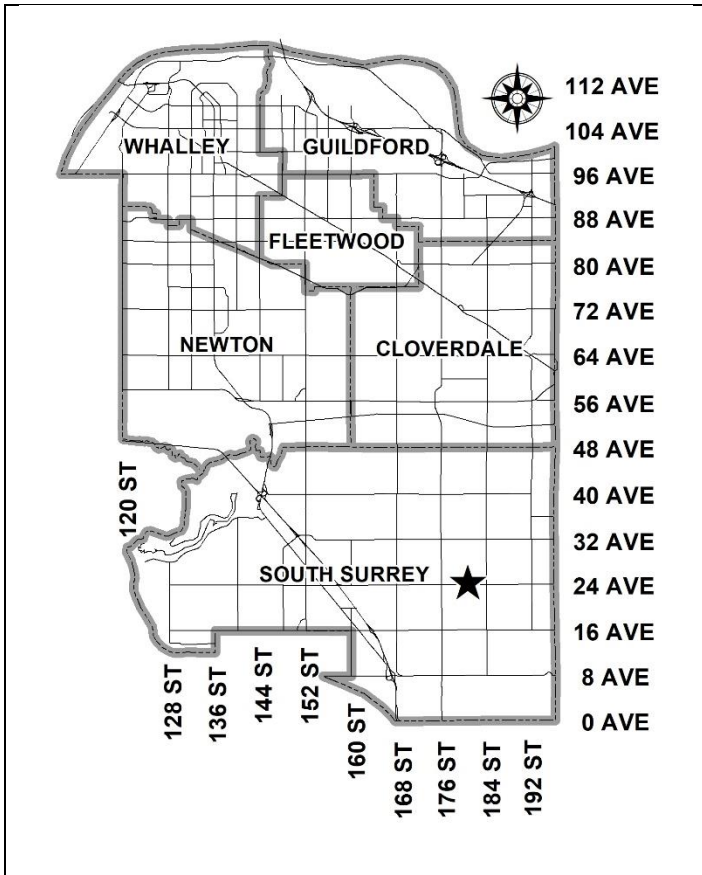


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0228-00

Planning Report Date: October 21, 2024



PROPOSAL:

- **NCP Amendment** from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area
- **Rezoning** from A-2 to RM-30
- **Development Permit**
- **Development Variance Permit**

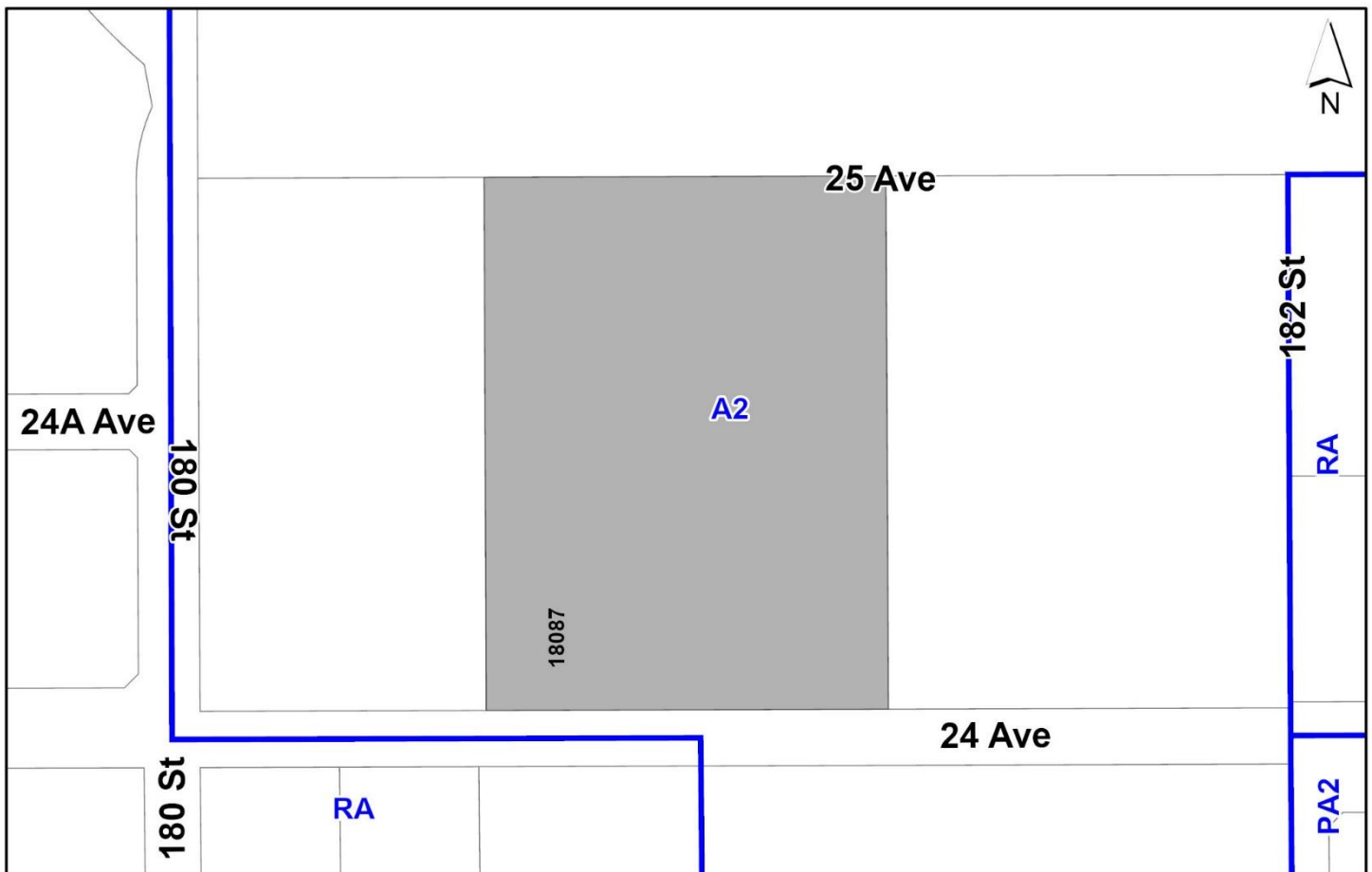
to permit the development of 113 townhouse units and a lot for riparian protection.

LOCATION: 18087 - 24 Avenue

ZONING: A-2

OCP DESIGNATION: Urban

NCP DESIGNATION: Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa)



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- 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 Redwood Heights Neighbourhood Concept Plan (NCP) from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for change to the local road network and Riparian Area.
- Proposing to reduce the side yard setback requirements of the RM-30 Zone.
- Proposing to increase the allowable percentage of back-to-back units on proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal partially complies with the Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) designation in the Redwood Heights Neighbourhood Concept Plan (NCP)
- 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 Redwood Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas and Green Infrastructure 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 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0228-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0228-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.00 metres to the principal building face for proposed Lots 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.20 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and from 20% to 30% for Lot 2.
4. 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) the applicant satisfy the requirements for a P-15 agreement;
 - (i) voluntary conveyance of riparian areas along the Justin Brook to the City for protection purposes;

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- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space (Lot 3);
 - (k) 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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) submission of an acoustical report for the units adjacent to 24 Avenue (proposed Lots 2 and 3) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa)	A-2
North:	Single family dwelling	Riparian Area, Stormwater Detention Pond and Park, Natural Areas, and Buffers	A-2
East:	Vacant land	Riparian Area, Townhouses (30 upa) and Park, Natural Areas, and Buffers	A-2
South (Across 24 Avenue):	Single family dwelling	Townhouses (30 upa)	A-2 and RA
West:	Single family dwelling	Multiple Residential (22 upa) and Townhouses (30 upa)	A-2

Context & Background

- The site is currently occupied by a single family dwelling and is currently zoned "Intensive Agriculture Zone (A-2)". The site is designated Urban in the Official Community Plan (OCP), and Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) in the Redwood Heights Neighbourhood Concept Plan (NCP).
- The site has a total gross floor area of 27,578 square metres (6.81 acres), sloping down approximately 9 metres from south to north, and from west to east.
- Justin Brook runs north/south along the eastern portion of the site which is a Class B channelized stream. There are two GIN hub areas located along the eastern and western property lines with some encroachment within the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The application proposes subdivision, rezoning, a Development Permit for Form & Character and for Sensitive Ecosystem and a Development Variance Permit.
- The applicant proposes a subdivision into 4 lots: three development lots, and one park lot for the protection of the riparian area along Justin Brook. The three development lots are proposed to develop with a total of 113 townhouse units, and two new public roads: 181 Street, and 24A Avenue.
- The proposal includes rezoning of the site from A-2 to RM-30, to develop 3 townhouse development sites, and one riparian lot.

- The riparian lot is along the eastern portion of the site, near where Justin Brook is located. One townhouse site (Lot 3) is proposed directly to the west of the riparian area. The applicant is proposing maximum safeguarding by voluntarily conveying the riparian area of 3,036 square metres to the City at no cost.
- 181 Street is proposed to bisect the property in a north-south alignment, with two townhouse sites to the west of 181 Street. The northern site is Lot 1, and the southern site is Lot 2. Lots 1 and 2 are proposed to be divided by the new east-west 24A Avenue connecting 180 Street and 181 Street.
- The total site development is proposed with 113 townhouse units (all three-bedroom units), ranging from 2 to 6 units per building, with the following breakdown:
 - Lot 1: 28 units, with 22 units double garage, 6 units back-to-back (21%);
 - Lot 2: 40 units, with 28 units double garage, 12 units back-to-back (30%);
 - Lot 3: 45 units, with 43 units double garage, 2 units tandem garage (4.5%);
 - TOTAL: 113 units, with 92 units double garage, 19 units back-to-back and 2 units tandem garage (16% back-to-back and 1.7% tandem).
- The application proposes a unit density of 66 units per hectare (27 units per acre) and a Floor Area Ratio (FAR) of 0.85.

	Proposed
Lot Area	
Gross Site Area:	27,578 square metres
Road Dedication:	7,723 square metres
Undevelopable Area:	3,036 square metres (0.75 acres)
Net Site Area:	Total: 16,819 square metres (4.16 acres) Lot 1: 4,308 square metres Lot 2: 5,685 square metres Lot 3: 6,826 square metres
Number of Lots:	4
Building Height:	10.5 metres
Unit Density:	66 units per hectare (27 units per acre)
Floor Area Ratio (FAR):	Lot 1: 0.87 Lot 2: 0.91 Lot 3: 0.80 Total: 0.85
Floor Area	
Residential:	Lot 1: 3,744.07 square metres Lot 2: 5,171.9 square metres Lot 3: 5,431.34 square metres 14,347.54 square metres
Total:	14,347.54 square metres
Residential Units:	
3-Bedroom:	113 townhouse units
Total:	113 townhouse 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 100 school-age children generated by this development, of which the School District has provided the following expected student enrollment.
- 54 Elementary students at Pacific Heights Elementary School
29 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.
- Parks, Recreation & Culture:** Redwood Park is the closest active park and contains amenities including, trails, a playground, and natural area. The park is 1,750 metres walking distance from the development. Future active and natural area parkland is proposed adjacent to the development as part of the Redwood Heights Neighbourhood Concept Plan (NCP).
- Future active and natural area parkland is proposed adjacent to the development as part of the Redwood Heights Neighbourhood Concept Plan (NCP).
- 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 181 Street, 24A Avenue and 26 Avenue, and for the widening of 24 Avenue, for a total of 7,723 square metres of road dedication area.
- Vehicular access is proposed from 181 Street for Lot 3, and 24A Avenue for Lots 1 and 2.
- 181 Street is being realigned through the site, while still aligning to the south of 24 Avenue. This is to accommodate Lot 3, as the riparian area for Justin Brook has been adjusted as part of the Sensitive Ecosystem Development Permit.
- The site will have access to a multi-use pathway on the north side of 24 Avenue, to be delivered as part of the subject proposal. 24 Avenue has bike lanes west of Highway No. 15 (900 metres from the site), and bike lanes on 192 St to the east (2 km to the east). The closest transit route is on 24 Avenue, fronting the site, for route #531 White Rock Centre/Willowbrook.

Parkland and Natural Area Considerations

- Justin Brook, a yellow-coded Class B channelized stream, runs along the eastern portion of the site. The applicant proposed a 15-metre setback from top of bank, utilizing the flexing provision under the Zoning Bylaw. The applicant proposes to voluntarily convey the riparian area to the City at no cost.
- As the riparian area is narrower than originally anticipated in the Redwood Heights NCP, the proposal includes an amendment to the plan to adjust the riparian area to align with the proposed conveyance.

Sustainability Considerations

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

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 Redwood Heights 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 roads that will allow for further development of the Redwood Heights 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 similar density to what is planned for in the Redwood Heights 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 riparian area to the east.)

Secondary Plans

Land Use Designation

- The site is currently designated Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) in the Redwood Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes an amendment to the Redwood Heights NCP, to Riparian Area and Townhouses (30 upa), with adjustments to the road alignment and Riparian Area (Appendix V).
- The adjustments to the riparian area and road alignment are to align the NCP with the findings of the environmental assessment. This allows for additional townhomes development east of the new road (181 Street).
- The applicant also proposes to eliminate the Multiple Residential (22 upa) designation, and develop the entire site as Townhouses (30 upa).

- The amendments represent an increase in density of 41 townhouse units, based on 1.27 acres designated at 30 upa (38 units), and 1.56 acres designated at 22 upa (34 units). With the previous designations, only 72 units would have been achieved, as opposed to the 113 units proposed.
- 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.
- 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.

Themes/Objectives

- Below are some of the design guidelines for Townhouses from the Redwood Heights NCP, that the applicant is adhering to:
 - Maximum of 6 units per building, to create a comfortable neighbourhood scale.
 - A separate entry porch to each unit should be expressed at the street level with weather protection over each entrance.
 - Front doors and porches should face the street with steps leading straight to the street (not turned).
 - Provide a minimum street frontage setback of 5.0 m to incorporate landscaping, natural features and trees.
 - Provide 1.5 - 2.0 m driveway aprons to include trees along drive aisles between garages.

Zoning By-law

- The applicant proposes to rezone the subject site from "Intensive Agriculture Zone (A-2)" 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	0.80 to 0.91
Lot Coverage:	45%	40% to 41%
Yards and Setbacks		
North:	4.5 metres	5 metres
East:	4.5 metres (Lots 1 and 2) 6 metres (Lot 3)	5 metres (Lots 1 and 2) 5.2 metres DVP (Lot 3)
South:	4.5 metres	5 metres
West:	6 metres (Lots 1 and 2) 4.5 metres (Lot 3)	3 metres DVP (Lots 1 and 2) 4.5 metres (Lot 3)
Height of Buildings		
Principal buildings:	13 metres	10.3 metres

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Accessory buildings:	11 metres	8 metres
Amenity Space		
Indoor Amenity:	Lot 1: 28 units x 3 = 84 sqm Lot 2: 40 units x 3 = 120 sqm Lot 3: 45 units x 3 = 135 sqm	The proposed 363 m ² meets the Zoning By-law requirement. Lot 1: 86 sqm Lot 2: 122 sqm Lot 3: 155 sqm
Outdoor Amenity:	Lot 1: 6 units x 6 + 22 units x 3 = 102 sqm Lot 2: 16 units x 6 + 24 units x 3 = 168 sqm Lot 3: 45 units x 3 = 135 sqm	The proposed 456 m ² meets the Zoning By-law requirement. Lot 1: 118 sqm Lot 2: 198 sqm Lot 3: 140 sqm
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class B (yellow-coded) Stream:	15 metres	15 metres with flexing
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	226 stalls	226 stalls
Residential Visitor:	23 stalls	26 stalls
Total:	249 stalls	249 stalls
Back-to-Back (%):		Lot 1: 21% (DVP) Lot 2: 30% (DVP)
	20%	Lot 3: 0%
Tandem (%):		Lot 1: 0%
	50%	Lot 2: 0%
		Lot 3: 4.5%

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2;
 - to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.2 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and 30% for Lot 2.
- The proposed setback reductions assist in providing the additional setback along the roads required for Redwood Heights. The requested reductions have no impact on adjacent sites.

- The back-to-back reduction is requested for individual sites, with variances only sought for proposed Lots 1 and 2. Proposed Lot 3 does not have any back to back unit types. On a cumulative basis with all lots considered, the proposal provides 16% back-to-back units, which is less than the maximum 20% under the Zoning Bylaw. Additionally, only four tandem units are provided on all proposed lots (on Lot 3, where no back-to-back units are proposed).
- 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 April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136 per new unit.
- 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 unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 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 June 16, 2023, and the Development Proposal Signs were installed on October 03, 2024. Staff received no concerns or comments.

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 an existing Class B (yellow-coded) watercourse which is in north-south alignment along the eastern property line. 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) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area is proposed to be voluntarily conveyed to the City as a lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. and dated November 02, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Hub areas located along the eastern and western portions of the site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub H within the subject site, in the Redwood BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High and High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Hub Area of 5,365 square meters or 19 % of the subject property.
- The development proposal conserves 3,128 square meters of the subject site through Parkland Conveyance which is 11.3 % of the total gross area of subject site. This method of GIN

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

- In order for the proposal to fully comply with the BCS target recommendations, an additional 2,237 square meters of the GIN area would be required on the subject site, but has not been provided by the development proposal due to other priorities in the neighbourhood for parkland to be acquired. This proposal conserves the riparian area, and conveys the proposed conservation area to the City at no cost.
- An Ecosystem Development Plan, prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc. and dated November 02, 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- A portion of the subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, but none of the developable area is within the steep slope. Since only the area within the riparian area has steep slopes, a Hazard Land DP was deemed not required.

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 Redwood Heights 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 Redwood Heights Neighbourhood Concept Plan (NCP).
- The property will be bisected by new public roads, a north-south road (181 Street) and an east-west road (24A Avenue) which will define the three townhouse development sites.
- The applicant has worked with staff to comply with the Redwood Heights NCP guidelines, remove access from major roads, provide a larger setback along the streets and improve the interface along the street edges.
- The site consists of 113 townhouse units, all proposed with three-bedrooms. 82% of the units are proposed with side-by-side double garages, 16% as back-to-back units, and 1.7% as tandem garage units. Units face the streets, and have treatment at the corners for interesting interfaces at all public facing portions.
- The site is divided into 3 lots: Lot 1 to the northwest, Lot 2 to the southwest, and Lot 3 to the east, with the following unit distribution:
 - Lot 1: 28 units, with 22 units double garage, 6 units back-to-back (21%)
 - Lot 2: 40 units, with 28 units double garage, 12 units back-to-back (30%)
 - Lot 3: 45 units, with 43 units double garage, 2 units tandem garage (4.5%)

- The final design will incorporate acoustic upgrades for units facing 24 Street, as a standard requirement for all units facing arterial roads.

Landscaping

- Landscaping includes a 5-metre setback along all street frontage, and a walkway along the east portion of Lot 3, adjacent to the riparian area.

Indoor Amenity

- There are three separate indoor amenity spaces which are centrally located, and adjacent to the outdoor amenity spaces on all three proposed lots.
- For Lot 2, the amenity building is proposed as a stand-alone building, with programming as a party room.
- For Lots 1 and 3, the amenity space is proposed adjacent to units. Lot 1 as a meeting room, and Lot 3 as a party room with rooftop outdoor amenity space.

Outdoor Amenity

- Outdoor amenity spaces are provided adjacent the indoor amenity spaces, and are centrally located on all proposed lots. Programming includes seating areas and play spaces.

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 further development of architectural expression, colours and materials.
- 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

- Elvis Truong, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	49	49	0
Alder/Cottonwood (within riparian area)	15	0	15
Deciduous Trees	3	3	0
Coniferous Trees	28	28	0
Onsite Tree Totals	95	80	15
Onsite Replacement Trees Proposed	119		
Total Onsite Retained and Replacement Trees	134		

- The Arborist Assessment states that there are a total of 95 bylaw protected trees on the site. Additionally, there are 13 bylaw protected offsite trees and 19 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain 15 onsite trees as part of this development proposal that are within the riparian area, that will be City owned in the future. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading. Additionally, 9 offsite trees are proposed for removal due to conflict with required roads and proposed building envelopes and 19 City trees are proposed for removal due to conflict with required roads and proposed building envelopes. These will be compensated through cash-in-lieu contribution.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 proposed total of 111 replacement trees on the site. The proposal includes 119 replacement trees, which exceeds the replacement trees required.
- The new trees on the site will consist of a variety of trees including Lilac Tree, Red Shine Maple, Red Flowering Dogwood, Bloodgood Japanese Maple, Bowhall Red Maple, Western Hemlock and Western Red Cedar, as well as a variety of shrubs.
- In summary, a total of 134 trees are proposed to be retained or replaced on the site with no contribution required to the Green City Program, other than for off-site trees and City trees replacement contributions.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

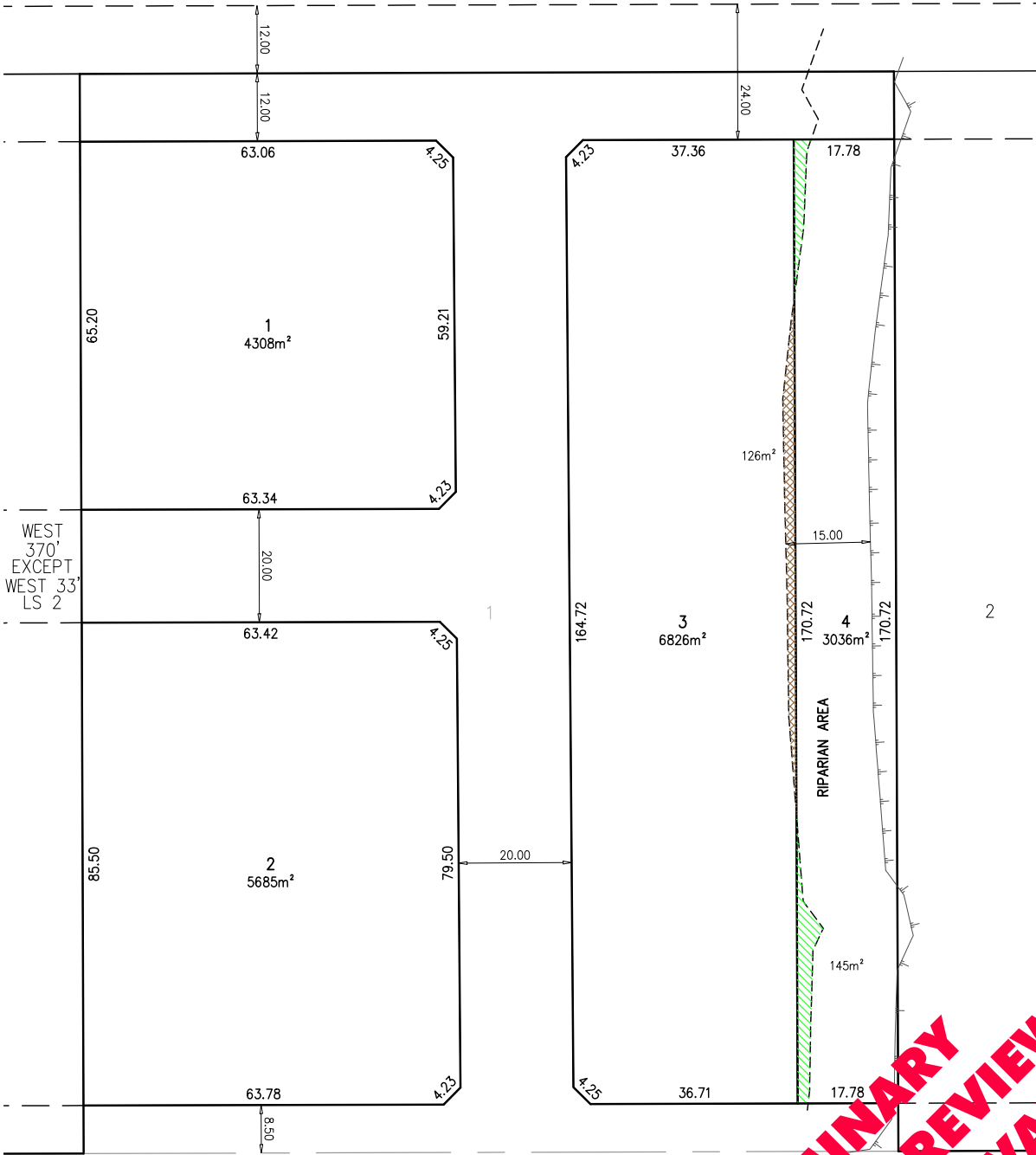
- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. NCP Plan
- Appendix VI. Development Variance Permit No. 7922-0228-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cb

PARCEL "C" EXCEPT PART IN PLAN BCP7355 OF
N 1/2 OF S 1/2 OF SE 1/4



WEST
370'
EXCEPT
WEST 33'
LS 2

**PRELIMINARY
SUBJECT TO REVIEW
AND APPROVAL**

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 18087 24 AVENUE, SURREY		
DRAWING TITLE: SUBDIVISION				
PROJECT No. 21040	DATE: MAR 2022	LEGAL: LOT 1 SECTION 20 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 27020	SCALE: 1:750	MUNICIPAL PROJECT No:

G:\Projects\21040\lp\AD Drawings\Layouts\Lot_Layout - Op. 6 - Mar. 28, 2022.dwg [Lot_Portrait_11x17] 10/05/2024 8:33AM



LEGAL DESCRIPTION:
 LOT 1 SECTION 20 TOWNSHIP 7 PLAN
 NWP27020 NWD.

CIVIC ADDRESS:
18087 24 Ave
 SURREY, BC

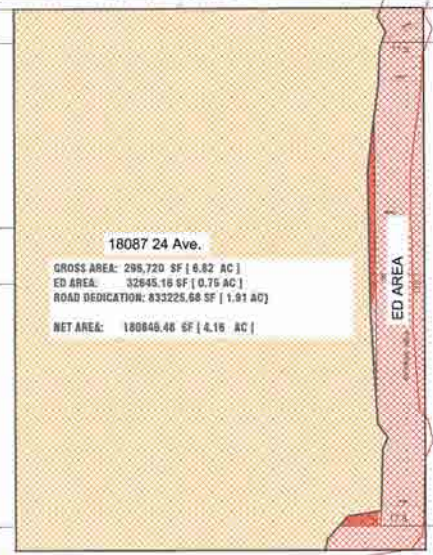
ZONING INFORMATION:
 ZONE:

EXISTING : A-2
 NCP : REDWOOD HEIGHTS
 LAND USE : MULTIPLE RESIDENTIAL

GROSS SITE AREA	295,720.30 SQ FT	27,304.91 SQ M	6.82 ACRES
ENVIRONMENTAL DEDICATION	32,645.16 SQ FT	3,006.20 SQ M	0.75 ACRES
ROAD DEDICATION	83,322.56 SQ FT	7,701.91 SQ M	1.91 ACRES
NET AREA	180,848.48 SQ FT	16,696.80 SQ M	4.16 ACRES
LOT 1	46,512.38 SQ FT	4,308.20 SQ M	1.07 ACRES
LOT 2	41,127.15 SQ FT	3,802.20 SQ M	0.94 ACRES
LOT 3	73,197.85 SQ FT	6,788.00 SQ M	1.69 ACRES

PARKING:

RESIDENTIAL:			
REQUIRED :	2.0 STALLS PER UNIT = 2X 113 =	226	
PROVIDED :		226	
RESIDENTIAL VISITOR:			
REQUIRED :	0.2 STALLS PER UNIT = 0.2 X 113 =	22.6 STALLS (SAT'23)	
PROVIDED :	6 (LOT1) + 6 (LOT2) + 9 (LOT 3) =	23 STALLS	
TOTAL PROVIDED		249 STALLS	



2004 59 Avenue
 Surrey, BC V3V 1S4, CAN

Phone: 604.581.0100
 Email: jay@cre8arch.com



Cre 8 Architecture Ltd.

Project:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 OURDEV SANDHS
 Project Address:
 18087 24 AVE, SURREY BC
 Drawing:
SITE LAYOUT
 Project Status:

REVISION

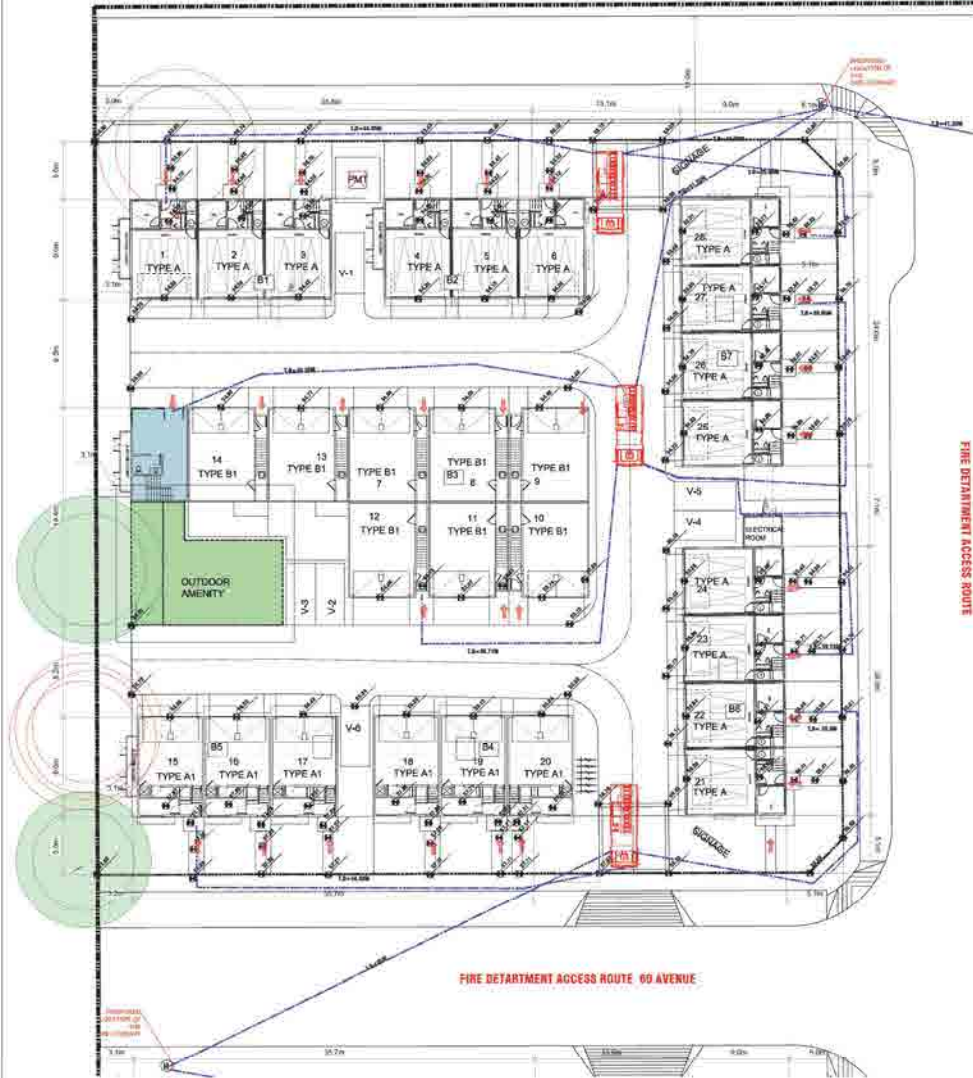
No.	Date	Description
01	2024-06-27	3.0' Drawings
02	2024-09-26	3.0' Drawings



Scale: Scale (3/16"=1'-0") DWG. NO.: **A.1.0**

LOT-1

FIRE DEPARTMENT ACCESS



Code	Description
1.1.1.1.1.1	Minimum Concealed Storage within floor assembly or roof assembly of combustible construction shall be separated by a minimum fire rating of 1.5 hours (1.5 hr) and shall be protected with fire-resistance-rated doors or fire-resistance-rated walls. The doors shall have a self-closing device. The walls shall have a self-closing device. The doors shall have a self-closing device. The walls shall have a self-closing device.
1.1.1.1.1.2	Minimum Concealed Storage within floor assembly or roof assembly of combustible construction shall be separated by a minimum fire rating of 1.5 hours (1.5 hr) and shall be protected with fire-resistance-rated doors or fire-resistance-rated walls. The doors shall have a self-closing device. The walls shall have a self-closing device.
1.1.1.1.1.3	Minimum Concealed Storage within floor assembly or roof assembly of combustible construction shall be separated by a minimum fire rating of 1.5 hours (1.5 hr) and shall be protected with fire-resistance-rated doors or fire-resistance-rated walls. The doors shall have a self-closing device. The walls shall have a self-closing device.

Code	Description	Notes
1	Fire Department Access Routes and Clearly Identified	See the plan view for the location of the routes and clearly identified.
2	Location of New and Existing Fire Hydrants are Shown	See the plan view for the location of the hydrants.
3	Location of Fire Department Connections is Shown	See the plan view for the location of the connections.
4	The location of the primary entrance to the building and any primary entrances to units not connected to the building through an interior hallway	See the plan view for the location of the primary entrance.
5	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
6	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
7	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
8	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
9	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
10	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
11	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
12	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
13	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.
14	The location of alternate fire escape routes (e.g. stairs, ramps, etc.) and the location of the fire escape routes to the exterior	See the plan view for the location of the alternate fire escape routes.



10000 5th Avenue
 Calgary, AB T2C 0G9
 Email: info@cre8arch.com
 Tel: (403) 461-8416
 Fax: (403) 461-8416

Cre 8 Architecture Ltd.

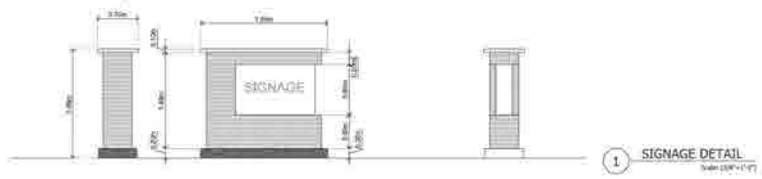
PROJECT
 TOWNHOUSE DEVELOPMENT
 Client Name
 GURDEV SANDHU
 Project Address
 10022 26 AVE, SHERBROOKE
 Drawing
LOT 1
 Project Status
FIRE PLAN

REVISION		
No.	DATE	DESCRIPTION
01	2024-06-30	D/P Drawings
02	2024-06-26	D/P Drawings



Scale: Som. (1/32"=1'-0") DWG. NO.
A.F.1

LOT-1



LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWO PART. NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE: A-2
 EXISTING NCP REDWOOD HEIGHTS
 LAND USE MULTIPLE RESIDENTIAL

DENSITY: ALLOWABLE: 23.32 UNITS ON NET SITE AREA (22 UPA)
 PROPOSED: (RM-22 AS PER REDWOOD HEIGHTS NCP)
 28 UNITS (28.42 UPA ON NET SITE AREA)

LOT AREA: NET SITE AREA = 46,370.93 (4,308.00 Sqm) = 1.06 Ac.

FAR: PERMITTED 40,297.43 SFT (3744.07 Sqm) / 46,370.93 (4,308.00 Sqm) = 0.87
 PROPOSED

LOT COVERAGE: PERMITTED 45%
 PROPOSED 1714.63 m² / 4,308.00 m² = 39.80 %

BUILDING HEIGHT: ALLOWABLE 43 ft (13.00 m)
 PROPOSED 33'9" ft (10.30 m)

INDOOR AMENITY SPACE: REQUIRED 3 SQM PER D.U. = 3 x 28 UNITS = 84 Sqm (904.16 SQ. FT.)
 PROPOSED = 86.31 Sqm (929.10 SQ. FT.)

OUTDOOR AMENITY SPACE: REQUIRED BACK TO BACK UNITS 6 SQ. M. PER D.U. = 6 x 6 UNITS = 36 SQ. M. (390 SQ. FT.)
 REGULAR UNITS 3 SQ. M. PER D.U. = 3 x 22 UNITS = 66 SQ. M. (710.41 SQ. FT.)
 TOTAL REQUIRED = 102 SQ. M. (1087.9 SQ. FT.)

PROPOSED = 116.06 SQ. M. (1270.86 SQ. FT.)

SETBACKS: PERMITTED PROPOSED
 EAST SIDE 4.5 m (5.00 m)
 WEST SIDE 6.0 m (3.05m)
 SOUTH SIDE 6.0 m (5.00 m)
 NORTH SIDE 4.5 m (5.00 m)

PARKING: RESIDENTIAL: REQUIRED 2.0 STALLS PER UNIT = 2X28 = 56.0 STALLS
 PROVIDED 50.0 STALLS

RESIDENTIAL VISITOR: REQUIRED 0.2 STALLS PER UNIT = 0.2 X 28 = 5.6 STALLS [SAYS]
 PROVIDED 6.0 STALLS

TOTAL PROVIDED 62.0 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total
Building 1	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 2	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 3	843.45 SQ.FT.	5,612.62 SQ.FT.	5,926.18 SQ.FT.	12,382.25 SQ.FT.
Building 4	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 5	524.95 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,187.39 SQ.FT.
Building 6	699.92 SQ.FT.	2,325.07 SQ.FT.	2,557.82 SQ.FT.	5,582.81 SQ.FT.
Building 7	699.92 SQ.FT.	2,325.07 SQ.FT.	2,557.82 SQ.FT.	5,582.81 SQ.FT.
			Total	40,297.43 SQ.FT. 3,744.07 SQ.M.



2525 54 Avenue
 Surrey, BC V3V 5G4

Phone: 779 691 0127
 Email: info@cre8arch.com

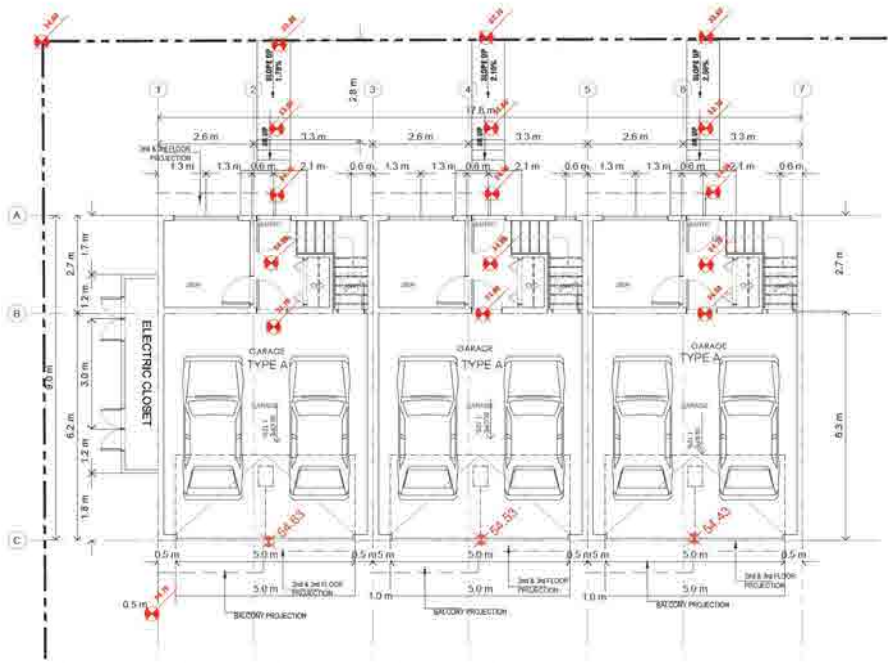
Cre 8 Architecture Ltd.

PROJECT:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 GURDEV SANDHU
 Project Address:
 18087 24 Ave, Surrey BC
 Drawing:
LOT 1
SITE LAYOUT
 Project Status:

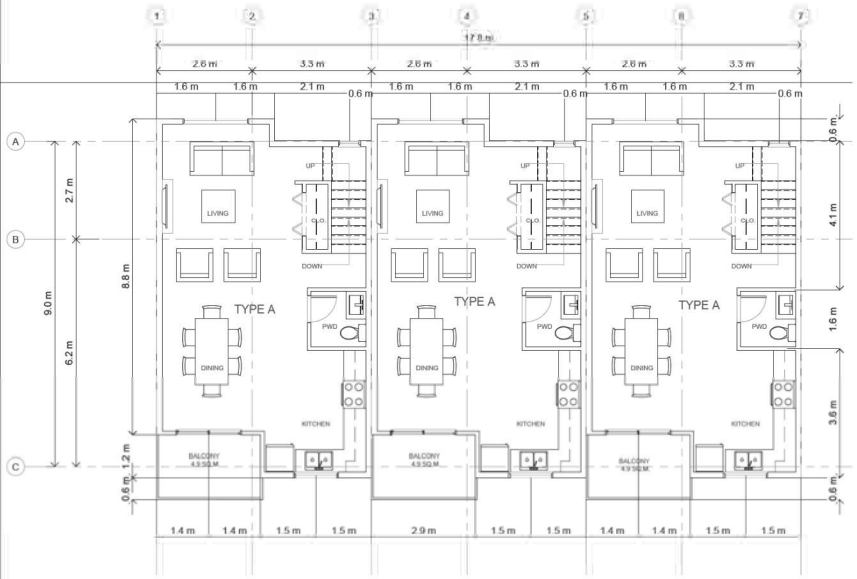
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No.	Date	Description
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02	2024-09-26	D.P. Drawings



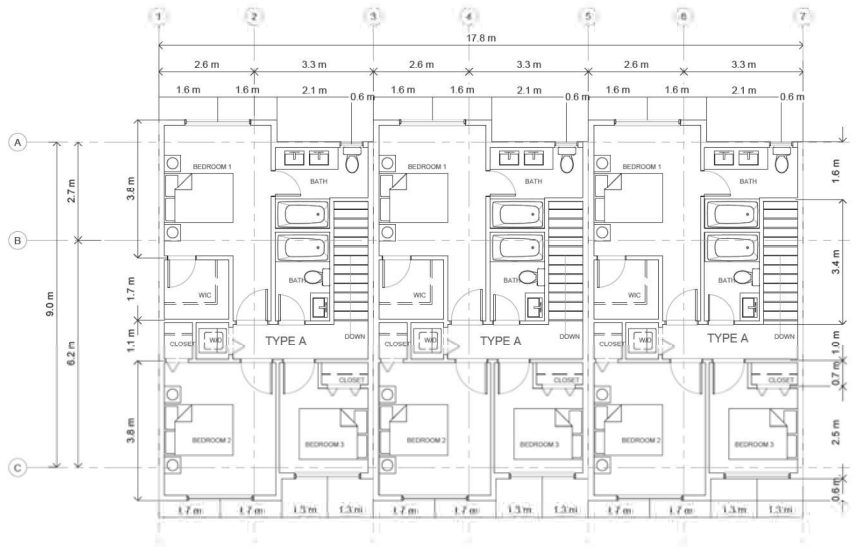
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 As Shown 1:100
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A.1.1



1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



3 THIRD FLOOR
Scale: (1/16"=1'-0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEY SANDHU
Project Address:
1880 24 AVE, GAMBLY BC
Drawing:
LOT 1
FLOOR PLANS
BUILDING 1
Project Status:

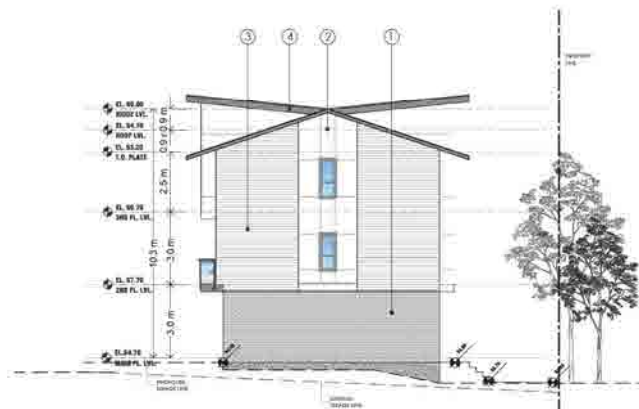
REVISION		
No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions shall be reported to the architect before construction begins. Contractors are responsible to ensure that all work is conformed to the requirements of the applicable building code authority.





1 NORTH (FACING 25 AVE.) ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



2204 1/2 Avenue
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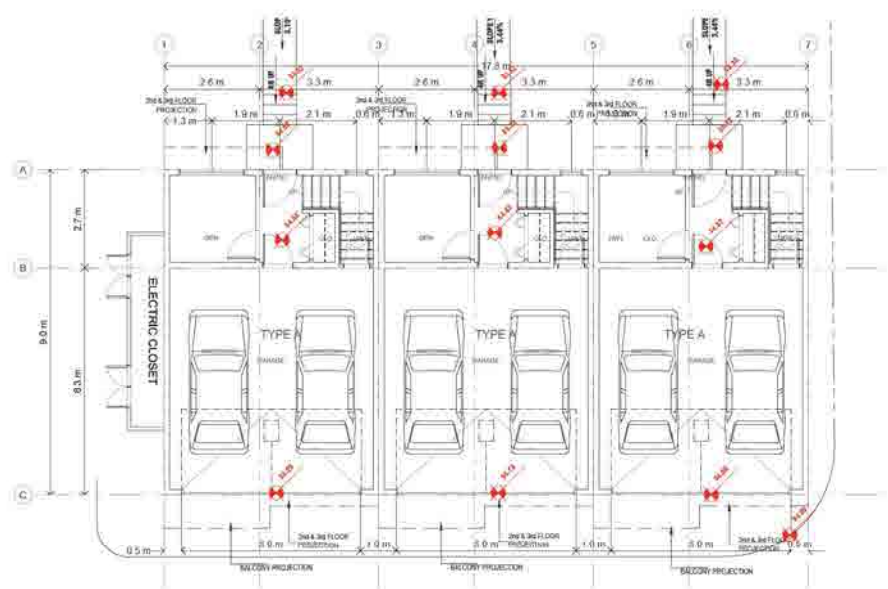
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16007 34 AVE, SURREY BC
Drawing: LOT 1 ELEVATIONS BUILDING 1
Project Status:

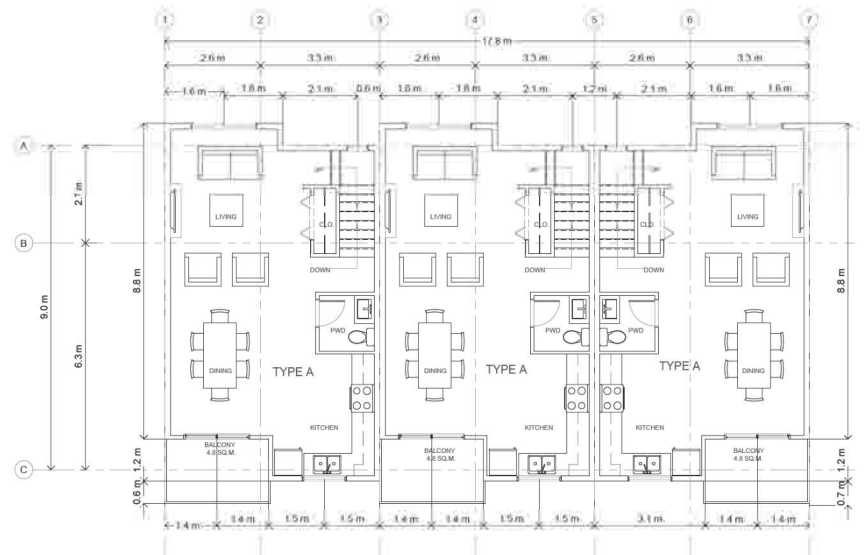
REVISION		
No.	Date	Description
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02	2024-09-26	D/P Drawings



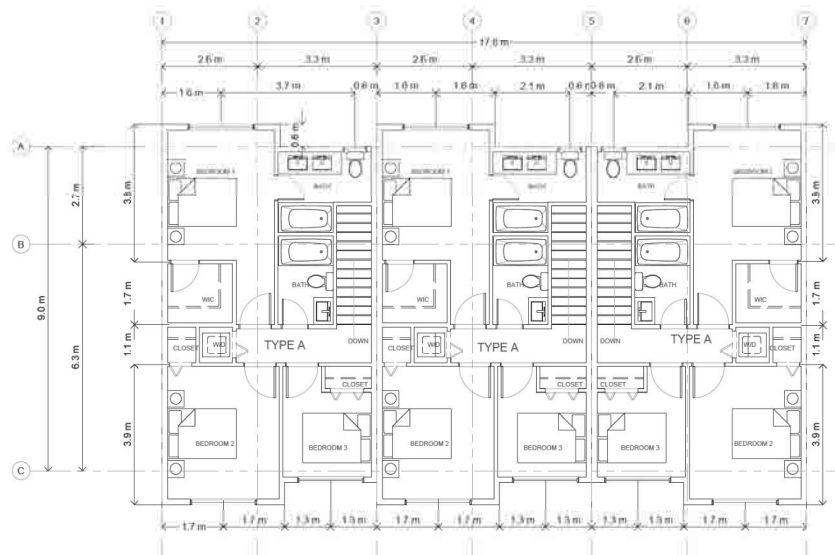
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1 MAIN FLOOR
 Scale: (1/16"=1'-0")



2 SECOND FLOOR
 Scale: (1/16"=1'-0")



3 THIRD FLOOR
 Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: JWC# 34 AVT, SURREY BC
 Drawing: LOT 1 FLOOR PLANS BUILDING 2
 Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D/P Drawings
02	2024-09-26	D/P Drawings

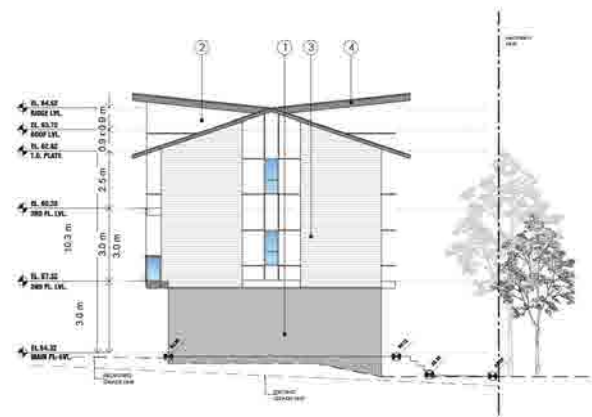
All Drawings in this set to be read in conjunction with each other. Any errors or omissions shall be the responsibility of the drafter unless otherwise stated. Copyright © 2024 Cre 8 Architects Ltd. All rights reserved.



Scale: (1/16"=1'-0") DWG. NO: A.2.2



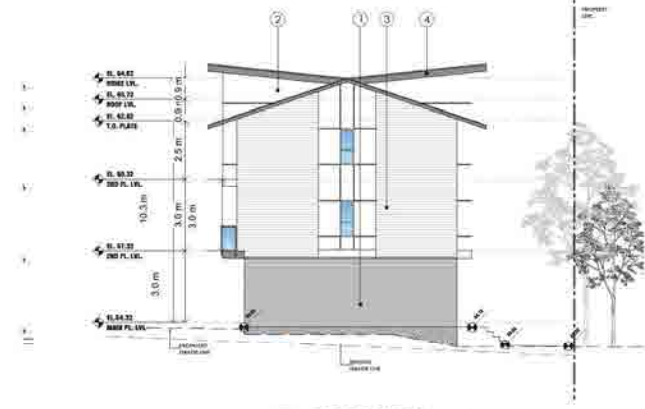
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Scale: (1/4"=1'-0")



2 WEST ELEVATION
Scale: (1/4"=1'-0")



3 SOUTH ELEVATION
Scale: (1/4"=1'-0")



4 EAST ELEVATION
Scale: (1/4"=1'-0")

NOTE: 11-1 LEVEL

1.	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2.	HARDIE BOARD (ARCTIC WHITE)
3.	6" HARDIE SIDING (ARCTIC WHITE)
4.	FASCIA (IRON GREY)
5.	ROOF SHINGLES
6.	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7.	HARDIE BOARD (GREY SLATE)
8.	FASCIA/TRIMS (IRON GREY)

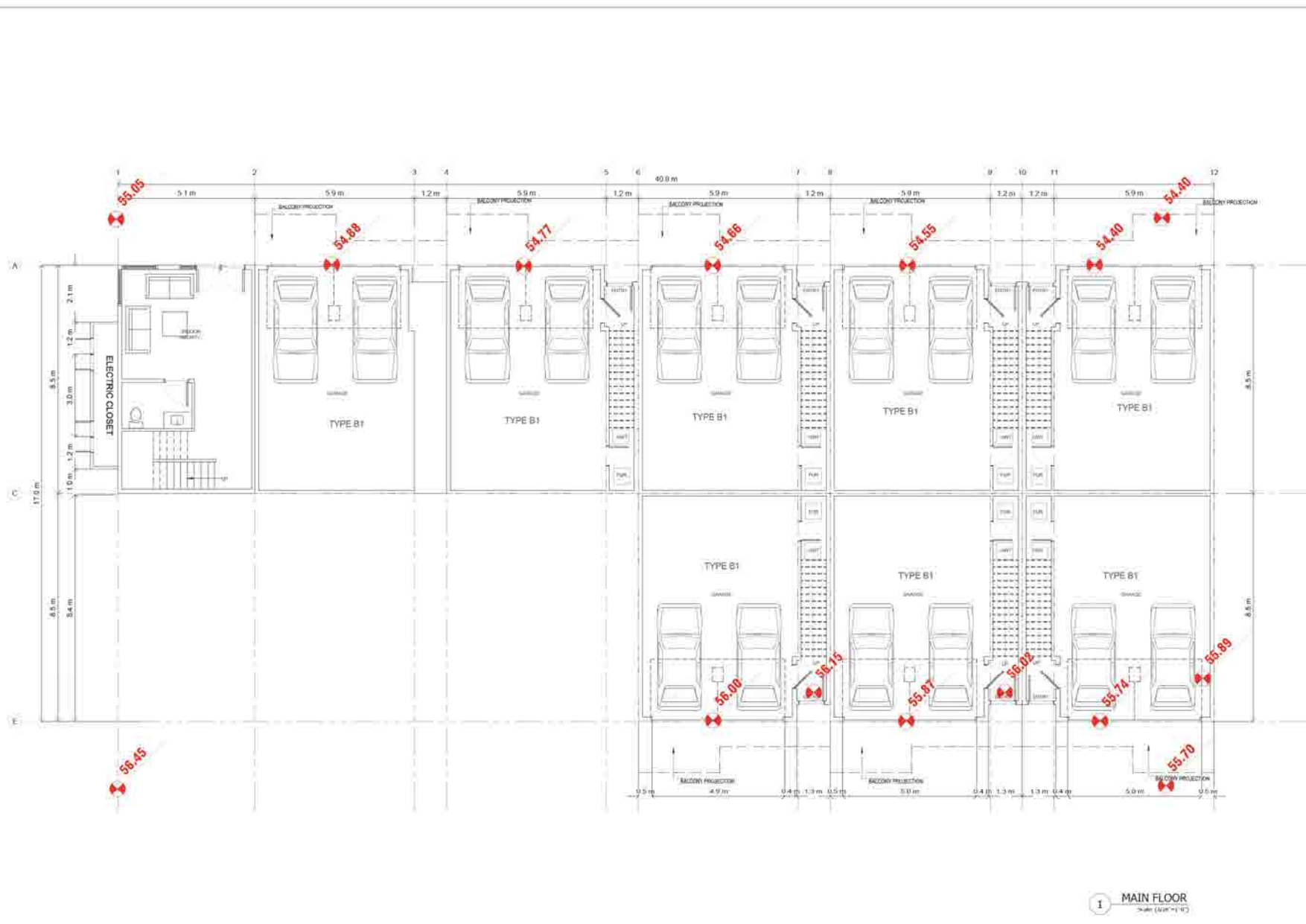
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANHU
Project Address:
1887 24 AVE, SURREY BC
Drawing:
LOT 1
ELEVATIONS
BUILDING 2
Project Status:

REVISION

No.	Date	Description
01	2024-05-22	D/P Drawings
02	2024-05-26	D/P Drawings



Scale: (1/16"=1'-0")
Scale: (3/16"=1'-0")
DWG. NO:
A.3.2



1 MAIN FLOOR
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE. SUITE 101
Grouse
LOT 1
FLOOR PLANS
BUILDING 3
Project Status:

REVISION

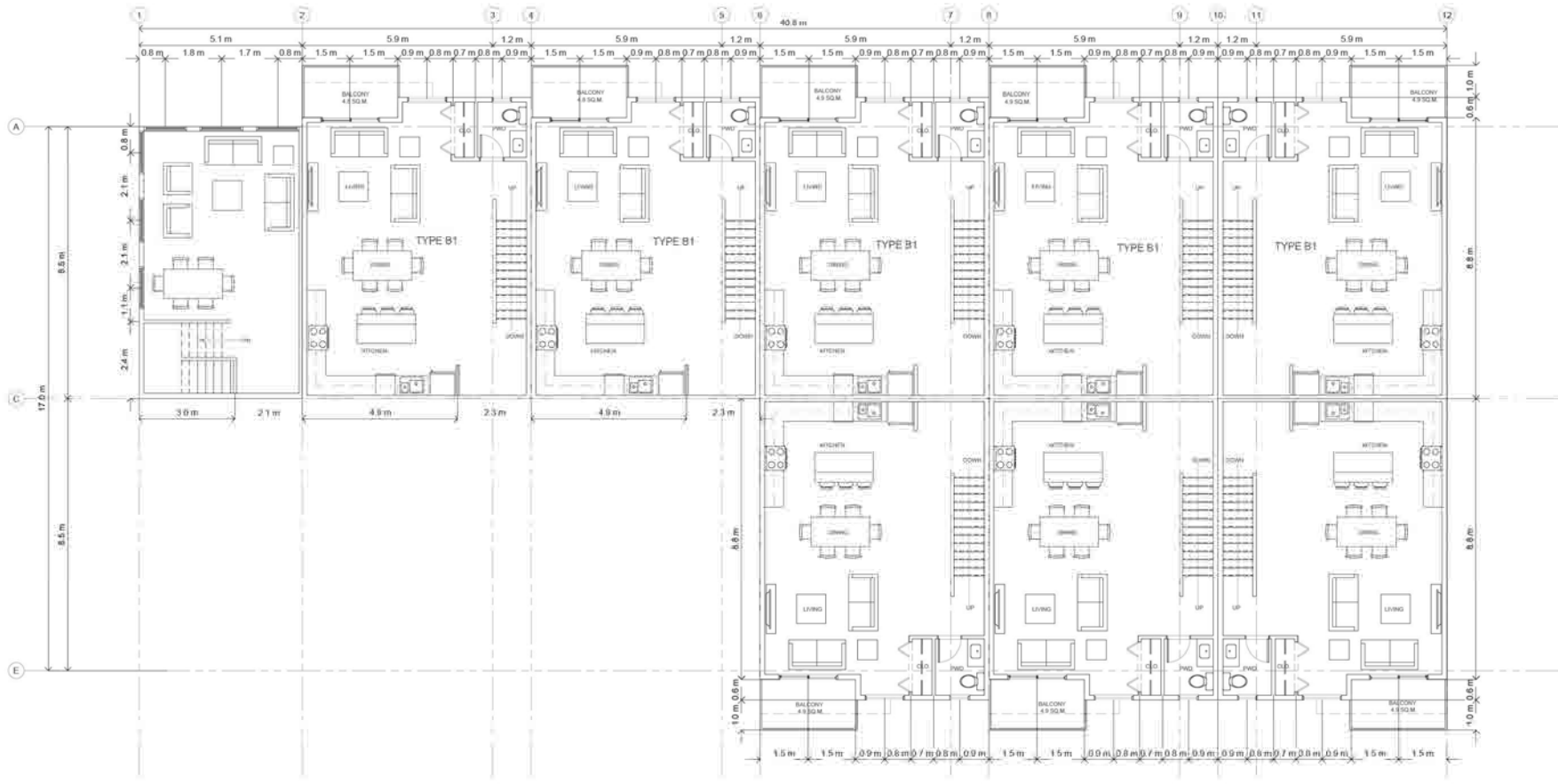
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02	2024-05-26	0/P Garage



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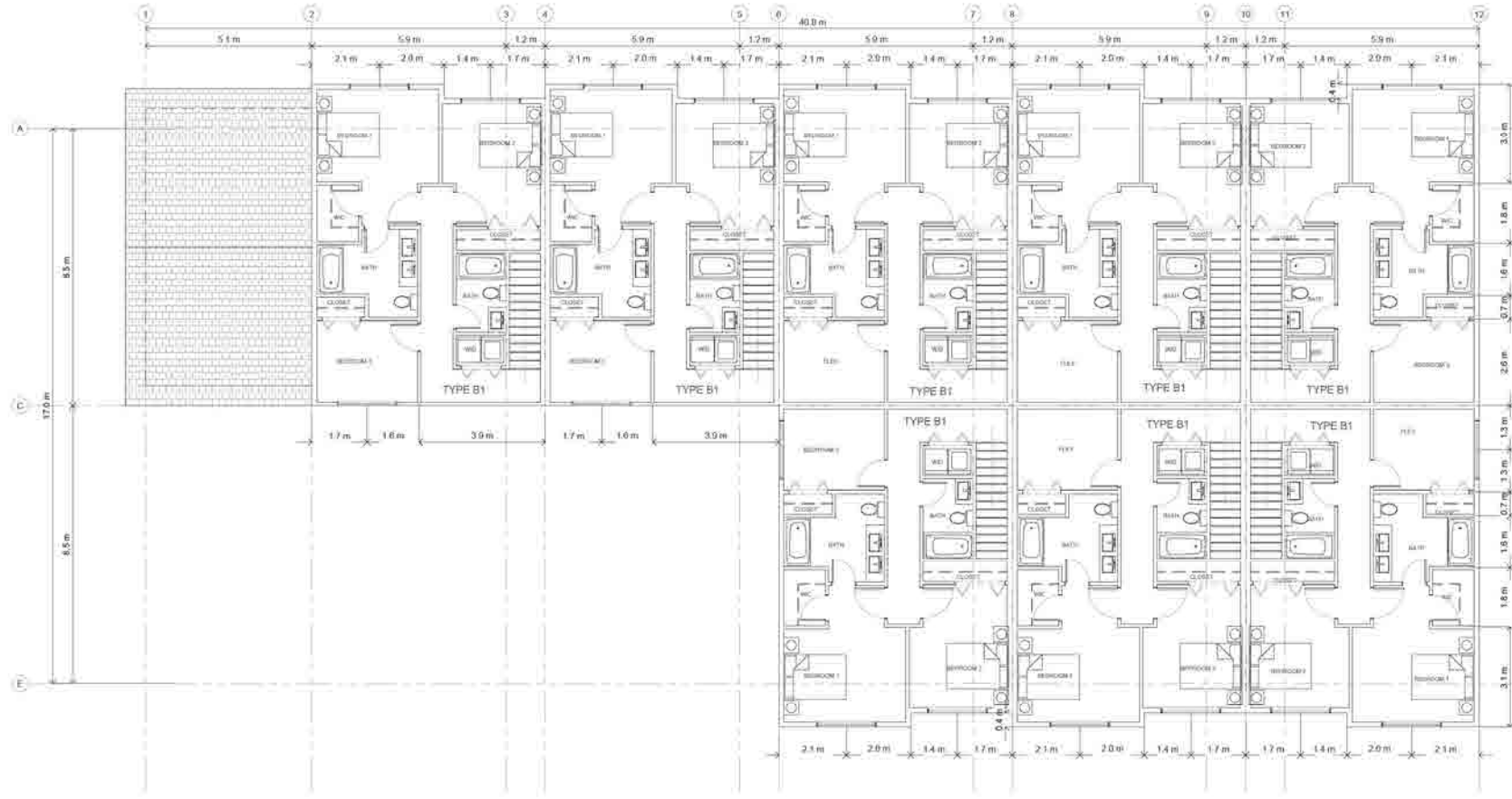
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1606 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings



1 SECOND FLOOR
Scale: (1/4"=1'-0")

Scale: (1/4"=1'-0") DWG. NO.: A.2.4



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 3400 34 AV., SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2023-09-22	1/1/ Drawing
02	2023-09-26	R/P Drawing



1 SECOND FLOOR
Scale: (1/4"=1'-0")

Scale: DWG. NO:
Scale: (1/4"=1'-0") **A.2.5**

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE., BURNABY BC
Drawing: 1 OF 3
ELEVATIONS - BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2023-08-23	1st Drawings
02	2023-09-26	R/P Drawings



Scale: 1/8"=1'-0"
DWG. NO.: A.3.3



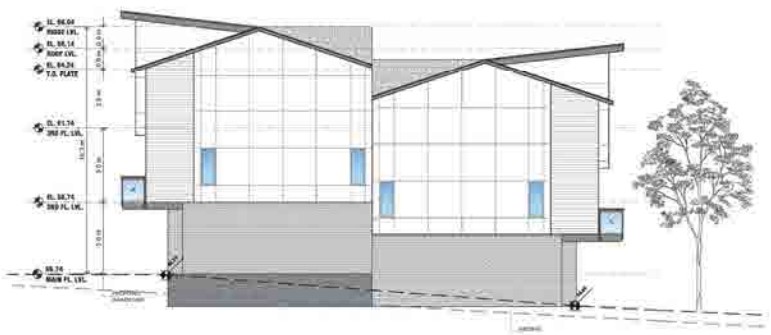
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Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"

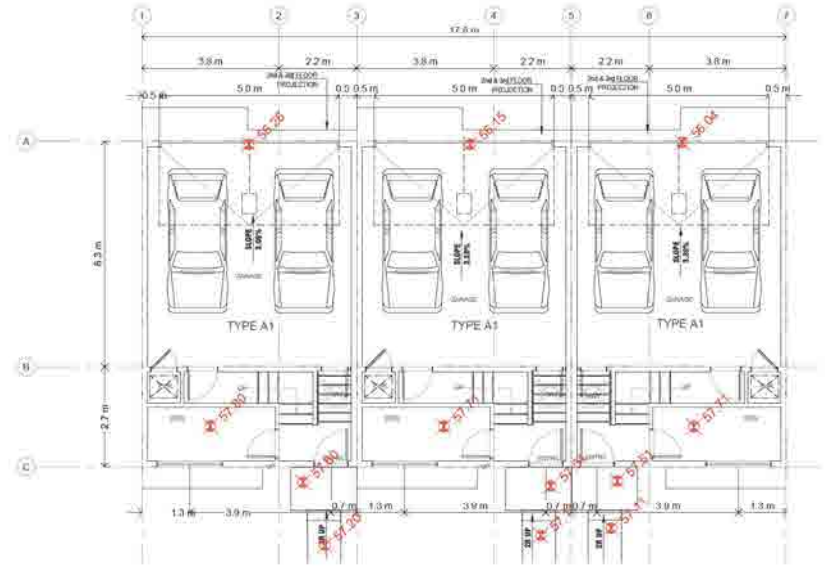


3 SOUTH ELEVATION
Scale: 1/8"=1'-0"

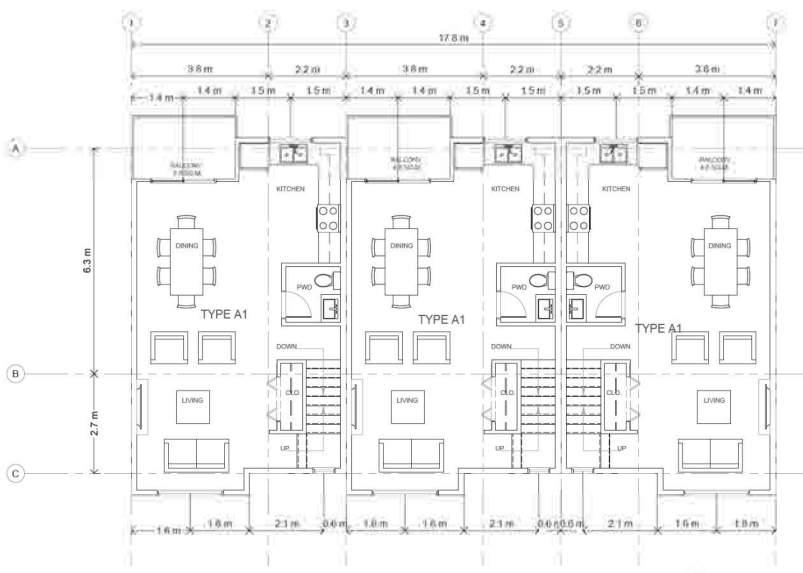


4 EAST ELEVATION
Scale: 1/8"=1'-0"

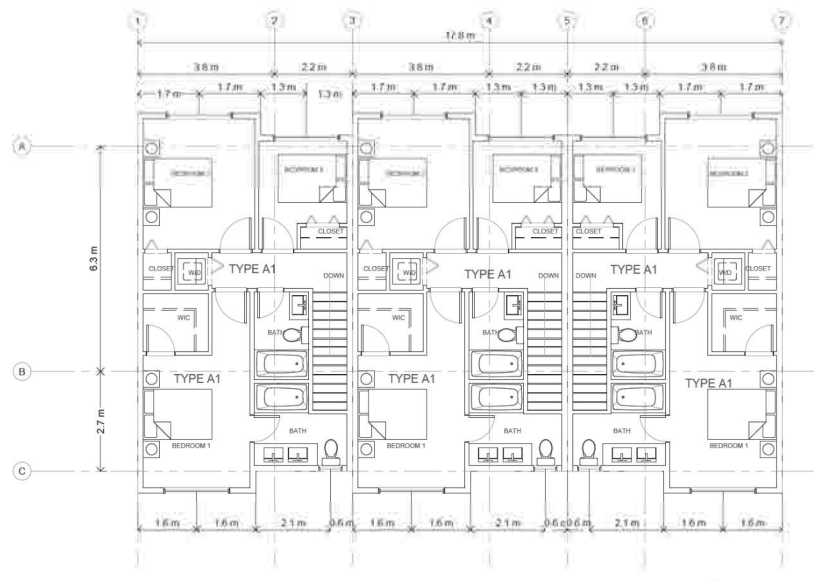
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



3 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SABBIE BC
Drawing: LOT 1 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. The architect shall not be responsible for any errors or omissions in the drawings of the registered Building Code Authority.



Scale: (1/16"=1'-0") DWG. NO: A.2.6



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

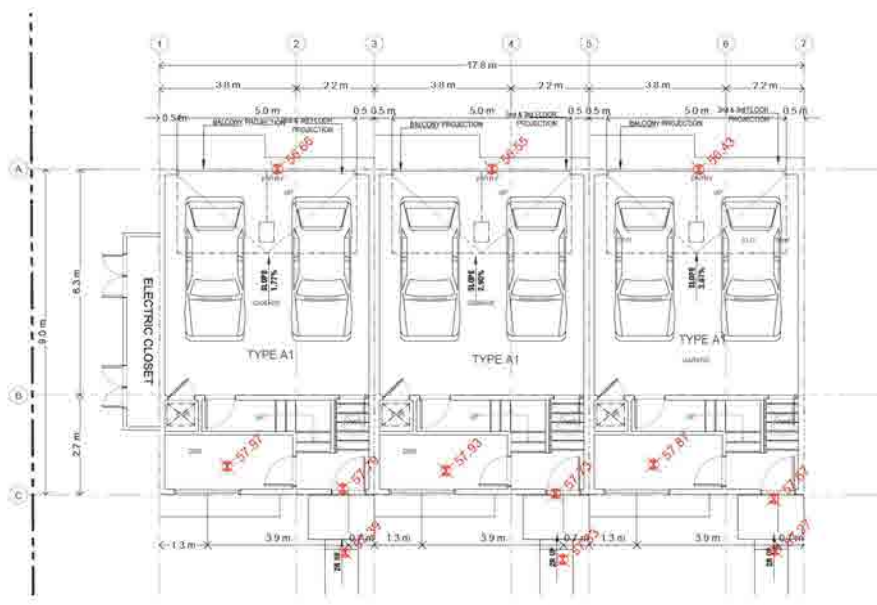
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEY SANDHU
Project Address: UNIT 24 AVE, GURDEY BC
Drawings: LOT 3 ELEVATIONS BUILDING 4
Project Status:

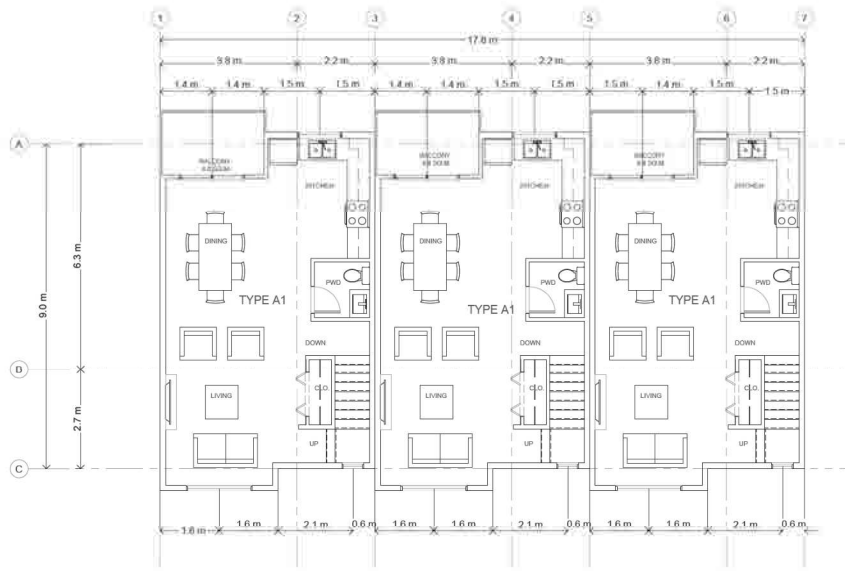
REVISION		
No.	Date	Description
01	2024-06-23	D/P Drawings
02	2024-09-28	D/P Drawings



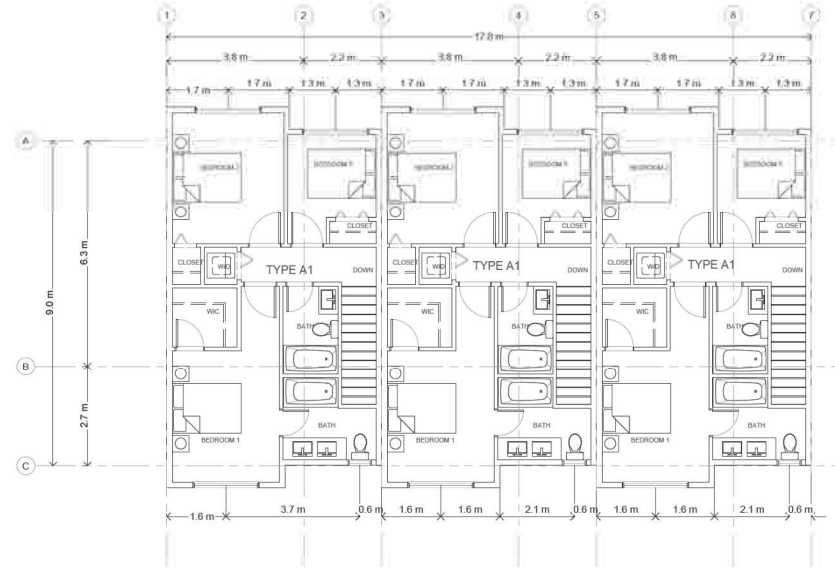
Scale: DWG. NO:
Scale: (1/16"=1'-0") A.3.4



1 MAIN FLOOR
Scale: (3/16"=1'-0")



2 SECOND FLOOR
Scale: (3/16"=1'-0")



3 THIRD FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC# 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. Contractors are responsible to verify that work is constructed in accordance with the requirements of the applicable Building Code Authority.
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Scale: DWG. NO:
A.2.7



MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6\"/>

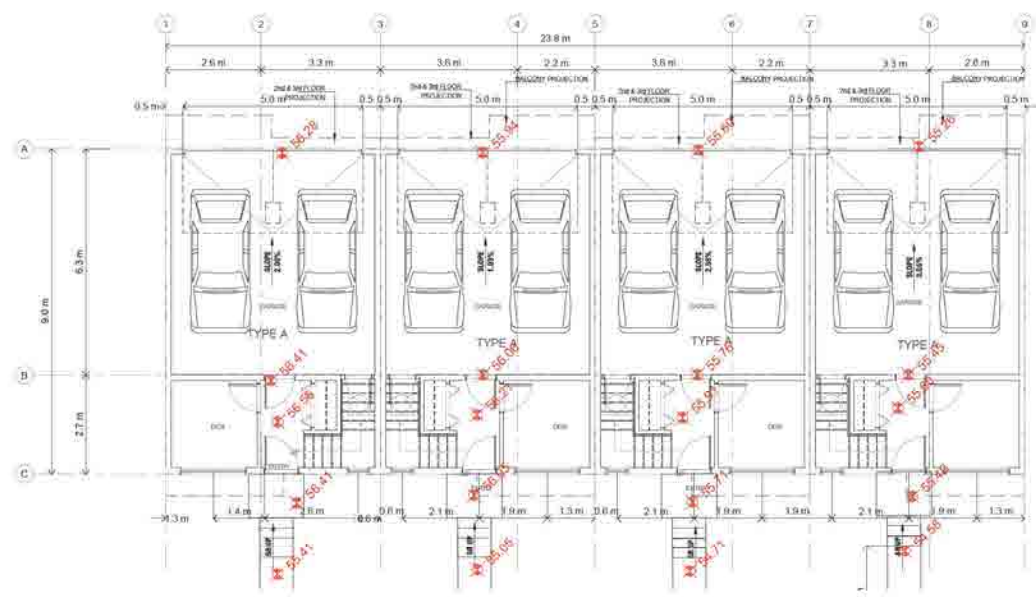
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16662 34 AVE., SURREY BC
Drawing: 1 OF 3
ELEVATIONS, BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2023-04-23	1/3 Drawings
02	2023-05-26	R/P Drawings



Scale: (1/8\"/>

DWG. NO.: A.3.5



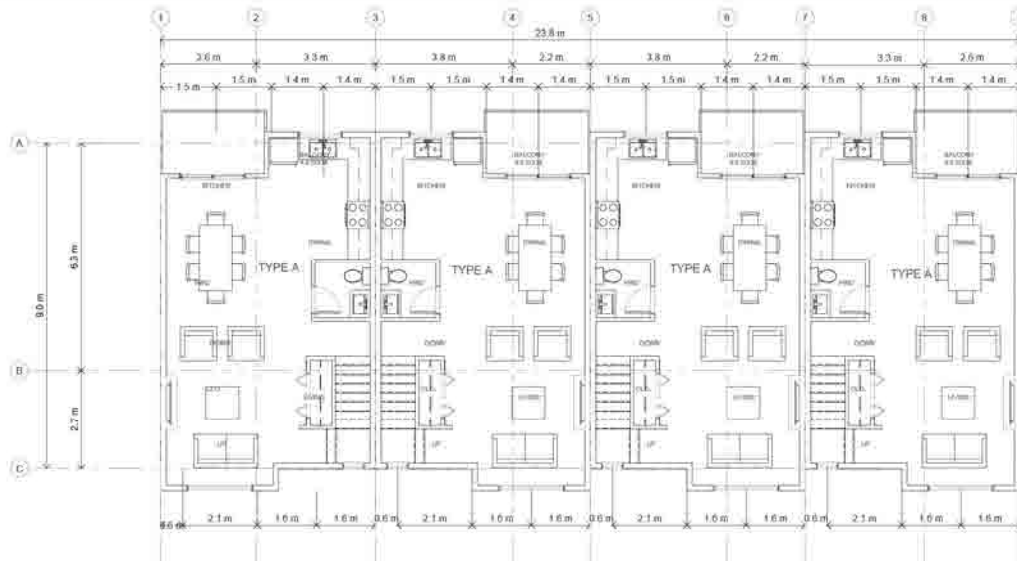
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Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SURREY BC
Drawing: LOT 1 FLOOR PLANS BUILDING 6
Project Status:

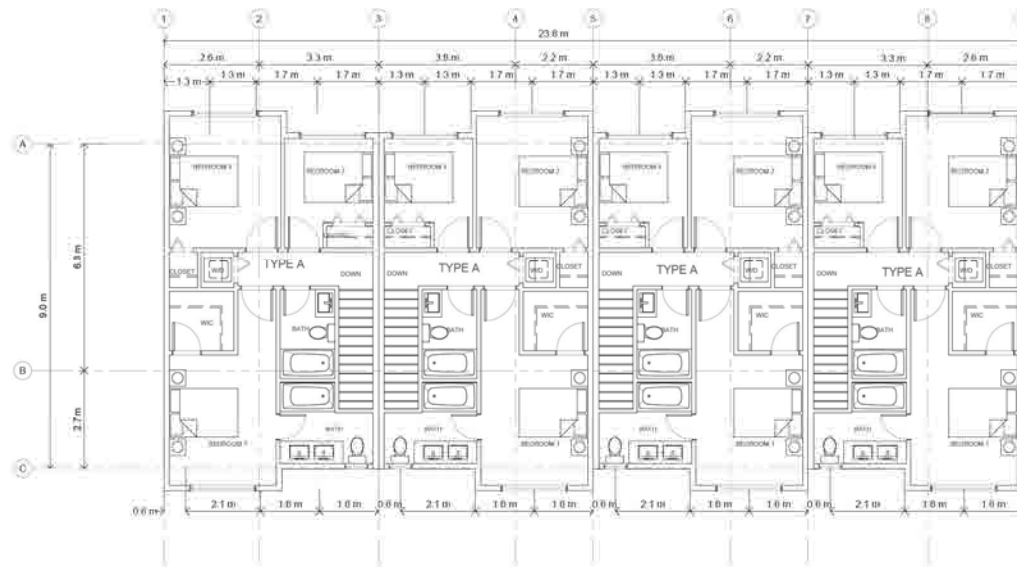
REVISION		
No.	Date	Description
01	2023-09-22	1/1 Drawing
02	2023-09-26	R/P Discrep



Scale: (3/16"=1'-0") DWG. NO: A.2.8



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")



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Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: JWC 24 AVE, SURREY BC
 Drawing: LOT 1
 FLOOR PLANS
 BUILDING #
 Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: DWG. NO:
 Scale: (1/16"=1'-0") A.2.9



1 EAST ELEVATION
Scale: (1/8"=1'-0")



3 WEST ELEVATION
Scale: (1/8"=1'-0")



2 NORTH ELEVATION
Scale: (1/8"=1'-0")



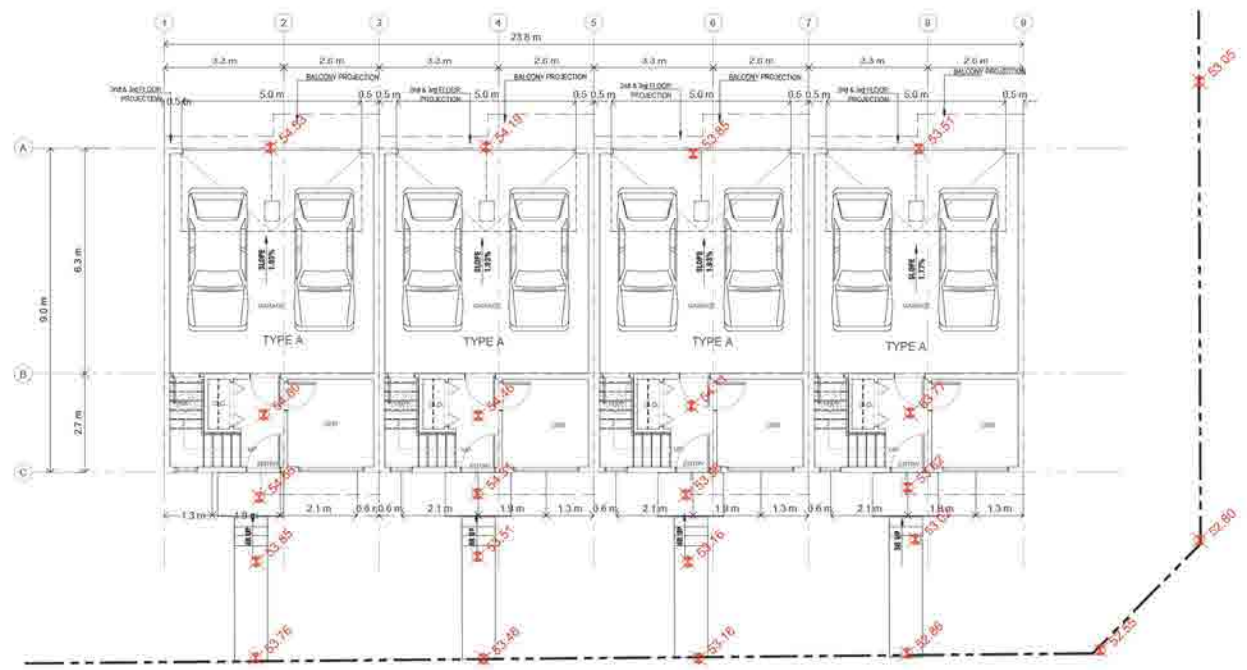
4 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16607 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS, BUILDING #1
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	1/1 Drawing
02	2024-09-26	0/0 Disavge





1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16062 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2023-02-20	D/P Drawings
02	2023-09-26	R/P Drawings



Scale: (3/16"=1'-0") DWG. NO: A.2.10

LOT-2



LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWD PART NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE:
 EXISTING : A-2
 NCP : REDWOOD HEIGHTS
 LAND USE : MULTIPLE RESIDENTIAL

DENSITY
 ALLOWABLE : 42 UNITS ON NET SITE AREA (30 UPA)
 (RM-30 AS PER REDWOOD HEIGHTS NCP)
 PROPOSED : 40 UNITS (30 UPA ON NET SITE AREA)

LOT AREA:
 NET SITE AREA = 61,192.83 (5,685.00 Sqm) = 1.41 Ac

LOT DENSITY:
 FAR:
 PERMITTED :
 PROPOSED : 55,665.12 SFT (5171.90 Sam) / 61,192.83 (5,685.00 Sqm) = 0.91

LOT COVERAGE:
 PERMITTED : 45%
 PROPOSED : 2336.49 m² / 5,685.00 m² = 41.09 %

BUILDING HEIGHT:
 ALLOWABLE : 43 ft (13.00 m)
 PROPOSED : 33'9" ft (10.30 m)

INDOOR AMENITY SPACE:
 REQUIRED : 3 SQ. M. PER D.U. = 3 x 40 UNITS = 120 SQ.M. (1291.86 SQ. FT.)
 PROPOSED : = 122.36 SQ.M. (1317.16 SQ. FT.)

OUTDOOR AMENITY SPACE:
 REQUIRED : BACK TO BACK UNITS 6 SQ.M. PER D.U. = 6 x 12 UNITS = 72 SQ.M. (775 SQ. FT.)
 REGULAR UNITS 3 SQ. M. PER D.U. = 3 x 28 UNITS = 84 SQ.M. (904.17 SQ. FT.)
 TOTAL REQUIRED: = 156 SQ.M. (1670.17 SQ. FT.)

PROPOSED : = 198.89 SQ.M. (2140.93 SQ. FT.)

SETBACKS:

	PERMITTED	PROPOSED
EAST SIDE	4.5 m	(5.00 m)
WEST SIDE	6.0 m	(3.05m)
SOUTH SIDE	6.0 m	(5.00 m)
NORTH SIDE	4.5 m	(5.00 m)

PARKING
 RESIDENTIAL:
 REQUIRED : 2.0 STALLS PER UNIT = 2 X 40 = 80.0 STALLS
 PROVIDED : 80.0 STALLS

RESIDENTIAL VISITOR:
 REQUIRED : 0.2 STALLS PER UNIT = 0.2 X 40 = 8.0 STALLS
 PROVIDED : 8.0 STALLS

TOTAL PROVIDED 88.0 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total
Building 1	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 2	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 3	769.28 SQ.FT.	4,965.92 SQ.FT.	5,338.03 SQ.FT.	11,073.23 SQ.FT.
Building 4	769.28 SQ.FT.	4,965.92 SQ.FT.	5,338.03 SQ.FT.	11,073.23 SQ.FT.
Building 5	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 6	527.40 SQ.FT.	1,743.93 SQ.FT.	1,918.51 SQ.FT.	4,189.84 SQ.FT.
Building 7	1,054.81 SQ.FT.	3,487.82 SQ.FT.	3,837.02 SQ.FT.	8,379.65 SQ.FT.
Building 8	1,054.81 SQ.FT.	3,487.82 SQ.FT.	3,837.02 SQ.FT.	8,379.65 SQ.FT.
			Total	55,665.12 SQ.FT. 5171.90 SAM.



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Cre 8 Architecture Ltd.

Project:
 TOWNHOUSE DEVELOPMENT
 Client Name:
 GURDEV SANDHU
 Project Address:
 18087 24 Ave, Surrey BC
 Drawing:

LOT 2 SITE LAYOUT

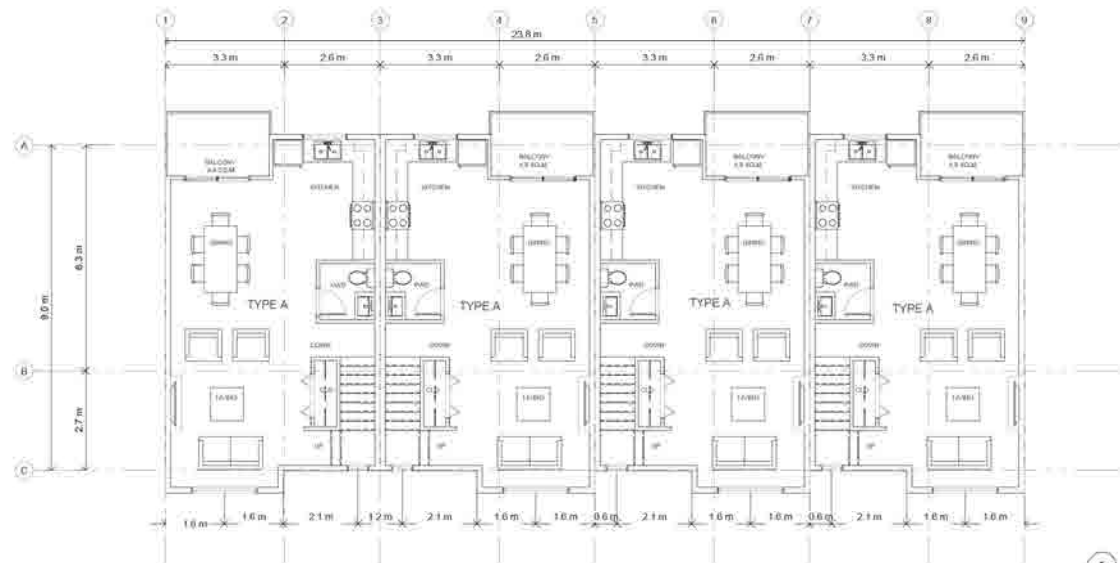
REVISION

No.	Date	Description
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02	2024.06.26	D.P. Drawings

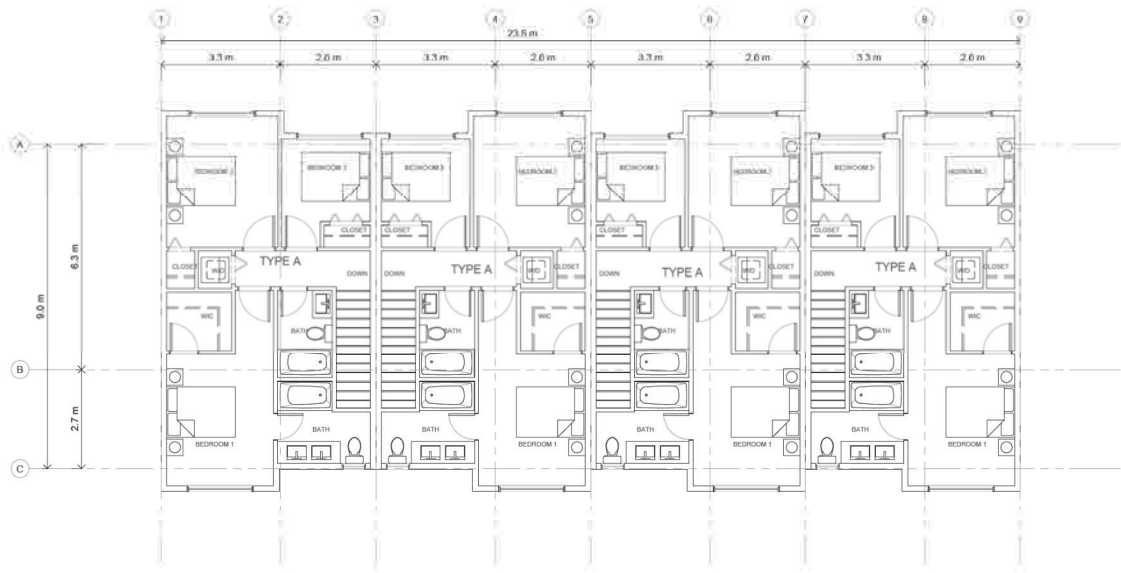


Scale: 1/8" = 1'-0"

DWG. NO.
A.1.2



1 SECOND FLOOR
Scale: (1/8"=1'-0")



2 THIRD FLOOR
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JUNE 24 AVT, SURREY BC
Drawing: LOT-1 FLOOR PLANS BUILDING-7
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions shall be the responsibility of the client. The client shall be responsible for the accuracy of the information provided to the architect. The architect shall not be responsible for the accuracy of the information provided to the client.



Scale: (1/8"=1'-0") DWG. NO.: A.2.11



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



2 NORTH (FACING 25 AVE.) ELEVATION
Scale: 1/8"=1'-0"



3 WEST ELEVATION
Scale: 1/8"=1'-0"



4 SOUTH ELEVATION
Scale: 1/8"=1'-0"

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



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Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANHU
Project Address: 1882 24 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024 09 22	D/P Drawings
02	2024 09 26	D/P Drawings



Scale: 1/8"=1'-0"

DWG. NO:

A.3.7

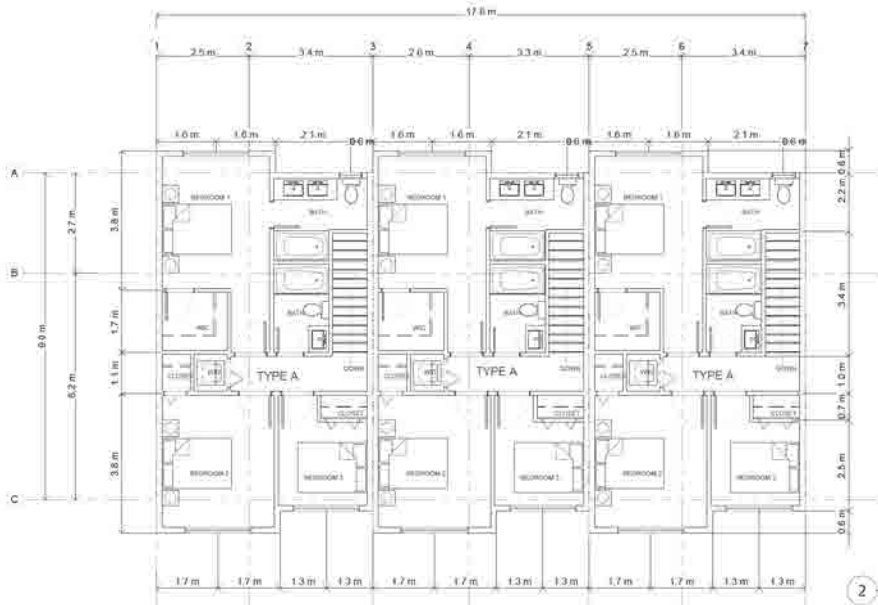
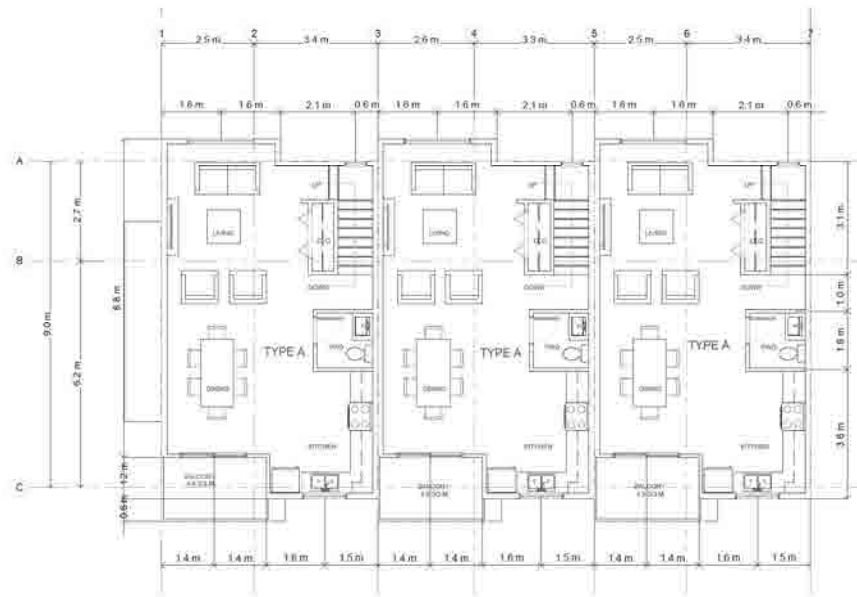
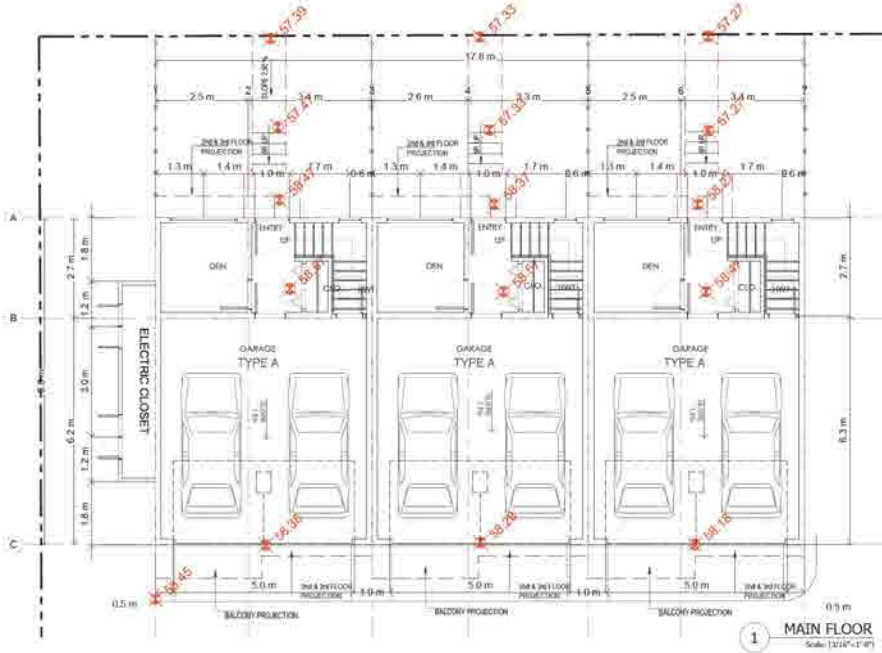
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1888 24 AVE, SUITE 101
Drawing:
LOT 2
FLOOR PLANS
BUILDING 1
Project Status:

REVISION

No	Date	Description
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02	2024-09-20	D.F. Drawings

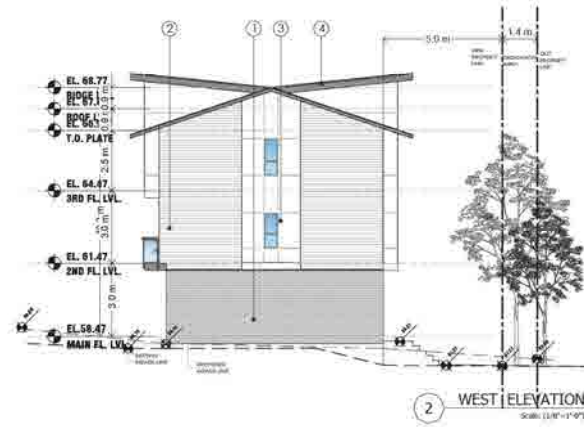


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DWG. NO:
A.2.1





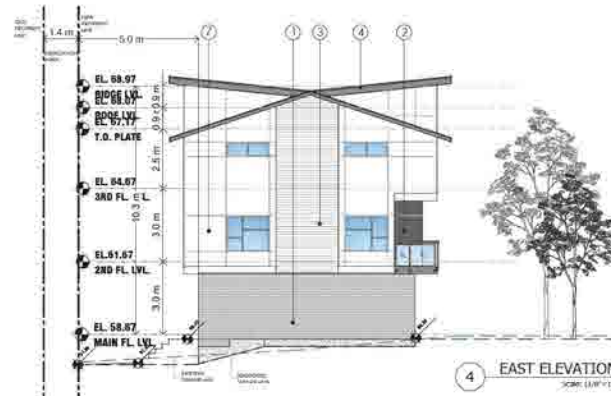
1 NORTH ELEVATION
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2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND

1	ENDICOTT BRICKS-THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GARDEV SANDHU
Project Address: 16807 HWY 7, SUITE 101
Drawing: LOT 2 ELEVATIONS BUILDING 1
Project Status:

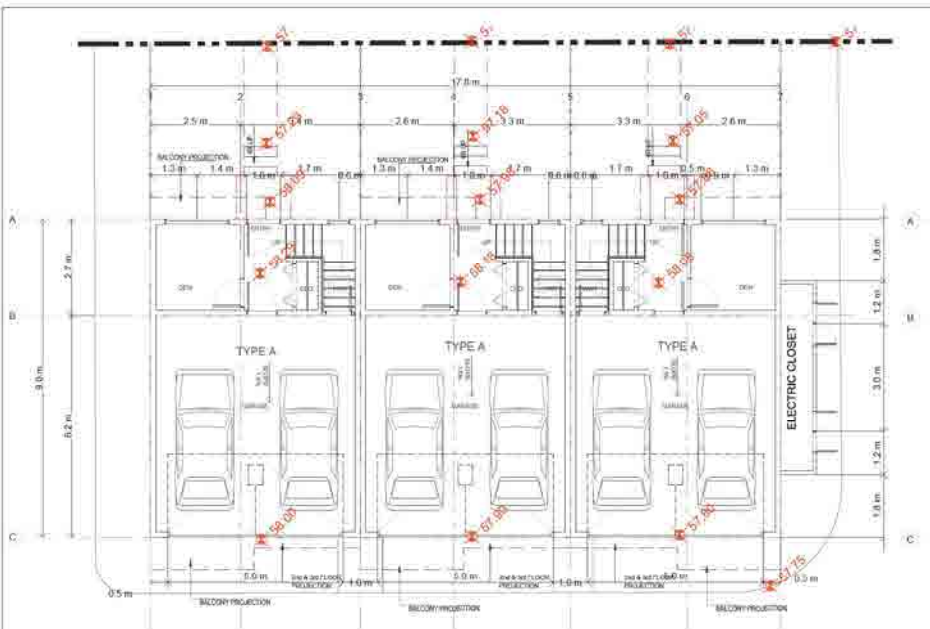
REVISION

No.	Date	Description
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02	2024-09-26	0% Drawings

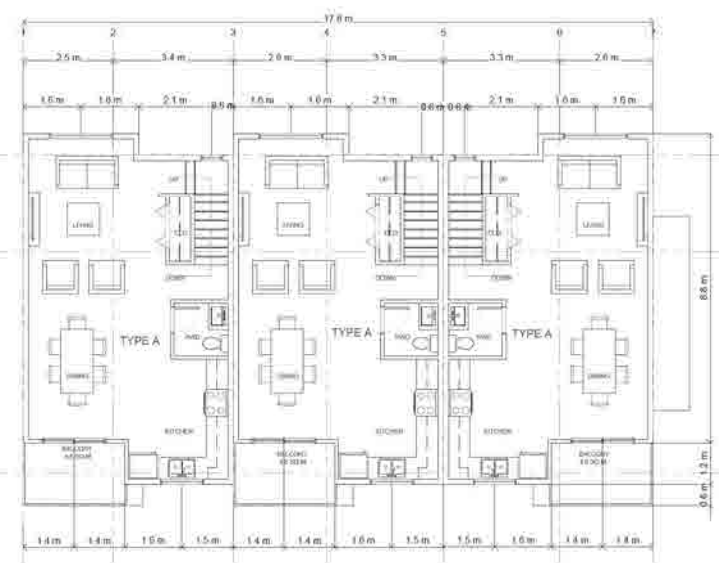


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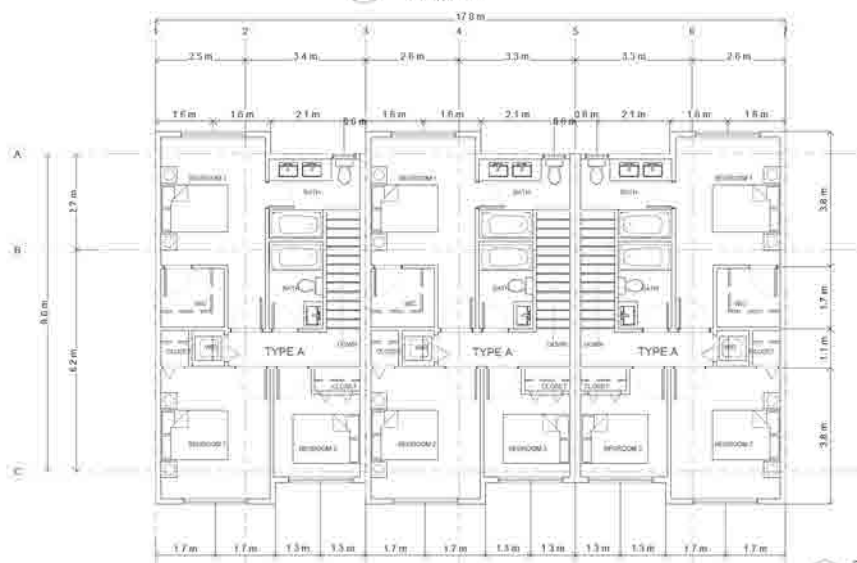
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1 MAIN FLOOR
Scale: (1/32"=1'-0")



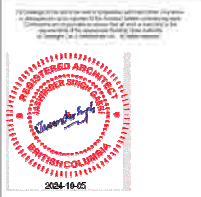
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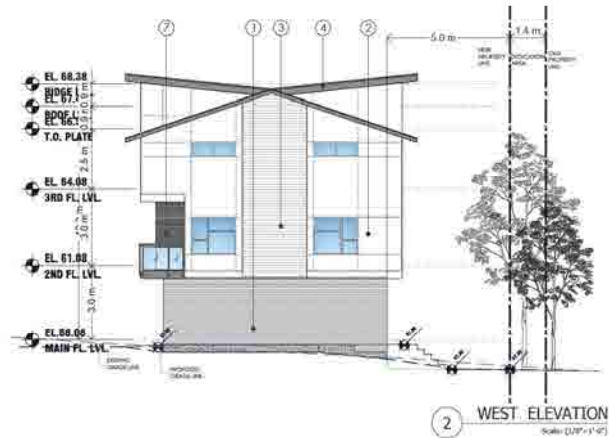
3 THIRD FLOOR PLAN
Scale: (1/32"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1008 56 AVE, SURREY BC
Drawing: LOT 2 - FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	IFP Issuance
02	2024-06-26	IFP Issuance



Scale: DWG: NO: A.2.2



MATERIAL LEGEND	
1	ENDICOTT BRICKS-THIN BRICKS-DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

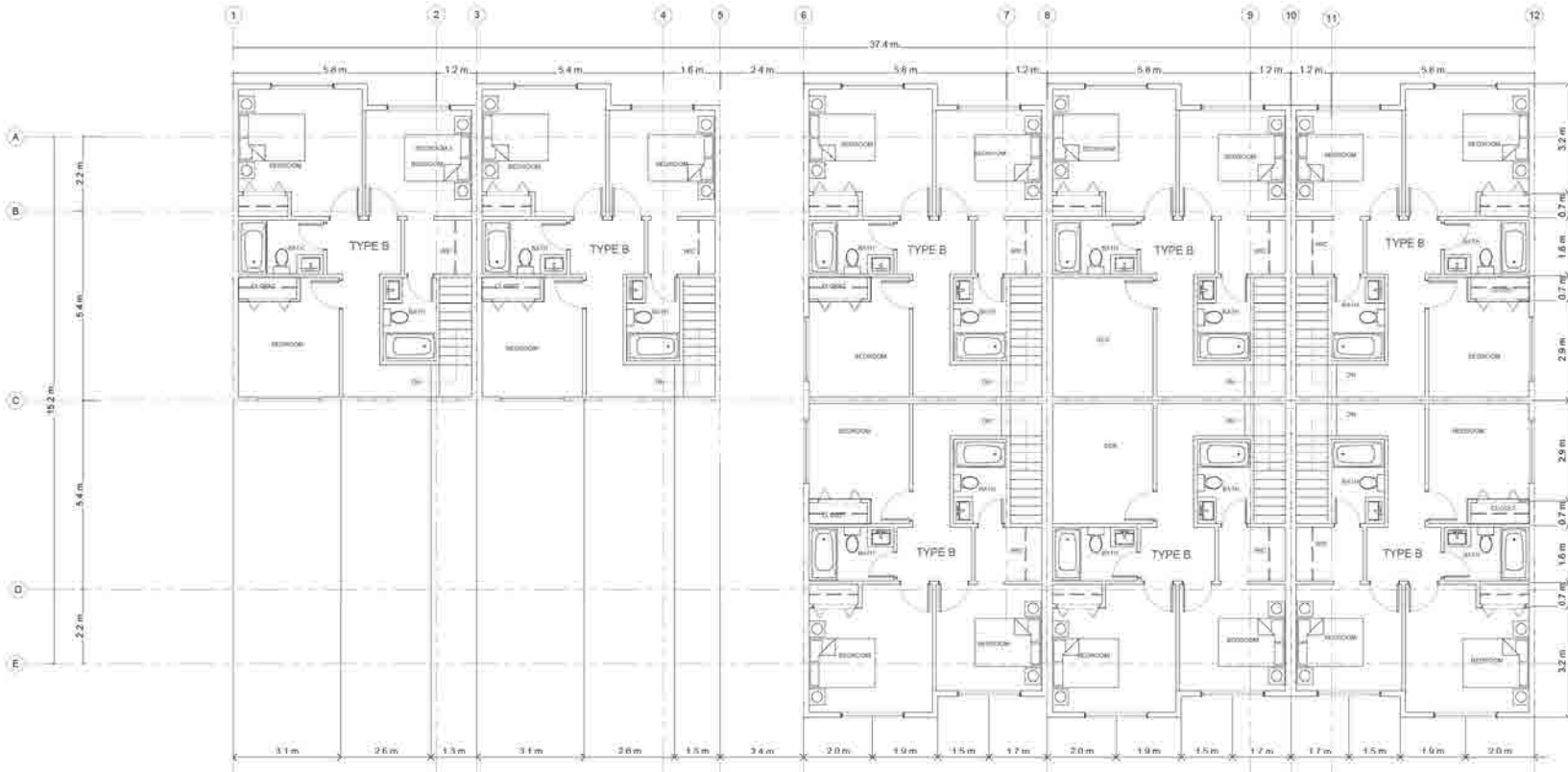
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1887 24 AVE., SUITE 201
Drawing:
LOT 2
ELEVATIONS
BUILDING 2
Project Status:

REVISION

No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-06-28	D.P. Drawings



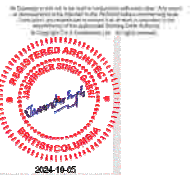
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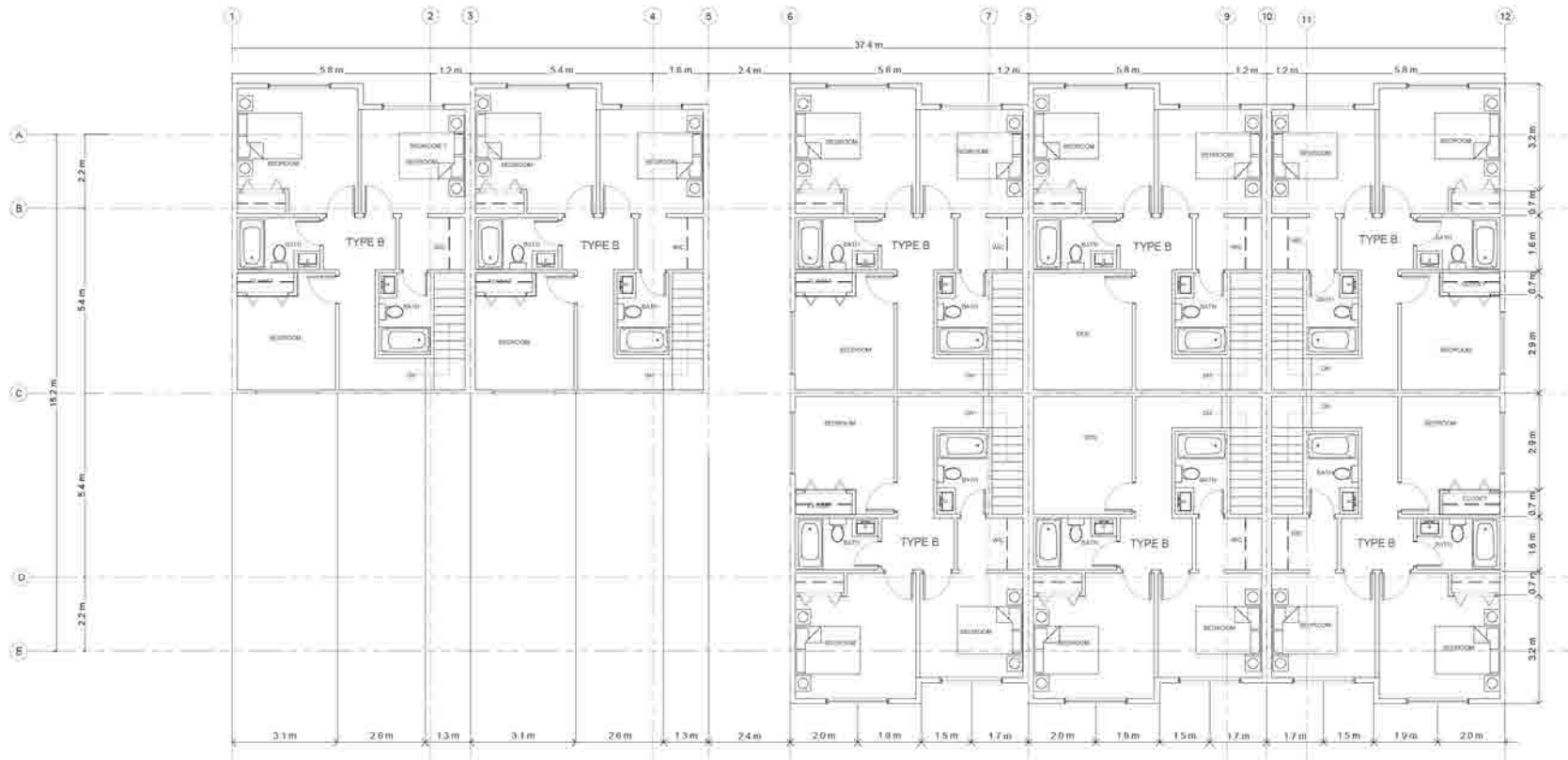


1 SECOND FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18807 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
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02	2024-08-26	D.P. Drawings

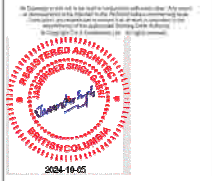




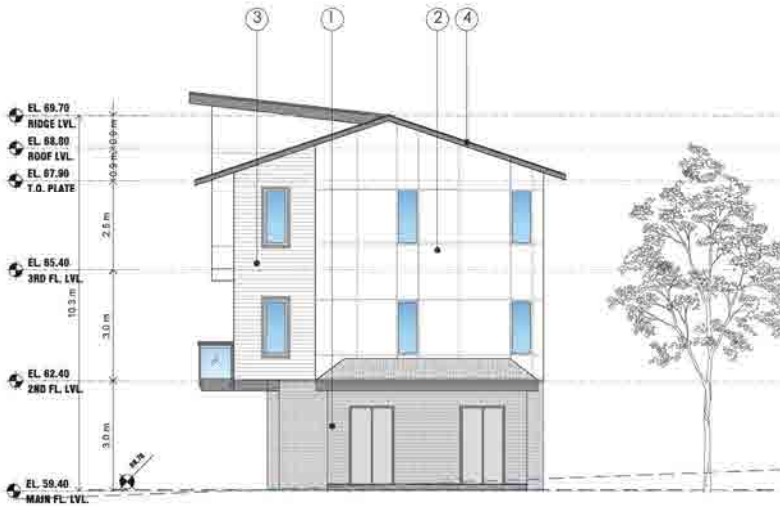
1 THIRD FLOOR
Scale: (1/100=1'0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18807 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2024-05-22	D.P. Drawings
02	2024-05-26	D.P. Drawings



Scale: (1/100=1'0") DWG. NO: A.2.5



1 WEST ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



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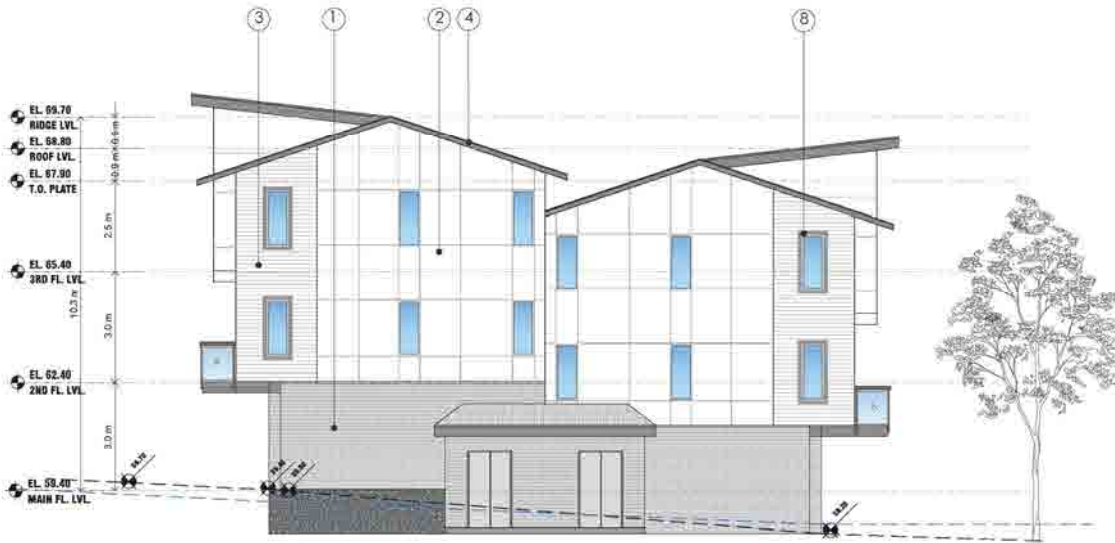
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1980 21 AVE, SURREY BC
Drawing:
LOF-2
ELEVATIONS
BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	G.P. Drawings



Scale:
Scale: (1/8"=1'-0")

DWG. NO:
A.3.3



MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

1 EAST ELEVATION
Scale: (3/16"=1'-0")



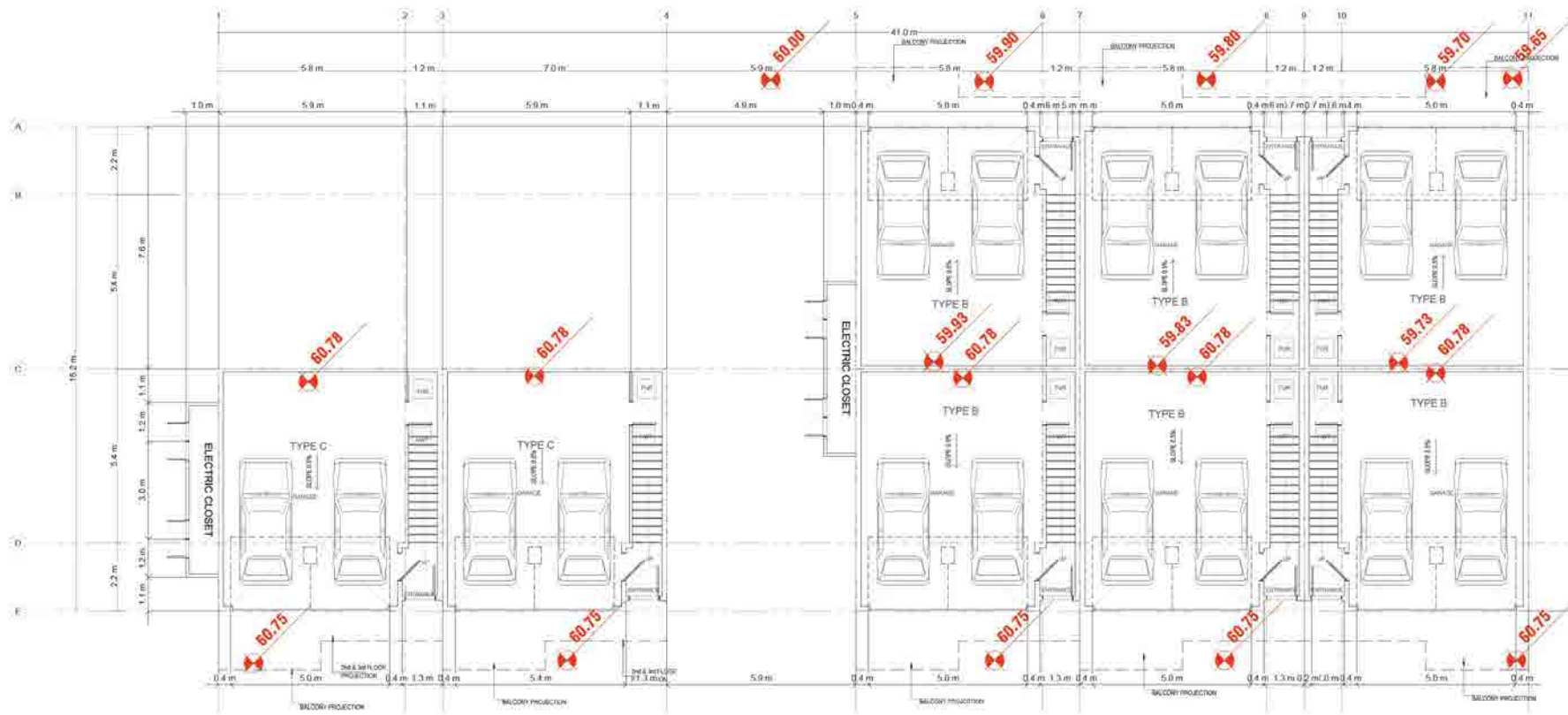
2 NORTH ELEVATION
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1987 24 AVE, SUITE 6C
Drawing: L01-2
ELEVATIONS
BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (3/16"=1'-0") DWG. NO: A.3.3.1



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE. SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-05-23	D.P. Drawings
02	2024-05-26	D.P. Drawings



1 MAIN FLOOR
Scale: 1/8" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE, SUITE 101
Drawing: LOT-2 FLOOR PLANS-BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

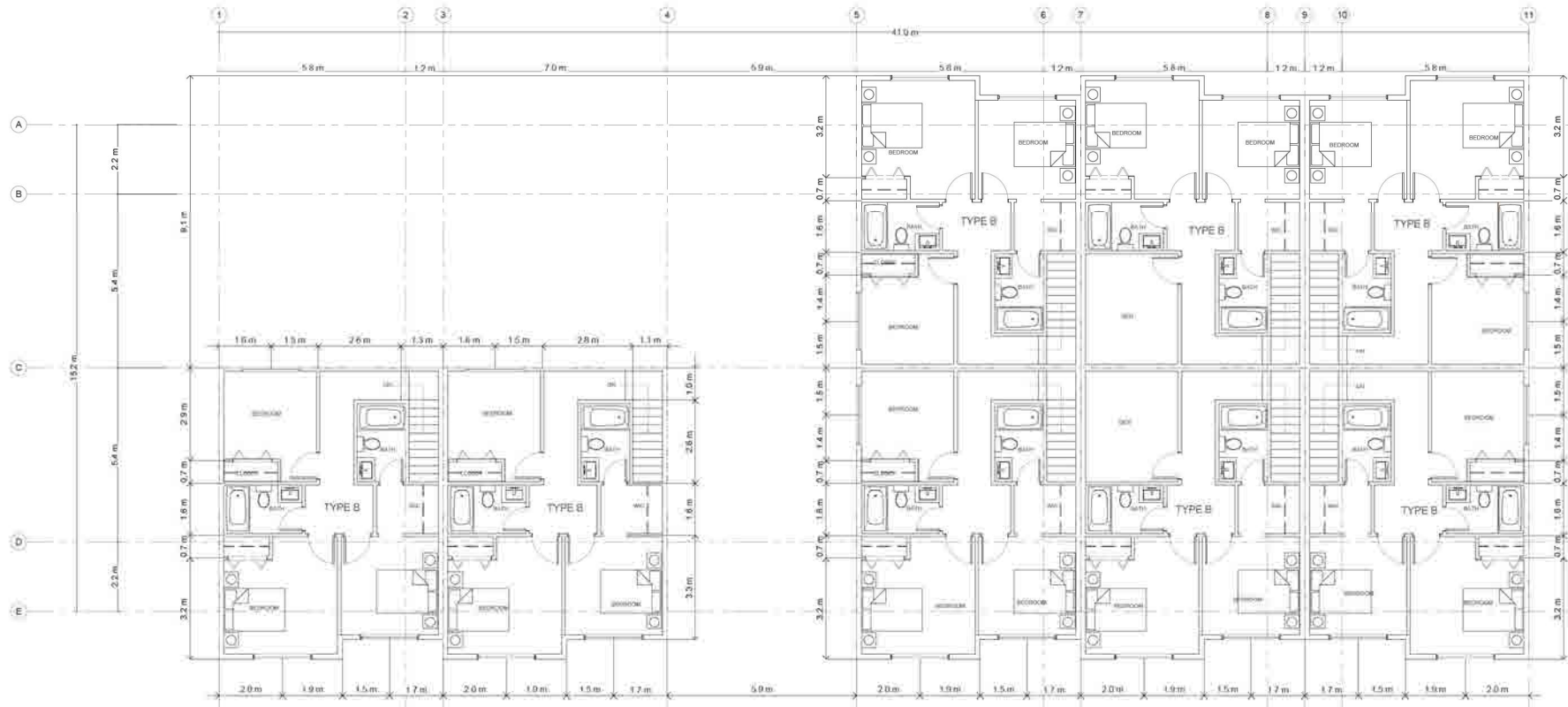
All Drawings in this set to be used in conjunction with each other. Any errors or omissions to be reported to the Architect before commencing work.
The client is responsible for ensuring that all work is completed.



Scale: 1/16" = 1'-0"
DWG. NO: **A.2.7**



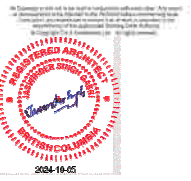
1 SECOND FLOOR PLAN
Scale: 1/16" = 1'-0"



1 THIRD FLOOR
Scale: 1/8"=1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18827 24 AVE, SURREY BC
Drawing: LOT 2 FLOOR PLANS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-08-23	D.P. Drawings
02	2024-08-26	D.P. Drawings



Scale: 1/8"=1'-0" DWG. NO: A.2.8



1 WEST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

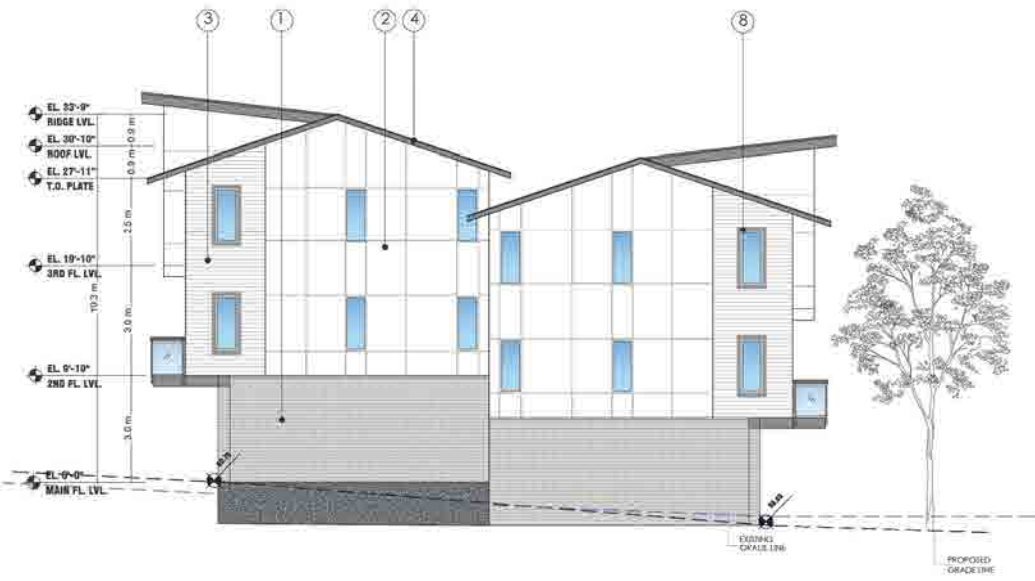
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1000 21 AVE, SURREY BC
Drawing: LOF-2 ELEVATIONS BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (1/8"=1'-0") DWG. NO: A.3.4

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



1 EAST ELEVATION
Scale: (1/16"=1'-0")



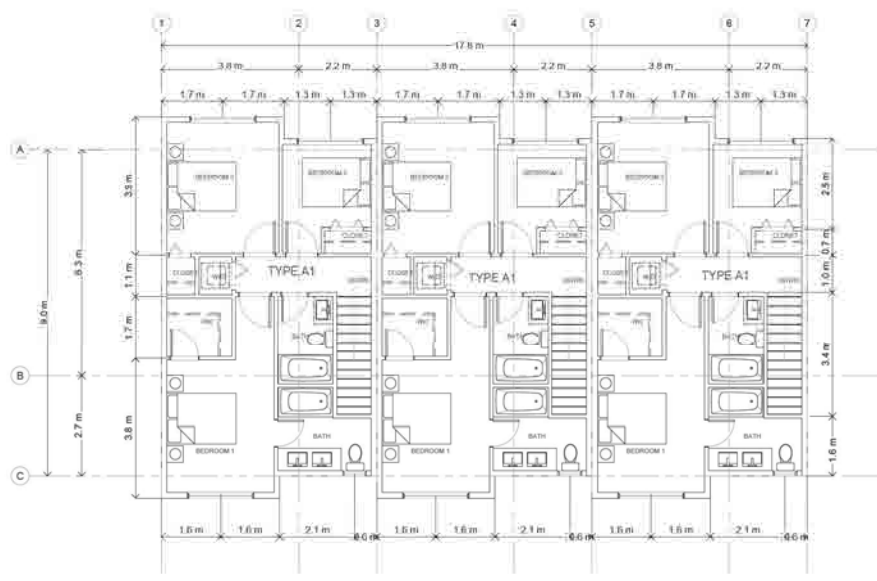
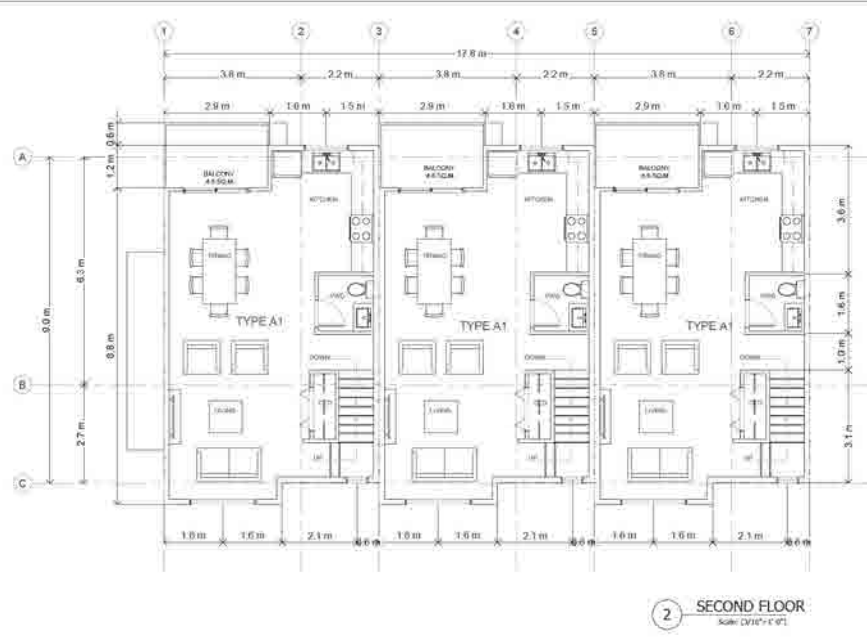
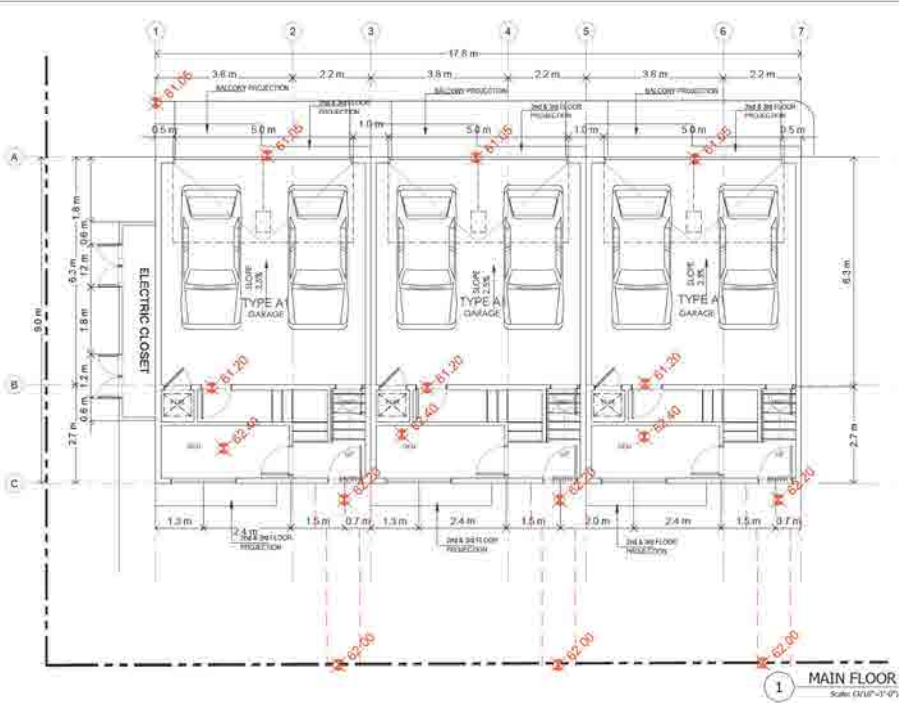
2 NORTH ELEVATION
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 10802 21 AVE, SURREY BC
Drawing: LOF-2
ELEVATIONS
BUILDING 4
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	O.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (1/16"=1'-0") DWG. NO: A.3.4.1



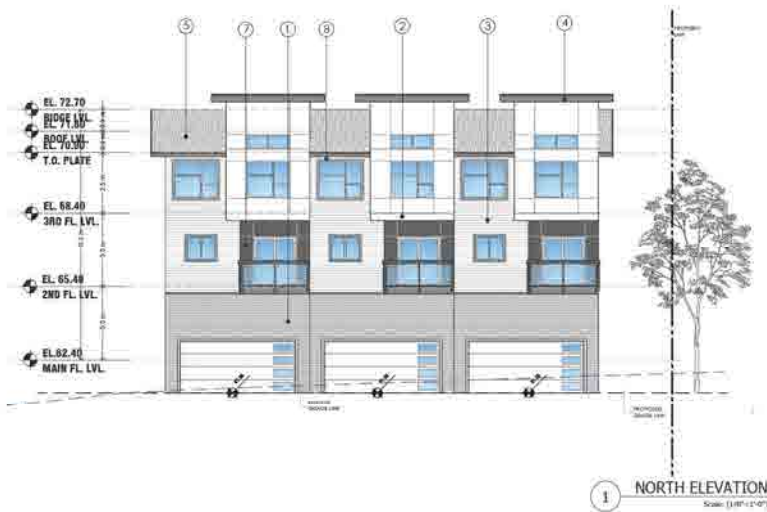
Project:
TOWN-HOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1887-24 AVE, SALEM VIC
Drawing:
LOT 2 FLOOR PLANS, BLUE PRINT 5
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-06-26	D.P. Drawings

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Scale: (1/100'-1/81') DWG. NO:
A.2.9



MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1980 24 Ave, Surrey BC
Drawing:
LOF-2
ELEVATIONS
BUILDING 5
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-09-26	G.P. Drawings

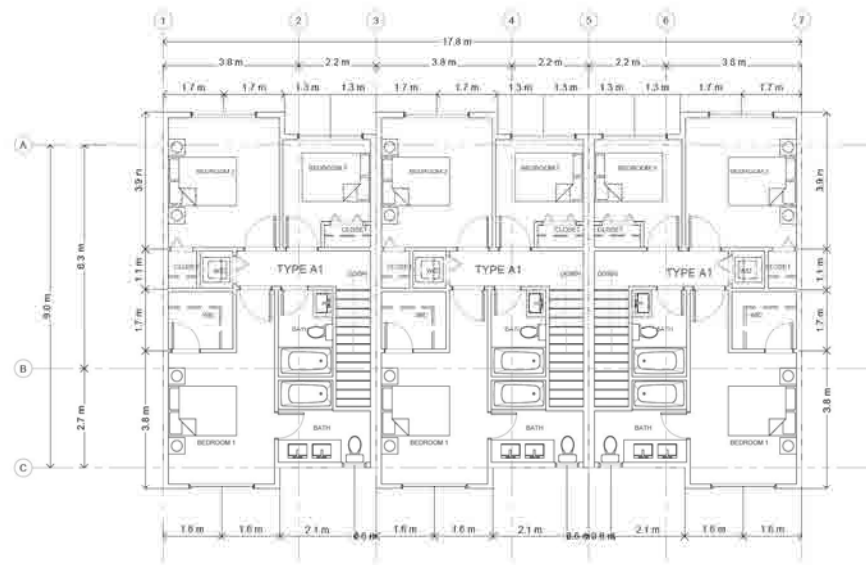
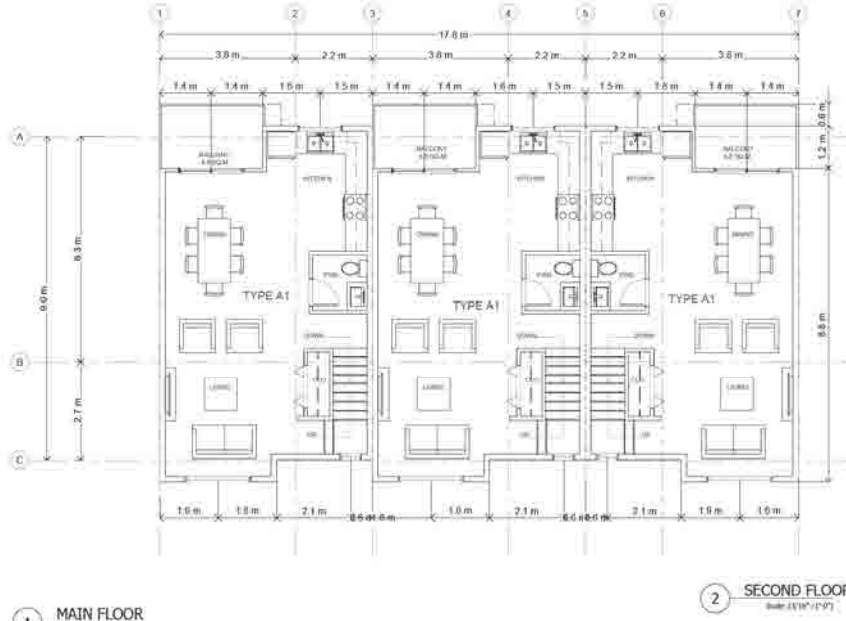
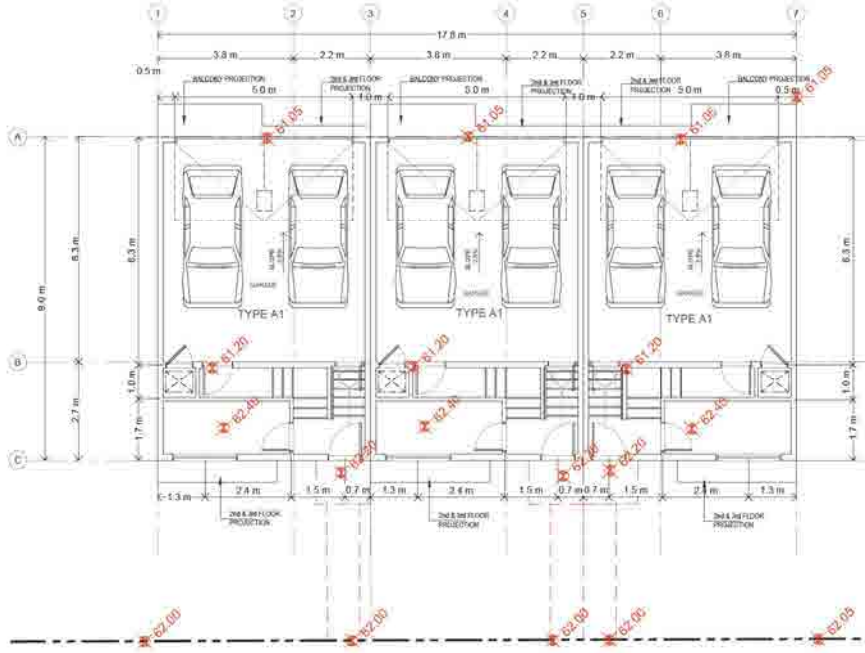
We warrant that the drawings were prepared by us or under our direct supervision and that they comply with the applicable building codes and regulations. We warrant that the drawings were prepared by us or under our direct supervision and that they comply with the applicable building codes and regulations.



Scale:
Scale: (1/8\"/>

DWG. NO:

A.3.5



12044 55A Avenue
Surrey, BC V0X 1C6 | Canada

Phone: (778) 661-0137
Email: j.pandey@cre8architects.ca

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 12047 54 Ave, Surrey BC
Drawing: LOT 2 FLOOR PLANS BUILDING 6
Project Status:

REVISION		
No.	Date	Description
01	2024-06-20	D/P Drawings
02	2024-06-26	D/P Drawings



Scale: 1/300 (1"=3')

DWG. NO. **A.2.10**



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND

1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

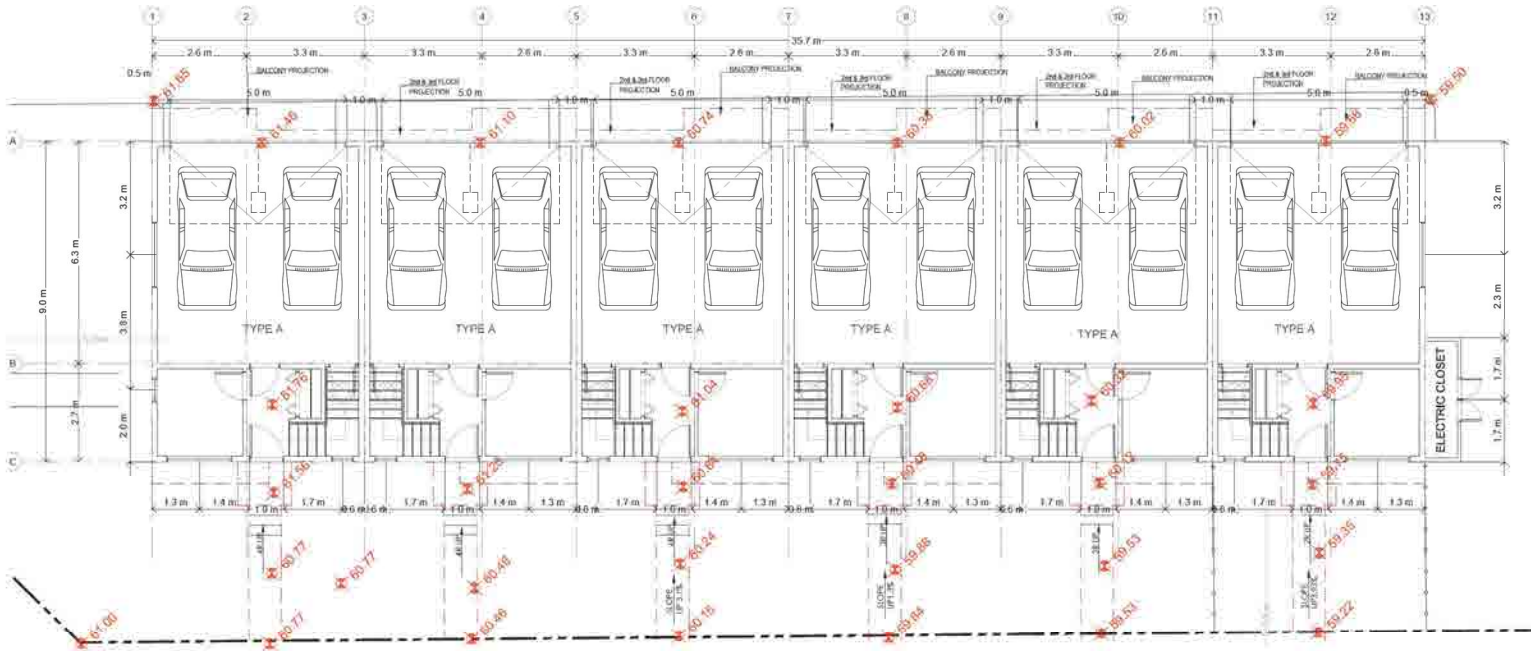
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1602 24 AVE, SURREY BC
Zoning:
LOT-2
ELEVATIONS
BUILDING 6
Plot/Site Status:

REVISION		
No.	Date	Description
01	2023-02-20	D/P Drawing
02	2023-09-26	D/P Drawings



Scale: (1/8"=1'-0") DWG. NO:

A.3.6



1 MAIN FLOOR
Scale: (1/16"=1'-0")

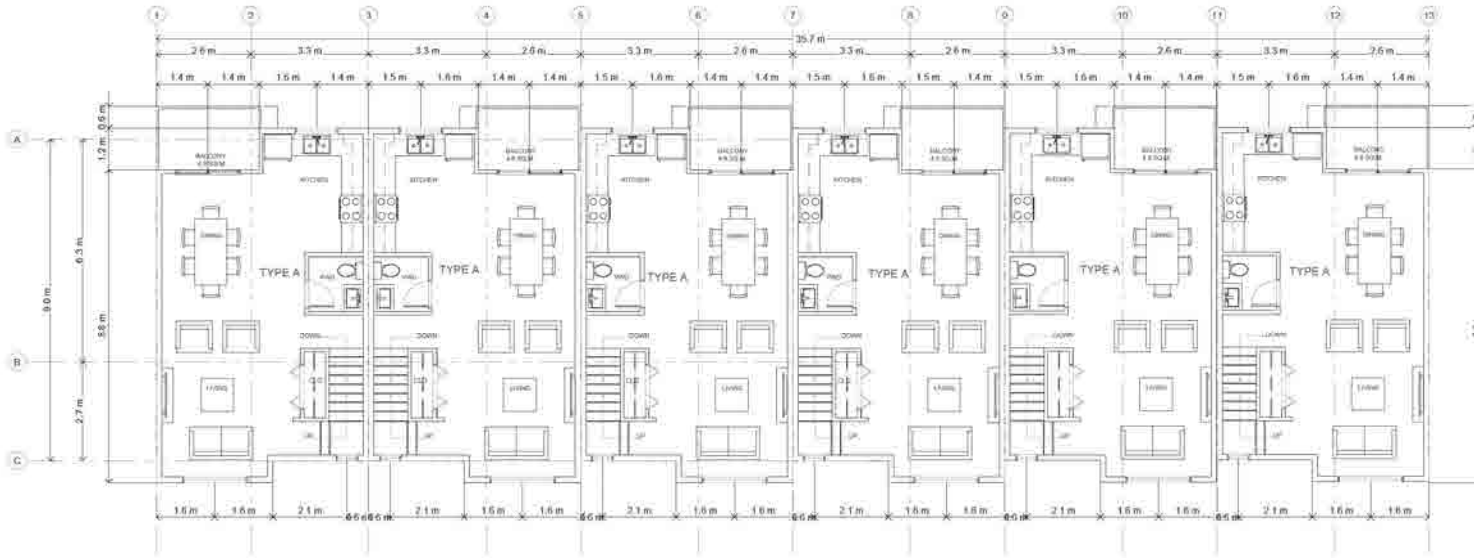
Project: TOWNHOUSE DEVELOPMENT
Client Name: DURDEV SANDHU
Project Address: 1487 24 Ave, Mississauga, ON
Drawing: LOT 2 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D.P. Drawings
02	2024-09-26	E.P. Drawings

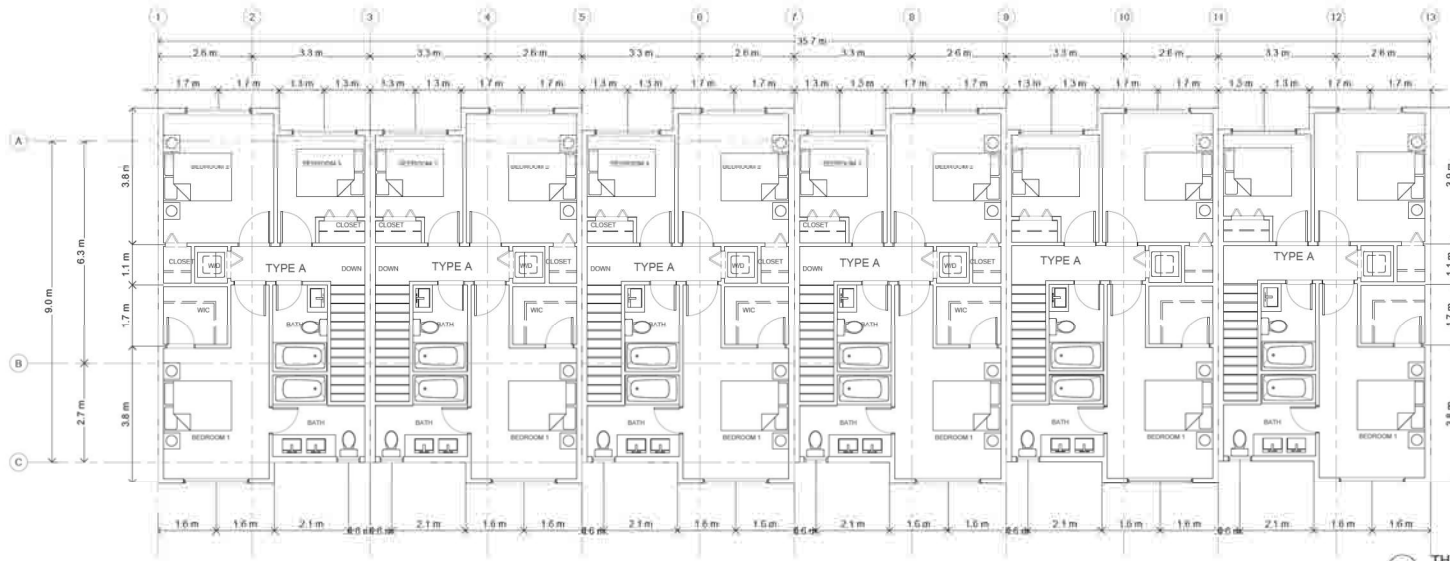
All Contractors to refer all to the specific information on this plan. Any work not shown on this plan is to be done in accordance with the applicable code requirements and the applicable standards of the industry. It is the responsibility of the contractor to verify the accuracy of the information on this plan.



Scale: (1/16"=1'-0") DWG. NO.: A.2.11



1 SECOND FLOOR
Scale: (1/100=1'0")



2 THIRD FLOOR
Scale: (1/100=1'0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1800 24 AVE, SURREY BC
Following:
LOT 2
FLOOR PLANS
BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is compliant to the appropriate Code of Practice and all applicable regulations.



Scale: _____ DWG. NO.:
Scale: (1/100=1'0") A.2.12



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



12944 56 Avenue
Silver Spring, DC 20904
Tel: (301) 391-0107
Email: jason@cre8architects.com

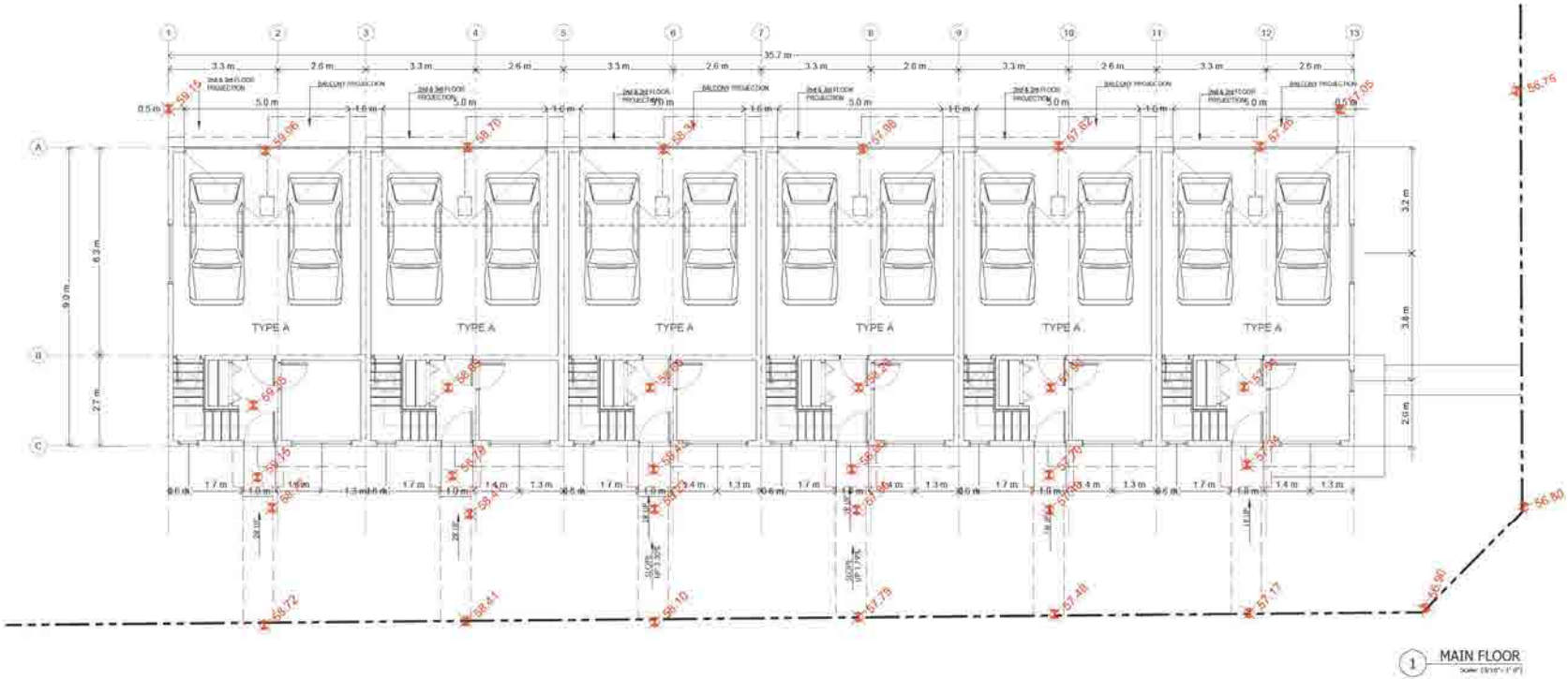
Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: SURJEB SANDHU
Project Address: 14007 24 Ave, Silver Spring, MD
Drawing: LOT-2 ELEVATIONS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-09-22	D/F Drawings
02	2024-09-25	D/F Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.7



1 MAIN FLOOR
Scale: (3/16" = 1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 AVE, SURREY BC
Drawing: LOT-2 FLOOR PLANS BUILDING B
Project Status:

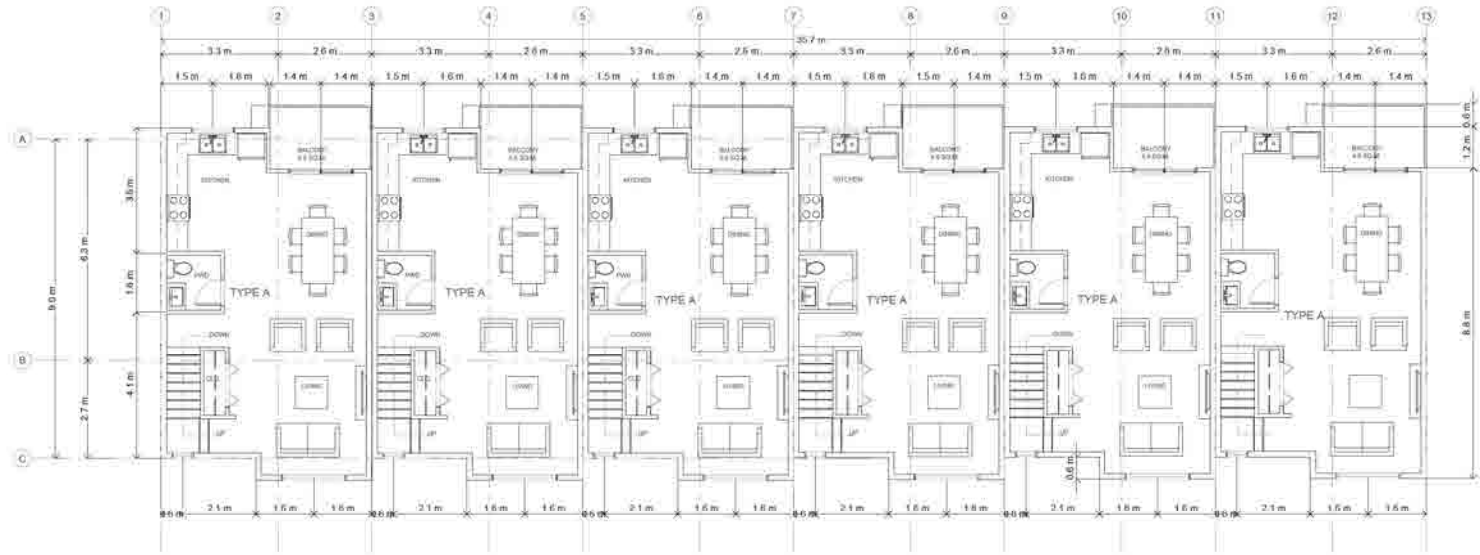
REVISION		
No.	Date	Description
01	2024-06-22	DTP Drawings
02	2024-09-26	DTP Drawings

Cre 8 Architects is not responsible for the design or construction of any structure. It is the responsibility of the client to ensure that all structures are designed and constructed in accordance with all applicable codes and regulations.

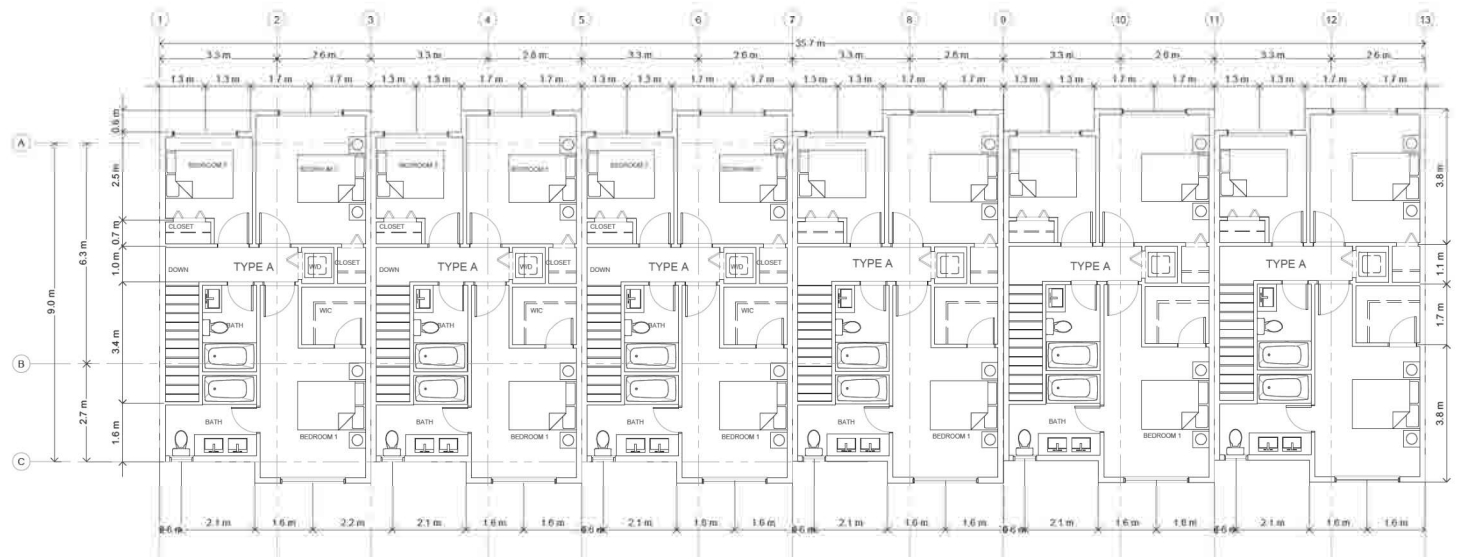


Scale: (3/16" = 1'-0") DWG. NO.:

A.2.13



1 SECOND FLOOR
Scale: 1/8" = 1'-0"



2 THIRD FLOOR
Scale: 1/8" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEY SANDHU
Project Address: 1460 24 Ave, Surrey BC
Drawing: LOT-2 FLOOR PLANS BUILDING 8
Project Status:

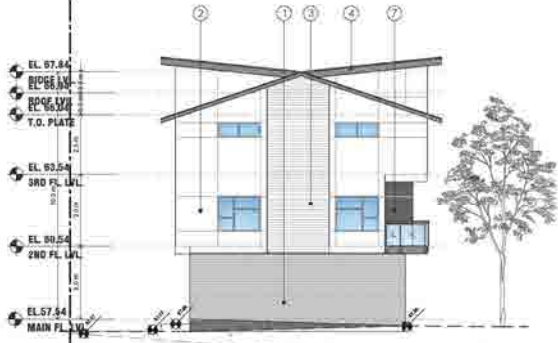
REVISION

No.	Date	Description
01	2024-06-27	D.P Drawings
02	2024-09-26	D.P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions in the information provided herein, notwithstanding any notices to the contrary, are the responsibility of the client. © Copyright 2024 Cre 8 Architects. All Rights Reserved.



Scale: 1/8" = 1'-0" DWG. NO: A.2.14



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



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Email: info@cre8architects.com

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING 8
Project Status:

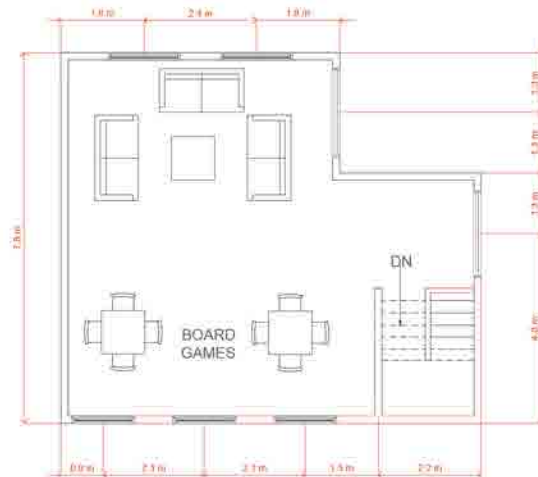
REVISION		
No.	Date	Description
01	2024-06-27	0 P. Drawings
02	2024-09-26	0 P. Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.8



1 MAIN FLOOR
Scale: (1/4"=1'-0")



2 SECOND FLOOR
Scale: (1/4"=1'-0")

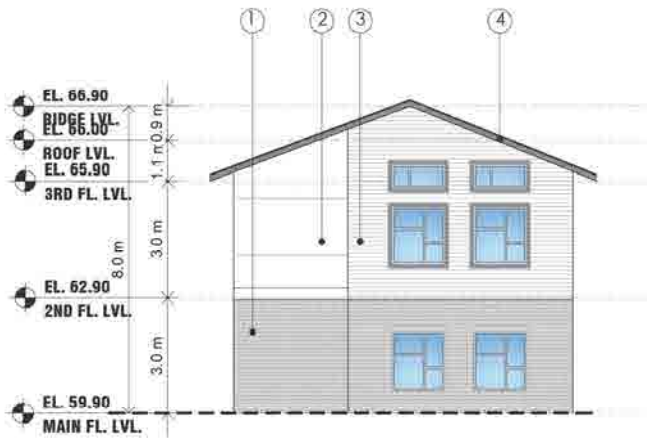
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1284 45 Ave. Surrey BC
Drawing: LOT 2 INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-06-27	E.P. Drawings
02	2024-05-26	E.P. Drawings

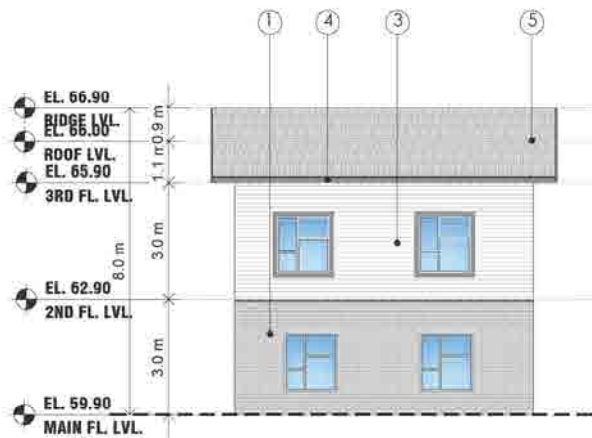
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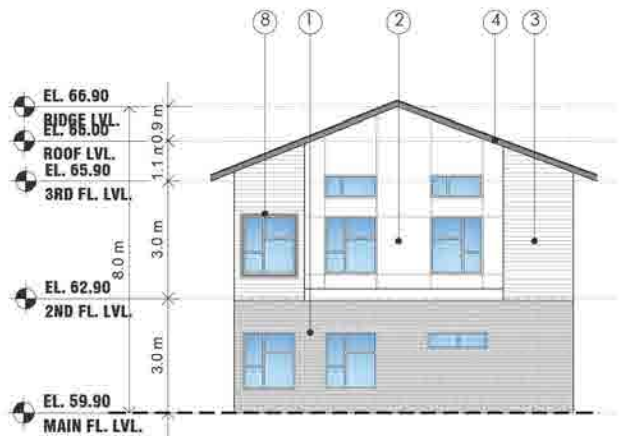
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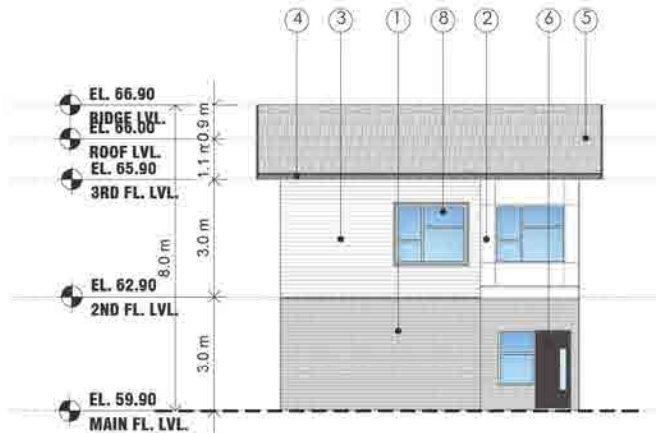
1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



10094 52 Avenue
Surrey, BC V3X 0C4

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Tel: (778) 931-0787

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18887 24 Ave, Surrey BC
Drawing: 1 OF 2
ELEVATIONS
INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-06-22	O.P. Drawings
02	2024-09-26	O.P. Drawings



Scale: (1/8"=1'-0") DWG. NO: A.3.9

LOT-3

LEGAL DESCRIPTION:
 LOT 'B' SECTION 13
 TOWNSHIP 1 PLAN 26457 NWD PART NW 1/4

CIVIC ADDRESS:
 18087 24 Ave
 SURREY, BC

ZONING INFORMATION:

ZONE

EXISTING NCP
 LAND USE

DENSITY

ALLOWABLE: 50.4 UNITS ON NET SITE AREA (30 UPA)
 (RM-22/RM 30 AS PER REDWOOD HEIGHTS NCP)
 PROPOSED: 45 UNITS (26.78 UPA ON NET SITE AREA)

LOT AREA

NET SITE AREA = 73,474.45 SFT (6826.00 SMT) = 1.69 Ac.

LOT DENSITY:
 FAR:

PERMITTED: 45%
 PROPOSED: 2758.19 m² / 6826.00 m² = 40.40 %

LOT COVERAGE:

PERMITTED: 45%
 PROPOSED: 2758.19 m² / 6826.00 m² = 40.40 %

BUILDING HEIGHT:

ALLOWABLE: 43 ft (13.00 m)
 PROPOSED: 33'9" ft (10.30 m)

INDOOR AMENITY SPACE:

REQUIRED: 3 SQ. M. PER D.U. = 3 x 45 UNITS = 135 SQ.M. (1453.12 SQ.FT.)
 PROPOSED: 1672.95 SFT (155.42 Sqm)

OUTDOOR AMENITY SPACE:

REQUIRED: 3 SQ.M. PER D.U. = 3 x 45 UNITS = 135 SQ.M. (1453.12 SQ.FT.)
 PROPOSED: 1074.88 SQ.FT. (ON SURFACE) + 436.04 SQ.FT. (ROOF TOP) = 1510.92 SFT (140.36 SQ.M.)

SETBACKS:

EAST SIDE

PERMITTED: 4.5 m
 PROPOSED: 6.4 m (BUILDING 5)
 6.4 m (BUILDING 6)
 6.0 m (BUILDING 7)
 5.2 m (INDOOR AME.)
 8.3 m (BUILDING 8)

WEST SIDE

PERMITTED: 6.0 m
 PROPOSED: 5.0 m (BUILDING 1)
 5.9 m (BUILDING 4)

SOUTH SIDE

PERMITTED: 6.0 m
 PROPOSED: (5.00 m)

NORTH SIDE

PERMITTED: 4.5 m
 PROPOSED: (5.00 m)

PARKING

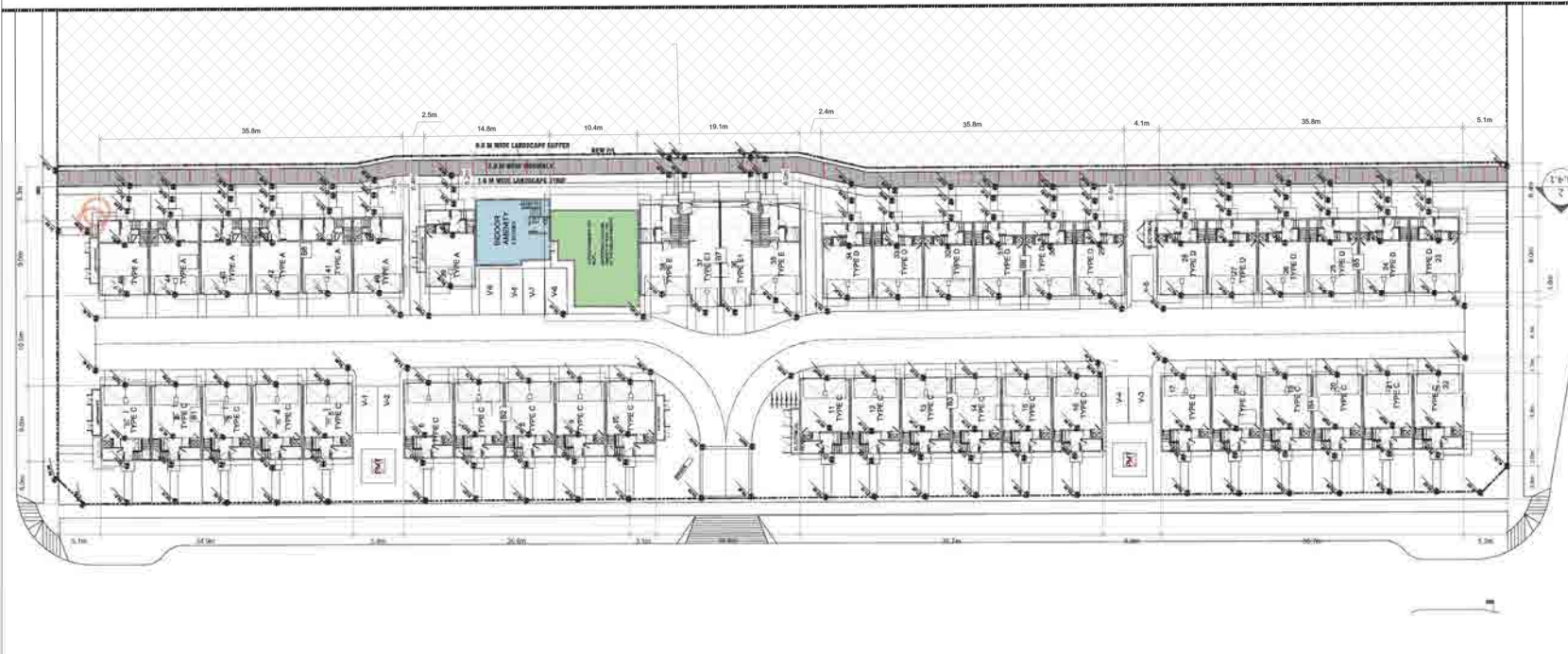
RESIDENTIAL: 2.0 STALLS PER UNIT = 2X45 = 90 STALLS
 REQUIRED: 90 STALLS
 PROVIDED: 90 STALLS

RESIDENTIAL VISITOR:

REQUIRED: 0.2 STALLS PER UNIT = 0.2X45 = 9.0 STALLS
 PROVIDED: 9 STALLS

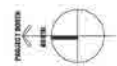
TOTAL PROVIDED: 99 STALLS

	Main Floor (without garage)	2nd Floor	3rd Floor	Total	
Building 1	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 2	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 3	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 4	879.05 SQ.FT.	2,906.50 SQ.FT.	3,197.53 SQ.FT.	6,983.08 SQ.FT.	
Building 5	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
Building 6	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
Building 7	588.60 SQ.FT.	2,484.20 SQ.FT.	2,772.77 SQ.FT.	5,845.57 SQ.FT.	
Building 8	1,065.03 SQ.FT.	3,376.63 SQ.FT.	3,784.90 SQ.FT.	8,226.56 SQ.FT.	
			Total	58,457.57 SQ.FT.	5,431.34 SQ.M.



1204 St. Ann Street
 Burnaby, BC V5A 0G4

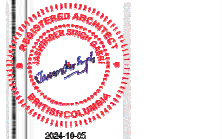
1-778-181-1812
 Email: jason@cre8architects.ca



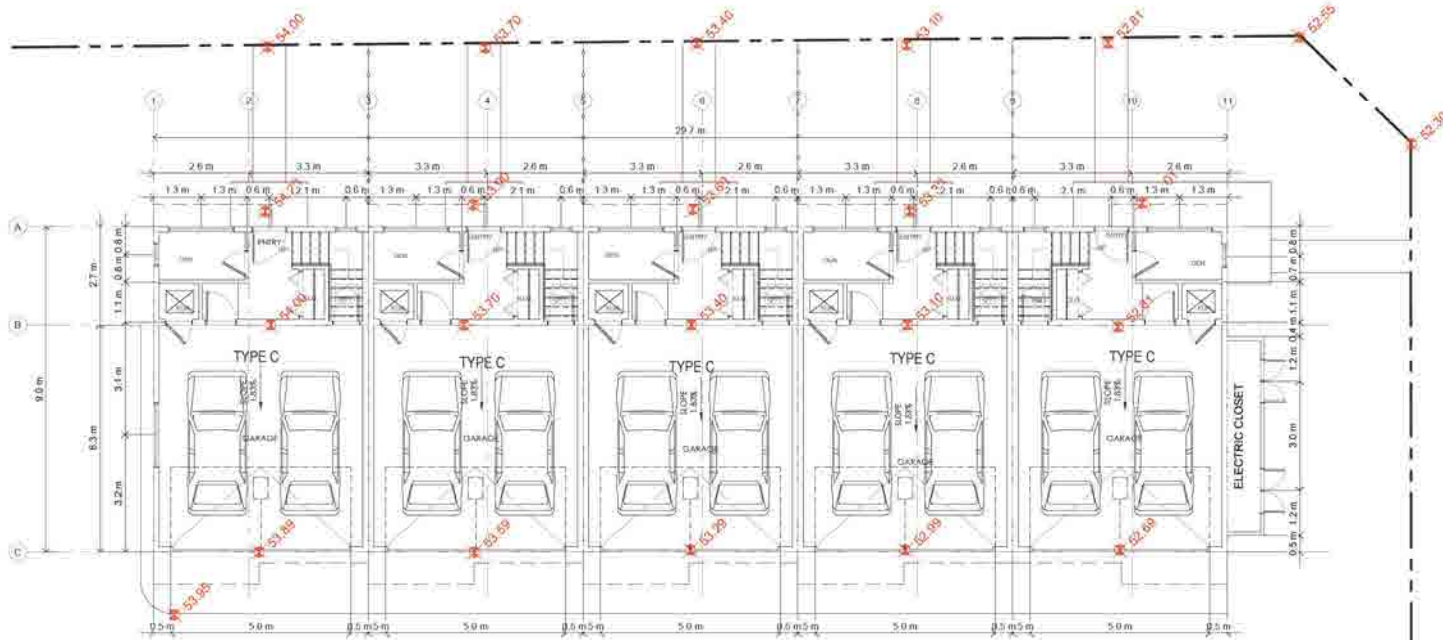
Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: 18087 24 AVE, SURREY BC
 Drawing:

LOT 3 SITE LAYOUT

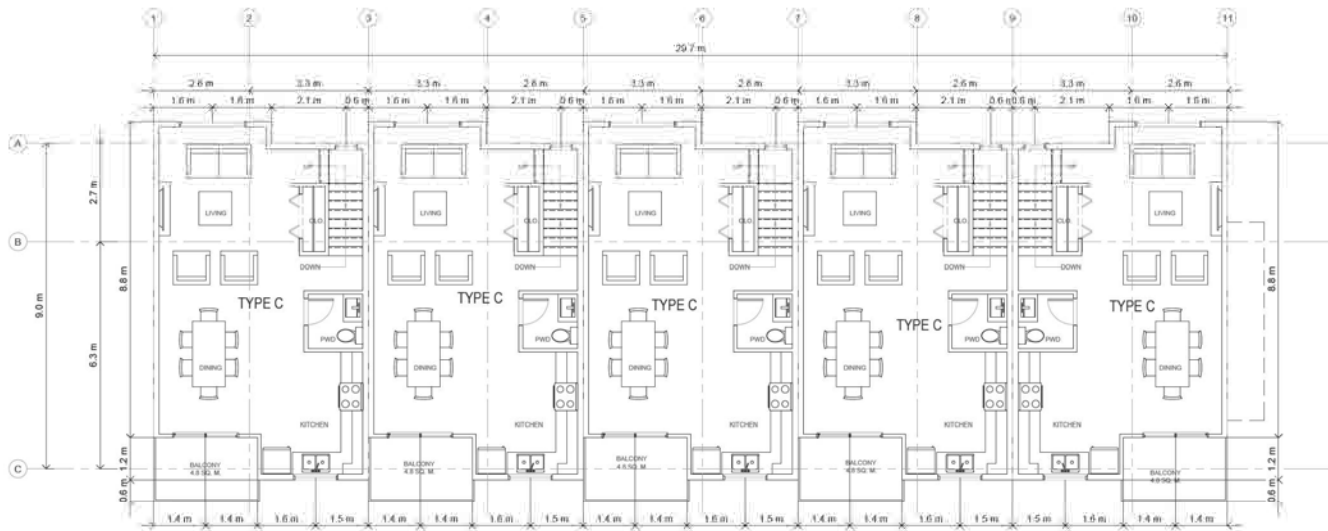
REVISION		
No.	Date	Description
01	2024-08-23	2/1P Drawings
02	2024-08-28	2/1P Drawings



Scale: 1/8" = 1'-0"
 DWG. NO: A.1.3



1 MAIN FLOOR
Scale: (1/16"=1'-0")



2 SECOND FLOOR
Scale: (1/16"=1'-0")



2204 65 Avenue
Surrey BC V3R 0C4
Canada

cre8 ARCHITECTS
1st Flr (778) 881-0127
Email: info@cre8architects.com

Cre 8 Architecture Ltd.

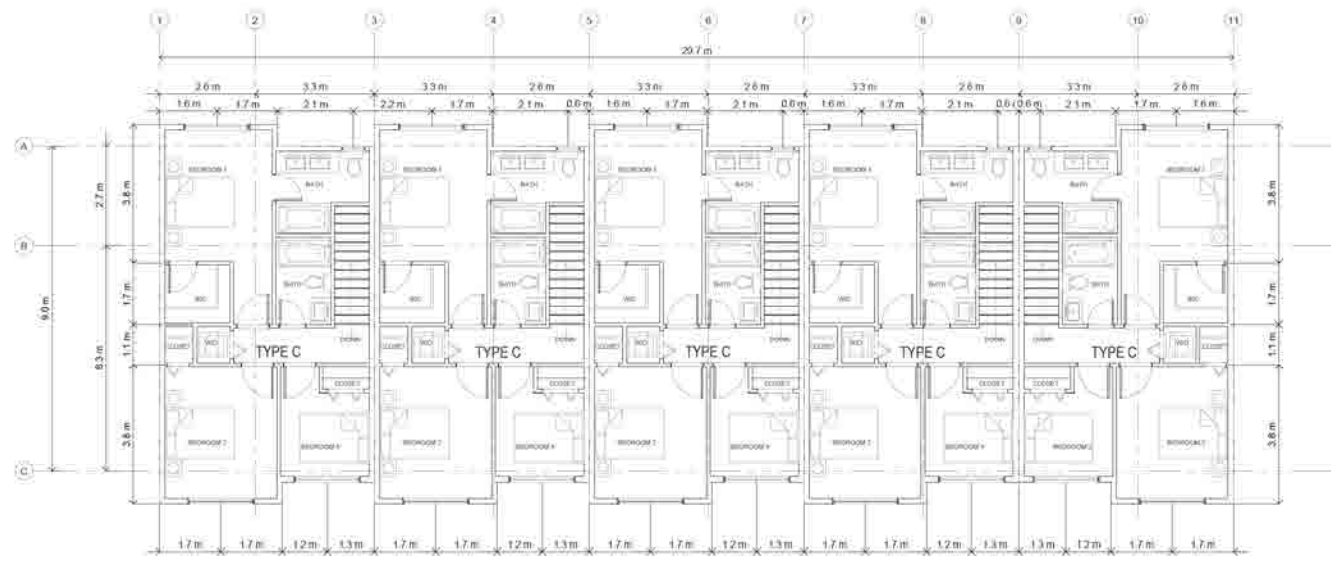
Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
1802 24 AVE, SURREY BC
Drawing:
LOT-3
FLOOR PLANS
BUILDING 1
Project Status:
DEVELOPMENT PERMIT

REVISION		
No.	Date	Description
01	2024-06-22	D/P Drawings
02	2024-09-26	D/P Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions shall be the responsibility of the architect. The architect shall not be responsible for the construction of the building. Building Code Authority. © 2024 Cre 8 Architecture Ltd. All rights reserved.



Scale: (1/16"=1'-0") DWG. NO.:
A.2.1



1 THIRD FLOOR
Scale: 1/8" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1062 34 AVE, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2023-09-22	137 Drawing
02	2023-09-26	R/P Discrep



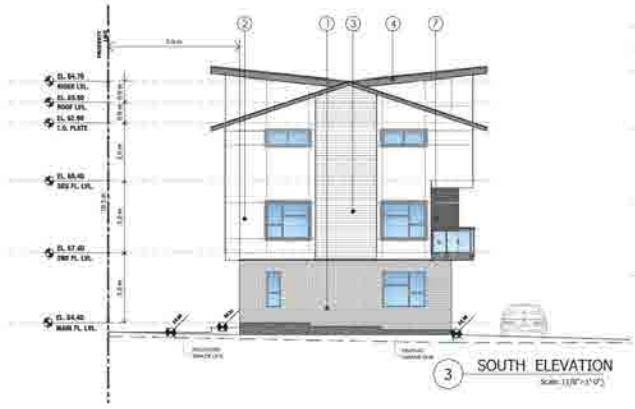
Scale: DWG. NO:
Scale: 1/8" = 1'-0" **A.2.2**



1 NORTH (25TH AVE) ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
Scale: 1/8"=1'-0"



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



4 EAST ELEVATION
Scale: 1/8"=1'-0"

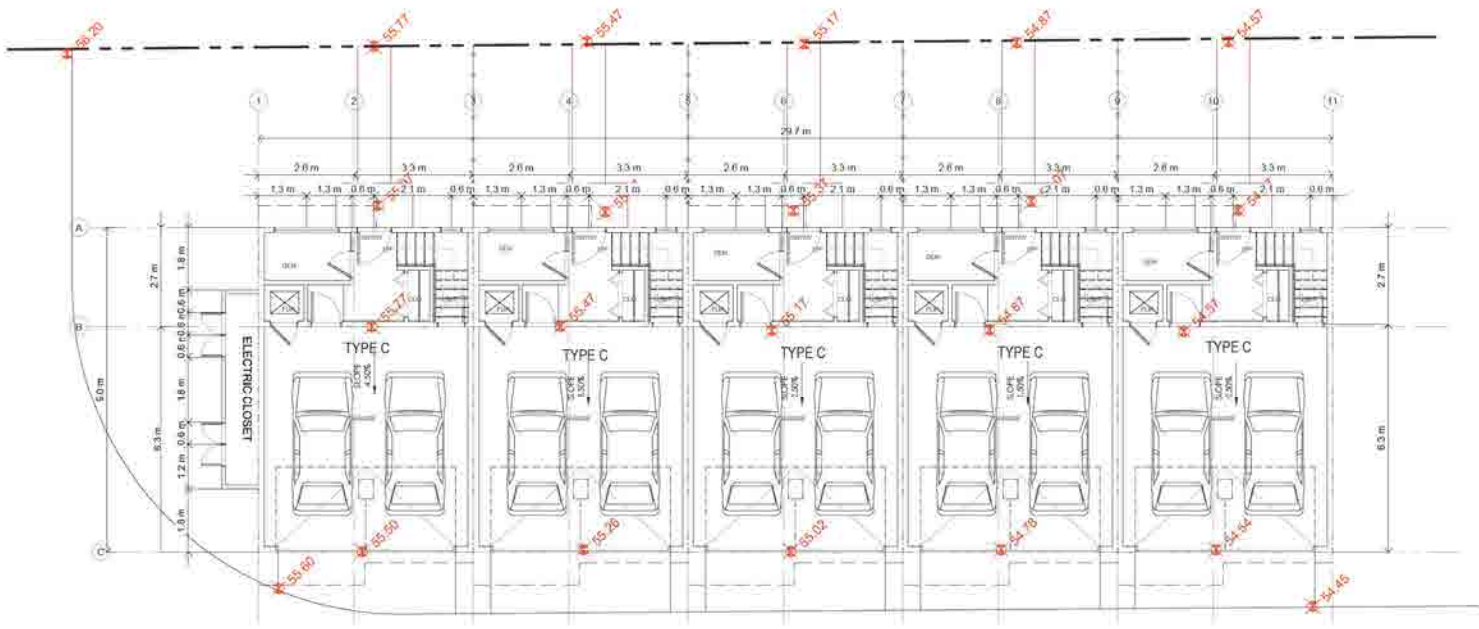
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16067 34 AVE., SURREY BC
Drawing: 1 OF 3
ELEVATIONS - BUILDING 1
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	1/3' Drawings
02	2023-05-26	1/8" Drawings



Scale: 1/8"=1'-0" DWG. NO.: A.3.1



1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, LARBY BC
Job#: 2019-09-26
Drawing: LOT-1 FLOOR PLANS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2019-09-26	IF Drawing
02	2019-09-26	IF Drawing



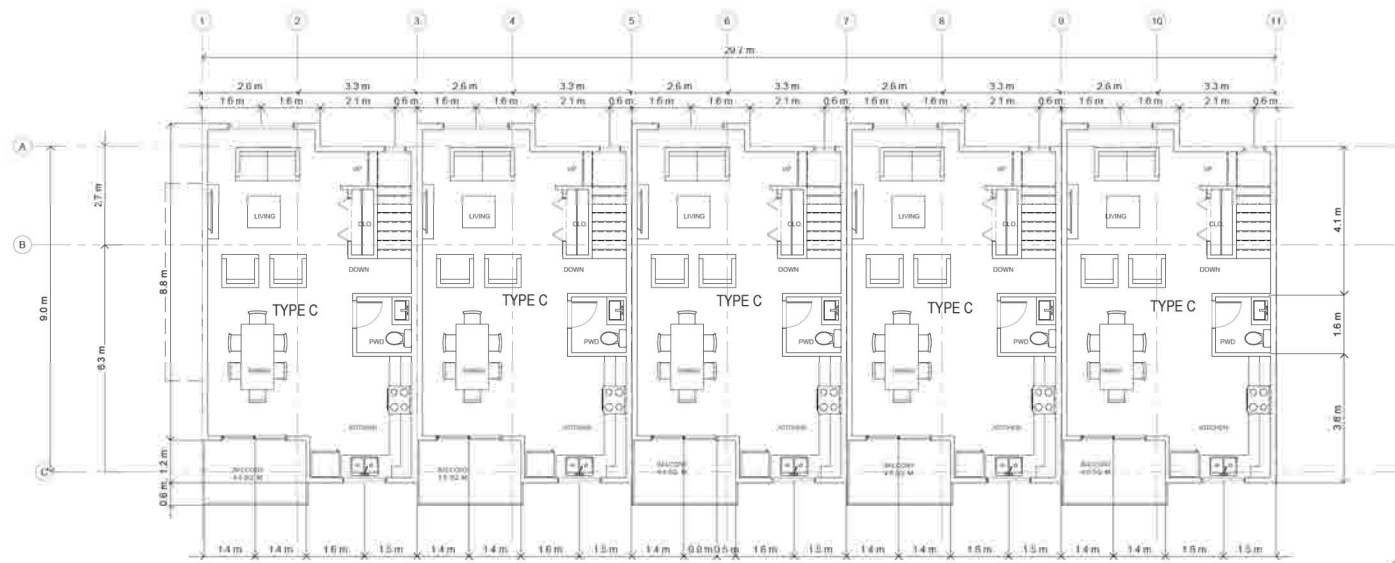
Scale: DWG. NO.:
Scale: (3/16"=1'-0") A.2.3

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JUNE 24 AVT, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 2
Project Status:

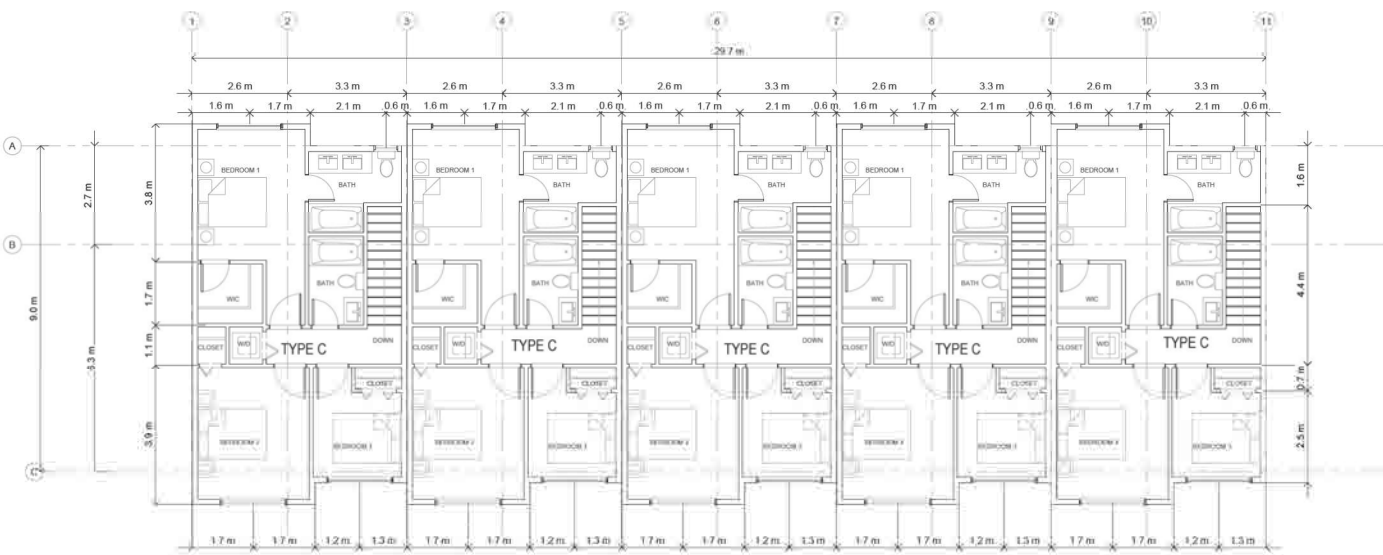
REVISION		
No.	Date	Description
01	2024-09-22	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: 1/16" = 1'-0"
DWG. NO.: A.2.4



1 SECOND FLOOR
Scale: 1/16" = 1'-0"



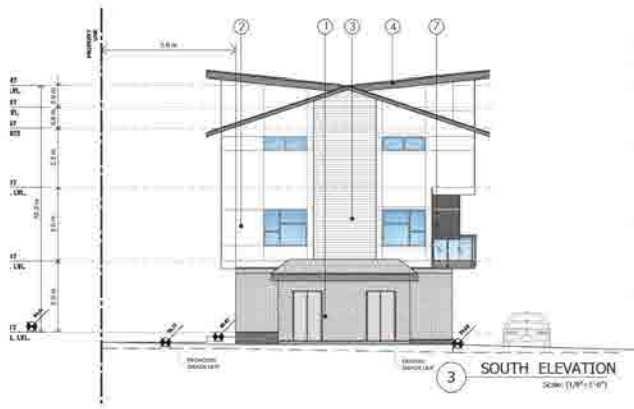
2 THIRD FLOOR
Scale: 1/16" = 1'-0"



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

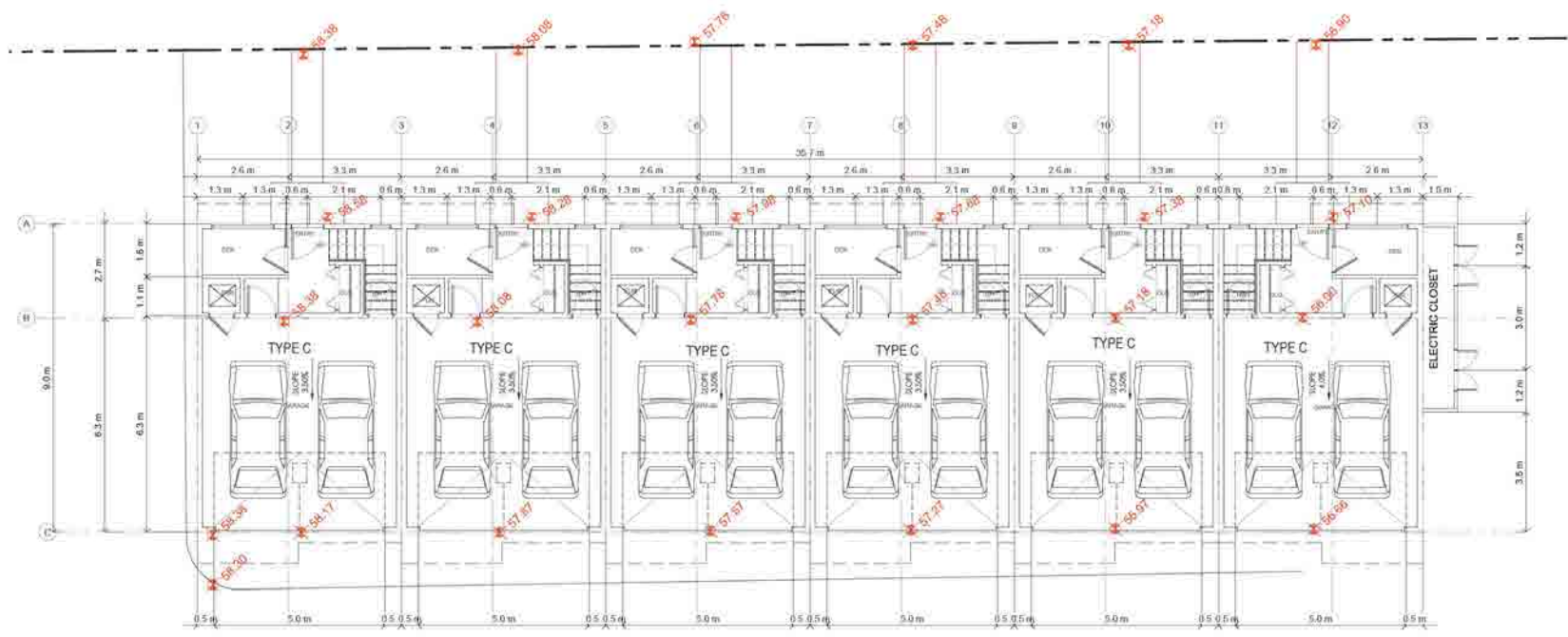
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16002 24 AVE., SURREY BC
Drawing: LOT-3 ELEVATIONS BUILDING 2
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	1/3' Drawings
02	2023-05-26	0/2' Drawings



Scale: 1/8"=1'-0" DWG. NO: A.3.2



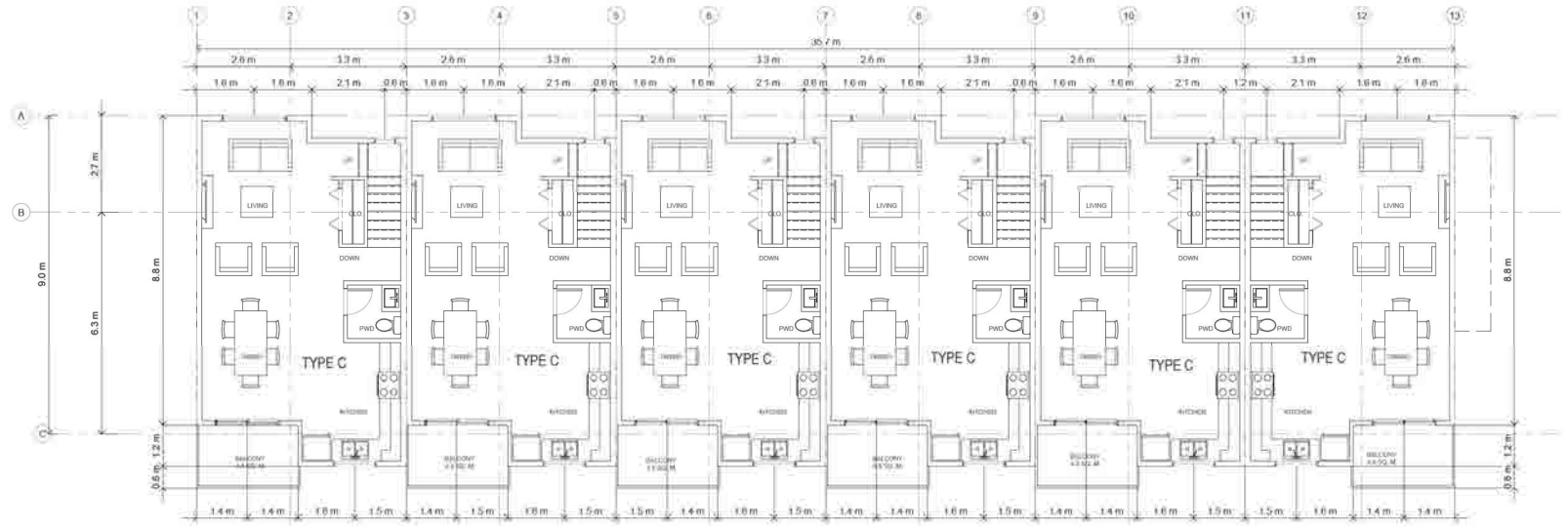
1 MAIN FLOOR
Scale: 1/32" = 1'-0"

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AV. LARBY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 3
Project Status:

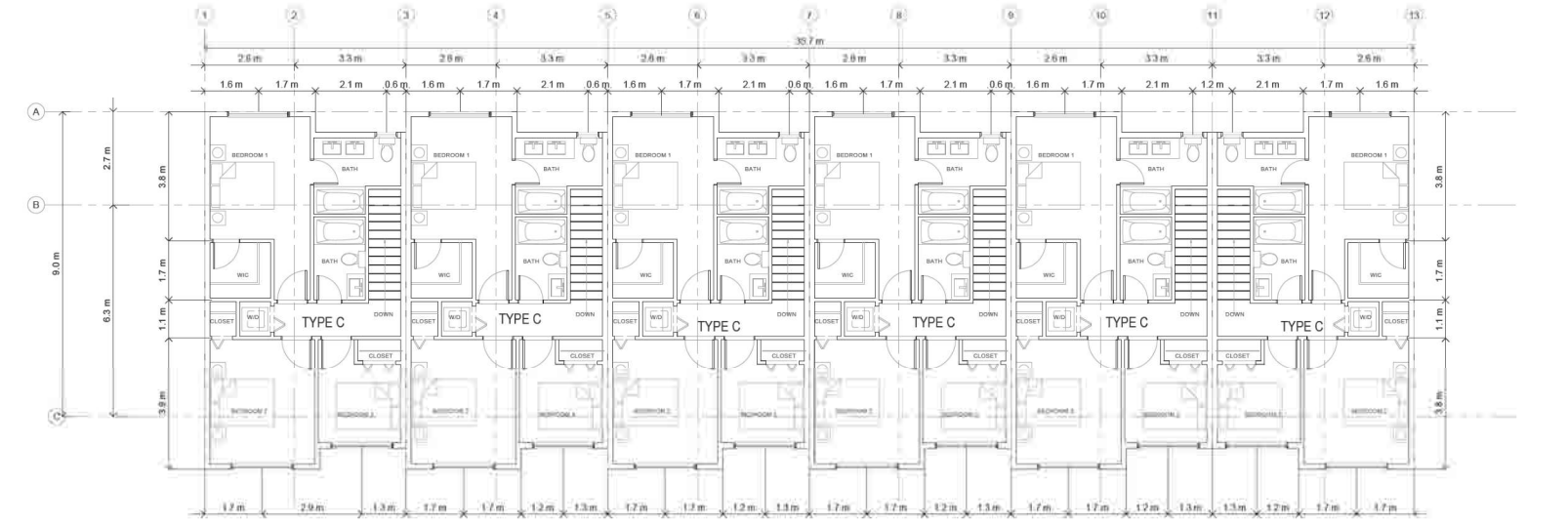
REVISION		
No.	Date	Description
01	2013-02-20	1st Drawing
02	2013-09-26	R/P Drawing



Scale: 1/32" = 1'-0" DWG. NO.: A.2.5



1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD PLAN
Scale: (1/16"=1'-0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
JAWZ 24 AVT, SURREY BC
Drawing:
LOT-3
FLOOR PLANS
BUILDING 3
Project Status:

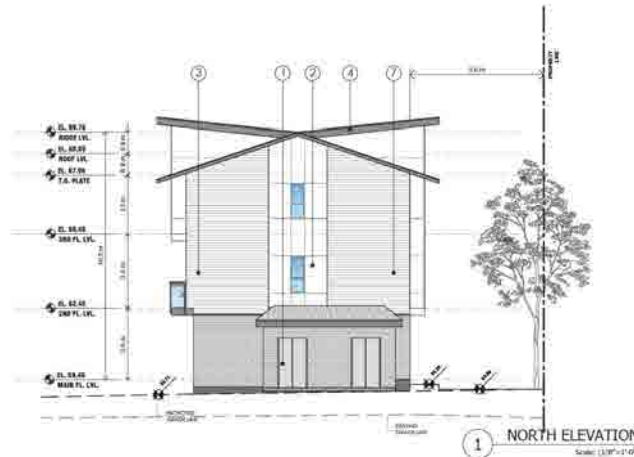
REVISION

No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the architect before commencing work. Contractors are responsible for the accuracy of the work as shown on their drawings. The architect shall not be responsible for any errors or omissions on the part of the contractor.



Scale: (1/16"=1'-0") DWG. NO.:
A.2.6



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16067 34 AVE, SURREY BC
Drawing: 1 OF 3 ELEVATIONS BUILDING 3
Project Status:

REVISION		
No.	Date	Description
01	2023-02-23	D/P Drawings
02	2023-05-26	R/P Drawings

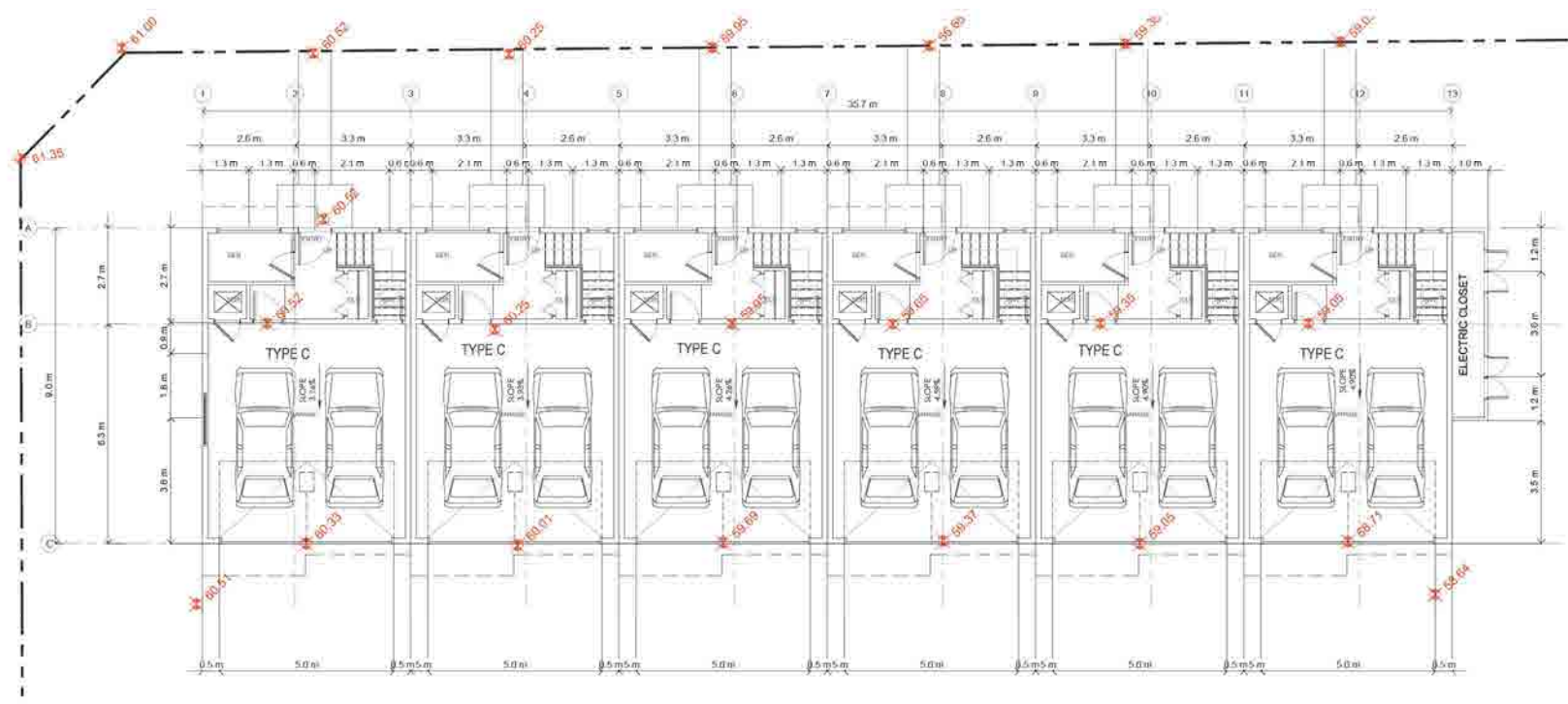


Scale: 1/8"=1'-0" DWG. NO: A.3.3



2924 69 Avenue
Surrey, BC V3X 0A1
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Email: info@cre8architects.com

Cre 8 Architecture Ltd.



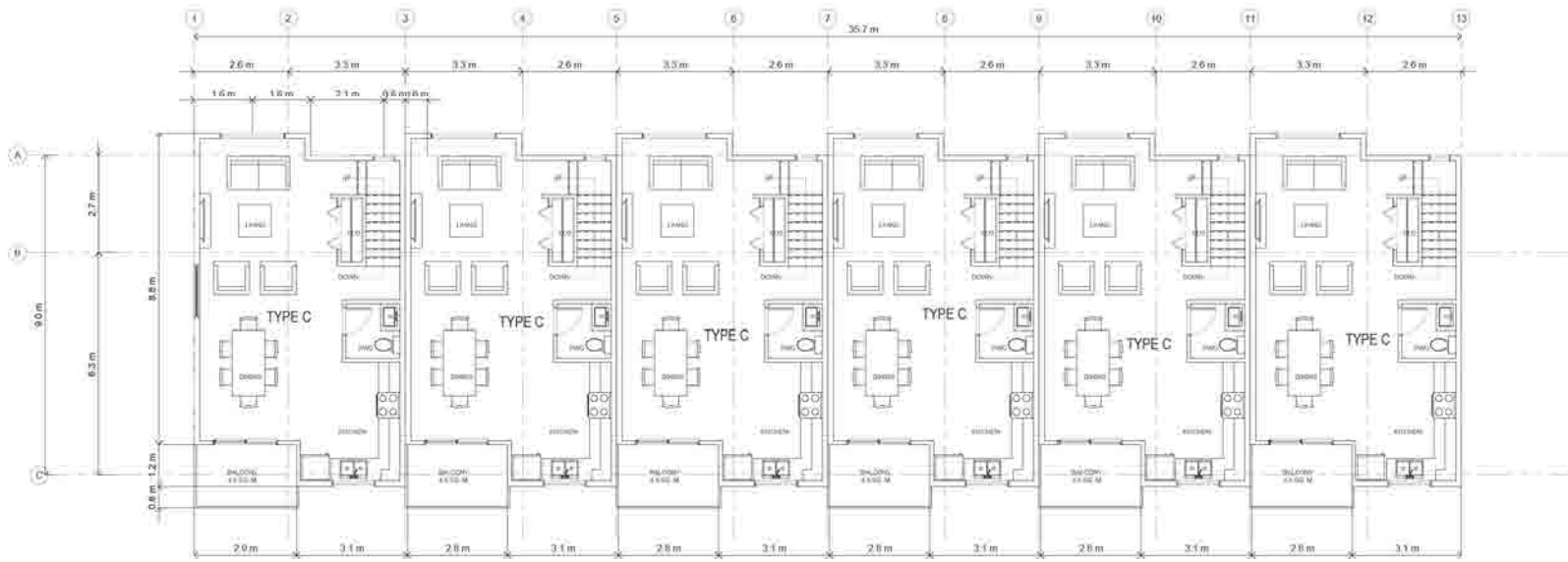
1 MAIN FLOOR
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, LARBY BC
Drawing: LOT 3
FLOOR PLANS
BUILDING 4
Project Status:

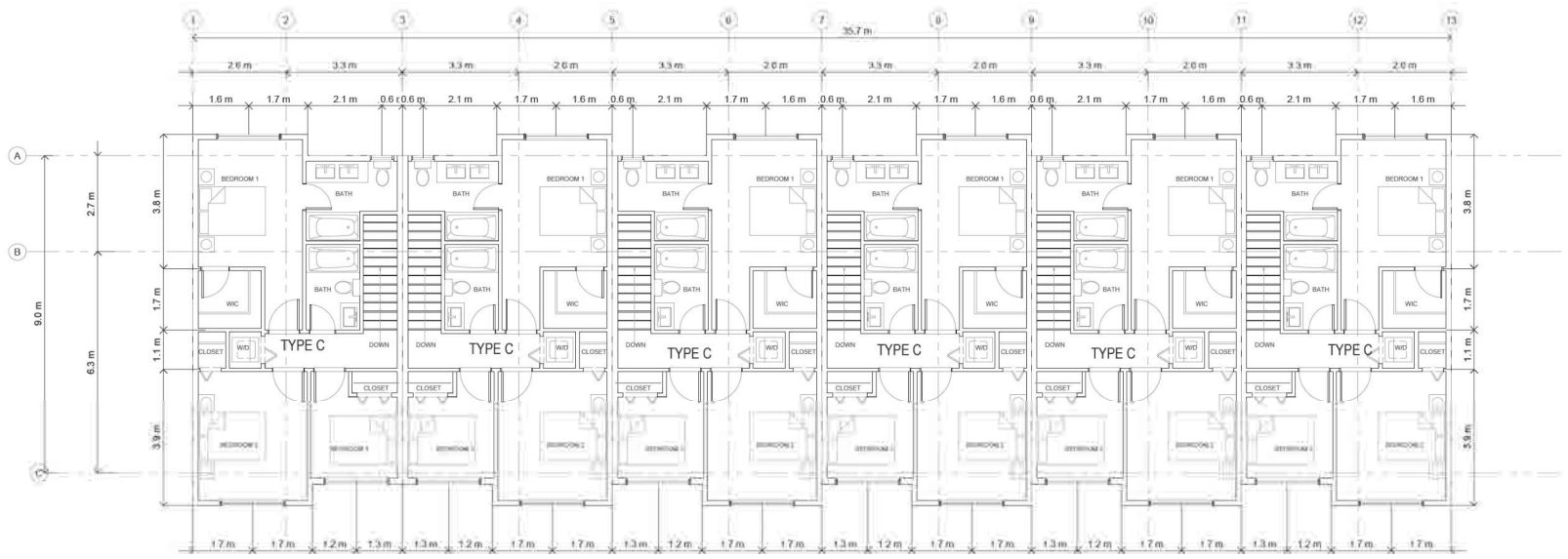
REVISION		
No.	Date	Description
01	2023-09-22	1/1 Drawing
02	2023-09-26	R/P Discrep



Scale: DWG. NO:
A.2.7



1 SECOND FLOOR
Scale: (3/16"=1'-0")



2 THIRD PLAN
Scale: (3/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC# 34 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 4
Project Status:

REVISION

No.	Date	Description
01	2024-08-22	D.P. Drawings
02	2024-09-26	D.P. Drawings



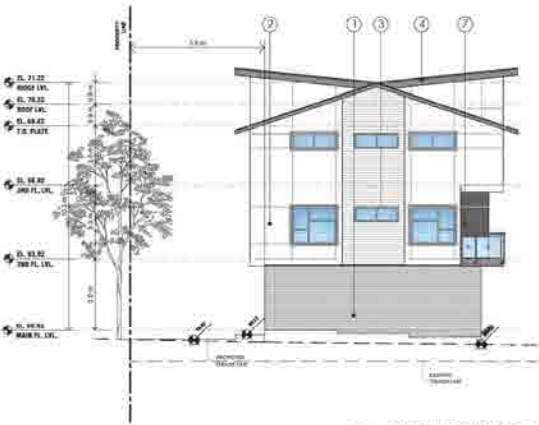
Scale: (3/16"=1'-0") DWG. NO.: **A.2.8**



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH (FACING 24 AVE.) ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

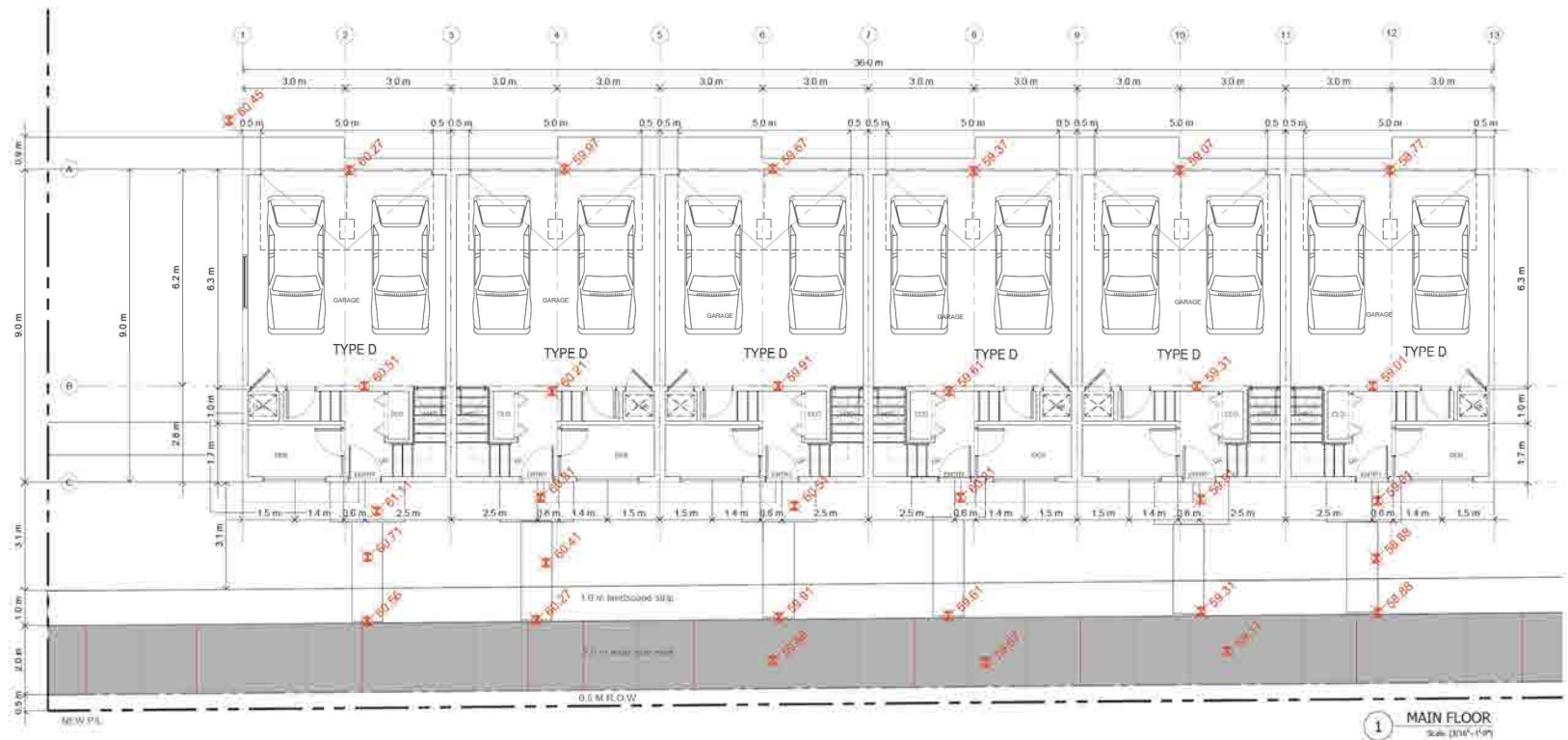
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 2407 24 AVE, GAREYVIC
Drawing: LOT 3 ELEVATIONS BUILDING 4
Project Status:

REVISION		
No	Date	Description
01	2024.06.20	LOI Drawing
02	2024.09.26	D.P. Drawing



Scale: 1/8"=1'-0" DWG. NO: A.3.4

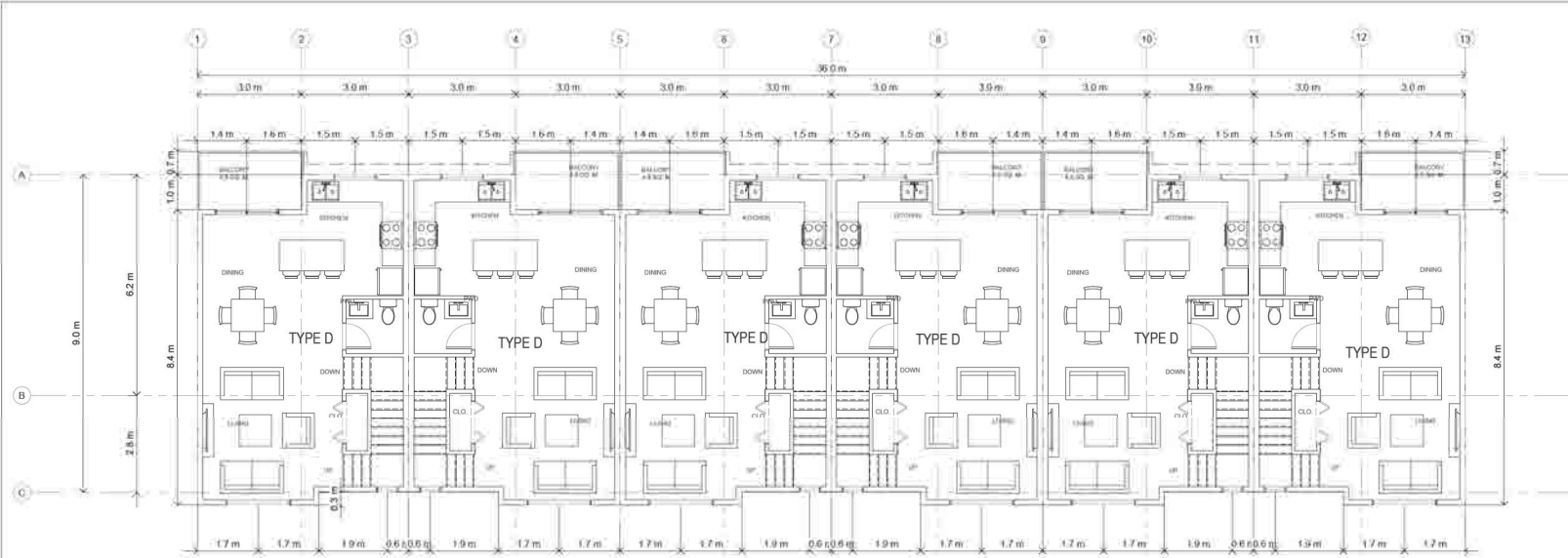


1 MAIN FLOOR
Scale: (1/4"=1'-0")

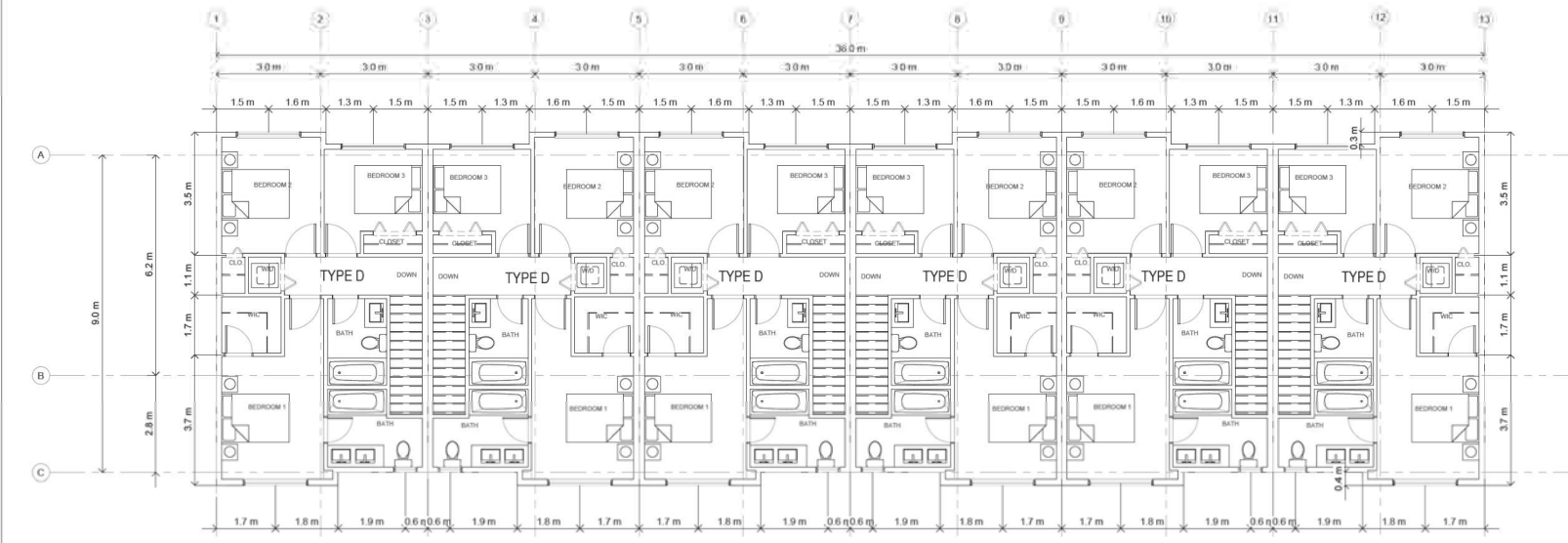
Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AV. SLABBY BC
Drawing: LOT-3 FLOOR PLANS BUILDING-5
Plot/lot Status:

REVISION		
No.	Date	Description
01	2023-02-20	1st Drawing
02	2023-09-26	R/P Drawing





1 SECOND FLOOR
Scale: (1/32"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEEP SANDHU
Project Address: 1887 24 AVE, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 6
Project Status:

REVISION		
No.	Date	Description
01	2024-04-22	D.P. Drawings
02	2024-09-26	D.P. Drawings

All Drawings in this set to be read in conjunction with each other. Any errors or omissions in the set shall be the responsibility of the user. Contributions to the set shall be made in accordance with the requirements of the applicable Building Code Authority.



Scale: (1/16"=1'-0")

DWG. NO.: **A.2.10**



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

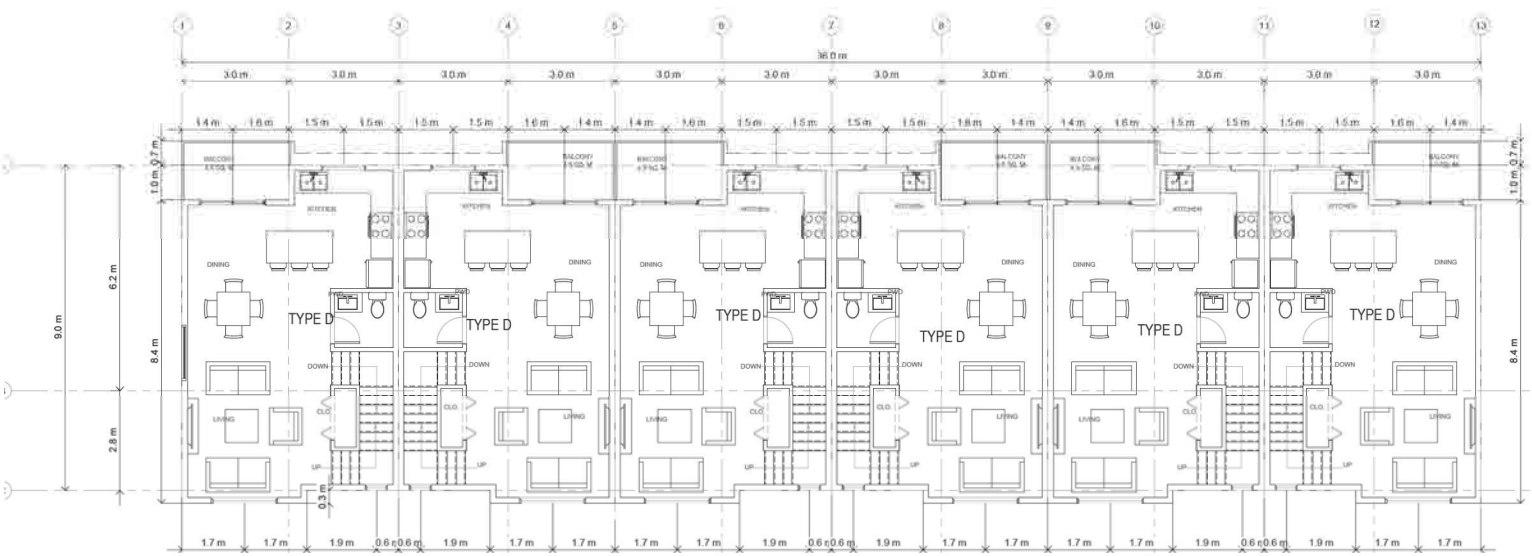
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16602 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING 5
Project Status:

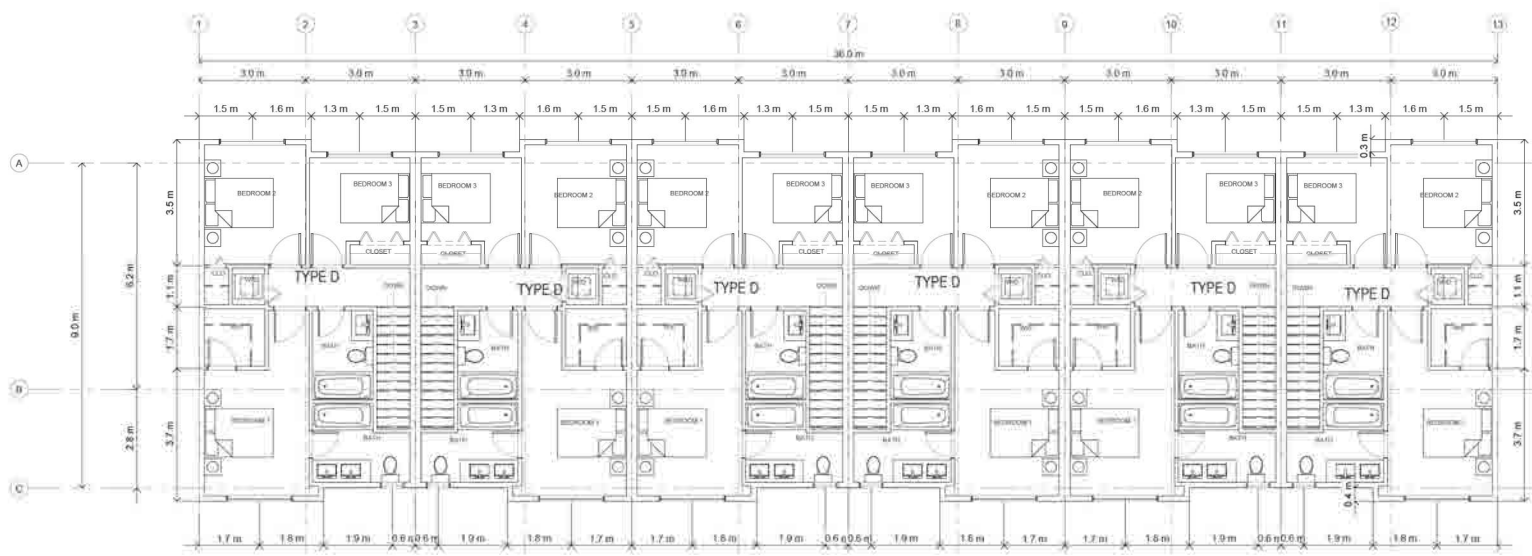
REVISION		
No.	Date	Description
01	2024-08-23	1/1 Drawing
02	2024-09-26	R/P Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.5



1 SECOND FLOOR
Scale: (3/16"=1'-0")



2 THIRD PLAN
Scale: (3/16"=1'-0")

Project:
TOWNHOUSE DEVELOPMENT
Client Name:
GURDEV SANDHU
Project Address:
JUNE 24 AVT, SURREY BC
Drawing:
LOT 3
FLOOR PLANS
BUILDING 5
Project Status:

REVISION

No.	Date	Description
01	2023-09-22	13' Drawings
02	2023-09-26	FP Drawings





1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

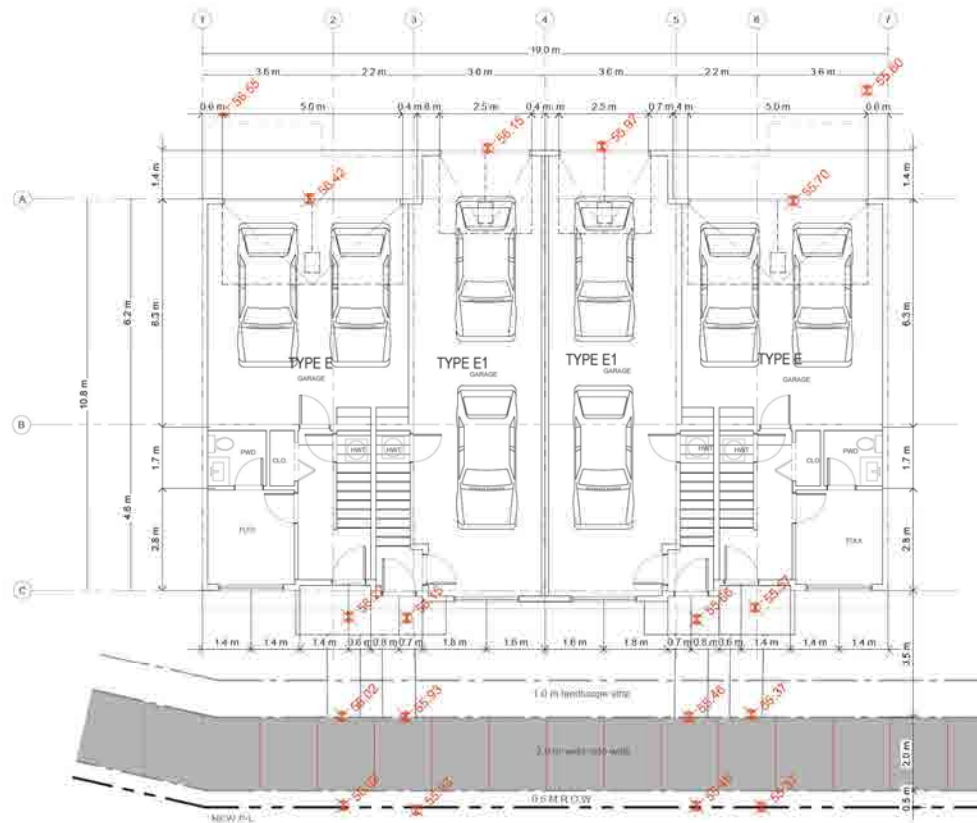
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE, SURREY BC
Drawing: LOT 2 ELEVATIONS BUILDING #1
Project Status:

REVISION		
No.	Date	Description
01	2024-08-23	D/P Drawings
02	2024-09-26	D/P Drawings



Scale: (1/8"=1'-0") DWG. NO.: A.3.6



1 SECOND FLOOR
Scale: (1/8"=1'-0")

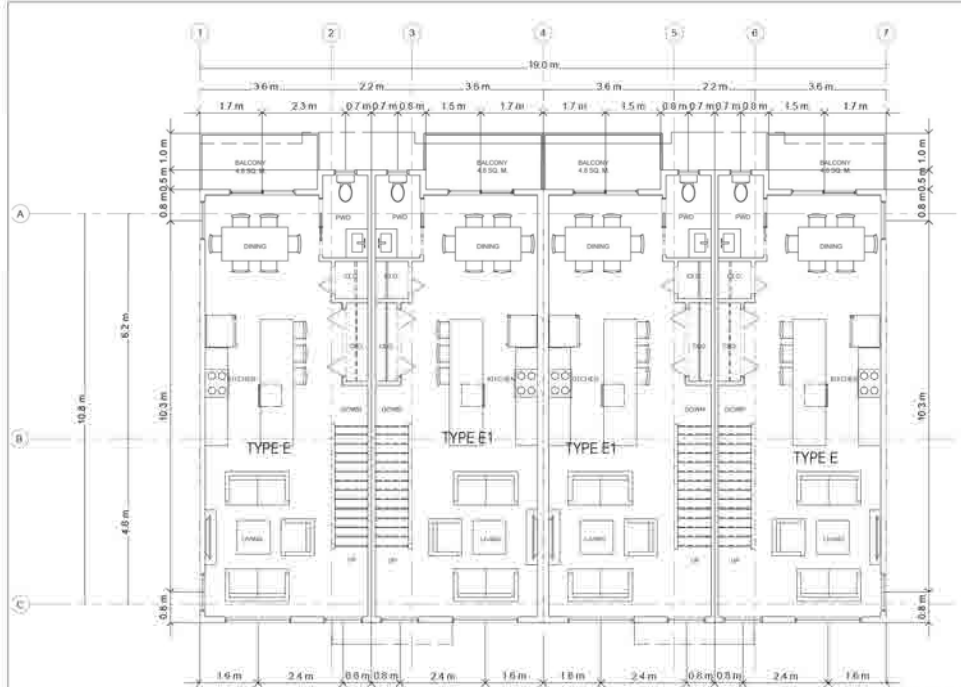
1 MAIN FLOOR PLAN
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18007 24 AVE, SURREY BC
Drawing: LOT-3 FLOOR PLANS BUILDING 7
Plot/sect Status:

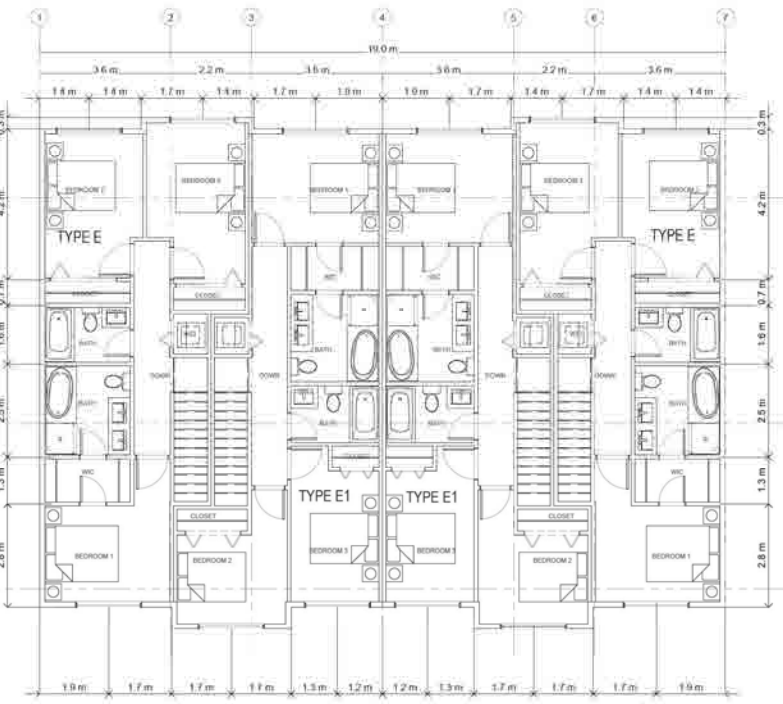
REVISION		
No.	Date	Description
01	2023-08-20	D/P Drawings
02	2023-09-26	D/P Drawings



Scale: DWG. NO:
Scale: (1/8"=1'-0") A.2.13



1 SECOND FLOOR
Scale: (1/8"=1'-0")



2 THIRD FLOOR
Scale: (1/8"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JWC 34 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 7
Plotset Status:

REVISION		
No.	Date	Description
01	2023-02-20	1st Drawing
02	2023-09-26	R/P Drawing



Scale: Scale: (1/8"=1'-0") DWG. NO: A.2.14



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 SOUTH ELEVATION
Scale: (1/8"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)



3 WEST ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")



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Tel: (778) 891-0187

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1602 34 AVE., SURREY BC
Drawing: 1 OF 2
ELEVATIONS, BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-02-29	1st Drawing
02	2024-05-28	RP Drawing



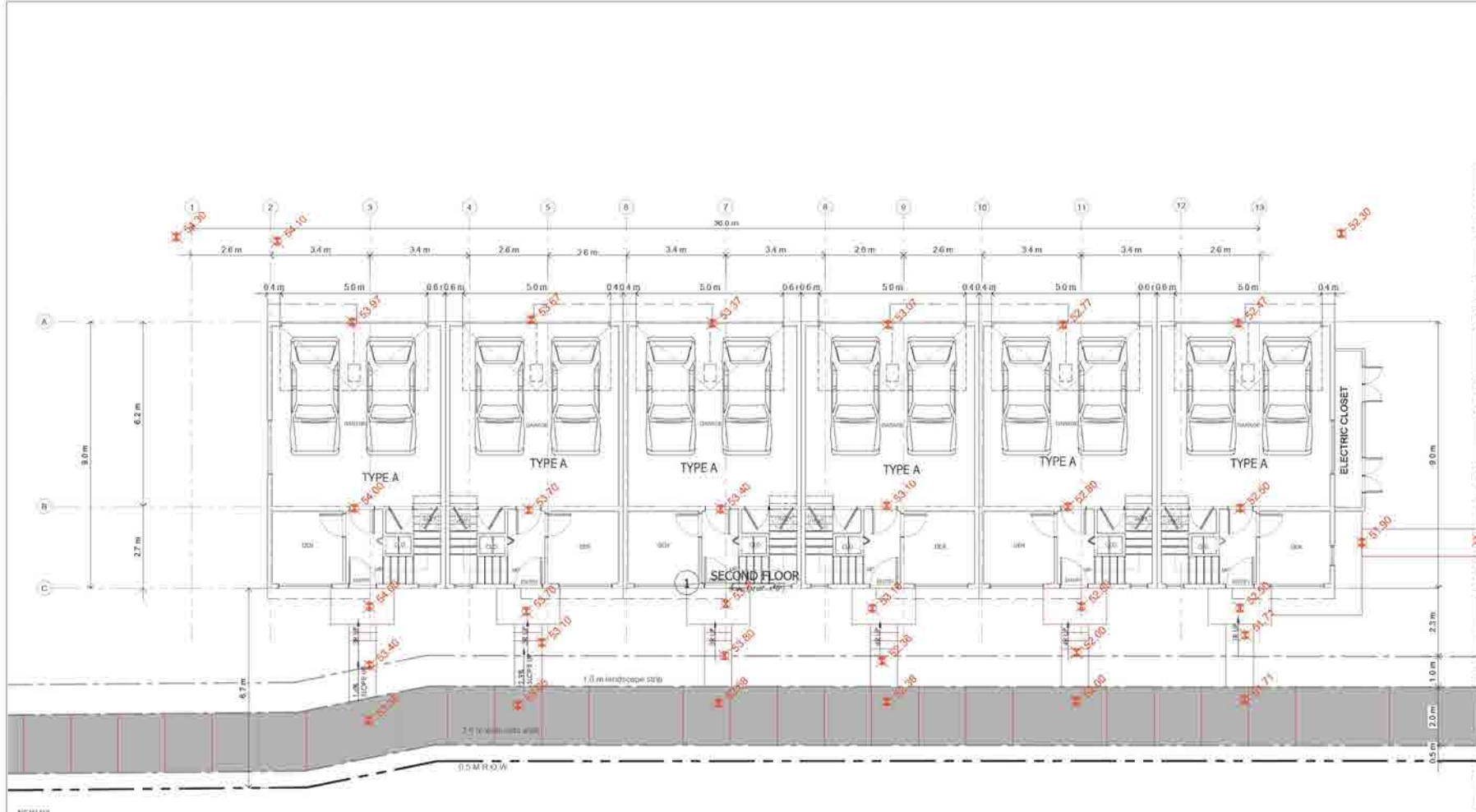
Scale: (1/8"=1'-0") DWG. NO: A.3.7

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 34 AVT, SURREY BC
Drawing: LOT 3 FLOOR PLANS BUILDING 7
Plotset Status:

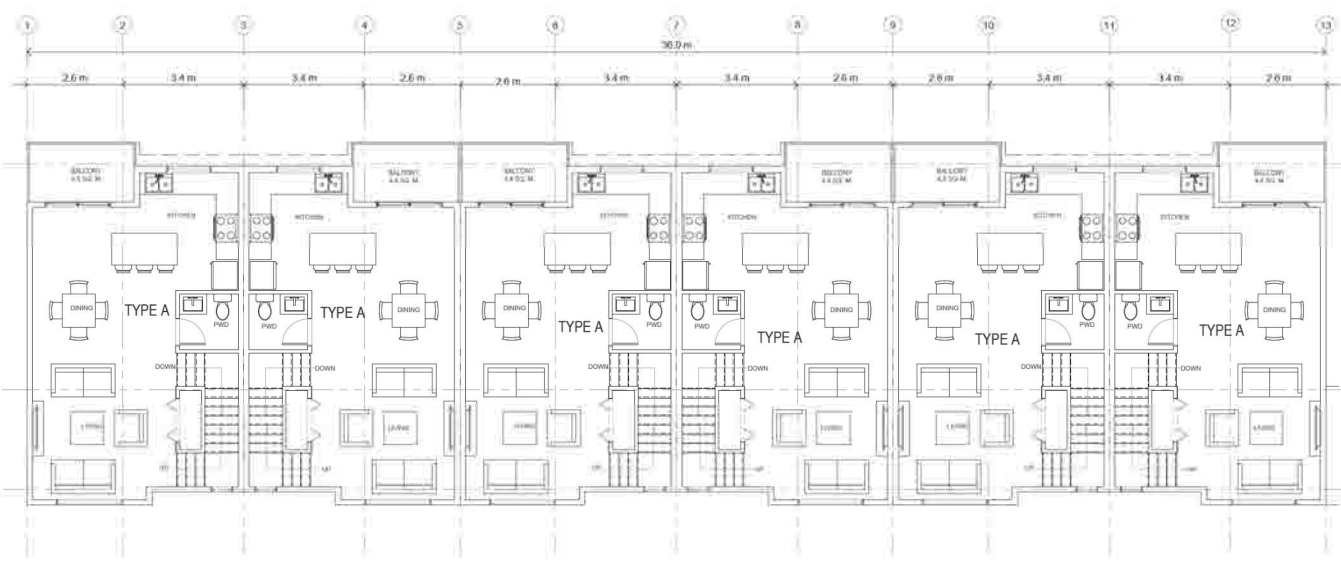
REVISION		
No.	Date	Description
01	2023-02-20	IFP Drawings
02	2023-09-26	IFP Drawings



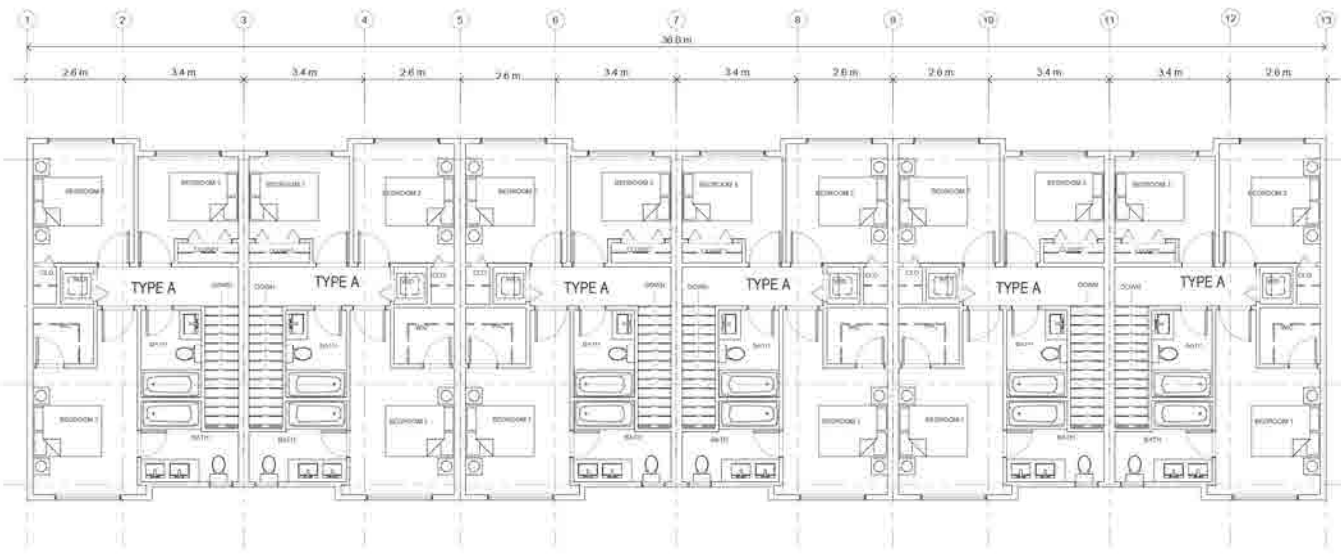
Scale: (3/16")=1'-0" DWG. NO.: **A.2.15**



1 MAIN FLOOR PLAN
Scale: (3/16")=1'-0"



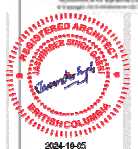
1 SECOND FLOOR
Scale: (1/16"=1'-0")



2 THIRD FLOOR
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1687 24 Ave, Surrey BC
Drawing: LOT-3 FLOOR PLANS BUILDING 7
Project Status:

REVISION		
No.	Date	Description
01	2024-04-22	01/ Unstage
02	2024-01-26	02/ Garage



Scale: (1/16"=1'-0") DWG. NO.: A.2.16



1 NORTH ELEVATION
Scale: (1/8"=1'-0")



2 WEST ELEVATION
Scale: (1/8"=1'-0")



3 SOUTH ELEVATION
Scale: (1/8"=1'-0")



4 EAST ELEVATION
Scale: (1/8"=1'-0")

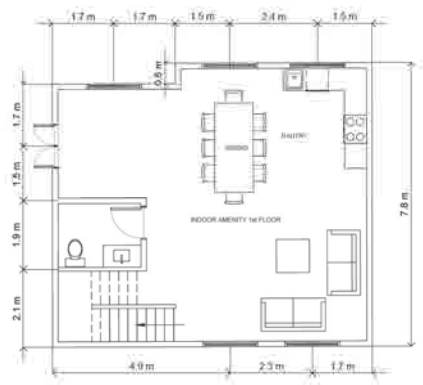
MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 16667 34 AVE, SURREY BC
Drawing: 1 OF 3 ELEVATIONS BUILDING #
Project Status:

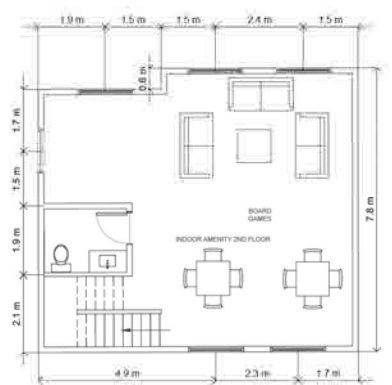
REVISION		
No.	Date	Description
01	2023-02-23	1/3 Drawings
02	2023-05-26	1/3 Drawings



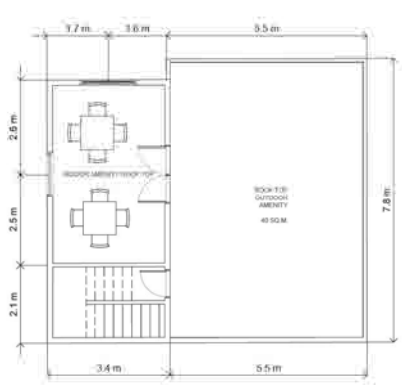
Scale: (1/8"=1'-0") DWG. NO.: A.3.8.1



1 MAIN FLOOR PLAN
Scale: (1/16"=1'-0")



2 SECOND FLOOR PLAN
Scale: (1/16"=1'-0")



3 THIRD FLOOR PLAN
Scale: (1/16"=1'-0")

MATERIAL LEGEND	
1	ENDICOTT BRICKS- THIN BRICKS- DARK IRON
2	HARDIE BOARD (ARCTIC WHITE)
3	6" HARDIE SIDING (ARCTIC WHITE)
4	FASCIA (IRON GREY)
5	ROOF SHINGLES
6	DOOR COLOR (TO MATCH WITH ROOF SHINGLES)
7	HARDIE BOARD (GREY SLATE)
8	FASCIA/TRIMS (IRON GREY)

1 SECOND FLOOR
Scale: (1/16"=1'-0")



4 WEST SIDE ELEVATION
Scale: (1/16"=1'-0")

5 SOUTH SIDE ELEVATION
Scale: (1/16"=1'-0")

6 EAST SIDE ELEVATION
Scale: (1/16"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 1887 24 Ave, Surrey BC
Drawing: LOT-3 INDOOR AMENITY
Project Status:

REVISION		
No.	Date	Description
01	2024-08-22	01/ Drawing
02	2024-09-26	01/ Geosage

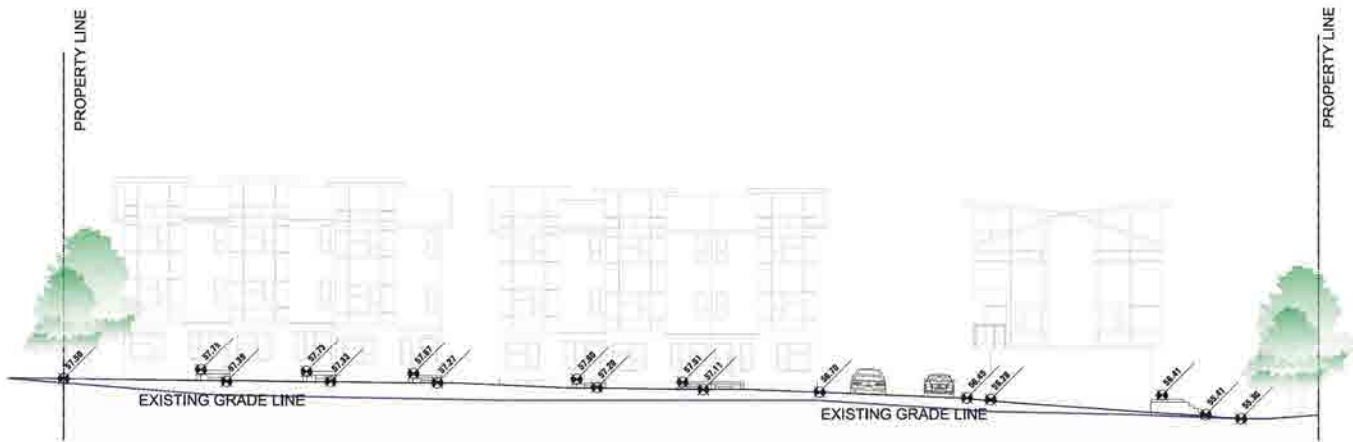
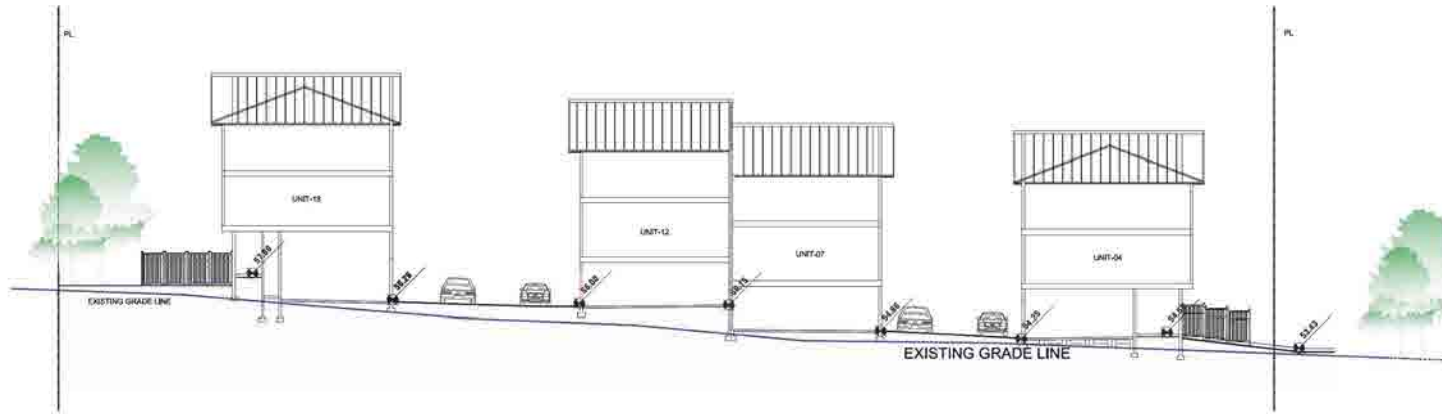




1294 59 Avenue
Surrey, BC V3X 0C4

Email: jason@cre8architects.ca
Tel: (778) 891-0187

Cre 8 Architecture Ltd.



Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHILL
Project Address: 14857 24 AVE, SURREY BC
Drawing:

Project Status: **LOT 1 SECTIONS**

REVISION

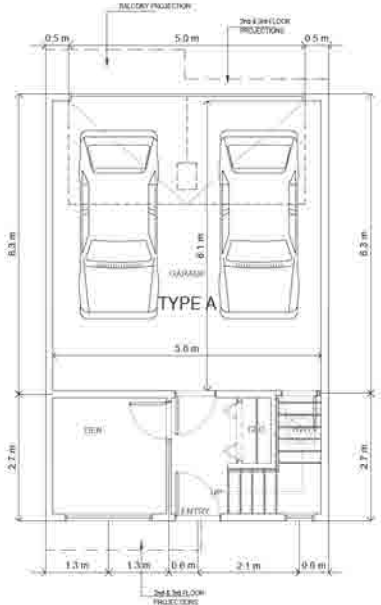
No.	Date	Description
01	2024-06-22	D.P. Drawings
02	2024-05-26	D.P. Drawings



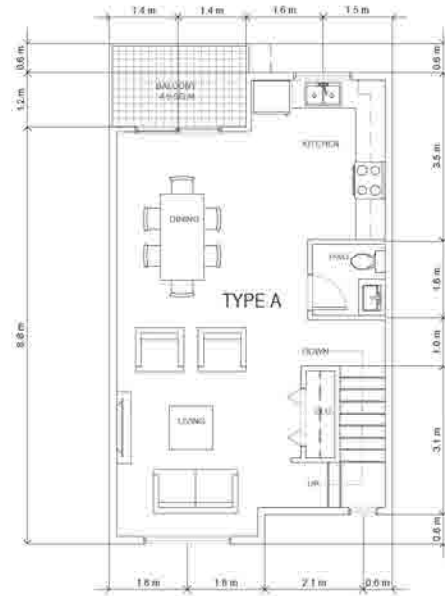
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DWG. NO.: **A.4.1**

REVISION		
No.	Date	Description
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02	2024-06-26	O.P. Drawings

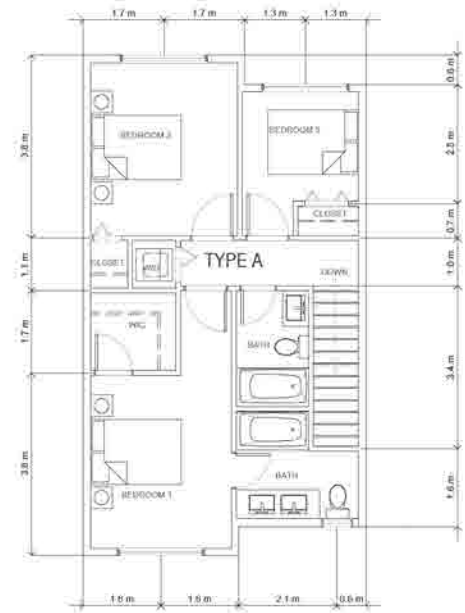
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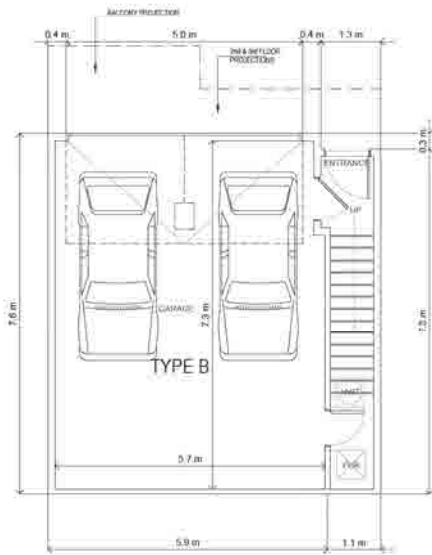
TYPE A
GARAGE AREA = 424.80 SQ.FT. = 37.53 SQ.M.
1st FLOOR AREA = 171.83 SQ.FT. = 15.96 SQ.M.



TYPE A
2nd FLOOR AREA = 281.30 SQ.FT. = 26.00 SQ.M.



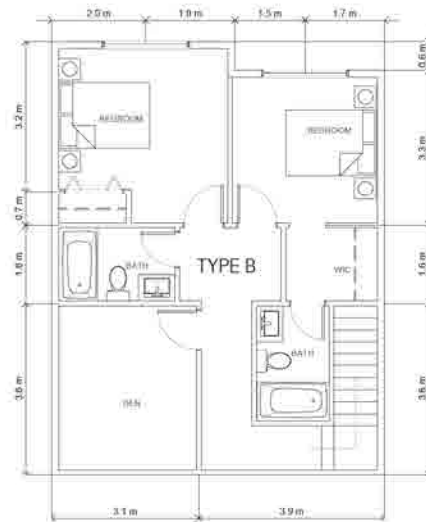
TYPE A
3rd FLOOR AREA = 538.50 SQ.FT. = 49.81 SQ.M.



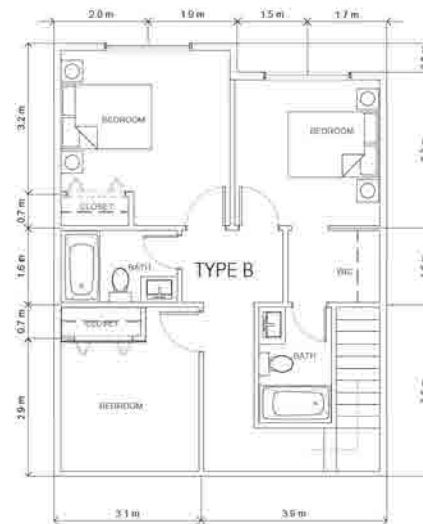
TYPE B
 GARAGE AREA = 478.46 SQ.FT. = 44.35 SQ.M.
 NET FLOOR AREA = 82.23 SQ.FT. = 7.62 SQ.M.



2nd FLOOR AREA = 120.78 SQ.FT. = 11.27 SQ.M.



3rd FLOOR AREA = 82.25 SQ.FT. = 7.62 SQ.M.



2nd FLOOR AREA = 97.25 SQ.FT. = 9.02 SQ.M.

1 TYPE - B UNIT PLANS
 Scale: (1/4"=1'-0")



12304 59 Avenue
 Surrey, BC V0X 0C4

1-617-781-0817
 Email: jason@cre8architects.ca

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURJEY SANDHU
 Project Address: 19817 44 AV., SURREY BC
 Drawing: UNIT PLANS

Project Status:

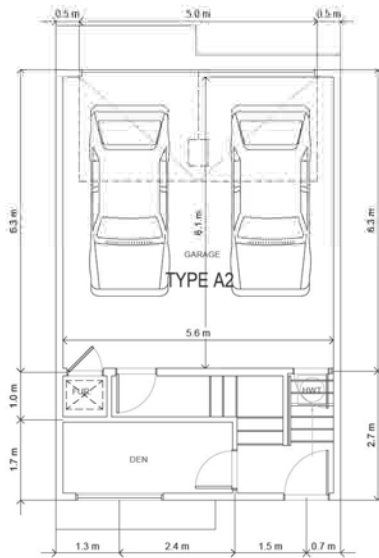
REVISION

No.	Date	Description
01	2024-06-25	-1st Drawing
02	2025-05-26	-3rd Drawing



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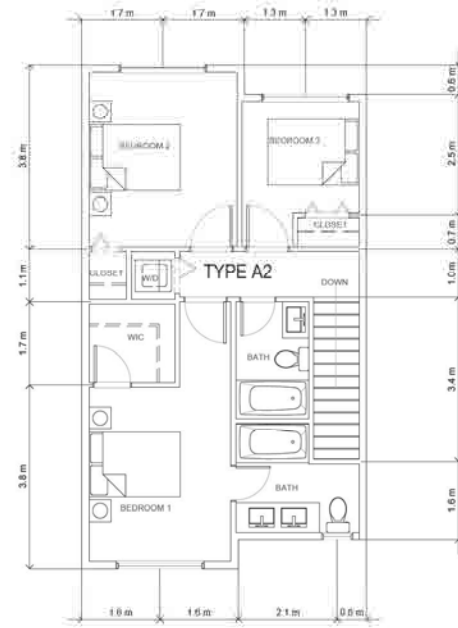
DWG. NO:
U.P.2



TYPE A2
GARAGE AREA = 478 SQ FT = 44.45 SQ M
1st FLOOR AREA = 8823 SQ FT = 8129 SQ M



TYPE A2
2nd FLOOR AREA = 561.39 SQ FT = 51.90 SQ M



TYPE A2
3rd FLOOR AREA = 838.50 SQ FT = 77.41 SQ M

1 TYPE- A2 UNIT PLANS
Scale: (1/4"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: UNIT PLANS

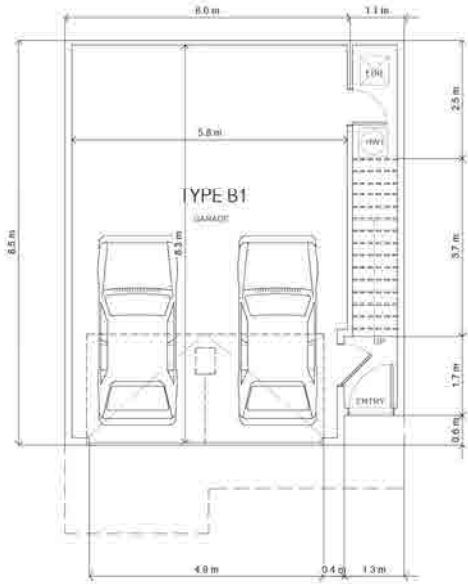
Project Status:

REVISION		
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02	2014-09-24	D.P. Drawings

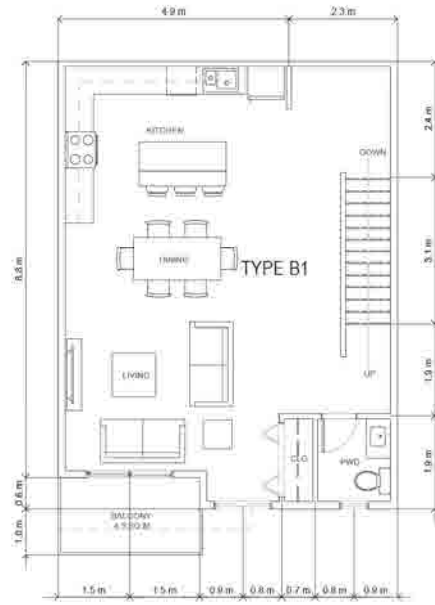


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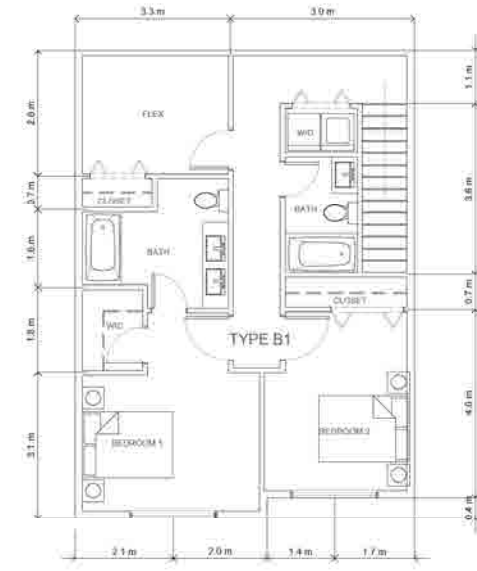
DWG. NO:
U.P.3



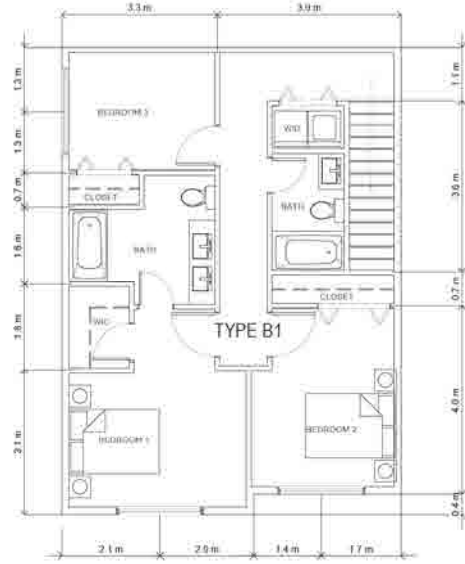
TYPE B1
 GARAGE AREA = 137.20 SQ.FT. = 49.90 SQ.M
 INFLOOR AREA = 106.43 SQ.FT. = 9.76 SQ.M



2nd FLOOR AREA = 711.57 SQ.FT. = 65.17 SQ.M



3rd FLOOR AREA = 740.77 SQ.FT. = 68.81 SQ.M



3rd FLOOR AREA = 740.77 SQ.FT. = 68.81 SQ.M

1 TYPE - B1 UNIT PLANS
 Scale: (1/4"=1'-0")



3294 88 Avenue
 Surrey, BC V4N 0C4
 Email: j.sandhu@cre8architects.com
 Tel: (778) 991-0497

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
 Client Name: GURDEV SANDHU
 Project Address: 1007 24 Ave, Surrey BC
 Drawing: UNIT PLANS

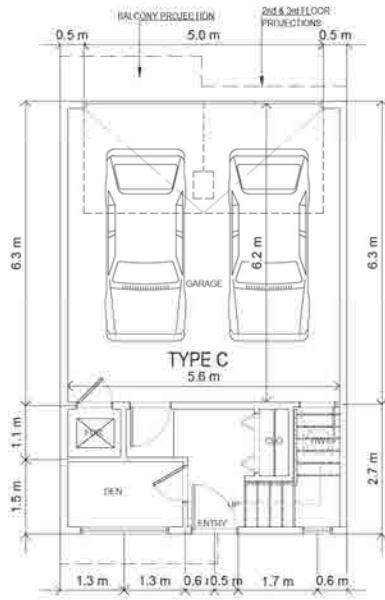
Project Status:

REVISION		
No	Date	Description
01	2024.06.30	A.R. Coverage
02	2024.06.26	D.P. Issuance

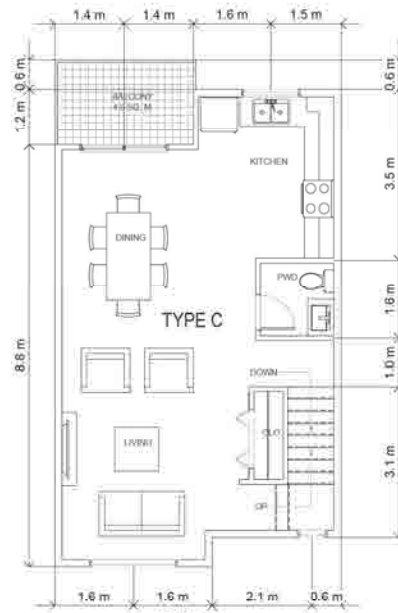
We warrant that the information contained in this drawing was prepared by a professional registered in the province of British Columbia and is intended for the use and purposes specified in the contract documents. We do not warrant that the information is complete, accurate, or that it will be suitable for any other use. The user of this drawing is responsible for verifying the accuracy of the information and for obtaining the necessary permits and approvals. The user of this drawing is also responsible for obtaining the necessary insurance and bonding. This drawing is the property of Cre 8 Architects and shall remain the property of Cre 8 Architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cre 8 Architects.



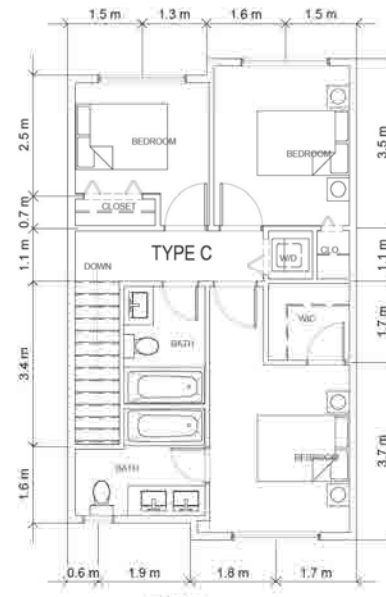
Scale: (1/4"=1'-0")
 DWG. NO: U.P.4



TYPE C
GARAGE AREA - 404.86 SQ.FT - 37.53 SQ.M.
M/FLOOR AREA - 171.83 SQ.FT - 15.96 SQ.M.



TYPE C
2nd FLOOR AREA - 581.30 SQ.FT - 54.00 SQ.M.



TYPE C
3rd FLOOR AREA - 636.50 SQ.FT - 58.41 SQ.M.

1 TYPE - C UNIT PLANS
Scale: (1/4"=1'-0")

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: JAWZ 34 AVT, SURREY BC
Drawing: UNIT PLANS

Project Status:

REVISION		
No.	Date	Description
01	2023-02-22	1st Drawing
02	2023-02-26	R/P Drawing



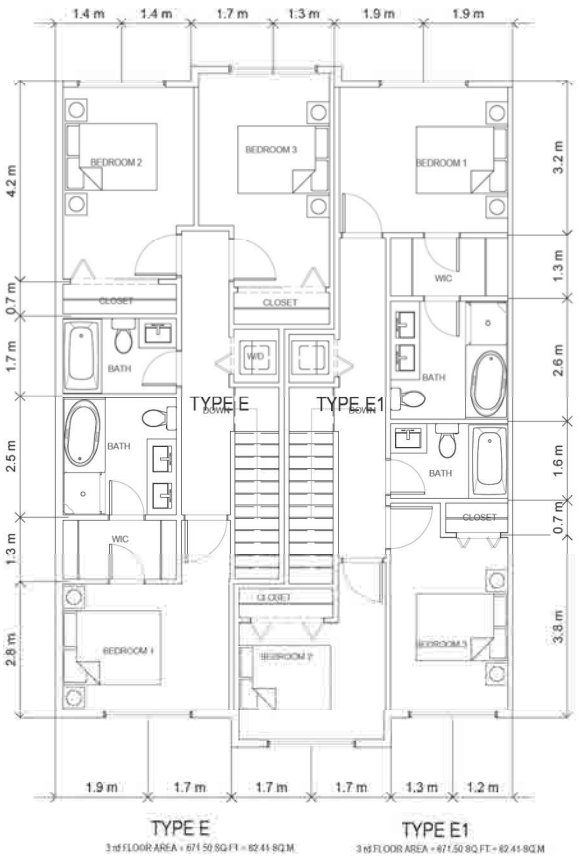
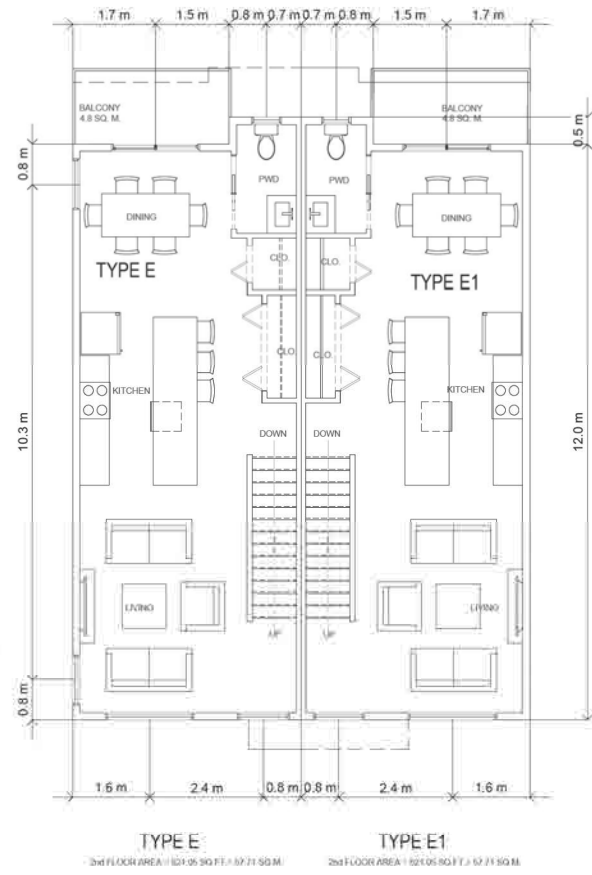
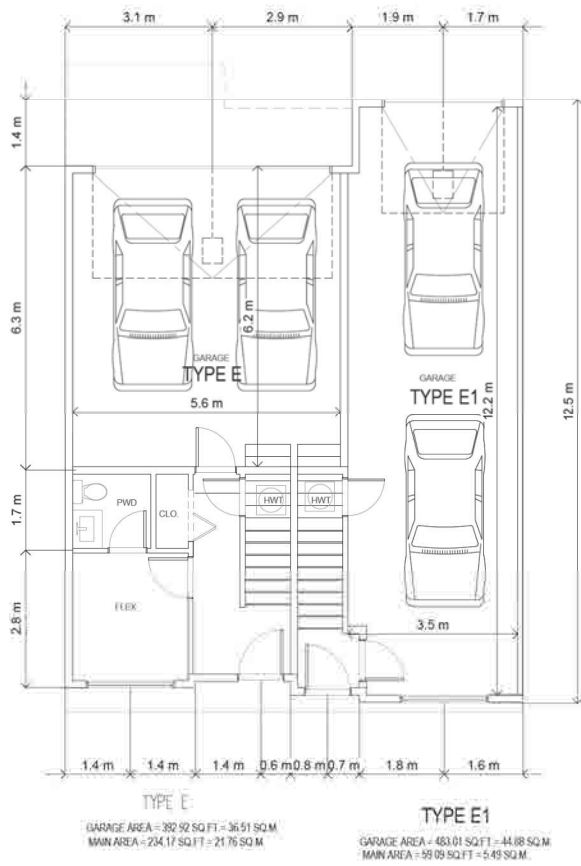
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Scale: (3/16"=1'-0") U.P.5

Project: TOWNHOUSE DEVELOPMENT
Client Name: GURDEV SANDHU
Project Address: 18087 24 AVE, SURREY BC
Drawing: UNIT PLANS
Project Status:

REVISION		
No.	Date	Description
01	2023-08-22	137 Drawings
02	2023-09-26	R/P Discrep







Scale: 1/8" = 1'-0" DWG. NO.: U.P.6



1 TYPE - E & E1 UNIT PLANS
Scale: 1/8" = 1'-0"



-  EXPOSED AGGREGATE CONCRETE
-  STAMPED CONCRETE
-  CONCRETE PAVERS
-  BROOM FINISHED CONCRETE

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 805A 024
 2482 JUNGLE COURT
 ABERDEEN, S.C.
 29522
 PHONE (804) 857-2378

CLIENT
 NORTHWEST DEVELOPMENT
 ATTENTION: JORA SANDS
 c/o FLAT ARCHITECTURE
 5187 205
 6321 KING GEORGE BOULEVARD
 SURREY, B.C. V3V 1G1

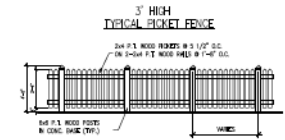
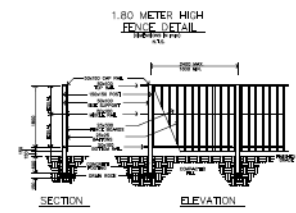
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 LOT 1
 LANDSCAPE PLAN
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 18087 - 24 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	JUN/24
DRAWN	SAH	CHECKED	
DATE		DATE	
APP'D		DATE	

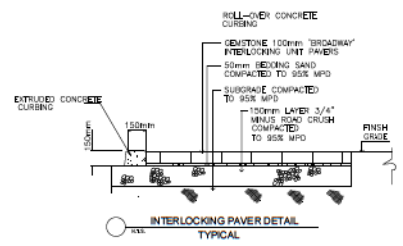
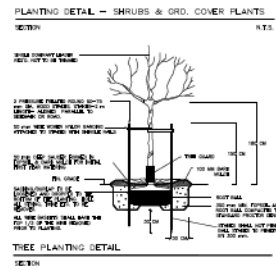
PROJECT	JOB NO.	△
		L-1



		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA REBICULATA 'IVORY SILK'	LLAC TREE	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
	TSUGA MICHOPHYLLA	WESTERN HEMLOCK	2	2.50 METERS	AS SHOWN	B. & B.
	TRILIA PULCATA	WESTERN RED CEDAR	2	2.50 METERS	AS SHOWN	B. & B.
⊕	PEONY (VARIOUS)	VARIOUS PEONIES	12	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	34	#3 POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	44	#3 POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	22	#3 POT	90 CM. O.C.	
⊕	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	44	#3 POT	90 CM. O.C.	
⊕	BURUS MACROPHYLLA 'MISTY DEW'	ASIAN BOWWOOD	58	#3 POT	45 CM. O.C.	
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	29	#3 POT	90 CM. O.C.	
⊕	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	6	#2 POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	14	#3 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITZUM	SWARD FERN	14	#3 POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA	33	#3 POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	ULAC	33	#3 POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	248	#3 POT	70 CM. O.C.	
⊕	TRILIA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	30	1.50 METERS	70 CM. O.C.	
⊕	LAVANDULA ANGSTROFFIA 'MUNSTEAD'	LAVENDER	48	#3 POT	45 CM. O.C.	



1. LAY OUT IN THE FIELD ACCORDING TO THE LAYOUT DRAWING. VERIFY ALL DIMENSIONS AND LOCATIONS OF PLANTS AND FEATURES. MARK THE LOCATIONS OF PLANTS AND FEATURES WITH STAKES AND STRINGS. VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES. VERIFY THE LOCATION OF ALL EXISTING PLANTS AND FEATURES.
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DATE	REVISED	BY

D. NAVOLINAS & ASSOCIATES INC.
2020A - 101A
2402 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 1E1
PHONE (604) 857-0378

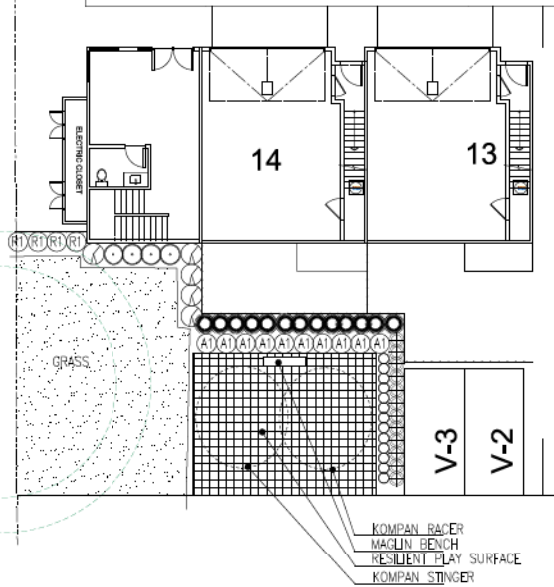
CLIENT
NORTHWEST REDEVELOPMENT
ATTENTION: JORJA SANDHU
c/o PLAT ARCHITECTURE
UNIT 209
6321 KING GEORGE BOULEVARD
SURREY, B.C. V3X 1G1

TITLE
LOT 1
LANDSCAPE DETAILS
117 UNIT
TOWNHOUSE DEVELOPMENT
1800 - 24 AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	JUN/24
DRAWN	MB		
CHECKED	MB		
APPROVED	MB		

PROJECT NO.
DRAWING NO.
L-1A

LOT-1



KOMPANI Product Info Stage 1-11420000

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- Product Line: Racer
- Category: Racer
- Age Group: 2-5
- Max. Height (cm): 12
- Weight (kg): 10

LANDSCAPE Racer

Product Features:

- Product Line: Racer
- Category: Racer
- Age Group: 2-5
- Max. Height (cm): 12
- Weight (kg): 10

MAGLIN

Product Features:

- Product Line: Bench
- Category: Bench
- Age Group: 2-5
- Max. Height (cm): 12
- Weight (kg): 10

playfall Technical Data Sheet

Play Fall Deck:

- Deck Thickness: 100mm
- Deck Material: High Density Polyethylene (HDPE)
- Deck Color: Black, Green, Red

C. KAVOLINAS & ASSOCIATES INC.
BCSA CSLA

2462 JENKINS COURT
ABBOTSFORD, B.C. V3G 3E9

PHONE (604) 857-2376

CLIENT

NORRHEIM DEVELOPMENT
1177 UNIT 209
6321 BRIGGS ROAD
SURREY, B.C. V3X 1K1

TITLE

LOT 1

LANDSCAPE PLAN
1177 UNIT
TOWNHOUSE DEVELOPMENT
18057 - 24 AVENUE
SURREY, B.C.

SCALE 1:100

DATE JUN/24

BY [Signature]

CHECKED [Signature]

REVISION

NO. 1

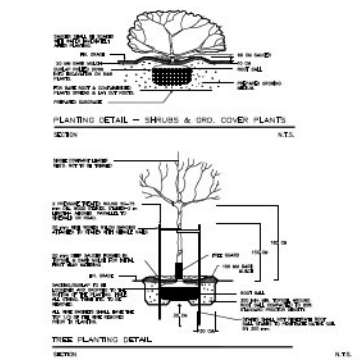
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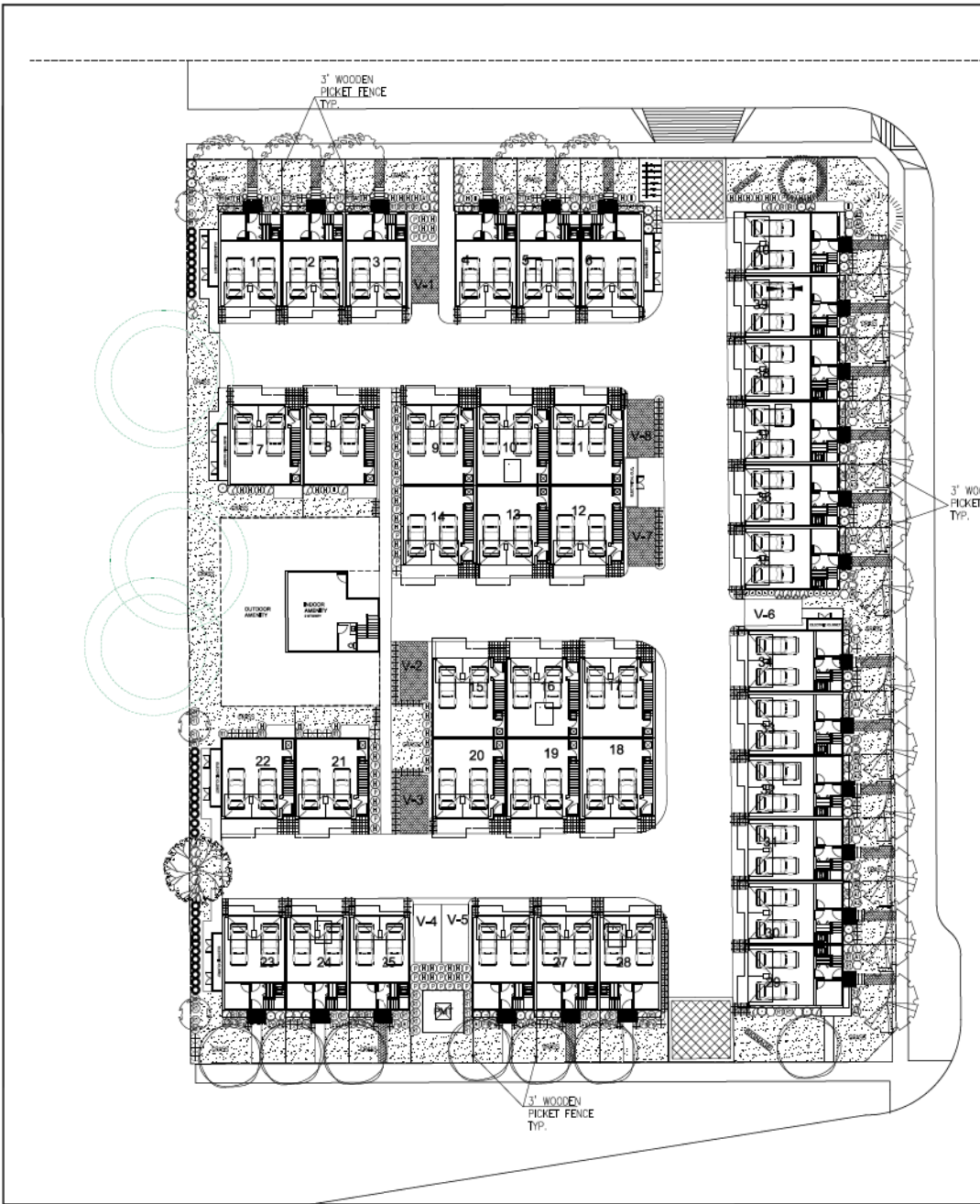
DESCRIPTION





L-1B

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	13	#3 POT	45 CM. O.C.
⊕	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	12	#3 POT	70 CM. O.C.
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	13	1.50 METERS	70 CM. O.C.
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	10	#3 POT	90 CM. O.C.
⊕	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	4	#3 POT	90 CM. O.C.
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	4	#3 POT	90 CM. O.C.
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	5	#3 POT	90 CM. O.C.

- NOTES**
1. ALL PLANTS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS. PLANTS TO BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS.
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-  EXPOSED AGGREGATE CONCRETE
-  STAMPED CONCRETE
-  CONCRETE PAVERS
-  BROOM FINISHED CONCRETE

DATE	ISSUES	BY
	ISSUES	

BOSSA COLA
 2462 JONQUIL COURT
 ARISTONIA, S.C.
 29525
 PHONE (804) 857-2376

LUDT
 NORTHWEST DEVELOPMENT
 ATTENTION: JORA SANDHU
 1/3 PLAT ARCHITECTURE
 UNIT 209
 6321 KING GEORGE BOULEVARD
 SURREY, B.C. V3R 1G1

PROJECT
 LOT 2
 LANDSCAPE PLAN
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 18087 - 24 AVENUE
 SURREY, B.C.

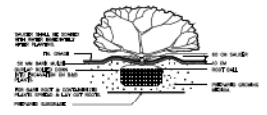
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DRAWN	BY	CHECKED	BY
DATE	DATE	DATE	DATE
APPROVED	DATE	DATE	DATE

PROJECT NO. []
 DRAWING NO. L-2

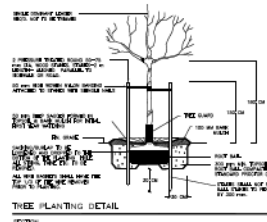
KEY	BOTANICAL NAME	PLANT LIST		QTY.	SIZE	SPACING	REMARKS
		COMMON NAME					
	SYRINGA RETICULATA 'NORY SILK'	LILAC TREE		12	6 CM. CAL	AS SHOWN	B. & B.
	ACER CAMPESTRIS 'RED SHINE'	RED SHINE MAPLE		2	6 CM. CAL	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD		5	6 CM. CAL	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE		7	6 CM. CAL	AS SHOWN	B. & B.
	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE		1	6 CM. CAL	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK		1	2.50 METERS	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR		1	2.50 METERS	AS SHOWN	B. & B.
⊕	PEONY (VARIOUS)	VARIOUS PEONIES		11	⊕ POT	90 CM. O.C.	
⊕	AZALEA JAPONICA 'INDO CRIMSON'	CRIMSON AZALEA		64	⊕ POT	90 CM. O.C.	
⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA		18	⊕ POT	90 CM. O.C.	
⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA		18	⊕ POT	90 CM. O.C.	
⊕	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA		38	⊕ POT	90 CM. O.C.	
⊕	HYDRANGEA MACROPETALA 'NINKO BLUE'	HYDRANGEA		38	⊕ POT	90 CM. O.C.	
⊕	VACCINIUM OVATUM	EVERGREEN HICKLEBERRY		10	⊕ POT	90 CM. O.C.	
⊕	SARCOCODONDA HOOKERIANA 'HUMIUS'	HIMALAYAN SWEET BOX		10	⊕ POT	90 CM. O.C.	
⊕	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON		89	⊕ POT	90 CM. O.C.	
⊕	POLYSTICHUM MOUNTAIN	SWARD FERN		29	⊕ POT	90 CM. O.C.	
⊕	HOSTA (VARIOUS)	HOSTA		66	⊕ POT	90 CM. O.C.	
⊕	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC		45	⊕ POT	90 CM. O.C.	
⊕	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL		243	⊕ POT	70 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE		23	1.50 METERS	70 CM. O.C.	

NOTES

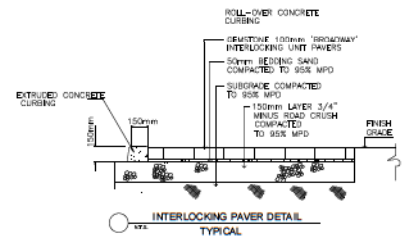
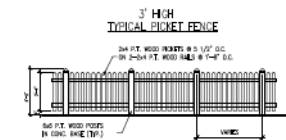
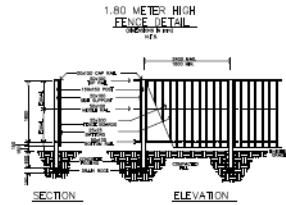
1. ALL PLANTING SHALL BE ACCORDING TO THE LANDSCAPE DESIGN UNIT DRAWING. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES HEREON. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES HEREON. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES HEREON.
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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION



TREE PLANTING DETAIL
SECTION



DATE	REVISION	BY

C. KAVOLINAS & ASSOCIATES INC.
 803A CILA
 2462 ORCHID COURT
 ABBOTSFORD, B.C.
 V3G 3E9
 PHONE (604) 857-2376

UNIT
 NORTHWEST DEVELOPMENT
 ATTENTION: JOHN SANDER
 4/5 FIVE ARCHITECTURE
 UNIT 209
 6301 180 STREET BOWEN
 SURREY, B.C. V3X 1G1

PROJECT
 LOT 1
 LANDSCAPE DETAILS
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 18087 - 24 AVENUE
 SURREY, B.C.

SCALE	N.T.S.	DATE	JUN/24
DRAWN	MB		
CHECKED	MB		
APPROVED	MB		

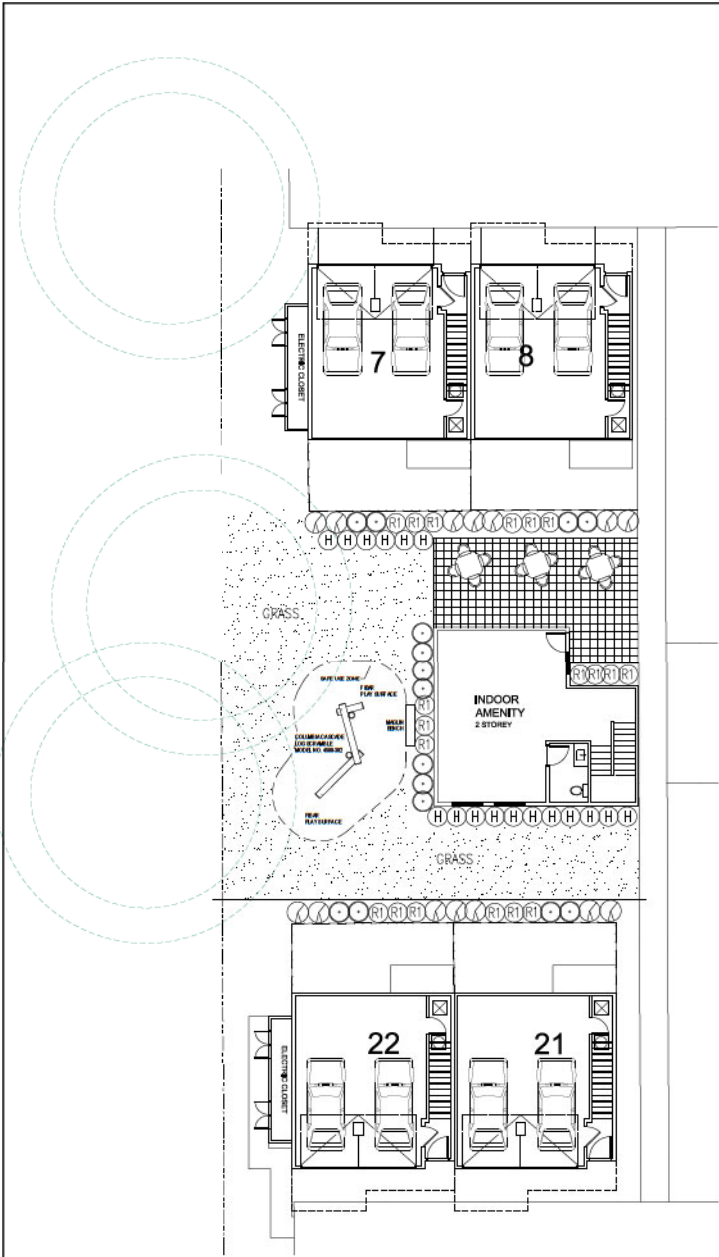
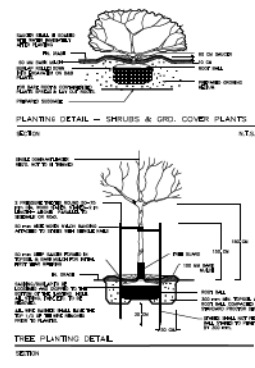
PROJECT
 JOB NO.
 DRAWING NO.
 L-2A



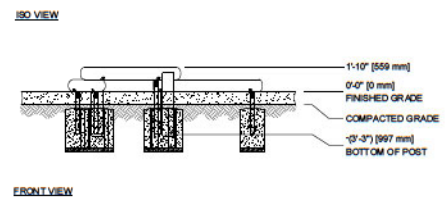
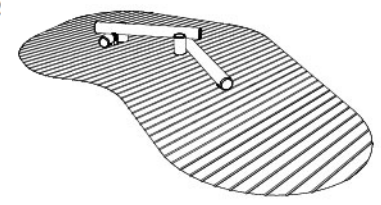
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
⊙	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	15	#3 POT	90 CM. O.C.
⊕	HOSTA (VARIOUS)	HOSTA	17	#3 POT	90 CM. O.C.
⊗	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	14	#3 POT	90 CM. O.C.
⊗	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	19	#3 POT	90 CM. O.C.

- NOTES:**
1. ALL PLANTINGS TO BE DONE WITHIN THE SPECIFIED DEADLINE. ALL PLANTINGS TO BE DONE WITHIN THE SPECIFIED DEADLINE. ALL PLANTINGS TO BE DONE WITHIN THE SPECIFIED DEADLINE.
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COLUMBIA CASCADE
LOG SCRAMBLE
MODEL NO. 4500-302



C. KAVOLINAS & ASSOCIATES INC.
BCSA - CISA
2402 JORDAN COURT
ABBOTSFORD, B.C.
V30 3E8
PHONE (604) 857-2376

CLIENT
NORTHWEST DEVELOPMENT
ATTENTION: JOSH SANDHU
c/o FLET ARCHITECTURE
UNIT 209
6321 KING GEORGE BOULEVARD
SURREY, B.C. V3K 1B1

PROJECT
LOT 2
LANDSCAPE PLAN
117 UNIT
TOWNHOUSE DEVELOPMENT
18007 - 24 AVENUE
SURREY, B.C.

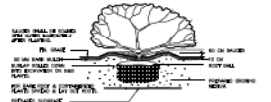
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DRAWN	DAK	CHECKED	DAK
APPROVED	AK	DATE	07/04/23

DATE: 07/04/23
DRAWN BY: DAVID KAVOLINAS
L-2B

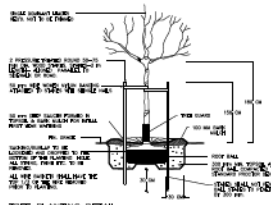
KEY	PLANT LIST		QTY.	SIZE	SPACING	REMARKS	
	BOTANICAL NAME	COMMON NAME					
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	15	6 CM. CAL.	AS SHOWN	B. & B.	
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.	
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.	
	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	4	6 CM. CAL.	AS SHOWN	B. & B.	
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	2	2.50 METERS	AS SHOWN	B. & B.	
	THUJA PLICATA	WESTERN RED CEDAR	5	2.50 METERS	AS SHOWN	B. & B.	
	⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	34	#3 POT	90 CM. O.C.	
	⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	42	#3 POT	90 CM. O.C.	
	⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	39	#3 POT	90 CM. O.C.	
	⊕	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	21	#3 POT	90 CM. O.C.	
○	BURLES MACROPHYLLA 'WINTER KEN'	ASIAN BOXWOOD	265	#3 POT	45 CM. O.C.		
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	30	#3 POT	90 CM. O.C.		
○	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	12	#2 POT	90 CM. O.C.		
○	SARCOCODON HOOPERIANA HUMILIS	HIMALAYAN SWEET BOX	50	#3 POT	90 CM. O.C.		
○	MEIUM RHODIENDRON (VARIOUS)	RHODIENDRON	62	#3 POT	90 CM. O.C.		
○	HOSTA (VARIOUS)	HOSTA	25	#3 POT	90 CM. O.C.		
○	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	30	#3 POT	90 CM. O.C.		
⊕	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	220	#3 POT	70 CM. O.C.		
○	RUDECKIA TRILOBA	BLACK-EYED SUSAN	16	#3 POT	45 CM. O.C.		

NOTES

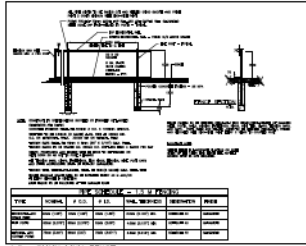
1. PLANT HEIGHTS TO BE VERIFIED AGAINST THE LANDSCAPE DESIGN LIST. CHECK PLANTING SPECIFICATIONS AND THE TREE SPECIFICATIONS LIST FOR ANY CHANGES TO BE MADE TO THE PLANTING LIST. THE PLANTING LIST IS THE FINAL AUTHORITY FOR PLANTING SPECIFICATIONS. THE PLANTING LIST IS THE FINAL AUTHORITY FOR PLANTING SPECIFICATIONS. THE PLANTING LIST IS THE FINAL AUTHORITY FOR PLANTING SPECIFICATIONS.
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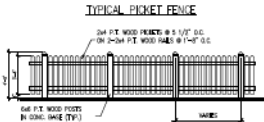
PLANTING DETAIL - SHRUBS & GROUND COVER PLANTS



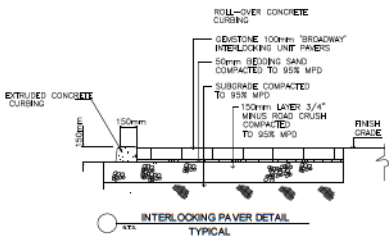
TREE PLANTING DETAIL



1.5m CHAIN LINK FENCE



TYPICAL PICKET FENCE



INTERLOCKING PAVER DETAIL

DATE	ISSUED	BY
	02/20/06	

C. KAVOUNAS & ASSOCIATES INC.
SCSIA CSIA

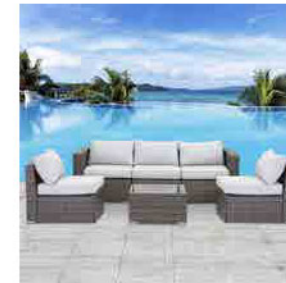
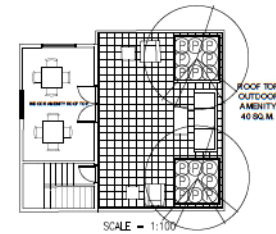
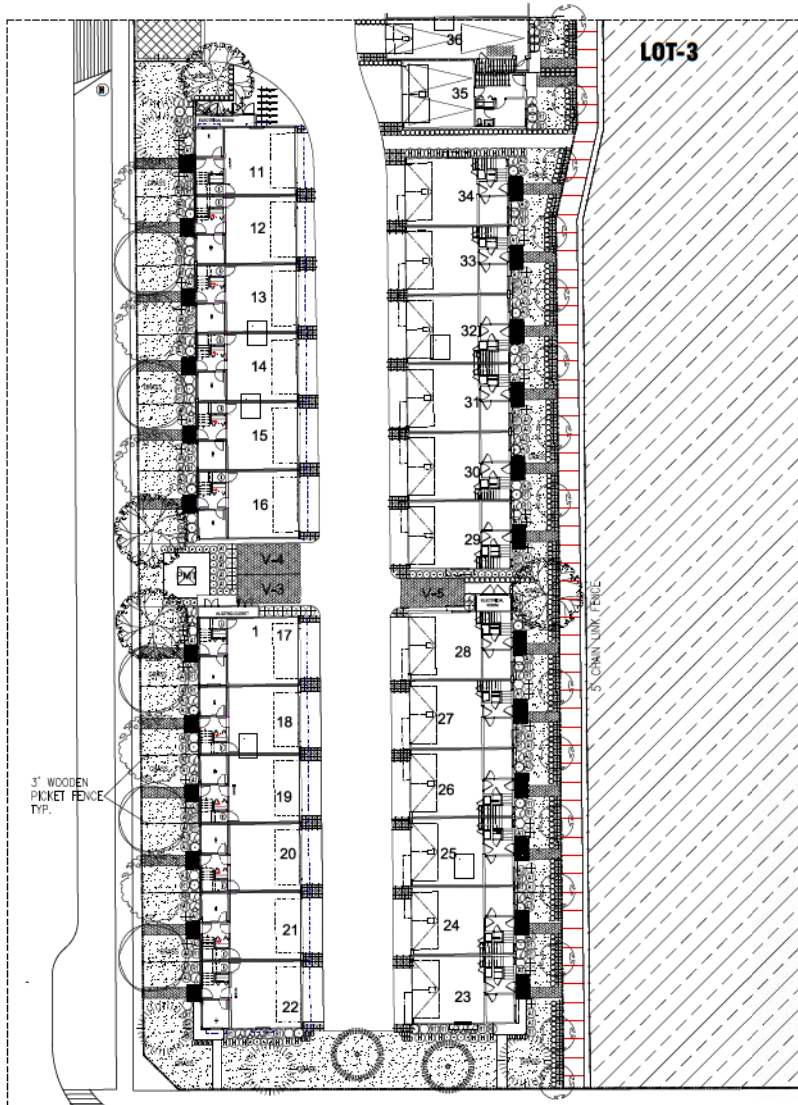
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 5G8
PHONE (604) 857-2376





CLIENT
NORTHWEST DEVELOPMENT
ATTENTION JORA SANDHU
117 UNIT 209
6331 KING GEORGE BOULEVARD
SURREY, B.C. V3X 1G1

PROJECT
LOT 3 SOUTH
LANDSCAPE DETAILS
117 UNIT
TOWNHOUSE DEVELOPMENT
18087 - 24 AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	JUN/24
DRAWN	1973		
REV.	1973		
APPROV.	AL S&T		

PROJECT	JOB No.
	DRAWING No.
	L-3B1



-  EXPOSED AGGREGATE CONCRETE
-  STAMPED CONCRETE
-  CONCRETE PAVERS
-  BROOM FINISHED CONCRETE

DATE	ISSUED	BY
06/24/24	06/24/24	06/24/24

C. KAVOLINAS & ASSOCIATES INC.
 SCALA CISA
 2145 JIMMILL COURT
 AUSTIN, TEXAS 78746
 PHONE (512) 837-2374

CLIENT
 NORTHWEST DEVELOPMENT
 ATTENTION: JESSA SANCHEZ
 c/o PLAT ARCHITECTURE
 UNIT 209
 6321 KING GEORGE BOULEVARD
 SUITE 101, VOA 101

PROJECT
 LOT 3 SOUTH
 LANDSCAPE PLAN
 117 UNIT
 TOWNHOUSE DEVELOPMENT
 18087 - 24 AVENUE
 SUITE 101, VOA 101

SCALE	DATE
1:200	JUN/24
OWNER	DATE
DES.	BY
APPROV.	AS NOTED

PROJECT	JOB NO.
DRAWING NO.	
L-3B	

TO: Director, Development Planning, Planning and Development Department

FROM: Manager, Development Services, Engineering Department

DATE: September 26, 2024

PROJECT FILE: 7822-0228-00

RE: Engineering Requirements
Location: 18087 24 Avenue

NCP AMENDMENT/DEVELOPMENT PERMIT

There are no engineering requirements related to the proposed NCP Amendment/Development Permit except for the requirements listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.442 m for 24 Avenue.
- Dedicate as road (without compensation) gazetted road (the northerly 10.058 meters of 24th Avenue) on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Dedicate 12.0 m for 25 Avenue.
- Dedicate 20.0 m for 24A Avenue.
- Dedicate 20.0 m for 181 Street.
- Register 0.5 m SRW along all frontage roads for sidewalk maintenance.

Works and Services

- Confirm Redwood Heights Drainage Pond 2 and associated drainage works, the downstream Sanitary Works and the Water Feeder system have been constructed by others prior to proceeding for Council's Final approval.
- Construct north side of 24 Avenue, both sides of 24A Avenue and 181 Street, and construct the south side of 25 Avenue to the half road standard.
- Construct frontage and downstream storm sewers to service the proposed development.
- Provide Onsite and Offsite Low Impact Development (LID) measures as per the NCP.
- Construct 300 mm water main on 24 Avenue; and 250 mm water mains on 24A Avenue and on 25 Avenue and on 181 Street.
- Construct minimum 250 mm sanitary sewers as required in the NCP.
- Construct water, storm and sanitary service connections to service each proposed lots.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Manager, Development Services

IK₁

NOTE: Detailed Land Development Engineering Review available on file



Department: **Planning and Demographics**
 Date: **September 10, 2024**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **22-0228**

The proposed development of **113** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	100
--	-----

Projected Number of Students From This Development In:	
Elementary School =	54
Secondary School =	29
Total Students =	83

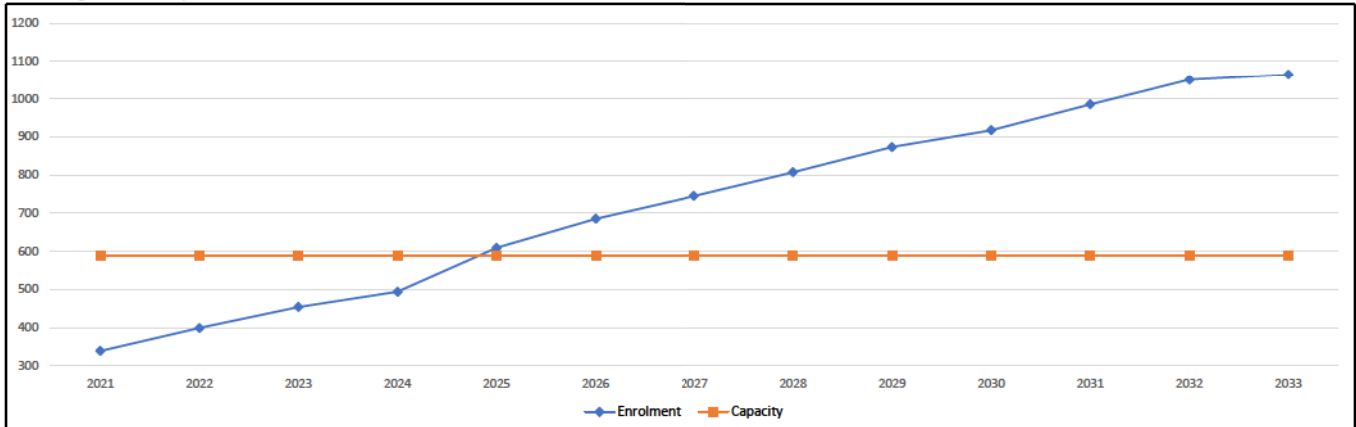
Current Enrolment and Capacities:	
Pacific Heights Elementary	
Enrolment	454
Operating Capacity	588
# of Portables	0
Grandview Heights Secondary	
Enrolment	1702
Operating Capacity	1500
# of Portables	8

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.

As of September 2023, Pacific Heights is at 78% capacity. Growth in this area is expected to continue at a rapid pace with the school projected to be over capacity in the very near future. Future schools are planned for the Grandview Heights area to accommodate this growth and revised catchments will be required to manage enrolment pressures.

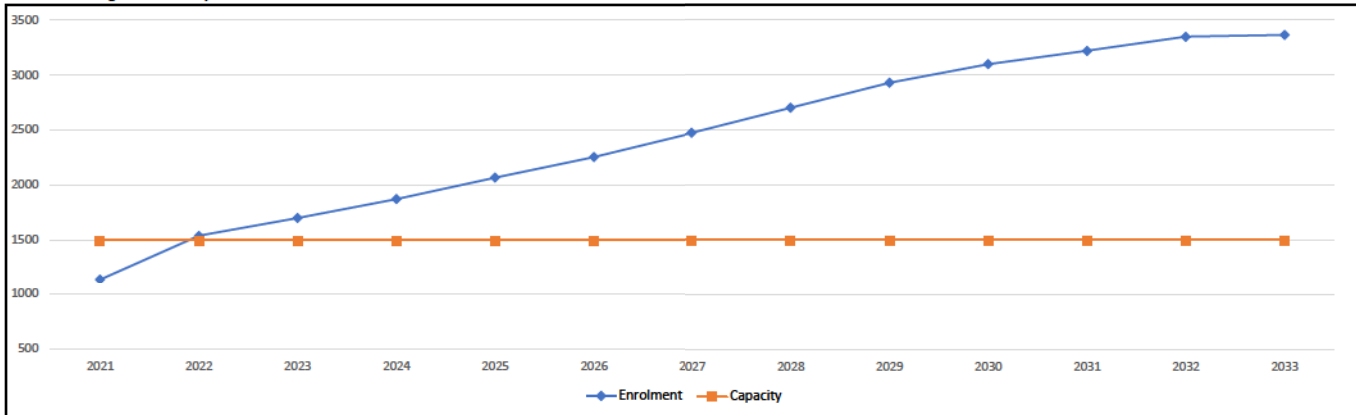
As of September 2023, Grandview Heights is operating at 114% capacity and enrolment is projected to grow rapidly in the next 10 years. The District was successful in securing support for a 500 seat addition to the school, with formal approval still pending. The expansion is targeted to open in 2029. The District was also successful in securing funding for land acquisition in the area, for a new secondary school.

Pacific Heights 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.

Grandview Heights 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.

TREE PRESERVATION BY LOCATION

Surrey File Number:

22-0228-00

Address:

18087 24 Avenue

Arborist:

Elvis Truong PN-9567A

Date of Report/Revision:

Tuesday, September 24, 2024

*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

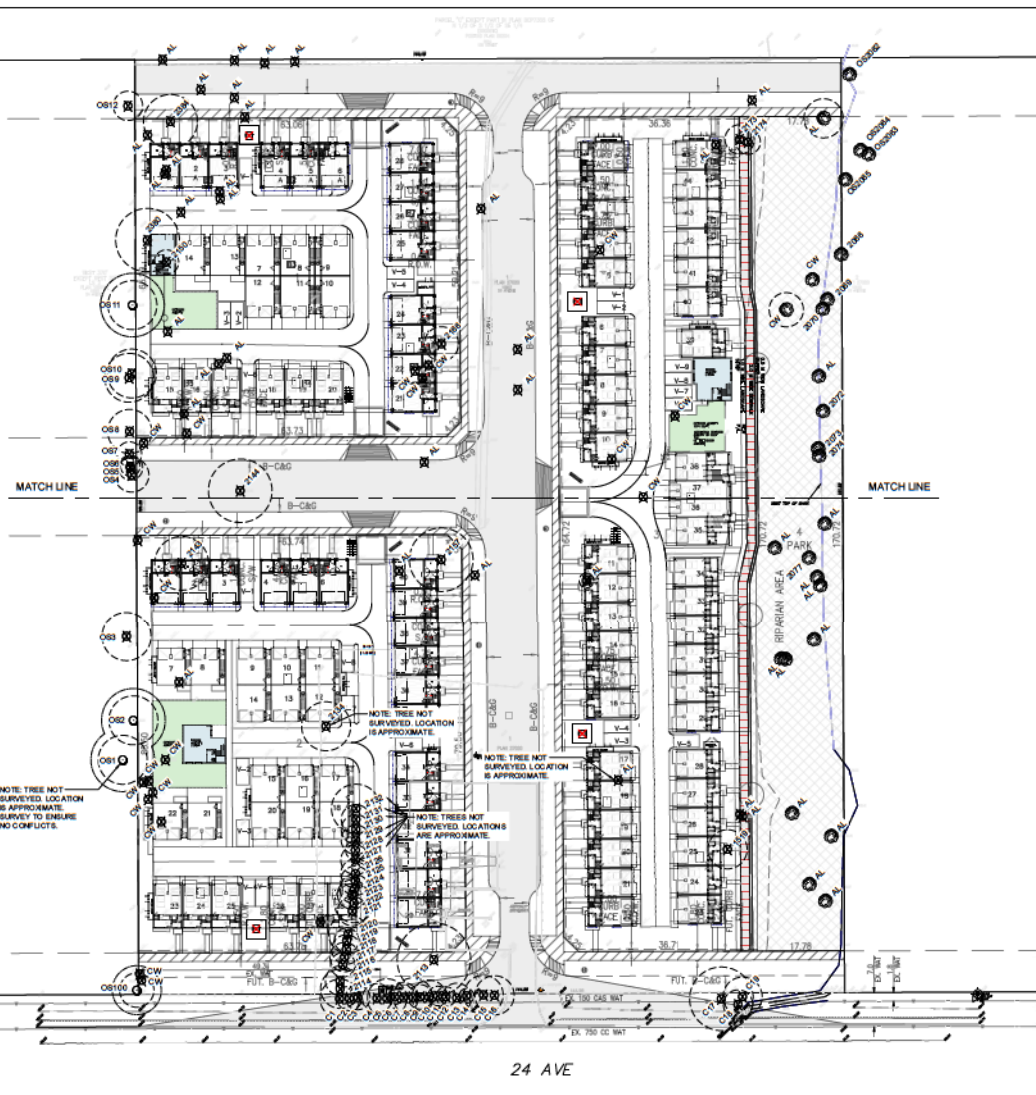
	Alder & Cottonwood Trees		
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	49	49	0
Alder/Cottonwood (within riparian area)	15	0	15
Total	64	49	15
	Deciduous Trees		
Tree Species	Existing	Remove	Retain
<i>Maple, Bigleaf</i>	3	3	0
Deciduous Subtotal	3	3	0
	Coniferous Trees		
Tree Species	Existing	Remove	Retain
<i>Western Redcedar</i>	9	9	0
<i>Douglas-fir</i>	19	19	0
Coniferous Subtotal	28	28	0
Deciduous & Coniferous Total	31	31	0
Onsite Tree Totals	95	80	15
Onsite Replacement Trees Proposed			
Total Onsite Retained and Replacement Trees		15	
	Alder & Cottonwood Trees		
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	13	9	4
Alder/Cottonwood (within riparian area)	0	0	0
Total	13	9	4
	(excluding Alder & Cottonwood Trees)		
Tree Species	Existing	Remove	Retain
<i>NA</i>			
Deciduous & Coniferous Total	0	0	0
Offsite Tree Totals	13	9	4
Total Offsite Retained Trees		4	
	CITY		
	Existing	Remove	Retain
Park/City Lot Trees	0	0	0
Boulevard Trees	19	19	0
Total	19	19	0

TREE PRESERVATION SUMMARY

Surrey File Number: 22-0228-00
 Address: 18087 24 Avenue
 Arborist: Elvis Truong PN-9567A
 Date of Report/Revision: Tuesday, September 24, 2024
 Arborist Signature _____






*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

ONSITE TREES		# of Trees		
Existing Bylaw Trees			95	
Proposed Removed Bylaw Trees			80	
Proposed Retained Bylaw Trees			15	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	Removed	Subtotal		
	49	x 1	49	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed	Subtotal		
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed	Subtotal		
	31	x 2	62	
Required Replacement Trees			111	
Proposed Replacement Trees			0	
Deficit of Replacement Trees			111	
Total Onsite Retained and Replacement Trees			15	
OFFSITE TREES		# of Trees		
Existing Bylaw Trees			13	
Proposed Removed Bylaw Trees			9	
Proposed Retained Bylaw Trees			4	
Total Replacement Trees Required				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
	removed			
	9	x 1	9	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
	Removed			
	0	x 2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
	Removed			
	0	x 2	0	
Required Replacement Trees			9	
Total Offsite Retained Trees			4	
CITY TREES		Existing	Removed	Retained
Park/City Lot Trees	0	0	0	
Boulevard Trees	19	19	0	
Total	19	19	0	



24 AVE

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  SPEA TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0392
 Email: m.fadum@fadum.ca

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
KEY - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
 MK

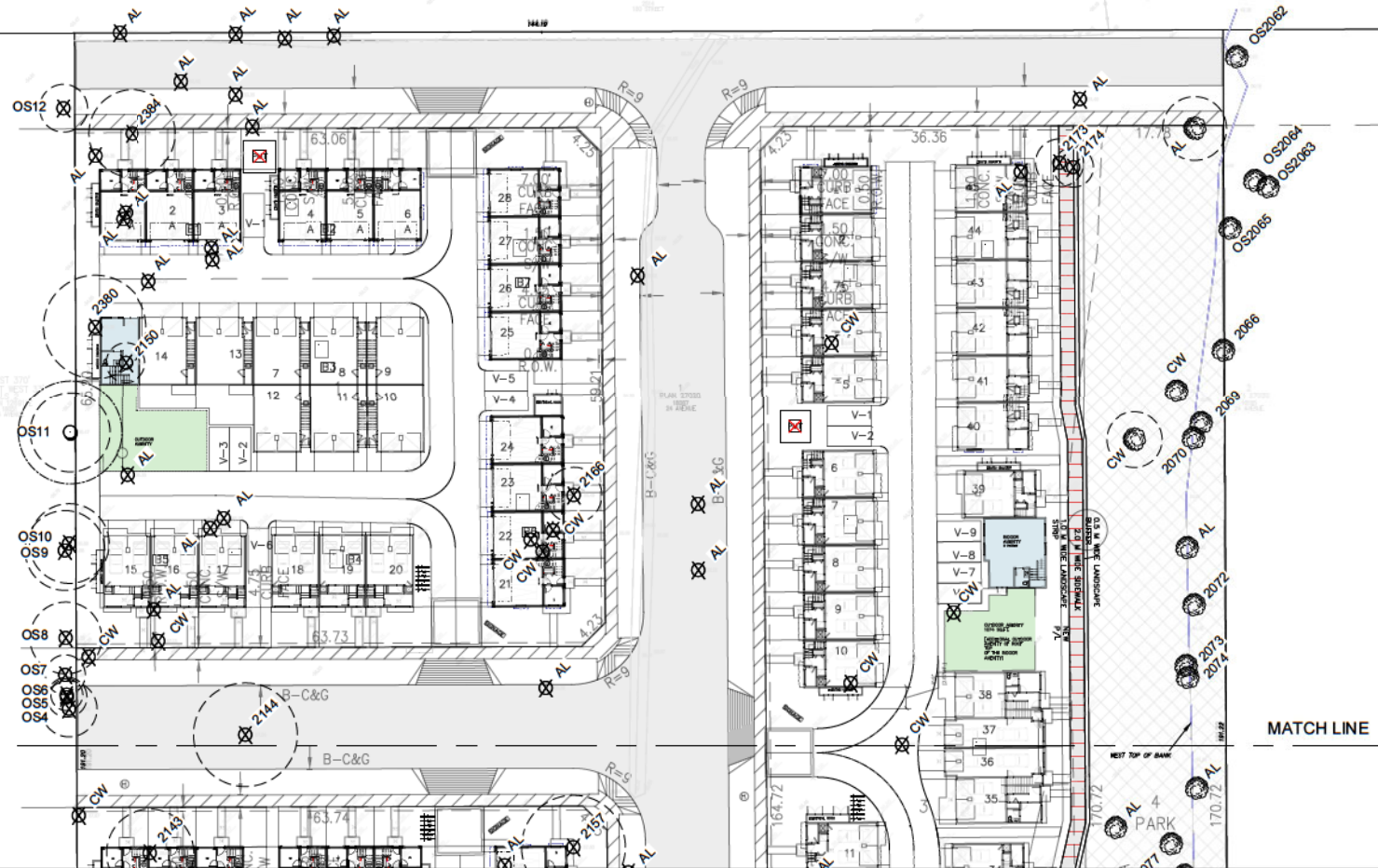
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 AS SHOWN

DATE
 JULY 23, 2021

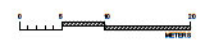
KEY
 SHEET 1 OF 5



PARCEL 177 CRESTY PART IN PLAN BOTTOMS OF
 1/4 1/4 OF S1/2 OF S1/4



GENERAL NOTES
 • CONDUCT A TREE RISK ASSESSMENT ON ALL
 EDGE TREES INCLUDING THE RIPARIAN AREA.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- SPECIAL TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRO DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

MATCH LINE

MATCH LINE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

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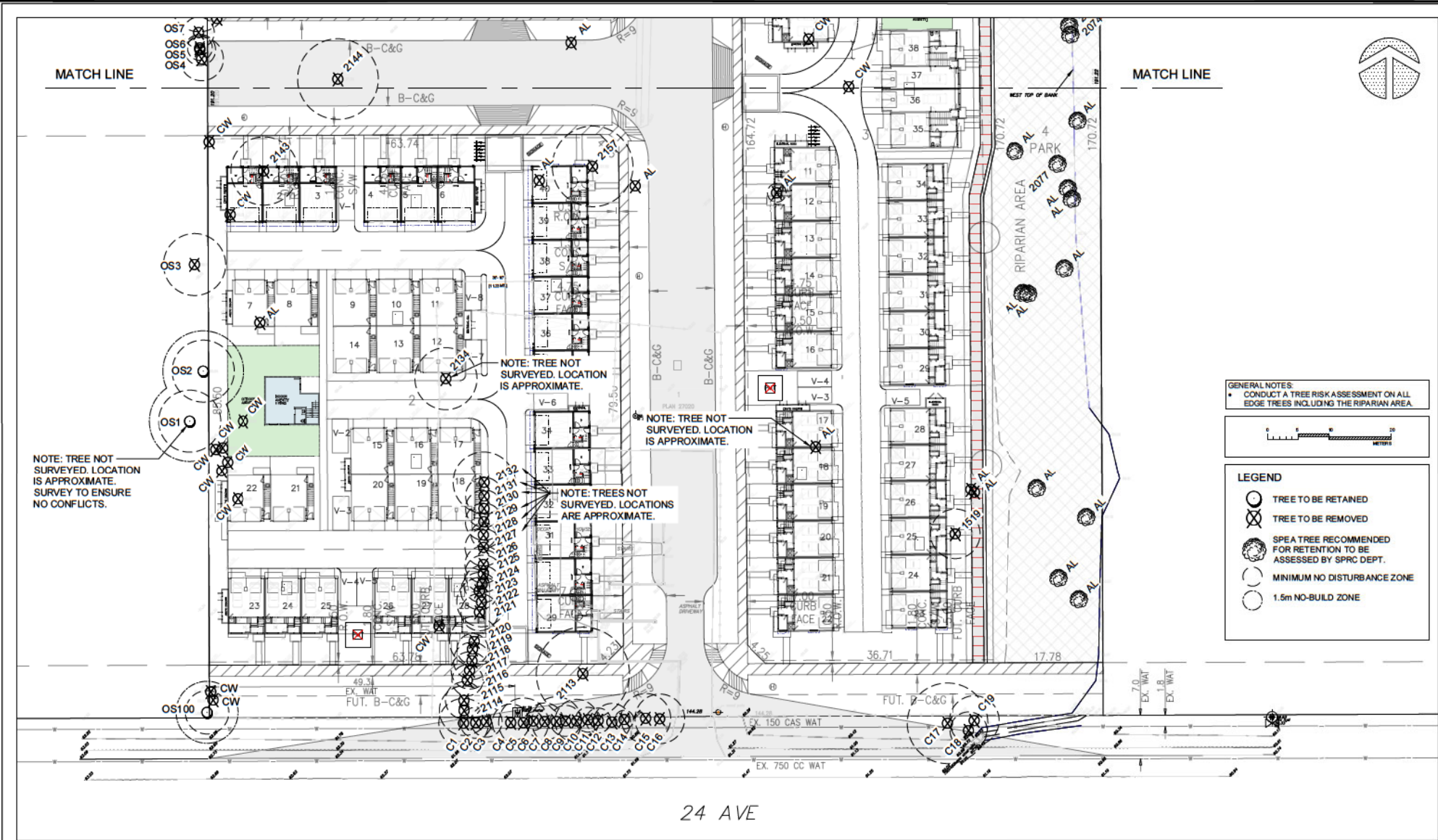
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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T1A - TREE REMOVAL AND PRESERVATION PLAN - NORTH
 CLIENT
 DATE
 JULY 23, 2021

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JULY 23, 2021

T-1A
 SHEET 2 OF 5



GENERAL NOTES:

- CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- SPEA TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE. SURVEY TO ENSURE NO CONFLICTS.

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE.

NOTE: TREES NOT SURVEYED. LOCATIONS ARE APPROXIMATE.

24 AVE

NO.	DATE	BY	REVISION
1	APR2722	MK	REVISED SITE & CIVIL PLAN
2	JUN1124	MK	UPDATED SURVEY & REVISED SITE PLAN

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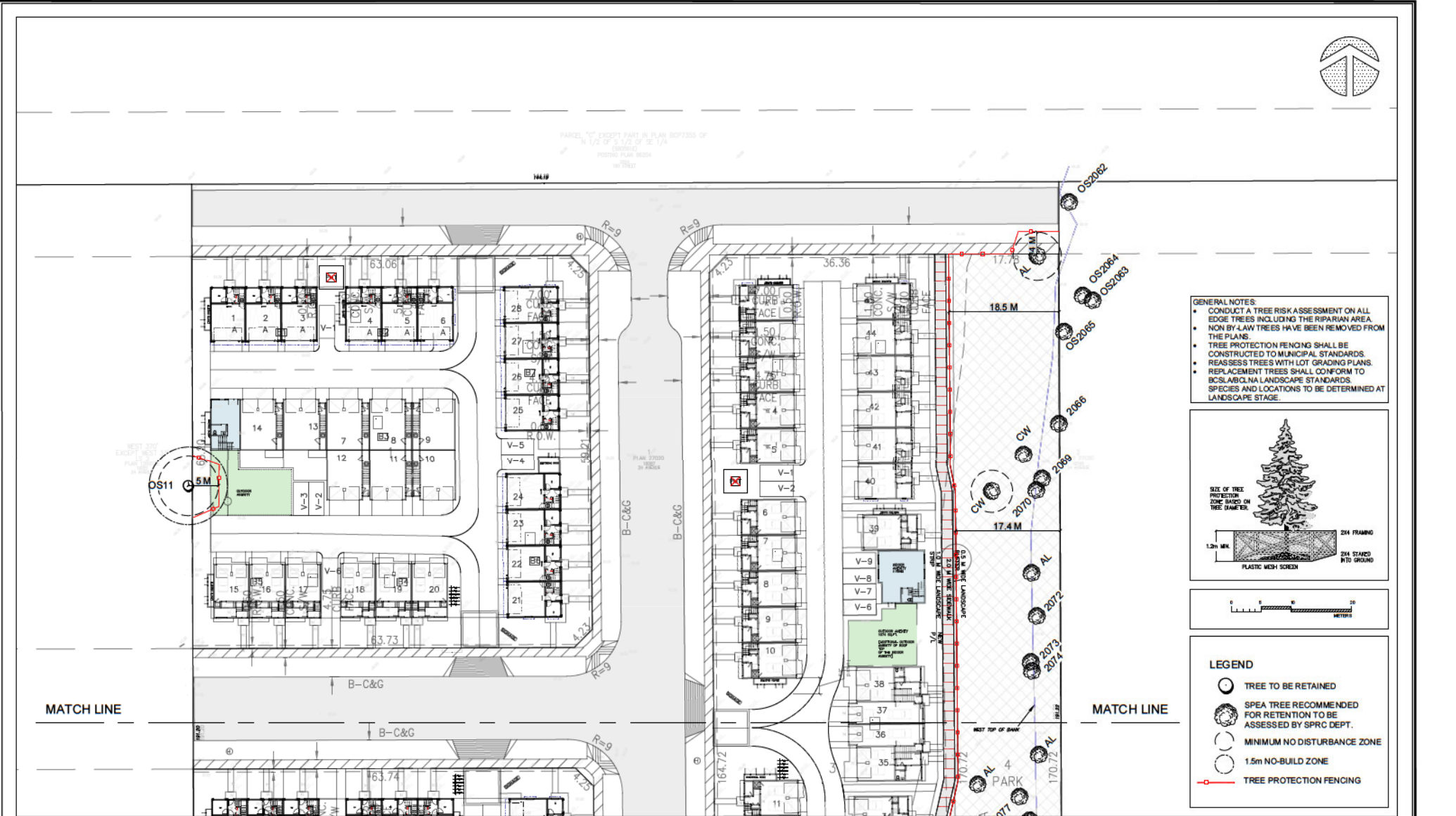
PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T1B - TREE REMOVAL AND PRESERVATION PLAN - SOUTH
CLIENT
DATE
JULY 23, 2021

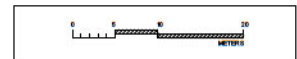
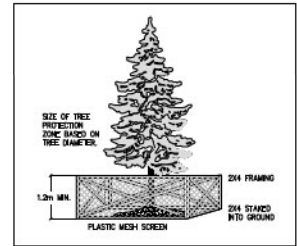
DRAWN
MK
SCALE
AS SHOWN
DATE
JULY 23, 2021
T-1B
SHEET 3 OF 5



PARCEL TO CREDIT PARTS IN PLAN NOTICES OF
 N 1/4 OF E 1/2 OF S 1/4
 (SOUTH)
 (WESTERN PLAN AREA)
 (see 2122)



- GENERAL NOTES**
- CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSL/BC/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



- LEGEND**
- TREE TO BE RETAINED
 - SPEA TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
 - MINIMUM NO DISTURBANCE ZONE
 - 1.5m NO-BUILD ZONE
 - TREE PROTECTION FENCING

MATCH LINE

MATCH LINE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T2A - TREE PROTECTION AND PRESERVATION PLAN - NORTH

DRAWN MK
 SCALE AS SHOWN
 DATE JULY 23, 2021

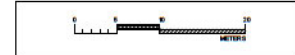
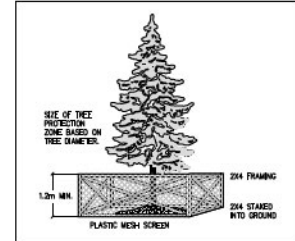
T-2A
 SHEET 4 OF 5

MATCH LINE

MATCH LINE



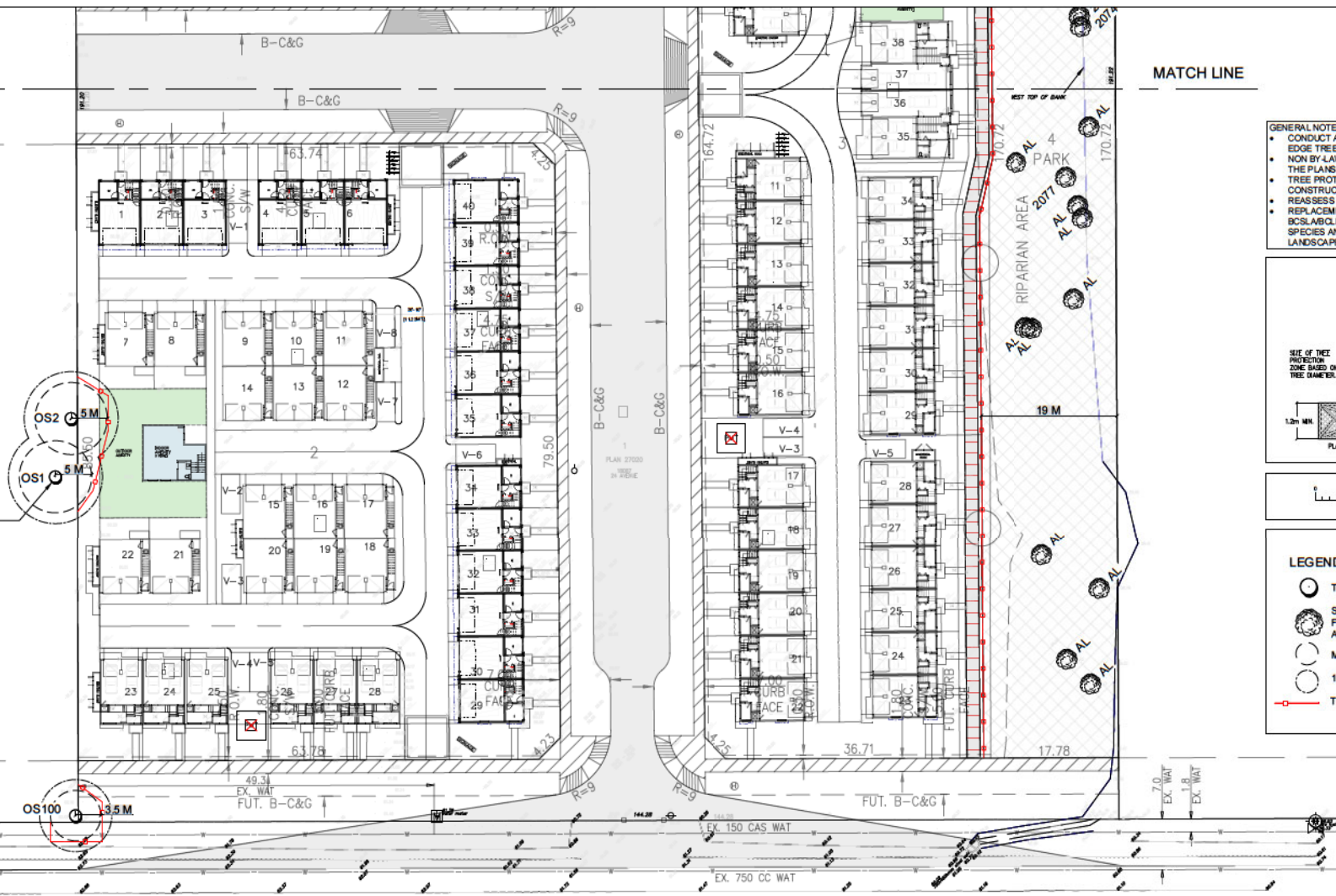
- GENERAL NOTES:**
- CONDUCT A TREE RISK ASSESSMENT ON ALL EDGE TREES INCLUDING THE RIPARIAN AREA.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BCSLAB/BLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

- TREE TO BE RETAINED
- ⊗ SPEA TREE RECOMMENDED FOR RETENTION TO BE ASSESSED BY SPRC DEPT.
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

NOTE: TREE NOT SURVEYED. LOCATION IS APPROXIMATE. SURVEY TO ENSURE NO CONFLICTS.



24 AVE

NO.	DATE	BY	REVISION
1	APR27/22	MK	REVISED SITE & CIVIL PLAN
2	JUN11/24	MK	UPDATED SURVEY & REVISED SITE PLAN

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PROJECT TITLE
18087 24 AVENUE
SURREY, B.C.

SHEET TITLE
T2B - TREE PROTECTION AND PRESERVATION PLAN - SOUTH
CLIENT
DATE
JULY 23, 2021

DRAWN
MK
SCALE
AS SHOWN
DATE
JULY 23, 2021
T-2B
SHEET 6 OF 8

Redwood NCP | Summary

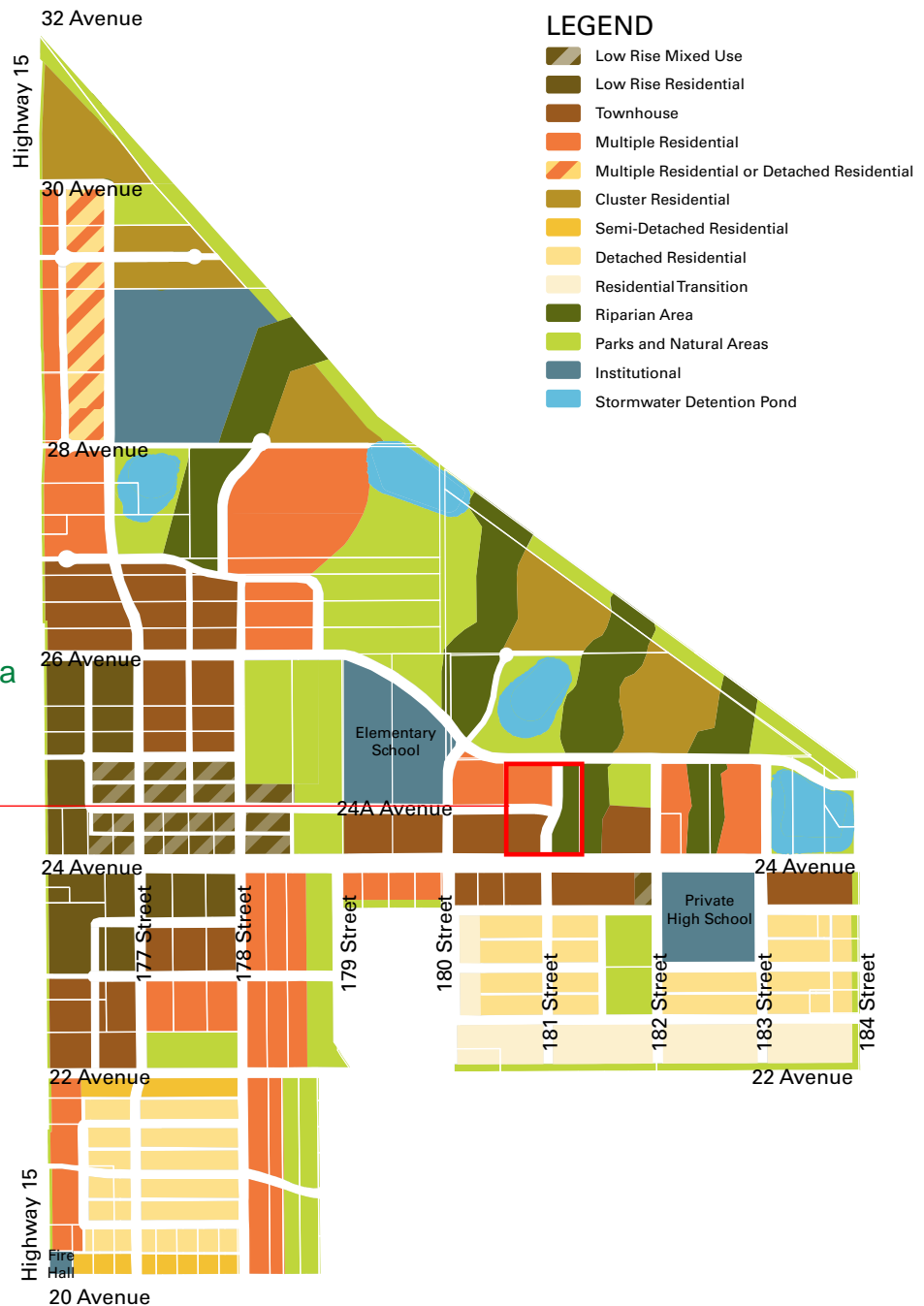
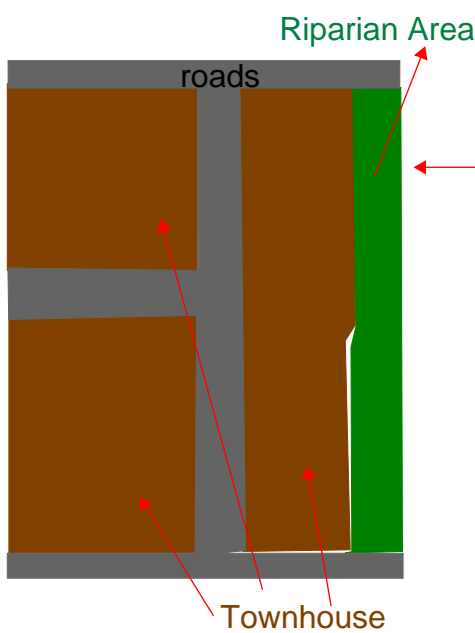
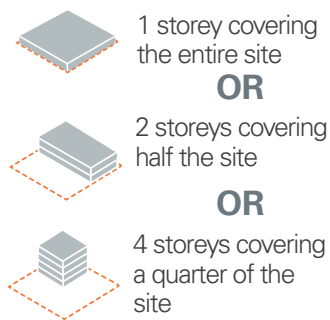
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0228-00

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: 008-957-371
 Lot 1 Section 20 Township 7 New Westminster District Plan 27020
 18087 - 24 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum west yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2;
 - (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum east yard setback is reduced from 6.0 metres to 5.0 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) In Subsection J. Special Regulations, 4. Back-to-Back Ground-Oriented Dwelling Units of Part 22 Multiple Residential 30 Zone, the maximum allowable percentage of back-to-back units is increased from 20% to 21% for proposed Lot 1 and from 20% to 30% for proposed Lot 2.
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

To increase the allowed percentage of back-to-back units is increased from 20% to 21% for proposed Lot 1



LEGAL DESCRIPTION:
LOT 1 SECTION 20 TOWNSHIP 7 PLAN
NWP27020 NWD.

CIVIC ADDRESS:
18087 24 Ave
SURREY, BC.

ZONING INFORMATION:
ZONE:
A-2
REDWOOD HEIGHTS
MULTIPLE RESIDENTIAL

EXISTING
NCP
LAND USE

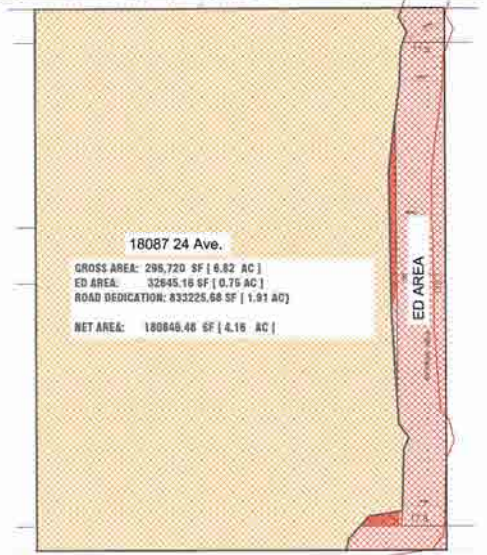
GROSS SITE AREA	295,720.30 SQ FT	27,304.91 SQ M	6.32 ACRES
ENVIRONMENTAL DEDICATION	12,445.08 SQ FT	1,145.20 SQ M	0.29 ACRES
ROAD DEDICATION	63,322.56 SQ FT	5,858.20 SQ M	1.34 ACRES
TOTAL LOT AREA	219,952.66 SQ FT	20,301.51 SQ M	4.65 ACRES
LOT 1	46,832.39 SQ FT	4,318.20 SQ M	1.07 ACRES
LOT 2	41,120.18 SQ FT	3,800.20 SQ M	0.86 ACRES
LOT 3	131,999.09 SQ FT	12,183.11 SQ M	2.78 ACRES

PARKING:

RESIDENTIAL:			
REQUIRED :	2.0 STALLS PER UNIT = 2X 113 =	226	
PROVIDED :		226	
RESIDENTIAL VISITOR:			
REQUIRED :	0.2 STALLS PER UNIT = 0.2 X 113 =	22.6 STALLS (SAT'23)	
PROVIDED :	5 (LOT1) + 6 (LOT2) + 9 (LOT 3) =	23 STALLS	
TOTAL PROVIDED		249 STALLS	



minimum east yard setback is reduced from 6.0 metres to 5.0 metres to the principal building face for the indoor amenity building for proposed Lot 3



minimum west yard setback is reduced from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2

To increase the allowed percentage of back-to-back units is increased from 20% to 30% for proposed Lot 2

cre8 ARCHITECTS

2004 59 Avenue
Surrey, BC V3V 1S4, CAN

4411 177th Street
Surrey, BC V3V 1S4, CAN

cre8@cre8architects.com

Cre 8 Architecture Ltd.

Project: TOWNHOUSE DEVELOPMENT
Client Name: OURDEV SANDRS
Project Address: 18087 24 AVE, SURREY BC
Drawing: **SITE LAYOUT**
Project Status:

REVISION		
No.	Date	Description
01	2024-06-27	S.F. Drawings
02	2024-06-28	S.F. Drawings

Scale: Scale (1/16"=1'-0") DWG. NO.: **A.1.0**