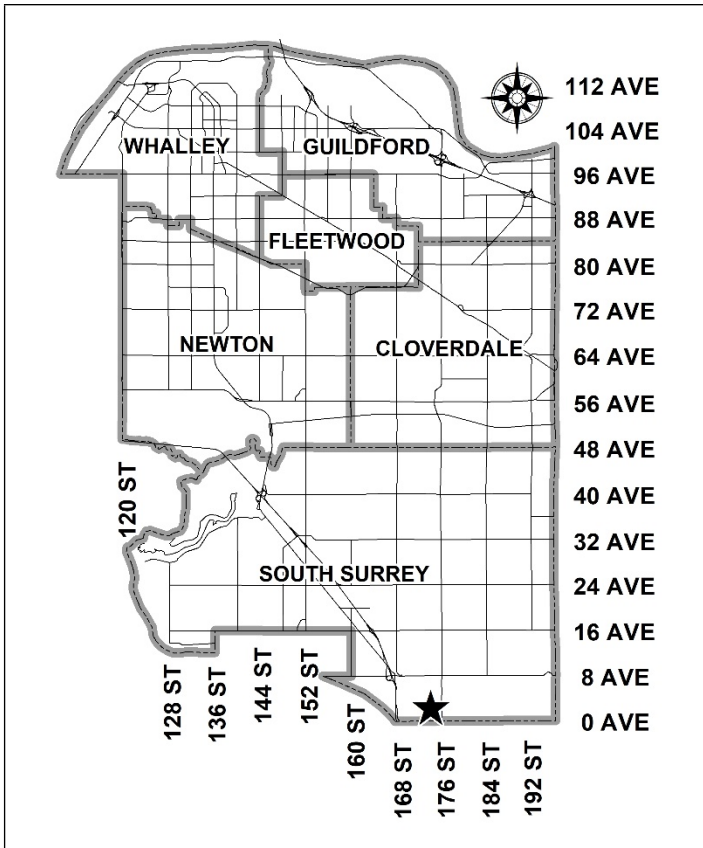


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0281-00

Planning Report Date: June 10, 2024



**PROPOSAL:**

- **NCP Amendment** from Small Lot Single Family (10 u.p.a.) to Townhouse 30 u.p.a. max
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

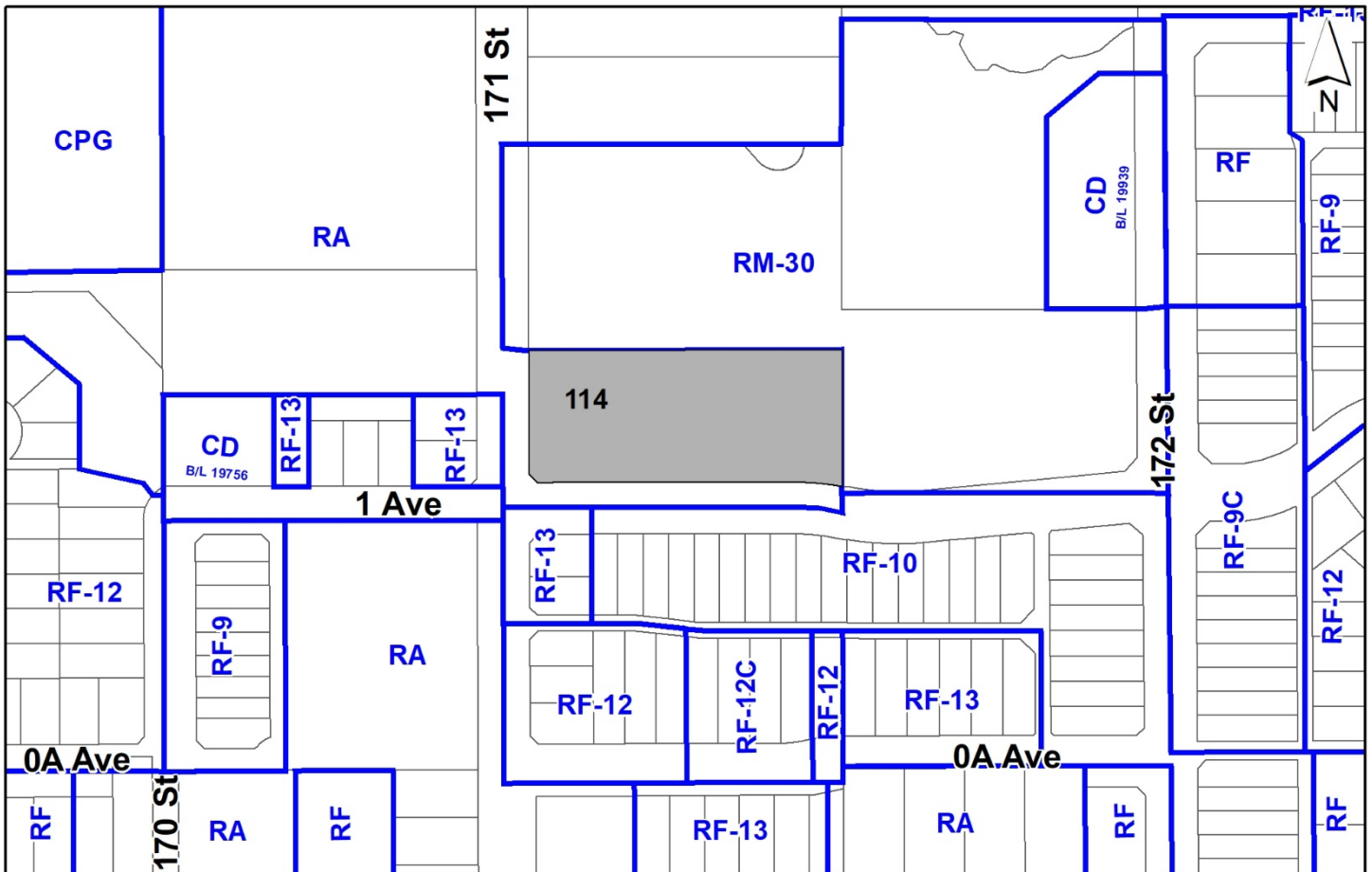
to permit the development of 38 townhouse units.

**LOCATION:** 114 171 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Small Lot Single Family (10 upa)



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Douglas Neighbourhood Concept Plan (NCP) from Small Lot Single Family (10 upa) to Townhouse (30 upa max).
- Proposing to vary the building setbacks requirements of the Multiple Residential 30 (RM-30) Zone.

## 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 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 Douglas.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed building 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 "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0281-00, generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0281-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (north) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 3.0 metres for Buildings 4, 5, 6, 8 and 9; and from 6.0 metres to 4.7 metres for Building 7.
  - (b) to reduce the minimum rear yard (east) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 4.5 metres for Building 4, and from 6.0 metres to 3.0 metres for Building 3.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (h) 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 Douglas Neighbourhood Concept Plan (NCP) to redesignate the land from "Small Lot Single Family" to "Townhouse 30 u.p.a. max" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family residential	Small Lot Single Family (10 u.p.a.)	RA
North:	Townhomes	Townhouse (30 u.p.a.)	RM-30
East:	Single family small lots, townhomes	Townhouse (30 u.p.a.)	RM-30
South (Across 1 Ave.):	Single family small lots	Single Family Flex (6-14.5 u.p.a.)	RF-10, RF-13
West (Across 171 Street):	Single family residential, parkland, NAV Canada site.	Townhouse (15 u.p.a.)/Small Lot Single Family (10 u.p.a.)	RA

### Context & Background

- The subject site is 6,090 square metres in size and located in the Douglas Neighbourhood Concept Plan (NCP). The site is designated "Small Lot Single Family (10 upa)" Douglas NCP and designated "Urban" in the Official Community Plan (OCP).
- The proposed site is a remnant parcel that was created under the original single family rezoning and subdivision Development Application No. 7919-0238-00.
- The applicant proposes:
  - to rezone the site from "One Acre Residential (RA) Zone" to "Multiple Residential 30 Zone (RM-30)";
  - an amendment to the Douglas Neighbourhood Plan to redesignate the land from "Small Lot Single Family Residential (10 upa max) to "Townhouse (30 u.p.a. max)"; and
  - a Development Permit to allow the development of a 38-unit townhouse development.
- A Development Variance Permit (DVP) is also proposed in order to reduce the minimum building setback requirements under the RM-30 Zone.

- The proposal has a net Floor Area Ratio (FAR) of 0.87 which is less than the maximum 1.00 FAR permitted under the RM-30 Zone.
- A 20 metre wide new east-west road was dedicated and is currently under construction as part of the original Development Application No. 7919-0238-00, ultimately connecting 171 Street to 172 Street.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing an amendment to the Douglas NCP from “Small Lot Single Family (10 upa max)” to “Townhouses (max 30 upa)” and rezoning from “One Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30)”, a Development Permit for Form and Character and a DVP.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	6,089.9 m <sup>2</sup>
Net Site Area:	6,089.9 m <sup>2</sup>
<b>Number of Lots:</b>	1
<b>Building Height:</b>	3 storeys
<b>Unit Density:</b>	25.2 Units Per Acre (62.4 Units Per Hectare)
<b>Floor Area Ratio (FAR):</b>	0.87
<b>Residential Units:</b>	
3-Bedroom:	14
4-Bedroom:	24
Total:	38

## 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 37 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

18 Elementary students at Douglas Elementary School  
13 Secondary students at Earl Mariott Secondary School

(Appendix III)

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

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

**Parks, Recreation & Culture:** The closest active park is Dufferin Park with amenities including sports fields, and basketball courts and is 600 metres away. Future active parkland is proposed within 50 metres walking distance of the development as part of the Douglas Neighbourhood Concept Plan.

## Transportation Considerations

- A 20.0 metre wide new east-west road was dedicated as part of the original application 7919-0238-00, connecting 1<sup>st</sup> Avenue from 171 Street to 172 Street.
- The primary access to the site will be the west property line, along 171 Street. All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces, which meets the Zoning By-law requirement of 84 spaces for resident and visitor parking.
- Eight (8) units have tandem garages, while the remaining thirty (30) units have double side by side garages.

## 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.

#### Themes/Policies

- The proposed development is consistent with several OCP Themes and Policies, including:
  - Growth Management:
    - *Growth Priorities:* Accommodate urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.
  - Centres, Corridors and Neighbourhoods:
    - *Housing:* Plan and design new neighbourhoods to accommodate a wide range of diverse households through their lifecycle by encouraging innovative and flexible forms of housing to support a diversity of household sizes and composition and rental opportunities.

### Secondary Plans

#### Land Use Designation

- The subject site is designated “Small Lot Single Family (10 upa)” in the Douglas NCP. The applicant’s proposal for a townhouse development requires an amendment to the Douglas NCP to “Townhouse (Max 30 u.p.a)”.

#### Amendment Rationale

- The proposed increase in density and change in housing form from single family to multiple residential – townhouses, provides a diversity and more attainable form of housing in this area of Douglas.
- 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.

### 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 applicant will be required to register a Section 219 Restrictive Covenant to ensure the Tier 1 CACs are payable prior to Building Permit issuance. The current rate is \$2,136.
- 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 \$21,360 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 \$1,068.) 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.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 27, 2024 and the Development Proposal Signs were installed on May 23, 2024. Staff received 1 response from a neighbouring resident notifying staff that there is an eagle's nest on the adjacent site (*staff comments in italics*).

*Staff is aware of the eagle's nest on the abutting property to the east at 127 172 Street. An Eagle's Nest Management Report, and Windfirm Tree Boundary studies have been submitted for this application. The reports have been reviewed by staff and have been deemed acceptable. There are a number of construction, noise and monitoring requirements during Bird Breeding Season which will be placed on all future permits.*



## DEVELOPMENT PERMITS

### 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 Douglas 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 Douglas Neighbourhood Concept Plan (NCP).
- A 20.0 metre wide new east-west road was dedicated as part of the original application 7919-0238-00, connecting 1<sup>st</sup> Avenue from 171 Street to 172 Street.
- The primary access to the site will be the west property line, along 171 Street. All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces, which meets the Zoning By-law requirement of 84 spaces for resident and visitor parking.
- Eight (8) units have tandem garages, while the remaining thirty (30) units have double side by side garages.
- The proposed thirty-eight (38) ground-oriented townhouse unit development is comprised of 3 and 4 bedroom units that are contained within 9 buildings. The southern townhome buildings are oriented to 1<sup>st</sup> Avenue with exterior patio space at grade. The indoor and outdoor amenity spaces are centrally located.
- Each unit has a distinct entry and unique visual identities. The variation of exterior finishes and horizontal and vertical rhythms reinforces the individuality of each unit.
- Design features include gable roofs and a vertical expression through the use of projecting bay windows on upper floors and entry projections with wood columns and batton siding. These complementary vertical façade elements reduce the horizontality of the design.

### Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 56 trees are proposed to be planted on the site, including a mix of columnar bowhill maple, autumn blaze maple, Canadian serviceberry, eastern redbud, Serbian spruce, and Japanese snowbell.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the site's entrance, and in visitor parking spaces.

Amenity Space

- The Zoning By-law requires that 114 square metres of both indoor and outdoor amenity space be provided for this project, based on 3 square metres per dwelling unit.
- The applicant is proposing to provide 130 square metres of outdoor amenity space located centrally within the site. The outdoor amenity space consists of a treed area, a formal patio adjacent to the indoor amenity building, picnic table, shrubs, grasses, groundcover, and a children's play structure.
- The applicant is proposing to provide 123 square metres of physical indoor amenity space, adjacent to the outdoor amenity area, in the form of a 2-storey building containing a lounge, washrooms and gym. The indoor amenity building is located adjacent to the outdoor amenity space.

**TREES**

- Sarah Morin, ISA Certified Arborist of Koome Urban Forestry prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	9	9	0
Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
English Oak	1	1	0
Norway Maple	1	1	0
Bitter Cherry	1	1	0
Flowering Cherry	1	1	0
Baked Hazlenut	2	2	0
Apple	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Emerald Cedar	2	2	0
Western Red Cedar	31	18	13
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>41</b>	<b>28</b>	<b>13</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>56</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>69</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$6,600</b>	

- The Arborist Assessment states that there are a total of 41 mature trees on the site, excluding Alder and Cottonwood trees. 12 existing trees, approximately 23 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 13 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of 68 replacement trees on the site. Since the proposed 56 replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require an estimated cash-in-lieu payment of \$6,600, \$550 per tree for applications, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including columnar bowhill maple, autumn blaze maple, Canadian serviceberry, eastern redbud, Serbian spruce, and Japanese snowbell.
- In summary, a total of 69 trees are proposed to be retained or replaced on the site with an estimated contribution of \$6,600 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

### INFORMATION ATTACHED TO THIS REPORT

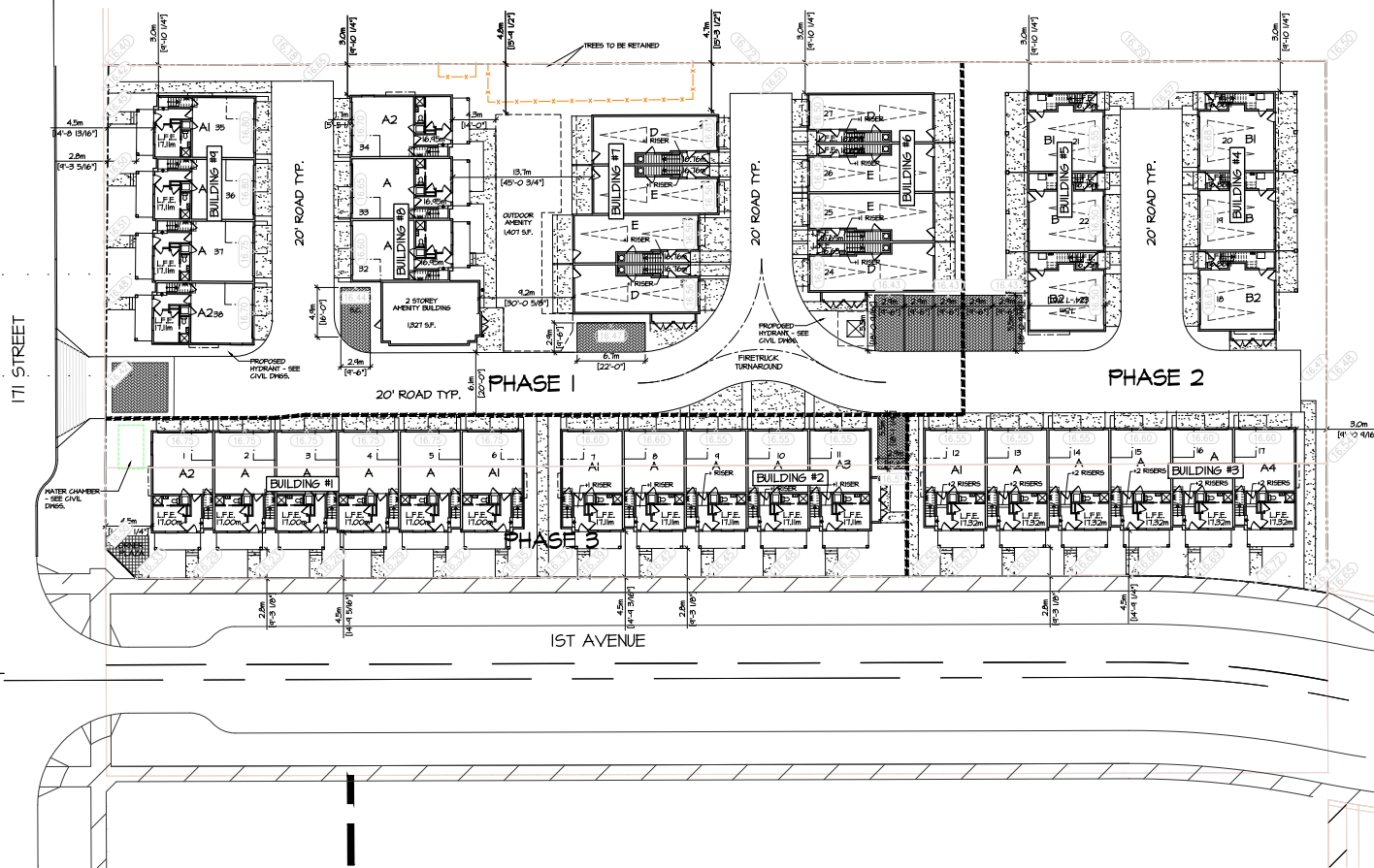
The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit No. 7922-0281-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HS/ar



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 20'-0"

**DEVELOPMENT DATA**

ZONING : RM-30  
 SITE AREA : 65551 S.F. 1.505 AC 6089.9 M2 0.609 Ha.  
 DENSITY : 25.2 U.P.A 62.4 U.P.HA 38 UNITS  
 FAR : 0.87  
 SITE COVERAGE : 46.7% (30,630 S.F.)  
 AMENITY :  
 REQUIRED :  
 INDOOR : 114 m2 1,227 S.F.  
 OUTDOOR : 114 m2 1,227 S.F.  
 PROPOSED :  
 INDOOR : 123.3 m2 1,327 S.F.  
 OUTDOOR : 130.0 m2 1,404 S.F.  
 PARKING :  
 REQUIRED :  
 RESIDENTIAL : 38 UNITS x 2.0 = 76 SPACES  
 VISITOR : 0.2 X 38 UNITS = 7.6 SPACES  
 TOTAL : 83.6 SPACES  
 PROPOSED :  
 RESIDENTIAL : 76 SPACES  
 VISITOR : 8 SPACES  
 TOTAL : 84 SPACES

**UNIT BREAKDOWN :**

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL S.F.	TOTAL M2
A	4	1,480	137	15	22,200	2,062
A1	4	1,511	140	4	6,044	562
A2	4	1,502	140	3	4,506	419
A3	4	1,492	139	1	1,492	139
A4	4	1,500	139	1	1,500	139
B	3	1,478	137	2	2,956	275
B1	3	1,503	140	2	3,006	279
B2	3	1,500	139	2	3,000	279
D	3	1,465	136	4	5,860	544
E	3	1,448	135	4	5,792	538
Elec. Rms				4	179	17
<b>TOTAL:</b>		<b>14,879</b>	<b>1,382</b>	<b>38</b>	<b>56,535</b>	<b>5,253</b>

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REV#	DATE	BY	ISSUED FOR

DESIGN :  
 H.D.  
 DRAWN :  
 DATE :  
 Jan. 5, 24  
 SCALE :  
 1" = 20'-0"

CLIENT : LANDSTAR PROJECTS LTD.  
 PROJECT : 38 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS :  
 CONCEPTUAL SITE PLAN AND  
 DEVELOPMENT DATA

**barnett dembck**  
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 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
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 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21025	AC-10
	21025

LANDSTAR PROJECTS LTD.  
 38 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY

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DESIGN	DATE	SCALE
LANDSTAR PROJECTS LTD.	20-03-24	1" = 30'-0"

CLIENT: LANDSTAR PROJECTS LTD.  
 PROJECT: 38 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS:  
 CONTEXT PLAN

**barnett denk**  
 2570 130 STREET, SURREY, B.C. V3W 1H8

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CONCEPTUAL SITE PLAN  
 SCALE: 1" = 30'-0"

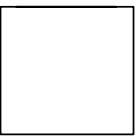
CLIENT NO.	SHEET NO.
21025	AC-11

PROJECT NO.	REV. NO.
21025	



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DESIGN :	LANDSTAR PROJECTS LTD.
DRAWN :	114 171 STREET, SURREY
DATE :	2006.11.24
SCALE :	1:150
PROJECT : 30 UNIT TOWNHOUSE DEVELOPMENT	
SURREY, B.C.	
SHEET CONTENTS :	
CONTEXT PLAN - NEIGHBORHOOD	

**barnett denbek**  
 ARCHITECTS INC.

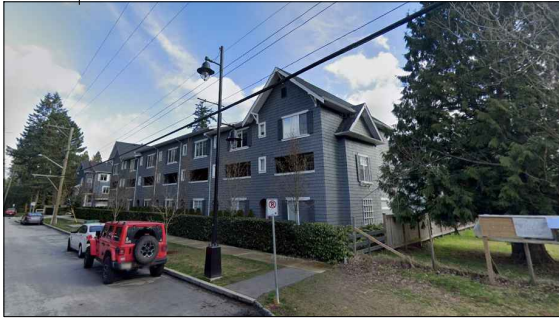
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-12
REV. NO.	
21025	




 MAP / PLAN VIEW OF SUBJECT SITE




 N/W VIEW AT 171 STREET @ N/W CNR. OF PROJECT SITE




 STREETVIEW ELEVATION - N/W VIEW FROM 171 STREET



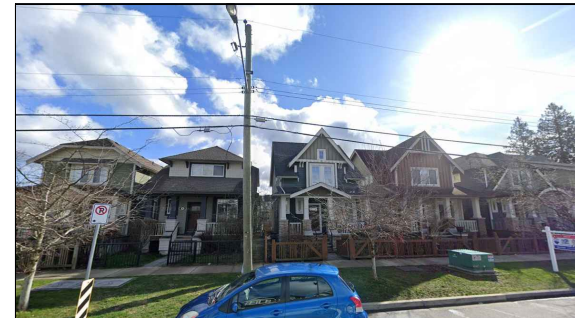
 STREETVIEW ELEVATION - 171 STREET LOOKING WEST




 STREETVIEW ELEVATION - SOUTH VIEW FROM 1 AVENUE



 STREETVIEW ELEVATION - N/W VIEW FROM 1 AVENUE



 STREETVIEW ELEVATION - WEST VIEW FROM 172 STREET

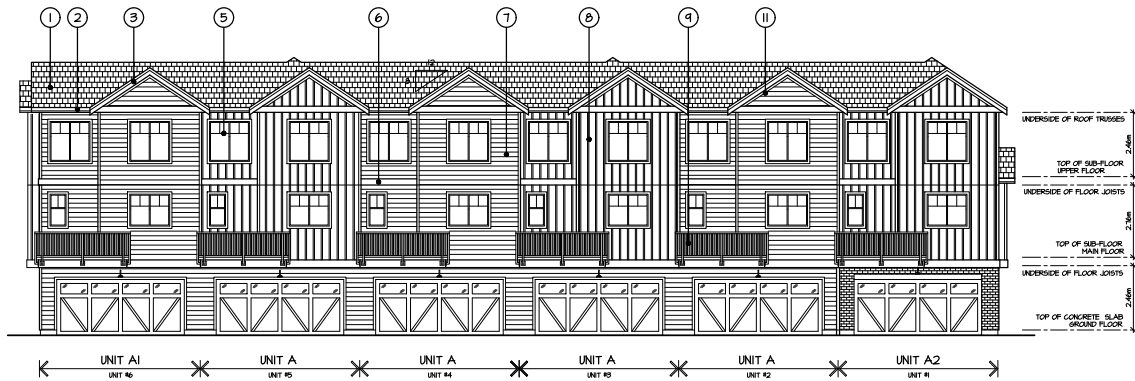
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ISSUED FOR	BY	DATE	ISSUE	REV	DATE	BY	DATE

DESIGN :	LANDSTAR PROJECTS LTD.	DATE :	2024.07.24
DRAWN :	114 171 STREET, SURREY	SCALE :	1" = 60'-0"
PROJECT :	30 UNIT TOWNHOUSE DEVELOPMENT		
SHEET CONTENTS :	SURREY, B.C.	CONTEXT PLAN - NEIGHBORHOOD	

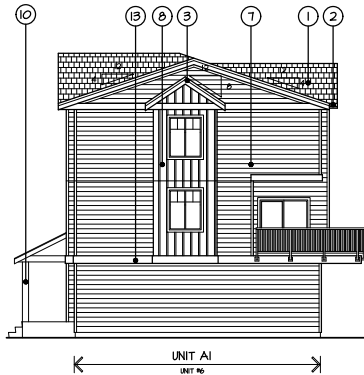
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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-13
21025	REV. NO.



**NORTH ELEVATION**

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

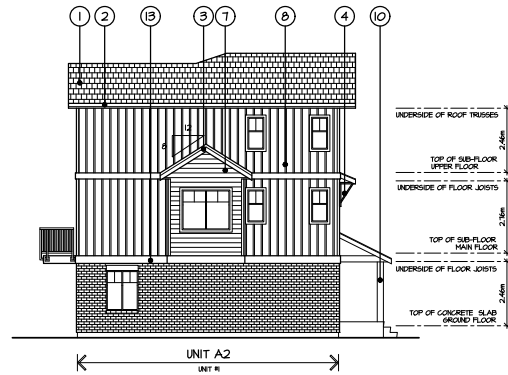


**EAST ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - T' PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1X4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**WEST ELEVATION**

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



**SOUTH ELEVATION**

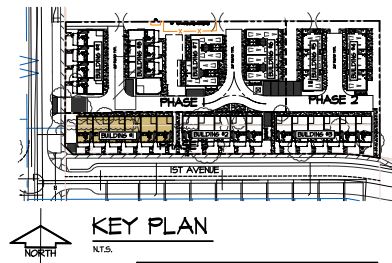
SCALE : 1/8" = 1'-0"



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



**KEY PLAN**

N.T.S.

**BUILDING #1**

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ISSUE NO.	DATE	BY	REVISION	DATE	BY

CDP-241.dwg

DESIGN : FILE :	DRAWN : DATE : SCALE : 1/8" = 1'-0"
CLIENT : LANDSTAR PROJECTS LTD.	PROJECT : 80 UNIT TOWNHOUSE DEVELOPMENT 114 TTI STREET, SURREY
SHEET CONTENTS : BUILDING ELEVATIONS BLDG #1	

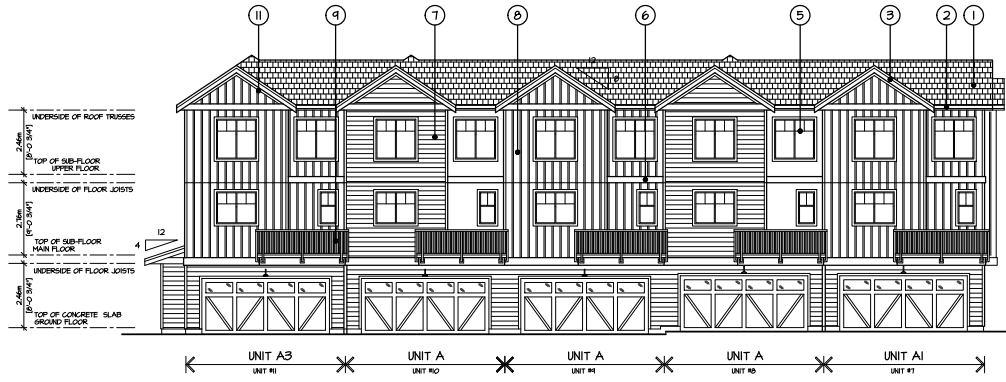
**barnett dembek**

UNIT 135,  
2536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

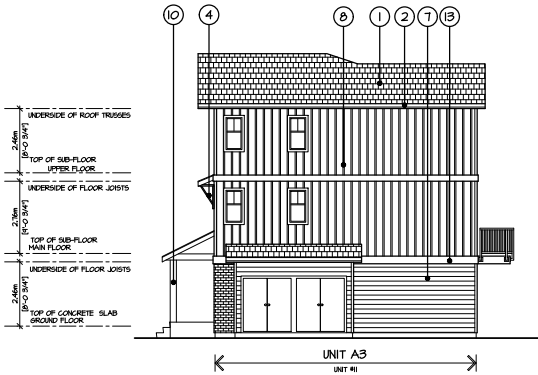
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21025	AC-4J





**NORTH ELEVATION**

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

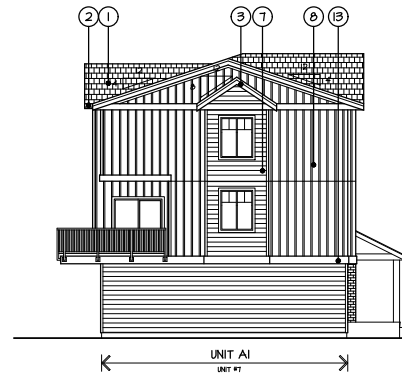


**EAST ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**WEST ELEVATION**

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



**SOUTH ELEVATION**

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



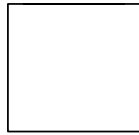
EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF

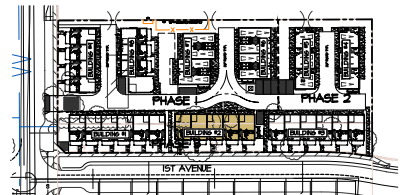
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REV	DATE	BY	REASON FOR SPECIFIC COMMENTS



C25-614.dwg  
 DESIGN : LANDSTAR PROJECTS LTD.  
 DRAWN :  
 DATE : Jan 9 2014  
 SCALE : 1/8" = 1'-0"  
 PROJECT : 30 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS : BUILDING ELEVATIONS  
 BLDG #2

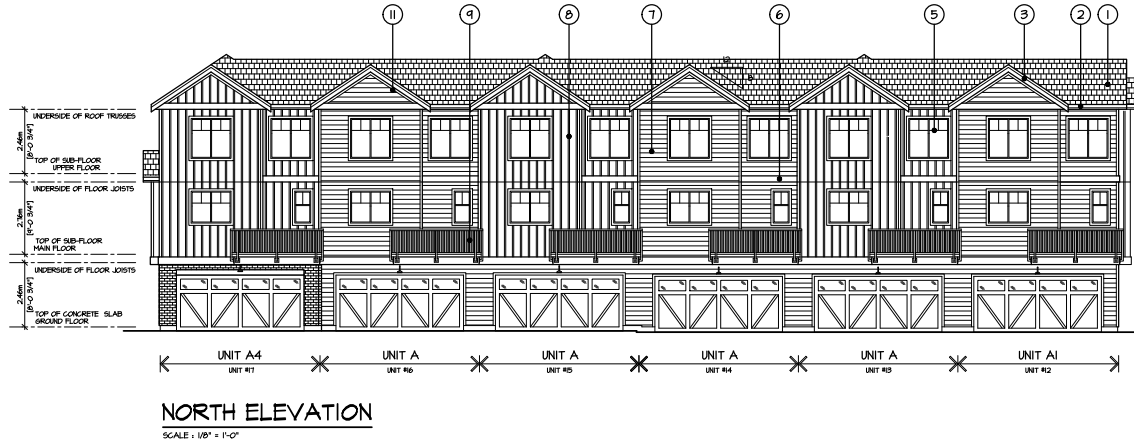
**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1R8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett.dembek.com



**KEY PLAN**  
 N.T.S.  
 NORTH

**BUILDING #2**

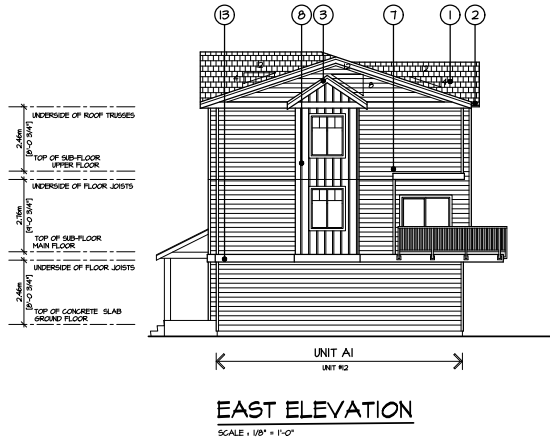
CLIENT NO.	SHEET NO.
21025	AC-4.2
PROJECT NO.	REV. NO.



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF

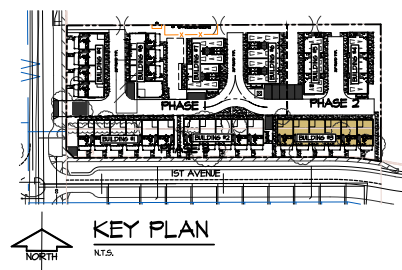
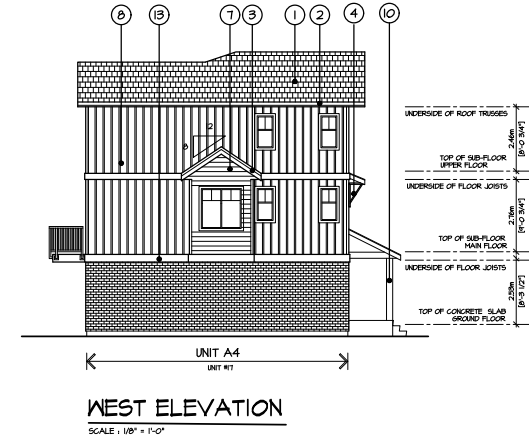


EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 1" PROFILE
- ⑧ FIBRE CEMENT BOARD 4" BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**BUILDING #3**

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ISSUED FOR	BY	DATE	REVISION NO.	ISSUE

DESIGN: M.D.	DRAWN: J.M.	DATE: JAN. 14, 2014	SCALE: 1/8" = 1'-0"
CLIENT: LANDSTAR PROJECTS LTD.			
PROJECT: 99 UNIT TOWNHOUSE DEVELOPMENT			
114 171 STREET, SURREY			
SHEET CONTENTS: FINISHING ELEVATIONS			
BLDG #3			

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-4.3
PROJECT NO.	REV. NO.
21025	

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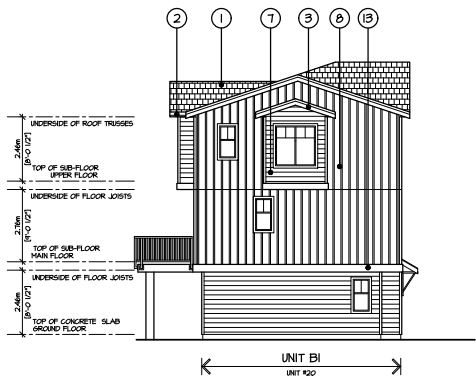
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



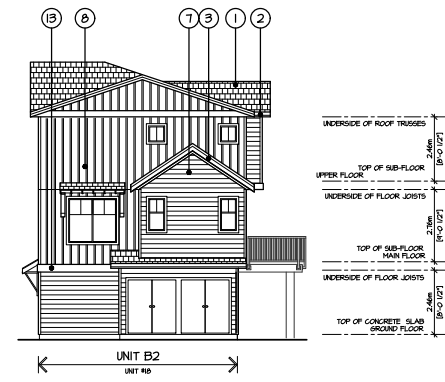
EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

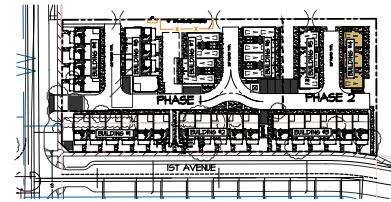
- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLIMIN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

CDP-244.jpg

DESIGN :	FILE :	DRAWN :	DATE :	SCALE :
			JAN. 1, 2014	1/8" = 1'-0"

CLIENT : LANDSTAR PROJECTS LTD.  
PROJECT : 80 UNIT TOWNHOUSE DEVELOPMENT  
114 111 57 STREET, SURREY  
SHEET CONTENTS : BUILDING ELEVATIONS BLDG #4

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.4
21025	REV. NO.

**BUILDING #4**

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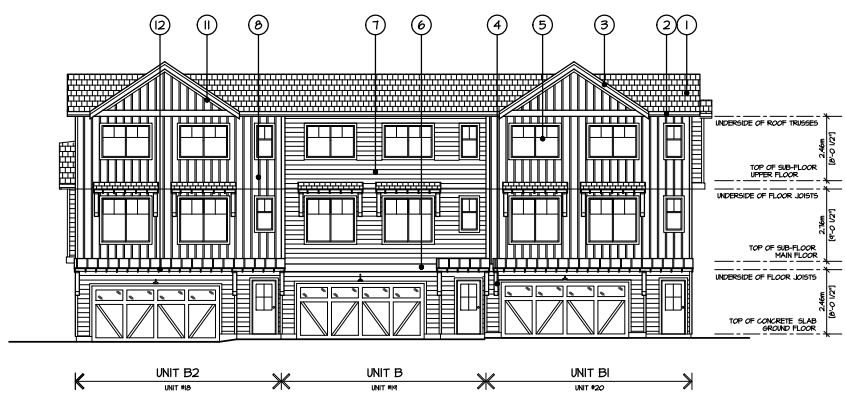
ISSUED FOR	BY	DATE	REVISION NO.



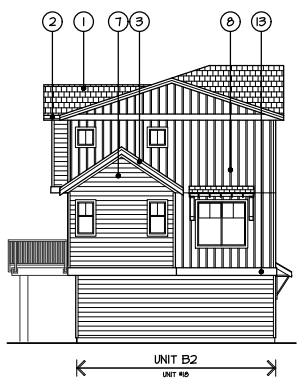
EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



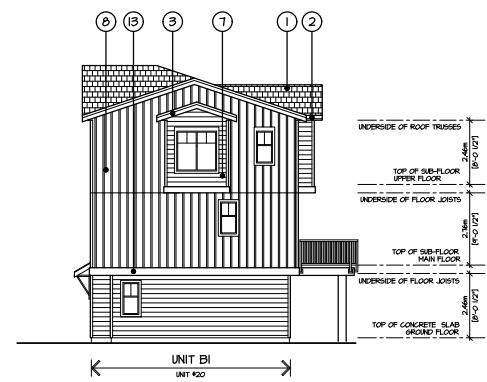
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

**BUILDING #5**

C35-611.dwg

DESIGN :	MD
DRAWN :	
DATE :	Jan 4 24
SCALE :	1/8" = 1'-0"

CLIENT : LANDSTAR PROJECTS LTD.  
 PROJECT : 30 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS : BUILDING ELEVATIONS  
 BLDG #5

**barnett dembok**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

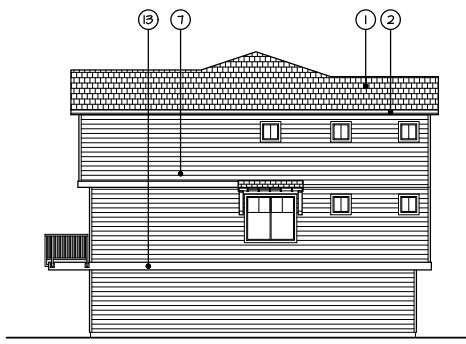
PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@barnett-dembok.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21025	AC-4.5 21025



**WEST ELEVATION**

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

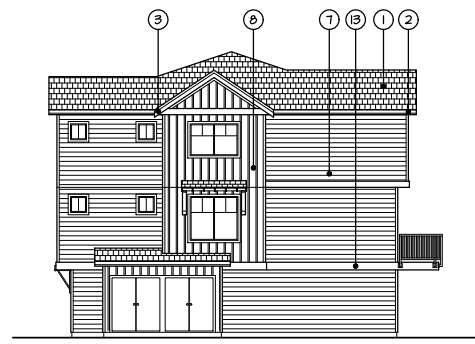


**NORTH ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**SOUTH ELEVATION**

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



**EAST ELEVATION**

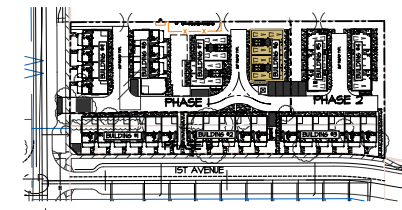
SCALE : 1/8" = 1'-0"



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



**KEY PLAN**  
N.T.S.

**BUILDING #6**

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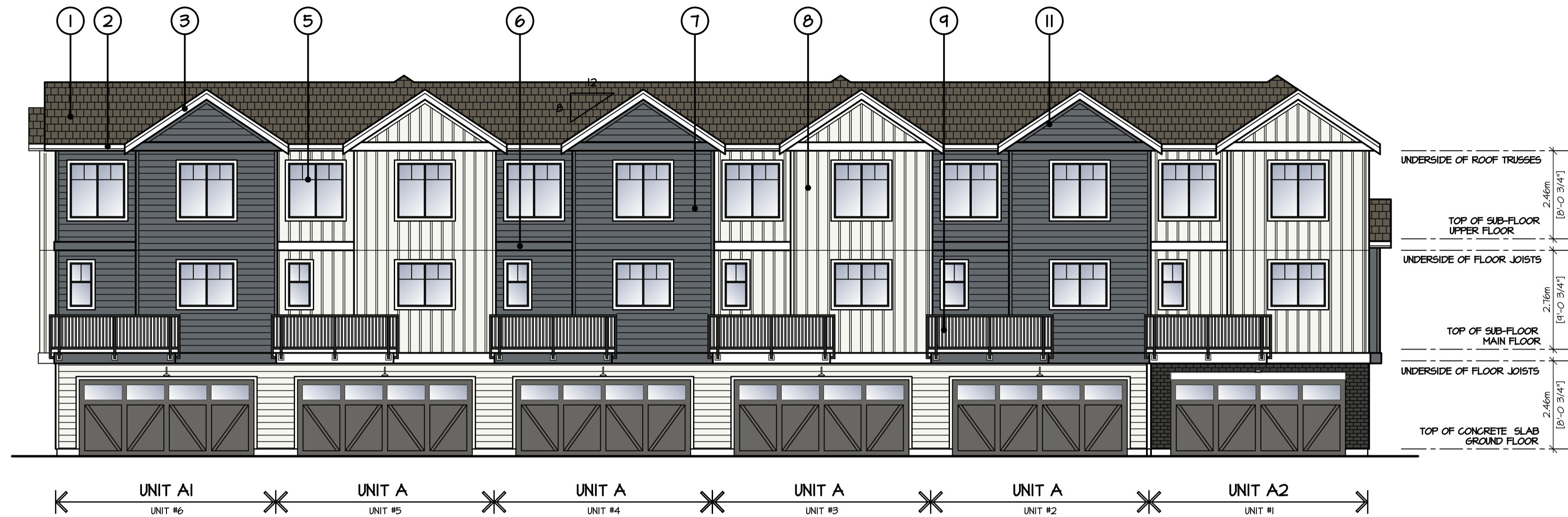
ISSUE NO.	DATE	BY	ISSUED FOR



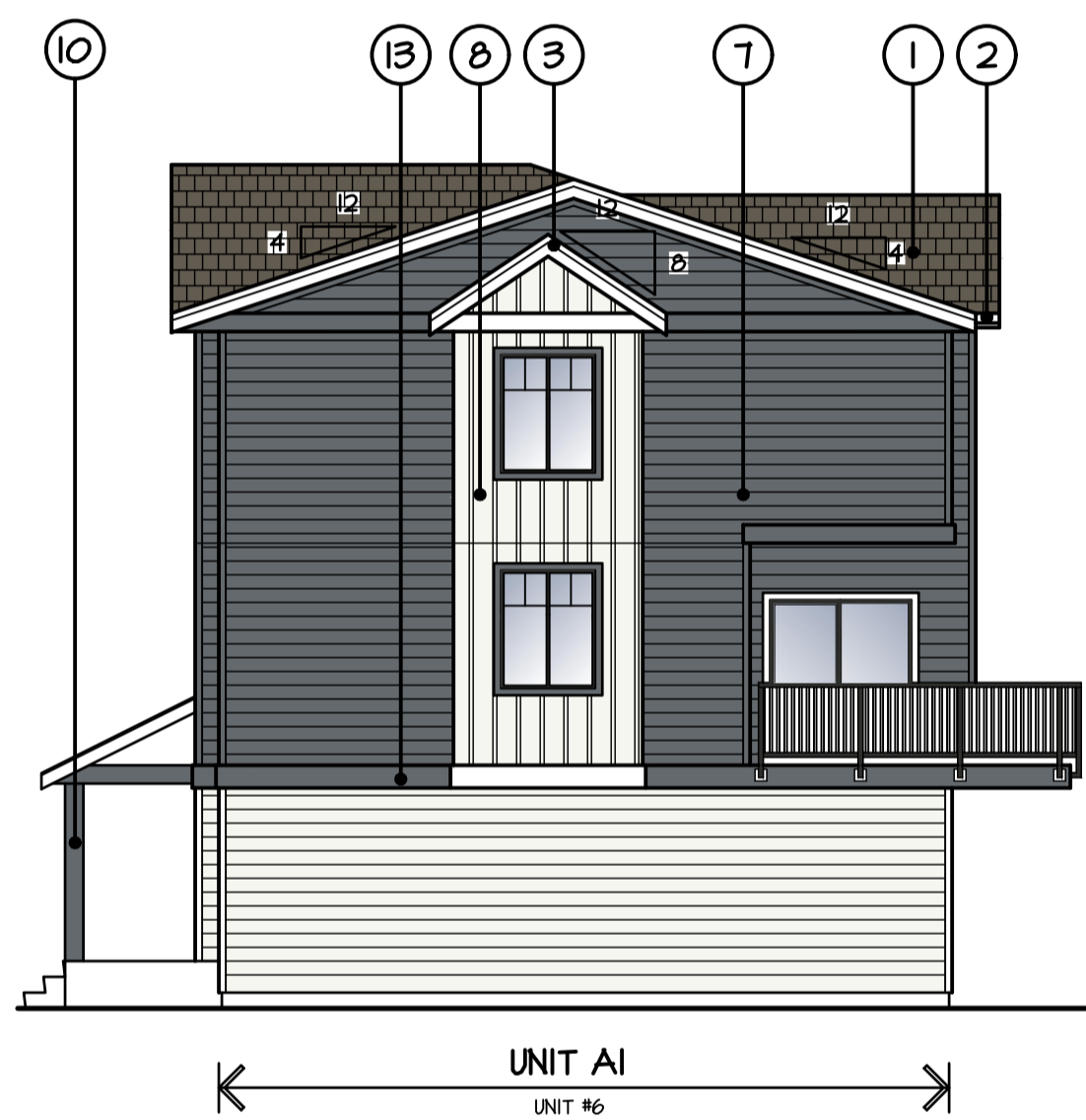
CLIENT : LANDSTAR PROJECTS LTD.  
 PROJECT : 30 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS : BUILDING ELEVATIONS  
 ELD0# 41

**barnett dempsy**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
21025	AC-4.6
PROJECT NO.	REV. NO.



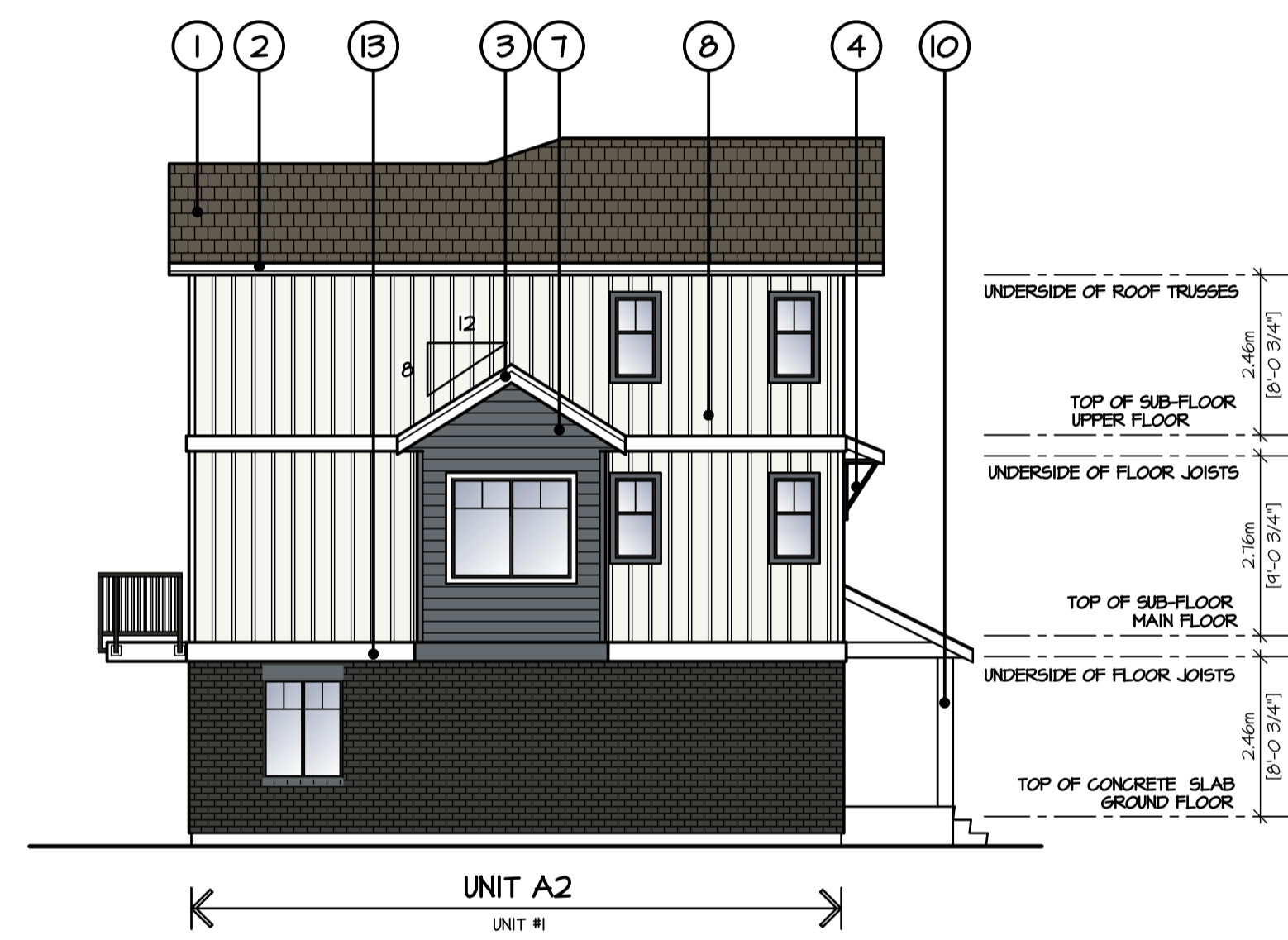
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



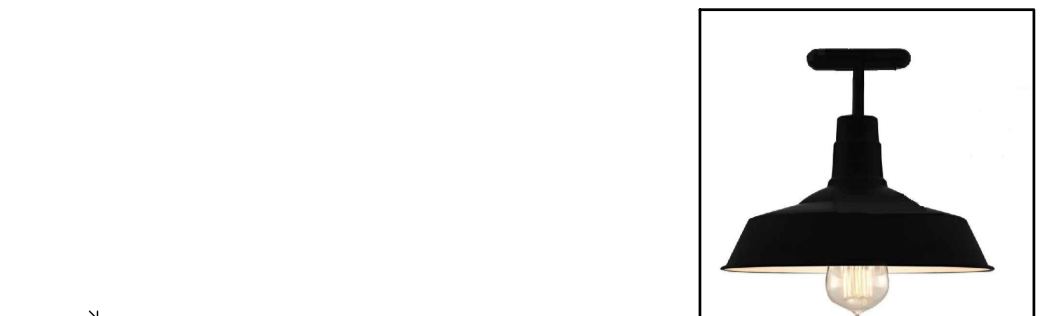
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1X4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



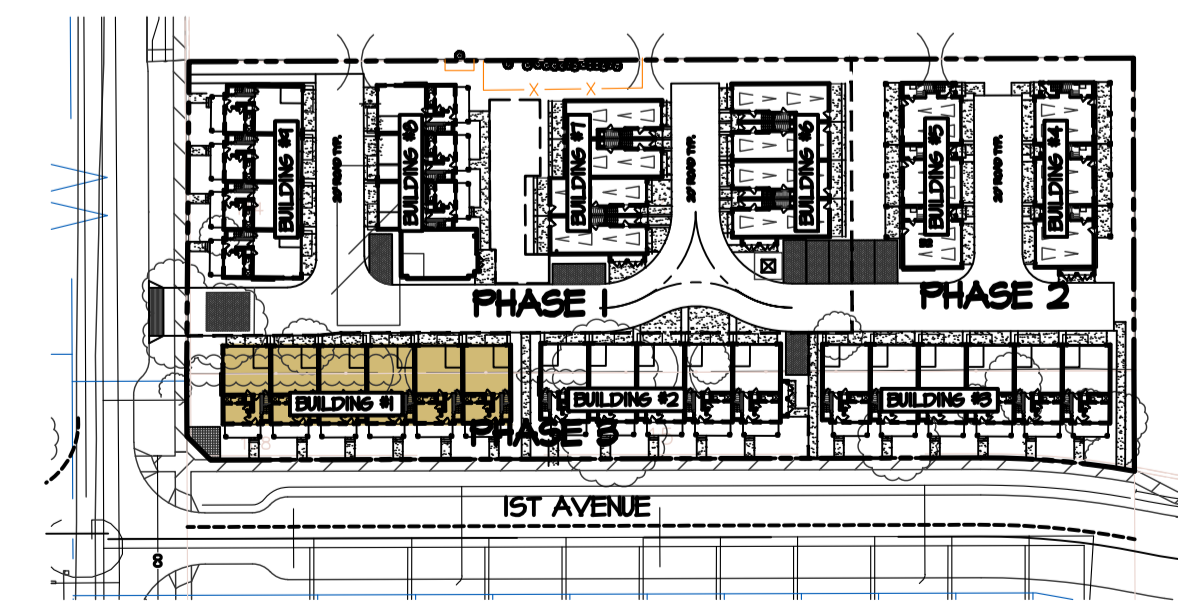
EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF

**COLOUR SCHEME**

	JAMES HARDIE - COLOUR: NIGHT GRAY
	BENJAMIN MOORE - COLOUR: KENDALL CHARCOAL
	JAMES HARDIE - COLOUR: ARCTIC WHITE
	BENJAMIN MOORE - COLOUR: SPANISH RED
	BRICK MUTUAL MATERIALS - COLOUR: COAL CREEK



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
N.T.S.

**BUILDING #1**

ISSUED FOR	BY	DATE	ISSUE #	REV	DATE	BY	REASON
	H.D.	MARCH 15/24					

DESIGN	H.D.
DRAWN	
DATE	Jan. 1, 24
SCALE	1/8" = 1'-0"

CLIENT :	LANDSTAR PROJECTS LTD.
PROJECT :	38 UNIT TOWNHOUSE DEVELOPMENT 114 171 STREET, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS BLDG #1

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
21025	



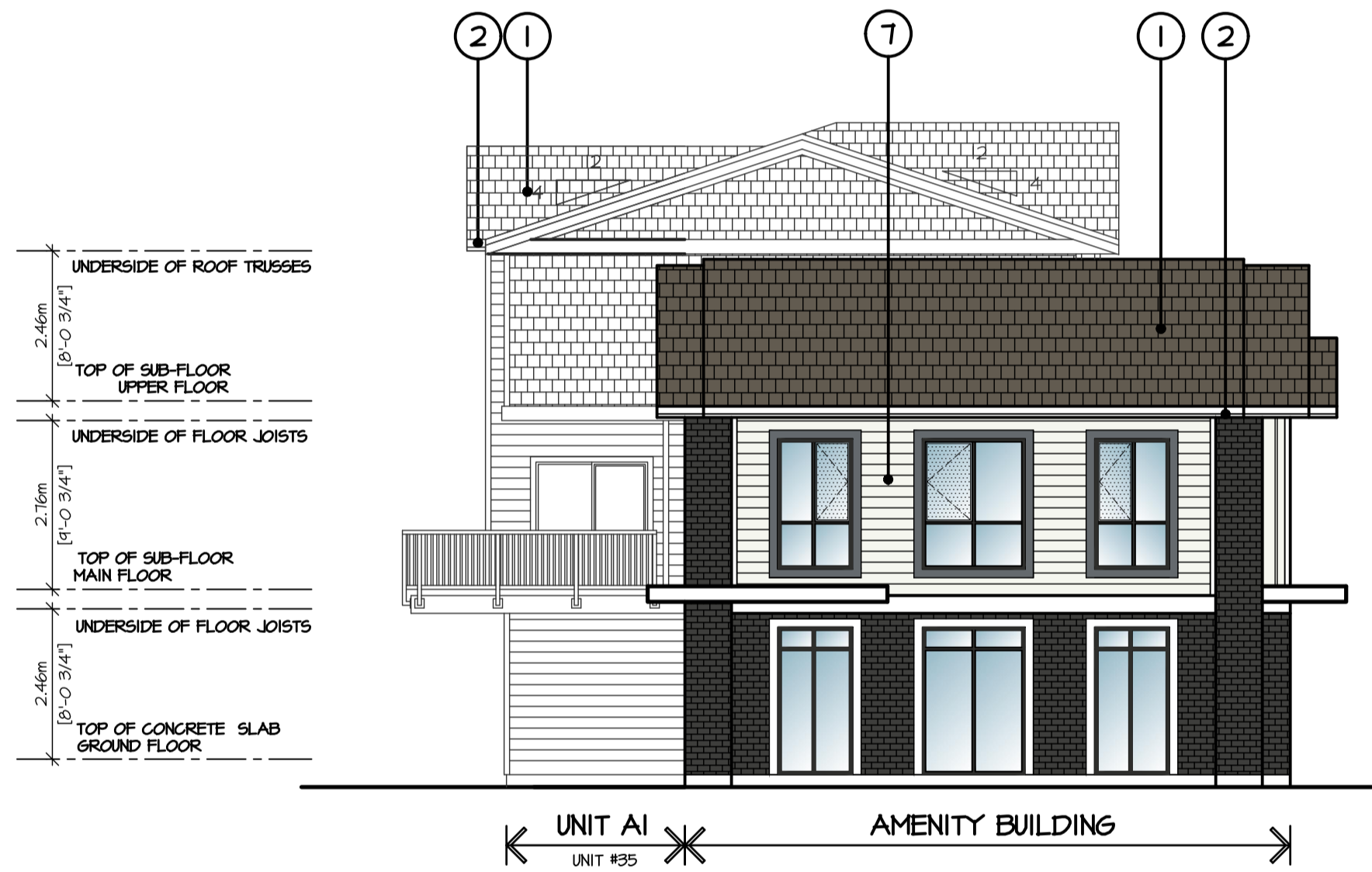
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



EXTERIOR LIGHT ABOVE GARAGE DOOR WITH METAL ROOF



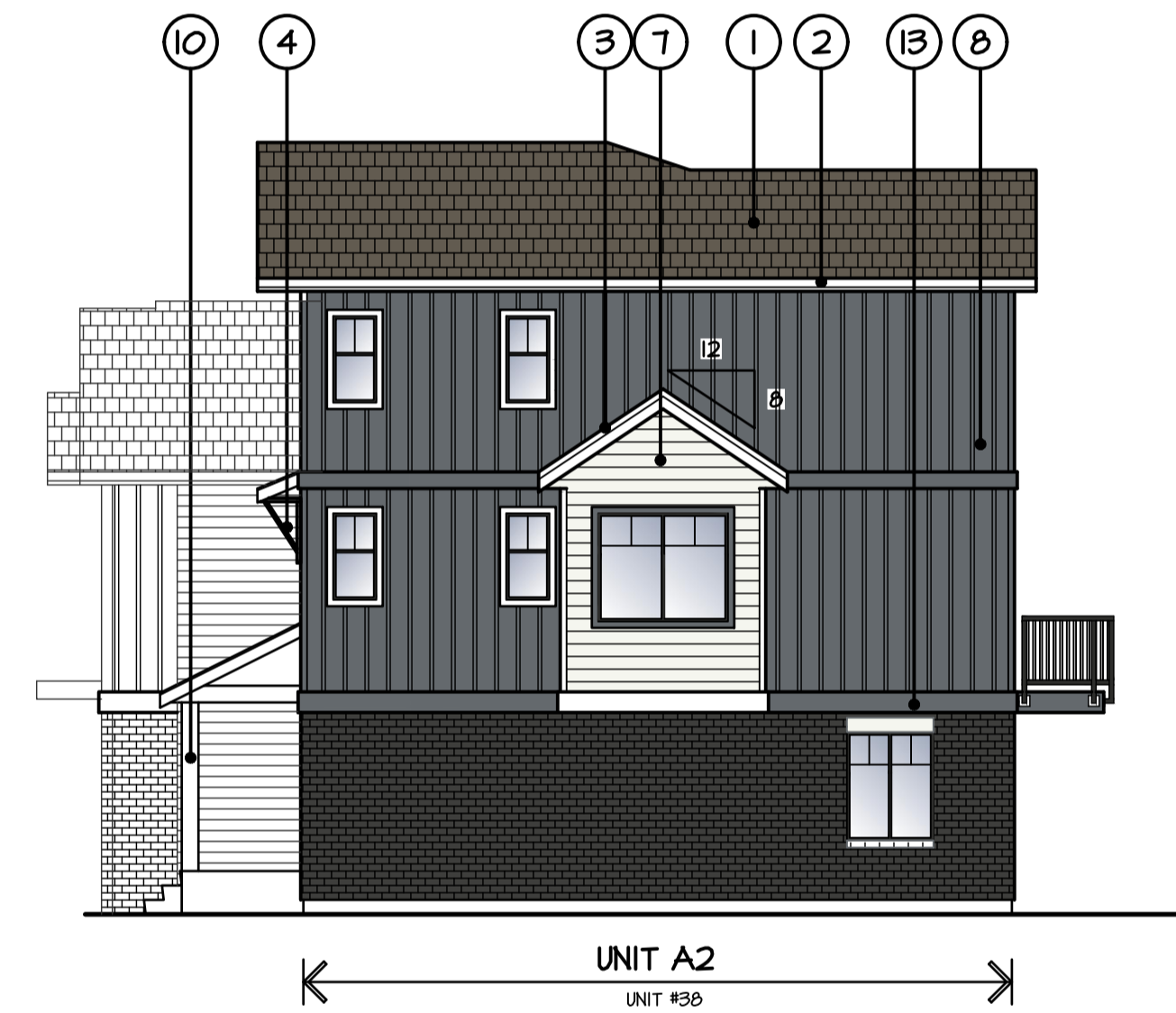
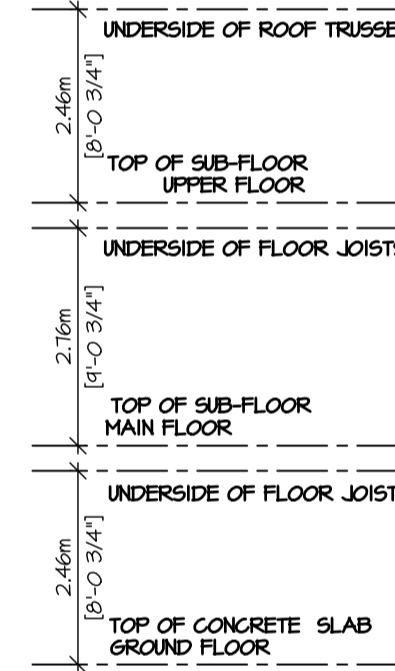
EXTERIOR LIGHT ABOVE GARAGE DOOR W/O METAL ROOF



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 8 WOOD FASCIA
- ③ 1 x 4 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ KNEE BRACKET
- ⑤ VINYL FRAMED WINDOWS C/M 2x4 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL FIBRE CEMENT SIDING - 7" PROFILE
- ⑧ FIBRE CEMENT BOARD & BATTON SIDING
- ⑨ POWDER COATED ALUMINUM RAILING
- ⑩ WOOD COLUMN
- ⑪ 1x4 WOOD TRIM
- ⑫ RAFTER TAILS
- ⑬ 2 x 12 WOOD TRIM



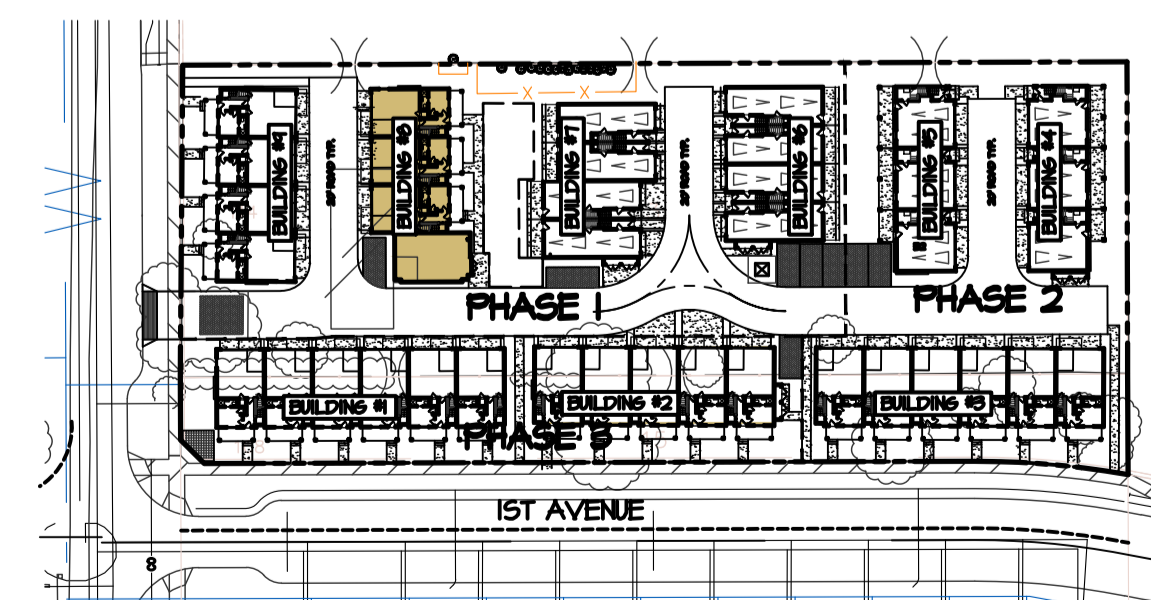
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**COLOUR SCHEME**

- JAMES HARDIE - COLOUR: NIGHT GRAY
- BENJAMIN MOORE - COLOUR: KENDALL CHARCOAL
- JAMES HARDIE - COLOUR: ARCTIC WHITE
- BENJAMIN MOORE - COLOUR: SPANISH RED
- BRICK MUTUAL MATERIALS - COLOUR: COAL CREEK



NORTH  
KEY PLAN  
N.T.S.  
**BUILDING #8**

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ISSUE #1	BY	DATE	ISSUED FOR
	MARCH 18/24	M.D.	PER CITY COMMENTS

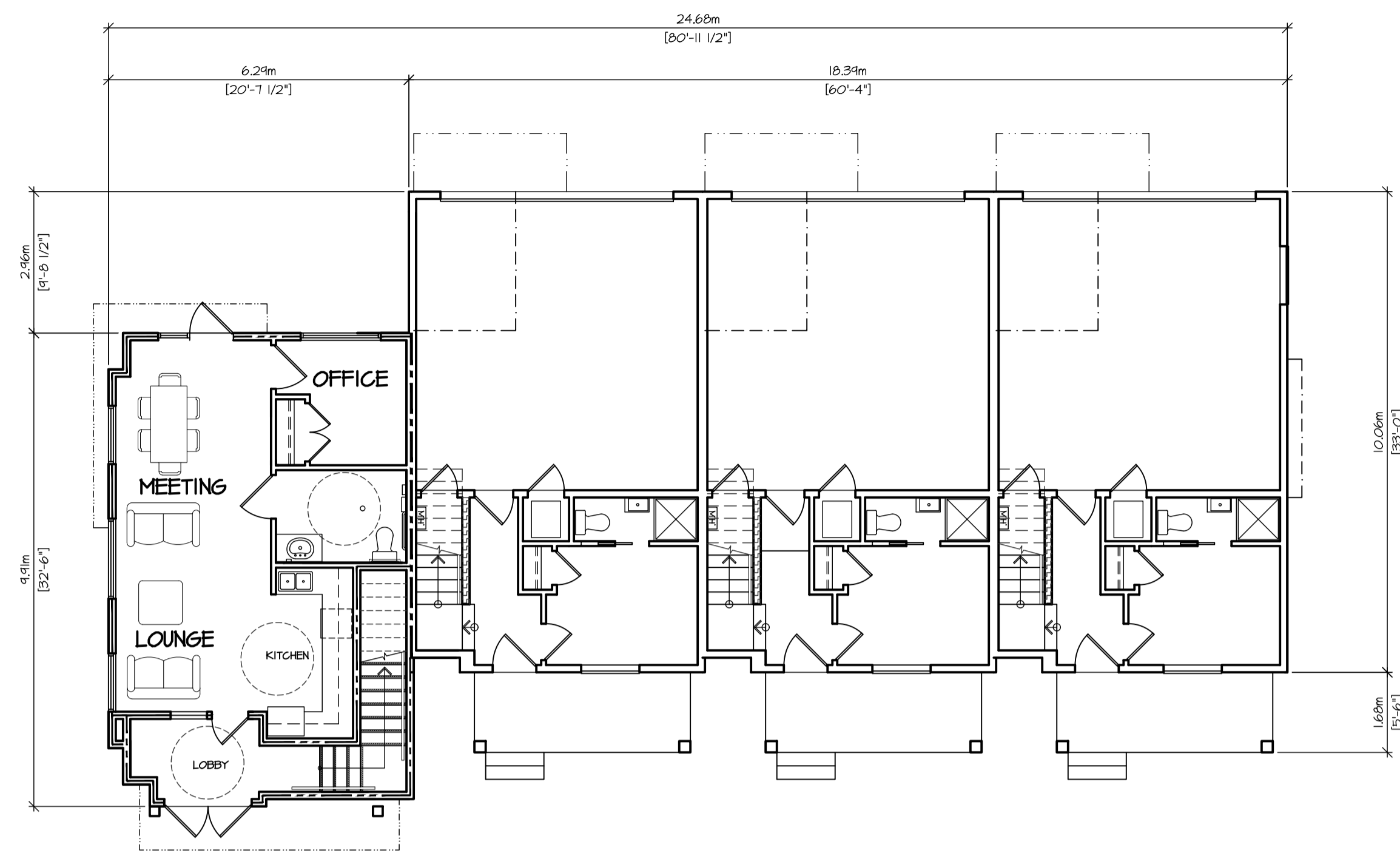
DESIGN: M.D.  
DRAWN:  
DATE: Jan. 9, 24  
SCALE: 1/8" = 1'-0"

CLIENT: LANDSTAR PROJECTS LTD.  
PROJECT: 38 UNIT TOWNHOUSE DEVELOPMENT  
114 171 STREET, SURREY  
SHEET CONTENTS: BUILDING ELEVATIONS  
BLDG #8

barnett dembek ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-4.8
PROJECT NO.	REV. NO.
21025	

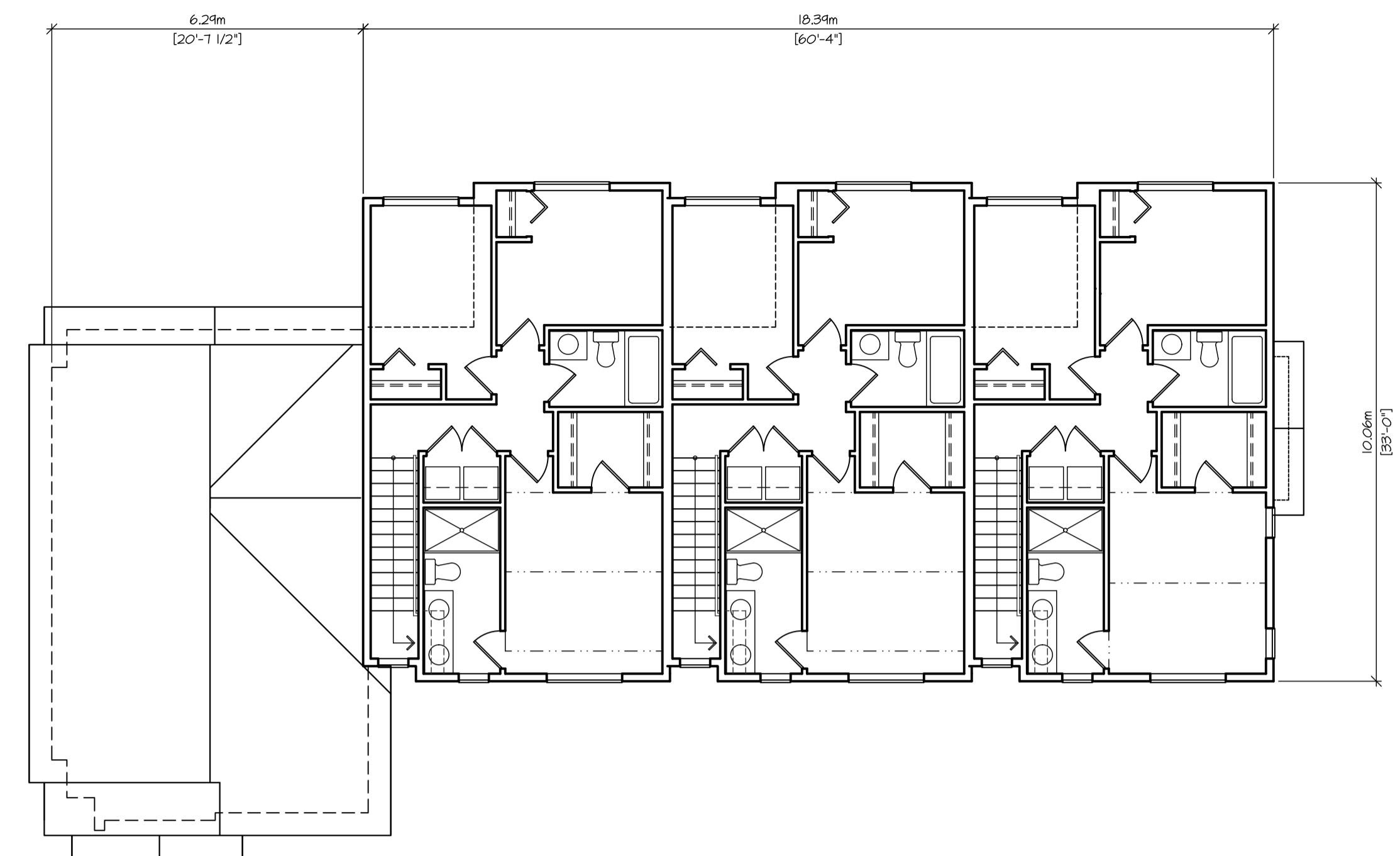
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AMENITY BLDG. \* UNIT A UNIT #32 \* UNIT A UNIT #33 \* UNIT A2 UNIT #34

**BASEMENT FLOOR PLAN**

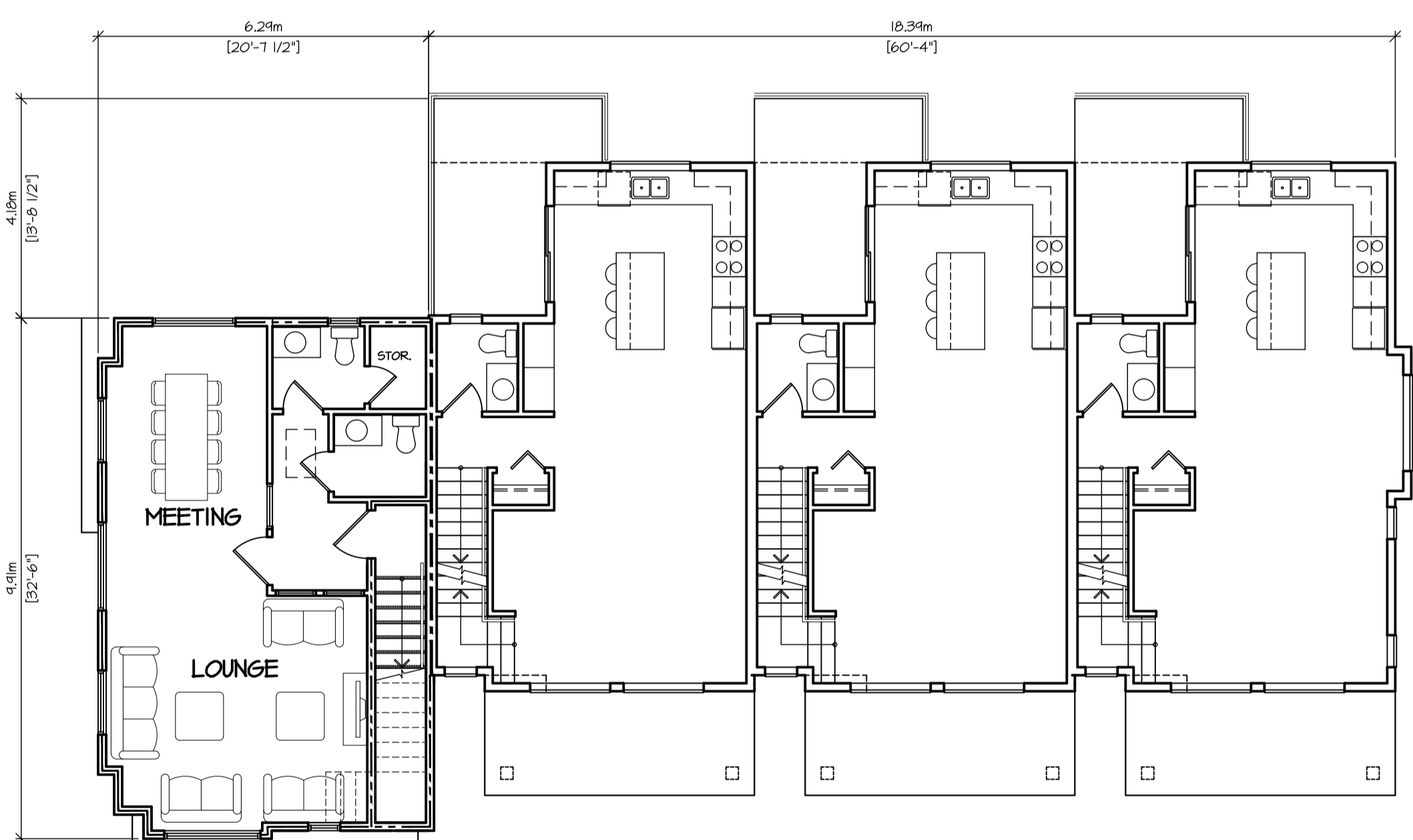
SCALE : 1/8" = 1'-0"



AMENITY BLDG. \* UNIT A UNIT #32 \* UNIT A UNIT #33 \* UNIT A2 UNIT #34

**UPPER FLOOR PLAN**

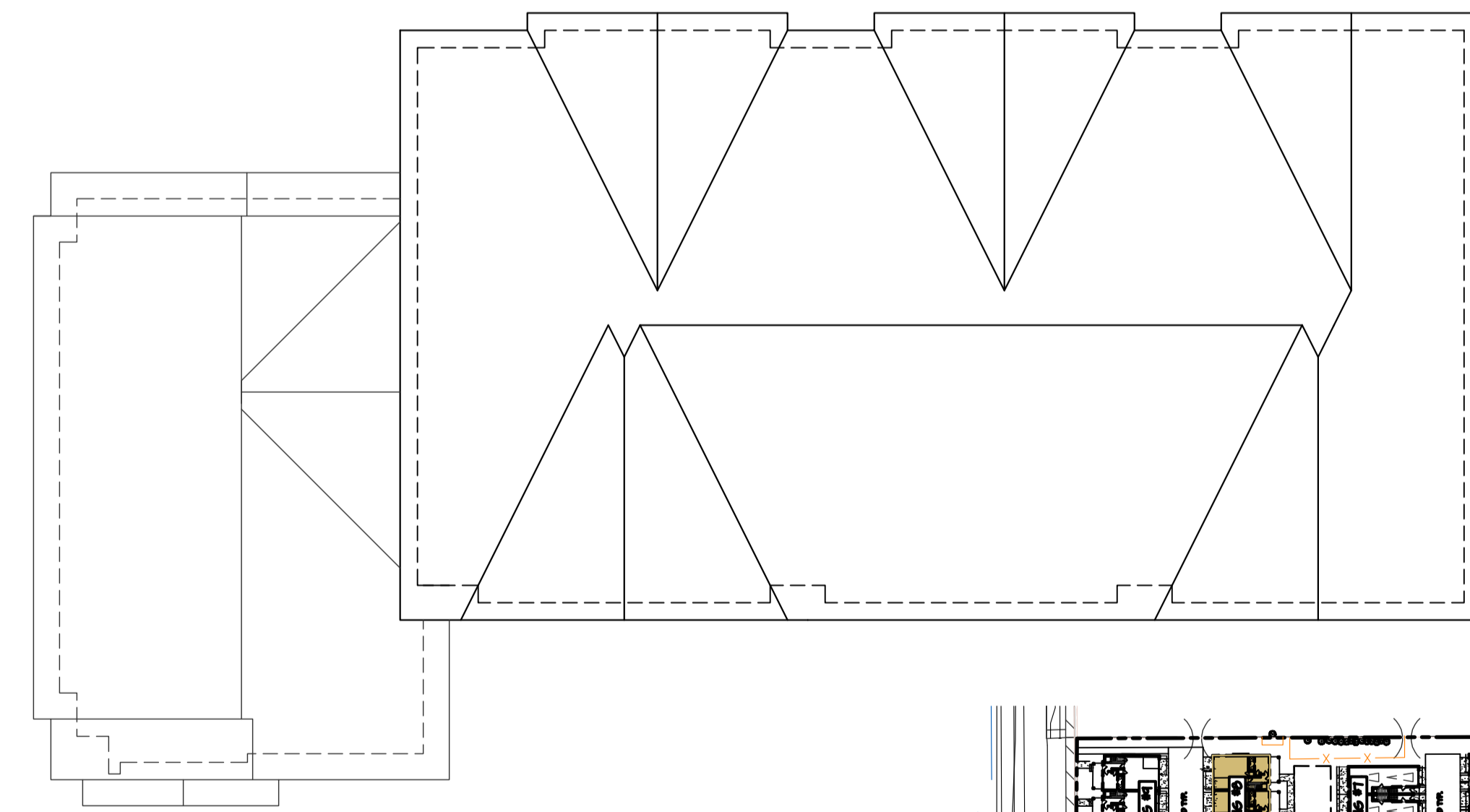
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AMENITY BLDG. \* UNIT A UNIT #32 \* UNIT A UNIT #33 \* UNIT A2 UNIT #34

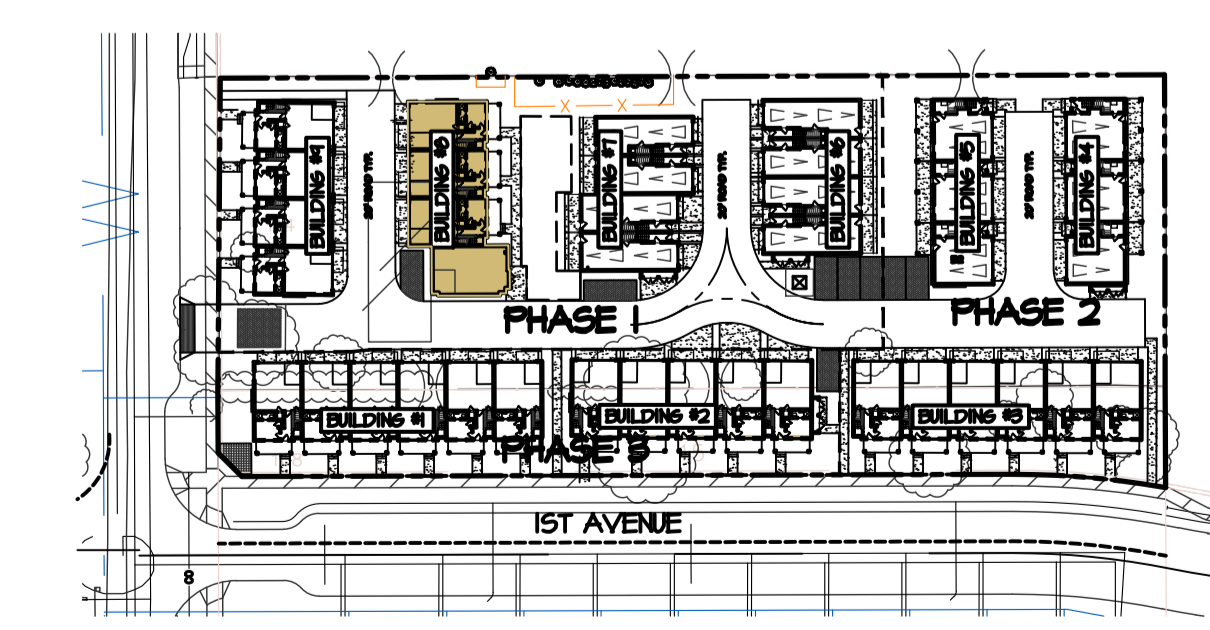
**MAIN FLOOR PLAN**

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



**ROOF PLAN**

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



**KEY PLAN**

N.T.S.

**BUILDING #8**

REV#	DATE	DRW	CD	ISSUE	DATE	BY	ISSUED FOR
				III	MARCH 15/24	M.D.	PER CITY COMMENTS

DESIGN :	M.D.
DRAWN :	
DATE :	Jan. 9 24
SCALE :	1/8" = 1'-0"
CLIENT :	LANDSTAR PROJECTS LTD.
PROJECT :	30 UNIT TOWNHOUSE DEVELOPMENT 114 171 STREET, SURREY
SHEET CONTENTS :	BUILDING PLANS BLDG #8

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
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EMAIL: mail@darkitex.com

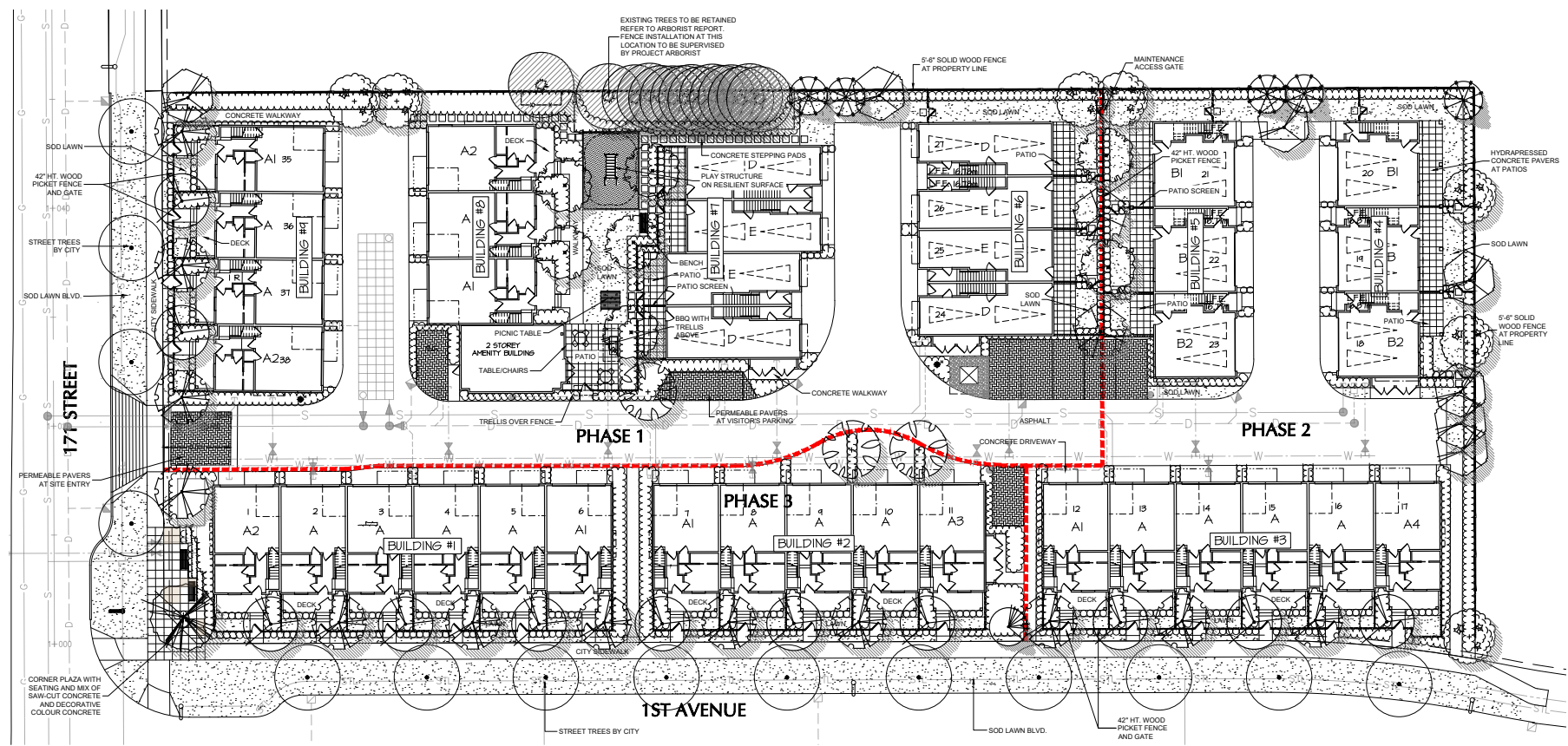
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21025	AC-3.8



SCALE:

PLANT SCHEDULE				PMG PROJECT NUMBER: 24-017
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	3	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE	60M CAL; 2M STD; B&B
	1	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	60M CAL; 1.8M STD; B&B
	12	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	60M CAL; 1.8M STD; B&B
	2	CERCIS CANADENSIS	EASTERN REDBUD	60M CAL; B&B
	7	FRAXINUS ORNUS 'ARIE PETERS'	ARIE PETERS FLOWERING ASH	60M CAL; 1.8M STD; B&B
	11	PICCA OMBRICA	SERBIAN SPRUCE	3.0M HT; B&B
	6	PINKS NEGRA	AUSTRIAN BLACK PINE	3.0M HT; B&B
	1	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA	60M CAL; 1.8M STD; B&B
	7	STRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	60M CAL; 1.8M STD; B&B
	7	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	60M CAL; 1.8M STD; B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIG SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



MATERIALS	
	PERMEABLE CONCRETE PAVERS



NO.	DATE	REVISION DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS	BC
2	24 MAR 28	FINE HYDRANT	BC
1	24 MAR 08	NEWSITE PLAN	BC

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**114 171st STREET**  
**SURREY, BC**

DRAWING TITLE:

**LANDSCAPE PLAN**

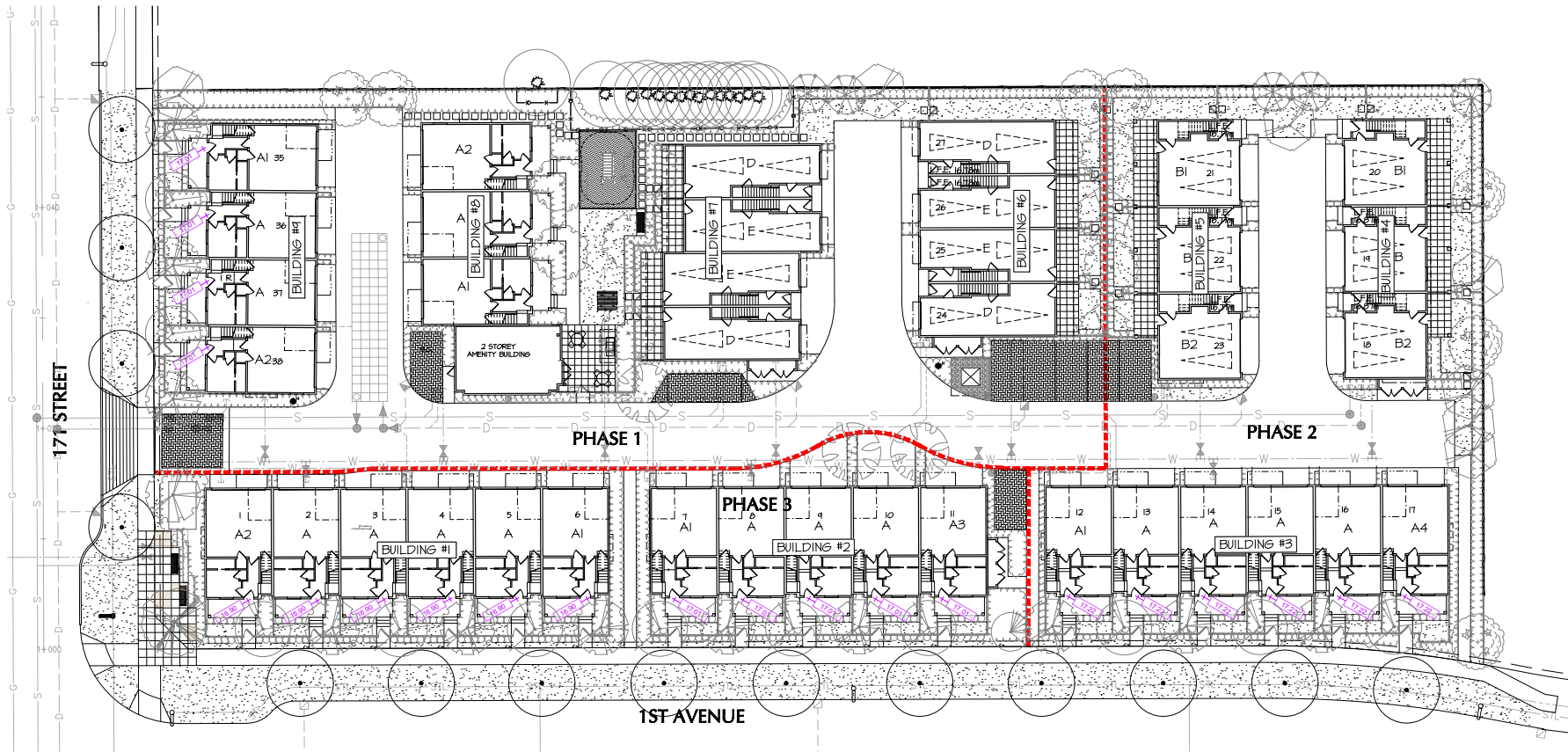
DATE: 24.FEB.27  
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DRAWN: DO  
DESIGN: DO  
CHKD: DO  
MCY

DRAWING NUMBER: **L1** OF 8

PMG PROJECT NUMBER: **24-017**



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 08	NEW SITE PLAN	DR
2	24 MAR 08	FINAL	DR
3	24 MAY 27	CITY COMMENTS	DR

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**114 171st STREET  
SURREY, BC**

DRAWING TITLE:

**SOIL VOLUME PLAN**

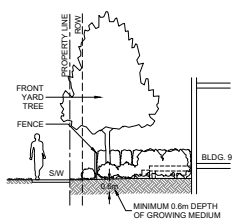
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DESIGN: DO  
CHK'D: DO  
MCY

DRAWING NUMBER:

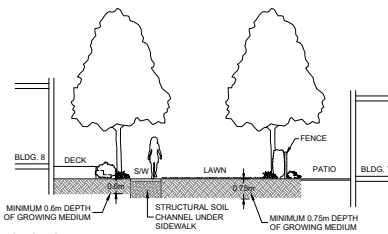
**L2**  
OF 8

PMG PROJECT NUMBER:

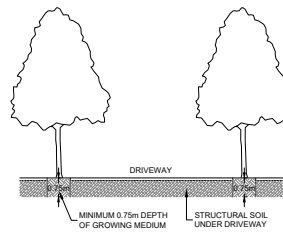
24-017



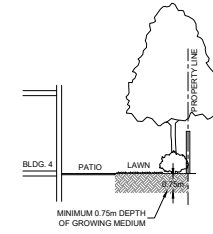
SECTION A 1:100



SECTION B 1:100



SECTION C 1:100

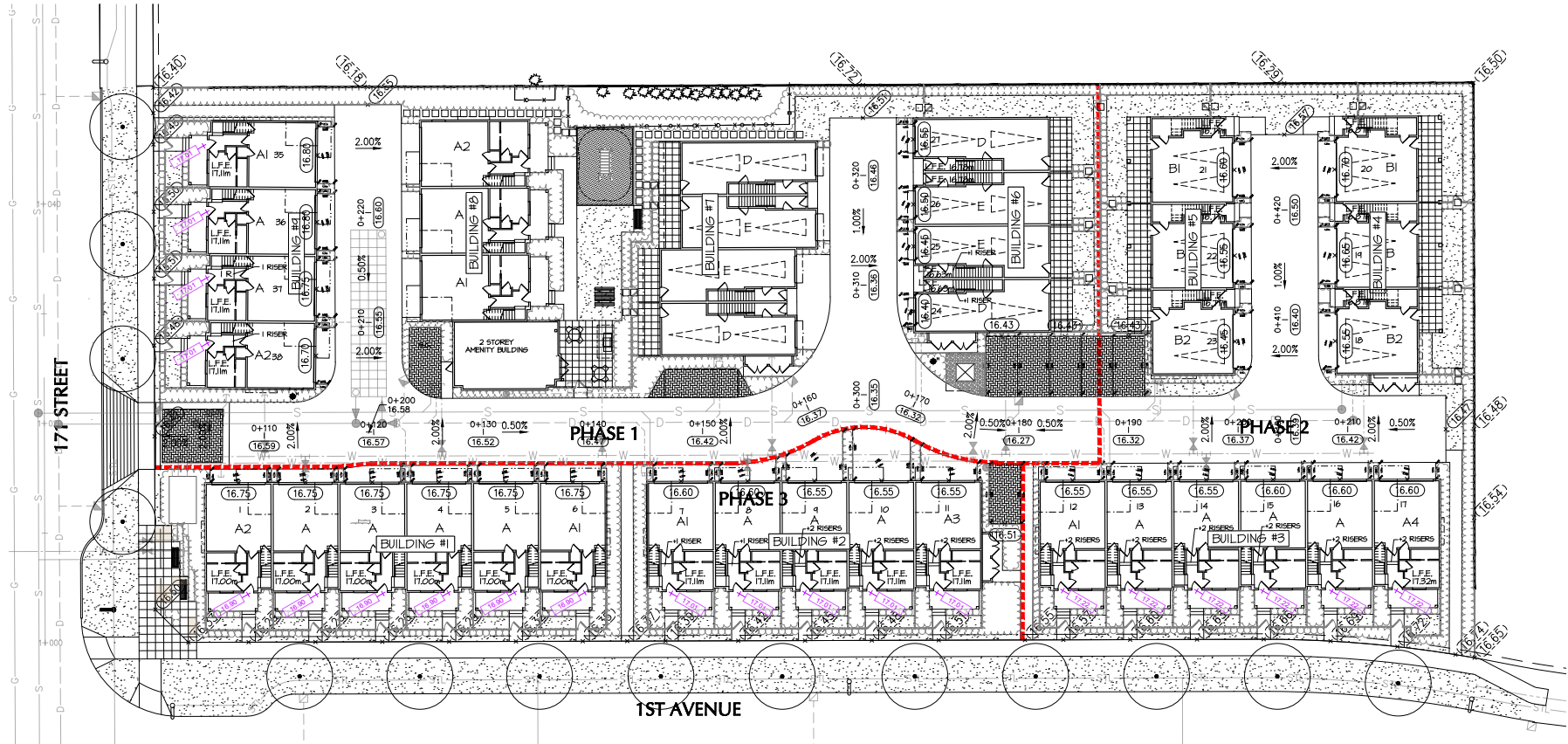


SECTION D 1:100



24017-3.ZIP

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 20	REVISED PLAN	SG
2	24 MAR 20	REVISED PLAN	SG
3	24 MAY 27	CITY COMMENTS	SG

NO.	DATE	REVISION DESCRIPTION	DR.
1	24 MAR 20	REVISED PLAN	SG
2	24 MAR 20	REVISED PLAN	SG
3	24 MAY 27	CITY COMMENTS	SG

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

114 171st STREET  
SURREY, BC

DRAWING TITLE:

**GRADING PLAN**

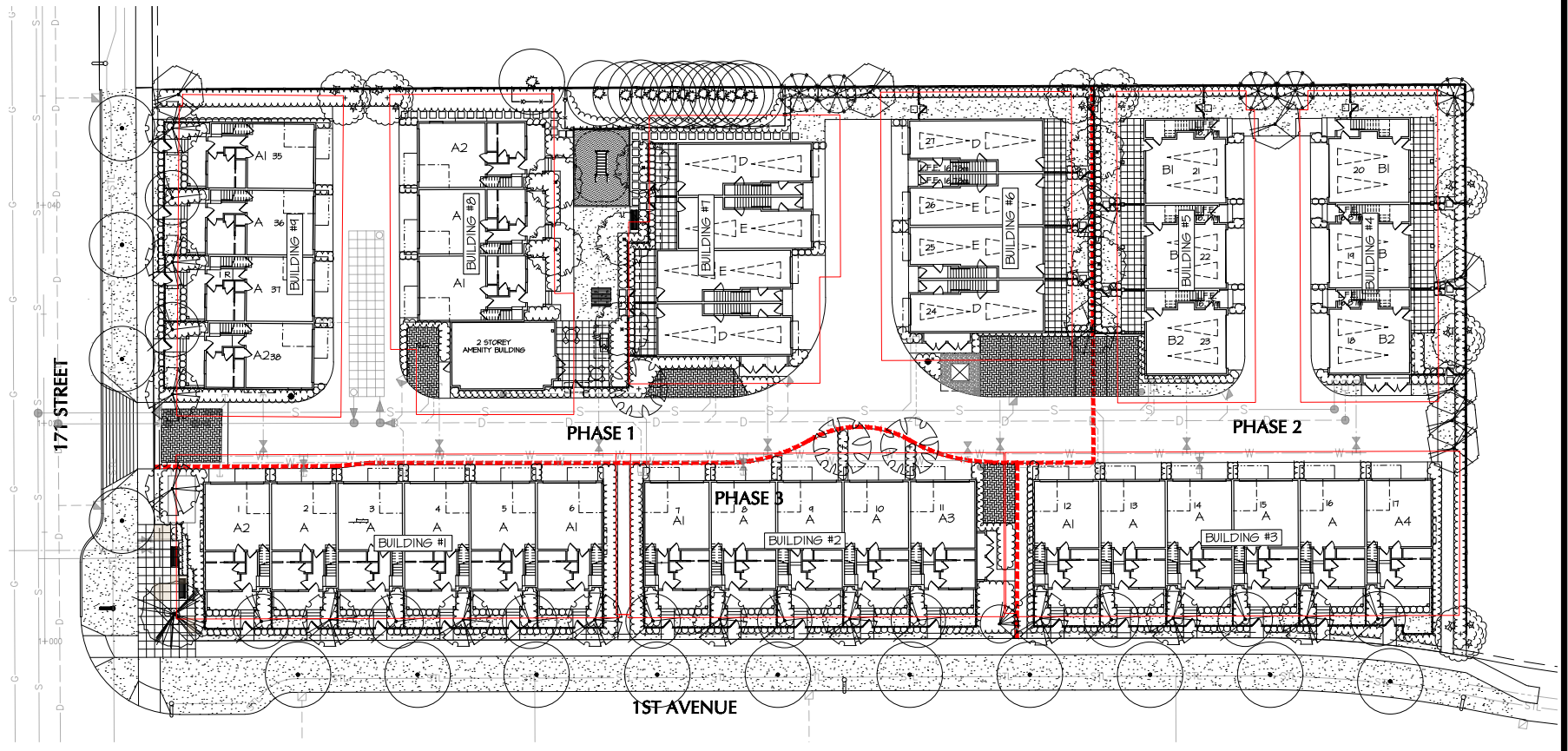
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DRAWN: DO  
DESIGN: DO  
CHK'D: DO  
MCM

DRAWING NUMBER:

**L3**  
OF 8



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS	DO
2	20 MAR 25	FINE TUNING	DO
1	24 MAR 23	NEW SITE PLAN	DO

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**114 171st STREET  
SURREY, BC**

DRAWING TITLE:

**TREE SETBACK  
PLAN**

DATE: 24.FEB.27  
SCALE: 1:200  
DRAWN: DO  
DESIGN: DO  
CHK'D: DO  
MCY

DRAWING NUMBER:

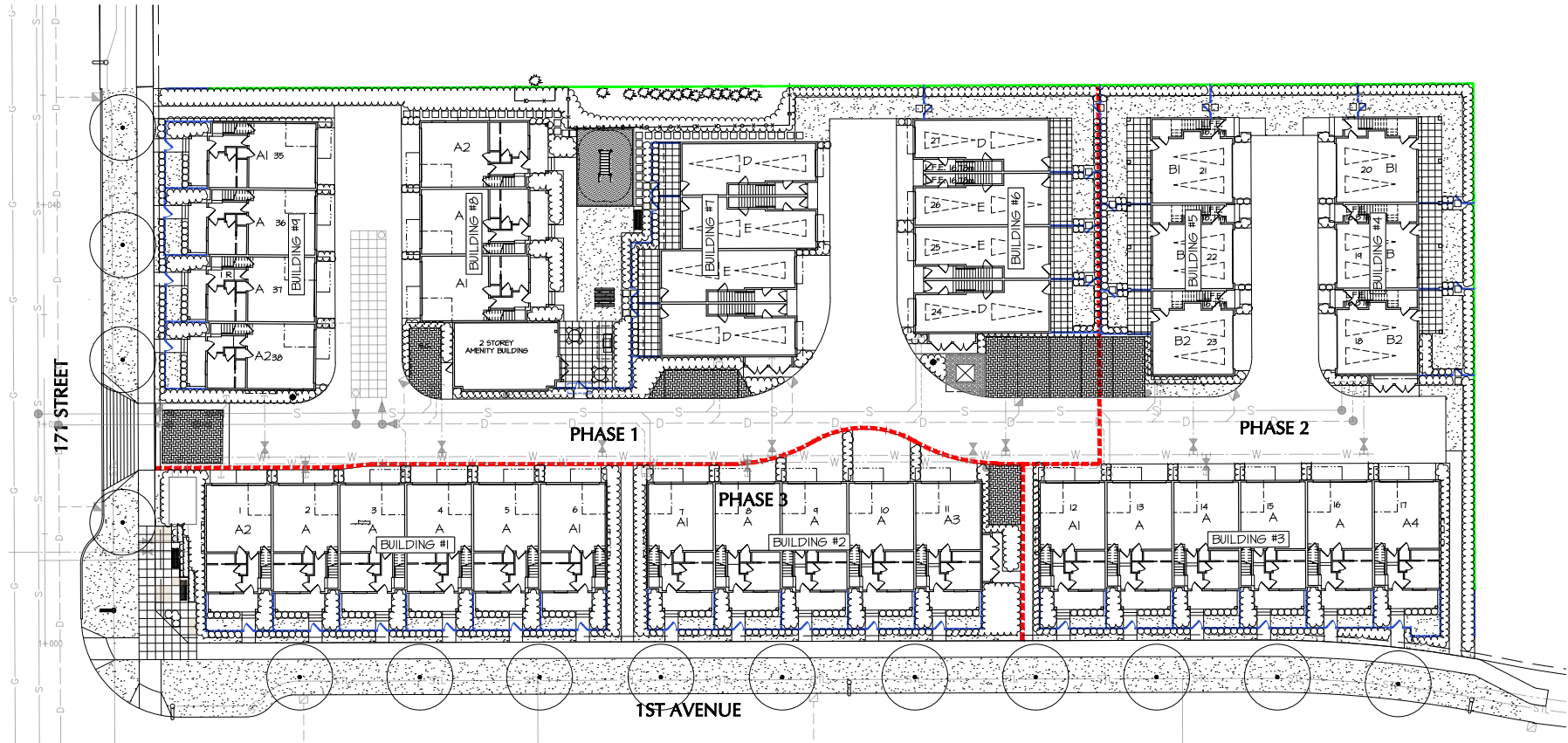
**L4**  
OF 8

PMG PROJECT NUMBER:

24-017



SEAL:



MATERIALS	
	PERMEABLE CONCRETE PAVERS
	24" SQUARE HYDRAPRESSED SLAB PAVER
	42" WOOD PICKET FENCE AND GATE
	5'-6" SOLID WOOD FENCE
	6' HT. PATIO SCREEN

NO.	DATE	REVISION DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS	DO
2	24 MAR 28	FINE TUNING	DO
1	24 MAR 08	NEW SITE PLAN	DO

CLIENT:

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

**114 171st STREET  
SURREY, BC**

DRAWING TITLE:  
**FENCE  
PLAN**

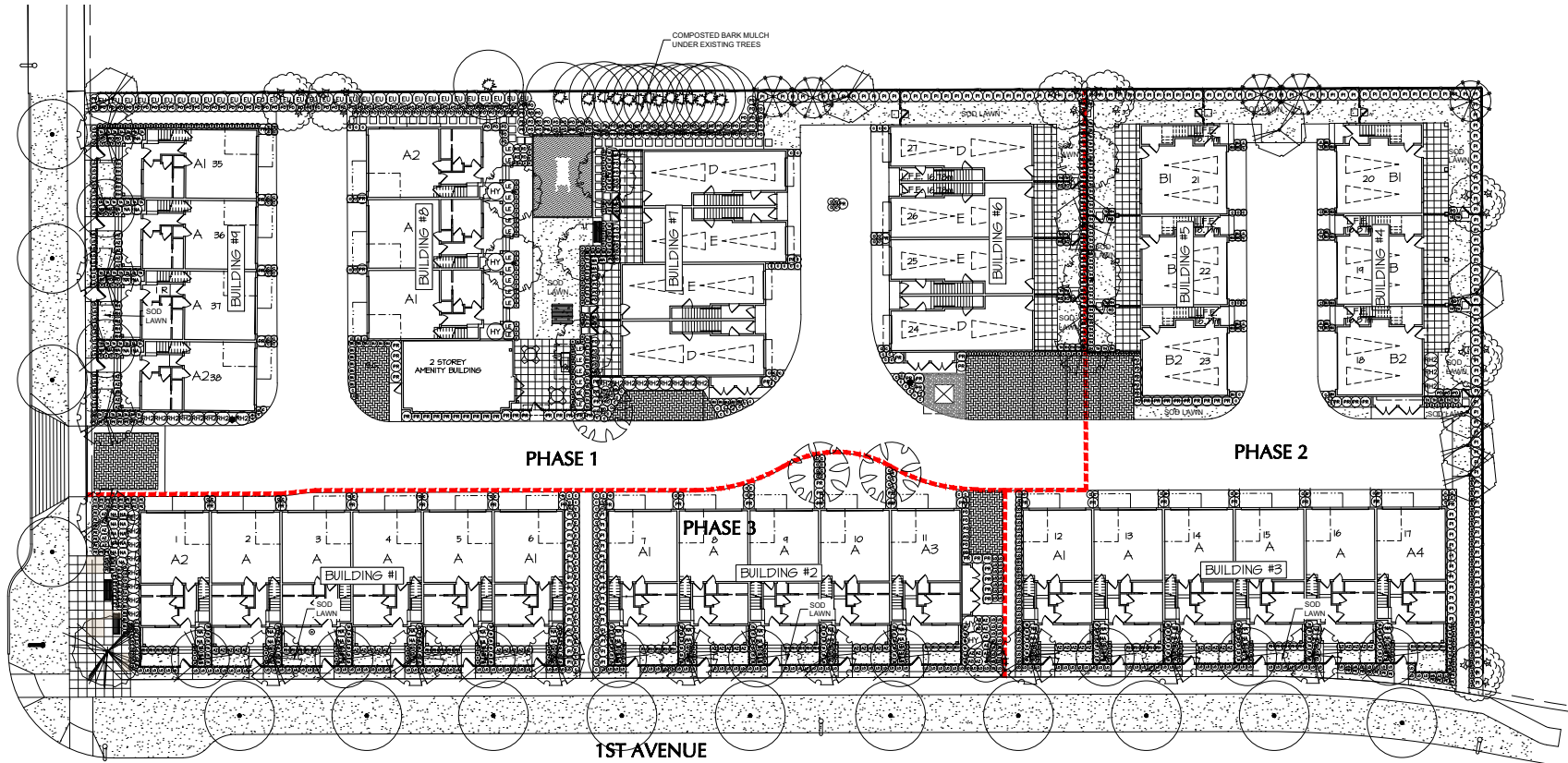
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SCALE: 1:200  
DRAWN: DO  
DESIGN: DO  
CHK'D: DO  
MCY

DRAWING NUMBER:  
**L5**  
OF 8



SEAL:

171 STREET



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 24-017	PLANTED SIZE / REMARKS
SHRUB	66	AZALEA JAPONICA 'HARDIZER'S BEAUTY'	AZALEA: LIGHT PINK		#3 POT: 40CM
	55	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX		#3 POT: 40CM
	33	EUCONYX ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH		#3 POT: 80CM
	5	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA: LIMEGREEN-PINK		#3 POT: 80CM
	20	LEUCOTHOE FONTANESIANA 'NANA'	LEUCOTHOE: DWARF		#2 POT: 30CM
	234	LONICERA FLEATA	PRIVET HONEYBUCKLE		#2 POT: 40CM
	70	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY		#3 POT: 40CM
	53	NANDINA DOMESTICA	HEAVENLY BAMBOO		#3 POT: 50CM
	168	PIERIS JAPONICA 'FOREST FLAME'	PIERIS: WHITE BLOOMS		#3 POT: 50CM
	84	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLES LAUREL		#2 POT: 30CM
	55	RHOODOENDRON 'BADEN BADEN'	RHOODOENDRON: RED		#3 POT: 30CM
	28	RHOODOENDRON 'VIRGINIA RICHARDS'	RHOODOENDRON: PINK/CRIMSON BLOTCH		#3 POT: 50CM
	48	ROSA 'NOVARUM'	CARPET ROSE: PINK		#2 POT: 40CM
	194	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW		1.2M BAB
	62	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR		1.5M HT: BAB
GRASS	14	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS		#1 POT
	228	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE		#1 POT
	54	PHNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS		#1 POT
PERENNIAL	35	ECHINACEA PURPUREA	PURPLE CONEFLOWER		15CM POT
	91	HEUCHERA SPP.	CORAL BELLS: PINK OR WHITE		15CM POT
	52	RUDEBECKIA FULGIDA VAR SULLIVANTI 'GOLDSTURM'	RUDEBECKIA: YELLOW		15CM POT
GC	114	GAULTHERIA SHALLOON	SALAL		#1 POT: 20CM
	182	POLYSTICHUM POLYBLEPHARUM	JAPANESE TASSEL FERN		#1 POT: 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONS REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS	DO
2	24 MAR 28	FINI HYDRAUNT	DO
1	24 MAR 08	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**114 171st STREET  
SURREY, BC**

DRAWING TITLE:

**SHRUB  
PLAN**

DATE: 24 FEB 27  
SCALE: 1:200  
DRAWN: DO  
DESIGN: DO  
CHKD: DO  
MCY

DRAWING NUMBER:

**L6**  
OF 8

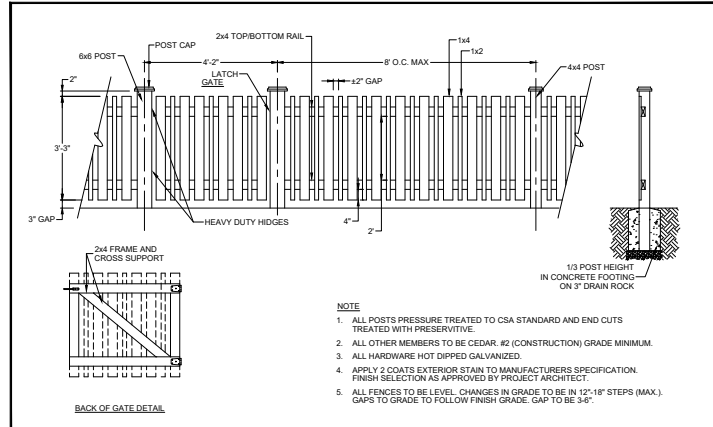
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24-017



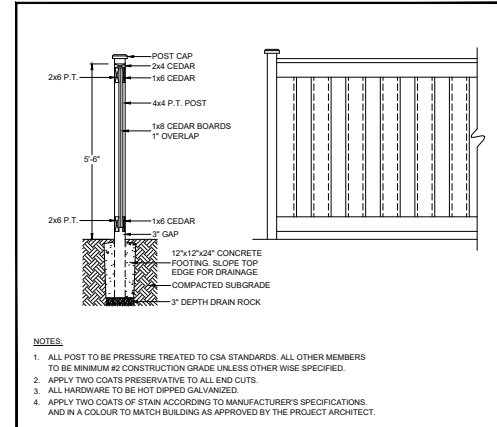
24017-3.2P

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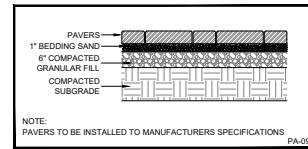
**1 42" HT. PICKET FENCE AND GATE**  
1/2"=1'-0"

- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6".



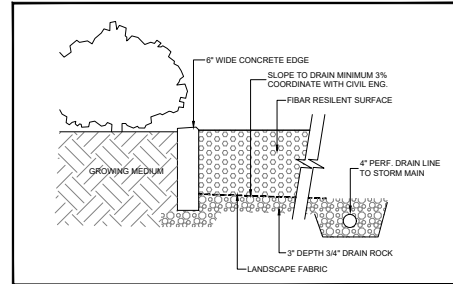
**2 5'-6" HT. SOLID WOOD FENCE**  
1/2"=1'-0"

- NOTES:**
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
  2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
  3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
  4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURERS SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

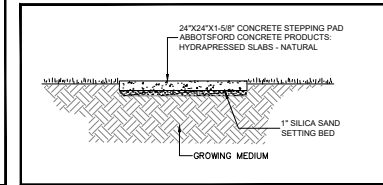


**3 PAVERS ON GRADE**  
1"=1'-0"

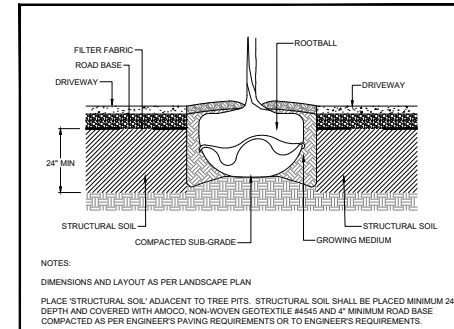
NOTE: PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS. PA-05



**4 PLAY AREA EDGING**  
1"=1'-0"



**5 CONCRETE STEPPING PAD**  
1"=1'-0"



**6 STRUCTURAL SOIL SECTION**  
1/2"=1'-0"

- NOTES:**
- DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN
- PLACE 'STRUCTURAL SOIL' ADJACENT TO TREE PITS. STRUCTURAL SOIL SHALL BE PLACED MINIMUM 24" DEPTH AND COVERED WITH AMCCO, NON-WOVEN GEOTEXTILE #4545 AND 4" MINIMUM ROAD BASE COMPACTED AS PER ENGINEERS PAVING REQUIREMENTS OR TO ENGINEERS REQUIREMENTS.

NO.	DATE	REVISION DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS	DO
2	24 MAR 18	FINISH DRAWING	DO
1	24 MAR 08	NEW SITE PLAN	DO

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

**114 171st STREET  
SURREY, BC**

DRAWING TITLE:

**LANDSCAPE  
DETAILS**

DATE: 24 FEB. 27 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: DO

DESIGN: DO

CHK'D: DO


MCY

PMG PROJECT NUMBER:

**L7**  
OF 8

**barkman**

## Terrace Slab



**Elevate Your Rooftop Balcony**

Turn an undeveloped rooftop or a neglected patio into livable space with Barkman's Terrace Slab. Each slab is manufactured using strict height tolerances and meets the structural strength requirements as published by CSA A231.1. Available in BC & Alberta only.

Install Terrace Slabs normally or use a pedestal system for easy access to the rooftop substrate.

**SIZES (L X W X H)**

600x600 x 55 mm  
24x24x2.16"

**COLOURS**

Charcoal    Graphite    Natural

**BUNDLE CONFIGURATIONS**

DESCRIPTION	UNIT		FACE AREA		WEIGHT	NO. OF HORIZONTAL LAYERS		PALLET		WEIGHT	
	MM	IN	M <sup>2</sup>	SQ FT		NO. OF UNITS	M <sup>2</sup>	SQ FT	LB		
24x24	600	600x600	24x24x2	0.37	4	95.13	30	20	7.44	90	1332

Steinbach Office: 204-782-2100  
 Winnipeg Office: 204-944-1100  
 Calgary Office: 403-243-1100  
 Vancouver Office: 604-271-1100  
 Seattle Office: 206-441-1100

## AQUALINE PERMEABLE PAVEMENT

LOW MAINTENANCE AND PROVEN DURABILITY THAT ALLOWS FOR FLEXIBLE DESIGN OPTIONS.

**PALLET LAYOUT**

30" x 48" x 1.5" (762mm x 1219mm x 38mm)

**ENVIRONMENTAL COLLECTION**

**LAYING PATTERNS**

**MECHANICAL INSTALLATION AVAILABLE**

**FEATURES & BENEFITS**

- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of CSA A231.2
- Interlocking spacer bars for increased structural performance
- Smooth surface texture with a micro-chamber to minimize vibration and enhance wheelchair operation
- Can be utilized to construct an ADA-compliant pavement
- Optimal joint openings for installation and maintenance
- Chamber Width: 3 mm
- Spacer Bar Width: 7 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint width) (optional)
- Surface Open Area: 7%

**SHAPES & SIZES**

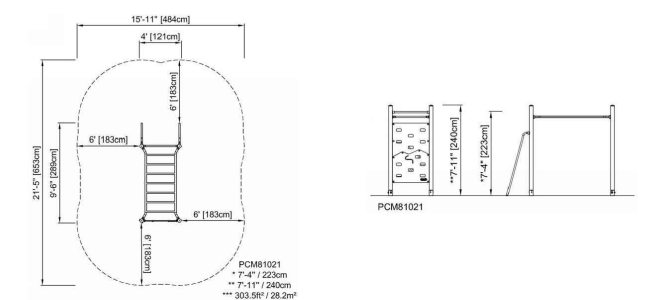
**PAVER** 48" x 30" x 1.5" (1219 x 762 x 38mm)

## Uno Climber

PCMB1021

\* Max fall height | \*\* Total height | \*\*\* Safety surfacing area

\* Max fall height | \*\* Total height



15'-11" (484cm)  
 4" (121cm)  
 6" (183cm)  
 6" (183cm)  
 6" (183cm)  
 21'-0" (640cm)  
 9'-0" (274cm)  
 7'-4" (226cm)  
 7'-4" (226cm)

PCMB1021

PCMB1021  
 \*\* 7'-4" / 226cm  
 \*\*\* 303.5R<sup>2</sup> / 28.2m<sup>2</sup>

Click to see TOP VIEW

Click to see SIDE VIEW

6/18/04/0204

Data is subject to change without prior notice.

**REPLAST**

## PICNIC TABLE - PARK

Product code: 41\_

Collection: Loisirs

Series: Parc

Category: Picnic Table

Description: Picnic table 72" (1828 mm) x 2 legs

Characteristics: Structure and slats 100% recycled plastic. Steel support

Weight: 152 kg (334 lb)

**COLORS**

410    414    415    418    411

**AVAILABLE INSTALLATIONS**

- Surface

**AVAILABLE TREATMENT**

- Plastic

**OPTIONS**


- Anti-theft anchor
- Factory assembled

**RELEVANT DOCUMENTS**

- Drawing English (PDF)
- Cleaning instructions
- Warranty

## Bayside Bench

Model Number: BS-6 (left with armrest) / BS-5 (left with armrest) / BSNA-6 (left with armrest) / BSNA-5 (left with armrest)



**Designer Notes**

Modelled after the proven BayView Bench design, the Bayside takes it to the next level. The sleek angled leg and back, the capped ends and the metal inset strips give the Bayside Bench a refreshing and contemporary look. Users will enjoy the comfort of the wide back and seat combination. This model is available with or without armrests.

**Material Specifications**

Marine Grade Aluminum Frame  
Stainless Steel Hardware  
Super Durable Powder Coating  
100% Recycled Plastic Slats  
Western Red Cedar  
IPE Hardwood  
Modified Pine

**Customized Solutions**

Custom Powder Coating (Color Change May Apply)  
Custom Lengths up to 8ft  
Optional Arm Rests and Center Arm  
INST-1 Stainless Steel Bolt-Down Kit

**Recycled Content**

Recycled Content by Weight: 70%  
100% Recyclable

**Product Dimensions**

Height: 34 inches / 86 cm  
Depth: 26 inches / 67 cm  
Length: 72 inches / 183 cm  
Seat Height: 17.5 inches / 45 cm  
Seat Depth: 18.5 inches / 47 cm  
Weight: 150 lbs / 68.5 kg

**Plastic Lumber Colours**

**Standard Powdercoat Colours**

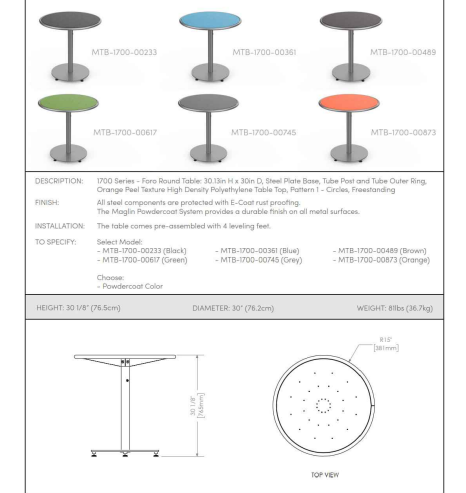
**Wood Colours**

Wishbone #210-27090 Gloucester Way | Langley, BC CANADA V4V 3Y5  
1.866.626.0476 sales@wishbonelltd.com

## TABLE - ROUND - 30" HDPE - Pattern 1

Freestanding

**FORO**



MTB-1700-00233    MTB-1700-00361    MTB-1700-00489  
 MTB-1700-00617    MTB-1700-00745    MTB-1700-00873

**DESCRIPTION:** 1700 Series - Four Round Table: 30.3in H x 30in D, Steel Frame Base, Tube Peel and Tube Outer Ring, Orange Peel Texture High Density Polyethylene Table Top, Pattern 1 - Circles, Freestanding

**FINISH:** All steel components are protected with E-Coat anti-rusting. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

**INSTALLATION:** The table comes pre-assembled with 4 leveling feet.

**TO SPECIFY:** Select Model: - MTB-1700-00233 (Black)    - MTB-1700-00361 (Blue)    - MTB-1700-00489 (Brown)  
- MTB-1700-00617 (Green)    - MTB-1700-00745 (Grey)    - MTB-1700-00873 (Orange)

- Chrome  
 - Powdercoat Color

HEIGHT: 30 1/8" (76.5cm)    DIAMETER: 30" (76.2cm)    WEIGHT: 81lb (36.7kg)

8 1/2" (214mm)  
 TOP VIEW

MAGLIN  
 7-604-781-1000  
 P 877-280-1010  
 www.maglin.com

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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 | f: 604 294-0022

SEAL:

NO.	DATE	REVISION	DESCRIPTION	DR.
3	24 MAY 27	CITY COMMENTS		DO
2	24 MAR 18	FINE HYDRAUNT		DO
1	24 MAR 18	NEW SITE PLAN		DO

CLIENT:

PROJECT:

**RESIDENTIAL DEVELOPMENT**

114 171st STREET  
SURREY, BC

DRAWING TITLE:

**FURNITURE CUT SHEETS**

DATE: 24 FEB. 27  
 SCALE: 1:200  
 DRAWN: DO  
 DESIGN: DO  
 CHKD: DO  
 MCV

DRAWING NUMBER: **L8** OF 8



# INTER-OFFICE MEMO

---

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 03, 2024**

PROJECT FILE: **7822-0281-00**

---

RE: **Engineering Requirements**  
**Location: 114 171 St**

## REZONE/SUBDIVISION

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

- Dedication and right-of-way requirements secured via 7819-0238-00.

### *Works and Services*

- Provide downstream sanitary catchment analysis to confirm capacity and address any deficiencies as required.
- Install water, sanitary, and drainage connections.
- Install 450mm topsoil for all proposed pervious areas.

A Servicing Agreement may be required.

## NCP AMENDMENT

There are no additional engineering requirements related to the NCP Amendment.



Jeff Pang, P.Eng.  
Manager, Development Services

Department: **Planning and Demographics**  
Date: **June 3, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0281 00**

The proposed development of **38** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

**School-aged children population projection** 37

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	18
Secondary School =	13
<b>Total Students =</b>	<b>31</b>

<b>Current Enrolment and Capacities:</b>	
<b>Douglas Elementary</b>	
Enrolment	503
Operating Capacity	607
# of Portables	0
<b>Earl Marriott Secondary</b>	
Enrolment	1398
Operating Capacity	1500
# of Portables	4

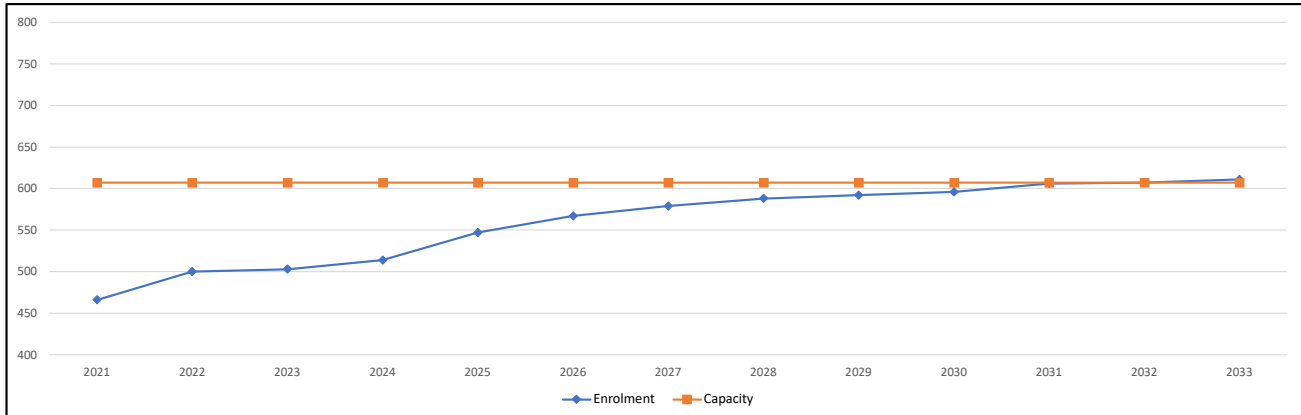
**Summary of Impact and Commentary**

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

As of November 2020, the existing Hall's Prairie Elementary moved into the new Douglas Elementary located within the Douglas NCP. The school will have sufficient room to support new enrolment growth over the next 5 years.

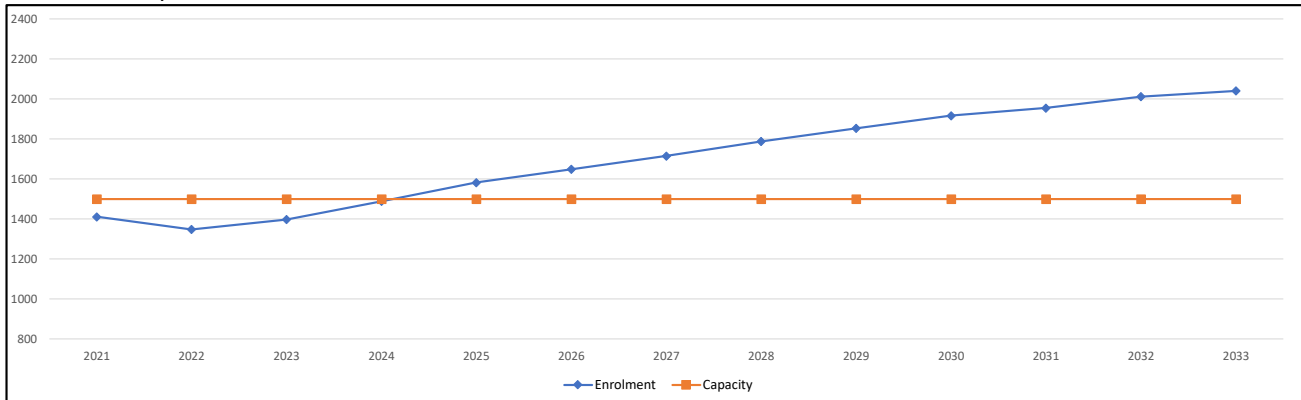
As of September 2023, Earl Marriott is at 93% capacity. The opening of Grandview Heights Secondary, a new 1500 capacity high school in September 2021 has relieved pressure in the short term. Despite this, Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified on the District's Capital Plan. This addition has not yet been funded by the Ministry.

**Douglas Elementary**



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

**Earl Marriott Secondary**



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

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

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

### 3.3 Replacement Tree Requirements

**Table 2: Tree Replacement Summary**

**Surrey Project No:** 22-0281

**Address:** 114 & 108 171 Street, Surrey, BC

**Registered Arborist:** Kelly Koome, PN-5962A

On-Site	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
<b>Protected Trees to be Removed</b>	40
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	13
<b>Total Replacement Trees Required:</b>	
- Dead trees, Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = 12	68
- All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56	
<b>Replacement Trees Proposed</b>	56
<b>Replacement Trees in Deficit</b>	12
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	N/A
City Trees	Number of Trees
<b>Protected Trees Identified</b>	2
<b>Protected City Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	2
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	2
Off-site Trees	Number of Trees
<b>Protected Trees Identified</b>	1
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

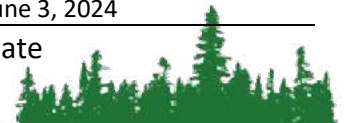
Summary, report, and plan prepared and submitted by:



Project Arborist

June 3, 2024

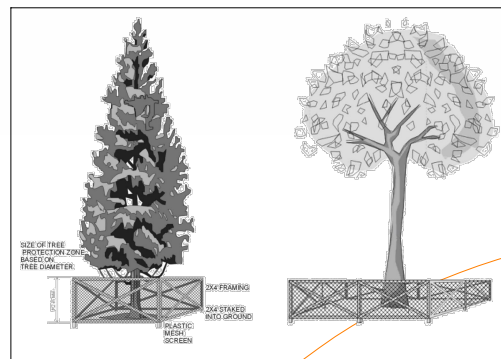
Date





**NOTE:**

1. All on-site trees are proposed for removal, with exception of the cedar hedge on the north PL
2. Tree protection fencing for OS1 must be built to a minimum distance of 1.8m from the stem. Tree protection fencing shown on subject property from the existing fence for OS1.



**LEGEND**

EXISTING DECIDUOUS TREE

EXISTING CONIFER TREE

TREE TO BE REMOVED

TREE TAG/NO.

TREE PROTECTION FENCING

60m buffer zone for Eagles Nest

**NOTE:**

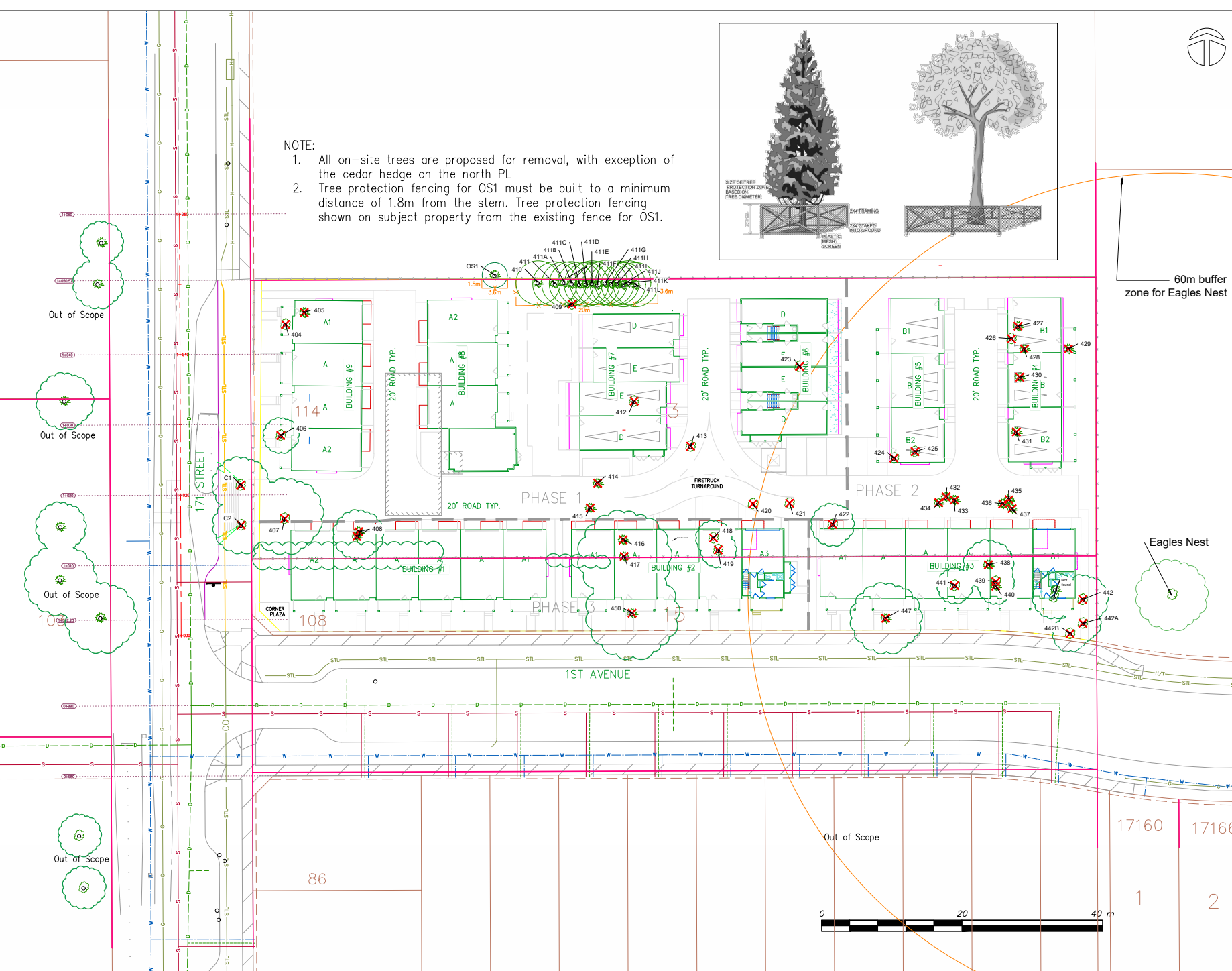
1. CONTACT ARBORIST KELLY KOOME, 778.985.6777, kelly.koome@koomeurbanforestry.ca, 72 HOURS PRIOR TO ANY GRADING OR EXCAVATION WITHIN THE TREE PROTECTION ZONE. IF DURING EXCAVATION IT IS FOUND THAT IT CANNOT BE COMPLETED WITHOUT SEVERING ROOTS THAT ARE CRITICAL TO THE TREE HEALTH OR STABILITY, IT MAY BE NECESSARY TO REMOVE ADDITIONAL TREE.
2. READ THIS PLAN TOGETHER WITH THE ARBORIST REPORT PREPARED BY KOOME URBAN FORESTRY LTD (KUF).
3. IF STUMP GRINDING IS TO OCCUR IN CLOSE PROXIMITY TO TREES WHICH ARE TO BE RETAINED THEN IT IS REQUESTED STUMPS TO BE REMOVED UNDER ARBORIST SUPERVISION.
4. IT IS THE RESPONSIBILITY OF THE CLIENT OR HIS/HER REPRESENTATIVE TO CONTACT THE PROJECT ARBORIST FOR THE PURPOSE OF:
  - \*LOCATING TREE FENCING
  - \*LOCATING WORK ZONE AND MACHINE ACCESS CORRIDORS WHERE REQUIRED
  - \*REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR

6.	03/06/24	SM
5.	29/05/24	SM
4.	22/03/24	SM
3.	16/10/23	SM
2.	15/08/23	DW
1.	17/12/21	DW
(DD/MM/YY) NAME		
<b>REVISIONS</b>		

**PROJECT CODE**  
KUF-LANDSTAR\_171 ST

**PROJECT ADDRESS**  
114 & 108 171 Street, Surrey, BC

**DRAWING TITLE**  
TREE MANAGEMENT PLAN



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0281-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 031-960-731  
Lot 14 Section 6 Township 7 New Westminster District Plan EPP125251  
114 171 Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum side yard (north) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 3.0 metres for Buildings 4, 5, 6, 8 and 9; and from 6.0 metres to 4.7 metres for Building 7.
  - (b) to reduce the minimum rear yard (east) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 4.5 metres for Building 4, and from 6.0 metres to 3.0 metres for Building 3.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. 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 .

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Mayor – Brenda Locke

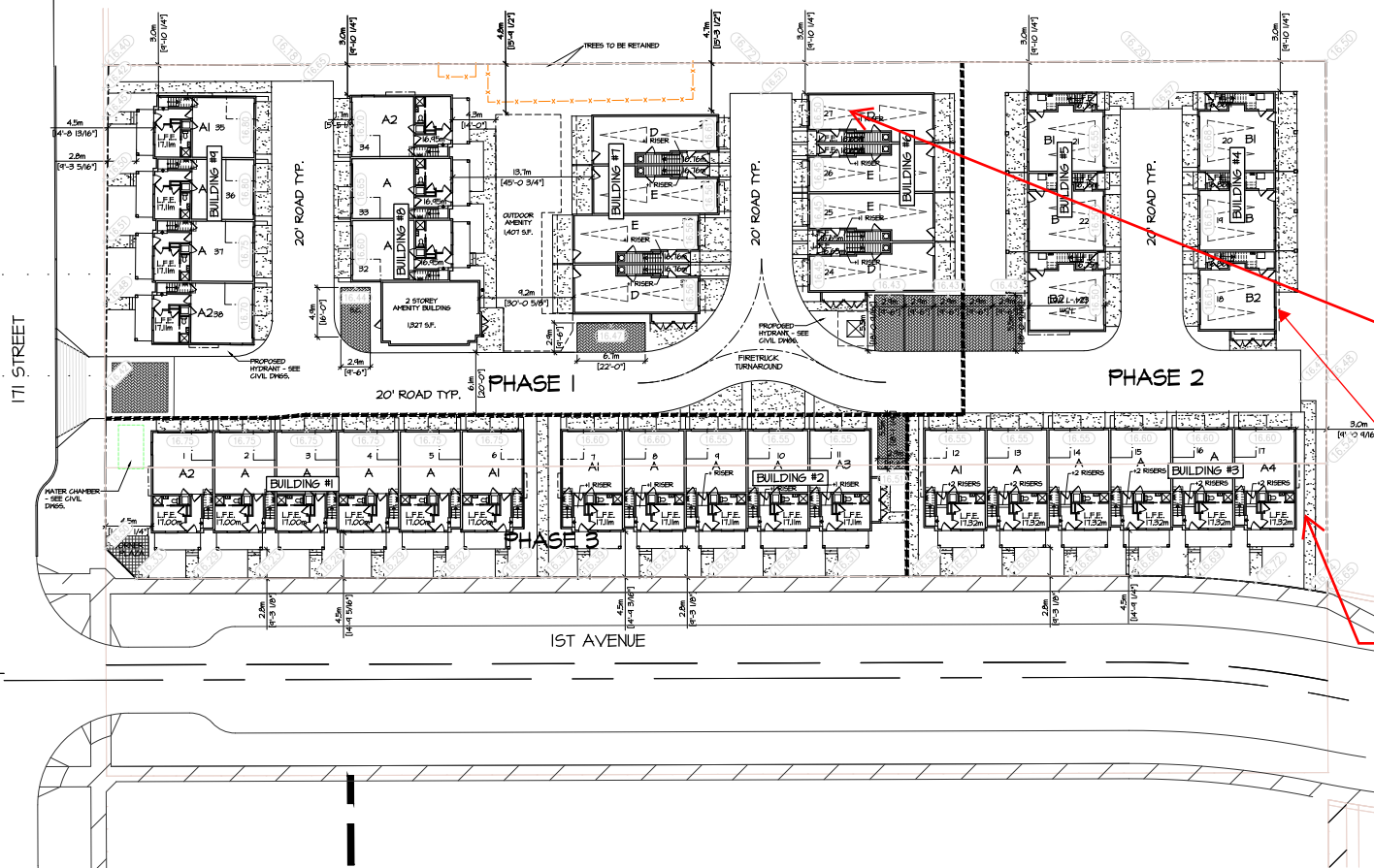
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City Clerk and  
Director of Legislative Services  
Jennifer Ficocelli

# SCHEDULE A

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REV#	DATE	BY	ISSUED FOR



to reduce the minimum side yard (north) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 3.0 metres for Buildings 4, 5, 6, 8 and 9; and from 6.0 metres to 4.7 metres for Building 7.

to reduce the minimum rear yard (east) setback of the "Multiple Residential (30) Zone" from 6.0 metres to 4.5 metres for Building 4, and from 6.0 metres to 3.0 metres for Building 3



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 20'-0"

## DEVELOPMENT DATA

ZONING : RM-30  
 SITE AREA : 65551 S.F. 1.505 AC 6089.9 M2 0.609 Ha.  
 DENSITY : 25.2 U.P.A 62.4 U.P.HA 38 UNITS  
 FAR : 0.87  
 SITE COVERAGE : 46.1% (30,630 S.F.)  
 AMENITY :  
 REQUIRED :  
 INDOOR : 114 m2 1,227 S.F.  
 OUTDOOR : 114 m2 1,227 S.F.  
 PROPOSED :  
 INDOOR : 123.3 m2 1,327 S.F.  
 OUTDOOR : 130.0 m2 1,404 S.F.

PARKING :  
 REQUIRED :  
 RESIDENTIAL : 38 UNITS x 2.0 = 76 SPACES  
 VISITOR : 0.2 x 38 UNITS = 7.6 SPACES  
 TOTAL : 83.6 SPACES  
 PROPOSED :  
 RESIDENTIAL : 76 SPACES  
 VISITOR : 8 SPACES  
 TOTAL : 84 SPACES

## UNIT BREAKDOWN :

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL S.F.	TOTAL M2
A	4	1,480	137	15	22,200	2,062
A1	4	1,511	140	4	6,044	562
A2	4	1,502	140	3	4,506	419
A3	4	1,492	139	1	1,492	139
A4	4	1,500	139	1	1,500	139
B	3	1,478	137	2	2,956	275
B1	3	1,503	140	2	3,006	279
B2	3	1,500	139	2	3,000	279
D	3	1,465	136	4	5,860	544
E	3	1,448	135	4	5,792	538
Elec. Rms				4	179	17
TOTAL:		14,879	1,382	38	56,535	5,253

CSB-C-ang

DESIGN :  
 H.D.  
 DRAWN :  
 DATE : Jan. 5, 24  
 SCALE : 1" = 20'-0"

CLIENT : LANDSTAR PROJECTS LTD.  
 PROJECT : 38 UNIT TOWNHOUSE DEVELOPMENT  
 114 171 STREET, SURREY  
 SHEET CONTENTS :  
 CONCEPTUAL SITE PLAN AND  
 DEVELOPMENT DATA

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@bdarkitex.com

CLIENT NO. SHEET NO.  
 AC-10  
 PROJECT NO. REV. NO.  
 21025