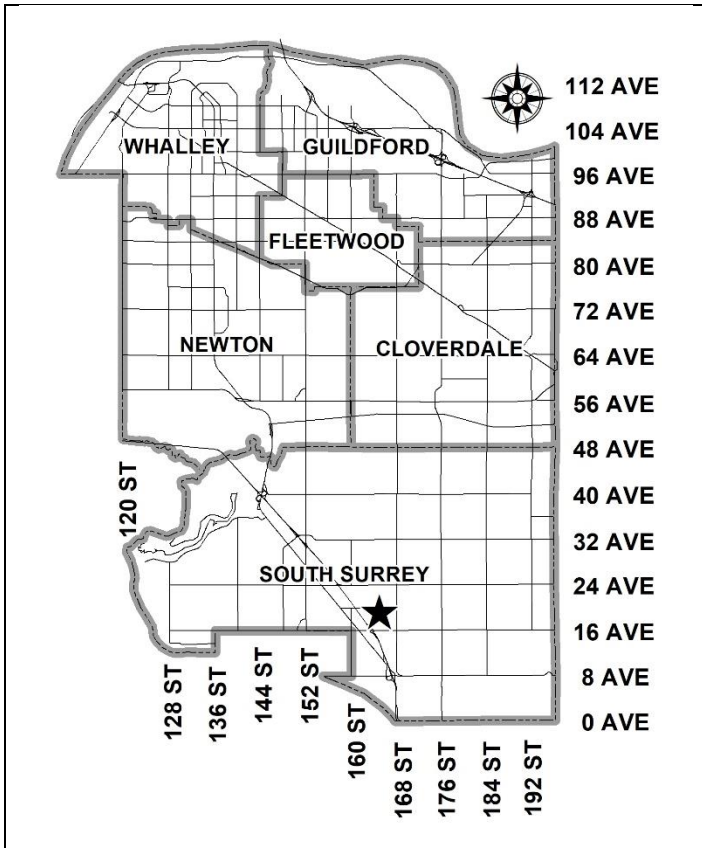


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0363-00

Planning Report Date: June 10, 2024



**PROPOSAL:**

- Rezoning from RA to RM-30
- Development Permit
- Development Variance Permit

to permit the development of a 56-unit townhouse complex.

**LOCATION:**

- 16468 20 Avenue
- 16488 20 Avenue
- 1909 165A Street
- 16469 19 Avenue

**ZONING:**

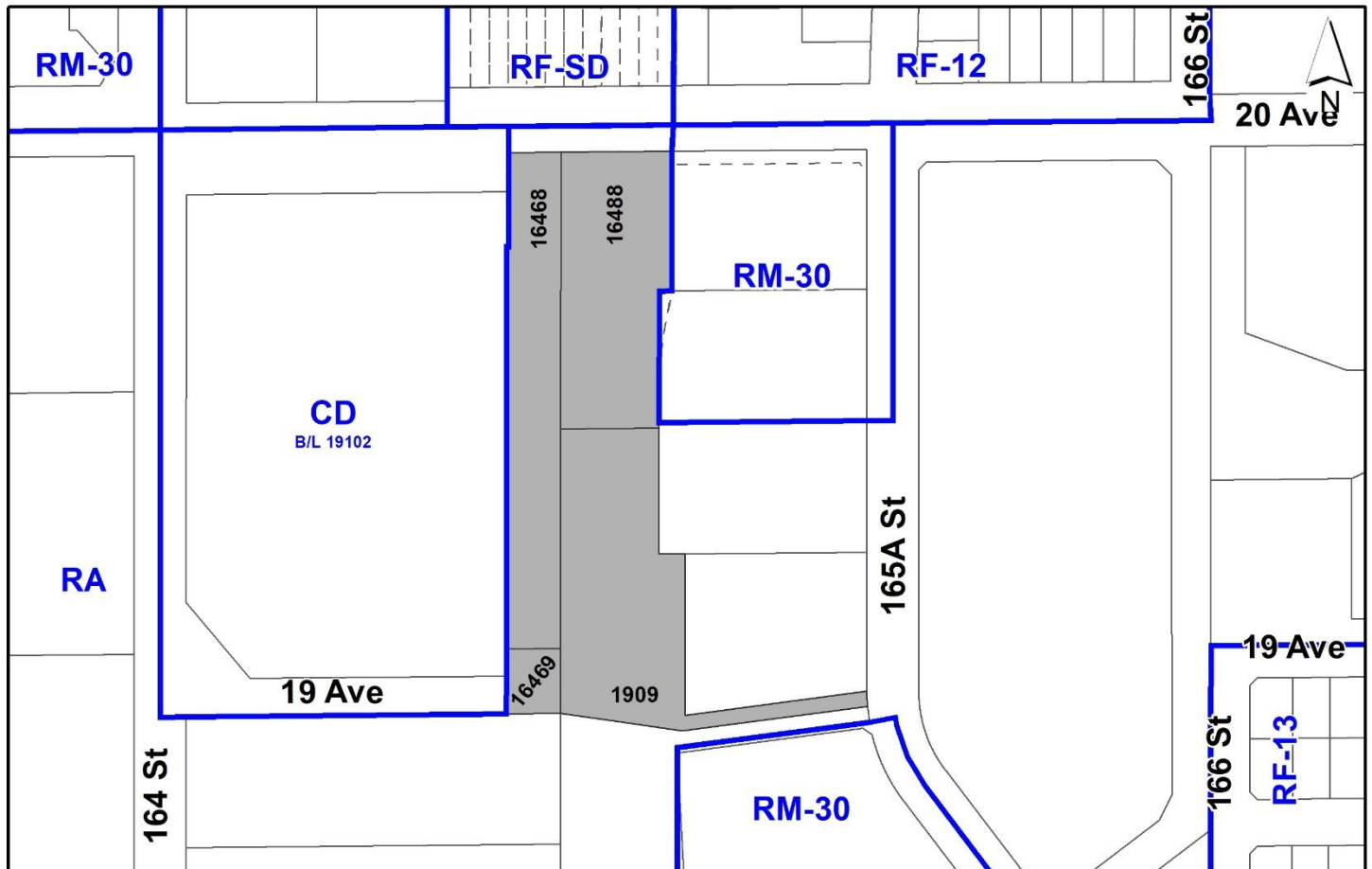
RA

**OCP DESIGNATION:**

Multiple Residential

**NCP DESIGNATION:**

Multiple Residential 30-45 upa and Grandview Ridge Trail



## 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, Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the east, west and south yard setback requirements of the Multiple Residential 30 Zone (RM-30).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- In accordance with changes to Section 464 of the Local Government Act, 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 Multiple Residential (30-45 upa) designation in the Sunnyside 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 Sunnyside Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems Green Infrastructure Areas.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.

- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The east yard interfaces with the Grandview Ridge Trail (GRT) area which is being conveyed to the City through this application. This setback will achieve “eyes on the trail” in accordance with Crime Prevention through Environmental Design (CPTED) principles. The west yard setback is adjacent to another townhouse project and will not negatively impact the public realm. The south yard setback is a street-facing setback and is required given the angle of the dedication for 19 Avenue for two (2) of the street-facing units; the remaining three (3) units along 19 Avenue meet or exceed the standard RM-30 setback requirements.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.
- The City will secure approximately 0.41 hectares, or 29 percent of the gross site area, of the site will be secured through this application for the Grandview Ridge Trail (GRT). This is an important portion of the GRT, which when complete will be a continuous 2-kilometer long recreational trail situated at the top of the slope, connecting the northern and southern parts of the neighbourhood. This trail also serves as a Green Infrastructure Network (GIN) corridor.

## 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 the Multiple Residential 30 Zone (RM-30).
2. Council authorize staff to draft Development Permit No. 7922-0363-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7922-0363-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (south) yard setback of the Multiple Residential 30 (RM-30) Zone from 4.5 metres to 4.0 metres, and 2.0 metres to the electrical kiosk;
  - (b) to reduce the minimum east side yard setback of the RM-30 Zone to the principal building face from 6.0 metres to 5.5 metres for Buildings 6, 7, and 8, 4.5 metres for Building 10 and 3.0 metres for Building 5;
  - (c) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face;
  - (d) notwithstanding the definition of setback in Part 1, Definitions, projections above the first storey may encroach a maximum of 1.0 metre into the required setbacks along all property lines; and
  - (e) to vary Section B.26(b) of Part 4 General Provisions to allow stairs consisting of six (6) risers or less to encroach into the building setback areas.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;



- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (i) submission of a finalized geotechnical report and geotechnical peer review to the satisfaction of City staff;
- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (k) 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;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
- (n) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage single family residential	Multiple Residential 30-45 upa and Grandview Ridge Trail	RA
North (Across 20 Avenue):	Vacant lots	Medium Density Residential 10-15 upa	RF-SD
East:	Townhouse development under construction	Multiple Residential 15-25 upa	RM-30
South (Across 19 Avenue):	Vacant land under Development Application No. 7918-0153-00, for a proposed townhouse development	Multiple Residential 30-45 upa	RA
West:	Existing townhouse development (Berkeley Village)	Multiple Residential 30-45 upa	CD (Bylaw No. 19102)

**Context & Background**

- The subject site is 1.42 hectares in size and consists of four (4) existing lots located between 19 Avenue and 20 Avenue, east of 164 Street and west of 165A Street in Sunnyside Heights. The site is zoned “One-Acre Residential Zone (RA)” and is designated “Multiple Residential” in the Official Community Plan (OCP) and “Multiple Residential (30-45 upa)” and “Grandview Ridge Trail” in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The “Multiple Residential (30-45 upa)” land use designation in the NCP provides a range of housing types, from townhouses to apartment style buildings in a variety of designs. Low-rise apartment buildings were envisioned in the NCP on the western side of the plan area, adjacent to the Commercial and Business Park uses in the Highway 99 Corridor Plan.
- The NCP identified a number of land consolidation areas in order to avoid creating remnant properties that could not develop on their own. The subject site was identified as part of a larger land consolidation area. The other lands that were included in this NCP land consolidation area were developed under Development Application No. 7916-0413-00. This application created an 183-unit townhouse complex (“Berkeley Village”).

- One of the primary reasons for the land consolidation area was to ensure the provision of a 20-metre wide open space corridor for the Grandview Ridge Trail (GRT), which runs along the eastern boundary of the subject site. The GRT is envisioned in the NCP as a continuous 2-kilometer long recreational trail situated at the top of the slope, connecting the northern and southern parts of the Sunnyside Heights neighbourhood. The GRT also serves as a Green Infrastructure Network (GIN) corridor.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing:
  - to rezone the site from “One-Acre Residential Zone (RA)” to “Multiple Residential 30 Zone (RM-30);
  - a Development Permit to allow for the development of a 56-unit townhouse development;
  - a Hazard Lands Development Permit for steep slopes; and
  - a Sensitive Ecosystems Development Permit for Green Infrastructure Area (GIN) protection.
- A subdivision is also proposed for the consolidation of the four (4) parcels into one (1) development lot, and a park lot for the GRT.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1.42 ha
Road Dedication:	0.19 ha
Park Area:	0.41 ha
Net Site Area:	0.83 ha
<b>Number of Lots:</b>	1 development lot and 1 park lot
<b>Building Height:</b>	3 storeys
<b>Unit Density:</b>	27.4
<b>Floor Area Ratio (FAR):</b>	0.93
<b>Floor Area</b>	
Residential:	7,735 m <sup>2</sup>
<b>Residential Units:</b>	
3-Bedroom	56 (all 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 50 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

27 Elementary students at Edgewood Elementary School  
15 Secondary students at Grandview Heights Secondary School

(Appendix III)

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

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Winter 2026.

**Parks, Recreation & Culture:** Parks to secure the portion of the Grandview Ridge Trail designated on this site as indicated in the Sunnyside Heights NCP, through the subject application.

Future active parkland is proposed within 315 metres walking distance of the development as part of the Sunnyside Heights NCP. 125C – Utility ROW is the closest natural area and is 470 metres walking distance from the development site.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

**Surrey Fire Department:** No concerns.

## Transportation Considerations

- The subject site is located between 19 Avenue and 20 Avenue, centrally east of 164 Street and west of 165A Street. Approximately 15 metres of dedication width is required along 20 Avenue. This is consistent with the application to the west, Development Application No. 7916-0413-00.
- Road dedication is also required for 19 Avenue to the south, of varying widths to achieve the 14.5 metre wide flex road. This includes the approximately 6 metre wide panhandle portion of 1909 – 165A Street, which connects to 165A Street.
- Access to the project is proposed from 19 Avenue at the south end of the site.

- Each unit has 2 parking spaces within a garage, consistent with the Zoning Bylaw requirements. The majority of units have two-car side-by-side garages. Seven (7) of the proposed units have tandem garages. This equates to 12 percent of the total units. Eleven (11) visitor parking spaces are proposed, consistent with the Zoning Bylaw requirement.
- The subject site is located approximately 1.5 kilometres (approximately 20 minutes walking distance) from existing transit service on 24 Avenue.
- The subject site is located adjacent to the planned GRT and GIN greenway and in close proximity to multi-use pathways on 20 Avenue and 164 Street.

### **Parkland Considerations**

- The 20 metre wide north-south portion of the GRT area will be secured in conjunction with this development application, while the portion adjacent to 20 Avenue will be secured via road dedication. This follows the alignment of the GRT as indicated in the NCP.
- As part of previous Development Application No. 7916-0413-00, due to the lack of full consolidation of the parcels in this area of the plan as shown in the NCP, the previous applicant agreed to provide a cash deposit to the City and the conveyance of a 635 square metre parcel of land at 16469 – 19 Avenue to the City as contribution towards the Grandview Ridge Trail area.
- The current applicant has consolidated the remaining lands as part of the subject application, and thus will be provided with the previously secured cash deposit and parcel of land, in exchange for the lands associated with north-south portion of the GRT.

### **Sustainability Considerations**

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

## School Capacity Considerations

- The Surrey School District is building a new elementary school, Ta'talu Elementary, located in close proximity to subject site on the east side of 165A Street, south of 20 Avenue. This new school is targeted to open in January 2025. As of September 2023, Edgewood Elementary School has 13 portables. Edgewood Elementary is over capacity but pressure will be relieved once Ta'talu Elementary opens in January 2025. Until then, the School District will rely on portables and possible boundary changes to make up for the seat shortfall.
- As of September 2023, Earl Marriott Secondary School is at 93% capacity. The opening of Grandview Heights Secondary School in September 2021 relieved pressure at Earl Marriott. Despite this, Earl Marriott continues to trend over-capacity into the future and a 500 capacity addition is identified in the District's Capital Plan. This addition has not yet been funded by the Ministry of Education.
- The applicant has indicated that the proposed townhouse units are projected to be completed and ready for occupancy in the Winter 2026. Therefore, development completion and occupancy is projected to be after the opening of the new elementary school.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the RGS.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the "Multiple Residential" designation in the OCP.

#### Themes/Policies

- The proposal includes units designed to front directly onto public streets to facilitate a safe, welcoming public streetscape and public realm (OCP Policy B4.7).
- The proposal includes housing units that front onto green areas (in this case the GIN Corridor / Grandview Ridge Trail), to increase visibility into those areas and to increase the off-site amenity features for those residences (OCP Policy B4.9, B4.22).

### Secondary Plans

#### Land Use Designation

- The proposal complies with the "Multiple Residential 30-45 upa" designation in the Sunnyside Heights NCP.

Themes/Objectives

- The proposal is consistent with the NCP guiding principle of creating a community for people to live within proximity to walking and bike riding paths and plenty of green space.

**Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	75 uph	67 uph
<b>Floor Area Ratio:</b>	1.0	0.93
<b>Lot Coverage:</b>	45 <sup>0</sup> %	44 <sup>0</sup> %
<b>Yards and Setbacks</b>		
North:	4.5 m	4.5 m
East:	6.0 m	5.5 m (DVP)
South:	4.5 m	4.0 m (DVP)
West:	6.0 m	4.5 m (DVP)
<b>Height of Buildings</b>		
Principal buildings:	13 m	9.7 m
<b>Amenity Space</b>		
Indoor Amenity:	168 m <sup>2</sup>	The proposed 85 m <sup>2</sup> + CIL of \$84,000 meets the Zoning By-law requirement.
Outdoor Amenity:	168 m <sup>2</sup>	168 m <sup>2</sup>
<b>Parking (Part 5)</b>		
<b>Required</b>		
<b>Proposed</b>		
<b>Number of Stalls</b>		
Residential:	112	112
Residential Visitor:	11	11
Total:	123	123
Tandem (%):	Max. 50%	12%
<b>Bicycle Spaces</b>		
Residential Secure Parking:	Within unit garages	Within unit garages
Residential Visitor:	6	6

Setback Variances

- The applicant is requesting the following variances:

- to reduce the minimum front (south) yard setback of the Multiple Residential 30 (RM-30) Zone from 4.5 metres to 4.0 metres, and 2.0 metres to the electrical kiosk;
  - to reduce the minimum east side yard setback of the RM-30 Zone to the principal building face from 6.0 metres to 5.5 metres for Buildings 6, 7, and 8, 4.5 metres for Building 10 and 3.0 metres for Building 5; and
  - to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face;
  - notwithstanding the definition of setback in Part 1, Definitions, projections above the first storey may encroach a maximum of 1.0 metre into the required setbacks along all property lines; and
  - to vary Section B.26(b) of Part 4 General Provisions to allow stairs consisting of six (6) risers or less to encroach into the building setback areas.
- The proposed building setbacks achieve a more urban, pedestrian streetscape in compliance with the Sunnyside Heights Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP. The east yard interfaces with the Grandview Ridge Trail (GRT) which is being conveyed to the City through this application. This setback will achieve “eyes on the trail” in accordance with Crime Prevention through Environmental Design (CPTED) principles. The west yard setback is adjacent to another townhouse project and will not negatively impact the public realm. The south yard setback is a street-facing setback and is required given the angle of the dedication for 19 Avenue for two (2) of the street-facing units; the remaining three (3) units along 19 Avenue meet or exceed the standard RM-30 setback requirements.
  - 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 \$2,227.85 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and NCP designations.



## **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 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 October 17, 2023, and the Development Proposal Signs were installed on October 16, 2023. Staff did not receive any responses to the notification.

## **DEVELOPMENT PERMITS**

### **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) Corridor located on the easternmost portion of the subject 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 a local BCS corridor west of the subject site, in the Redwood BCS management area, with a Low ecological value. This BCS (GIN) Corridor area also serves as the Grandview Ridge Trail.
- The development proposal conserves/enhances 4,072 square meters of the subject site through Parkland Conveyance which is 29% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Amber Burnett and Remi Masson, *R.P. Bio.*, of Redcedar Environmental Consulting and dated June 17, 2022 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**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site slopes down toward the southwest and has localized areas as steep as approximately 3H to 1V (Horizontal to Vertical).
- A geotechnical report, was prepared by Stuart Hrysió, *P. Eng.*, of Braun Geotechnical Ltd. and dated July 4, 2023. A peer review will be required as a condition of Final Adoption. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including the use of structural fill, a recommended permanent cut slope angle of 2H:1V, and fill slopes consisting of suitably compacted native mineral.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

### **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 Sunnyside 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 Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant has worked with staff to improve the site grading and GRT interface.
- The proposed 56-unit townhouse project consists of ten (10) three-storey buildings with garages accessed internally at grade. Seven (7) of the proposed units, or 12 percent of the total proposed units, have tandem garages.

- The project is linear in a north-south configuration with a central drive aisle flanked by townhouse units.
- All of the proposed units are 3-bedroom units.
- The units have been oriented to interface appropriately with the Grandview Ridge Trail on the east side, 20 Avenue to the north and 19 Avenue to the south.
- The proposed buildings will be built with high-quality materials including fibre cement siding, powder coated aluminum railing, and high-profile asphalt shingle roofing.

#### Landscaping

- The landscaping plan shows a total of 40 trees to be planted throughout the site including coniferous and deciduous trees.
- A significant number of shrubs and groundcover species are proposed throughout the site.

#### Indoor Amenity

- An 84 square metre indoor amenity building is proposed at the southern end of the site, within proposed Building 9 which is adjacent to the outdoor amenity area and overlooking the Grandview Ridge Trail. The amenity is provided on two (2) levels and includes a bathroom and lounge space and can be programmed in a variety of ways to meet the needs of residents.
- Based on the standard Zoning By-law requirement of 3 square metres per dwelling unit of indoor amenity space, the proposed development requires 168 square metres of indoor amenity space. However, the Zoning By-law also permits cash-in-lieu of indoor amenity space if a minimum of 74 square metres of physical space is provided for ground-oriented multiple unit residential developments with 25 or more units. The proposed 84 square metres of indoor amenity, plus cash-in-lieu, meets the By-law requirement.

#### Outdoor Amenity

- The Zoning By-law requires that 168 square metres of outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 168 square metres of outdoor amenity meets the minimum required under the Zoning By-law. The proposed outdoor amenity is adjacent to the indoor amenity space and the Grandview Ridge Trail.
- The outdoor amenity space includes an outdoor dining area, play area and open play lawn.

### Outstanding Items

- There may be some final refinements to the urban design and/or site plan required prior to Final Adoption and approval of the Development Permit. The applicant has agreed to resolve any outstanding design issues prior to the approval of the Development Permit, should the application be supported by Council.

### TREES

- Tim Vandenberg, ISA Certified Arborist and Corey Plester, RFT and ISA Certified Arborist of Mike Fadum and Associates Ltd. 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/Cottonwood	16	16	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	1	1
Birch, Paperbark	2	2	0
Catalpa, Northern	1	1	0
Cherry	2	1	1
Cherry, Bitter	1	1	0
Cherry, Flowering	1	0	1
Dogwood	1	1	0
Dogwood, Pacific	1	1	0
Holly, English	1	1	0
Maidenhair	1	1	0
Maple, Bigleaf	5	5	0
Oak, English	1	0	1
Tulip	2	0	2
Willow, Weeping	1	1	0
<b>Coniferous Trees</b>			
Cedar, Nootka	1	1	0
Cypress, Thread Leaf	1	1	0
Douglas-Fir	25	22	3
Falsecypress	2	1	1
Hemlock, Western	7	7	0
Pine	1	1	0
Redcedar, Western	16	13	3
Redwood, Dawn	2	0	2
Redcedar, Zebra	3	1	2
Spruce, Sitka	1	1	0
Taxus	1	1	0
Monkey Puzzle	1	0	1

<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>83</b>	<b>65</b>	<b>18</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>40</b>		
<b>Total Retained and Replacement Trees Proposed</b>	<b>58</b>		
<b>Estimated Contribution to the Green City Program</b>	<b>\$58,300</b>		

- The Arborist Assessment states that there are a total of 83 mature trees on the site, excluding Alder and Cottonwood trees. 16 existing trees, approximately 16% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 18 trees as part of this development proposal. The trees that are proposed to be retained are located within the proposed future parkland area (the GRT). Further review by Parks, Recreation and Culture (PRC) staff is required prior to the acceptance of any proposed tree removal and retention within the future GRT.
- 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 146 replacement trees on the site. Since the proposed 40 replacement trees can be accommodated on the site, the proposed deficit of 106 replacement trees will require an estimated cash-in-lieu payment of \$58,300, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 19 Avenue and 20 Avenue, and within the Grandview Ridge Trail along the eastern portion of the subject site which is being achieved through this application. This will be determined by the Engineering Department and Park Department during the servicing design review process and park design process.
- The new trees on the site will consist of a variety of trees including Vine Maple, Strawberry Tree, Japanese Hornbeam, Cornelian Cherry, Lavalley Hawthorn, Rose of Sharon, Austrian Black Pine, Chinese Pistache, Japanese Stewartia and Lilac.
- In summary, a total of 58 trees are proposed to be retained or replaced on the site with an estimated contribution of \$58,300 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- 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. 7922-0363-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HK/ar



**DEVELOPMENT PERMIT APPLICATION**

**TOWNHOUSE DEVELOPMENT**  
16468, 16488 20 Ave, 1909 165A Street & 16469 19 Ave  
Surrey, BC





# DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
TOPOGRAPHIC SURVEY	A-0.3
BASE PLAN	A-0.4
CONTEXT PLAN	A-0.5
SITE PLAN & DETAILS	A-1.0 to A-1.4
FIRE ACCESS PLAN	A-1.5 to A-1.9
FLOOR PLANS	A-2.0 to A-2.18
RENDERS	A-3.0 & A-3.1
ELEVATION	A-3.5 to A-3.10
SECTIONS	A-4.0 & A-4.1

# PROJECT TEAM

- Architect - David Eaton Architect Inc.**  
 1690 West 2nd Avenue  
 Vancouver, BC V6J 1H4  
 (604) 608-0161  
 david@eatonarchitect.ca
- Surveyor - South Fraser Land Surveying Ltd.**  
 Unit 202 - 19292 60 Avenue  
 Surrey, BC V3S 3M2  
 (604) 599-1886  
 kuljinder@southfrasersurvey.ca
- Landscape - PMG Landscape Architects.**  
 Suite C100 - 1485 Still Creek Drive  
 Burnaby, BC V5C 6G9  
 (604) 294-0011  
 mary@pmglandscape.com
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 #212 12992 76 Avenue  
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 Unit 105, 8277-129 Street  
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**QEP - Redcedar Environmental Consulting Inc.**  
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**Geo-Tech - Braun Geotechnical Ltd.**  
 102-19049 95A Avenue  
 Surrey, BC V4N 4P3  
 (604) 513-4190  
 rylee@braungeo.com

# PROGRAM SUMMARY

<b>ADDRESS</b>	16468, 16488 20 AVE, 16469 19 AVE & 1909 165A STREET, SURREY, BC				
<b>LEGAL DESCRIPTION</b>	- SECTION 13 TOWNSHIP 1 PLAN NWP13047 NWD PARCEL 1, PART W 1/2 OF SE 1/4. - LOT 1 SECTION 13 TOWNSHIP 1 PLAN NWP61916 NWD PART SE 1/4. - LOT 2 SECTION 13 TOWNSHIP 1 PLAN EPP71096 NWD. - LOT 62 SECTION 13 TOWNSHIP 1 PLAN NWP65269 NWD PART SE 1/4.				
<b>LOT INFO</b>	<b>SITE AREA</b>	[Sqft]	[Sqm]	[Acra]	[Ha]
	GROSS AREA	152,956	14,210	3.51	1.42
	ROAD DEDICATION (@North & South)	20,059	1,863	0.46	0.19
	PARK (Greenway @ East)	43,829	4,072	1.01	0.41
	NET LOT AREA	89,068	8,274	2.04	0.83
	(Refer Base Plan A-0.3)				

<b>ZONING</b>	<b>CURRENT</b>	<b>PROPOSED</b>
	RA	CD Based on RM-30
<b>SETBACKS</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
NORTH (ALONG 20 Ave)		4.5m
SOUTH (ALONG 19 Ave)		4.0m
EAST (ALONG GREENWAY)		5.5m
WEST (ALONG NEIGHBOURING LOT)		4.5m
<b>BUILDING HIGHT</b>	<b>PERMITTED</b>	<b>PROPOSED</b>
		3 STOREY
<b>DENSITY</b>		<b>PROPOSED</b>
LPA (UNITS PER ACRE)		27.4
TOTAL DWELLING UNITS		56

<b>PROPOSED FLOOR AREA SUMMARY</b>	<b>SITE COVERAGE (NET)</b>	[Sqft]	[Sqm]	[%Lage]
	PROPOSED	89,332	3,654	44.16%
	REMARKS: (39,340 Sqft / 89,068 Sqft)			
	<b>FAR CALCULATION (NET)</b>	[Sqft]	[Sqm]	
	GROSS FLOOR AREA	83,269	7,736	
	TOTAL FAR (NET)			0.93

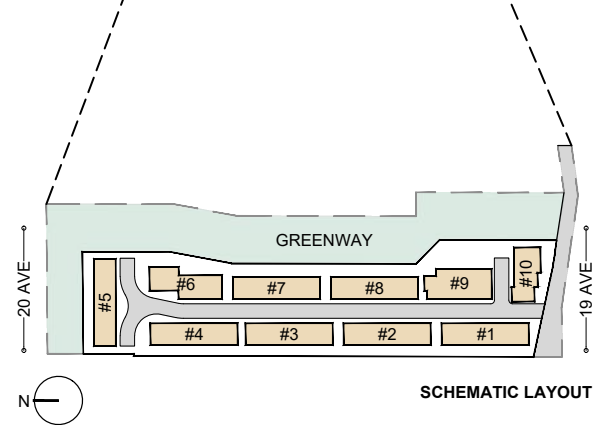
<b>PARKING REQUIREMENTS BREAKDOWN</b>	<b>OFF STREET CAR PARKING</b>				
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSES	56	2.0	112	112
	VISITORS	56	0.2	11	11
	TOTAL			123	123
	ACCESSIBLE PARKING STALL			1	

<b>AMENITY CALCULATIONS</b>	<b>AMENITY</b>				
		PERMITTED @ 3 SQM/UNIT		PROPOSED	
		[Sqft]	[Sqm]	[Sqft]	[Sqm]
	INDOOR AMENITY	1,808	168.00	912	84.72
	OUTDOOR AMENITY	1,808	168.00	1,810	168.15

<b>PROPOSED FLOOR AREA CALCULATION</b>	<b>GROSS AREA</b>	<b>GARAGE &amp; ELECTRICAL ROOM</b>	<b>LOWER FLOOR LVL</b>	<b>MAIN FLOOR LVL</b>	<b>SECOND FLOOR LVL</b>	<b>THIRD FLOOR LVL</b>	<b>TOTAL FLOOR AREA</b>
		[Sqft]	[Sqft]	[Sqft]	[Sqft]	[Sqft]	[Sqft]
	BUILDING-1	2,582	-	1,018	3,877	4,171	9,066
	BUILDING-2	2,632	-	983	3,877	4,171	9,031
	BUILDING-3	2,582	-	1,018	3,877	4,171	9,066
	BUILDING-4	2,632	-	983	3,877	4,171	9,031
	BUILDING-5	2,612	1,018	3,642	4,165	-	8,825
	BUILDING-6	2,248	1,055	3,311	3,725	-	8,091
	BUILDING-7	2,582	1,018	3,672	4,165	-	8,855
	BUILDING-8	2,582	1,018	3,672	4,165	-	8,855
	BUILDING-9	2,809	334	3,149	3,212	-	6,695
BUILDING-10	1,995	559	2,553	2,642	-	5,754	
	INDOOR AMENITY (Not included in FAR)	-	456	456	-	-	-
	<b>GROSS FLOOR AREA</b>						83,269



LOCATION PLAN



SCHEMATIC LAYOUT



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2021-05-28	Revised / comments
2021-02-04	Preliminary Application
2020-11-27	Preliminary Application
Date	Description

**Issues / Revisions**

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
 1909 165A STREET, &  
 16469, 19 AVE  
 SURREY, BC**

Drawn By: GS Date: 2020-11-27  
 Checked By: MS Project ID: SU02\_2010

Sheet Title  
**PROJECT SUMMARY**

Scale  
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Sheet No.

**A-0.2**



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Project Title  
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Project Address  
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1909 165A STREET, &  
16468, 19 AVE  
SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

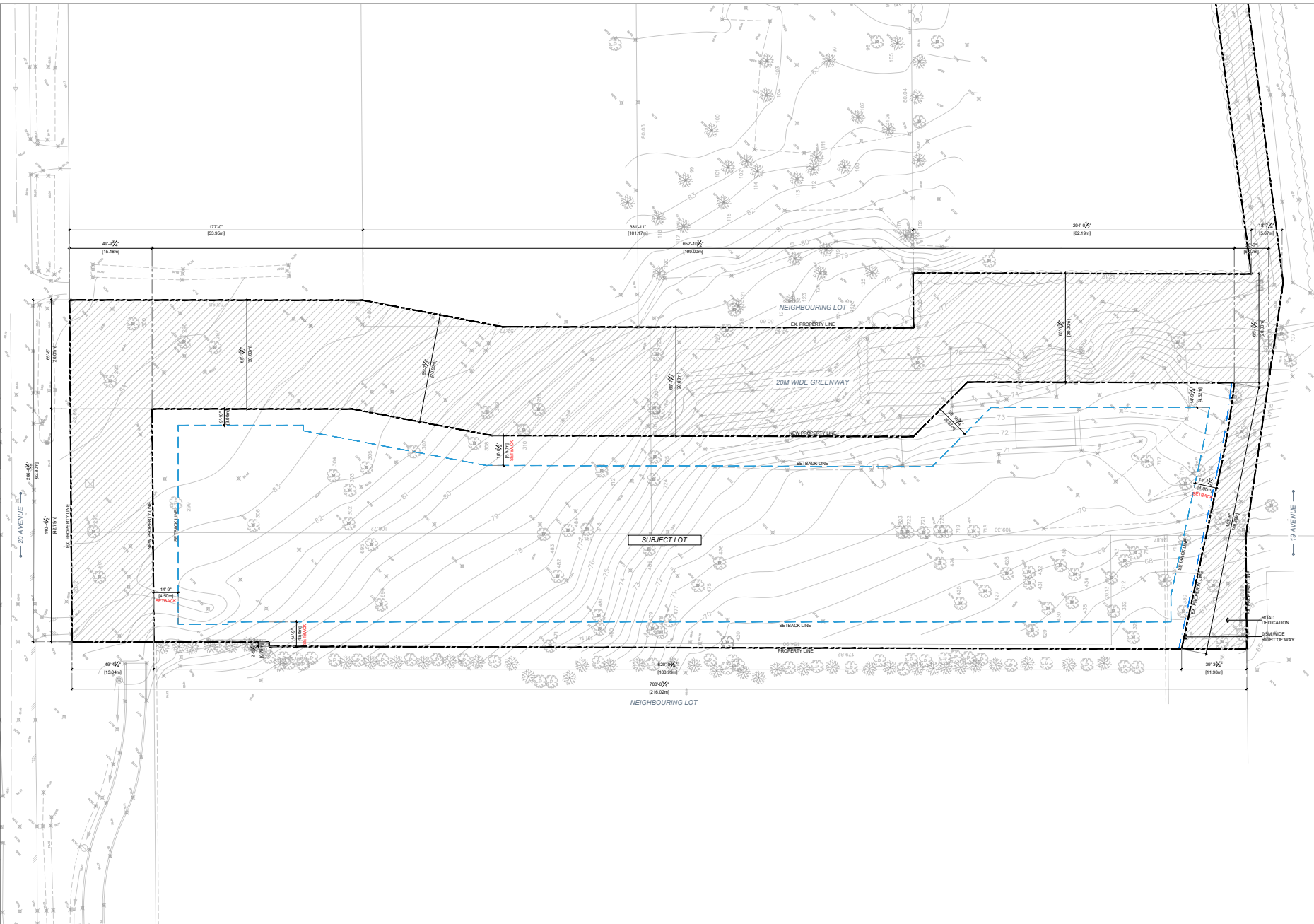
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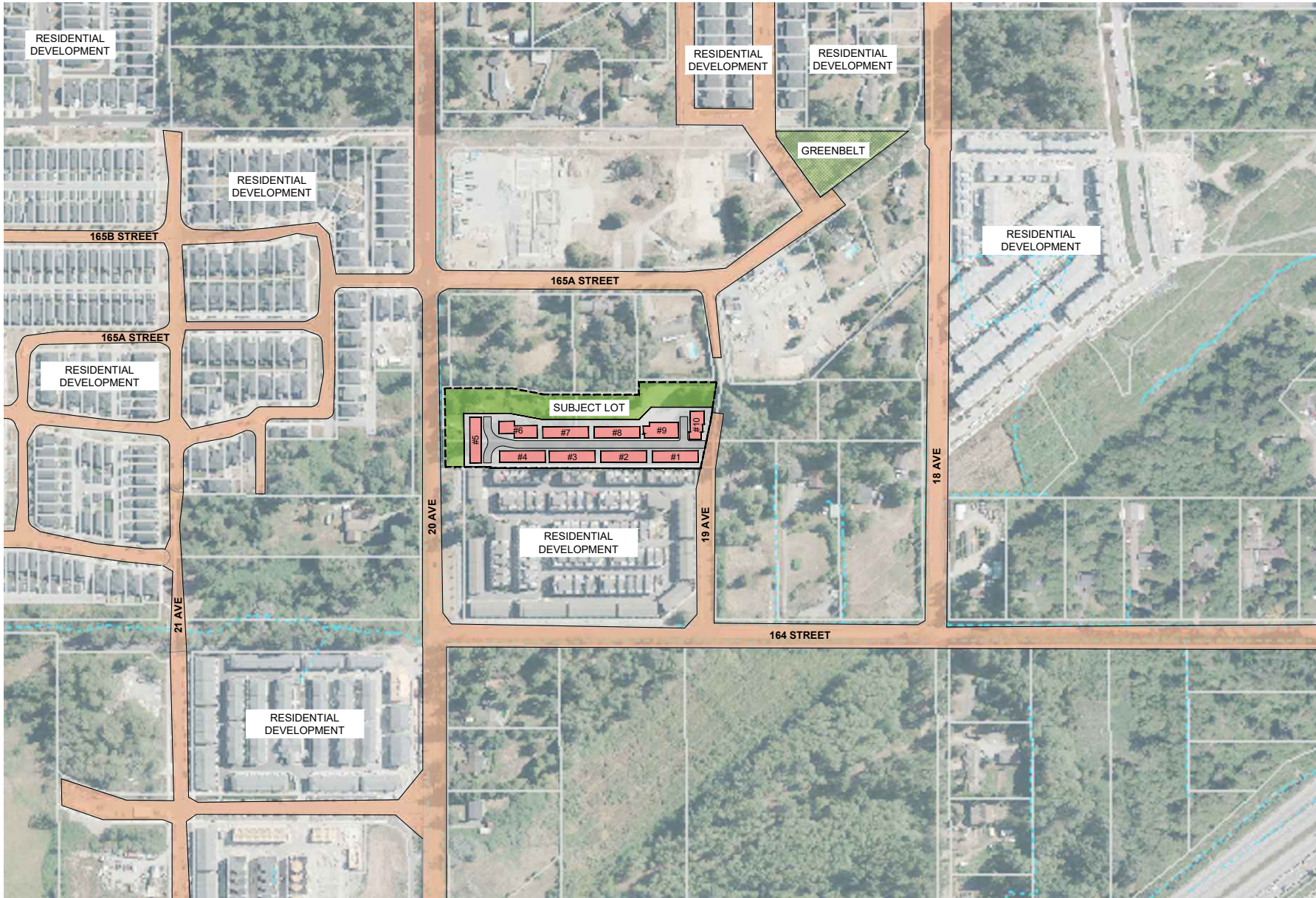
**BASE PLAN**

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**A-0.4**





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Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
 1609 165A STREET, &  
 16469, 19 AVE  
 SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

Sheet Title

**CONTEXT PLAN**

Scale  
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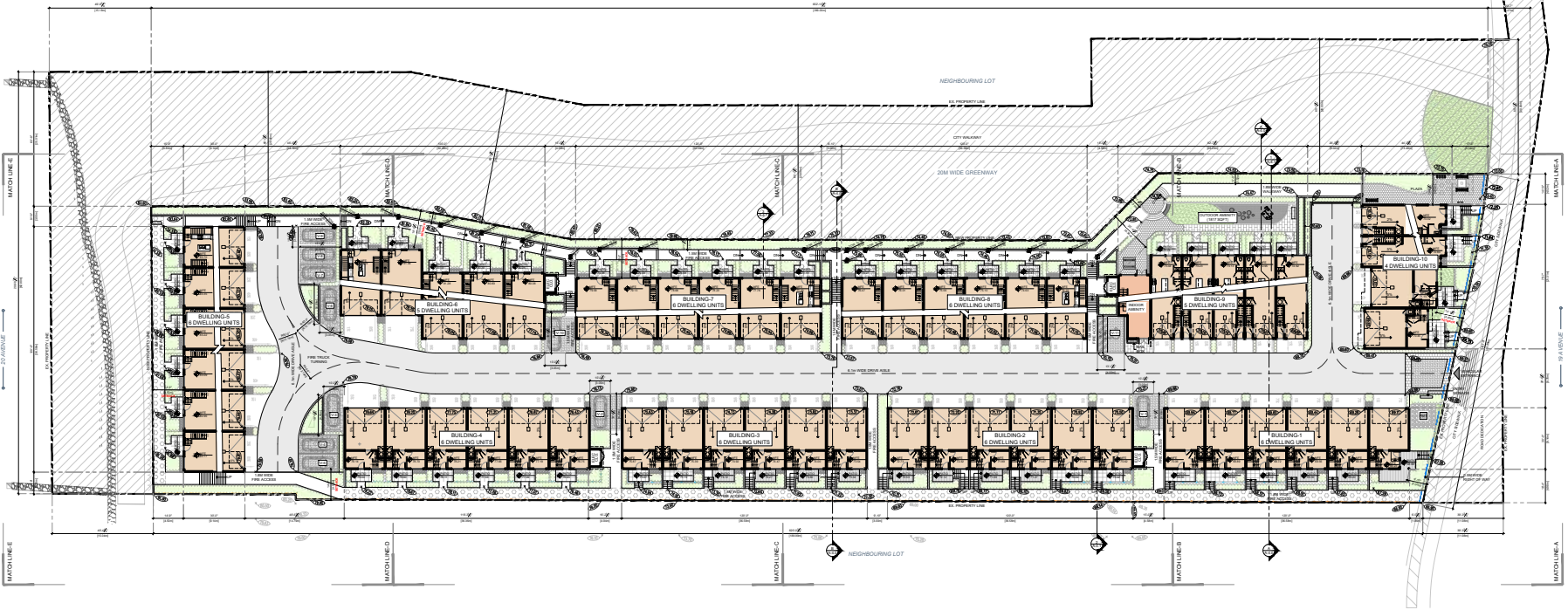
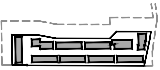
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**A-05**



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Key Plan



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2020-11-27	Preliminary Application
Date	Description

Issues / Revisions

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Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
1809 165A STREET, &  
18468, 19 AVE  
SURREY, BC**

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Checked By MG	Project ID SU02_2010

Sheet Title

**SITE PLAN**

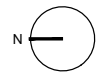
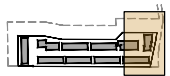
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**A-10**

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**Project Title**  
**TOWNHOUSE DEVELOPMENT**

**Project Address**  
**16468, 16488 20 AVE,**  
**1609 165A STREET, &**  
**16468, 19 AVE**  
**SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MS	Project ID SU02_2010

**Sheet Title**

**SITE PLAN**  
**(DETAIL)**

**Scale**  
Not to Scale

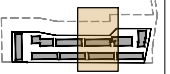
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**A-1.1**



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**TOWNHOUSE DEVELOPMENT**

**Project Address**  
**16488, 16488 20 AVE,  
1809 165A STREET, &  
16489, 19 AVE  
SURREY, BC**

**Drawn By**  
GS      **Date**  
2020-11-27

**Checked By**  
MG      **Project ID**  
SU02\_2010

**Sheet Title**

**SITE PLAN  
(DETAIL)**

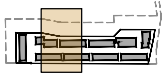
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**A-1.2**

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Project Title  
**TOWNHOUSE DEVELOPMENT**

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1808 165A STREET, &  
16488, 19 AVE  
SURREY, BC**

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Sheet Title

**SITE PLAN  
(DETAIL)**

Scale  
Not to Scale

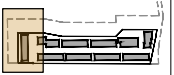
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Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
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1909 165A STREET, &  
16469, 19 AVE  
SURREY, BC**

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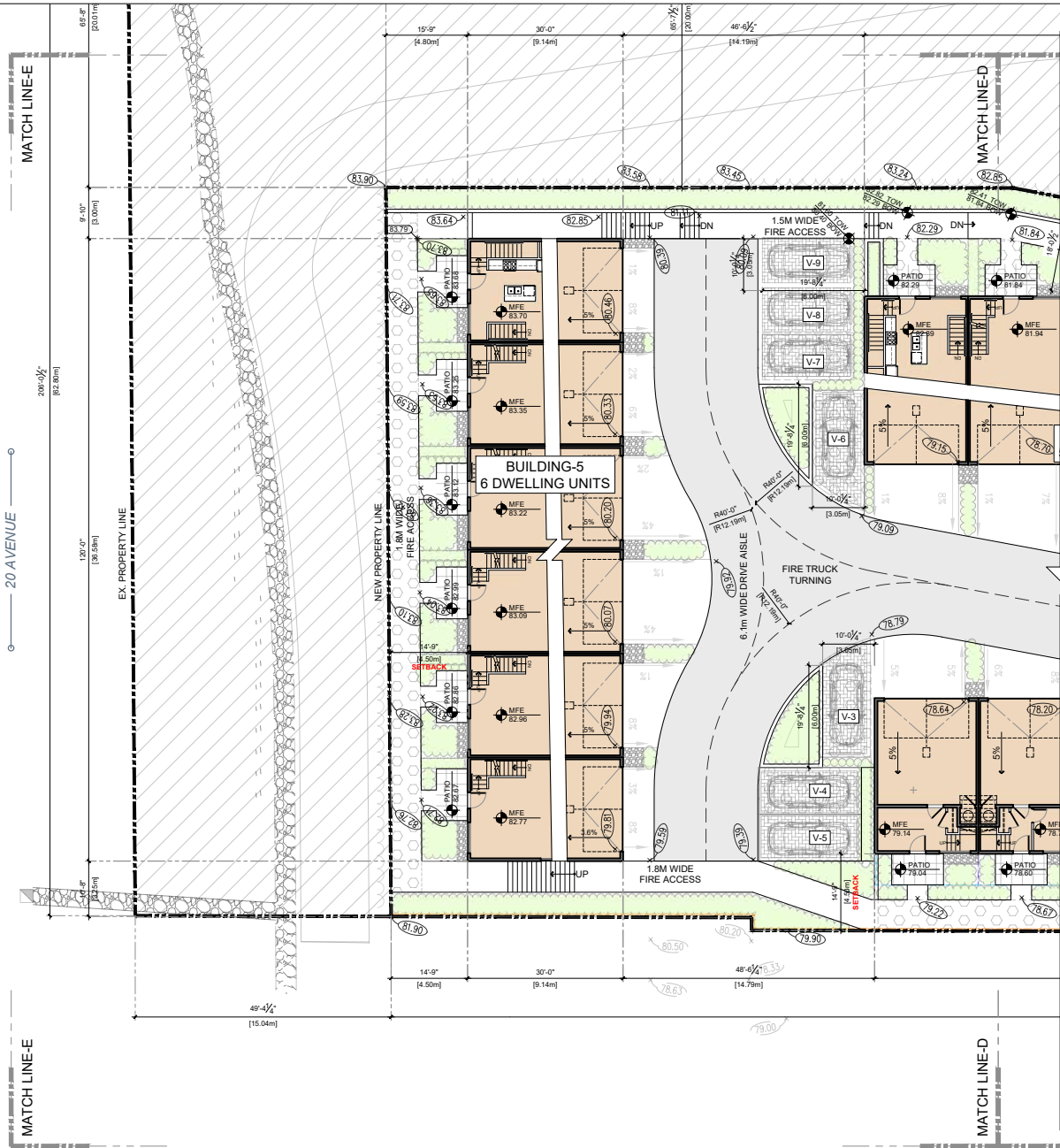
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**SITE PLAN  
(DETAIL)**

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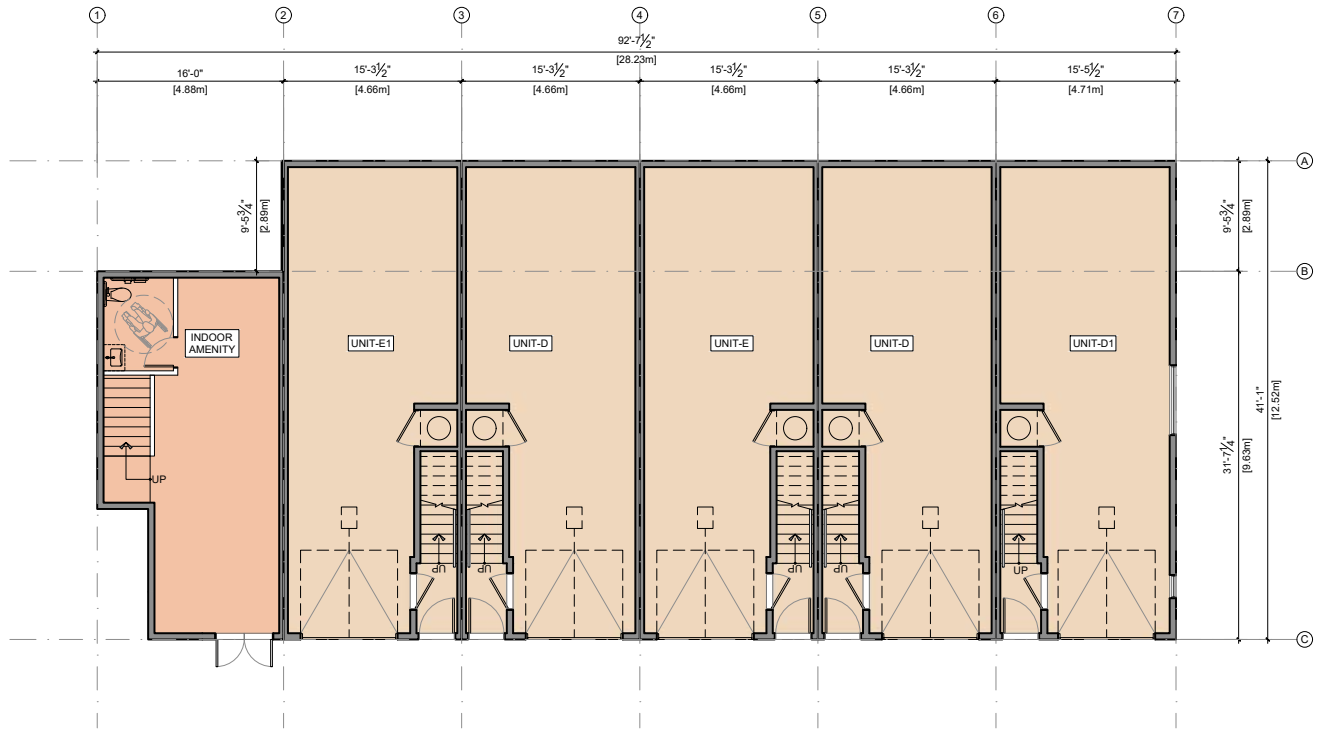
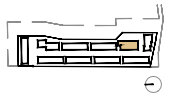
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Key Plan



① MAIN FLOOR LVL  
BUILDING 9

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Issues / Revisions

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Project Title  
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Sheet Title

**FLOOR PLANS**

Scale  
Not to Scale

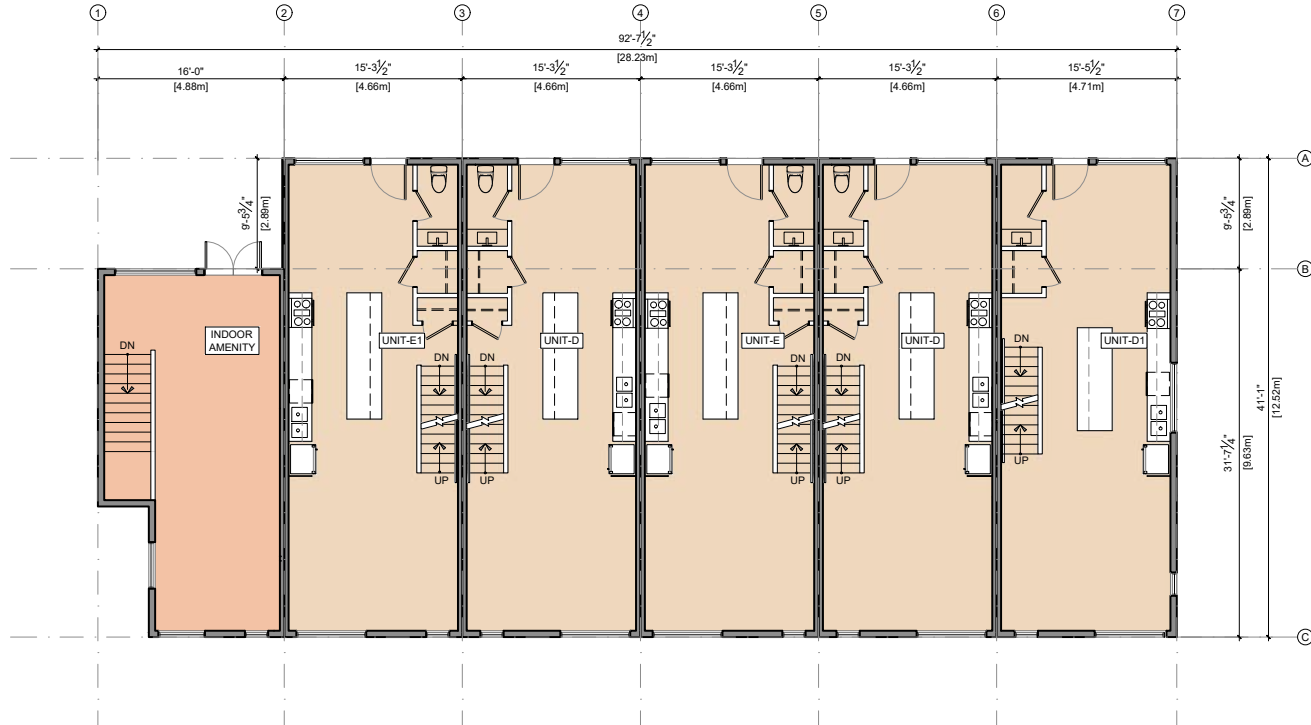
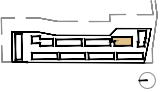
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**A-2.13**



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**Key Plan**



① SECOND FLOOR LVL  
BUILDING 9

2023-11-24	DP/RESUBMISSION
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Issues / Revisions

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Project Title  
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Project Address  
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16469, 19 AVE  
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Drawn By GS	Date 2020-11-27
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Sheet Title

**FLOOR PLANS**

Scale  
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Sheet No.

**A-2.14**

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Issues / Revisions	
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Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
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1609 165A STREET, &  
16468, 19 AVE  
SURREY, BC**

Drawn By GS	Date 2020-11-27
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Sheet Title

**RENDERINGS**

Scale  
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Sheet No.

1 PERSPECTIVE-1

**A-3.0**



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Issues / Revisions

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Project Title  
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1809 165A STREET, &  
16488, 19 AVE  
SURREY, BC**

Drawn By GS	Date 2020-11-27
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Sheet Title

**RENDERINGS**

Scale  
Not to Scale

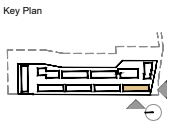
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① PERSPECTIVE-2

**A-3.1**



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1 WEST ELEVATION (Neighbouring Lot) BUILDING-1



2 SOUTH ELEVATION (19 Avenue) BUILDING-1

**SCHEDULE OF FINISHES:**

	1. ASPHALT SHINGLES ROOF PRODUCT : IKO CAMBRIDGE DUAL BLACK
	2. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : ARCTIC WHITE
	3. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : PEARL GRAY
	4. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : RICH ESPRESSO
	5. FACE BRICK CLADDING PRODUCT : MUTUAL MATERIALS COLOR : VINTAGE
	6. SMOOTH FINISH HARDIE PANEL COLOR : SW 6994 GREENBLACK
	7. SOLID CORE WOOD DOORS COLOR : SW 9162 AFRICAN GRAY
	8. PAINTED VINYL WINDOWS COLOR : TO MATCH BLACK
	9. POWDER COATED (COLOR BLACK) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
	10. GARAGE DOOR COLOR : SW 9162 AFRICAN GRAY
	11. 1"x12" FASCIA BOARD COLOR : TO MATCH SW 6994 GREENBLACK

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2021-05-28	Revised / comments
2021-02-04	Preliminary Application
2020-11-27	Preliminary Application
Date	Description

**Issues / Revisions**

Seal	
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**Project Title**  
TOWNHOUSE DEVELOPMENT

**Project Address**  
16468, 16488 20 AVE,  
1909 165A STREET, &  
16469, 19 AVE  
SURREY, BC

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

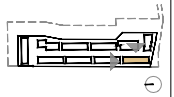
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ELEVATIONS

**Scale**  
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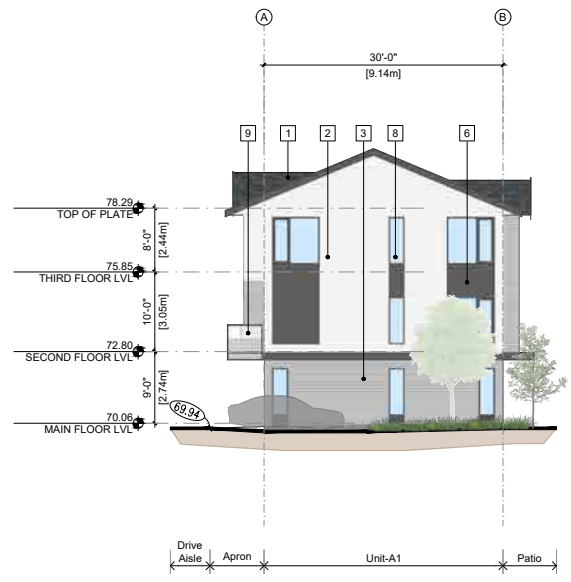
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A-3.5

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**Key Plan**







**1 EAST ELEVATION BUILDING-1**



**2 NORTH ELEVATION BUILDING-1**

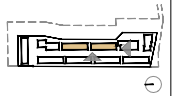
**SCHEDULE OF FINISHES:**

	1. ASPHALT SHINGLES ROOF PRODUCT : IKO CAMBRIDGE DUAL BLACK
	2. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : ARCTIC WHITE
	3. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : PEARL GRAY
	4. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : RICH ESPRESSO
	5. FACE BRICK CLADDING PRODUCT : MUTUAL MATERIALS COLOR : VINTAGE
	6. SMOOTH FINISH HARDIE PANEL COLOR : SW 6994 GREENBLACK
	7. SOLID CORE WOOD DOORS COLOR : SW 9162 AFRICAN GRAY
	8. PAINTED VINYL WINDOWS COLOR : TO MATCH BLACK
	9. POWDER COATED (COLOR BLACK) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
	10. GARAGE DOOR COLOR : SW 9162 AFRICAN GRAY
	11. 1"x12" FASCIA BOARD COLOR : TO MATCH SW 6994 GREENBLACK

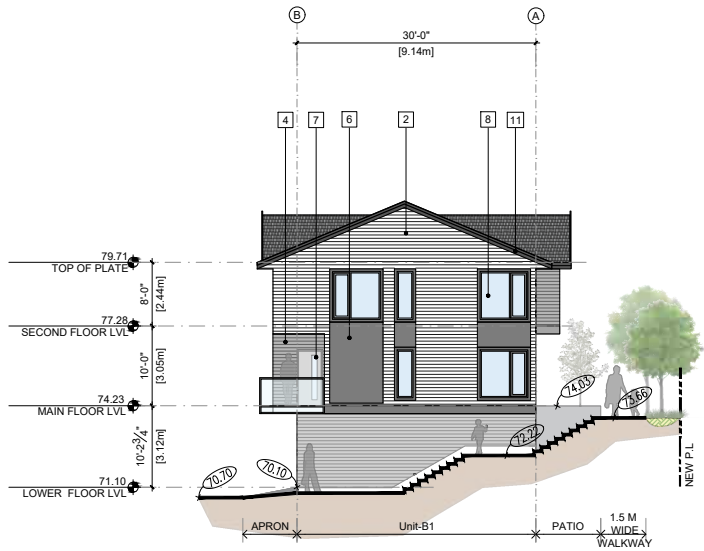
2023-11-24	DP/RESUBMISSION
2023-06-30	DP/RESUBMISSION
2022-11-08	DP APPLICATION
2021-05-28	Revised / comments
2021-02-04	Preliminary Application
2020-11-27	Preliminary Application
Date	Description
<b>Issues / Revisions</b>	
Seal	
Project Title	
<b>TOWNHOUSE DEVELOPMENT</b>	
Project Address	
<b>16468, 16488 20 AVE, 1909 165A STREET, &amp; 16469, 19 AVE SURREY, BC</b>	
Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010
Sheet Title	
<b>ELEVATIONS</b>	
Scale Not to Scale	
Sheet No.	

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**Key Plan**



① WEST ELEVATION  
BUILDING-8 & 7



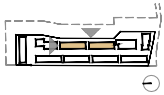
② SOUTH ELEVATION  
BUILDING-8 & 7

SCHEDULE OF FINISHES:	
	1. ASPHALT SHINGLES ROOF PRODUCT : IKO CAMBRIDGE DUAL BLACK
	2. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : ARCTIC WHITE
	3. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : PEARL GRAY
	4. HARDIE PLANK LAP SIDING PRODUCT : CEDARMILL COLOR : RICH ESPRESSO
	5. FACE BRICK CLADDING PRODUCT : MUTUAL MATERIALS COLOR : VINTAGE
	6. SMOOTH FINISH HARDIE PANEL COLOR : SW 6994 GREENBLACK
	7. SOLID CORE WOOD DOORS COLOR : SW 9162 AFRICAN GRAY
	8. PAINTED VINYL WINDOWS COLOR : TO MATCH BLACK
	9. POWDER COATED (COLOR BLACK) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
	10. GARAGE DOOR COLOR : SW 9162 AFRICAN GRAY
	11. 1"x12" FASCIA BOARD COLOR : TO MATCH SW 6994 GREENBLACK

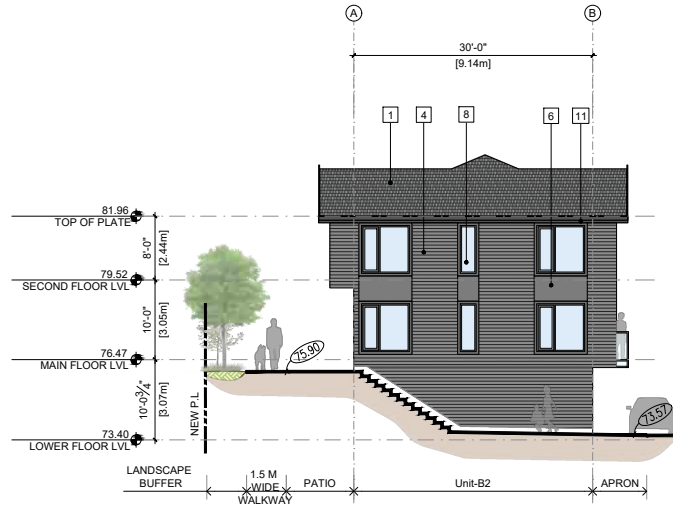
2023-11-24	DP/RESUBMISSION
2023-08-30	DP/RESUBMISSION
2022-11-08	DP APPLICATION
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Date	Description
<b>Issues / Revisions</b>	
Seal	
Project Title	
<b>TOWNHOUSE DEVELOPMENT</b>	
Project Address	
16468, 16488 20 AVE, 1909 165A STREET, & 16469, 19 AVE SURREY, BC	
Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010
Sheet Title	
<b>ELEVATIONS</b>	
Scale Not to Scale	
Sheet No.	

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**Key Plan**



① EAST ELEVATION  
BUILDING-8 & 7



② NORTH ELEVATION  
BUILDING-8 & 7

**SCHEDULE OF FINISHES:**

- |  |                                                                              |
|--|------------------------------------------------------------------------------|
|  | 1. ASPHALT SHINGLES ROOF<br>PRODUCT : IKO CAMBRIDGE DUAL BLACK               |
|  | 2. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : ARCTIC WHITE    |
|  | 3. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : PEARL GRAY      |
|  | 4. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : RICH ESPRESSO   |
|  | 5. FACE BRICK CLADDING<br>PRODUCT : MUTUAL MATERIALS<br>COLOR : VINTAGE      |
|  | 6. SMOOTH FINISH HARDIE PANEL<br>COLOR : SW 6994 GREENBLACK                  |
|  | 7. SOLID CORE WOOD DOORS<br>COLOR : SW 9162 AFRICAN GRAY                     |
|  | 8. PAINTED VINYL WINDOWS<br>COLOR : TO MATCH BLACK                           |
|  | 9. POWDER COATED (COLOR BLACK) ALUMINUM<br>RAILING WITH SAFETY GLASS (CLEAR) |
|  | 10. GARAGE DOOR<br>COLOR : SW 9162 AFRICAN GRAY                              |
|  | 11. 1"x12" FASCIA BOARD<br>COLOR : TO MATCH SW 6994 GREENBLACK               |

2023-11-24	DP/RESUBMISSION
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Date	Description

**Issues / Revisions**

Seal
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**Project Title**  
**TOWNHOUSE DEVELOPMENT**

**Project Address**  
**16488, 16488 20 AVE,**  
**1909 165A STREET, &**  
**16469, 19 AVE**  
**SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

**Sheet Title**

**ELEVATIONS**

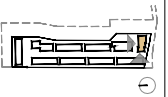
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Sheet No.

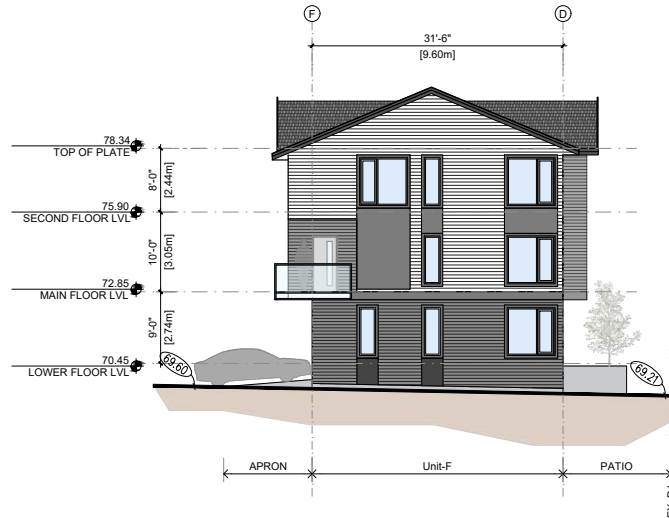
**A-3.8**

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**Key Plan**



① NORTH ELEVATION BUILDING-10



② WEST ELEVATION BUILDING-10

**SCHEDULE OF FINISHES:**

1. ASPHALT SHINGLES ROOF  
PRODUCT : IKO CAMBRIDGE DUAL BLACK
2. HARDIE PLANK LAP SIDING  
PRODUCT : CEDARMILL  
COLOR : ARCTIC WHITE
3. HARDIE PLANK LAP SIDING  
PRODUCT : CEDARMILL  
COLOR : PEARL GRAY
4. HARDIE PLANK LAP SIDING  
PRODUCT : CEDARMILL  
COLOR : RICH ESPRESSO
5. FACE BRICK CLADDING  
PRODUCT : MUTUAL MATERIALS  
COLOR : VINTAGE
6. SMOOTH FINISH HARDIE PANEL  
COLOR : SW 6994 GREENBLACK
7. SOLID CORE WOOD DOORS  
COLOR : SW 9162 AFRICAN GRAY
8. PAINTED VINYL WINDOWS  
COLOR : TO MATCH BLACK
9. POWDER COATED (COLOR BLACK) ALUMINUM RAILING WITH SAFETY GLASS (CLEAR)
10. GARAGE DOOR  
COLOR : SW 9162 AFRICAN GRAY
11. 1"x12" FASCIA BOARD  
COLOR : TO MATCH SW 6994 GREENBLACK

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2020-11-27	Preliminary Application

Date	Description
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**Issues / Revisions**

Seal

**Project Title**  
**TOWNHOUSE DEVELOPMENT**

**Project Address**  
**16468, 16468 20 AVE,**  
**1609 165A STREET, &**  
**16468, 19 AVE**  
**SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

**Sheet Title**

**ELEVATIONS**

**Scale**  
Not to Scale

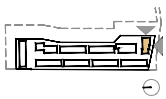
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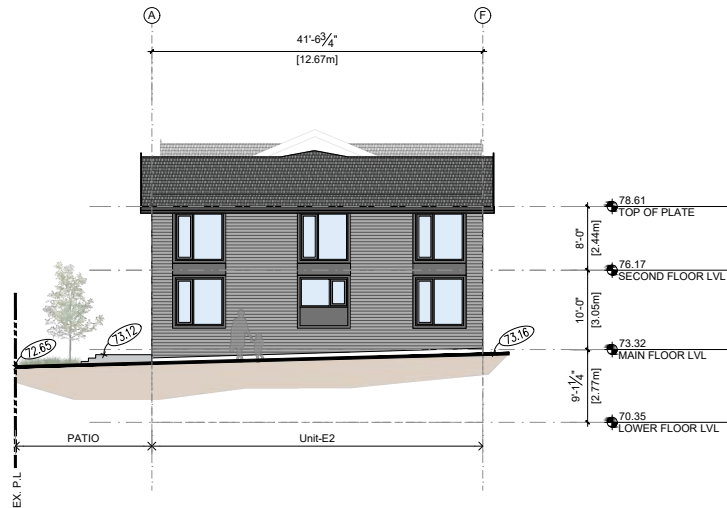


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**Key Plan**



① SOUTH ELEVATION (19 Avenue)  
BUILDING-10



② EAST ELEVATION (Plaza)  
BUILDING-10

**SCHEDULE OF FINISHES:**

- |                                                                                       |                                                                              |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|    | 1. ASPHALT SHINGLES ROOF<br>PRODUCT : IKO CAMBRIDGE DUAL BLACK               |
|    | 2. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : ARCTIC WHITE    |
|    | 3. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : PEARL GRAY      |
|    | 4. HARDIE PLANK LAP SIDING<br>PRODUCT : CEDARMILL<br>COLOR : RICH ESPRESSO   |
|    | 5. FACE BRICK CLADDING<br>PRODUCT : MUTUAL MATERIALS<br>COLOR : VINTAGE      |
|    | 6. SMOOTH FINISH HARDIE PANEL<br>COLOR : SW 6994 GREENBLACK                  |
|    | 7. SOLID CORE WOOD DOORS<br>COLOR : SW 9162 AFRICAN GRAY                     |
|   | 8. PAINTED VINYL WINDOWS<br>COLOR : TO MATCH BLACK                           |
|  | 9. POWDER COATED (COLOR BLACK) ALUMINUM<br>RAILING WITH SAFETY GLASS (CLEAR) |
|  | 10. GARAGE DOOR<br>COLOR : SW 9162 AFRICAN GRAY                              |
|  | 11. 1"X12" FASCIA BOARD<br>COLOR : TO MATCH SW 6994 GREENBLACK               |

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2020-11-27	Preliminary Application

Date	Description
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**Issues / Revisions**

Seal

**Project Title**  
TOWNHOUSE  
DEVELOPMENT

**Project Address**  
16488, 16488 20 AVE,  
1909 165A STREET, &  
16469, 19 AVE  
SURREY, BC

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

Sheet Title

**ELEVATIONS**

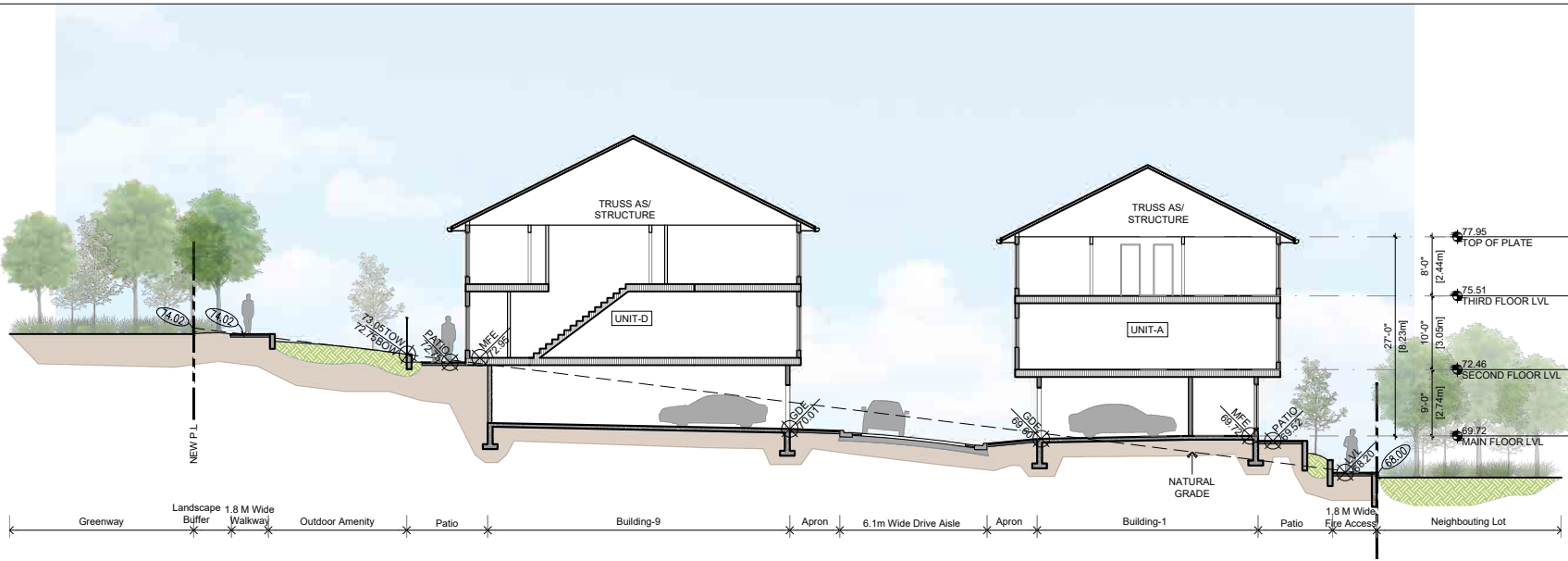
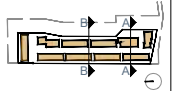
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Sheet No.

**A-3.10**

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Key Plan



1 SECTION AA  
Please refer Drg No: A-4.2



2 SECTION BB  
Scale: N.T.S

2023-11-24	DP/RESUBMISSION
2023-08-30	DP/RESUBMISSION
2022-11-08	DP APPLICATION
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2020-11-27	Preliminary Application

Date	Description
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Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
1909 165A STREET, &  
16469 19 AVE  
SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

Sheet Title

**SECTIONS**

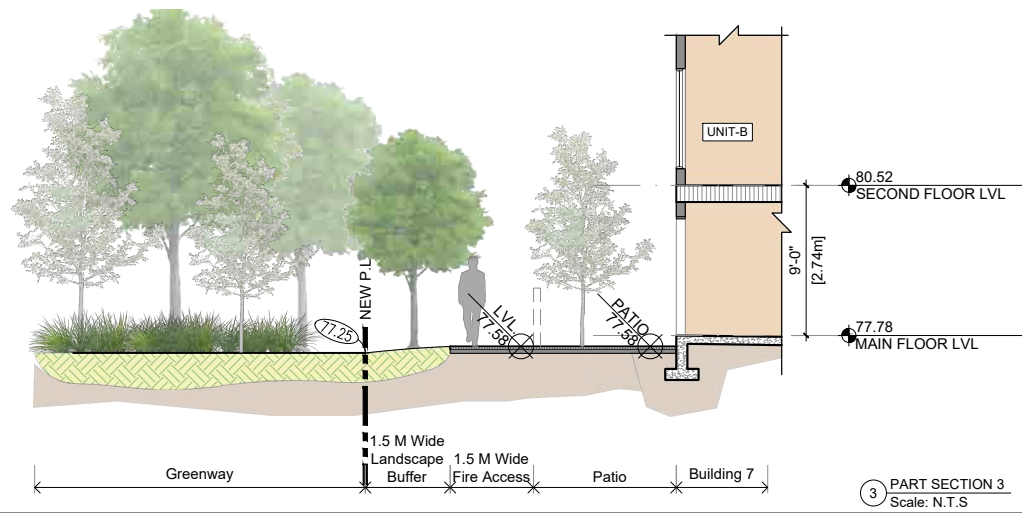
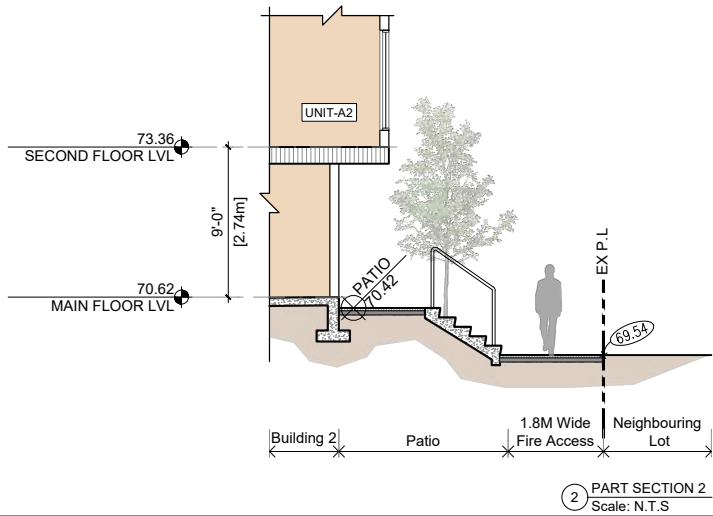
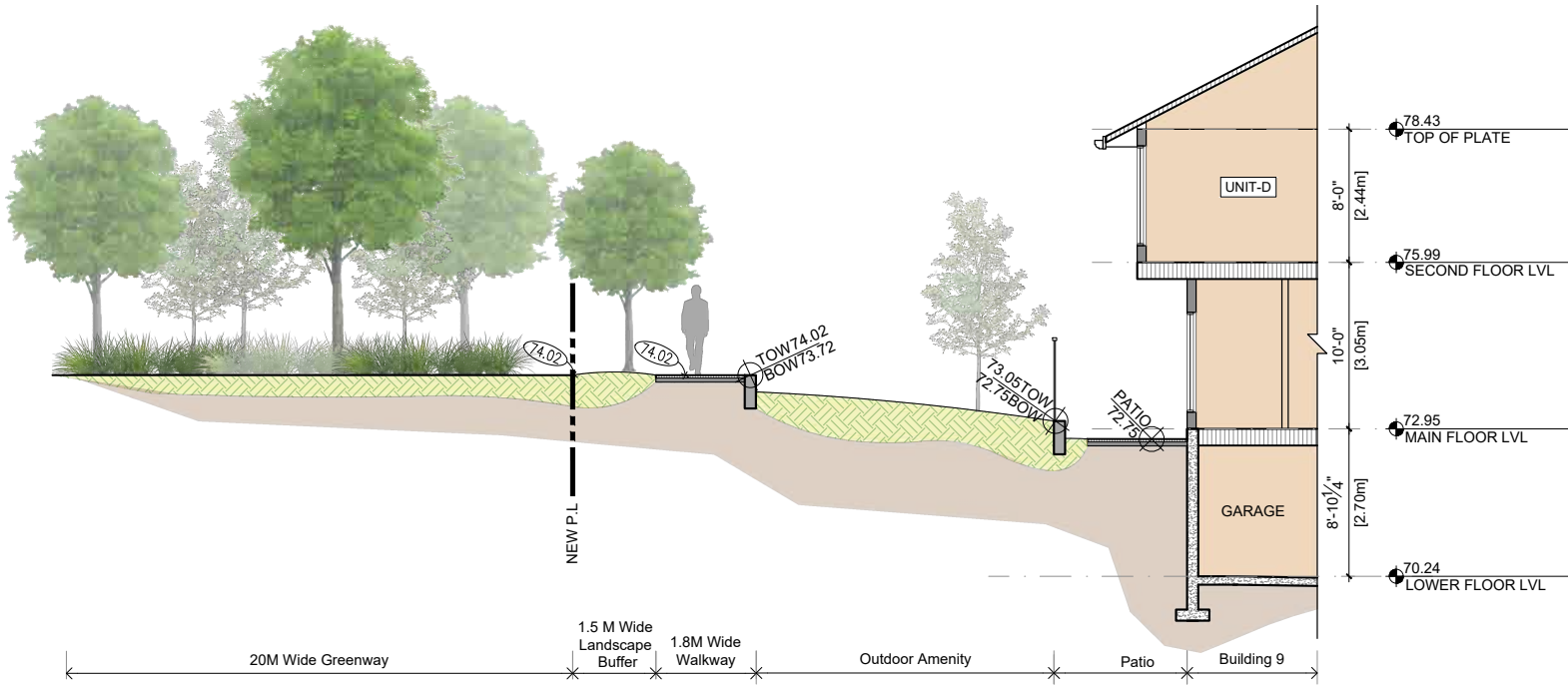
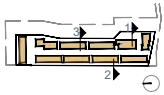
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Sheet No.

**A-4.0**

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Key Plan



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Issues / Revisions

Seal

Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
1809 165A STREET, &  
16468, 19 AVE  
SURREY, BC**

Drawn By GS	Date 2020-11-27
Checked By MG	Project ID SU02_2010

Sheet Title

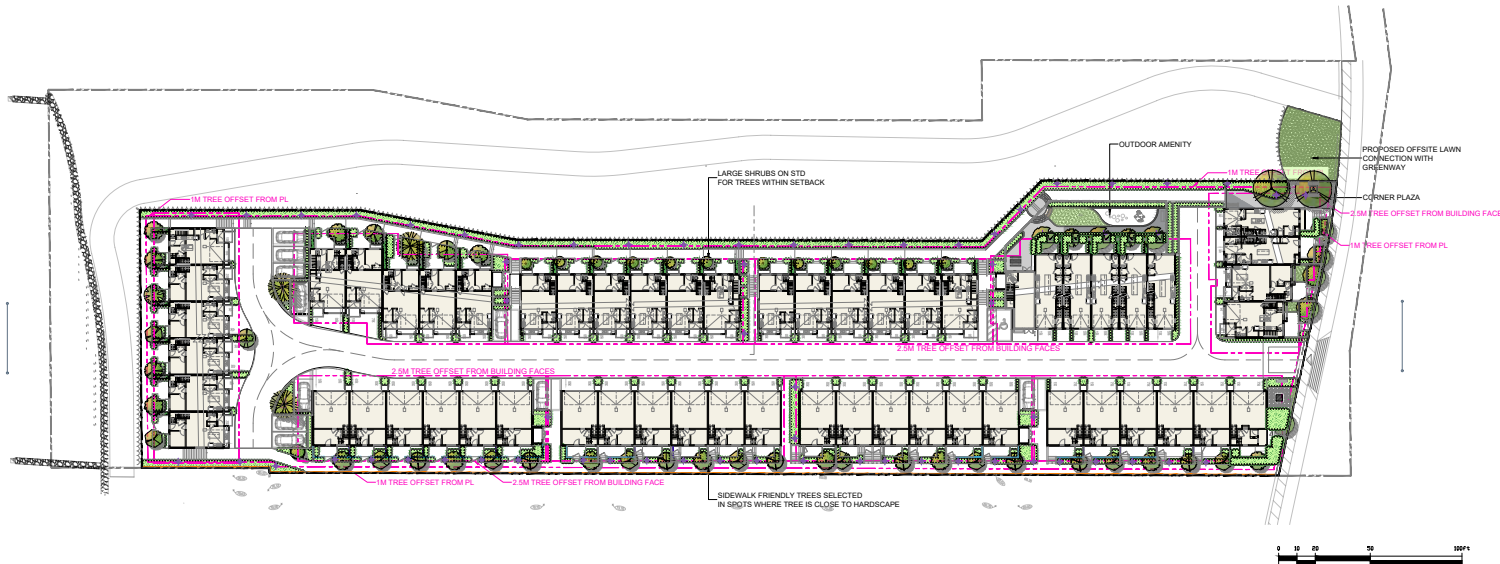
**SECTIONS**

Scale  
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Sheet No.

**A-4.1**

SEAL:



TREE SCHEDULE				PMG PROJECT NUMBER: 21-238
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
5		ACER CUCONATUM	VINE MAPLE	5CM CAL: B&B
4		ABUTILUS UNEDO	STRAWBERRY TREE	#10 POT
8		CARPINUS JAPONICA	JAPANESE HORNBEAM	5CM CAL: B&B
10		CORNUS MAS	CORNELIAN CHERRY	5CM CAL:
2		CRATAEGUS X L'VALLEE	LAVALLE HAWTHORN	6CM CAL: 1.8M STD: B&B
4		HIBISCUS SYRIACUS	ROSE OF SHARON	#10 POT PATIO TREE
1		JUNIPERUS CHINENSIS 'KAUZUKA'	HOLLYWOOD JUNIPER	3M HT: B&B
1		LAGERSTROEMIA INDICA 'TUSCARORA'	CRABE WHITILE	5CM CAL: B&B:
2		LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL: 2M STD: B&B
3		PINUS NIGRA 'GREEN SELECT'	GREEN SELECT AUSTRIAN BLACK PINE	3M HT: B&B
12		PISTACIA CHINENSIS	CHINESE PISTACHE	2.5M HT: B&B
8		STEWARTIA PSEUDOCAMELLIA	JAPANESE PSEUDARTIA	5CM CAL: 1.5M STD: B&B
4		SYRINGA MISS KIM'	LILAC	#10 POT PATIO TREE

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 ONLA 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

SHRUBS IN TREE FORM AND TREES WITH NON-INVASIVE ROOTS HAVE BEEN CHOSEN FOR LOCATIONS WHERE 1M OFFSET FROM HARDSCAPE IS NOT POSSIBLE.

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 NOV 23	REVISE PER MODIFICATIONS ON SITE PLAN	CT
3	23 JUN 23	REVISE PER CITY COMMENTS	SA
2	22 NOV 22	REVISE PER NEW SITE PLAN	SA
1	22 OCT 22	REVISE PER NEW SITE PLAN	CT

CLIENT:  
**IKONIK**  
MULTI-CONTRACT HOMES

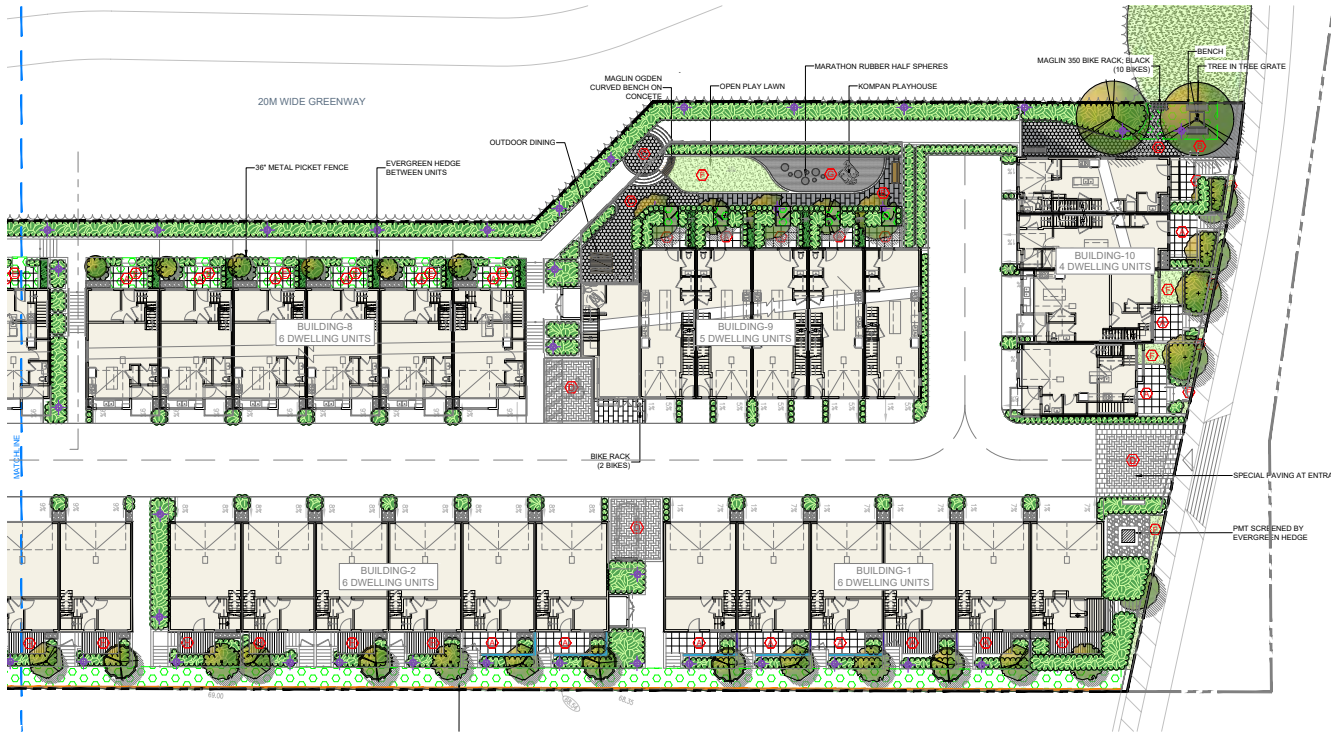
PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
16468-16488 20TH AVENUE  
AND 1909 165A STREET  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE KEY PLAN**

DATE: 22 SEP 06 DRAWING NUMBER:  
SCALE: 1/32" = 1'-0"  
DRAWN: SA  
DESIGN: SA  
CHKD: CLG

**L1**  
OF 10

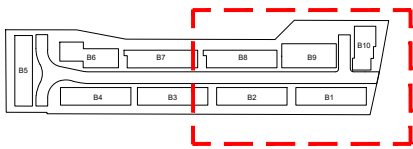
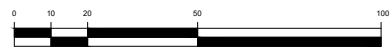
SEAL:



MATERIAL LEGEND		
KEY	SYMBOL	DESCRIPTION
①	[Grid Pattern]	HYDRAPRESSED SLAB PATIO
②	[Hexagon Pattern]	BELLAGIO DIMENSIONS SLAB SIZE: 12"x24"
③	[Hexagon Pattern]	RUNNING BENCH, COLOUR SCANDINA GRAY
④	[Hexagon Pattern]	BELLAGIO HEXAGON PAVERS COLOUR SCANDINA GRAY, TOFINO GRAY, CHARCOAL
⑤	[Grid Pattern]	PERMEABLE PAVERS
⑥	[Green Circle]	STRUCTURAL SOIL
⑦	[Green Circle]	SOO LAWN
⑧	[Red Circle]	MARATHON SURFACES POURED IN PLACE RUBBER LANDSAFE, COLOURS TBD
⑨	[Wood Plank]	CEDAR DECK WITH DRAIN ROCK BELOW

FENCING LEGEND	
[Blue Line]	1.8M WOOD PANEL FENCE
[Cyan Line]	0.9M PICKET FENCE
[Yellow Line]	1.8M METAL FENCE

LIGHTING LEGEND	
[Black Circle]	SPOTLIGHT
[White Circle]	WALL MOUNTED DOWN LIGHT APPROVED
[Black Square]	BLACK WARM WHITE APPROVED
[White Square]	WARM WHITE APPROVED



KEY PLAN

TREE SCHEDULE					PMG PROJECT NUMBER: 21-238
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
⑤	5	ACER CIRCINATUM	VINE MAPLE	5CM CAL: B&B	
④	4	ARBITUS UNEDO	STRAWBERRY TREE	#10 POT	
⑧	8	CARPINUS JAPONICA	JAPANESE HORNBEAM	5CM CAL: B&B	
⑩	10	CORNUS MAS	CORNELIAN CHERRY	5CM CAL:	
②	2	CRATAEGUS X L'AVALLEI	L'AVALLE HAWTHORN	6CM CAL: 1.8M STD: B&B	
④	4	HIBISCUS SYRIACUS	ROSE OF SHARON	#10 POT PATIO TREE	
①	1	JUNIPERUS CHINENSIS 'KAIZUKA'	HOLLYWOOD JUNIPER	3M HT: B&B	
①	1	LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE	5CM CAL: B&B	
②	2	LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL: 2M STD: B&B	
③	3	PINUS NIGRA 'GREEN SELECT'	GREEN SELECT AUSTRIAN BLACK PINE	3M HT: B&B	
⑫	12	PISTACEA CHINENSIS	CHINESE PISTACHE	2.5M HT: B&B	
⑧	8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL: 1.5M STD: B&B	
④	4	SYRINGA 'MISS KIM'	LILAC	#10 POT PATIO TREE	

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 CNLA 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

SHRUBS IN TREE FORM AND TREES WITH NON-INVASIVE ROOTS HAVE BEEN CHOSEN FOR LOCATIONS WHERE 1M OFFSET FROM HARDSCAPE IS NOT POSSIBLE.

NO.	DATE	REVISION DESCRIPTION	DR.
4	23 NOV 23	REVISE PER MODIFICATIONS ON SITE PLAN	CT
3	23 JUN 23	REVISE PER CITY COMMENTS	SA
2	22 NOV 22	REVISE PER NEW SITE PLAN	SA
1	22 OCT 22	REVISE PER NEW SITE PLAN	CT

CLIENT:



PROJECT:

**TOWNHOUSE DEVELOPMENT**

16468-16488 20TH AVENUE  
AND 1909 165A STREET  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN SOUTH**

DATE: 22 SEP 06 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: SA  
DESIGN: SA  
CHKD: CLG

**L2**

OF 10



SEAL:



**MATERIAL LEGEND**

KEY	SYMBOL	DESCRIPTION
①	[Grid Pattern]	HYDRAPRESSED SLAB PATIO
②	[Grid Pattern]	BELLGARD DIMENSIONAL SLAB SIZE: 12"x24"
③	[Grid Pattern]	RUNNING BAND, COLOUR SCANDINA GRAY
④	[Grid Pattern]	BELGARD HEXAGON PAVERS COLOUR SCANDINA GRAY, TOFINO GRAY, CHARCOAL
⑤	[Grid Pattern]	PERMEABLE PAVERS
⑥	[Grid Pattern]	STRUCTURAL SOIL
⑦	[Grid Pattern]	SOO LAWN
⑧	[Grid Pattern]	MARATHON SURFACES POURED IN PLACE RUBBER LANDSAFE, COLOURS TIB
⑨	[Grid Pattern]	CEDAR DECK WITH DRAIN RACK BELOW

**FENCING LEGEND**

[Blue Line]	1.5M WOOD PANEL FENCE
[Red Line]	0.9M PICKET FENCE
[Yellow Line]	1.8M METAL FENCE

**LIGHTING LEGEND**

[Symbol]	Spotlight
[Symbol]	Wall
[Symbol]	Area Lighting - Under Sky Approved
[Symbol]	Black, Warm White
[Symbol]	Anti-Glare/Dimmable



NO.	DATE	REVISION DESCRIPTION	DR.
4	23 NOV 23	REVISE PER MODIFICATIONS ON SITE PLAN	CT
3	23 JUN 23	REVISE PER CITY COMMENTS	SA
2	22 NOV 22	REVISE PER NEW SITE PLAN	SA
1	22 OCT 22	REVISE PER NEW SITE PLAN	CT

CLIENT:



PROJECT:

**TOWNHOUSE DEVELOPMENT**

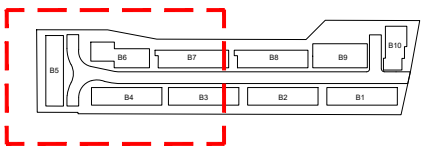
16468-16488 20TH AVENUE  
AND 1909 165A STREET  
SURREY, BC

DRAWING TITLE:

**LANDSCAPE PLAN SOUTH**

DATE: 22 SEP 06 DRAWING NUMBER:  
SCALE: 1/16" = 1'-0"  
DRAWN: SA  
DESIGN: SA  
CHKD: CLG **OF 10**

**L3**



KEY PLAN

**TREE SCHEDULE**

TREE KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5		ACER CIRCINATUM	VINE MAPLE	5CM CAL; B&B
4		ARBUTUS UNEDO	STRAWBERRY TREE	#10 POT
8		CARPINUS JAPONICA	JAPANESE HORNBEEAM	5CM CAL; B&B
10		CORNUS MAS	CORNELIAN CHERRY	5CM CAL;
2		CRATAEGUS X LAVALLEI	LAVALLE HAWTHORN	6CM CAL; 1.8M STD; B&B
4		HIBISCUS SYRIACUS	ROSE OF SHARON	#10 POT PATIO TREE
1		JUNIPRUS CHINENSIS 'KAZUJKA'	HOLLYWOOD JUNIPER	3M HT; B&B
1		LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	5CM CAL; B&B;
2		LIRIODENDRON TULIPIFERA	TULIP TREE	6CM CAL; 2M STD; B&B
3		PINUS NIGRA 'GREEN SELECT'	GREEN SELECT AUSTRIAN BLACK PINE	3M HT; B&B
12		PISTACEA CHINENSIS	CHINESE PISTACHE	2.5M HT; B&B
8		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL; 1.5M STD; B&B
4		SYRINGA 'MISS KIM'	LILAC	#10 POT PATIO TREE

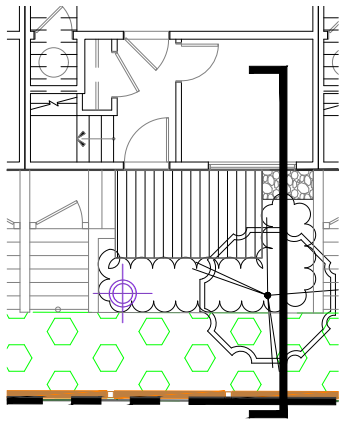
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT 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 WORKSMANSHIP 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.

SHRUBS IN TREE FORM AND TREES WITH NON-INVASIVE ROOTS HAVE BEEN CHOSEN FOR LOCATIONS WHERE 1M OFFSET FROM HARDSCAPE IS NOT POSSIBLE.

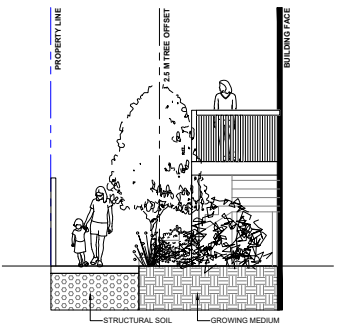




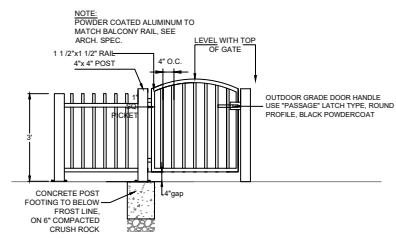




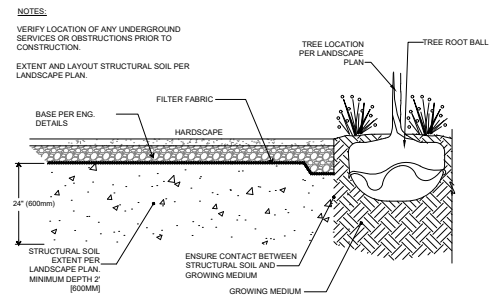
**A PORCH GRADING**  
1/4" = 1'-0"



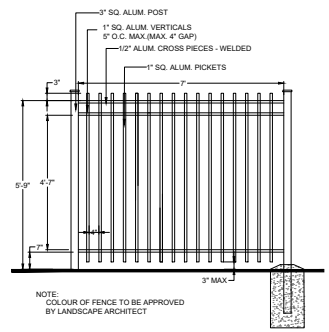
**A PORCH SECTION**  
1/4" = 1'-0"



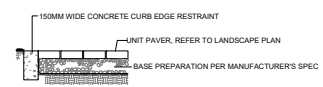
**1 3' HT. METAL PICKET FENCE AND GATE**  
1/2" = 1'-0"



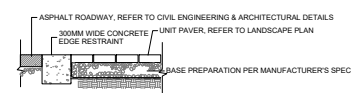
**2 STRUCTURAL SOIL**  
1/2" = 1'-0"



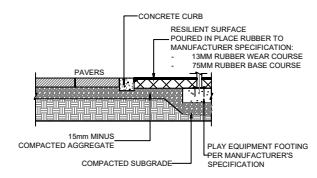
**3 6' HT. METAL FENCE**  
1/2" = 1'-0"



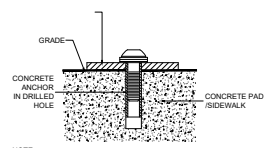
**4 PAVER EDGE IN SOFTSCAPE**  
1/2" = 1'-0"



**5 PAVER EDGE IN HARDSCAPE**  
1/2" = 1'-0"



**6 POURED IN PLACE PLAY SURFACE**  
1/2" = 1'-0"



**7 SITE FURNITURE MOUNTING**  
N.T.S.

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia V5C 6G8  
p. 604.294-0011 . f. 604.294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.NOV.23	REVISE PER MODIFICATIONS ON SITE PLAN	CT
3	23.JUN.23	REVISE PER SITE COMMENTS	SA
2	22.NOV.22	REVISE PER NEW SITE PLAN	SA
1	22.OCT.22	REVISE PER NEW SITE PLAN	CT

CLIENT:

**IKONIK**  
BUILD ON TRUST HOMES

PROJECT:

**TOWNHOUSE DEVELOPMENT**

16468-16488 20TH AVENUE  
AND 1909 165A STREET  
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN NORTH**

DATE: 22.SEP.06 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0"  
DRAWN: SA  
DESIGN: SA  
CHKD: CLG  
**L10**  
OF 10

# INTER-OFFICE MEMO

---

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

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

DATE: **December 08, 2023** PROJECT FILE: **7822-0363-00**

---

RE: **Engineering Requirements  
Location: 16468 20 Ave**

## DEVELOPMENT PERMIT

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

## REZONE/SUBDIVISION

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

- Dedicate 15.042m along 20 Avenue.
- Dedicate 14.5m along 19 Avenue.
- Dedicate bylaw road along 165A Street.
- Register 0.5m SRW along development frontages.

### *Works and Services*

- Construct southside of 20 Avenue.
- Construct 19 Avenue.
- Construct 4.0m MUP greenway trail.
- Construct watermain, drainage and sanitary main along frontages along 19 Avenue.
- Provide adequately sized service connection.
- Provide on-site stormwater mitigation features.
- Register applicable legal documents as required.



Jeff Pang, P.Eng.  
Development Services Manager  
RH

Department: **Planning and Demographics**  
Date: **June 5, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22-0363**

The proposed development of **56** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	50
---------------------------------------------------	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	27
Secondary School =	15
<b>Total Students =</b>	<b>42</b>

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

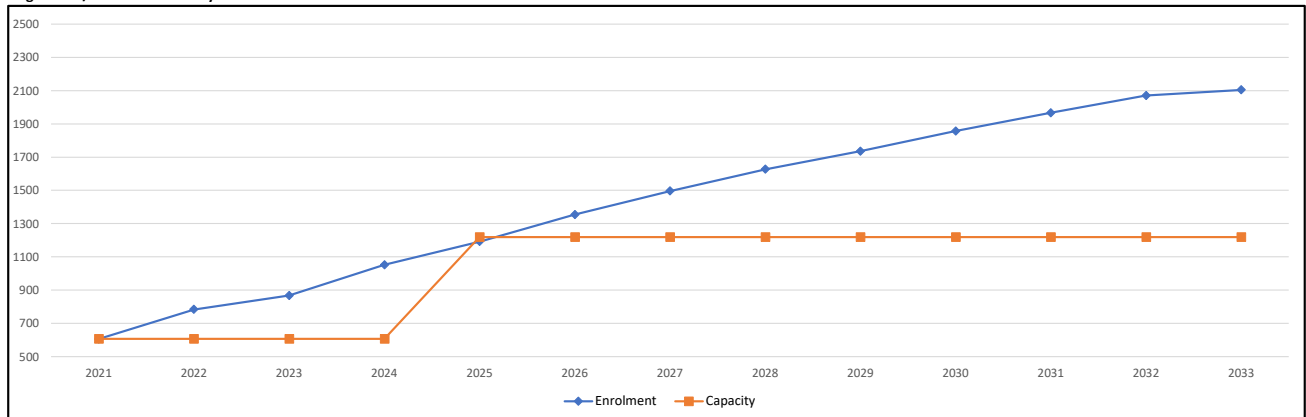
**Summary of Impact and Commentary**

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.

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

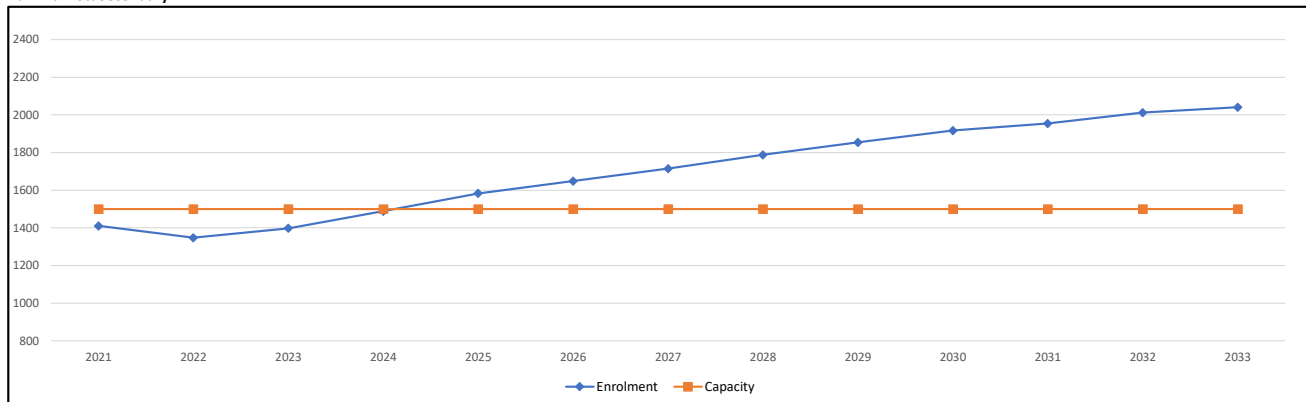
As of September 2023, Earl Marriott is at 93% capacity. The opening of Grandview Heights Secondary, a new 1500 capacity high school in September 2021 has relieved pressure in the short term. Despite this, Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified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

**Edgewood /Ta'talu Elementary**



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

**Earl Marriott Secondary**



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

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

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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 22-0363-00

Address: 16468 / 16488 - 20 Avenue & 16469 19 Avenue & 1909 165A Street, Surrey, BC

Registered Arborist: Corey Plester

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	99
<b>Protected Trees to be Removed</b>	81
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	18
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = <u>16</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 65 X two (2) = <u>130</u></li> </ul>	146
<b>Replacement Trees Proposed</b>	40
<b>Replacement Trees in Deficit</b>	106
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8</li> </ul>	8
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: December 11, 2023
------------------------------------------------------------------------------------------------------------	-------------------------





**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

**TREE PRESERVATION AND PROTECTION PLAN**

16468 16488 20 AVENUE  
 16469 19 AVENUE  
 1909 165A STREET  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	DEC19/16	MK	ADDITIONAL SURVEY
2	DEC20/16	SL	NEW SITE PLAN
3	JAN05/17	MK	NEW SITE PLAN
4	JAN10/17	MK	NEW SITE PLAN
5	JUN15/20	MK	NEW SITE PLAN
6	DEC03/20	MK	NEW SITE PLAN & UPDATED SURVEY FOR ADDITIONAL LOT
7	DEC23/21	MK	NEW SITE PLAN
8	MAY25/22	MK	NEW SITE PLAN
9	OCT21/22	MK	NEW SITE PLAN
10	OCT24/22	MK	NEW CIVIL PLAN
11	JUN02/23	MK	NEW SITE PLAN

GENERAL NOTES:

- REASSESS ALL TREES WITH FINAL DEVELOPMENT, SERVICING AND GRADING PLANS.
- FINAL RECOMMENDATIONS FOR TREES IN GREENWAY TO BE MADE BY SURREY PARKS RECREATION & CULTURE DEPARTMENT.

SHEET TITLE

**T1 - TREE PRESERVATION AND REMOVAL PLAN**

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DRAWN

MK

SCALE

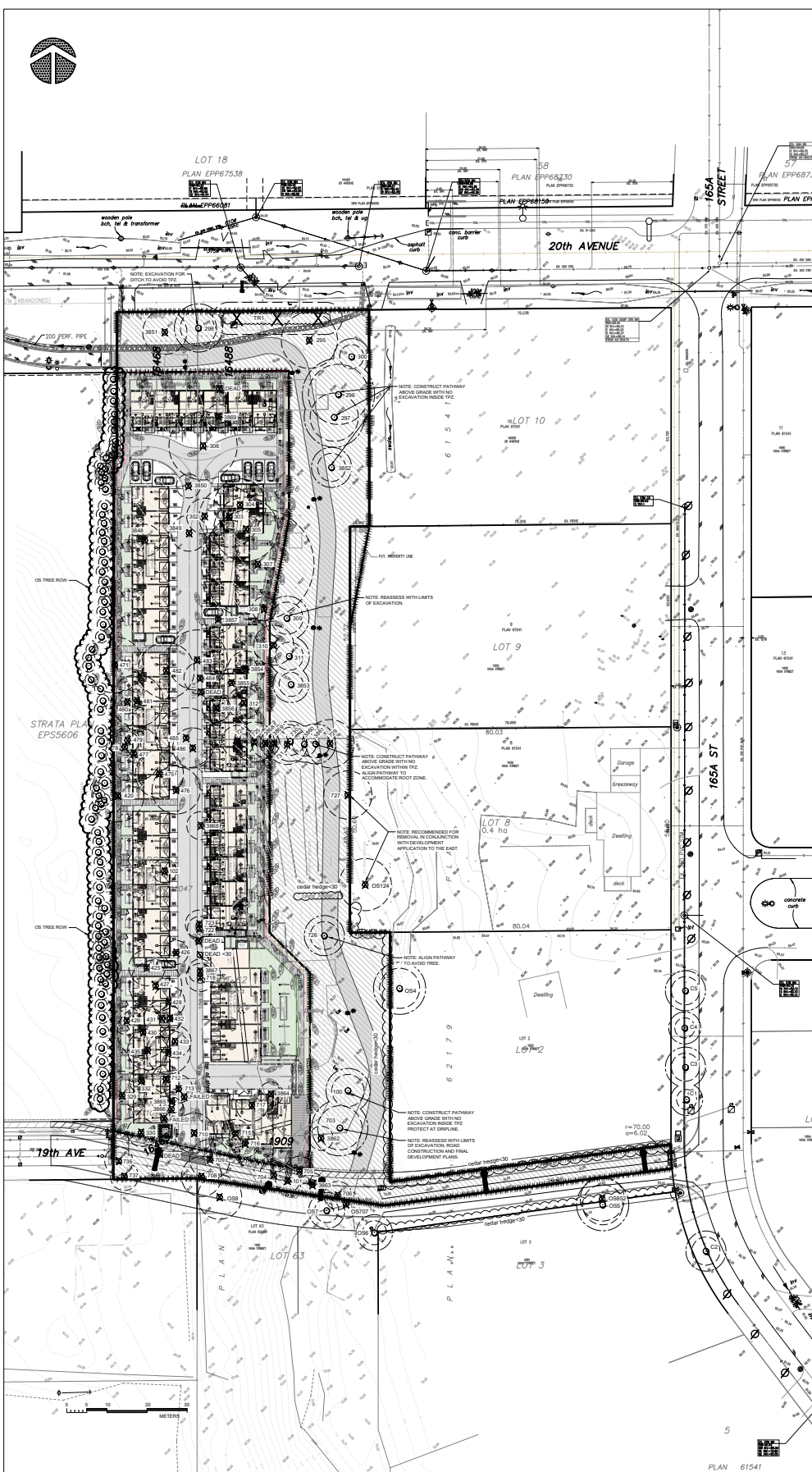
AS SHOWN

DATE

DECEMBER 1, 2016

**T-1**

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE





**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

**TREE PRESERVATION AND PROTECTION PLAN**

16468 16488 20 AVENUE  
 16469 19 AVENUE  
 1909 165A STREET  
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
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8	MAY25/22	MK	NEW SITE PLAN
9	OCT21/22	MK	NEW SITE PLAN
10	OCT24/22	MK	NEW CIVIL PLAN
11	JUN02/23	MK	NEW SITE PLAN

GENERAL NOTES:

- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS ALL TREES WITH FINAL DEVELOPMENT, SERVICING AND GRADING PLANS.
- FINAL RECOMMENDATIONS FOR TREES IN GREENWAY TO BE MADE BY SURREY PARKS RECREATION & CULTURE DEPARTMENT.

SHEET TITLE

**T2 - TREE PRESERVATION PLAN**

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DRAWN

MK

SCALE

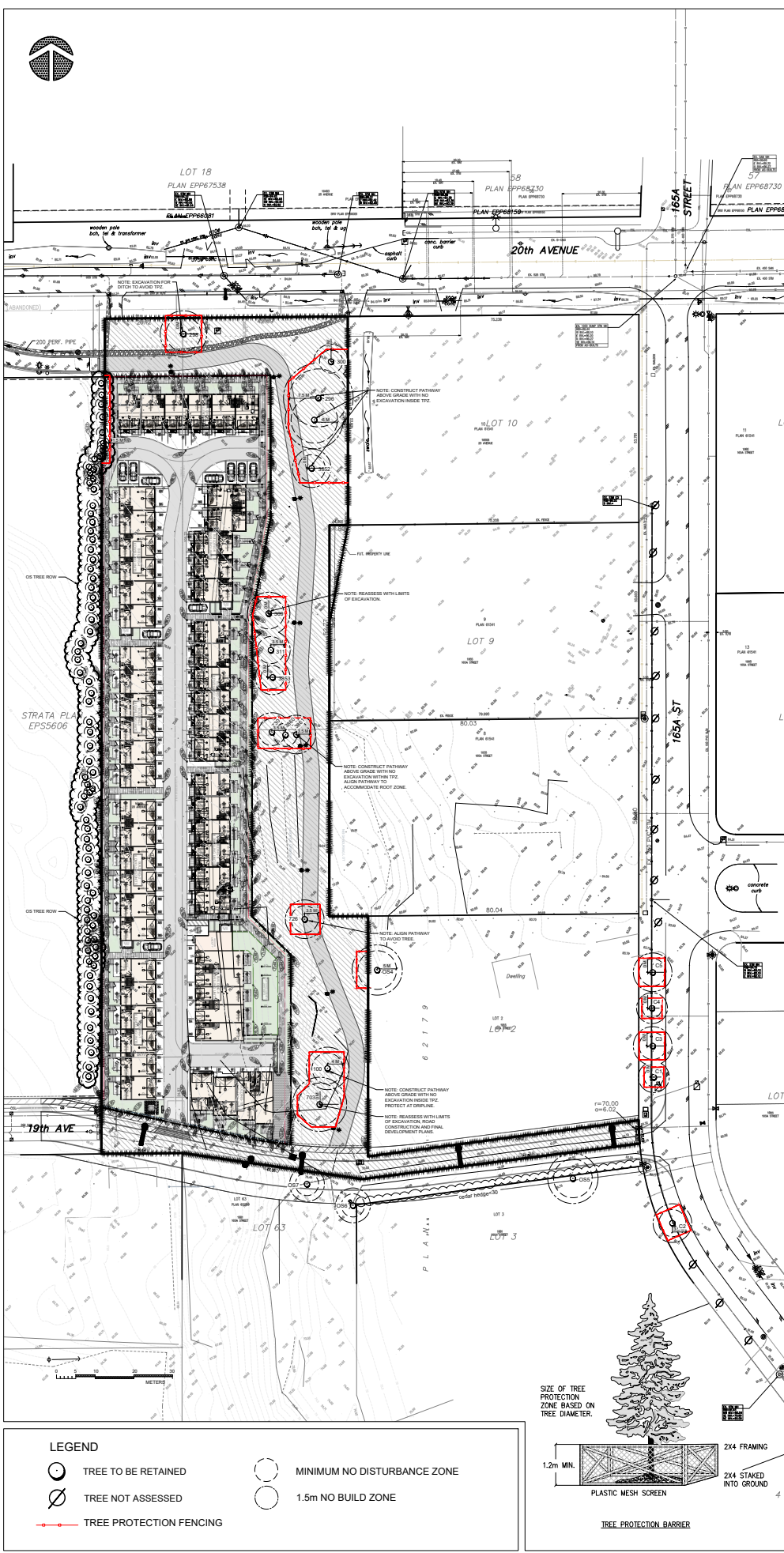
AS SHOWN

DATE

DECEMBER 1, 2016

**T-2**

SHEET 2 OF 2



LEGEND

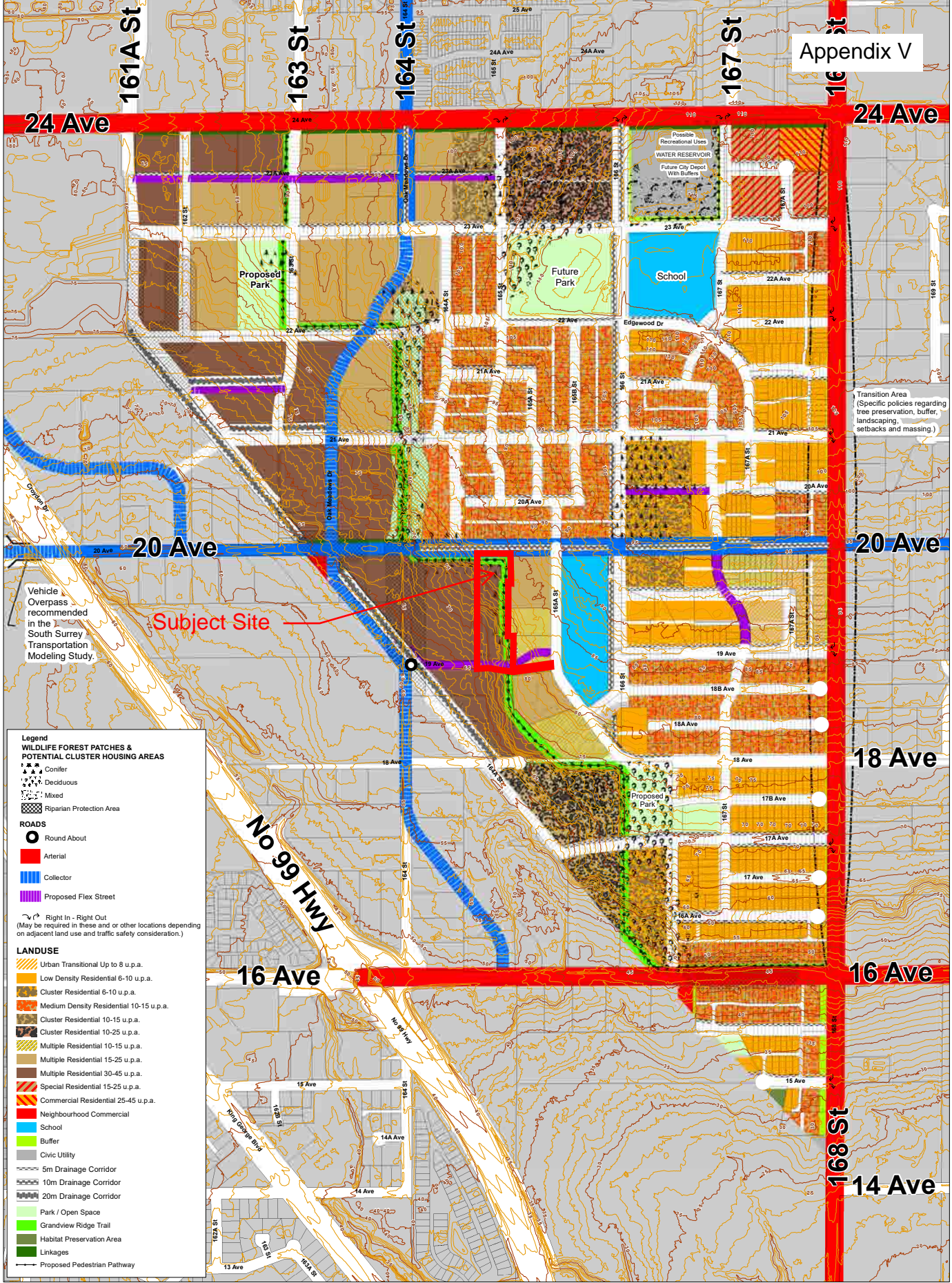
- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE

SIZE OF TREE PROTECTION ZONE BASED ON TREE DIAMETER.



TREE PROTECTION BARRIER





Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

Subject Site

Transition Area (Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

- Legend**
- WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**
- ▲ Conifer
  - ▲ Deciduous
  - ▲ Mixed
  - Riparian Protection Area
- ROADS**
- Round About
  - Arterial
  - Collector
  - Proposed Flex Street
  - Right In - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)
- LANDUSE**
- Urban Transitional Up to 8 u.p.a.
  - Low Density Residential 6-10 u.p.a.
  - Cluster Residential 6-10 u.p.a.
  - Medium Density Residential 10-15 u.p.a.
  - Cluster Residential 10-15 u.p.a.
  - Cluster Residential 10-25 u.p.a.
  - Multiple Residential 10-15 u.p.a.
  - Multiple Residential 15-25 u.p.a.
  - Multiple Residential 30-45 u.p.a.
  - Special Residential 15-25 u.p.a.
  - Commercial Residential 25-45 u.p.a.
  - Neighbourhood Commercial
  - School
  - Buffer
  - Civic Utility
  - 5m Drainage Corridor
  - 10m Drainage Corridor
  - 20m Drainage Corridor
  - Park / Open Space
  - Grandview Ridge Trail
  - Habitat Preservation Area
  - Linkages
  - Proposed Pedestrian Pathway

# Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007  
 Stage 2 Approved By Council Nov. 15, 2010  
 Last Amended 14 September 2023



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0363-00

Issued To: City of Surrey

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

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: 000-542-202

Parcel 1 Explanatory Plan 13047 West Half West Half South East Quarter Section 13 Township 1  
New Westminster District

16468 20 Avenue

Parcel Identifier: 014-073-561

Lot 1 Section 13 Township 1 New Westminster District Plan 61916

16488 20 Avenue

Parcel Identifier: 003-576-736

Lot 62 Section 13 Township 1 New Westminster District Plan 65269

1909 - 165A Street

Parcel Identifier: 030-315-808

Lot 2 Section 13 Township 1 New Westminster District Plan EPP71096

16469 19 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 has been issued, as follows:

Parcel Identifier:

---

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

---

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

- (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front (south) yard setback is reduced from 4.5 metres to 4.0 metres to the principal building face, and 2.0 metres to the electrical kiosk;

- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side (east) yard setback is reduced for the principal building face from 6.0 metres to 5.5 metres for Buildings 6, 7, and 8, 4.5 metres for Building 10 and 3.0 metres for Building 5;

- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side (west) yard setback is reduced from 6.0 metres to 4.5 metres to the principal building face;

- (d) Notwithstanding the definition of setback in Part 1, Definitions, projections above the first storey may encroach a maximum of 1.0 metre into the required setbacks along all property lines; and

- (e) Section B.26.(b) Setbacks of Part 4 General Provisions is varied to allow stairs consisting of six (6) risers or less to encroach into the building setback areas.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

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 .

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Mayor – Brenda Locke

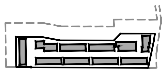
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City Clerk and Director of Legislative  
Services – Jennifer Ficocelli

# Schedule A

Notes  
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Key Plan



2023-11-24 DP/RESUBMISSION  
2023-08-30 DP/RESUBMISSION

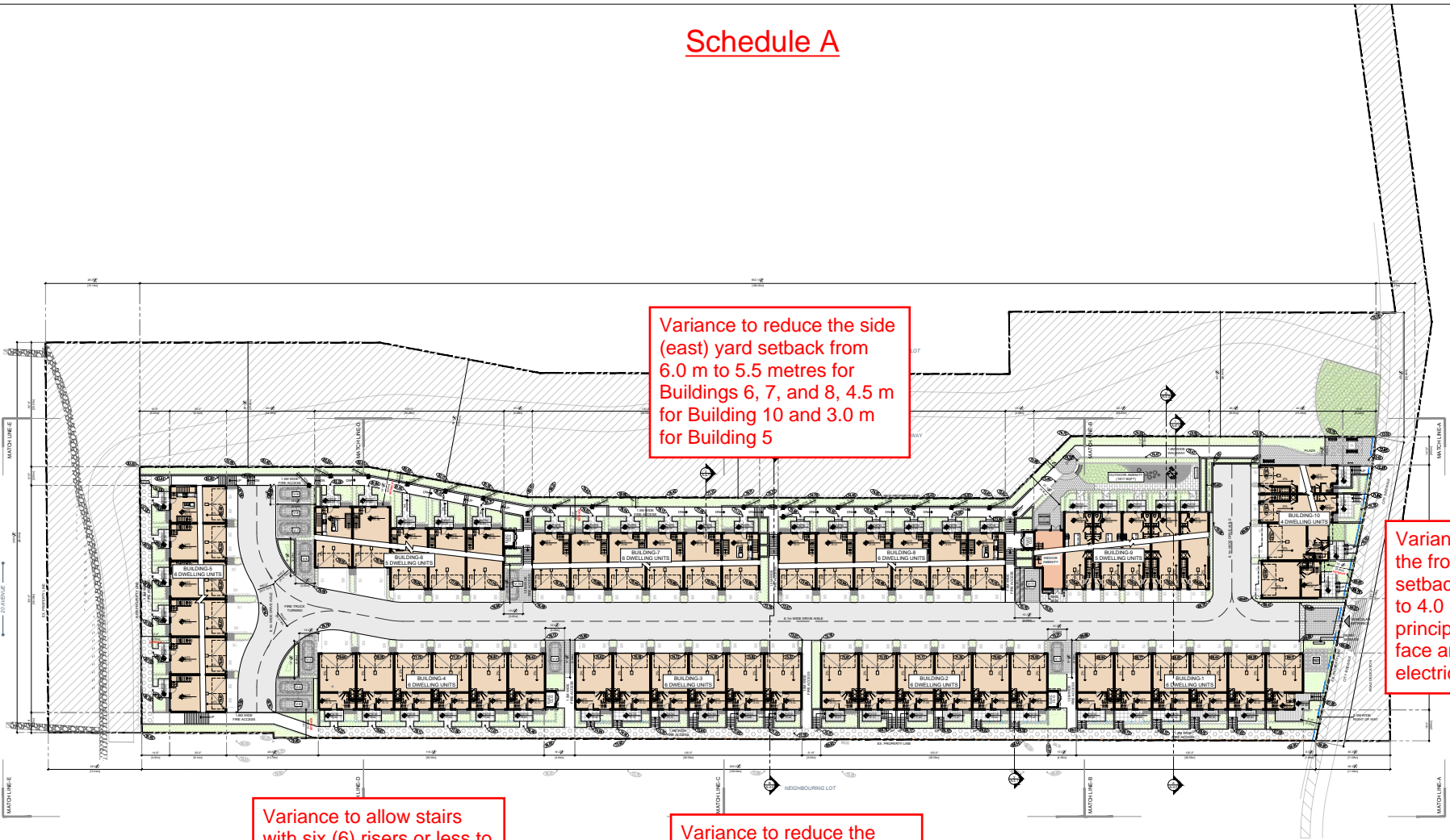
Variance to reduce the front (south) yard setback from 4.5 m to 4.0 m to the principal building face and 2.0 m to the electrical kiosk

Variance to reduce the side (east) yard setback from 6.0 m to 5.5 metres for Buildings 6, 7, and 8, 4.5 m for Building 10 and 3.0 m for Building 5

Variance to allow stairs with six (6) risers or less to encroach into the building setback areas

Variance to reduce the side (west) yard setback from 6.0 m to 4.5 m

Notwithstanding the definition of setback in Part 1, Definitions, projections above the first storey may encroach a maximum of 1.0 metre into the required setbacks along all property lines



Project Title  
**TOWNHOUSE DEVELOPMENT**

Project Address  
**16468, 16488 20 AVE,  
1809 165A STREET, &  
16469, 19 AVE  
SURREY, BC**

Drawn By: GS Date: 2020-11-27  
Checked By: MS Project ID: SU02\_2010

Sheet Title  
**SITE PLAN**

Scale  
Not to Scale

Sheet No.

**A-1.0**