA - 8,655.85 sqm
- 7 MUP DEDICATION - 375.00 sqm

parking is permitted within the required setbacks

Reduce the minimum rear yard setback (east) from 6.0 metres to 4.5 metres to the principal building face



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 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 208, 1463 Foster Street, White Rock, BC | 604.783.1450 | info@architecturepanel.com
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Project
TOWNHOUSE DEVELOPMENT AT 16900 18th Ave., Surrey
 Owner
DLJ DEVELOPMENT LTD.
 Sheet Title
SITE PLAN - OVERALL

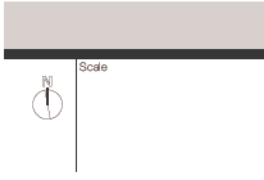
Total Sheets
175
 Drawn By
SS
 Reviewed By
RD

Sheet No.
A1.04
 Checked By
RD
 Status
BP Application

Contractors
**AHJ
 City of Surrey**

Consultants
Architecture Panel Inc.
 Documents
BP Application

No	Date	Issue Notes
A	28-08-23	Coordination
B	15-11-23	Issued for BP
C	04-04-24	Issued for DP Review



INTER-OFFICE MEMO

Regular Council - Public Hearing
Item B.14/H.14 7921-0174-00
Monday November 28, 2022
Supplemental Information

TO: **City Clerk, Legislative Services Division**

FROM: **Acting Manager, Area Planning & Development – South Division**

DATE: **November 28, 2022** FILE: **7921-0174-00**

RE: **Additional Information
Development Application No. 7921-0174-00**

Development Application No. 7921-0174-00 is on the agenda for consideration by Council at the November 28, 2022 Regular Council – Public Hearing under Item B.14 and H.14.

After finalizing the Planning Report for the November 14, 2022 Regular Council – Land Use Agenda, additional environmental assessment was provided by the applicant.

The proposed pond on the eastern portion of the site has to be wider than originally proposed. The original proposal had the pond lot as 91.6 metres wide, and the new information shows the pond at 94 metres wide. The proposed townhouse site has been adjusted accordingly (updated site plan attached). The proposal is still for 123 townhouse units, with the same setbacks. The applicant has adjusted the unit type to account for the added area required for the pond.

Staff would also like to provide additional information regarding the required petition for the Hazelmere Estates. As per the Darts Hill NCP, a supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning

The Petition Area includes a total of 25 properties, all of which were petitioned. Staff received completed petitions from 84% (21 lots). Four lots did not respond. The following is a summary of results.

Result	Lots		Area (acres)	
Support	17	68%	32.47	66.27%
Oppose	4	16%	8.07	16.47%
Non-Response	4	16%	8.46	17.26%
TOTAL	25	100%	49 acres	100%

A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land.

Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land. While 19% (4 lots) were opposed, representing 19.9% of responded land.

Overall, the results exceeded the supportive petition requirements for percentage of total Petition Area lots but fell short for percentage of total Petition Area land. However, based on these results, and the proportional support from responded petitions, staff are of the opinion that it is suitable for application 7921-0174-00 to be processed and considered by Council.

A handwritten signature in black ink, appearing to read 'Shawn Low', with a stylized, cursive script.

Shawn Low
Acting Manager, Area Planning & Development – South Division
Planning & Development Department

Appendix I. Revised Site Layout

c.c. - City Manager



Project:
2162
Owner:
1788 168th St.
Surrey, B.C. V3Z 9K3
Drawing:
SITE PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021-04-23	ISSUED FOR SUBMISSION
2021-05-18	RECEIVED FOR SUBMISSION
2022-04-08	RECEIVED FOR SUBMISSION
2022-07-08	RECEIVED FOR SUBMISSION
2022-08-28	RECEIVED FOR SUBMISSION
2022-11-13	RECEIVED FOR UP

REVISION

No.	Date	Description

Scale: 1:300 DWG. NO: A100



AREA LEGEND

 A	Entry from landing. Garage from rear.
 B	Entry from pathways at garage level.
 C	Entry from Mews at landing level. Garage from rear.
 D	Entry from Mews at garage level.
 1	Garage unit with a lobby window.
 2	End unit with multiple windows.
 3	End unit with windows on stone side.
	AMENITY - INDOOR
	AMENITY - OUTDOOR
	CIRCULATION
	GARAGE
	RESIDENTIAL

D:\051 REVIT\LOCAL FILES\2107-12_17\01_2025_17168 168 St.dwg, CONSULTANT.rvt
 Plot Date: 2025-11-15 12:06:59 PM

D:\001 REVIT LOCAL FILES\03\02_12_JAN_2020_158 168 St Surrey_sdw03760101.rvt

PRI Date: 2022-11-15 12:07:09 PM



- A Entry from building, Garage from car.
- B Entry from pathways at garage level.
- C Entry from Views at building level, Garage from car.
- D Entry from Views at garage level.
- D Entry from Views at garage level.

ARCHITECTS

ANKENMAN MARCHAND

1640 West 58th Avenue
 Vancouver, BC V6M 1H3
 Tel: (604) 972-2505 ext. 1 (604) 972-2506
 Email: info@AMArchitects.com



Project:
 2102
 Owner:
 1788 168th St
 Surrey, B.C. V0Z 9X3
 Drawing:
 SITE PLAN - EAST SITE

Project Status:
 Permitting

Date	Description
2020-06-04	ISSUED FOR PERMIT SUBMISSION
2020-10-16	REVISED FOR SUBMISSION
2020-06-10	REVISED FOR SUBMISSION
2020-07-14	REVISED FOR SUBMISSION
2020-08-04	REVISED FOR SUBMISSION
2020-11-13	REVISED FOR CP

REVISION		
No.	Date	Description

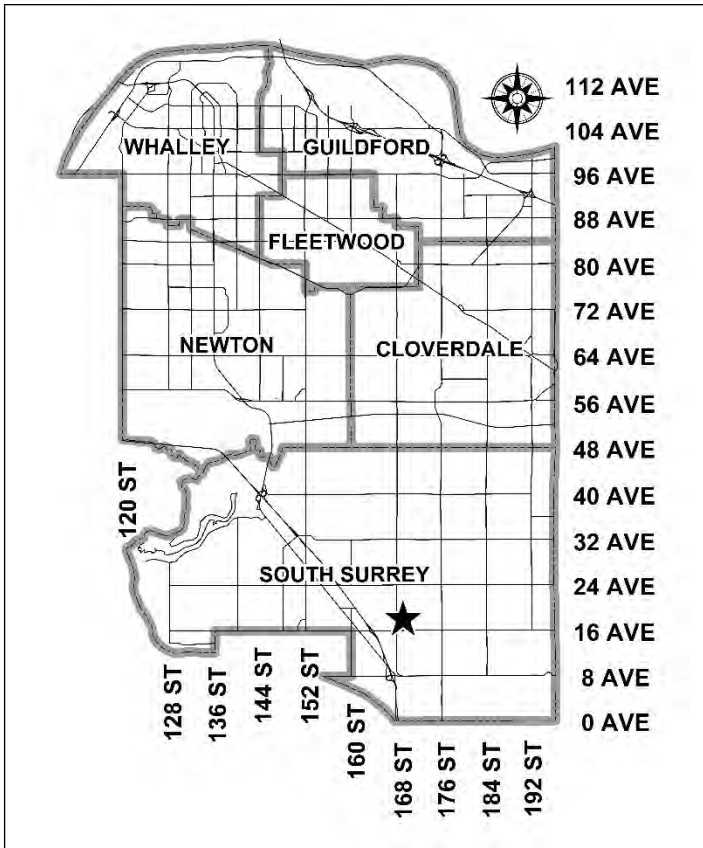
Scale: 1:300
 DWG. NO.: A101

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City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0174-00

Planning Report Date: October 3, 2022



PROPOSAL:

- **NCP Amendment** to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- **Rezoning** of a portion of the site from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

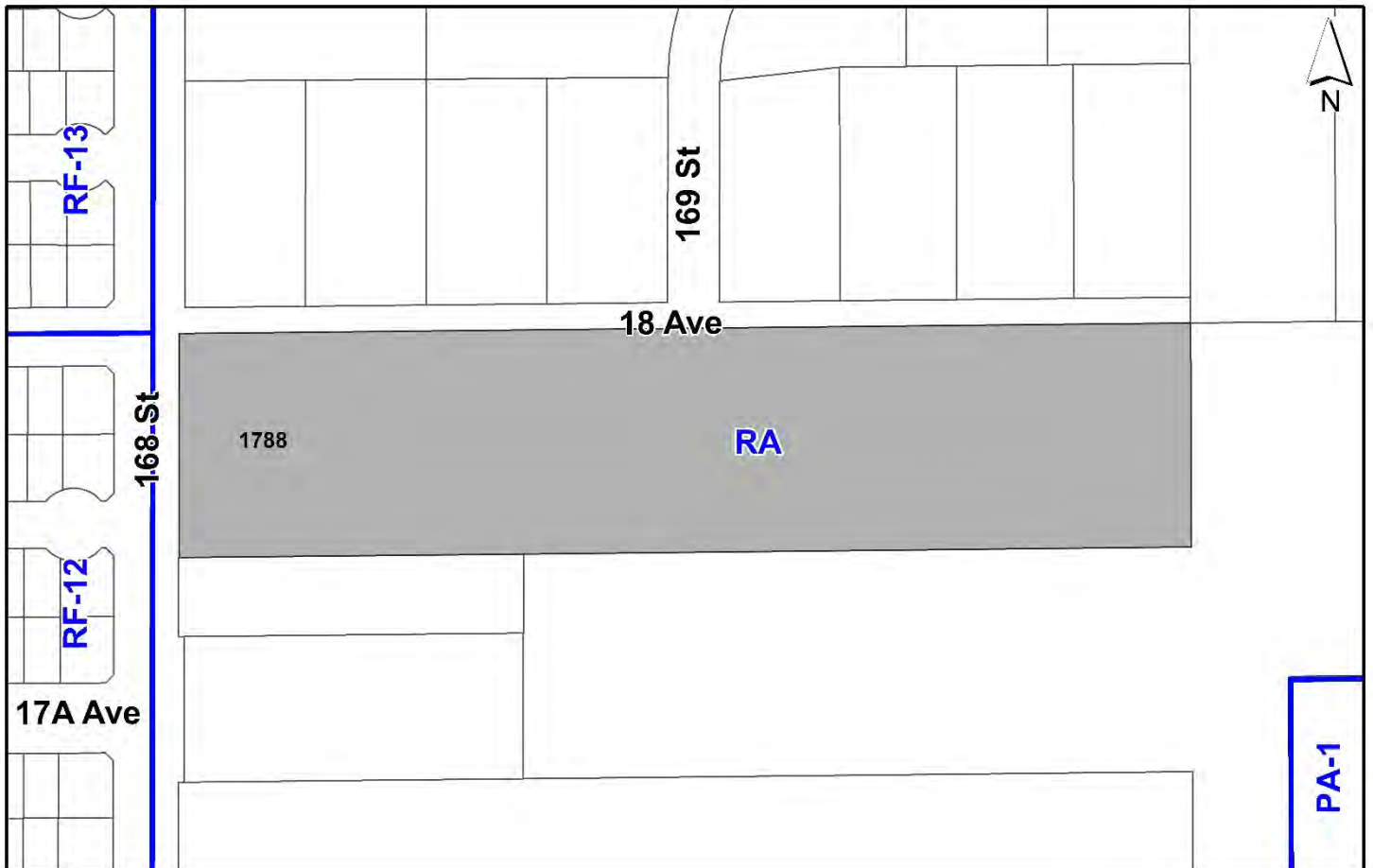
to permit the development of a townhouse site with 123 units, and a detention pond.

LOCATION: 1788 - 168 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Townhouse and Riparian Area



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Darts Hill Neighbourhood Concept Plan (NCP) to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.
- Proposing to reduce the east rear yard and the south side yard setback requirements of the RM-30 Zone, from 6.0 metres to 3.0 metres. Also proposing to reduce the side yard setback from 6 metres to 1.0 metre for parking stall No. 10.
- Proposing to increase the building height for the indoor amenity building from 11 metres to 11.3 metres.
- Proposing to reduce the riparian setback to a Class B channelized stream from 15 metres to 10 metres from top of bank.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal partially complies with the Medium Density Townhouse and Riparian Area designation in the Darts Hill Neighbourhood Concept Plan (NCP). The proposal includes an amendment to the NCP, to move the detention pond that is to be located on the adjacent site to the east onto the eastern portion of the subject site and for changes to the road network and riparian area.
- The proposed density and building form are appropriate for this part of Darts Hill.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Darts Hill Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. Setbacks along the street have been increased to 5 metres as per Darts Hill NCP guidelines, and the side yard setback to the east has been reduced from 6 metres to 5 metres.

-
- The increased height of the proposed indoor amenity building is minimal and will help achieve all of the required indoor amenity space, as well as additional outdoor amenity space on the amenity building roof top.
 - The site is within the Hazelmere Estates Petition Area. The petition has met the requirement of 65% of supportive lots and can be moved to Council for consideration.
 - The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
 - The proposed reduction of the streamside setback from 15 metres to 10 metres from top of bank complies with the Riparian Areas Protection Regulation (RAPR) setback. The proposed detention pond to the east has high ecological value and the overall enhancement area around the pond is larger than the habitat loss.
 - The proposed free-standing sign has been comprehensively designed to be integrated with the design of the building and provides a comprehensive look for the development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0174-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0174-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east rear yard and south side yard setbacks of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123;
 - (b) to reduce the rear yard setback from 6 metres to 1.0 metre for parking space No. 10;
 - (c) to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres; and
 - (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is reduced from 15 metres to 10 metres at the narrowest point.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of watercourses and the creation of the pond;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City at no cost;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage for drainage access;
 - (l) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs; and
 - (n) 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 and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to Medium Density Townhouse, Riparian Area, and Detention Pond, with changes to the road network and riparian area when the project is considered for final adoption. The amendment should also include that the Darts Hill NCP should now state that the Hazelmere Estates Petition Area requirements have been met.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant land (single family dwelling demolished)	Medium Density Townhouse and Riparian Area	RA
North (Across 18 Avenue):	Single family dwellings	Medium Density Townhouse and Semi-Detached Residential	RA

Direction	Existing Use	NCP Designation	Existing Zone
East:	Vacant land	Park & Natural Areas, and Detention Pond	RA
South:	Vacant land and single family dwelling	Park & Natural Areas, and Detention Pond	RA
West (Across 168 Street):	Single family small lots	Low Density Residential (6-10 upa) [Sunnyside Heights NPC]	RF-12

Context & Background

- The site is currently vacant, with the previous single family house recently demolished. The site is currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Medium Density Townhouse and Riparian Area in the Darts Hill Neighbourhood Concept Plan (NCP).
- The site has a total gross floor area of 33,668 square metres (8.32 acres), sloping down from north to south.
- There are several watercourses on the eastern portion of the site, as well as along the south portion of the site. The applicant proposes to move the detention pond currently shown in the NCP on the adjacent site to the east, into the subject site, occupying the eastern portion of the site. The other smaller riparian area on the south portion of the site is proposed to be conveyed to the city at no cost for preservation purposes.
- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the western portion of the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", amend the Darts Hill NCP to move the detention pond into the subject site, as well as changes to road network and riparian area, to allow for the Development Permit for Form and Character for a townhouse complex with 123 units.
- The site is also within the Hazelmere Estates Petition Area, as identified in the Darts Hill NCP. As part of this area, a petitioning requirement has been included, in which a supportive petition of property owners from this area is required before the first rezoning application can be received by the City. A supportive petition is defined as requiring 65% of lots and 75% of land area in support of rezoning. Subsequent development applications would not be required to petition the area residents once the initial threshold is met by the first application.

- The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area, and the 65% requirement was exceeded, so the applicant can be moved to Council for consideration. More details are provided under Public Consultation.
- The proposal includes aquatic elimination and compensation, which have not yet been supported under the WSA. Should the proposal not be approved, the applicant will need to reassess aspects of the site layout, in response to WSA’s comments and approvals. The applicant has acknowledged this risk and understand that should the proposal not be supported as proposed, that changes will be required to comply with Provincial regulations.
- The proposal includes subdivision into three lots, to create a lot for the detention pond on the eastern portion of the site, a lot for the townhouse development, and a small lot to the south, for the riparian area to be conveyed to the City at no cost. The riparian area to be conveyed at the south portion of the site is 2,410 square metres, with the detention pond lot being 6,450 square metres, and road dedications at 6,119 square metres.
- The proposed development will consist of 123 units in 26 buildings, ranging from 3 to 6 units per building, plus a stand-alone amenity building. All units are proposed with side-by-side double-garages and three bedrooms.
- The site’s net density is proposed at 0.93 FAR and 66 units per hectare or 24 units per acre, as per Darts Hill NCP density. The Darts Hill NCP provides the option to provide 20 upa maximum at this site or increase to 24 upa if using Zero Carbon Initiative. The applicant is proposing 24 upa, with Zero Carbon Initiative, where the units are not connected to any fossil fuel for appliances or for heat.
- As the applicant is proposing maximum safeguarding by conveying the riparian area to the City at no cost, the area outside of the 5 metres from top of bank is allowed to be used for the NCP density calculation, as the applicant would have achieved that area by not conveying the riparian area. The riparian area proposed is 2,410 square metres, with 662.8 square metres of land located within 5 metres from top of bank, and not included in the density calculations. The total area used for density calculation is the net site area (18,680 square metres), plus the riparian outside of 5 metres (1,747.2 square metres), for a total of 20,427.2 square metres, or 5.05 acres. The proposed density is 24 units per acre.
- After conveyance, the proposal will still comply with the maximum density permitted under the RM-30 Zone (net site area). The application proposes a unit density of 66 units per hectare and a Floor Area Ration (FAR) of 0.93.
- The proposal complies with the sites Urban OCP designation, which permits a maximum density of 30 units per acre for sites within a Secondary Land Use Plan.

	Proposed
Lot Area	
Gross Site Area:	33,662 square metres
Road Dedication:	6,119 square metres
Undevelopable Area:	8,863 square metres (6,453 sqm detention pond and 2,410 sqm riparian area)

	Proposed
Net Site Area:	18,680 square metres
Number of Lots:	3
Building Height:	11 m for principal buildings and 11.3 m for the indoor amenity building
Unit Density:	66 units per hectare (24 upa)
Floor Area Ratio (FAR):	0.93 FAR
Floor Area	
Residential:	17,335 square metres
Residential Units:	
3-Bedroom/Total:	123 units

Referrals

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

School District: **The School District has advised that there will be approximately 60 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

- 33 Elementary students at Edgewood Elementary School
- 14 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2024.

Parks, Recreation & Culture:

- The closest active park is planned to be 200 meters north of the development site along 169 Street. The closest natural area is planned to be adjacent to the development site to the south and east, as part of the Darts Hill Neighbourhood Concept Plan (NCP) .
- Revisions are required to the Ecosystem Development Plan (EDP), to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal.
- Water Act Approval, and any associated changes must be incorporated in the final EDP.

Surrey Fire Department: No concerns.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate land for road widening along the north and western portions of the site for 18 Avenue and 168 Street, for a total of 611 square metres of area.
- Access is proposed on 18 Avenue, and it is proposed to align with 169 Street to the north.
- The applicant is proposing 5 additional visitor parking spaces on-site in excess of the Zoning By-law requirement, to assist in replacing some of the on-street parking that has been eliminated with the proposed road network changes.
- Given the changes proposed with the addition of the detention pond on the eastern portion of the site, staff support the amendments proposed to the Darts Hill NCP for the road network changes.
- The site has access to a multi-use pathway on the west side of 168 Street, across the street from the site. The closest transit route is over 1 kilometre away on 24 Avenue to the north, or King George Boulevard to the west.

Parkland and Natural Area Considerations

- The proposal includes the conveyance to the City of a small riparian area on the south portion of the site.
- Appropriate setbacks to future parkland to the south are provided.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

- In addition, the applicant is also providing the Zero Carbon Incentive requirements for increased density as per Darts Hill NCP.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) with Secondary Land Use Plans.

Themes/Policies

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development complies with the RGS designation and is a compact and efficient development.)

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and planned for medium density townhouses in the Darts Hill NCP.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
 - achieve planned capacities;
 - use infrastructure efficiently;
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will provide a detention pond that will allow for further development of the Darts Hill area.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and

- Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development fits well within the neighbourhood and provides the density planned for in the Darts Hill NCP.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Providing doors, windows, and "active" building faces along public streets;
 - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

(The proposed development has street-facing units on all sides that interface with a street or with the planned park to the south.)

Secondary Plans

Land Use Designation

- The site is designated Medium Density Townhouse and Riparian Area in the Darts Hill NCP, with several roads planned through the site. The proposal includes an amendment to the NCP to include a Detention Pond on the eastern portion of the site, and adjust the riparian area and road network. The amendment also includes the removal of the Hazelmere Estates Petition Area.

Amendment Rationale

- The proposal includes the relocation of the detention pond currently identified in the NCP on the adjacent property to the east into the subject site, as well as an amendment to the road network and riparian areas.
- The NCP identified off-site detention pond is proposed to be moved to the subject site, to allow for servicing to develop the subject site. This will also allow other sites within the same catchment area to proceed with development, as the site where the pond was originally identified, immediately east of the subject site, is not currently available.
- The riparian areas are proposed to reflect the environmental assessment done for this proposal and be adjusted accordingly.
- The road network has been modified, to reflect the proposed pond location, and provide one combined site for development.

Themes/Objectives

- 3.2.5 Medium Density Townhouse. Base density 20 upa, or 24 upa with Zero Carbon Incentive

(The applicant proposes a townhouse site at 24 upa with Zero Carbon initiatives and all electric connections. The proposal also has no tandem parking, as recommended in the NCP.)

- 4.1 General Design Principles:
 - A. Foster cohesive neighbourhood design through integration of common design styles and complementary transitional scales.
 - B. Architectural design should reflect the natural heritage of Darts Hill by using natural materials such as wood, brick and stone as principal components.
 - C. Visual interest along streets should be provided with active building frontages, landscaping, and with high quality building details.
 - E. Development should orient itself towards views of parks and natural areas. Wherever possible, connectivity should also be provided.
 - G. Provide generous landscaping along public realm frontages.
 - Building Siting, Height, & Massing
 - A. Provide generous setbacks (minimum 5.0 m) to include natural features, landscaping and trees.
 - B. Buildings should optimize views towards streets, public spaces and natural areas.
 - C. Create enjoyable, functional open spaces that take advantage of natural light and contributes to a pleasant micro climate.
 - D. Promote neighbourhood safety and sociability by designing for overlook and activity along streets, pathways, and natural areas.
 - Building Materials
 - B. Avoid the use of vinyl siding and fibre cement panels.
 - C. Use materials that make the building energy efficient and maximize the life of the building.
 - Landscaping
 - D. Landscape design should provide soft transitions between built and natural environment.
 - E. Express architecture and landscape design with clear and cohesive organizing concept.
 - View Corridors: The preservation of these views will result in a shared community benefit enjoyed by residents and visitors of Darts Hill.

(The proposal generally complies with the design guidelines and principles of the Darts Hill NCP.)

- 9. Implementation
 - Hazelmere Estates Petition Area
 - Zero Carbon Incentive

(The proposal has demonstrated support as required in the Hazelmere Estates Petition Area, and is proposing Zero Carbon Initiatives to achieve 24 upa, as per the Darts Hill NCP)

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 uph	66 uph
Floor Area Ratio:	1.00	0.93
Lot Coverage:	45%	36%
Yards and Setbacks		
North:	4.5 metres	5.0 metres (as per NCP)
East:	6.0 metres	3.0 metres (DVP)
South:	6.0 metres	3.0 metres (DVP)
West:	4.5 metres	5.0 metres (as per NCP)
Height of Buildings		
Principal buildings:	13 metres	11 metres
Indoor Amenity Building:	11 metres	11.3 metres (DVP)
Amenity Space		
Indoor Amenity:	3 m ² X 123 units = 369 m ²	The proposed 390 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	3 m ² X 123 units = 369 m ²	The proposed 807 m ² meets the Zoning By-law requirement.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Channelized Stream:	15 metres	10 metres (DVP)
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	246	246
Residential Visitor:	25	30
Total:	276	276
Tandem (%):	50%	0
Bicycle Spaces		
Residential Visitor:	12	15

Setback and Building Height Variances

- The applicant is requesting the following variances:
 - to reduce the minimum east rear yard and south side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123; and
 - to reduce the side yard setback from 6 metres to 1.0 metre for parking space No. 10;
 - to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres.

- The setback reduction includes buildings adjacent to the pathway near the proposed detention pond, and to the riparian area to the south.
- For the east setback, adjacent the detention pond, the units with a back-of-unit interface have a standard 6 metres setback proposed, and the 3 metres setback is only for the side-of-unit interface at the northeast corner, for unit No. 91.
- The typical back-of-unit setback is 6 metres, to allow for a usable back yard. In this case, the applicant is proposing roof-top patios as the main private outdoor space, and the proposed 3 metres setback will be additional outdoor space at grade and act as a buffer to the buildings. As these units back onto a riparian area, there will not be units or pathway adjacent to the south, there are no concerns with privacy.
- The setback for parking stall No. 10 is proposed to be reduced to 1.0 metre, as it is adjacent to riparian area, and will not impact privacy or livability of adjacent neighbours.
- The applicant proposed a three-storey indoor amenity space with rooftop patio. This will allow all of the indoor amenity space to be provided on-site, without the need for cash-in-lieu. The height variance is minimal, from 11 metres to 11.3 metres.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside setback variance:
 - (c) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
- The applicant is seeking a variance to the streamside setback from 15 metres to 10 metres at the shortest distance, while providing a varied setback between 10 metres and 20 metres at other locations. The applicant proposes an enhanced riparian area to the east, where the detention pond is proposed, and the loss of habitat due to the setback reduction is proposed to be offset by the pond area.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designation.

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 new 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 Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 30, 2022, and the Development Proposal Signs were installed on August 24, 2022. Staff received no responses from neighbours.
- The subject development application was reviewed by the Grandview Heights Stewardship Association, Greater Hazelmere Estates Neighbourhood Association and Cloverdale District Chamber of Commerce. No comments have been received.

Hazelmere Estates Petition Area

- The site is identified in the Darts Hill NCP as part of the Hazelmere Estates Petition Area. At the time the NCP was approved, not all residents in this area were supportive of development during the Planning process. As a result, a petitioning requirement has been included.

The City initiated the petition once the subject application was received in 2021. Correspondence was sent to all 25 lots within the Hazelmere Estates Petition Area.

- A total of 17 lots (68%) are supportive of the City to begin processing rezoning applications. These account for 66.27% of total land (32.47 acres) in the Petition Area. Four lots were opposed, representing 16% of total lots and 16.47% of total land area.

- Out of the 21 lots that responded, 81% (17 lots) were in support, representing 80.1% of responded land area. While 19% (4 lots) were opposed, representing 19.9% of responded land area.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of two existing Class B (yellow-coded) watercourse which flow east. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) channelized watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks require a variance from the Zoning By-law.
- The riparian area on the south portion of the site is proposed to be conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. A Development Variance Permit is proposed to reduce the streamside setback from 15 metres to 10 metres in a few locations.
- An Ecosystem Development Plan, prepared by Mark Gollner, *R.P. Bio.*, of Marlim Ecological Consulting Ltd. and dated September 09, 2022. The report will need to be updated to reflect the correct streamside setbacks, habitat gain and loss and proposed variances. An Impact Mitigation Plan is also to be provided in support of the proposal. Once an updated report is submitted and reviewed by staff, a peer review will also be required.
- As the applicant is proposing changes to watercourses that require a Water Act Approval, those approvals are required prior to Final Approval, and any changes must be incorporated into the final report. If Provincial approvals are not granted, the applicant will need to revise the site plan. The finalized Ecosystem Development Plan and recommendations will be incorporated into the Development Permit.

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Darts Hill Neighbourhood Concept Plan (NCP).

- The site consists of 123 townhouse units, all proposed with three-bedrooms and side by side double garages. Units face 18 Avenue and 168 Street and face the park to the south. The interface to the east has one side-of-unit condition, and the other units are facing east, adjacent to a pathway bordering the proposed detention pond.
- The indoor amenity building is located in a central location, and is adjacent the outdoor amenity space.
- The applicant has worked with staff to modify the design to a more traditional architectural style, consistent with the Darts Hill NCP, as well as addressing grading and view corridor concerns.
- The design incorporates acoustic upgrades for units facing 168 Street, as a standard requirement for all units facing arterial and collector roads.

Landscaping

- Landscaping includes one small plaza on the northwest corner of the site, and a larger plaza on the northeast corner of the site, adjacent the proposed detention pond. A landscape buffer of 5 metres is proposed along both 18 Avenue and 168 Street, as per NCP requirement.

Indoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 390 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed as a stand-alone building at the centre of the site.
- The indoor amenity space is proposed to be programmed with a lobby, two multi-purpose rooms, and two meeting rooms. Stairs and an elevator are provided, as well as washrooms. There are five visitor parking spaces directly adjacent to the indoor amenity building.

Outdoor Amenity

- The Zoning By-law requires that 369 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 807 square metres of outdoor amenity exceeds the minimum required under the Zoning By-law. The majority of the outdoor amenity space is proposed adjacent the indoor amenity space at the centre of the site, as well as decks and a roof top patio at the indoor amenity space building.
- The outdoor amenity space includes seating areas, picnic tables, a playground and a community garden.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include identifying additional opportunities for tree retention, the expansion of verandas and porches overhangs, express individual units, improve the amenity building expression with a more residential character, improve interfaces where grading is challenging.
- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	54	54	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Coniferous Trees			
Western Red Cedar	61	61	0
Giant Sequoia	2	2	0
Total (excluding Alder and Cottonwood Trees)	64	64	0
Additional Trees in the proposed Riparian Area	107	78	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		191	
Total Retained and Replacement Trees		191	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 64 mature trees on the site, excluding Alder and Cottonwood trees. 54 existing trees, approximately 46 % 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 1 includes an additional 107 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to construction of the detention pond or hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- 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 182 replacement trees on the site. The applicant proposes 191 replacement trees which exceeds the replacement requirement.
- The new trees on the site will consist of a variety of trees including Green Japanese Maple, Red Pocket Maple, Pyramidal European Hornbeam, Forest Pansy Redbud, Pink Flowering Dogwood, Serbian Spruce, Daybreak Cherry, Douglas Fir, Ornamental Pear, Pin Oak, Giant Redwood and Japanese Stewartia, as well as a variety of shrubs.
- In summary, a total of 191 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7921-0174-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/cm

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 1 SECTION 18 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 7509**

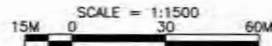
P.L.D. 011-234-385

SUBJECT PROPERTY MAY BE AFFECTED BY
STATUTORY RIGHT OF WAY AC177539(PLAN 81547),
STATUTORY RIGHT OF WAY AD43338(PLAN 83668),
STATUTORY RIGHT OF WAY BL393829(PLAN LMP35884)

CIVIC ADDRESS: #1788 168th STREET

CITY OF SURREY

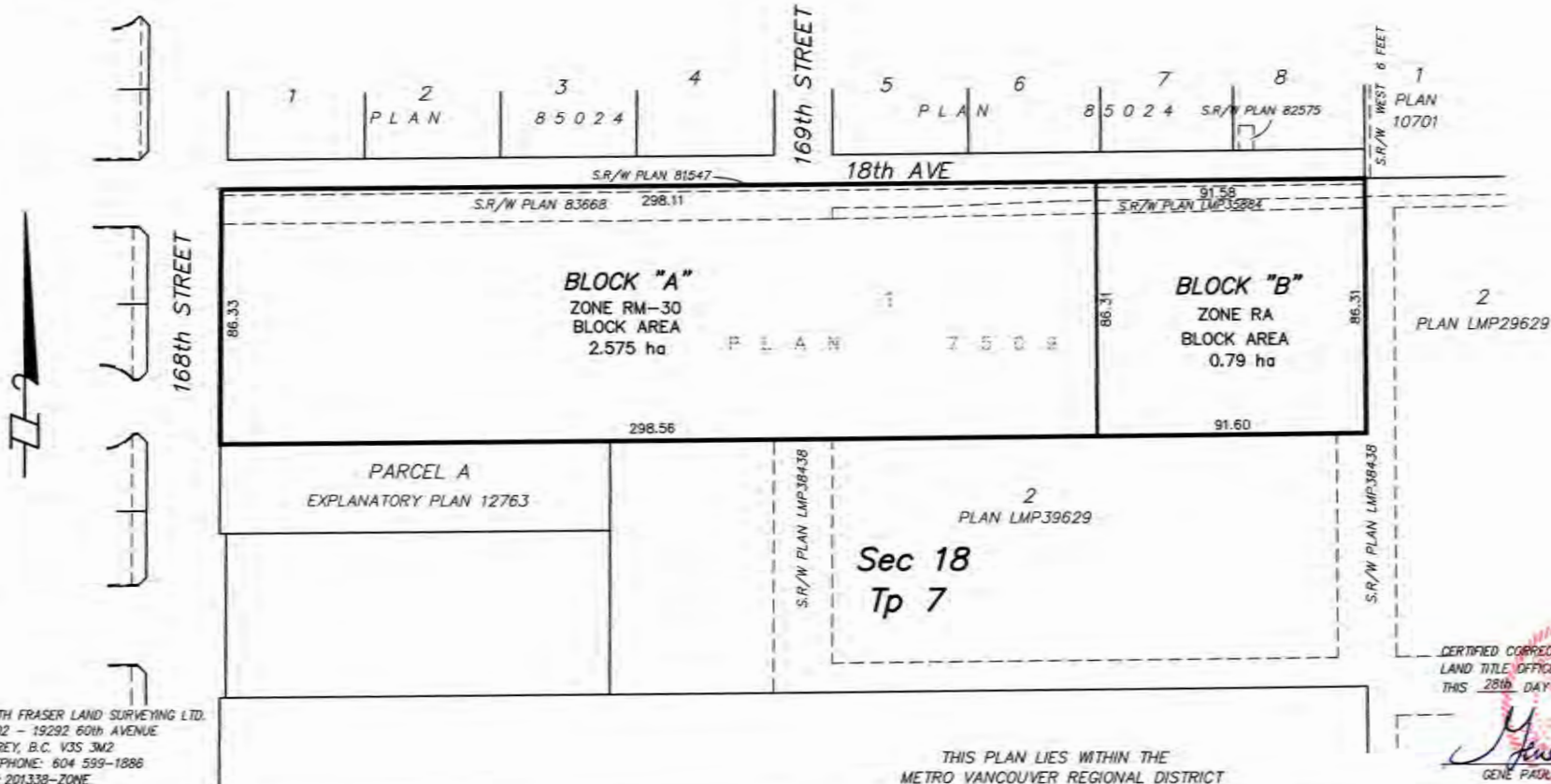
B.C.G.S. 92G.007



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	2.575 ha	BLOCK "A"	RM-30
PART OF LOT 1	SECTION 18 TOWNSHIP 7	7509	0.79 ha	BLOCK "B"	RA



SOUTH FRASER LAND SURVEYING LTD.
202 - 15292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 201.338-ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 28th DAY OF SEPTEMBER, 2022

Gene Nikula
GENE PAUL NIKULA BOLS(803)

201.338-ZONE

1788 168 St. Surrey, BC V3Z 9X3

Re-Issued for DP Resubmission: 2022-09-28

Owner

Builder Ltd
Miles Van Construction LTD
2561 Fraserwood Blvd #525
Richmond, BC V6W 1J4
Contact: Miles Van
Email: Miles@MilesVan.com
Tel: 604.535.4011 Fax:

Architect

Ankenman Marchand Architects
1648 West 16th Avenue
Vancouver, BC V6J 1K6
Contact: Tina Adams
Email: Tina@AnkenmanMarchand.com
Tel: 604.672.2585 Fax: 604.672.2585

Arborist

M&P Forest and Associates LTD
#605, 6277 126 St
Surrey, BC V3W 0K4
Contact: Mike Fokan
Email: m.fokan@mpforest.com
Tel: 778.553.8336 Fax: 778.553.8262

CNI

HUB Engineering Inc.
Suite 210, 13955 - 76 Avenue
Surrey, BC V3W 0V6
Contact: Mike Forestry
Email: Mike@hubeng.com
Tel: 604.573.4338 #605 Fax: 604.561.8255

Environmental

Metric Environmental Consulting LLC
5376 8th Ave.
South Surrey, BC V4A 0G6
Contact: Mike Collier
Email: mike@metricenv.com
Tel: 604.533.4536 Fax: 224.564.5335

Geotech

Dean Geotechnical
822 1640 15th Ave.
Surrey, BC V3W 4P3
Contact: Gene Paul
Email: g.paul@deangeotech.com
Tel: 604.533.4699 Fax: 604.535.4805

Landscaping

PAO Landscape Architects
Suite C110 - 4820 98 Street Drive
Burnaby, BC V5C 6C8
Contact: Debbie Griffin
Email: debbie@paulandorange.com
Tel: 604.296.0111 Fax: 604.296.0222

Surveyor

South Fraser Land Surveying LTD.
#202 1802 55 Ave.
Surrey, BC V3S 3M2
Contact: Derek Fink
Email: d.fink@sfsls.com
Tel: 604.588.1666 Fax:



Sheet List	
Sheet Number	Sheet Name
A001	COVER PAGE & DRAWING LIST
A002	5/18/2023 CS
A003B	SITE AREA DEDUCTIONS (CONTD)
A004	CONTEXT
A010	OVERALL & RIPARIAN SITE PLAN
A011	FIREFIGHTING ACCESS PLAN
A040	SHADOW STUDY WEST - SPRING EQUINOX
A041	SHADOW STUDY WEST - SUMMER SOLSTICE
A042	SHADOW STUDY WEST - FALL EQUINOX
A043	SHADOW STUDY WEST - WINTER SOLSTICE
A044	SHADOW STUDY EAST - SPRING EQUINOX
A045	SHADOW STUDY EAST - SUMMER SOLSTICE
A046	SHADOW STUDY EAST - FALL EQUINOX
A047	SHADOW STUDY EAST - WINTER SOLSTICE
A100	SITE PLAN - WEST SITE
A101	SITE PLAN - EAST SITE
A110	LEVEL 2 PLAN - WEST SITE
A111	LEVEL 2 PLAN - EAST SITE
A120	LEVEL 3 PLAN - WEST SITE
A121	LEVEL 3 PLAN - EAST SITE
A130	ROOF LEVEL PLAN - WEST SITE

Sheet List	
Sheet Number	Sheet Name
A131	ROOF LEVEL PLAN - EAST SITE
A200	WEST SITE - OVERALL ELEVATIONS
A201	EAST SITE - OVERALL ELEVATIONS
A300	WEST SITE - AISLE ELEVATIONS
A301	WEST SITE - AISLE ELEVATIONS
A302	WEST SITE - AISLE ELEVATIONS
A303	EAST SITE - STREET SECTIONS
A304	EAST SITE - STREET SECTION
A305	EAST SITE - AISLE SECTIONS
A652	UNIT B (MID) - Landing Entry
A653	UNIT C1 (END)
A654	UNIT C2 (END)
A655	UNIT D (MID)
A660	TYPICAL UNIT E
A600	AMENITY PLANS
A605	AMENITY PLANS
A610	AMENITY ELEVATIONS
A615	AMENITY ELEVATIONS
A600	PROJECT ENTRY SIGNAGE DETAILS
A610	RENDERINGS

Project:
2102
Owner:
1788 168th St.
1788 168th St
Surrey, B.C. V3Z 9X3
Drawing:
COVER PAGE & DRAWING LIST
Project Status:
Permitting

SUBMISSION	
Date	Description
07/19/2023	
2021-04-04	ISSUED FOR DP SUBMISSION
2021-11-16	RE-ISSUED FOR SUBMISSION
2022-04-16	RE-ISSUED FOR SUBMISSION
2022-07-16	RE-ISSUED FOR SUBMISSION
2022-08-26	RE-ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

Scale: _____ DWG. NO.: **A001**

1788 168 St. Surrey, BC V3Z 9X3

Re-Issued for DP Resubmission: 2022-09-28

STATISTICS

Civic Address:
1788 168 St Surrey, BC V3Z 9X3

FOLIO:
7 189-00004-5

PID:
011-234-385

PLAN DESCRIPTION:
LOT 1 SECTION 18 TOWNSHIP 7 PLAN
NWP7509 NWD EXCEPT PLAN RW 83668.

NEIGHBORHOOD:
-AL TAMONT 28TH-WESTBAY SCHOOL

NCP DESIGNATION:
20 UPA (Base) +4UPA (Zero Carbon Incentive)
Dats Hill Neighbourhood Concept Plan

GARBAGE DAY:
FRIDAY

RECYCLING SERVICE:
-

PROPOSED ZONING:
CD based on RM-30

PROPOSED USE:
Residential

NET SITE:
18,680 m²

GROSS SITE:
33,650 m²

DEVELOPMENT DATA

REQUIRED

LOT COVERAGE: Buildings and Structures	45%
SETBACKS	
Front	5.0 m
Rear	6.0 m
Side	5.0 m
BUILDING HEIGHT	
Principal	13.0 m (Townhouses)
Accessory	11.0 m (Indoor Amenity Bldgs)

NUMBER OF RESIDENTIAL UNITS

DENSITY

UPH # units per hectare (net)	75 UPH
UPA # units per acre & hectare (net)	24 UPA

FAR (net)
1.0 FAR

AMENITY SPACE

Indoor	3 m ² x 123 units = 369 m ²
Outdoor	3 m ² x 123 units = 369 m ²

PARKING

Residential, 3 Bedroom + Amenity	2 per unit x 123 units = 246
Visitor	0.2 per unit x 123 units = 25
Total Number of Parking Spaces	= 276
# Disabled stalls	0.2 per Visitor Stall = 1
# Small cars	25% of stalls = 0.25 x 28 = 6
Bike stalls	12 stalls

PROPOSED

LOT COVERAGE: Buildings and Structures	7,642 m ² / 33,650 m ² (23%)
SETBACKS	
Front	5.0 m
Rear	6.0 m
Side	3.0 m (Pond)
BUILDING HEIGHT	
Principal	10.97 m (Residential Unit)
Accessory	11.29 m (Amenity Building)

Per Surrey Bylaw "Building Height" definition (b), our Amenity Building height measurement does not include elevator service rooms nor the dome elements at the facade, and is measured from main entry level to top of stair flat roof.

NUMBER OF RESIDENTIAL UNITS

3 bedroom + Units 123 RESIDENTIAL 17,335.21 m² 186,594.68 SF
3 storeys w/ roof access

DENSITY

UPH
West/riparian area setback and East detention zone SRW, excluded
units per acre & hectare (net) 123 units / 2.04 He = **60 UPH**

UPA
West/riparian area setback and East detention zone SRW, excluded
Site Net Area for Density: 18,680 m² + 1,747.2 m² = 20,427.2 m² (5.05 Ac)
123 units / 5.05 ac = **24 UPA**

FAR (net)
West/riparian area setback and East detention zone SRW, excluded
Excludes basements, crawl spaces, balconies, canopies, terraces, decks, and indoor amenity spaces
17,335 m² (Residential Area) / 18,680 m² (Site Net Area) = **0.93 FAR**

AMENITY SPACE

Unit Type	Level	Area	Area SF
AMENITY - INDOOR			
West Amenity Building	LEVEL 1	43.28 m ²	465.86 SF
West Amenity Building	LEVEL 2	187.51 m ²	2,018.36 SF
West Amenity Building	LEVEL 3	159.49 m ²	1,716.73 SF
		390.28 m²	4,200.94 SF
West Site Play Area			
AMENITY			
West Amenity Building	GROUND LEVEL	139.28 m ²	1,499.22 SF
West Amenity Building	LEVEL 1	32.46 m ²	349.4 SF
West Amenity Building	LEVEL 1	35.93 m ²	386.77 SF
West Amenity Building	LEVEL 3	22.41 m ²	241.19 SF
West Amenity Building	ROOF	166.05 m ²	1,787.39 SF
		396.14 m²	4,263.97 SF
Grand total		786.42 m²	8,464.91 SF

PARKING

Residential, 3 Bedroom + Amenity	2 per unit = 246
Visitor	= 0
Visitor	= 25
Req'd by Surrey Transportation Department	= 5
Total Number of Parking Spaces	= 276
# Disabled stalls	= 1
# Small cars	= 0
Bike stalls	15 stalls

DESIGN RATIONALE

The intent of this development at 1788 168st in Surrey is to modernize the area from vast lots currently for farms or large single family estates into a 123 unit multi-family neighborhood. This design will facilitate amenities such as a clubhouse and outdoor park land addressing the growing demand of housing in Surrey while maintaining greenspace.

The site is flanked with existing 168 St on the West property and 18 Ave to the North. Mid-site - 169St currently terminates and will become our development's main entrance catering fire-truck access and it's maneuverability. On the East - 170A Ave, per the Dart's Hill Neighbourhood Community Plan is envisioned as a pedestrian street that is reflected on our Site Plan. All service connections run East-to-West and connect with 168 St.

Streams criss-cross through the East and West sites. We propose a detention pond to accommodate the East stream and riparian areas, while also providing a landscaped area for inhabitants. The swales on the West site are to be removed.

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6S 1N5

Tel: (604) 672-2599 ext. (604) 672-2595
Email: office@amarchand.com

ANKENMAN MARCHAND

Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
STATISTICS

Project Status:
Permitting

SUBMISSION

Date	Description
2021 04 06	RECEIVED FOR DP SUBMISSION
2021 05 14	RECEIVED FOR SUBMISSION
2022 04 18	RECEIVED FOR SUBMISSION
2022 07 18	RECEIVED FOR SUBMISSION
2022 08 28	RECEIVED FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: DWG. NO. **A002**

1545 West 5th Avenue
Vancouver, BC V6K 1N5

Tel: (604) 672-2599 ext. (604) 672-2825
Email: office@ankenmanmarchand.com



Project:
2102
Owner:
1788 168th St.
1788 168th St
Surrey, B.C. V3Z 9X3
Drawing:
OVERALL & RIPARIAN SITE PLAN
Project Status:
Permitting

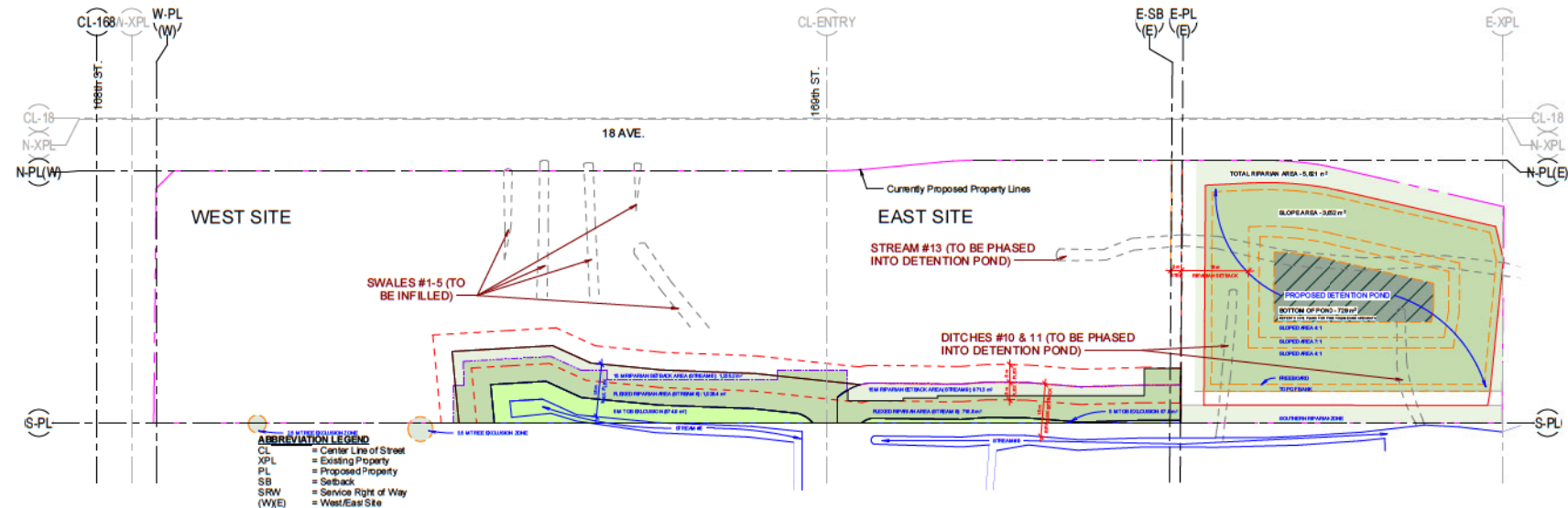
SUBMISSION	
Date	Description
2021 04 04	ISSUED FOR OP SUBMISSION
2021 05 18	REVISION FOR SUBMISSION
2022 04 18	REVISION FOR SUBMISSION
2022 07 18	REVISION FOR SUBMISSION
2022 08 28	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

Scale: 1:600 DWG. NO. **A010**



ABBREVIATION LEGEND
 CL = Center Line of Street
 XPL = Existing Property
 PL = Proposed Property
 SB = Setback
 SRW = Service Right of Way
 (W)(E) = West/East Site



ABBREVIATION LEGEND
 CL = Center Line of Street
 XPL = Existing Property
 PL = Proposed Property
 SB = Setback
 SRW = Service Right of Way
 (W)(E) = West/East Site

Plot Date: 2022-09-29 12:43:26 PM
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1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2567 ext. (604) 672-2825
Email: ankem@ankemarchitects.com



Project: 2102
Owner: 1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing: **FIREFIGHTING ACCESS PLAN**

Project Status: **Permitting**

SUBMISSION

Date	Description
2021 04 04	ISSUED FOR CP SUBMISSION
2021 01 18	RE ISSUED FOR SUBMISSION
2022 04 18	RE ISSUED FOR SUBMISSION
2022 07 18	RE ISSUED FOR SUBMISSION
2022 04 08	RE ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

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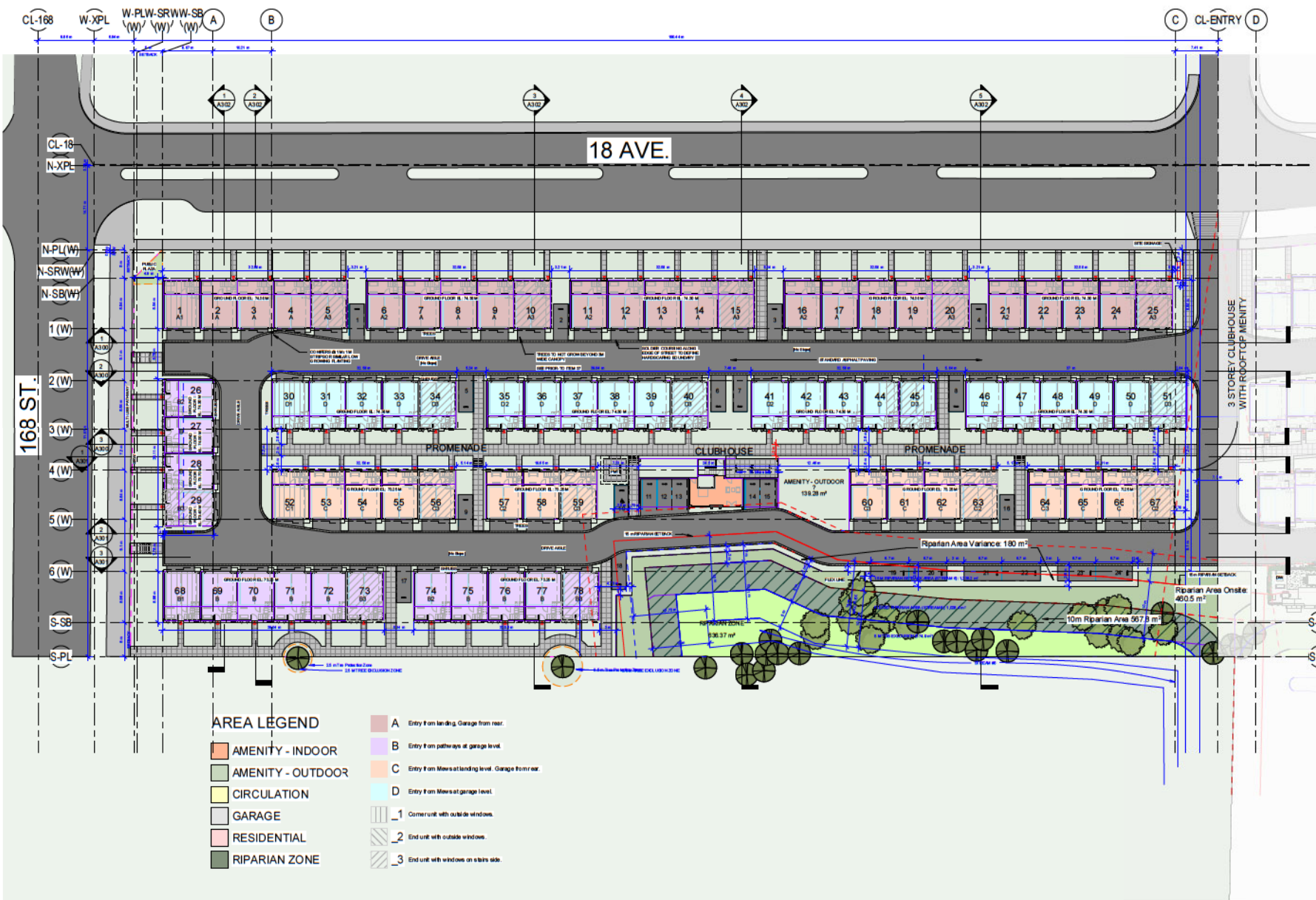
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① SITE PLAN - FIREFIGHTING ACCESS PLAN
1:600

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- AREA LEGEND**
- AMENITY - INDOOR
 - AMENITY - OUTDOOR
 - CIRCULATION
 - GARAGE
 - RESIDENTIAL
 - RIPARIAN ZONE
 - A Entry from landing. Garage from rear.
 - B Entry from pathways at garage level.
 - C Entry from Mezzat landing level. Garage from rear.
 - D Entry from Mezzat garage level.
 - _1 Corner unit with outside windows.
 - _2 End unit with outside windows.
 - _3 End unit with windows on stairs side.

1545 West 5th Avenue
Vancouver, BC V6S 1N5

Tel: (604) 672-2597 ext. (604) 672-2805
Email: dmarch@ankenmanmarchand.com



Project: 2102
Owner: 1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing

SITE PLAN - WEST SITE

Project Status: **Permitting**

SUBMISSION

Date	Description
2021-04-05	ISSUED FOR OP SUBMISSION
2021-05-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-08-28	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

Scale: 1:300
DWG. NO. **A100**

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Print Date: 2022-06-28 3:00:32 PM



- AREA LEGEND**
- ANENITY - INDOOR
 - BALCONY
 - CIRCULATION
 - RESIDENTIAL

ARCHITECTS

ANKENMAN MARCHAND

1545 West 5th Avenue
Vancouver, BC V6S 1N5

Tel: (604) 672-2567 ext. (604) 672-2825
Email: dmarch@ankmanmarchand.com



Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
LEVEL 2 PLAN - WEST SITE

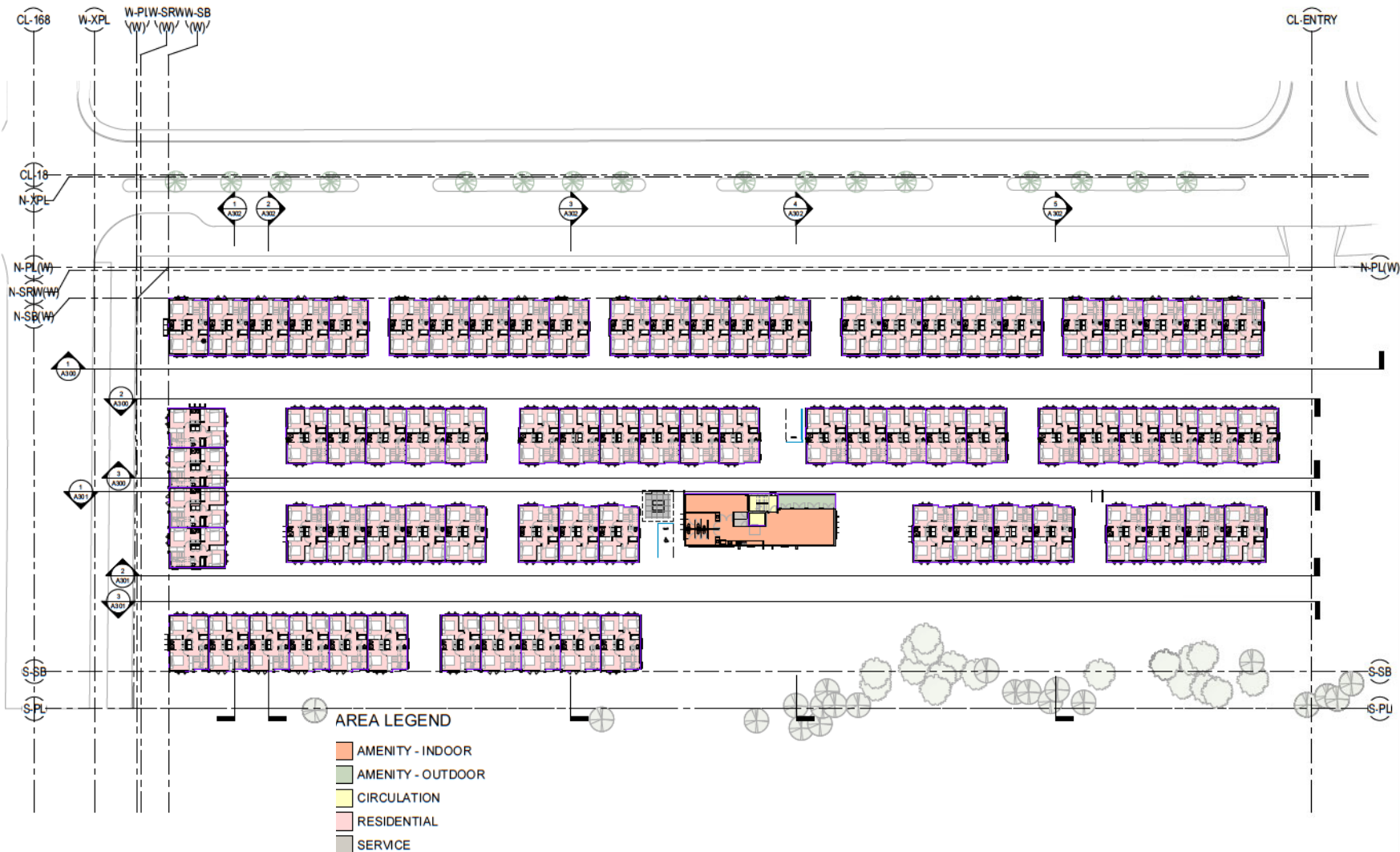
Project Status:
Permitting

SUBMISSION	
Date	Description
2021-04-16	FOR SUBMISSION
2021-05-18	FOR SUBMISSION
2022-04-18	FOR SUBMISSION
2022-07-18	FOR SUBMISSION
2022-08-08	FOR SUBMISSION

REVISION		
No.	Date	Description

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Scale: 1 : 300
DWG. NO. **A110**



- AREA LEGEND**
- AMENITY - INDOOR
 - AMENITY - OUTDOOR
 - CIRCULATION
 - RESIDENTIAL
 - SERVICE



Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
LEVEL 3 PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
-2014-04-04	FOR SUBMISSION
-2014-11-10	FOR SUBMISSION
-2015-04-16	FOR SUBMISSION
-2017-01-10	FOR SUBMISSION
-2017-04-08	FOR SUBMISSION

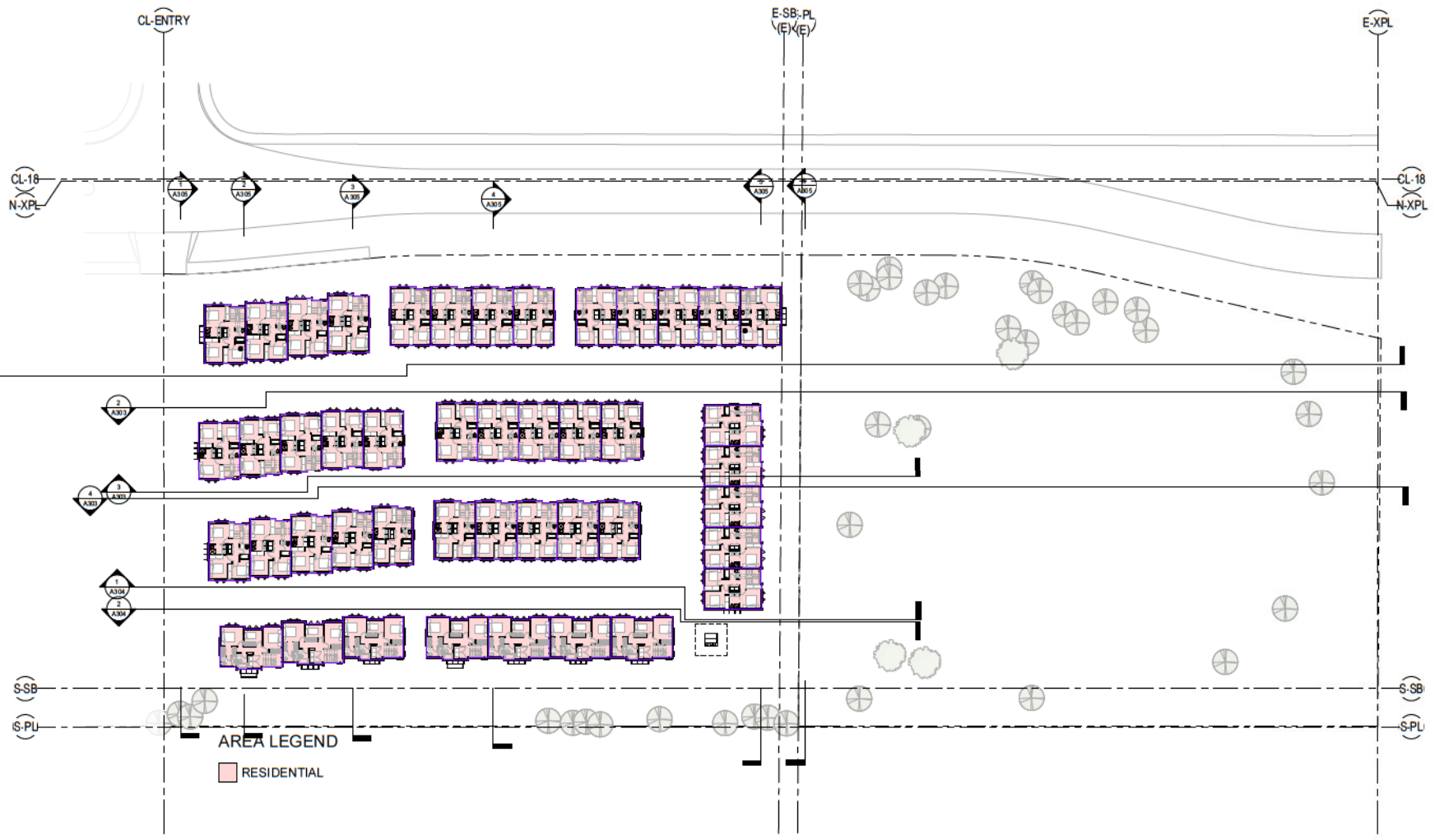
REVISION

No.	Date	Description

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Print Date: 2022-06-28 3:01:05 PM



AREA LEGEND

RESIDENTIAL

ARCHITECTS

1545 West 5th Avenue
 Vancouver, BC V6K 1N5

Tel: (604) 672-2592 ext. (604) 672-2525
 Email: office@AnkenmanMarchand.com

ANKENMAN MARCHAND



Project:
 2102
 Owner:
 1788 168th St.
 1788 168th St.
 Surrey, B.C. V3Z 9X3
 Drawing:
LEVEL 3 PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021 04 04	FOR SUBMISSION
2021 01 18	FOR SUBMISSION
2022 04 18	FOR SUBMISSION
2022 07 18	FOR SUBMISSION
2022 04 08	FOR SUBMISSION

REVISION

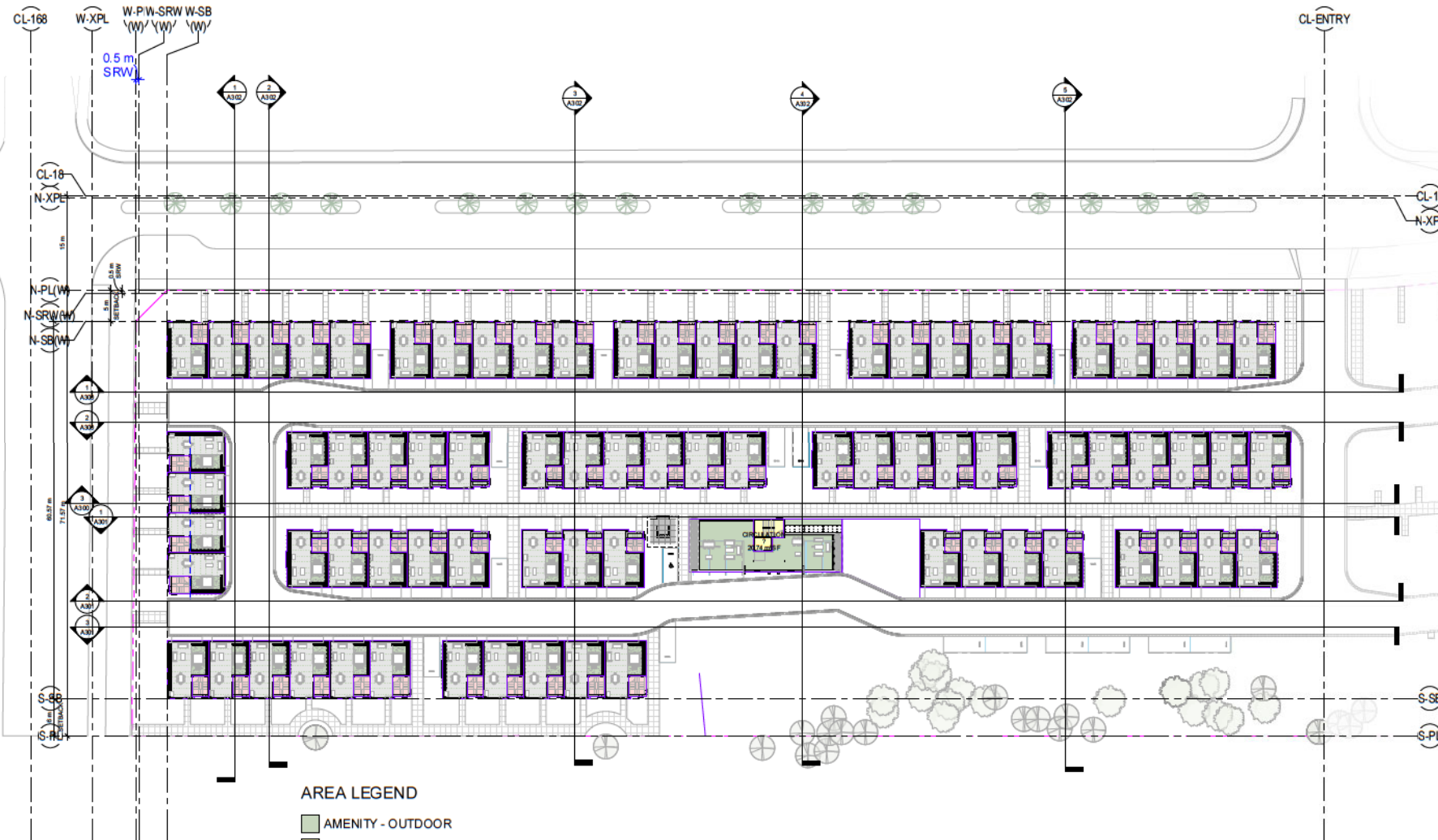
No.	Date	Description

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Scale: 1:300
 DWG. NO. **A121**

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Plot Date: 2022-06-28 3:01:20 PM



- AREA LEGEND**
- AMENITY - OUTDOOR
 - CIRCULATION
 - RESIDENTIAL

ARCHITECTS

ANKENMAN MARCHAND

1545 West 5th Avenue
Vancouver, BC V6S 1N5

Tel: (604) 672-2556 ext. (604) 672-2525
Email: ankem@ankemarchitects.com



Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
ROOF LEVEL PLAN - WEST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021-04-04	FOR SUBMISSION
2021-04-16	FOR SUBMISSION
2022-07-16	FOR SUBMISSION
2022-06-08	FOR SUBMISSION

REVISION

No.	Date	Description

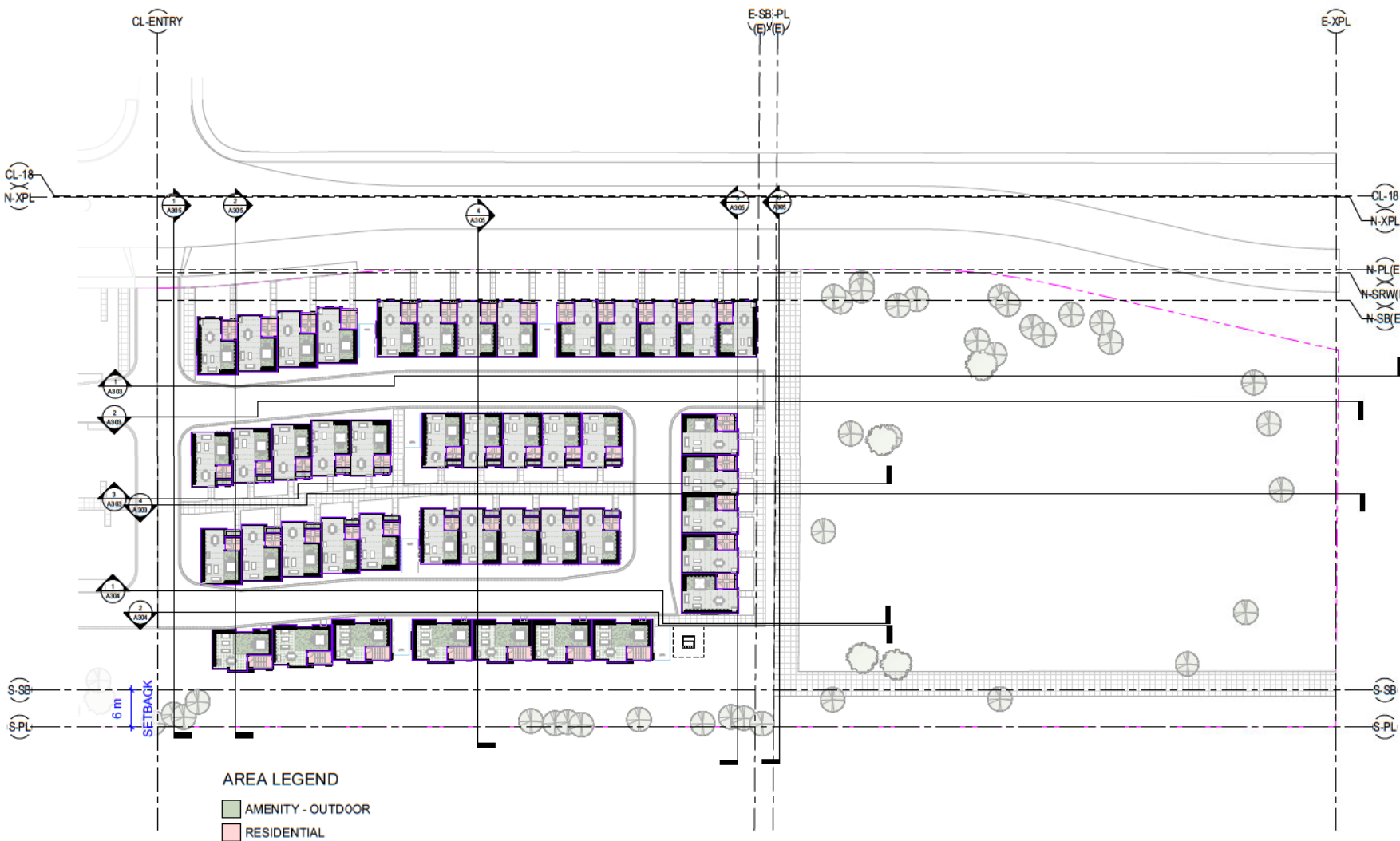
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Scale:
1 : 300

DWG. NO.
A130

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Print Date: 2022-06-28 3:01:31 PM



AREA LEGEND

- AMENITY - OUTDOOR
- RESIDENTIAL

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 672-2599 ext. (604) 672-2825
Email: office@AnkenmanMarchand.com

ANKENMAN MARCHAND



Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
ROOF LEVEL PLAN - EAST SITE

Project Status:
Permitting

SUBMISSION

Date	Description
2021 04 04	FOR SUBMISSION
2021 05 18	FOR SUBMISSION
2022 04 18	FOR SUBMISSION
2022 07 18	FOR SUBMISSION
2022 06 08	FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1 : 300
DWG. NO. **A131**



1 EAST SITE North Elevation (Along 18th Avenue)
1 : 300



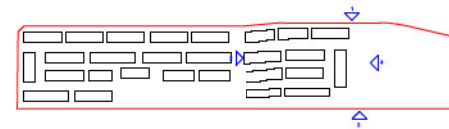
2 EAST SITE West Elevation (Along lane/development entry)
1 : 300



3 EAST SITE South Elevation (Along Dart Hill Park)
1 : 300



4 EAST SITE East Elevation (Along Pond Area)
1 : 300



Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
EAST SITE - OVERALL
ELEVATIONS
Project Status:
Permitting

SUBMISSION	
Date	Description
07/19/2023	- 2023-04-04 ISSUED FOR CP SUBMISSION
07/19/2023	- 2023-01-18 RE-ISSUED FOR SUBMISSION
07/19/2023	- 2022-04-18 RE-ISSUED FOR SUBMISSION
07/19/2023	- 2022-07-18 RE-ISSUED FOR SUBMISSION
07/19/2023	- 2022-04-08 RE-ISSUED FOR SUBMISSION

REVISION		
No.	Date	Description

All drawings to be printed and to be submitted with each other. Any errors or omissions on this set of drawings are the responsibility of the user. The user is responsible for checking the accuracy of the information and for obtaining the necessary permits. The user is responsible for obtaining the necessary permits. The user is responsible for obtaining the necessary permits.

Scale:
As indicated
DWG. NO.
A201

D:\001 REVIT\LOCAL FILES\2102_10_MAIN_P20_SD_1788 168 St\Surrey_daniel7GBM4.dwg
Plot Date: 2023-06-28 3:02:05 PM

1545 West 5th Avenue
Vancouver, BC V6K 1N5

Tel: (604) 672-2566 ext. (604) 672-2805
Email: office@ankmanmarchand.com

Project: 2102
Owner: 1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3

WEST SITE - AISLE ELEVATIONS

Project Status: **Permitting**

SUBMISSION

Date	Description
07/19/2024	
2024-04-04	REVISION FOR LP SUBMISSION
2024-01-16	REVISION FOR SUBMISSION
2023-04-16	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-04-08	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

All drawings shall be printed and transmitted with each other. Any errors or omissions shall be the responsibility of the Architect. All drawings shall be submitted with a cover sheet and a title block. All drawings shall be submitted in PDF format. All drawings shall be submitted in DWG format. All drawings shall be submitted in PDF format. All drawings shall be submitted in DWG format. All drawings shall be submitted in PDF format. All drawings shall be submitted in DWG format.

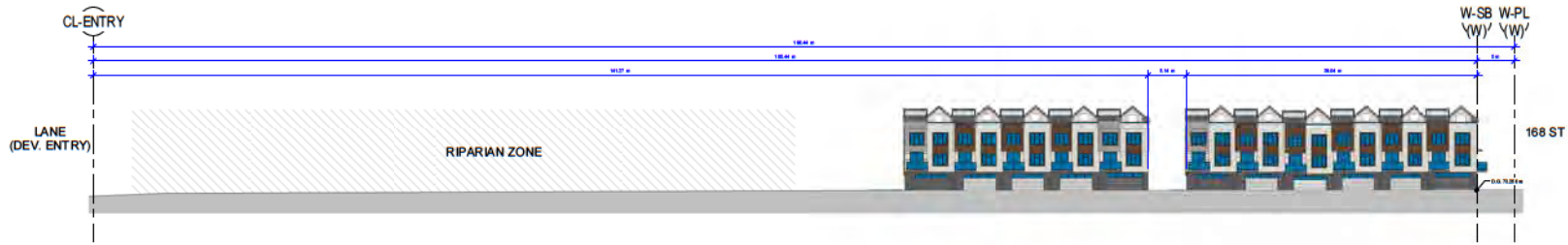
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DWG. NO. **A301**



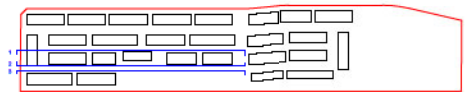
① Road Section 4 - Units 05 to 49 Rear Entries
1:300



② Road Section 5 - Units 49 to 65 Driveway
1:300



③ Road Section 6 - Units 77 to 66 Driveway
1:300



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Print Date: 2024-06-28 3:02:51 PM

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2205
Email: office@ankmanmarchand.com

Project:
2102
Owner:
1788 168th St.

1788 168th St.
Surrey, B.C. V3Z 9X3

Drawing:
EAST SITE - STREET SECTIONS

Project Status:
Permitting

SUBMISSION

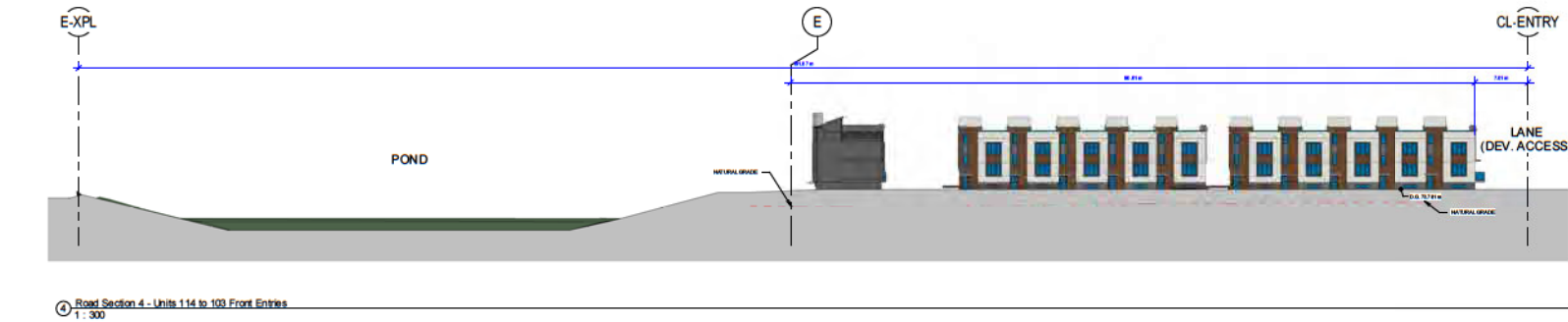
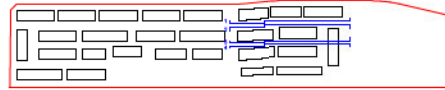
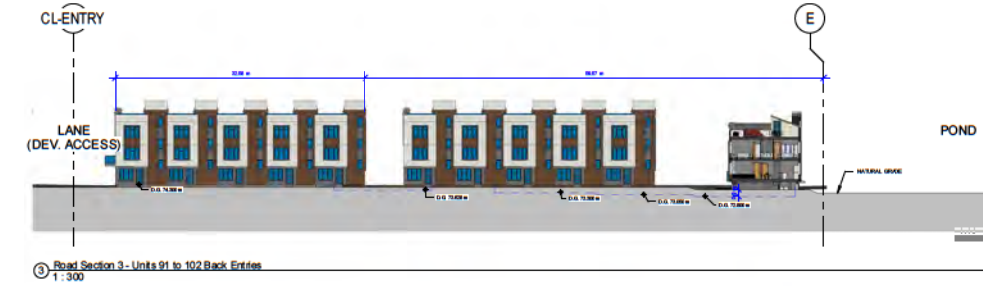
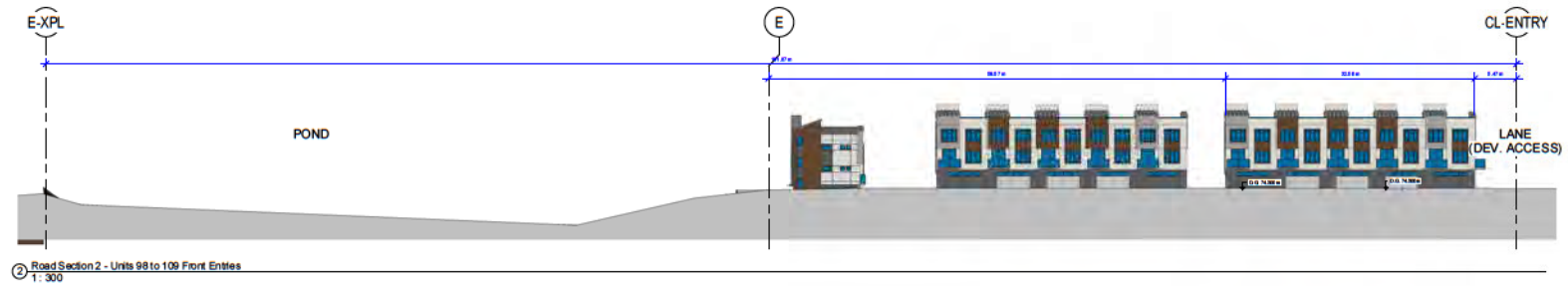
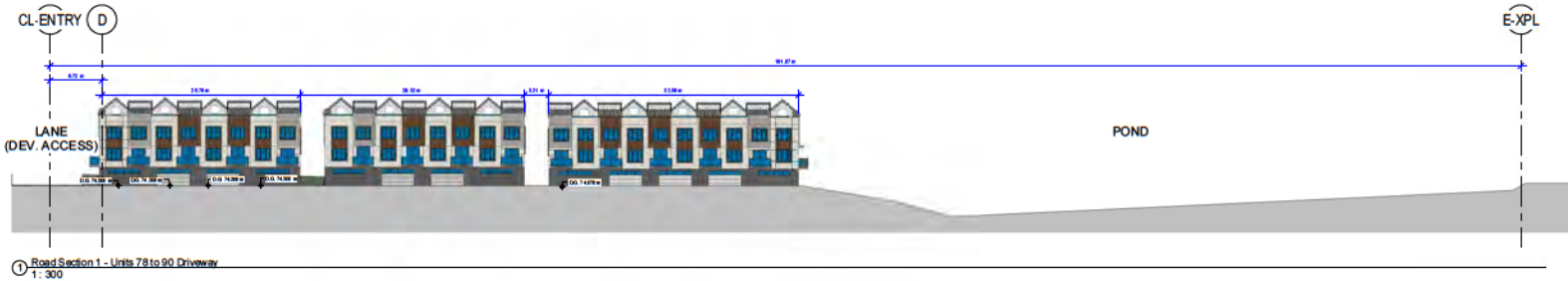
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07/19/2024	
2024.04.04	FOR SUBMISSION
2024.01.16	FOR SUBMISSION
2023.04.16	FOR SUBMISSION
2022.07.18	FOR SUBMISSION
2022.04.08	FOR SUBMISSION

REVISION

No.	Date	Description

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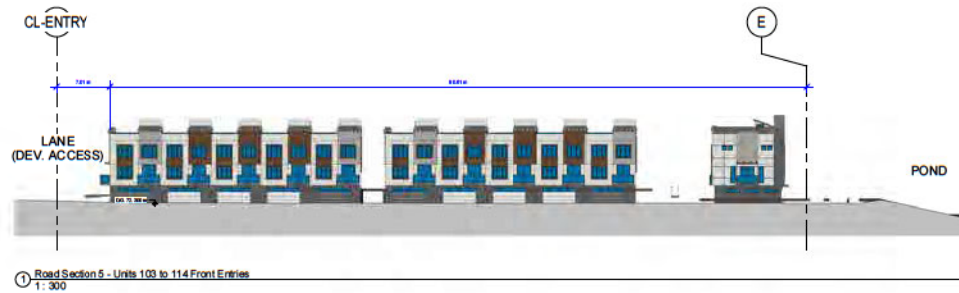
Scale:
As indicated
DWG. NO.
A303



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Plot Date: 2022-06-28 3:02:38 PM



ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2595
Email: office@AMarchand.com

ANKENMAN MARCHAND

Project:
2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing:

EAST SITE - STREET SECTION

Project Status:

Permitting

SUBMISSION

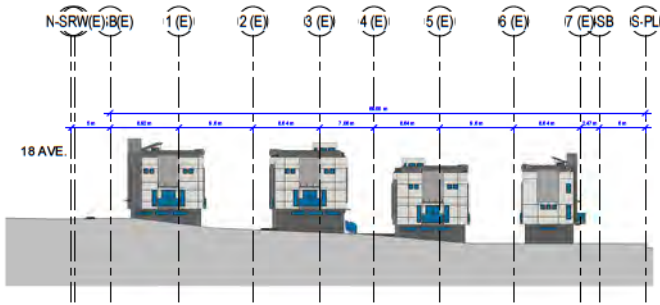
Date	Description
2021-04-04	ISSUED FOR OP SUBMISSION
2021-01-16	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-16	REVISION FOR SUBMISSION
2022-06-08	REVISION FOR SUBMISSION

REVISION

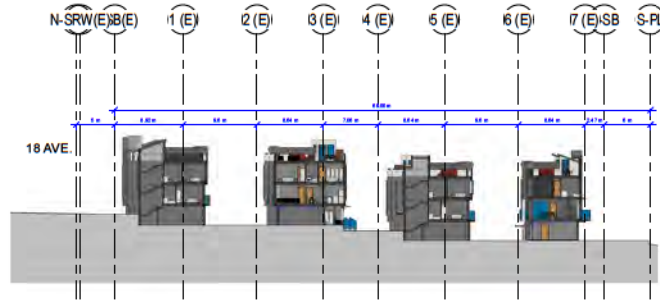
No.	Date	Description

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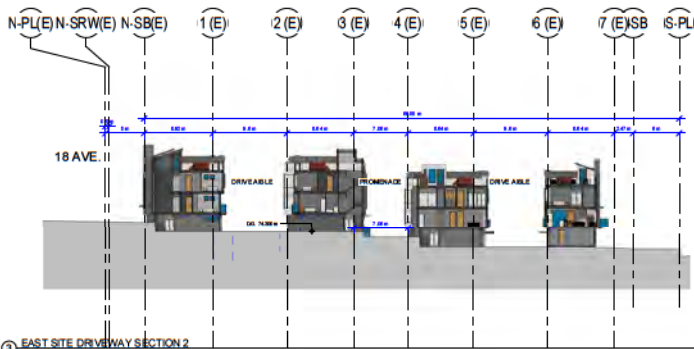
Scale: As indicated
DWG. NO. **A304**



1 EAST SITE DEV ENTRY SECTION
1: 300



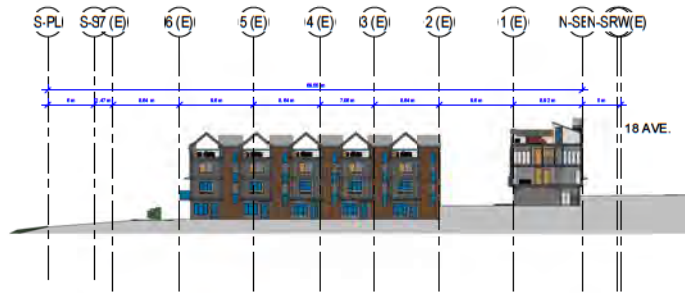
2 EAST SITE DRIVEWAY SECTION 1
1: 300



3 EAST SITE DRIVEWAY SECTION 2
1: 300



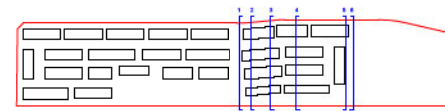
4 EAST SITE DRIVEWAY SECTION 3
1: 300



5 EAST SITE DRIVEWAY SECTION 4
1: 300



6 EAST SITE DRIVEWAY SECTION 5
1: 300



Project: 2102
Owner: 1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing: EAST SITE - AISLE SECTIONS

Project Status: Permitting

SUBMISSION

Date	Description
07/19/2024	
2024-04-04	REVISION FOR SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2024-04-08	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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1 Typology 1 - 6 Unit Block - South Elevation
1:100



2 Typology 1 - 6 Unit Block - East Elevation
1:100



3 Typology 1 - 6 Unit Block - North Elevation
1:100



4 Typology 1 - 6 Unit Block - West Elevation
1:100

Material Legend

Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2825
Email: office@amarchitects.com

ANKENMAN MARCHAND

Project:
2102

Owner:
1788 168th St.

1788 168th St.
Surrey, B.C. V3Z 9X3

Drawing:
5 BLOCK (TYPOLOGY 1)
ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date	Description
2021-04-04	ISSUED FOR CP SUBMISSION
2021-01-16	RE ISSUED FOR SUBMISSION
2022-04-16	RE ISSUED FOR SUBMISSION
2022-07-16	RE ISSUED FOR SUBMISSION
2022-04-08	RE ISSUED FOR SUBMISSION

REVISION

No.	Date	Description

Scale:
1:100

DWG. NO:
A400

Project:
2102

Owner:
1788 168th St.

1788 168th St.
Surrey, B.C. V3Z 9X3

Drawing:
6 BLOCK (TYPOLOGY 2)
ELEVATIONS

Project Status:
Permitting

SUBMISSION

Date	Description
07/19/2024	ISSUED FOR LP SUBMISSION
2024-04-16	REVISION FOR SUBMISSION
2023-04-16	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-04-08	REVISION FOR SUBMISSION

REVISION

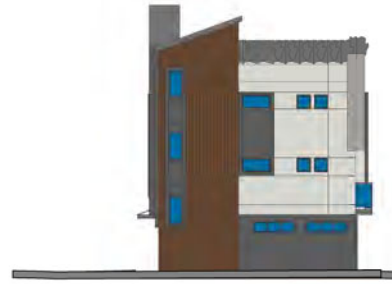
No.	Date	Description

Scale:
1 : 100

DWG. NO.
A405



2 Typology 2 - 6 Unit Block - South Elevation
1:100



1 Typology 2 - 6 Unit Block - East Elevation
1:100



3 Typology 2 - 6 Unit Block - North Elevation
1:100

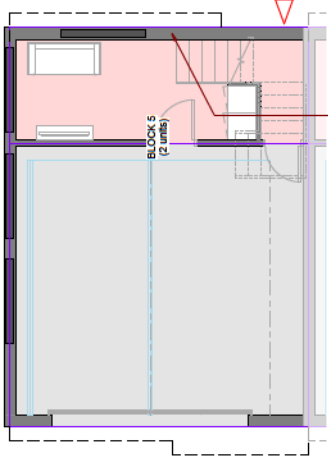


4 Typology 2 - 6 Unit Block - West Elevation
1:100

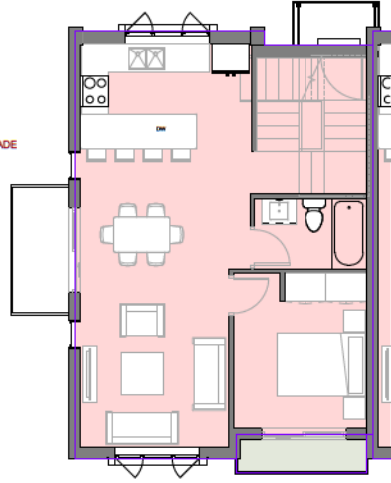
Material Legend

Key Value	Keynote Text
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2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4' MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PREFINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM RLL
11	ROOF - ASPHALT SHINGLES

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POTENTIAL ENTRY POINT FOR UNITS WITH GROUND FLOOR ENTRY AT GRADE



TYPICAL UNIT LAYOUT WITH TRADITIONAL EXTERIOR FACADE DESIGN



ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2997 ext. (604) 672-2925
Email: office@AMarchand.com

ANKENMAN MARCHAND

Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT A1 (END)

Project Status:
Permitting

SUBMISSION

Date	Description
2014-04-04	FOR SUBMISSION
2014-11-10	FOR SUBMISSION
2022-04-10	FOR SUBMISSION
2022-07-10	FOR SUBMISSION
2022-04-08	FOR SUBMISSION

REVISION

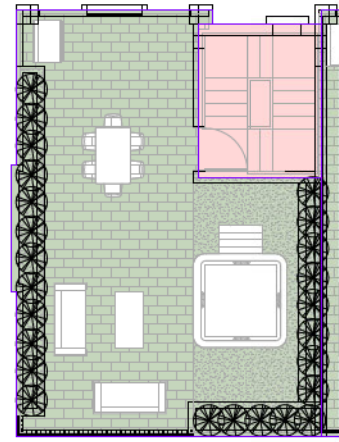
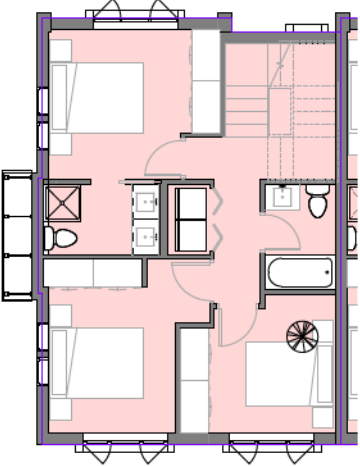
No.	Date	Description

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Scale: As indicated
DWG. NO. **A650**

1 UNIT A1 End - Level 1
1:50

2 UNIT A1 End - Level 2
1:50

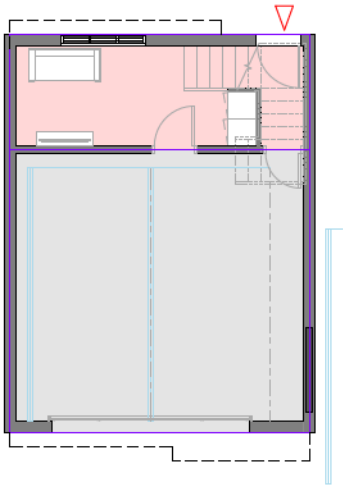


3 UNIT A1 End - Level 3
1:50

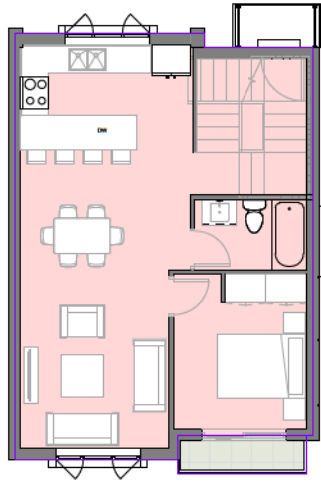
4 UNIT A1 End - Roof
1:50

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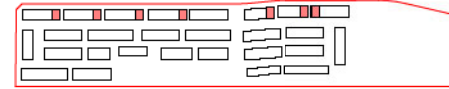


① UNIT A2 - Level 1
1:50



② UNIT A2 - Level 2
1:50

TYPICAL UNIT LAYOUT WITH
TRADITIONAL EXTERIOR FACADE DESIGN



ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2805
Email: office@AMarchand.com

ANKENMAN MARCHAND

Project:
2102

Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3

Drawing:
UNIT A2 (END)

Project Status:
Permitting

SUBMISSION

Date	Description
2024-07-10	ISSUED FOR SUBMISSION
2024-07-10	ISSUED FOR SUBMISSION
2024-07-10	ISSUED FOR SUBMISSION

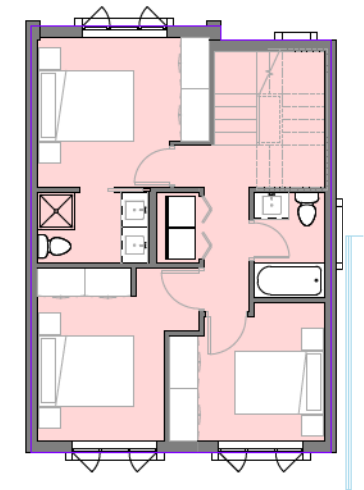
REVISION

No.	Date	Description

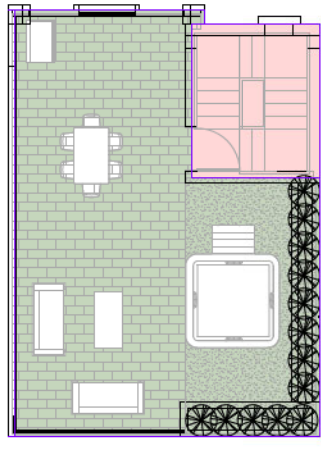
All drawings to be printed and submitted with each set of drawings at the scale indicated. All drawings are to be submitted with a title block and a north arrow. All drawings are to be submitted with a title block and a north arrow. All drawings are to be submitted with a title block and a north arrow.

Scale:
As indicated

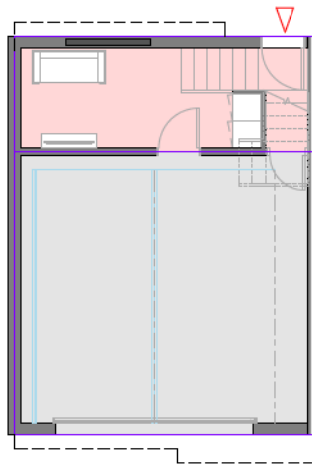
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A651



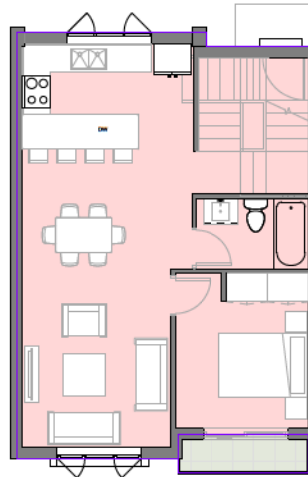
③ UNIT A2 - Level 3
1:50



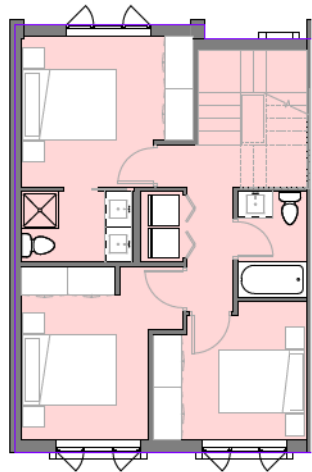
④ UNIT A2 - Roof
1:50



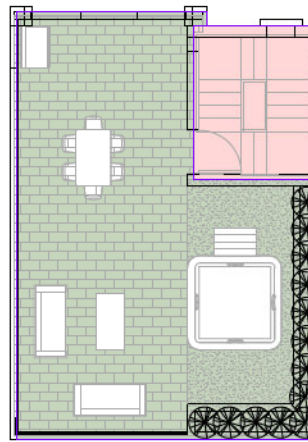
① UNIT B - Level 1
1:50



② UNIT B - Level 2
1:50

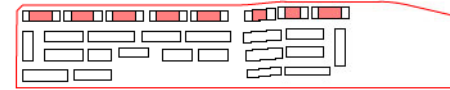


③ UNIT B - Level 3
1:50



④ UNIT B - Roof
1:50

TYPICAL UNIT LAYOUT WITH
TRADITIONAL EXTERIOR FACADE DESIGN



ARCHITECTS

ANKENMAN MARCHAND

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2595
Email: office@ankmanmarchand.com

Project:
2102

Owner:
1788 168th St.

1788 168th St.
Surrey, B.C. V3Z 9X3

Drawing:
UNIT B (MID) - Landing Entry

Project Status:
Permitting

SUBMISSION

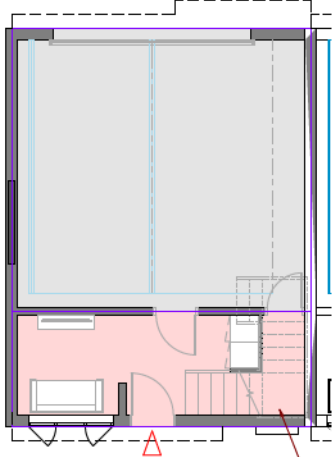
Date	Description
2021-04-16	REVISION FOR CP SUBMISSION
2021-01-18	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

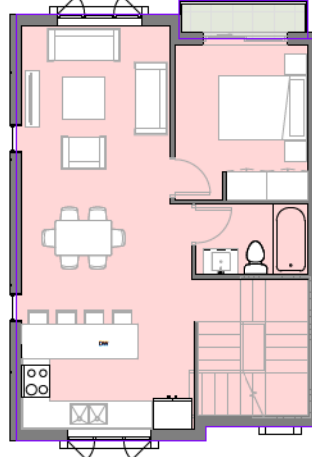
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Scale: As indicated
DWG. NO. A652



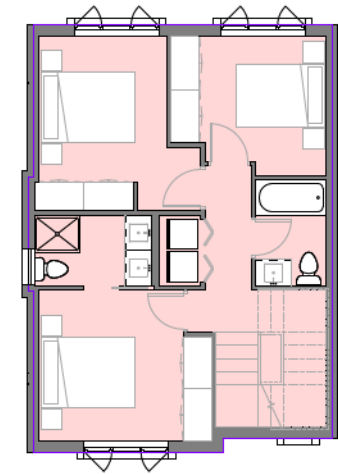
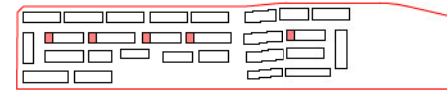
POTENTIAL ENTRY POINT FOR UNITS WITH GROUND FLOOR ENTRY ABOVE GRADE

1 UNIT C1 End - Level 1
1: 50

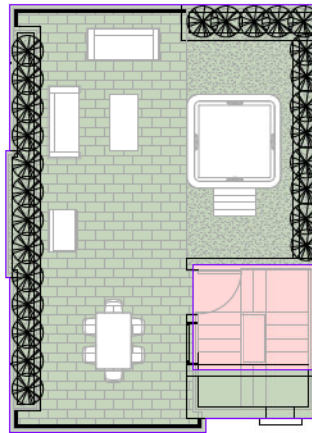


2 UNIT C1 End - Level 2
1: 50

TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN



3 UNIT C1 End - Level 3
1: 50



4 UNIT C1 End - Roof
1: 50

Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
UNIT C1 (END)

Project Status:
Permitting

SUBMISSION

Date	Description
2021-04-16	ISSUED FOR CP SUBMISSION
2021-05-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

All drawings to be printed and submitted with each other. Any errors or omissions in this set of drawings are the responsibility of the user. The user shall be responsible for all errors and omissions. The user shall be responsible for all errors and omissions. The user shall be responsible for all errors and omissions.

Scale:
As indicated

DWG. NO.
A653

1545 West 5th Avenue
 Vancouver, BC V6U 1N5

Tel: (604) 672-2567 ext. (604) 672-2825
 Email: office@ankmanmarchand.com

Project:
 2102
 Owner:
1788 168th St.
 1788 168th St.
 Surrey, B.C. V3Z 9X3
 Drawing:
UNIT C2 (END)

Project Status:
Permitting

SUBMISSION

Date	Description
07/19/2018	
08/14/18	REVISION FOR SUBMISSION
09/24/18	REVISION FOR SUBMISSION
10/22/18	REVISION FOR SUBMISSION
11/22/18	REVISION FOR SUBMISSION

REVISION

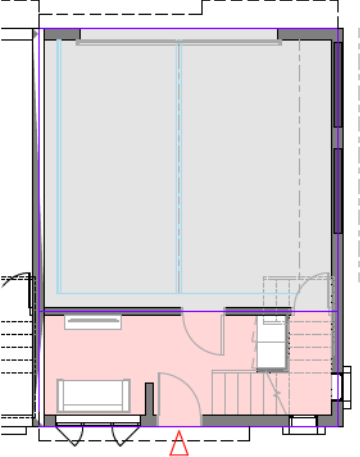
No.	Date	Description

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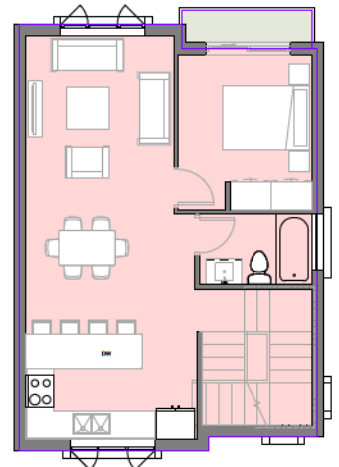
Scale:
 As indicated

DWG. NO.
A654

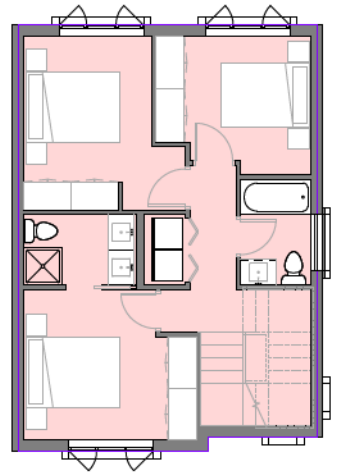
TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN



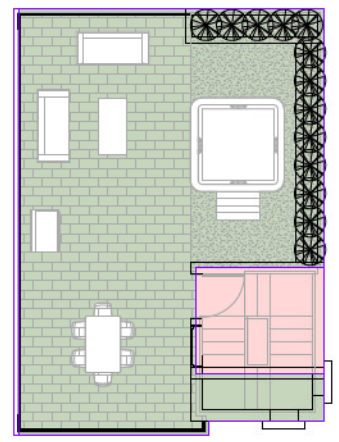
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 1:50



2 UNIT C2 - Level 2
 1:50



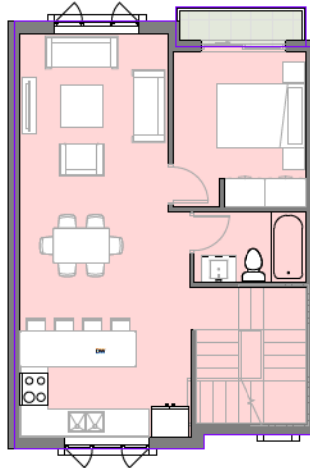
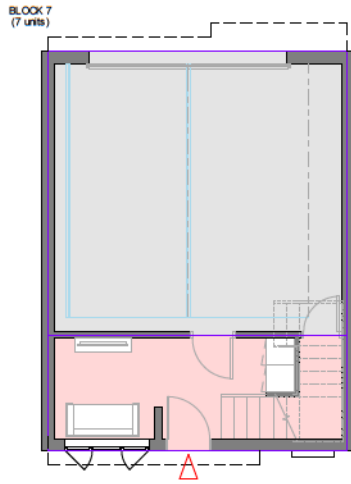
3 UNIT C2 - Level 3
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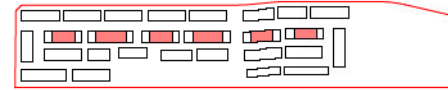
4 UNIT C2 - Roof
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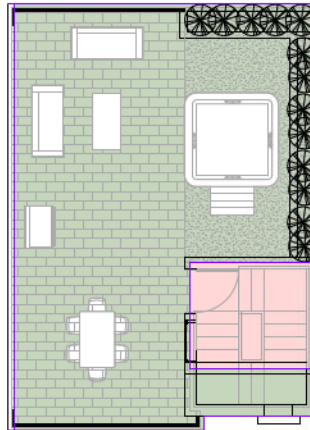
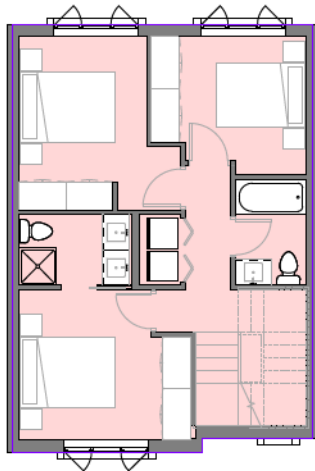


TYPICAL UNIT LAYOUT WITH MODERN EXTERIOR FACADE DESIGN



① UNIT D - Level 1
1:50

② UNIT D - Level 2
1:50



③ UNIT D - Level 3
1:50

④ UNIT D - Roof
1:50

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2805
Email: office@AMarchand.com

ANKENMAN MARCHAND

Project:

2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing:

UNIT D (MID)

Project Status:

Permitting

SUBMISSION

Date	Description
2021-04-16	REVISION FOR CP SUBMISSION
2021-01-16	REVISION FOR SUBMISSION
2022-04-16	REVISION FOR SUBMISSION
2022-07-16	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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Scale:

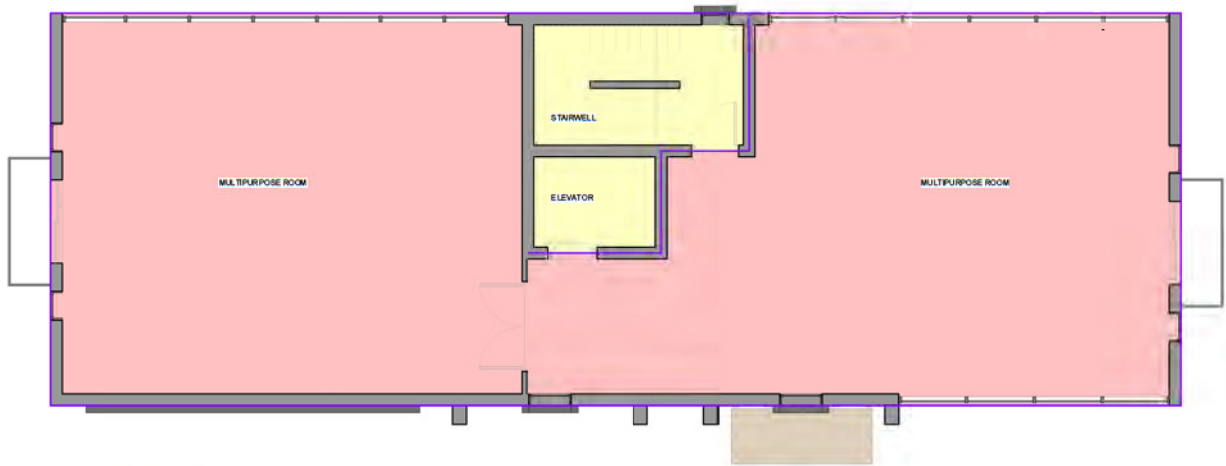
As indicated

DWG. NO.

A655

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Plot Date: 2022-06-28 3:05:05 PM



② LEVEL 2 AMENITY BUILDING
1:50



① GROUND LEVEL AMENITY BUILDING
1:50

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5
Tel: (604) 672-2597 ext. (604) 672-2595
Email: office@AnkenmanMarchand.com

ANKENMAN MARCHAND

Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY PLANS

Project Status:
Permitting

SUBMISSION	
Date	Description
2021-04-04	ISSUED FOR CP SUBMISSION
2021-05-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-08-28	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

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Scale:
1:50
DWG. NO.
A800

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Plot Date: 2022-06-28 3:05:08 PM



① LEVEL 3 AMENITY BUILDING
1:50



② ROOF PLAN AMENITY BUILDING
1:50

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2825
Email: office@amarchitects.com

ANKENMAN MARCHAND

Project:
2102
Owner:
1788 168th St.
1788 168th St.
Surrey, B.C. V3Z 9X3
Drawing:
AMENITY PLANS

Project Status:
Permitting

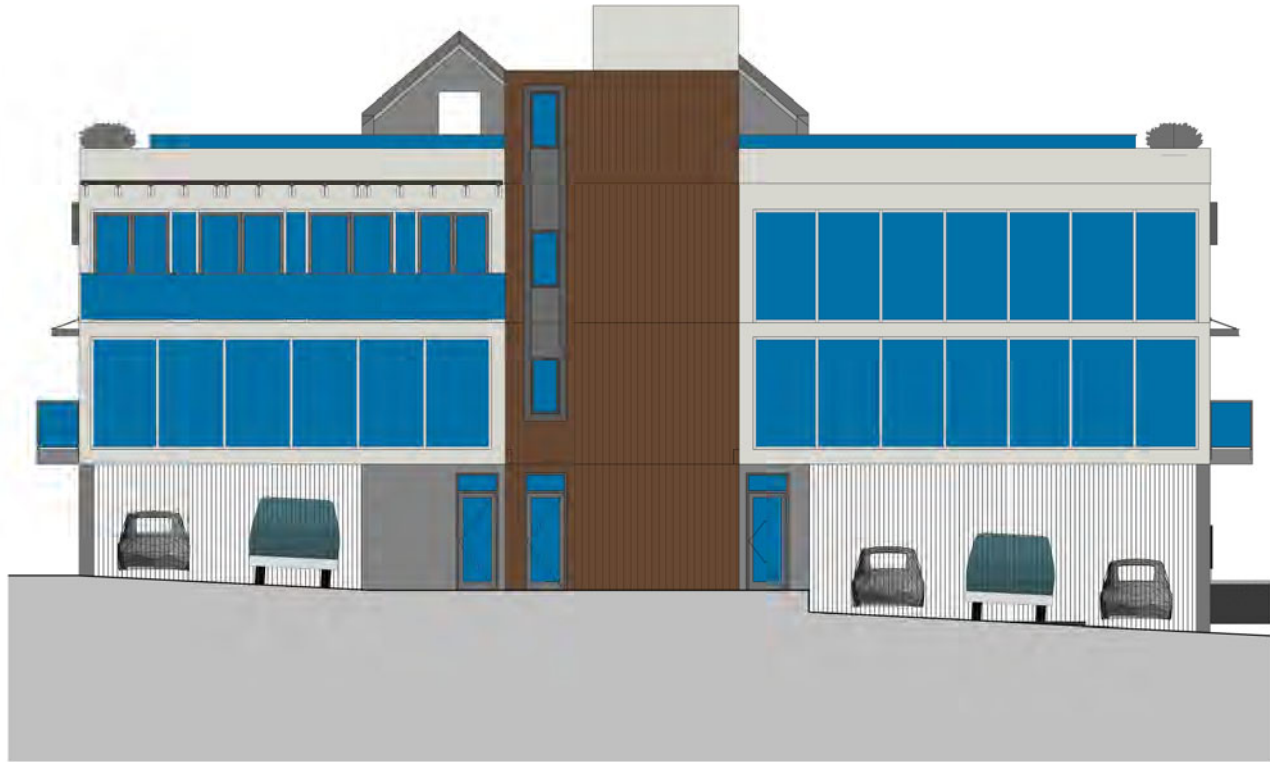
SUBMISSION	
Date	Description
07/19/2022	FOR SUBMISSION
2021-04-04	FOR SUBMISSION
2021-01-18	FOR SUBMISSION
2022-04-16	FOR SUBMISSION
2022-07-18	FOR SUBMISSION
2022-06-28	FOR SUBMISSION

REVISION		
No.	Date	Description

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Scale: 1:50
DWG. NO. **A805**

Material Legend	
Key Value	Keynote Text
1	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4 MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: LIGHT GREY
2	FIBER CEMENT WALL PANELS, RECESSED SHADOW REVEAL ON 4 MAX GRID PATTERN, FINISH: SMOOTH, COLOUR: JAMES HARDIE COLORPLUS: IRON GRAY
3	FIBER CEMENT WALL LAP SIDING FINISH: CEDAR MILLED, COLOUR: CEDAR
4	FIBER CEMENT WALL PANELS - COLOUR: JAMES HARDIE COLORPLUS: ARCTIC WHITE
5	VINYL WINDOWS - FRAME COLOUR: CHARCOAL
6	VINYL FULLY GLAZED PATIO SLIDING DOOR - COLOUR: IRON GRAY
7	VINYL GLAZED PATIO DOOR - COLOUR: IRON GRAY
8	UNIT ENTRANCE DOOR, PRE-FINISHED ALUMINUM, HIGH EFFICIENCY, DOUBLE GLAZED, MULLION AND DOOR COLOUR: IRON GRAY
9	PAINTED STEEL OVERHEAD GARAGE DOOR
10	RAILING ALUMINUM AND GLASS PANEL - BOTTOM FILL
11	ROOF - ASPHALT SHINGLES



① AMENITY BUILDING - Elevation East
1: 50

② AMENITY BUILDING - Elevation North
1: 50

ARCHITECTS

ANKENMAN MARCHAND

1545 West 5th Avenue
Vancouver, BC V6K 1N5

Tel: (604) 672-2999 ext. (604) 672-2925
Email: office@ankmanmarchand.com

Project:

2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing:

AMENITY ELEVATIONS

Project Status:

Permitting

SUBMISSION

Date	Description
2024-04-04	ISSUED FOR CP SUBMISSION
2024-01-16	REVISION FOR SUBMISSION
2023-04-16	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-04-28	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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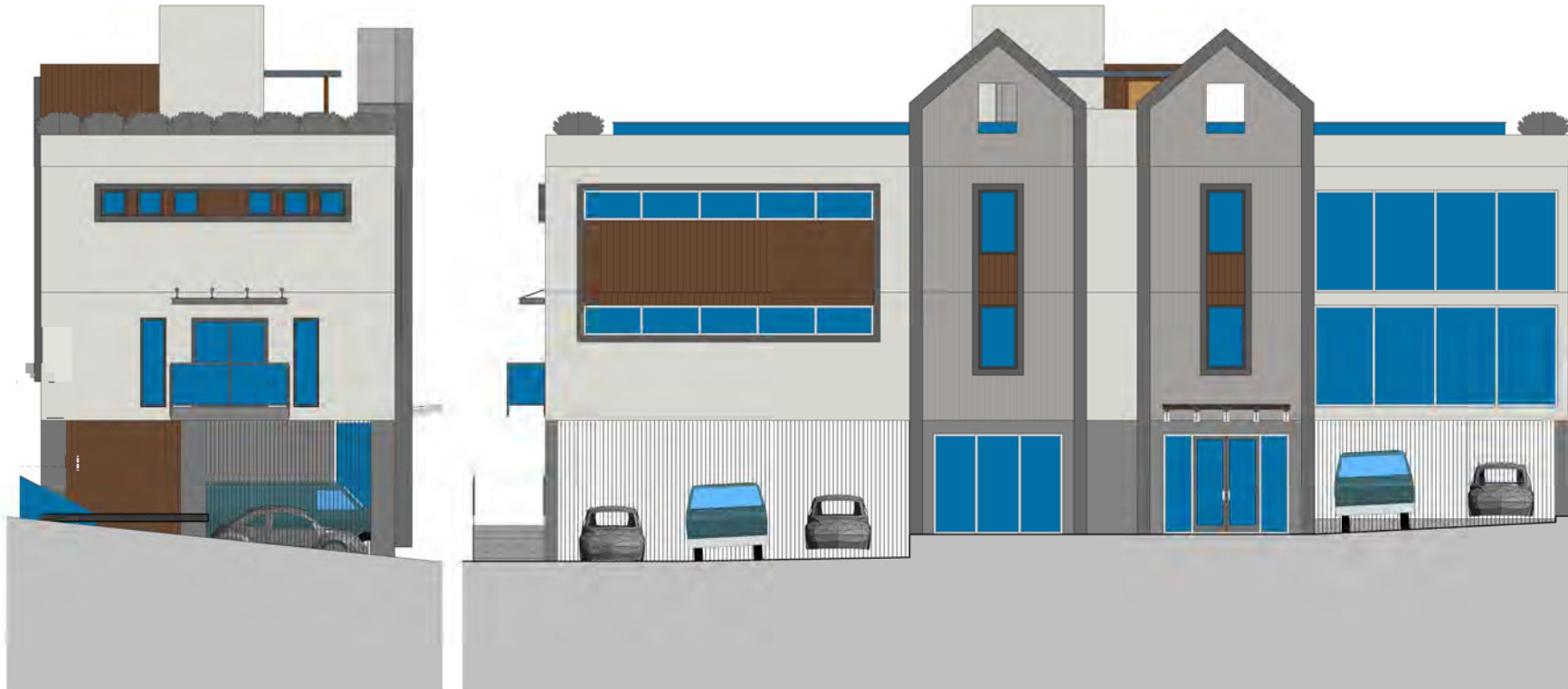
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Plot Date: 2022-06-28 3:05:20 PM



① AMENITY BUILDING - Elevation West
1: 50

② AMENITY BUILDING - Elevation South
1: 50

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2805
Email: office@AMMarchand.com

ANKENMAN MARCHAND

Project:

2102

Owner:

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing: AMENITY ELEVATIONS

Project Status:

Permitting

SUBMISSION

Date	Description
2021-04-04	ISSUED FOR CP SUBMISSION
2021-11-18	REVISION FOR SUBMISSION
2022-04-18	REVISION FOR SUBMISSION
2022-07-18	REVISION FOR SUBMISSION
2022-08-28	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

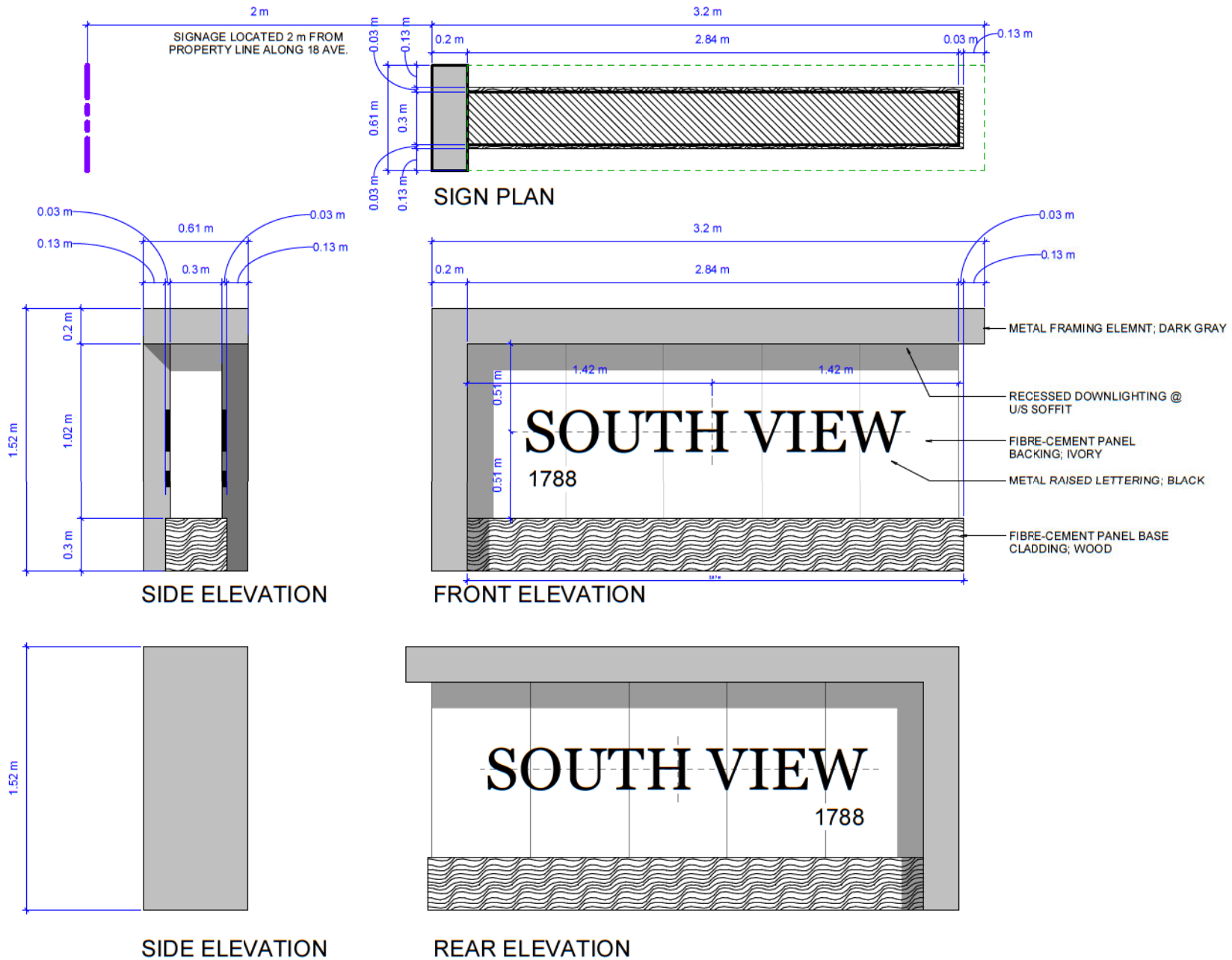
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Scale: 1: 50

DWG. NO.: A815

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Plot Date: 2022-06-29 12:57:54 PM



ARCHITECTS

1545 West 5th Avenue
 Vancouver, BC V6U 1N5

Tel: (604) 672-2597 ext. (604) 672-2825
 Email: office@AnkenmanMarchand.com

ANKENMAN MARCHAND

Project: 2102
 Owner: 1788 168th St.
 1788 168th St.
 Surrey, B.C. V3Z 9X3
 Drawing: PROJECT ENTRY SIGNAGE DETAILS
 Project Status: Permitting

SUBMISSION	
Date	Description
2021 04 04	ISSUED FOR CP SUBMISSION
2021 05 10	REVISION FOR SUBMISSION
2022 04 10	REVISION FOR SUBMISSION
2022 07 10	REVISION FOR SUBMISSION
2022 06 28	REVISION FOR SUBMISSION

REVISION		
No.	Date	Description

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Scale: 1 : 10
 DWG. NO. A900



VIEW DOWN EAST SITE'S EASTERN PEDESTRIAN ACCESS ROAD



VIEW DOWN MAIN SITE ENTRY OFF OF 18TH AVE



WEST SITE RIPARIAN ZONE AND SOUTHERN DRIVE AISLE

Project

2102

Owner

1788 168th St.

1788 168th St.

Surrey, B.C. V3Z 9X3

Drawing

RENDERINGS

Project Status:

Permitting

SUBMISSION

Date	Description
2024-04-04	ISSUED FOR CP SUBMISSION
2024-05-16	REVISION FOR SUBMISSION
2024-06-18	REVISION FOR SUBMISSION
2024-07-18	REVISION FOR SUBMISSION
2024-08-28	REVISION FOR SUBMISSION

REVISION

No.	Date	Description

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Scale: 1:5

DWG. NO. A910

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Suite C100 - 4185 861 Creek Drive
Burnaby, British Columbia, V5C 6B8
P: 604 294-0061 F: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

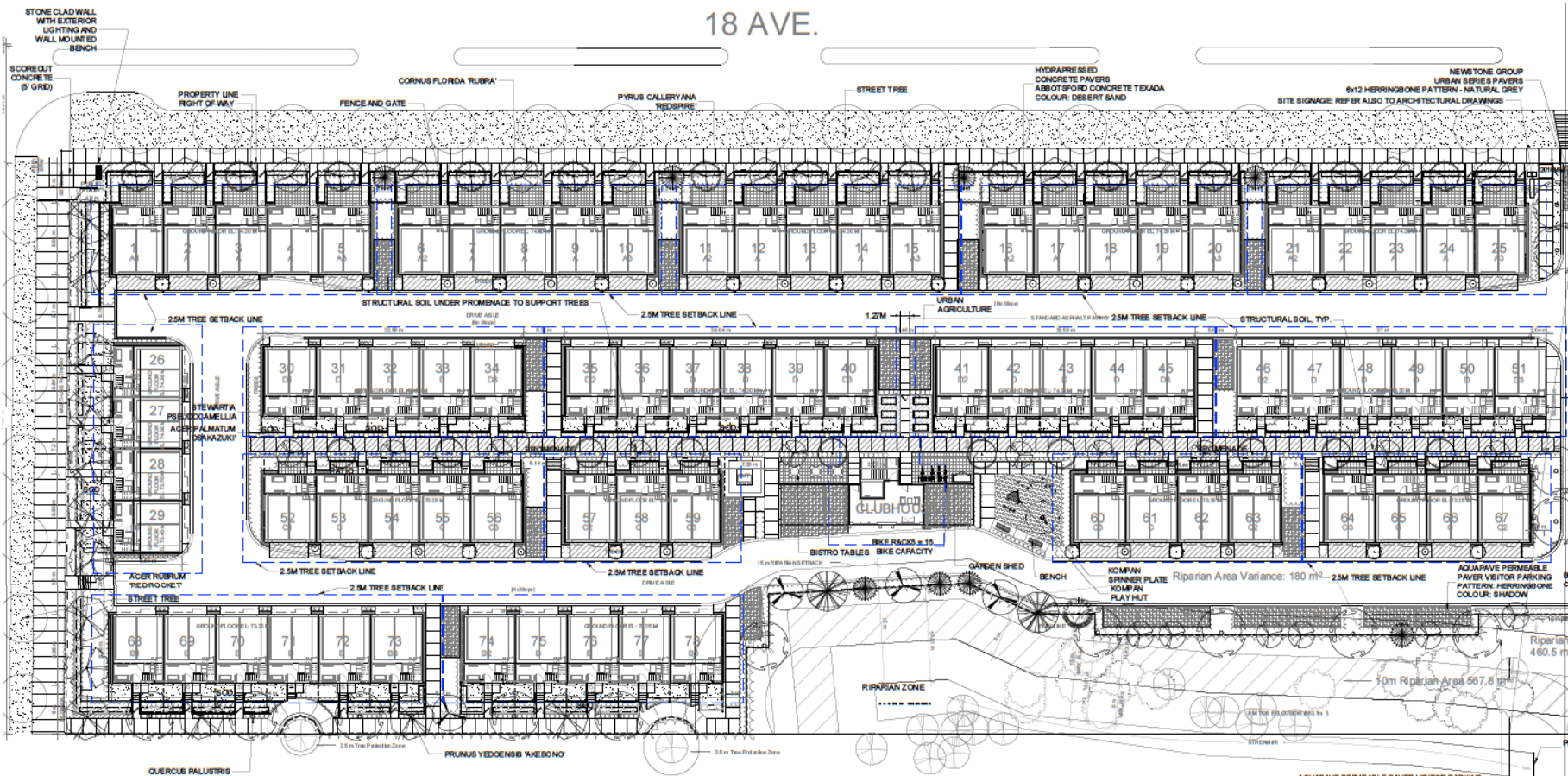
TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
PLAN - WEST**

DATE: 21-MAY-26 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHK'D: MCY OF 11

PMG PROJECT NUMBER: 21-073

18 AVE.



KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT ID SIZE / REMARKS
1	(Symbol)	ACER PALMATUM 'SHAKAZUKI'	GREEN PAPER MAPLE	50M CAL, 500
2	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
3	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
4	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 1.5M CAL, 500
5	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
6	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
7	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
8	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
9	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
10	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
11	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
12	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
13	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
14	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
15	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
16	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
17	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
18	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
19	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
20	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
21	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
22	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
23	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
24	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
25	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
26	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
27	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
28	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
29	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
30	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
31	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
32	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
33	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
34	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
35	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
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45	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
46	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
47	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
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50	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
51	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
52	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
53	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
54	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
55	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
56	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
57	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
58	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
59	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
60	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
61	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
62	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
63	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
64	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
65	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
66	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
67	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
68	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
69	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
70	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
71	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
72	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
73	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
74	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
75	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500
76	(Symbol)	PRUNUS YEDOENSIS 'AKESBONO'	JAPANESE STEWARTIA	50M CAL
77	(Symbol)	STYBANITA 'SHAKAZUKI'	STYBANITA	50M CAL
78	(Symbol)	ACER RUBRUM 'RED ROCKET'	REDROCKET MAPLE	50M CAL, 3M STD, 500
79	(Symbol)	CORNUS FLORIDA 'RUBRA'	ROXBURY FLORIDA DOGWOOD	50M CAL, 500
80	(Symbol)	QUERCUS PALustris	WHITE OAK	50M CAL, 3M STD, 500

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA (STANDARD). BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * SOILS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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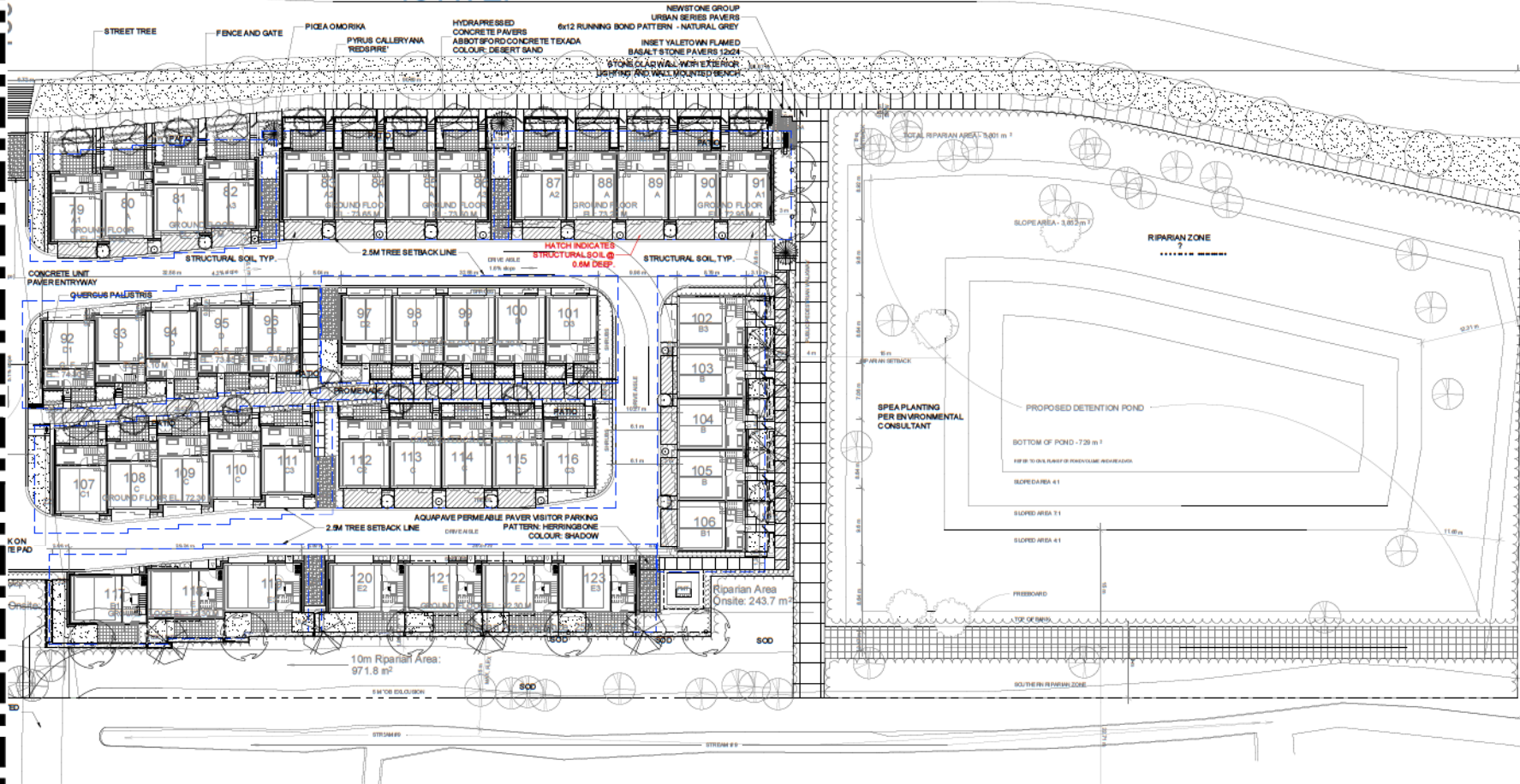
MATCHLINE

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SCALE:

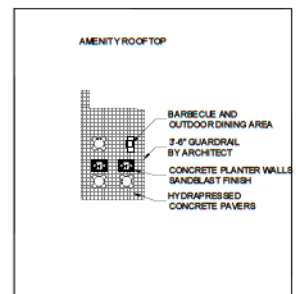
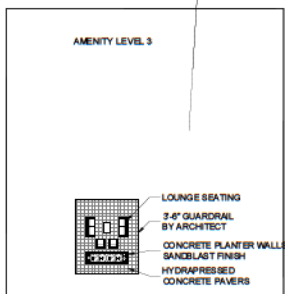


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MATCHLINE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
3		AGER RUBRUM 'RED ROCK'	RED ROCK MAPLE	60 CM CAL, 2M STD, BAB
11		QUERCUS FLEXOSA 'YAKOW'	PINE FLOWERS OAKWOOD	60 CM CAL, 1.5M CAL, BAB
10		CUPRESSUS SEMPERVERENS 'TINY TOWER'	ITALIAN CYPRESS 'TINY TOWER'	1.5M HT, BAB
20		QUERCUS ILEX 'BLACK OAK SPICE'	GOLD SPICE WINDHAR	50 CM CAL, BAB
9		PICEA OMORICA	SERBIAN SPICE	2M HT, BAB
6		PRUNUS YEDOENSIS 'WESBONO'	DAIYABRAK CHERRY	60 CM CAL, BAB
11		PIRULIS CALLARYANA 'RED SPICE'	ORNAMENTAL PEAR	60 CM CAL, 1.5M STD, BAB
17		QUERCUS PALustris	PIN OAK	60 CM CAL, 2M STD, BAB

NOTE: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED 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 AND CANADIAN LANDSCAPE STANDARD. * DETERMINATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED TREE NURSERY. * DO NOT PERMIT TO BE GROWN IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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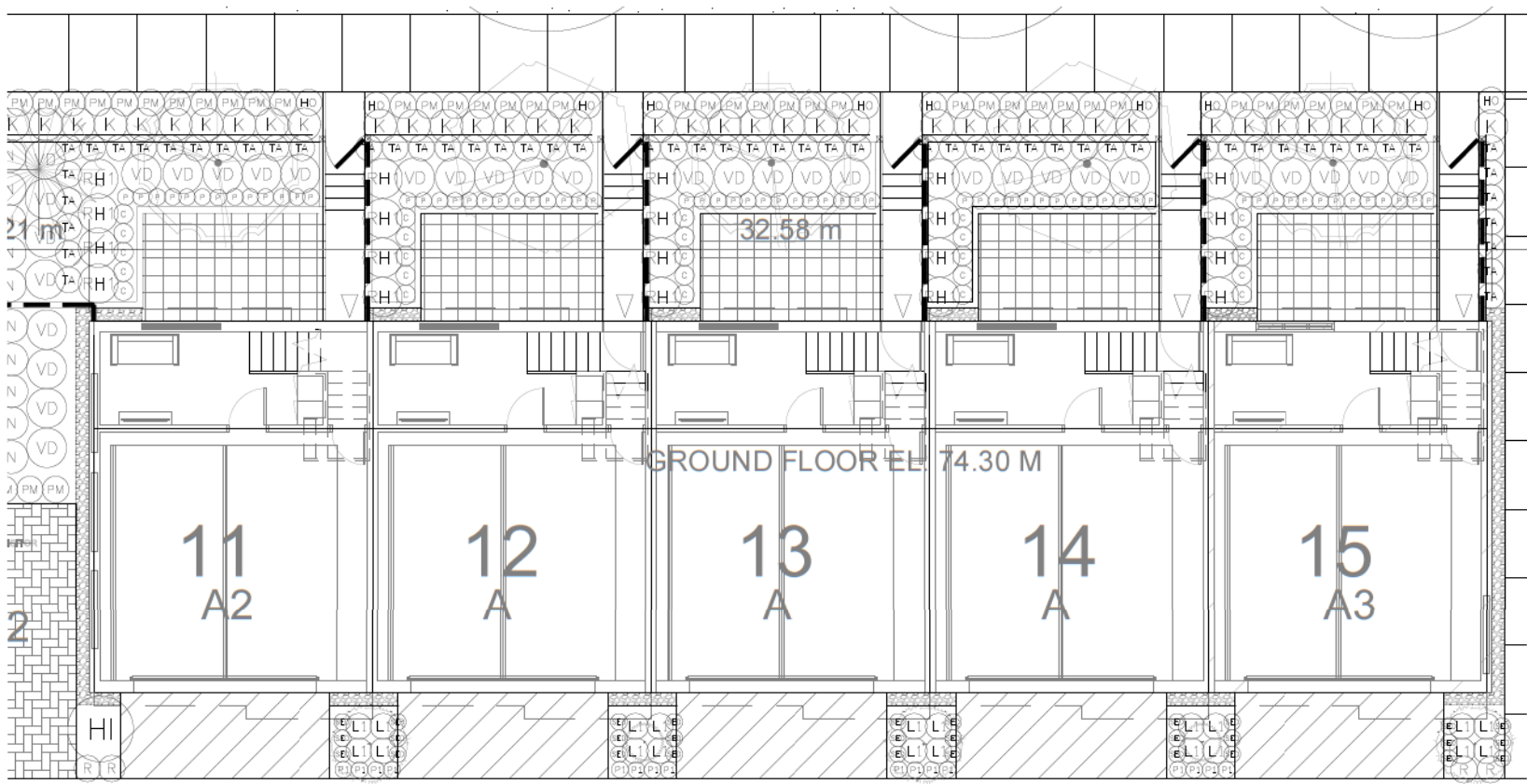
TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

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DATE: 21.04.23 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHK'D: MCV
L3
OF 11

PMG PROJECT NUMBER: 21-073

SCALE:



TYRICAL NORTH-SOUTH ASPECT PLANTING

NO.	DATE	REVISION DESCRIPTION	DR.
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8	23.04.23	REVISED PER COMMENTS	ML

PLANT SCHEDULE WEST

SET	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 21-073
SHRUB	3	AMELANCHIER ALNIFOLIA 'PEMBINA'	PEMBINA SERVICEBERRY	#1 POT: 80CM 1.5M O.C.	
124	124	SILENE MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#1 POT: 40CM 80CM O.C.	
109	109	CORNUS SERICEA	RED TIDY BIRDWOOD	#2 POT: 50CM 1.2M O.C.	
27	27	EUCHYMIUS ALATA 'COMPACTUS'	COMPACT WINKED BURRHEAD BUSH	#1 POT: 50CM 1.2M O.C.	
46	46	HEISCALUS SYRACUSIS 'OSBAU BLUE'	BLUE ROSE OF SHARON	#1 POT: 50CM 1.5M O.C.	
62	62	HYDRANGEA MACROPHYLLA 'MIRRETTS SUPREME'	MIRRETTS SUPREME HYDRANGEA	#1 POT: 80CM 80CM O.C.	
86	86	HYDRANGEA MACROPHYLLA 'TINKLE BLUE'	BIG LEAF HYDRANGEA (BLUE)	#1 POT: 80CM	
381	381	KALMIA LATIFOLIA 'LIP'	DWARF MOUNTAIN LAUREL	#1 POT: 50CM	
87	87	NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#1 POT: 50CM	
217	217	FRAXINUS LUTANICA	PORTUGUESE LAUREL	#1 POT: 80CM 1M B&B	
36	36	RHODODENDRON 'MAH HREUCHIE'	RHO DODDERON BLUE	#1 POT: 80CM	
143	143	RHODODENDRON 'P. JIM'	RHO DODDERON LIGHT PURPLE E. MAY	#1 POT: 80CM	
47	47	ROSA 'MIDLAND TERRY'	MIDLAND ROSE, CORAL PINK	#2 POT: 40CM 80CM O.C.	
162	162	SHIMADA RESERANA	DWARF SCUMBA	#2 POT: 20CM	
78	78	SPRAEA DOUGLASS	DOUGLAS SPIREA	#2 POT: 40CM	
136	136	SPRAEA X BURNINGA 'GOLD FLAME'	GOLD FLAME SPIREA	#1 POT: 80CM	
566	566	TAXUS X MEDIA 'KOCIS'	KOCIS YEW	#1 POT: 80CM	
177	177	VBURNUM DAMERI	DAVID'S VBURNUM	#2 POT: 30CM 75CM O.C.	
3	3	VBURNUM THUNB SPERING 'BOJUGIST'	DWARF VBURNUM	#1 POT: 50CM	

PLANT SCHEDULE WEST

SET	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 21-073
GRASS	394	CAREX 'OSHERIBBS EVERBLOO'	SILVER VARIATED SEDGE	#1 POT	
156	156	HAKONECHLOA 'AKARU YUKIHOLO'	GOLD VARIATED JAPANESE FOREST GRASS	#1 POT: 80CM O.C.	
10	10	MISCANTHUS 'SINENSIS 'ADAMO'	ADAMO MAIDEN GRASS	#1 POT: 75CM O.C.	
77	77	POENANETHUM 'ALFREDI 'ROOSE LITTLE BANNY'	POENANETHUM GRASS	#1 POT: 45CM O.C.	
PERENNIAL	399	POENANETHUM 'ALFREDI 'ROOSE LITTLE BANNY'	POENANETHUM GRASS	#1 POT	
50	50	ACTINEA X 'ARLORDS' 'ELIZABETH BLOOM'	FALSE SPIREA MID PINK	10CM POT: 80CM O.C.	
21	21	HELLEBORUS - HYBRIDS	LATE WINTER ROSE	10CM POT: 80CM O.C.	
276	276	HOSTA 'PATER' "	HOSTA GREEN AND WHITE VARIATED	#1 POT: 1 EYE	
82	82	BEGONIA 'EMPEROR'S BIRDS'	EMPEROR'S BIRD TURT	#1 POT	
151	151	RUBROCHLOA 'FLORIDA VAR SULLIVANTI' 'GOLDSTURM' 'KINGSCA YELLOW'	RUBROCHLOA FLORIDA VAR SULLIVANTI	#1 POT: 80CM O.C.	
OC	113	LAGONARIA 'VITISOMIA'	FRUIT HONEYBUCKLE	#2 POT: 25CM	
619	619	FRAXINUS 'SANDRA TERMINALIS'	JAPANESE SPURGE	#1 POT: 19CM	
326	326	POLYSTRICHUM 'MURTIUM'	WESTERN SNOW DROPPEN	#1 POT: 20CM 75CM O.C.	
113	113	LAGONARIA 'VITISOMIA'	LINDSBERY	#1 POT: 30CM 90CM O.C.	

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PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:

PLANTING PLAN - WEST

DATE: 21.MAY.23 DRAWING NUMBER:

SCALE: 1:50

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DESIGN: RU

CHKD: MCY

PMG PROJECT NUMBER: 21-073

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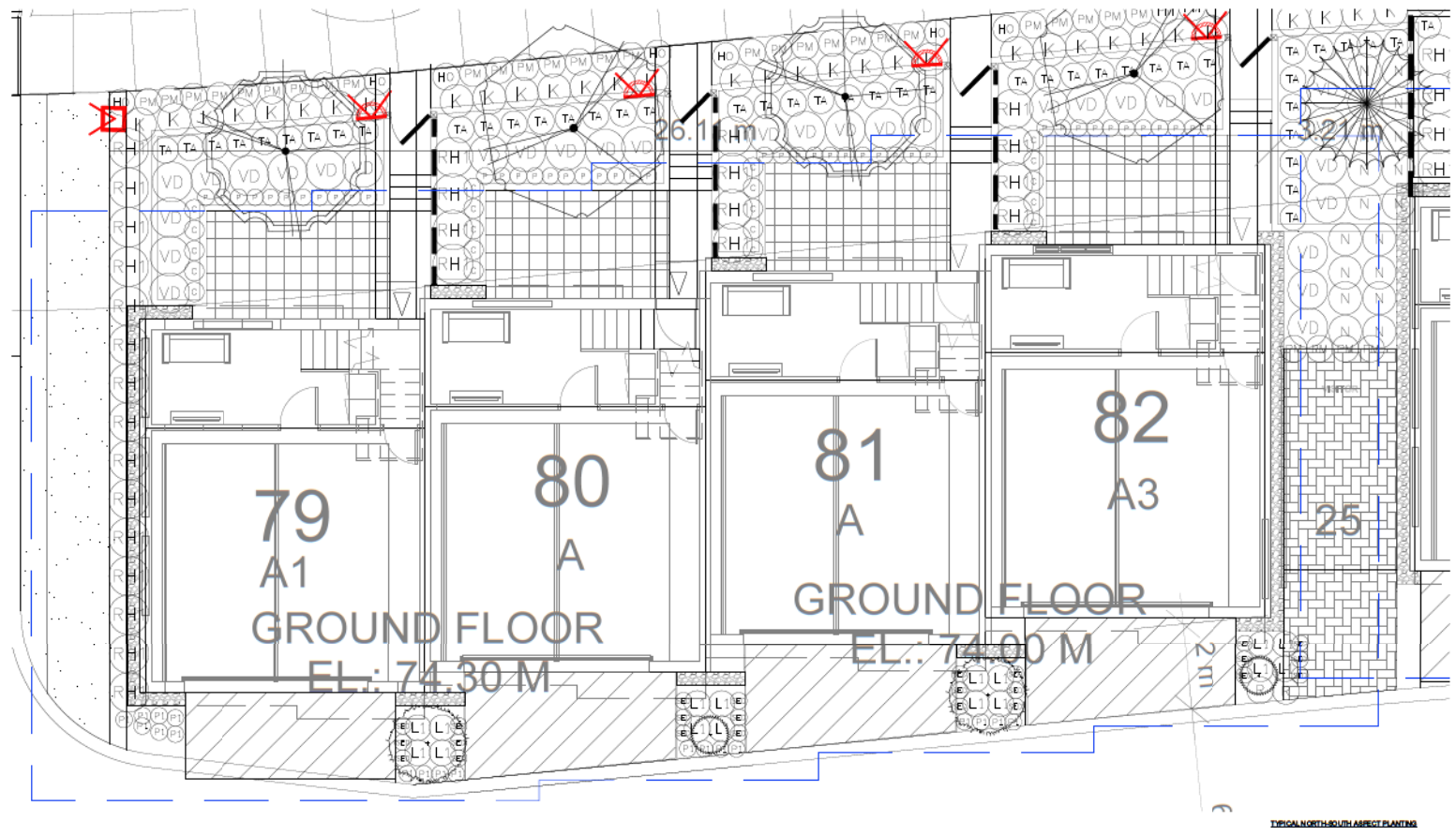


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Suite C100 - 4185 Oak Drive
Burnaby, B.C. Columbia, V5C 6S9
p: 604-294-0061 • f: 604-294-0022

SCALE:

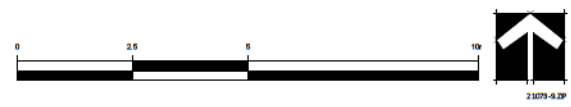


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PLANT SCHEDULE EAST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
1	24	HIBISCUS SYRIACUS 'ORBEAU BLUE'	BLUE ROSE OF SHARON	#1 POT, 90CM 15M O.C.
2	44	HYDRANGEA MACROPHYLLA 'MERITTO'S SUPREME'	MERITTO'S SUPREME HOPHEAD HYDRANGEA	#1 POT, 80CM 80CM O.C.
3	23	HYDRANGEA MACROPHYLLA 'HYDRO BLUE'	SOLEAF HYDRANGEA (BLUE)	#1 POT, 80CM
4	201	KALMIA LATIFOLIA 'ELP'	DWARF HEAVENLY LABEL	#1 POT, 80CM
5	96	IMPATIENS DOMESTICA 'WOODENY'	DWARF HEAVENLY BAMBOO	#1 POT, 80CM
6	184	PRUNUS LUSTRICA	PORTULACIA LABEL	#1 POT, 80CM 1M BAR
7	36	RHODODENDRON 'ANNA KRUSCHKE'	RHODODENDRON BLUE	#1 POT, 80CM
8	86	RHODODENDRON 'P.J.M.'	RHODODENDRON LIGHT PURPLE E. M.V.	#1 POT, 80CM
9	46	ROSA MEDIANA 'TERRY'	MEDIAN ROSE CORAL PINK	#1 POT, 80CM 80CM O.C.
10	6	SOMNIA REVESSIANA	DWARF SOMNIA	#1 POT, 25CM
11	9	SPYRASA DOUGLASSII	DOUGLAS SPREA	#1 POT, 80CM
12	215	TAXUS MEDIA 'HOOP'	HOOB YEW	#1 POT, 80CM
13	94	VIORNIUM DAVIDI	DAVID'S VIORNIUM	#1 POT, 30CM 75CM O.C.

PLANT SCHEDULE EAST				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
1	127	CAREX OSHIMENSIS 'EVERGOLD'	SILVER VARIEGATED JEDGE	#1 POT
2	291	HAKONEGLO MAIOR 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT, 80CM O.C.
3	26	MICRANTHUS SHIBERUS 'DORSEY'	ADAKO MARCH GRASS	#1 POT, 75CM O.C.
4	88	#1 POT, 40CM O.C.
5	107	PENSTEMON ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
6	81	ASTILBE 'ARDENSI' 'ELIZABETHLOOM'	FALSE SPIREA, MID PINK	15CM POT, 80CM O.C.
7	124	HOSTA 'PATRICY'	HOSTA GREEN AND WHITE VARIEGATED	#1 POT, 1.5TIE
8	21	RUBROGON FLUGEDA VAR. SILLVINTII 'GOLDTUMMO BECKHA'	YELLOW	#1 POT, 80CM O.C.
GEOPHYTE				
9	275	PACHYCLADIA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM
10	130	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM, 75CM O.C.
11	111	VACCINIUM VITIS-IDAEA	LINDENBERRY	#1 POT, 30CM, 80CM O.C.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DETAILED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEARCH AND SELECTION: 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 INQUIRY TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. - ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. - BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PROJECT:
TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
PLANTING PLAN - EAST

DATE: 21 MAY 23 DRAWING NUMBER:
SCALE: 1:50
DRAWN: RU
DESIGN: RU
CHECKED: MCY

L5
OF 11

PMG PROJECT NUMBER: 21-073

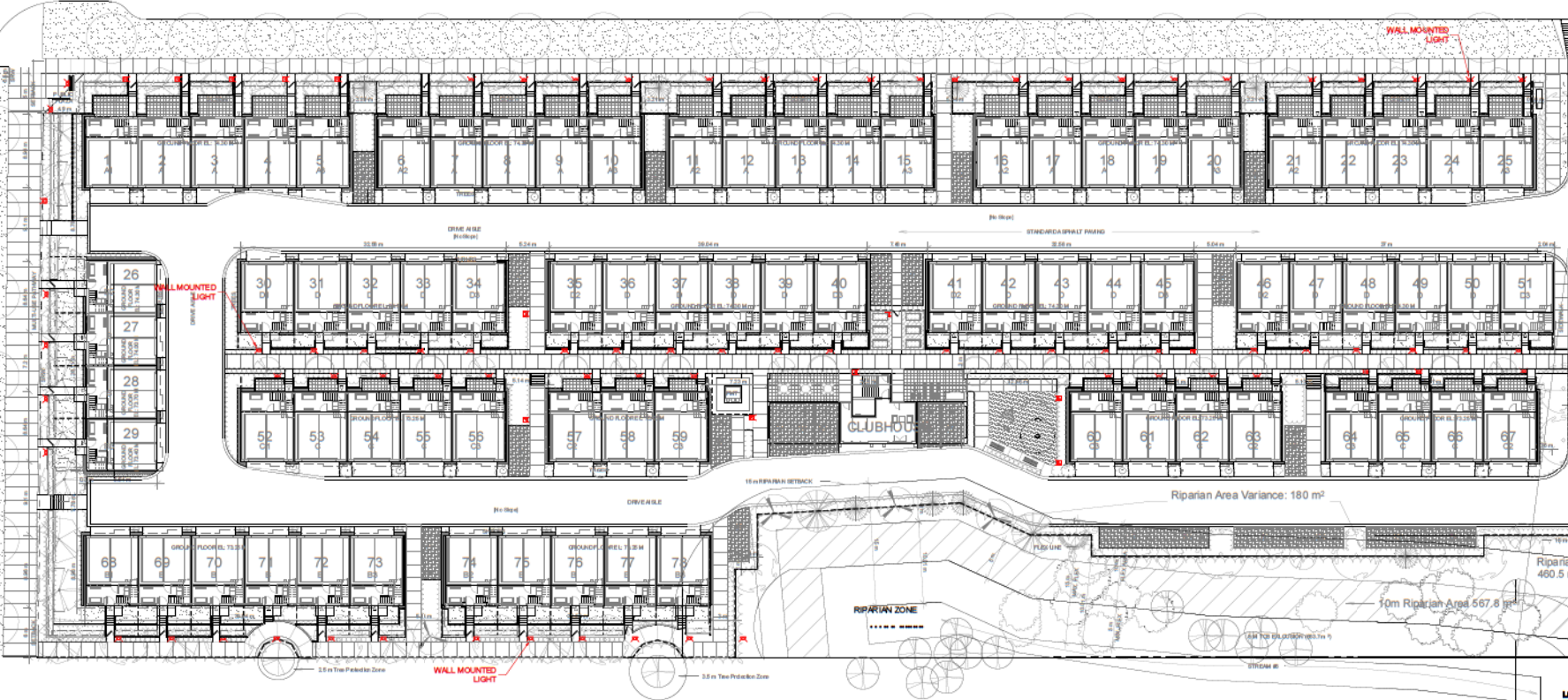
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Suite C100 - 4185 861 Q Ave Drive
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p: 604 294-0061 • f: 604 294-0022

SCALE:



Lighting Legend

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

* LIGHTING USES PULL-OUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.



LITHONIA RADEAN LIGHTING BOLLARD - USE WARM COLOUR LIGHT

WAC URBAN SCONCE LIGHTING USE WARM COLOUR LIGHT.



21079-02P

NO.	DATE	REVISION DESCRIPTION	DR.
1	2019-02-26	ADD SITE SHADING	CLB
2	2019-02-26	NEW SITE PLAN, PAVING FOR PARKING	CLB
3	2019-02-26	REVISED PLANT SCHEDULE FOR SHADING	MC
4	2019-02-26	UPDATE FOR COMMENTS	MC
5	2019-02-26	NEW SITE PLAN, PAVING FOR PARKING	CLB
6	2019-02-26	REVISED PLAN	MC
7	2019-02-26	REVISED PLAN	MC
8	2019-02-26	REVISED PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.

1788 168TH STREET
SURREY, BC

DRAWING TITLE:
**LIGHTING
PLAN - WEST**

DATE: 21MAR26 DRAWING NUMBER:

SCALE: 1:250

DRAWN: RU

DESIGN: RU

CHKD: MCY

PMG PROJECT NUMBER:

L6

OF 11

21-073

MATCHLINE

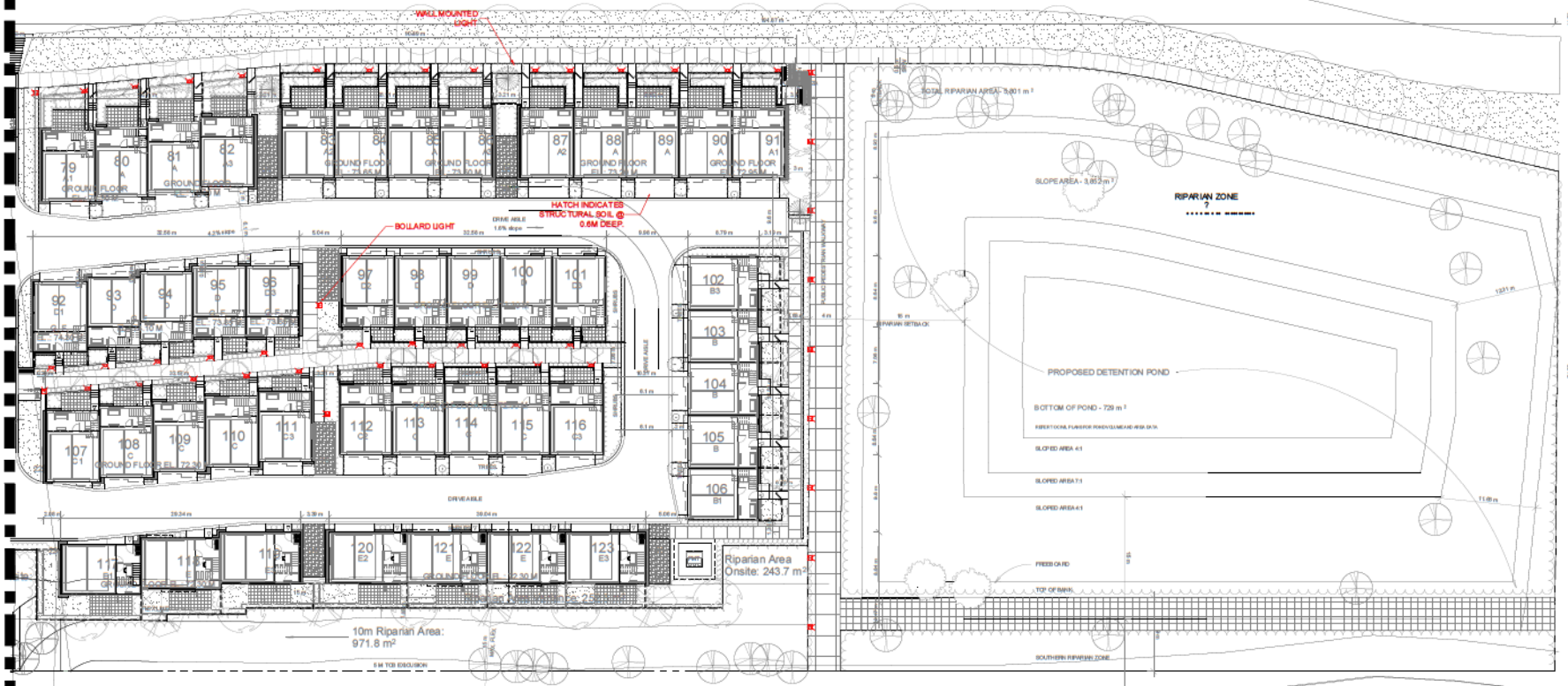
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SCALE:



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MATCHLINE

Lighting Legend

Symbol	Model
	LIGHTING BOLLARD*
	STEP LIGHT*

* LIGHTING USES FULL-CUT OFF AND GROUND-DIRECTED LUMINAIRES TO COMPLY WITH DARK SKY MODEL. COORDINATION WITH ELECTRICAL ENGINEERING CONSULTANT.



LITHONIA RADCAN BOLLARD - USE WARM COLOUR LIGHT
WAC URBAN SOONCE LIGHTING USE WARM COLOUR LIGHT.



2109-02-P

PROJECT:

TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
LIGHTING PLAN - EAST

DATE: 21.MAY.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHK'D: MCY

L7
OF 11

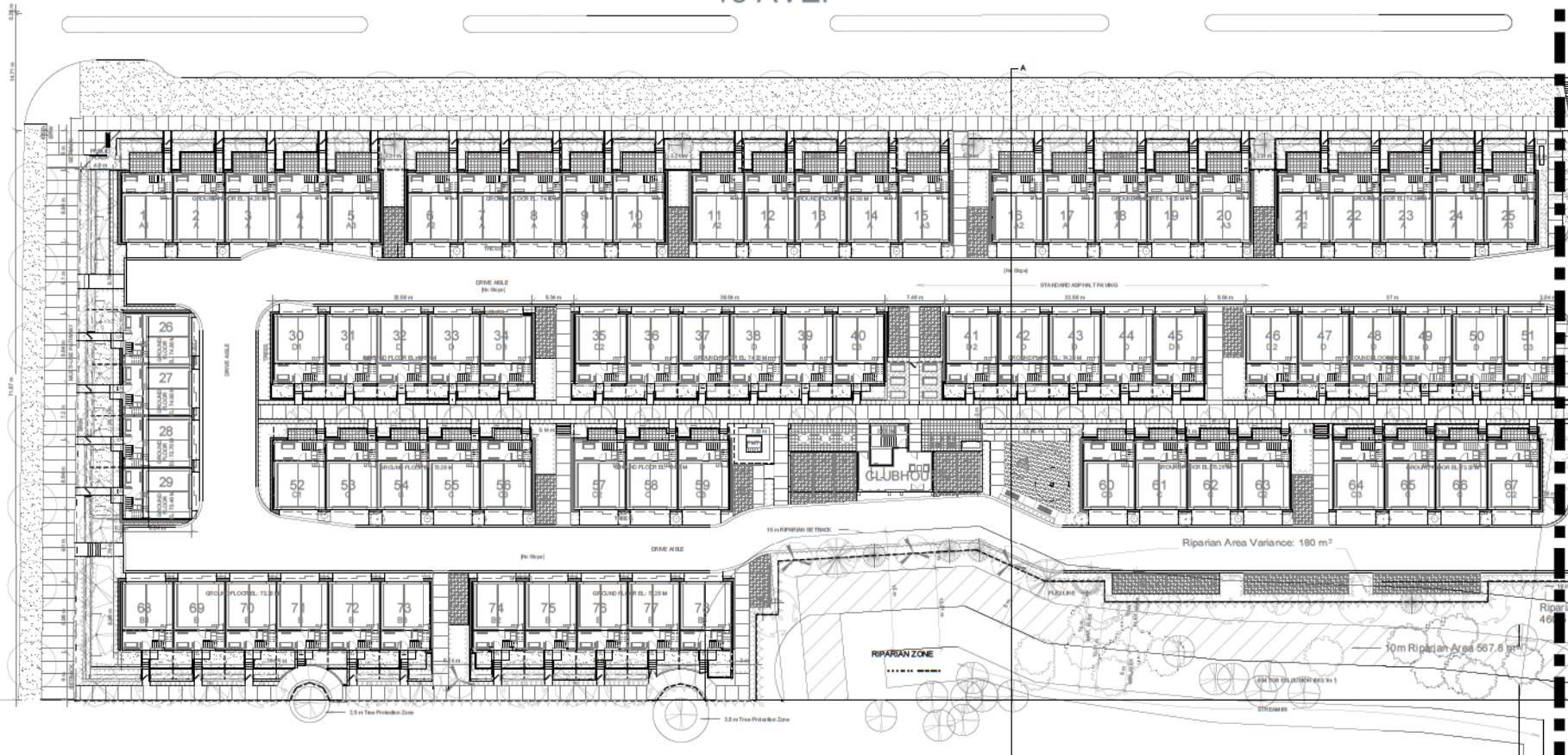
PMG PROJECT NUMBER: 21-073

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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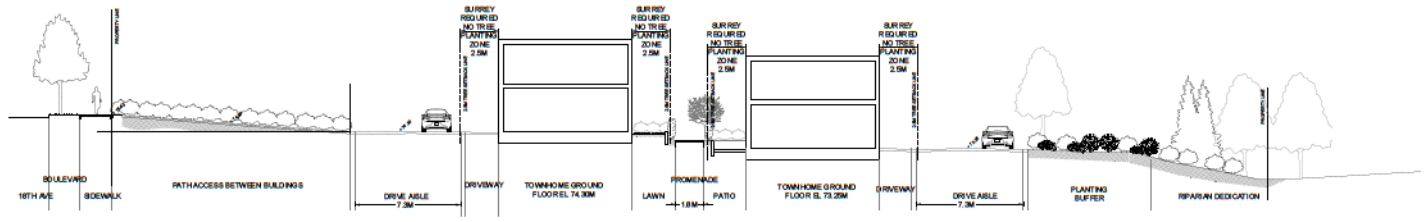
TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
**GRADING
PLAN - WEST**

DATE: 21.MAY.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHK'D: MCV

PMG PROJECT NUMBER: 21-073

MATCHLINE



SECTION A | 1:150



2109-02.P

L8
OF 11

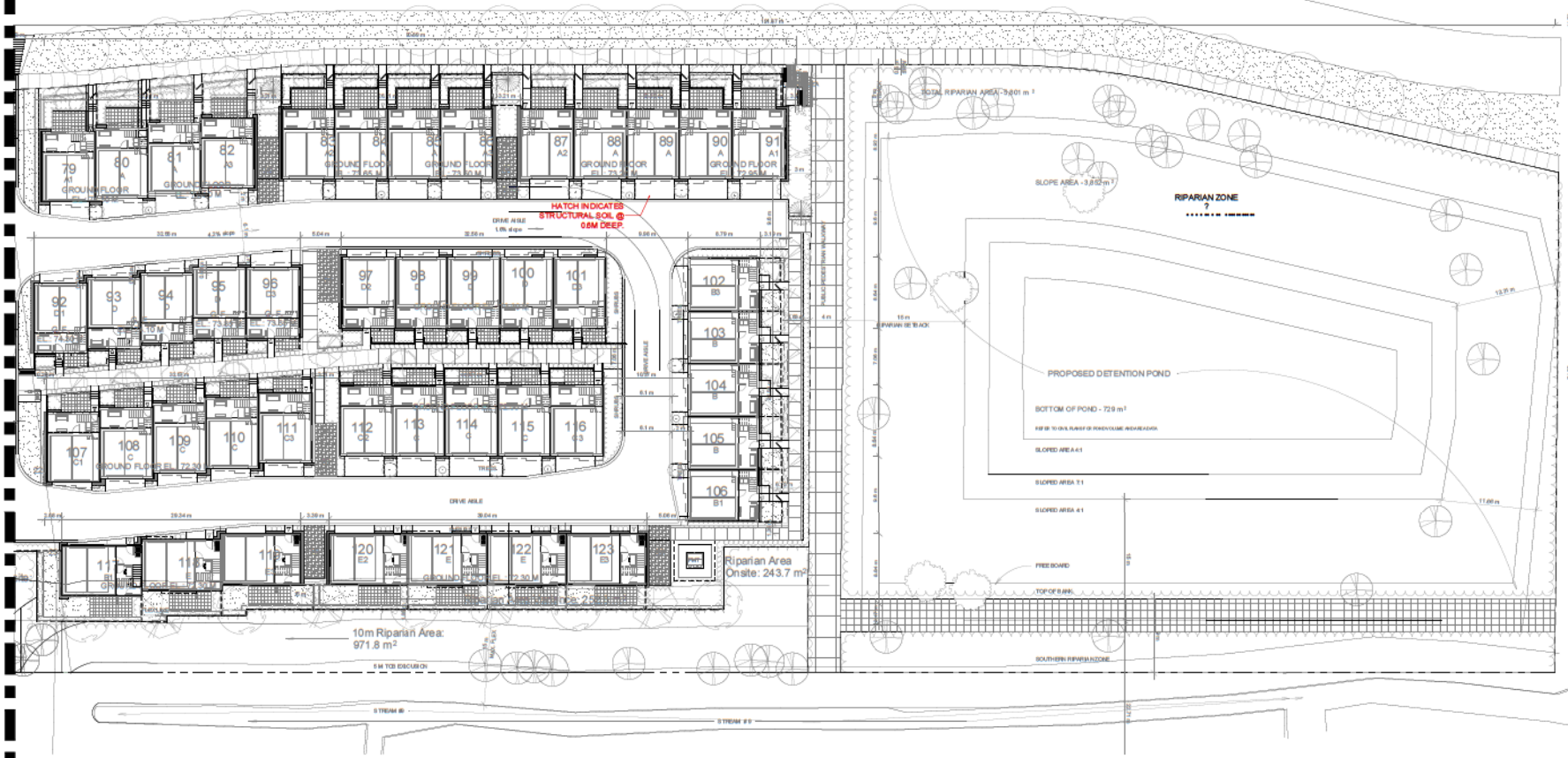
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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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7	2007.03	NEW SITE PLAN/REVISION	CLB
8	2007.03	REVISED PLAN/REVISION	MC
9	2007.03	UPDATE REQUIREMENTS	MC
4	2006.10	NEW SITE PLAN/REVISION	CLB
3	2006.10	REVISED PLAN	MC
2	2006.10	POWER REVISION PLAN	SA
1	2006.10	POWER REVISION PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
GRADING PLAN - EAST

DATE: 21.MAY.20 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU
DESIGN: RU
CHECKED: MCY

L9
OF 11



2109-02-P PMG PROJECT NUMBER: 21-073

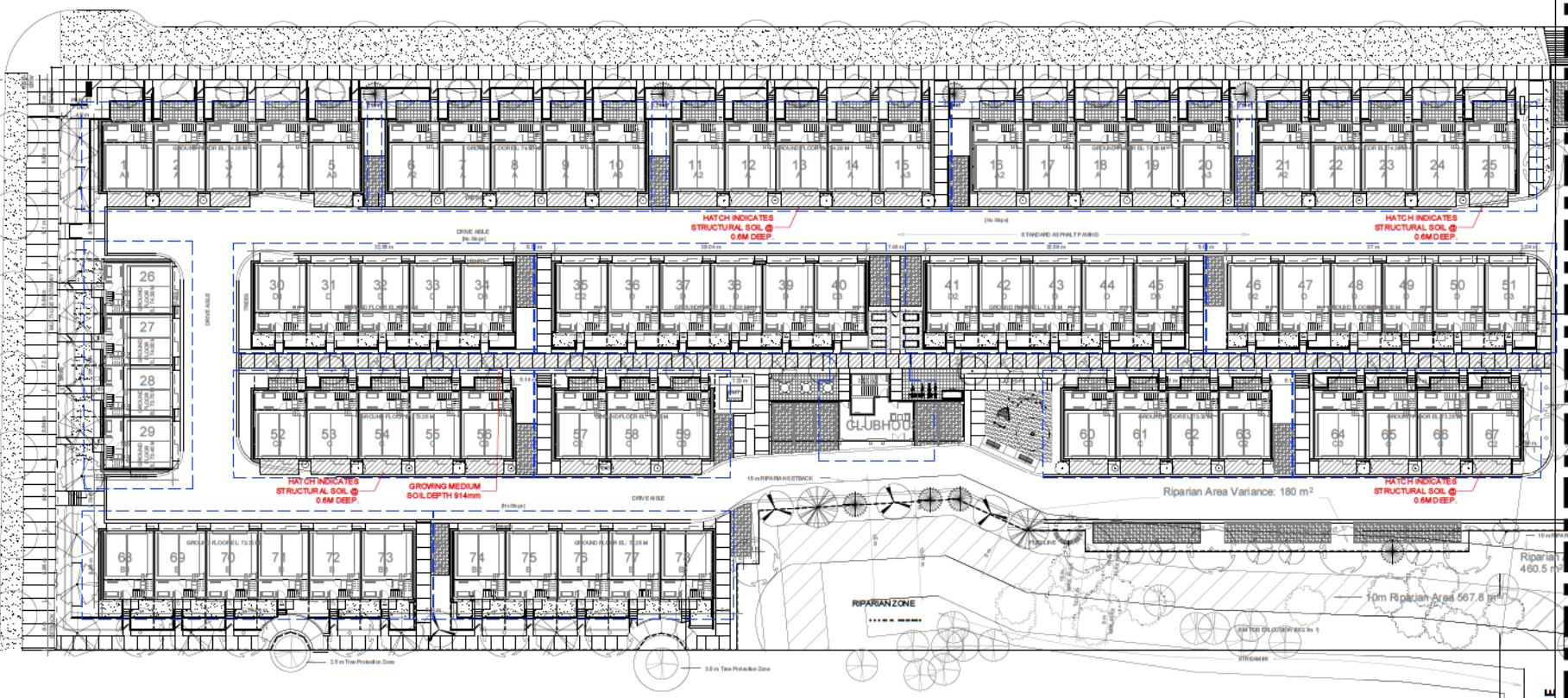
MATCHLINE

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
6	2019-03-08	ADD SITE STORAGE	CLB
7	2019-03-08	NEW SITE PLAN, MULTI-FLOOR PARKING	CLB
8	2019-03-08	REVISED PLANS, LAYOUT OF DRIVEWAYS	MC
9	2019-03-08	UPDATE PRELIMINARY	MC
10	2019-03-08	NEW SITE PLAN, MULTI-FLOOR PARKING	CLB
11	2019-03-08	REVISED PLAN	MC
12	2019-03-08	REVISED WESTER PLAN	MC
13	2019-03-08	REVISED WESTER PLAN	MC

CLIENT:

PROJECT:

TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
STRUCTURAL SOIL PLAN - WEST

DATE: 21.MAR.2020 DRAWING NUMBER:
SCALE: 1:250 **L10**
DRAWN: RU
DESIGN: RU
CHKD: MCY **OF 11**



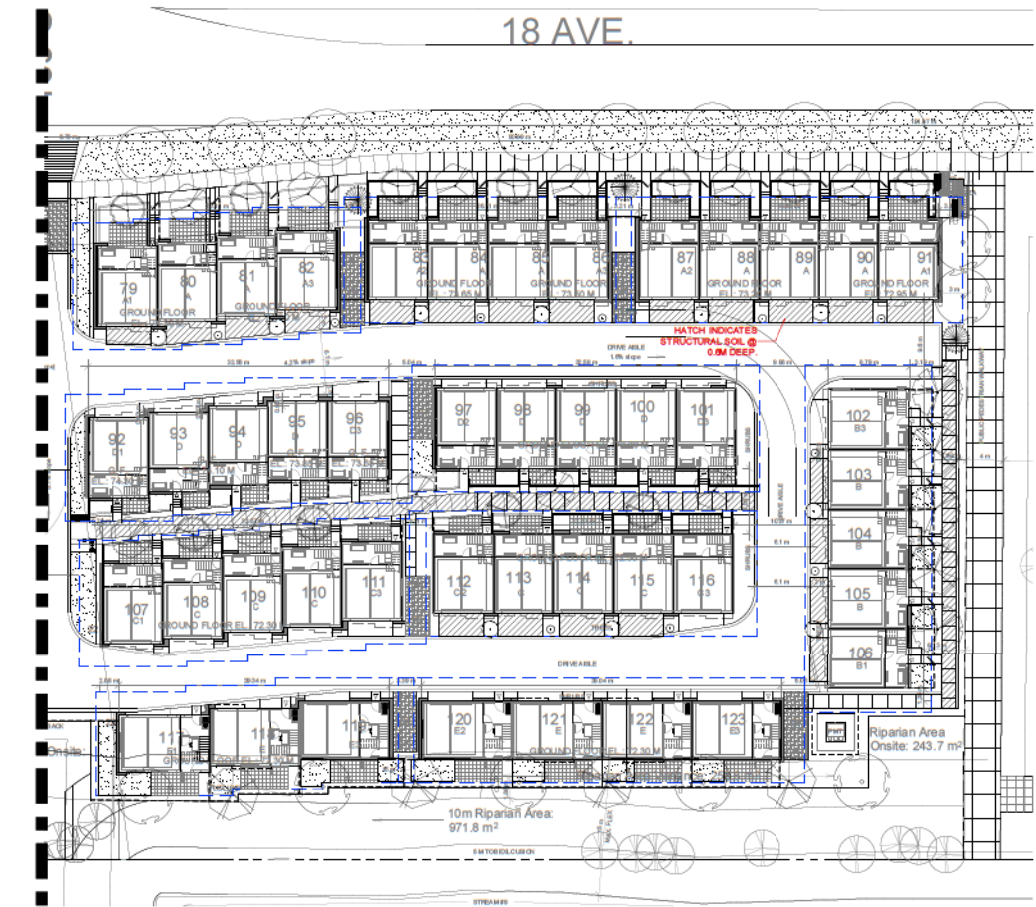
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PMG PROJECT NUMBER: 21-073

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SCALE:



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12	2020-01-15	REVISED PERMITS PLAN	ML
13	2020-02-15	REVISED PERMITS PLAN	ML
14	2020-03-15	REVISED PERMITS PLAN	ML
15	2020-04-15	REVISED PERMITS PLAN	ML
16	2020-05-15	REVISED PERMITS PLAN	ML
17	2020-06-15	REVISED PERMITS PLAN	ML
18	2020-07-15	REVISED PERMITS PLAN	ML
19	2020-08-15	REVISED PERMITS PLAN	ML
20	2020-09-15	REVISED PERMITS PLAN	ML
21	2020-10-15	REVISED PERMITS PLAN	ML
22	2020-11-15	REVISED PERMITS PLAN	ML
23	2020-12-15	REVISED PERMITS PLAN	ML
24	2021-01-15	REVISED PERMITS PLAN	ML
25	2021-02-15	REVISED PERMITS PLAN	ML
26	2021-03-15	REVISED PERMITS PLAN	ML
27	2021-04-15	REVISED PERMITS PLAN	ML
28	2021-05-15	REVISED PERMITS PLAN	ML
29	2021-06-15	REVISED PERMITS PLAN	ML
30	2021-07-15	REVISED PERMITS PLAN	ML
31	2021-08-15	REVISED PERMITS PLAN	ML
32	2021-09-15	REVISED PERMITS PLAN	ML
33	2021-10-15	REVISED PERMITS PLAN	ML
34	2021-11-15	REVISED PERMITS PLAN	ML
35	2021-12-15	REVISED PERMITS PLAN	ML
36	2022-01-15	REVISED PERMITS PLAN	ML
37	2022-02-15	REVISED PERMITS PLAN	ML
38	2022-03-15	REVISED PERMITS PLAN	ML
39	2022-04-15	REVISED PERMITS PLAN	ML
40	2022-05-15	REVISED PERMITS PLAN	ML
41	2022-06-15	REVISED PERMITS PLAN	ML
42	2022-07-15	REVISED PERMITS PLAN	ML
43	2022-08-15	REVISED PERMITS PLAN	ML
44	2022-09-15	REVISED PERMITS PLAN	ML
45	2022-10-15	REVISED PERMITS PLAN	ML
46	2022-11-15	REVISED PERMITS PLAN	ML
47	2022-12-15	REVISED PERMITS PLAN	ML
48	2023-01-15	REVISED PERMITS PLAN	ML
49	2023-02-15	REVISED PERMITS PLAN	ML
50	2023-03-15	REVISED PERMITS PLAN	ML
51	2023-04-15	REVISED PERMITS PLAN	ML
52	2023-05-15	REVISED PERMITS PLAN	ML
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54	2023-07-15	REVISED PERMITS PLAN	ML
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58	2023-11-15	REVISED PERMITS PLAN	ML
59	2023-12-15	REVISED PERMITS PLAN	ML
60	2024-01-15	REVISED PERMITS PLAN	ML
61	2024-02-15	REVISED PERMITS PLAN	ML
62	2024-03-15	REVISED PERMITS PLAN	ML
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68	2024-09-15	REVISED PERMITS PLAN	ML
69	2024-10-15	REVISED PERMITS PLAN	ML
70	2024-11-15	REVISED PERMITS PLAN	ML
71	2024-12-15	REVISED PERMITS PLAN	ML
72	2025-01-15	REVISED PERMITS PLAN	ML
73	2025-02-15	REVISED PERMITS PLAN	ML
74	2025-03-15	REVISED PERMITS PLAN	ML
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81	2025-10-15	REVISED PERMITS PLAN	ML
82	2025-11-15	REVISED PERMITS PLAN	ML
83	2025-12-15	REVISED PERMITS PLAN	ML
84	2026-01-15	REVISED PERMITS PLAN	ML
85	2026-02-15	REVISED PERMITS PLAN	ML
86	2026-03-15	REVISED PERMITS PLAN	ML
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88	2026-05-15	REVISED PERMITS PLAN	ML
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93	2026-10-15	REVISED PERMITS PLAN	ML
94	2026-11-15	REVISED PERMITS PLAN	ML
95	2026-12-15	REVISED PERMITS PLAN	ML
96	2027-01-15	REVISED PERMITS PLAN	ML
97	2027-02-15	REVISED PERMITS PLAN	ML
98	2027-03-15	REVISED PERMITS PLAN	ML
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105	2027-10-15	REVISED PERMITS PLAN	ML
106	2027-11-15	REVISED PERMITS PLAN	ML
107	2027-12-15	REVISED PERMITS PLAN	ML
108	2028-01-15	REVISED PERMITS PLAN	ML
109	2028-02-15	REVISED PERMITS PLAN	ML
110	2028-03-15	REVISED PERMITS PLAN	ML
111	2028-04-15	REVISED PERMITS PLAN	ML
112	2028-05-15	REVISED PERMITS PLAN	ML
113	2028-06-15	REVISED PERMITS PLAN	ML
114	2028-07-15	REVISED PERMITS PLAN	ML
115	2028-08-15	REVISED PERMITS PLAN	ML
116	2028-09-15	REVISED PERMITS PLAN	ML
117	2028-10-15	REVISED PERMITS PLAN	ML
118	2028-11-15	REVISED PERMITS PLAN	ML
119	2028-12-15	REVISED PERMITS PLAN	ML
120	2029-01-15	REVISED PERMITS PLAN	ML
121	2029-02-15	REVISED PERMITS PLAN	ML
122	2029-03-15	REVISED PERMITS PLAN	ML
123	2029-04-15	REVISED PERMITS PLAN	ML
124	2029-05-15	REVISED PERMITS PLAN	ML
125	2029-06-15	REVISED PERMITS PLAN	ML
126	2029-07-15	REVISED PERMITS PLAN	ML

CLIENT:

PROJECT:

TOWNHOUSE DEV.
1788 168TH STREET
SURREY, BC

DRAWING TITLE:
**STRUCTURAL SOIL
PLAN - EAST**

DATE: 21.MAY.26 DRAWING NUMBER:
SCALE: 1:250
DRAWN: RU **L11**
DESIGN: RU
CHKD: MCV **OF 11**

PMG PROJECT NUMBER: 21-073



2109-02P

MATCHLINE

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

FROM: Development Services Manager, Engineering Department

DATE: September 10, 2022 **PROJECT FILE: 7821-0174-00**

**RE: Engineering Requirements
 Location: 1788 168 Street**

NCP AMENDMENT/ DEVELOPMENT VARIANCE PERMIT

Provide detailed drainage servicing strategy in support of NCP Amendment to relocate Pond A on the subject site. Dedicate and construct Pond A and associated drainage infrastructure.

REZONE/SUBDIVISION

Subject to construction by others of the Sanitary Syphon Works, including Fergus Pump Station Upgrading works, as well as construction of the Feeder Mains on 24 Ave and 172 St to service the high water pressure system, the following Works are required as a condition of this Rezone and Subdivision:

Property and Right-of-Way Requirements

- Dedicate 6.942 m on 168 Street, including 5 m x 5 m corner cut at 168 Street/18 Avenue.
- Dedicate varying width for 18 Avenue as required in Darts Hill NCP.
- Register 0.5 m SRW along 168 Street and 18 Avenue.

Works and Services

- Construct 168 Street with 4.0 m Multi-Use Pathway, and south side of 18 Avenue.
- Construct storm sewers to service the development and to drain the fronting roads.
- Provide on-lot source controls and infiltration facilities to meet the NCP requirements.
- Provide onsite and offsite LID measures based on proposed land use as per NCP.
- Construct 300mm watermain along 18 Avenue, and water service connection.
- Provide sanitary flow analysis and resolve any downstream pipe capacity constraints.
- Construct sanitary sewer on 18 Avenue.
- Pay the following charges:
 - Sanitary Latecomers charges relative to project: 5815-0084-00-1 and 5816-0312-00-1
 - LAS charges, if required.
 - Drainage Latecomers charges relative to project: 5915-0084-00-1
 - DCC Frontender Agreement (drainage/water/sanitary);
 - Development Works Agreement (drainage/water/sanitary);
 - 100% cash payment of Drainage/Water/Sanitary DCC.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



August 24, 2022

Planning

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.

The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’talu Elementary, located below 20th Avenue, is targeted to open fall of 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021. Edgewood catchment feeds two Secondary schools: Grandview Heights and Earl Marriot.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0174 00

SUMMARY

The proposed 127 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	33
Secondary Students:	14

September 2021 Enrolment/School Capacity

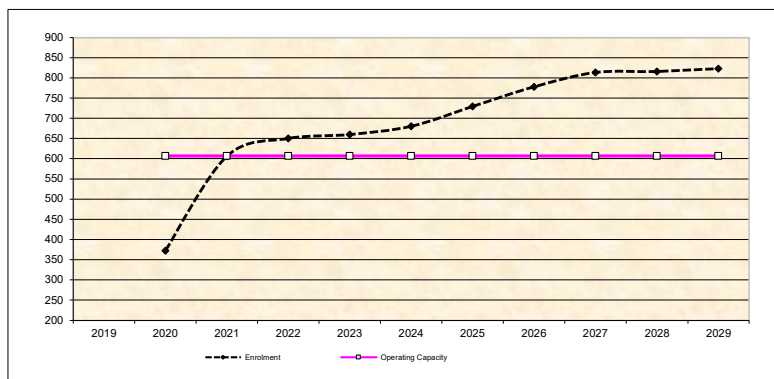
Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	60
--------------------------------------------------------------------------	----

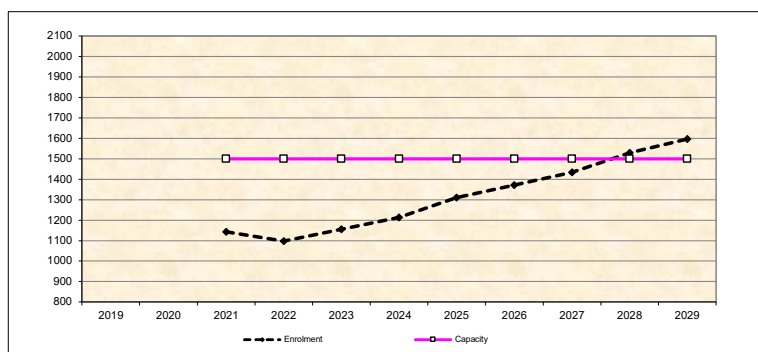
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Edgewood Elementary



Grandview Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 21-0174-00


Address: 1788 168 Street, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	118
Protected Trees to be Removed	118
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 54 X one (1) = <u>54</u> - All other Trees Requiring 2 to 1 Replacement Ratio 64 X two (2) = <u>128</u> 	182
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	29

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: September 12, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





NO.	DATE	BY	REVISION
1	MAY 31 2021	MK	SITE PLAN
2	JUN 0 2022	MK	SITE PLAN
3	JUL 18 2022	MK	SITE PLAN
4	AUG 08 2022	MK	SITE PLAN
5	SEPT 02 2022	MK	GRADING PLAN

NO.	DATE	BY	REVISION
6	SEPT 02 2022	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St
 Surrey, British Columbia
 V3W 0A5
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
1788 - 168th STREET
SURREY, B.C.

SHEET TITLE
KEY - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 MARCH 12, 2021

KEY
 SHEET 1 OF 5

Darts Hill NCP | Plan Summary

Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated and complete neighbourhood. Land use policies reflect the vision and principles of the Plan and set out how Darts Hill will grow. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

Mixed-Use

Mixed use and commercial areas support a healthy and vibrant retail and office environment, while supporting residential uses. Mixed uses are centred on an urban village located at 171 Street and 20 Avenue, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

Residential

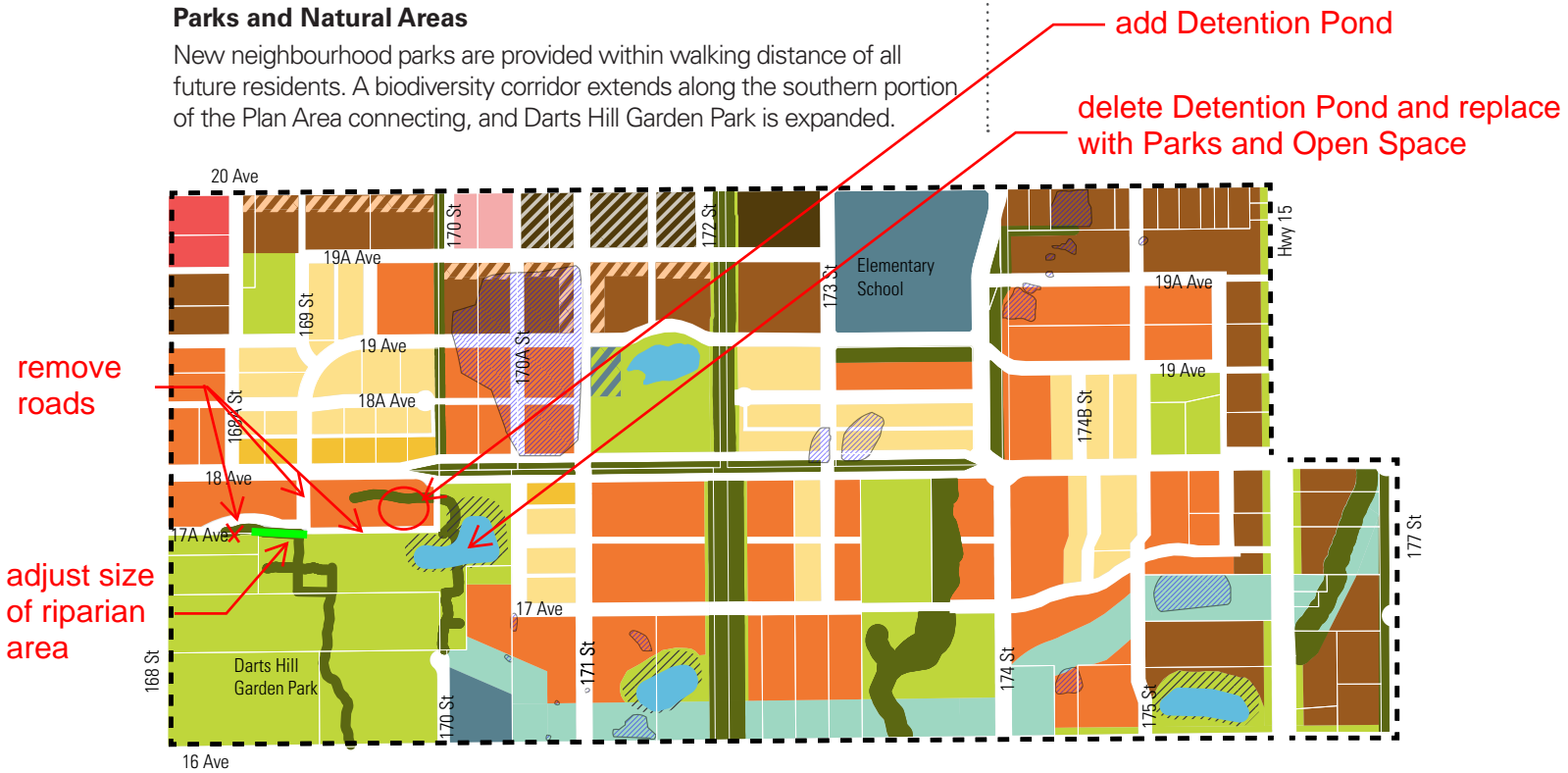
New residential development will provide a variety of housing types to support families, working professionals, and seniors. The highest densities of housing will be located around the urban village and adjacent to main roads. This will attract new residents to support local business and provide housing within closer proximity to transit.

Parks and Natural Areas

New neighbourhood parks are provided within walking distance of all future residents. A biodiversity corridor extends along the southern portion of the Plan Area connecting, and Darts Hill Garden Park is expanded.

LEGEND

-  Low Rise Mixed-Use
-  Community Commercial
-  Neighbourhood Commercial
-  Low Rise Residential
-  High Density Townhouse
-  Live/Work Townhouse
-  Medium Density Townhouse
-  Semi-Detached Townhouse
-  Detached Residential
-  Biodiversity Corridor
-  Riparian Area
-  Parks and Open Space
-  Institutional
-  Waterbody
-  Detention Pond
-  Potential Wetland



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0174-00

Issued To:

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: 011-234-385
Lot 1 Section 18 Township 7 New Westminster District Plan 7509
1788 168 St

(the "Land")

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

Parcel Identifier:

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

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

(a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east), and side yard (south) are reduced from 6.0

metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 121 and 123;

- (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (east) is reduced from 6 metres to 1.0 metre for parking space No. 10;
 - (c) In Subsection G. Height of Buildings, of Part 22 Multiple Residential 30 Zone, the maximum building height of the Indoor Amenity Space Building is increased from 11 metres to 11.3 metres; and
 - (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is varied from 15 metres to 10 metres at the narrowest point.
5. This development variance permit applies to only the portion of the 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

