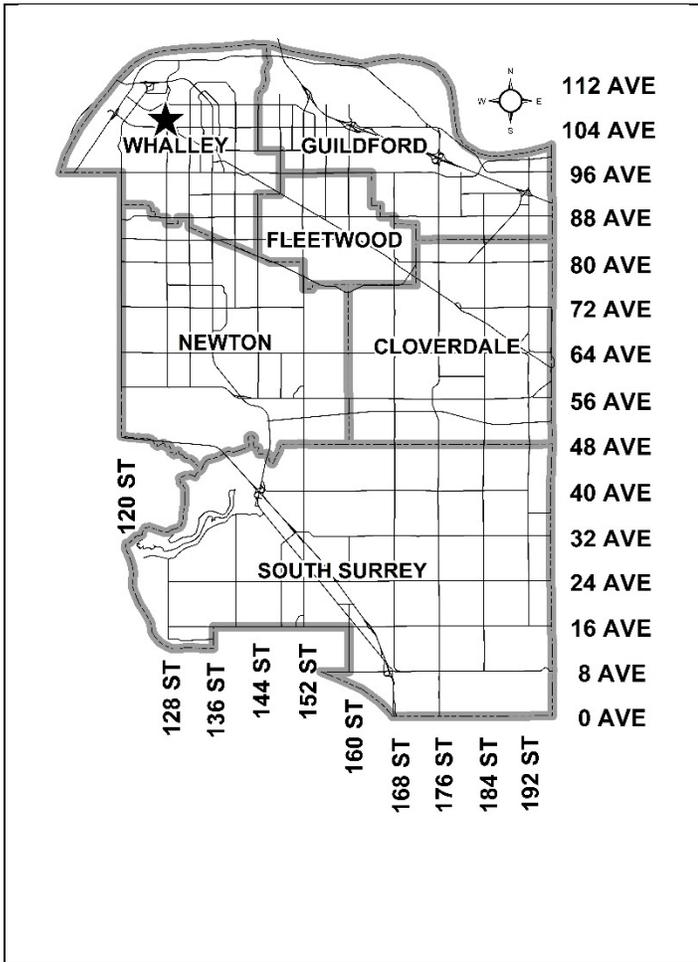


**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**

Application No.: **7918-0197-00**

Planning Report Date: |May 10, 2021



**PROPOSAL:**

- **NCP Amendment** from Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) to Low Density Townhouse (15 - 20 UPA Gross).
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

To permit the development of 48 townhouse units.

**LOCATION:**

- 10489 - 128 Street
- (10491 - 128 Street)
- 10481 - 128 Street
- 10469 - 128 Street
- 10463 - 128 Street
- 10451 - 128 Street

**ZONING:**

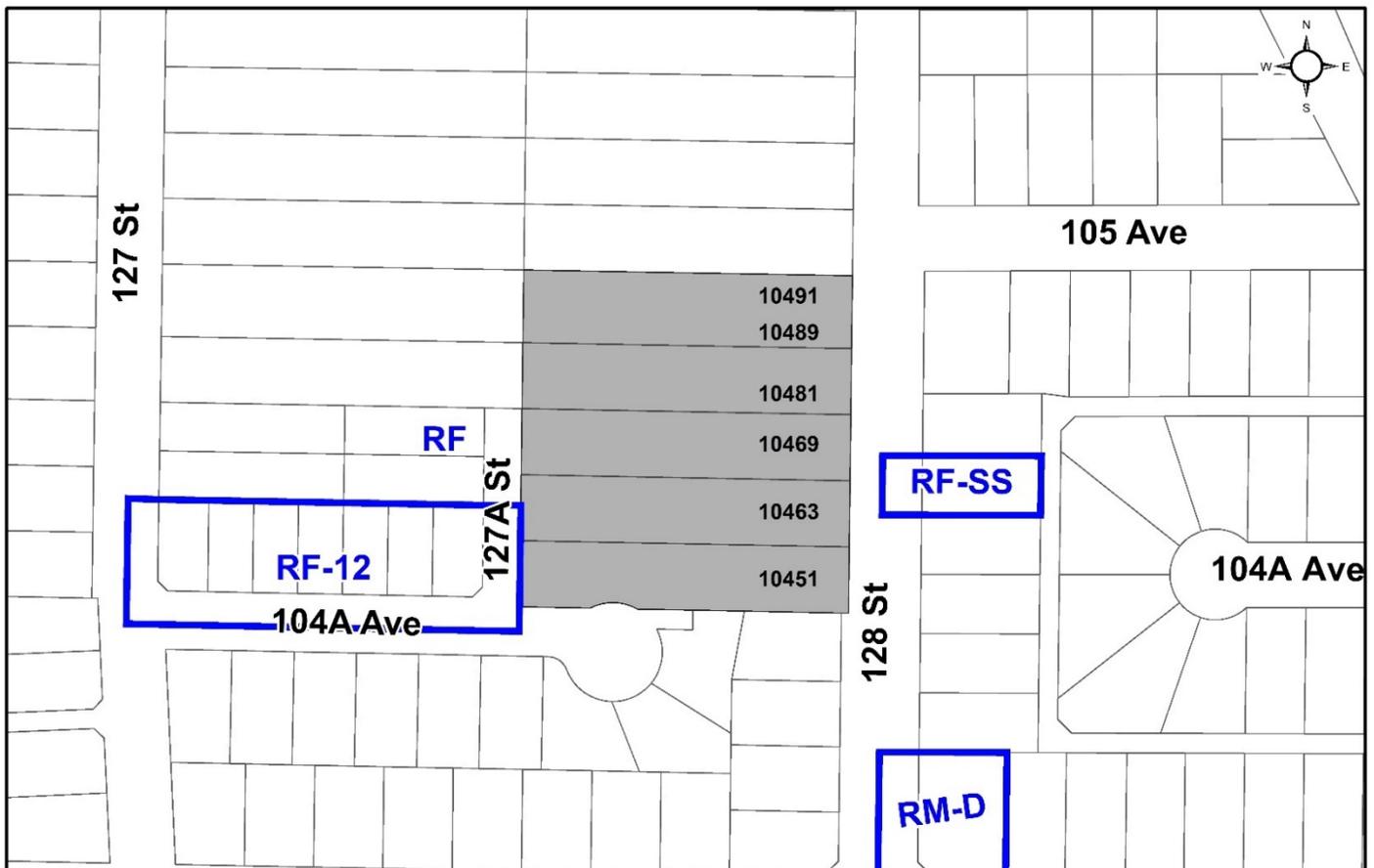
RF

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Low-Medium Density (10-15 UPA)  
and Medium Density Residential  
Lane Served (15-23 UPA)



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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 South Westminster Heights Infill Plan from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross) and to amend the local road network by removing a lane.
- Setback variances are requested along the south lot line in the RM-30 Zone.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS) and the Urban designation in the Official Community Plan (OCP).
- The proposed amendment to the South Westminster Heights Infill Plan to redesignate the site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross) represents a blending of density between the two existing designations, with an overall increase of approximately 4.2 units per gross acre and accommodates a purely townhouse form without the need for a public lane. This allows for greater site efficiency as well as tree retention in private open space areas.
- The proposed NCP Amendment will accommodate 48 townhouse units at a gross density of 18.5 units per acre (UPA). The proposed development provides ground-oriented multifamily residences with appropriate building setbacks as well as open space, which is to be used as both programmable outdoor amenity space and for the purposes of tree grove retention areas.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- 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 architectural design of the project is intended to complement the emerging residential character developing through new single family homes and townhouses in the South Westminster Heights area. 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. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0197-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0197-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 4 and to 3.3 metres for Building No. 5 , as measured to the principal building face, for the proposed townhouse development; and
  - (b) to reduce the minimum south front yard (104A Avenue cul-de-sac) setback of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (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
  - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross), which is a new designation in the South Westminster Heights Infill Area Plan, and eliminate the lane through the site, when the project is considered for final adoption.

#### SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings on large RF zoned lots.	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
North:	Recently constructed single family dwelling.	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
East (Across 128 Street):	Single family dwellings.	Urban within the OCP	RF and RF-SS
South (Across 104A Avenue cul-de-sac and walkway):	Single family dwellings	Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA)	RF
West (Across a portion of 127A Street):	Recently created lots and treed rear yards of large single family dwellings.	Low Density (Tree Protection) (6-10 UPA)	RF and RF-12

## Context & Background

- The 1.05-hectare subject site is comprised of five lots (10451 to 10489 - 128 Street) in South Westminster Heights. The subject site is designated Urban in the Official Community Plan (OCP), Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) in the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and is currently zoned "Single Family Residential Zone (RF)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of 48 townhouses units:
  - NCP Amendment from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross);
  - Rezoning from RF to RM-30;
  - Subdivision (consolidation from 5 lots to 1 lot);
  - Development Variance Permit to reduce the south side yard setback; and
  - Development Permit for Form and Character.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	10,511 square metres
Road Dedication:	2,564 square metres
Undevelopable Area:	
Net Site Area:	7,947 square metres
<b>Number of Units:</b>	48
<b>Building Height:</b>	
<b>Unit Density:</b>	18.5 UPA gross/24.5 UPA net
<b>Floor Area Ratio (FAR):</b>	0.75 FAR
<b>Floor Area</b>	
Residential:	5,929 square metres
Commercial:	
Total:	5,929 square metres
<b>Residential Units:</b>	
Studio:	0
1-Bedroom:	0
2-Bedroom:	23
3-Bedroom:	25
Total:	48

### 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:	<p><b>The School District has provided the following projections for the number of students from this development:</b></p> <p>12 Elementary students at Prince Charles Elementary School 6 Secondary students at L.A Matheson Secondary School</p> <p>(Appendix III)</p> <p>The applicant has advised that the dwelling units for Phase 1 of this project are expected to be constructed and ready for occupancy by Fall 2022.</p>
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	<p>The Fire Department has no concerns.</p> <p>A Building Permit will not be issued until a Fire Construction Safety Plan has been submitted for review and approval by the Surrey Fire Department.</p>
Urban Design Review:	The application was reviewed by the City's Urban Design planner and the City Architect and found to be satisfactory.

### Transportation Considerations

- The applicant will be required to dedicate 11.5 metres for the construction of 105 Avenue to the Half Road Standard along the north site frontage in addition to a 3.0-metre x 3.0 metre corner cut at the intersection of 105 Avenue and 127A Street.
- The applicant will also be required to dedicate 4.9 metres along 128 Street, 8.5 metres along 127A Street and approximately 2.5 metres along 104A Avenue.
- The proposal of 48 townhouse units is estimated to generate approximately 27 trips in the PM peak hour. As per the City's Design Criteria Manual April 2020 Section 6.1.4 a Transportation Impact Analysis (TIA) may be required for new developments which are expected to generate approximately 100 trips during the peak hour of the generator. As this site does not exceed the TIA requirement, the City did not require this to be completed.
- The development-generated traffic is forecasted to add less than 1% of the total traffic on 128 Street, and the peak hour (busiest one hour in the afternoon) forecast is approximately 1 vehicle every 2 minutes, which is not considered to be significant. As such, road improvements above and beyond the typical requirements were not identified as part of this application.
- The subject site is approximately 100 metres from the intersection of 104 Avenue and 128 Street, which is serviced by several bus routes (323 and 393 – Newton Exchange / Surrey Central, 393, 373 – Guildford / Surrey Central).
- Driveway access to the townhouse site will be from future 105 Avenue.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
  - Site is adjacent to several bus routes;
  - Private recycling and compost pick up is to be provided per Surrey standards; and
  - The proposal is for a variety of unit sizes and types.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is compliant with the "General Urban" designation of Metro Vancouver's Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The subject site is compliant with the "Urban" designation in the Official Community Plan (OCP).

#### Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
- Policy A1.1 – Support compact and efficient land development that is consistent with the *Metro Vancouver Regional Growth Strategy* (RGS).
- Policy A3 – Encourage the development of urban neighbourhoods to utilize existing infrastructure and amenities and enhance existing neighbourhood character and viability.
- Policy A3 - Permit gradual and sensitive residential infill within existing neighbourhoods in order to support transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.
- Policy A3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability.

### Secondary Plans

#### Land Use Designation

- The subject site is currently designated "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" in the South Westminster Heights Plan. The applicant is proposing an amendment to "Low Density Townhouse (15 – 20 UPA Gross) and to amend the local road network.

### Amendment Rationale

- The proposed NCP Amendment from "Low Density – Tree Protection (6-10 UPA)" to "Low Density Townhouses (10-15 UPA Gross)" will accommodate 48, three-storey townhouse units with a gross density of 18.5 UPA (46 units per hectare (UPH)) and a 0.75 floor area ratio (FAR) based on the net site area.
- Based on the site context and existing conditions, there is merit for a townhouse development on the subject site:
  - The subject site is located within an existing approved secondary plan area (South Westminster Heights Infill Area).
  - Tree retention area is being proposed in the northwest and southwest corners of the site, within private open space areas, which would likely not be possible if small lot single family housing, with rear lane access, was proposed as per the South Westminster NCP.
  - The subject site is located approximately 800 metres from both K.B. Woodward Elementary School, and Kwantlen Park Secondary School. There is rationale for supporting increased density near schools and parks; and
  - Convenient transit service is available along 104 Avenue at 128 Street approximately 100 metres to the southeast of the site.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Unit Density (net):</b>	30 upa/75 uph	24.6 upa/60.5 uph
<b>Floor Area Ratio:</b>	1.00	0.75
<b>Lot Coverage:</b>	45%	36%
<b>Yards and Setbacks</b>		
North (front)	4.5 metres	4.5 metres
East (side yard on flanking street):	4.5 metres	4.5 metres
South (side/front yard):	4.5 metres/6 metres	2.5 metres
West (side yard on flanking street):	4.5 metres	6.0 metres
<b>Height of Buildings</b>		
Principal buildings:	13 metres	11 metres
Accessory/amenity buildings:	11 metres	8 metres
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq. m. per dwelling unit	The proposed 144 sq. m meets the Zoning Bylaw requirement.
Outdoor Amenity:	3.0 sq. m. per dwelling unit	The proposed 216 sq. m meets the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>		
	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Commercial:	0	0
Industrial:	0	0
Residential:	96	96
Residential Visitor:	10	10
Total:	106	106
Tandem (%):	50%	48%
<b>Bicycle Spaces</b>		
Residential Secure Parking:		
Residential Visitor:	6	6

### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to Building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal building face, for the proposed townhouse development; and
  - to reduce the minimum south front yard setback (104A Avenue cul-de-sac) of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3) for the proposed townhouse development.
- The subject lot is considered a "through-lot" with both the north and southwest (104A Avenue cul-de-sac) lot lines being considered front lot lines. The east and west lot lines are considered side lot lines along a flanking street, and the south lot line beyond the 104A Avenue cul-de-sac is considered a side lot line.

- The proposed reduced south side yard setback is adjacent a lane dedication and drainage right-of-way and is therefore not anticipated to have an observable impact on adjacent properties. Residential lots further to the south are also configured east-west with side yards facing the proposed townhouse development.
- The relaxation to the south yard setback of the amenity building will provide the amenity building with greater presence on the street. Both entrances to the amenity building are facing east and west which is away from the reduce setback.
- Staff support the requested variances to proceed to Public Notification.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$3,000 per new dwelling unit if Building Permit is ready for issuance by December 31, 2021. The contribution rates were introduced based on a three-phase schedule, with rates increasing again on January 1, 2022. The contribution will be payable at the rate applicable at the time of Building Permit issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (South Westminster Heights NCP) designation. The applicant will provide the Community Specific Capital Projects Contribution for the Whalley Community Area for additional units beyond what the current NCP designation permits (11 units). The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

### **Affordable Housing Strategy**

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

## Public Art Policy

- The applicant will be required to provide public art, or register a 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 July 8, 2020, and the Development Proposal Signs were installed on July 13, 2020. Staff received 3 responses from neighbouring (*staff comments in italics*):
  - A resident inquired as to whether the 105 Avenue road dedication could be shifted further south to allow neighbouring properties (to the north) to develop without removal of the newly constructed house at 10505 - 128 Street.

*(The proposed development will dedicate approximately 57.5% of the dedication (11.5 metres of the ultimate 20 metre road) for 105 Avenue, which is shown the South Westminster Heights NCP. When the property to the north (10505 - 128 Street) develops in the future the remaining 8.5 metre dedication from 10505 128 Street will be secured. This maintains a consistent road alignment to the west and the 105 Avenue dedication is shared along property lines, as intended in the NCP.)*

- Concerns about tree retention and loss of privacy and wildlife.

*(The current NCP designation anticipates small single family lots, with rear lane access, which would be a more difficult form of development to accommodate tree retention. The proposed townhouse development allows for the preservation of a grove of trees in the northwest and southwest corners of the site in private outdoor amenity areas.*

- Concerns about impacts from construction and phasing of construction. Residents noted that recent single family subdivisions in the neighbourhood have taken several years to complete house construction on all the lots.

*(The proposed townhouses are to be constructed in 3 phases and are anticipated to be constructed within a 36 month period.)*

## 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 South Westminster Heights Infill Plan.
- The proposed development complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Westminster Heights Infill Plan.
- The applicant has worked with staff to address the proposed building and drive aisle locations in order to retain trees with open space areas in the northwest and southwest portions of the site.

### Buildings and Parking

- The proposed 48-unit townhouse projects consist of eight, three-storey buildings containing between three to seven units each, with garages accessed internally at grade.
- Twenty-five (25) (or 53%) of the proposed townhouse units consist of double car, side-by-side garages and 23 (or 47%) of the proposed townhouse units have proposed tandem parking.
- All of the proposed townhouse units include a second-floor deck in addition to private, at-grade outdoor space.
- The architectural expression features a broad range of materials including white and grey hardi shakes and grey and dark brown hardie panels.
- The applicant proposes high-quality building materials including hardi shake, hardi board panels and horizontal hardi board siding.

### Landscaping

- Each individual unit will have either direct access to the street (105 Avenue, 127A Street, and 128 Street), public pathway along the south of the site (connection 104A Avenue cul-de-sac to 128 Street) or the internal pedestrian walkways. These walkways connect the various townhouse buildings on-site and provide a linkage to the centrally located indoor amenity building and outdoor amenity space.
- Each unit will have a small yard and patio space with perimeter planting, consisting of low-lying shrubs and groundcover. Adjacent tree cover will provide shading during the spring and summer months while exterior building and on-site lighting is designed to reduce light-pollution and provide adequate way-finding.
- Each individual unit fronting 104A Avenue will have a small front yard enclosed by a 1.0-metre high wooden picket fence, layered low-lying landscaping and a by-law sized tree.
- A three(3)-tiered retaining wall is proposed along a portion of the west lot line (125B Street) adjacent to Building 1 and 2. The proposed masonry or masonry-faced poured concrete walls will have a maximum height of 0.6 metres and a minimum separation of 1.2 metres where additional low-lying shrubs and groundcover will be planted.

### Indoor Amenity

- The proposed 2-storey amenity building is located in the southwest corner of the site. The lower floor is 58 square metre (626 sq. ft.) in area and includes a washroom and lounge space. Due to grading, the upper floor will have the main entrance and is 86 square metre (925 sq. ft.) in size and includes a washroom and lounge space.

### Outdoor Amenity

- The proposed 216 square metre outdoor amenity area is located at the northwest corner of the site and is adjacent to the grove of trees being retained. The outdoor amenity area includes a child play structure area and a BBQ area.

### TREES

- Jeff Ross, 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 tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	3	3	0
Cherry	1	1	0
Cherry bitter	2	2	0
Dogwood	1	1	0
Elm	6	6	0
Maple	13	11	2
Plum	2	2	0
Walnut	1	1	0
Willow	1	1	0
<b>Coniferous Trees</b>			
Cedar	49	43	6
Douglas Fir	10	10	0
Cypress	3	3	0
Hemlock	2	2	0
Scots Pine	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>95</b>	<b>87</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>80</b>	
<b>Total Retained and Replacement Trees</b>		<b>88</b>	
<b>Contribution to the Green City Program</b>		<b>\$38,800</b>	

- The Arborist Assessment states that there is a total of 95 mature trees on the site, excluding Alder and Cottonwood trees. Three existing trees, approximately 3% of the total trees on the site, are Alder trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 177 replacement trees on the site. Since only 80 replacement trees can be accommodated on the site, the deficit of 97 replacement trees will require a cash-in-lieu payment of \$38,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 104A and 105 Avenue and 127 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese maples, red sunset maples, serviceberry, beech, maidenhair, sourwood pin oak and limber pine.
- In summary, a total of 88 trees are proposed to be retained or replaced on the site with a contribution of \$38,800 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7918-0197-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

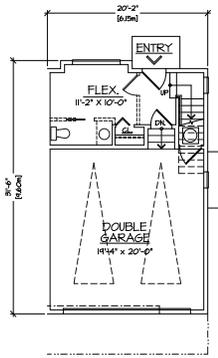
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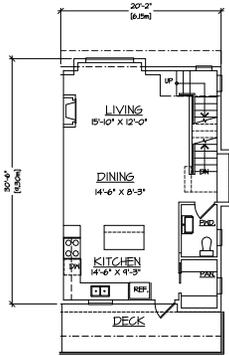




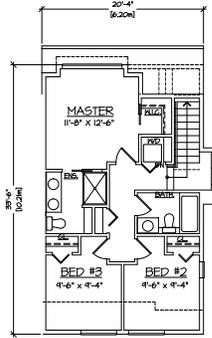




**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
196 S.F.  
GARAGE - 428 S.F.

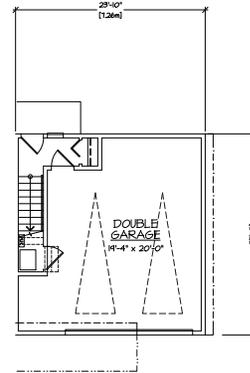


**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
620 S.F.

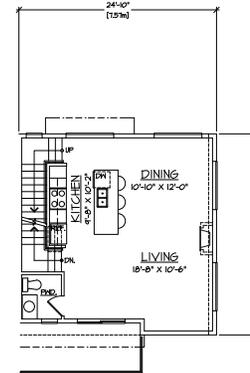


**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
655 S.F.

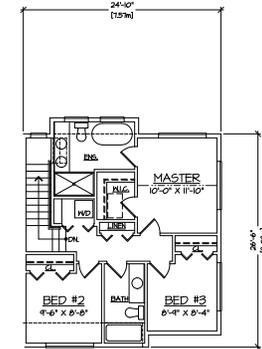
**UNIT TYPE A5**  
TOTAL FLOOR AREA 1,411 S.F.  
(GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
94 S.F.  
GARAGE - 501 S.F.

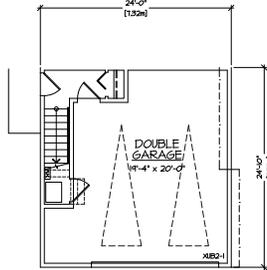


**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
598 S.F.

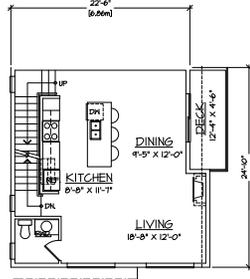


**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
667 S.F.

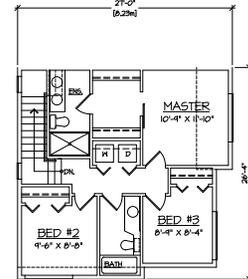
**UNIT TYPE B1**  
TOTAL FLOOR AREA 1,359 S.F.  
(GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
95 S.F.  
GARAGE - 501 S.F.

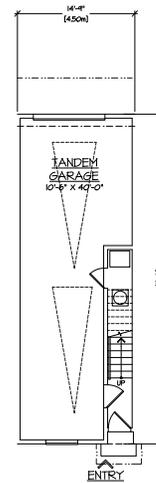


**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
589 S.F.



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
670 S.F.

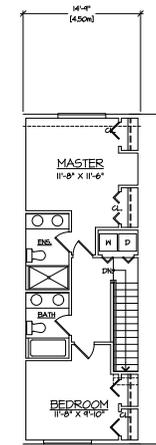
**UNIT TYPE B2**  
TOTAL FLOOR AREA 1,354 S.F.  
(GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
85 S.F.  
GARAGE - 515 S.F.



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
583 S.F.



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
605 S.F.

**UNIT TYPE C**  
TOTAL FLOOR AREA 1,273 S.F.  
(GARAGE EXCLUDED)

ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
DRN	
OXD	

DESIGN :	10/20/16 BC LTD
M.D.	
DRAWN :	
DATE :	May 5 21
SCALE :	1 = 1
PROJECT :	TOWNHOUSE AND ROWHOUSE DEVELOPMENT LO451 / 65 / 64 / 61 / 128 51.
SHEET CONTAINS :	CONCEPT UNIT PLANS

**barnett dembek**

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17017	AC-2.2

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REV	DATE	BY	ISSUE

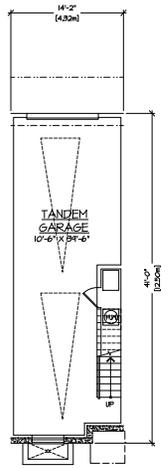
REV	DATE	BY	ISSUE

DESIGN :	MD :	DRAWN :	DATE :	SCALE :
CLIENT :	1070460 BC LTD	PROJECT :	TOWNHOUSE AND ROWHOUSE DEVELOPMENT	SHEET CONTAINS :
LOADS :	681 / 681 / 81 / 128 5T.	CONCEPT UNIT PLANS		

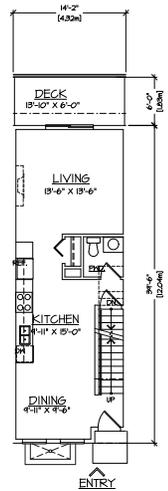
**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE :	CLIENT NO. :	SHEET NO. :
(604) 597-7100		AC-2.3
(604) 597-2099	PROJECT NO. :	REV. NO. :
EMAIL: mol@darkitex.com	17017	

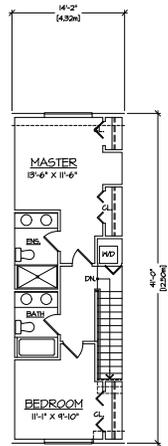
DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION INCLUDES DESIGN, CONCEPT AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970.



**LOWER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 27 S.F.  
 GARAGE - 540 S.F.

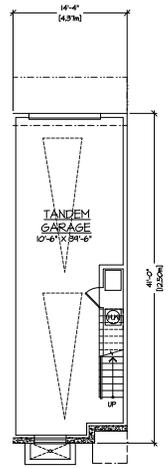


**MAIN FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 554 S.F.

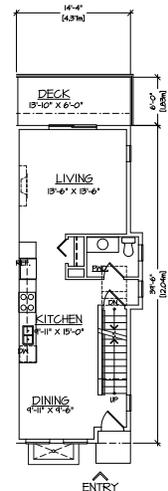


**UPPER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 581 S.F.

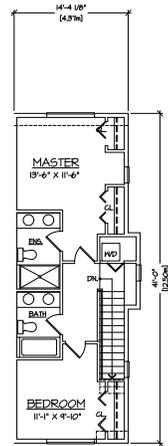
**UNIT TYPE D**  
 TOTAL FLOOR AREA 1162 S.F.  
 (GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 28 S.F.  
 GARAGE - 554 S.F.

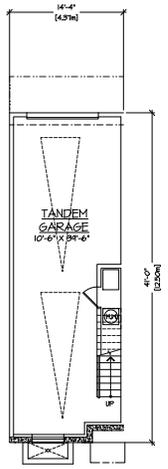


**MAIN FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 574 S.F.



**UPPER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 602 S.F.

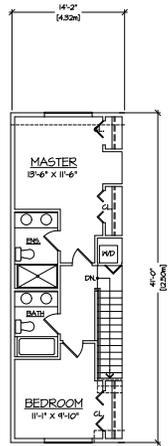
**UNIT TYPE D1**  
 TOTAL FLOOR AREA 1204 S.F.  
 (GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 27 S.F.  
 GARAGE - 555 S.F.

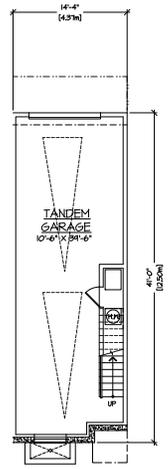


**MAIN FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 560 S.F.

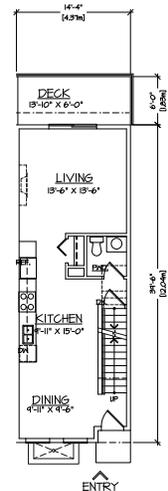


**UPPER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 588 S.F.

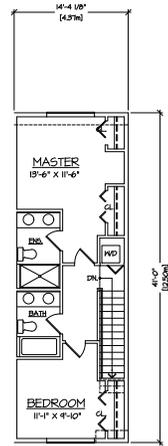
**UNIT TYPE D2**  
 TOTAL FLOOR AREA 1175 S.F.  
 (GARAGE EXCLUDED)



**LOWER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 28 S.F.  
 GARAGE - 560 S.F.



**MAIN FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 560 S.F.



**UPPER FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"  
 588 S.F.

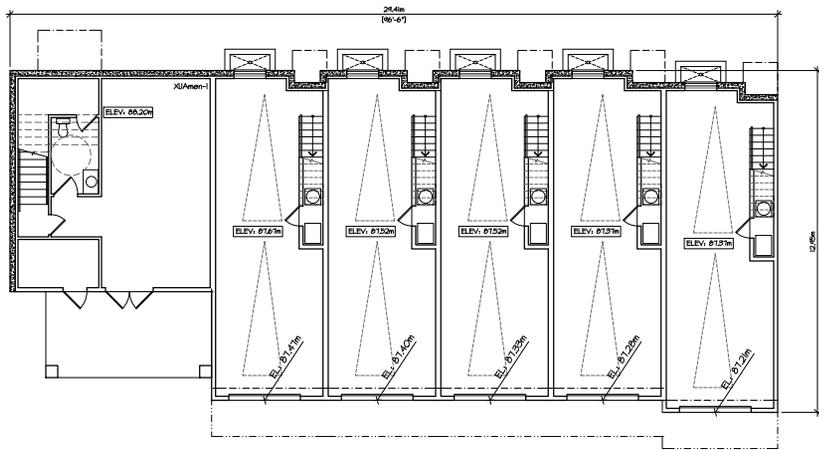
**UNIT TYPE D3**  
 TOTAL FLOOR AREA 1176 S.F.  
 (GARAGE EXCLUDED)





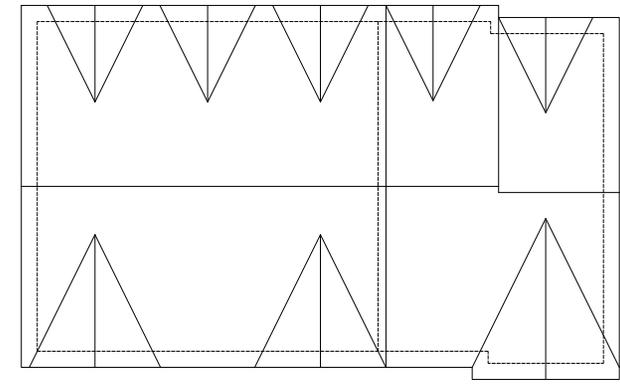




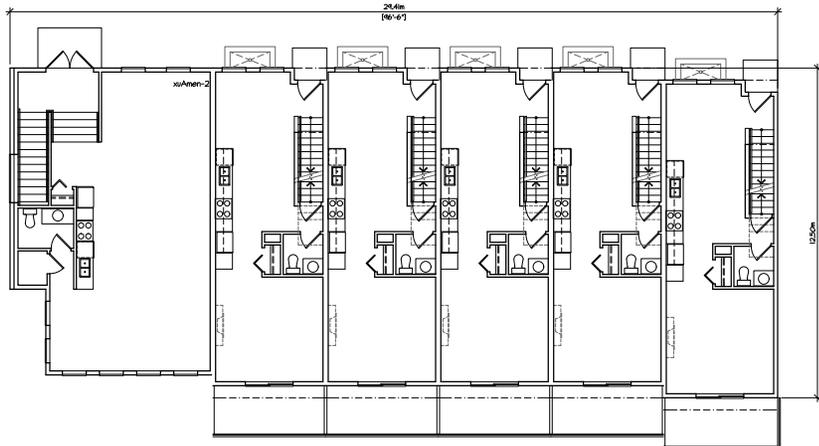
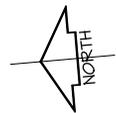


AMENITY \* UNIT D UNIT #10 \* UNIT D UNIT #11 \* UNIT D UNIT #16 \* UNIT D UNIT #15 \* UNIT D3 UNIT #14

**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

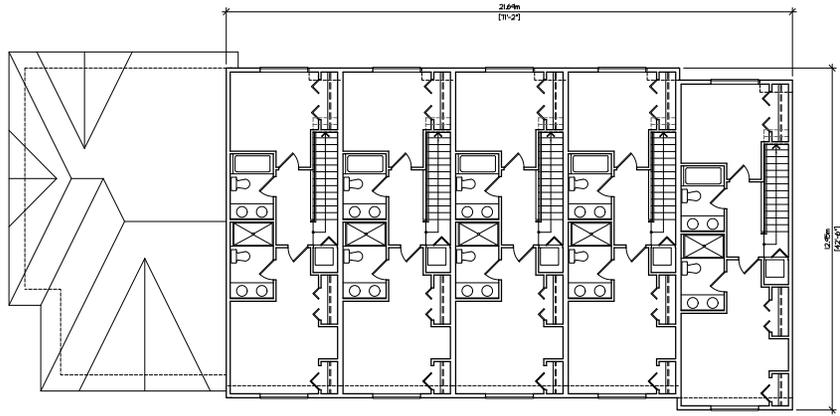


**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



AMENITY \* UNIT D UNIT #10 \* UNIT D UNIT #11 \* UNIT D UNIT #16 \* UNIT D UNIT #15 \* UNIT D3 UNIT #14

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



UNIT D UNIT #10 \* UNIT D UNIT #11 \* UNIT D UNIT #16 \* UNIT D UNIT #15 \* UNIT D3 UNIT #14

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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REV#	DATE	BY	ISSUE



DESIGN :	10/24/60 BC LTD
H.D. :	
DRAWN :	
DATE :	May 5 21
PROJECT :	TOWNHOUSE AND ROWHOUSE DEVELOPMENT LOA51 / 65 / 64 / 61 / 128 51.
SHEET CONTAINS :	CONCEPT BUILDING 3 PLANS
SCALE :	1/8" = 1'-0"

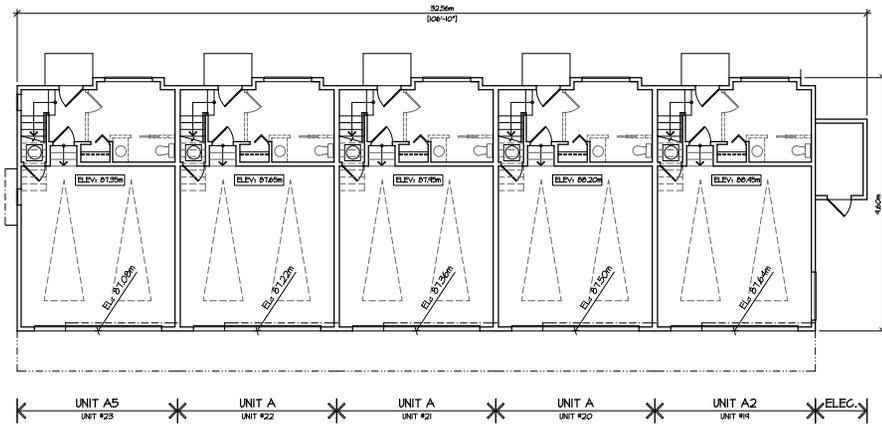
**barnett dembek**  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

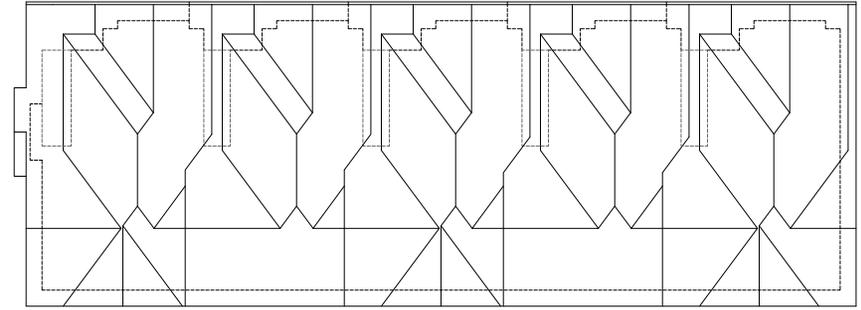
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

**BUILDING #3**

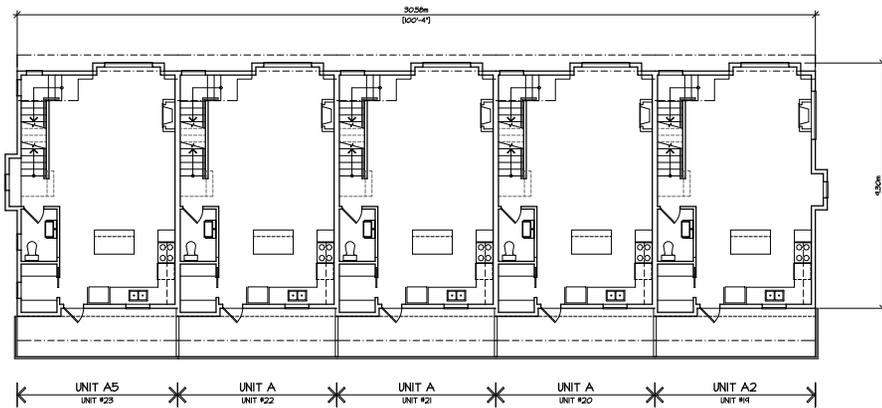
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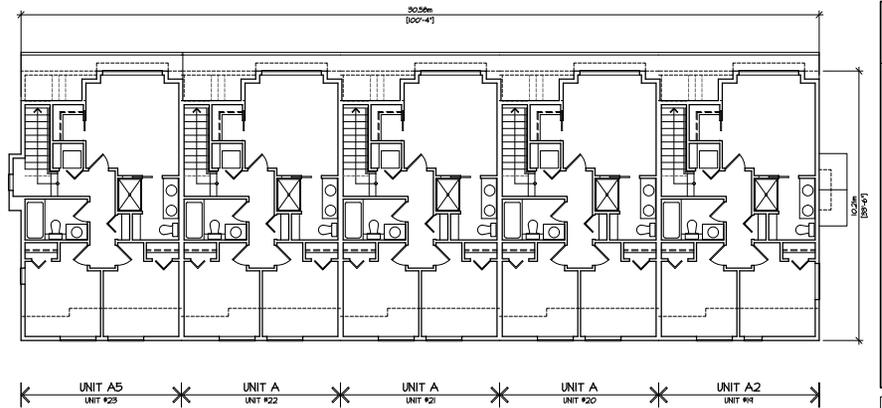
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

REV#	DATE	BY	ISSUE FOR

DESIGN: M.D.	DRAWN: M.D.	DATE: May 5 21	SCALE: 1/8" = 1'-0"
CLIENT: 1072460 BC LTD			
PROJECT: TOWNHOUSE AND ROWHOUSE DEVELOPMENT			
SHEET CONTENTS: CONCEPT BUILDING 4 PLANS			

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17017	AC-3.4

**BUILDING #4**

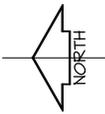
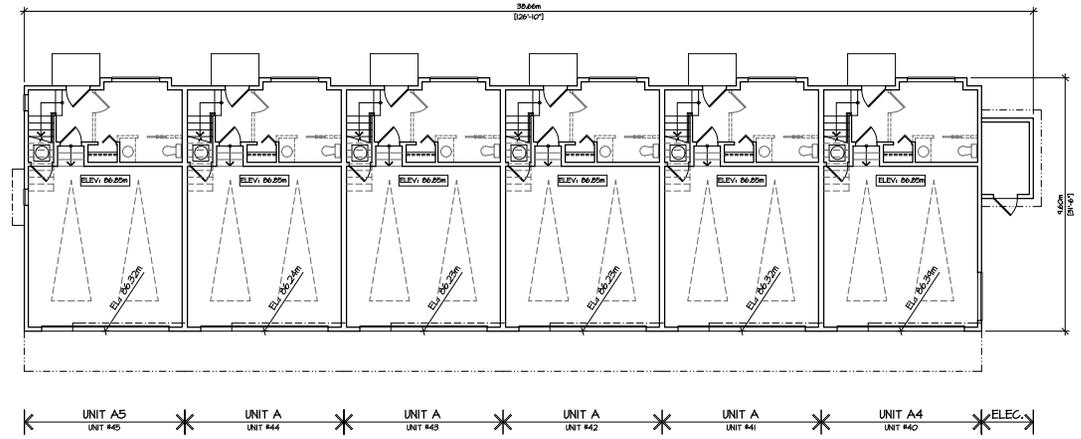




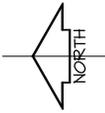
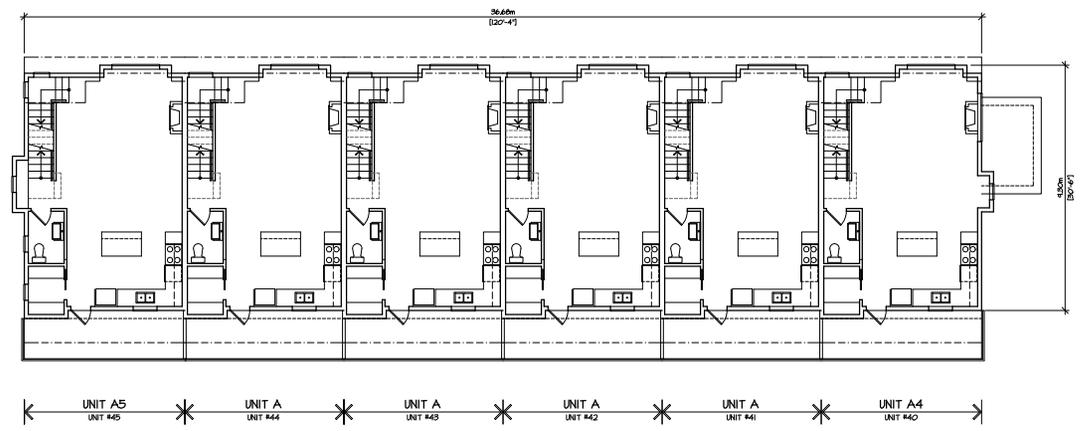




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**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

REV	DATE	BY	ISSUED FOR

DESIGN : M.D.	DRAWN : M.D.	DATE : MAY 5 21	SCALE : 1/8" = 1'-0"
CLIENT : 1072460 BC LTD			
PROJECT : TOWNHOUSE AND ROWHOUSE DEVELOPMENT 10451 / 63 / 64 / 61 128 ST.			
SHEET CONTAINS : CONCEPT BUILDING T PLANS			

**barnett dembek**  
ARCHITECTS

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17017	AC-3,7

**BUILDING #7**







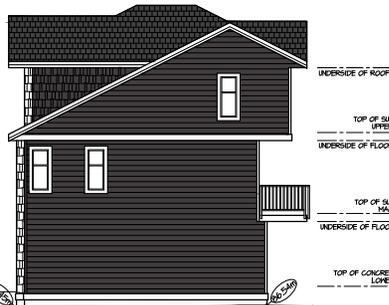








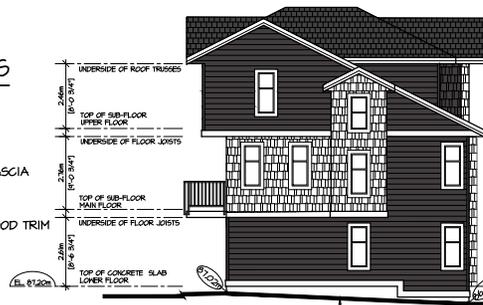
**EAST ELEVATION (128 STREET)**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 10 WOOD FASCIA
- ③ 1 x 6 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ CANOPY
- ⑤ VINYL FRAMED WINDOWS C/M 2x6 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL HARDIE SIDING
- ⑧ HARDIE SHAKES
- ⑨ POWDER COATED ALUMINUM RAILINGS
- ⑩ HARDIE PANEL C/M 2x6 WOOD TRIM
- ⑪ 2 x 8 WOOD TRIM



**SOUTH ELEVATION (PEDESTRIAN SW)**  
SCALE: 1/8" = 1'-0"



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

- JAMES HARDIE SIDING/ TRIM "RICH ESPRESSO"
- JAMES HARDIE SIDING/ TRIM "PEARL GRAY"
- JAMES HARDIE SIDING/ TRIM "ARCTIC WHITE"

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REV	DATE	BY	ISSUE

CLIENT: 1070460 BC LTD  
 PROJECT: TOWNHOUSE AND ROYALTON DEVELOPMENT (A45) / 65 / 64 / 81 / 128 ST.  
 SHEET CONTENTS: CONCEPT BUILDING 5 ELEVATIONS

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17017	AC-4.5

**BUILDING #5**

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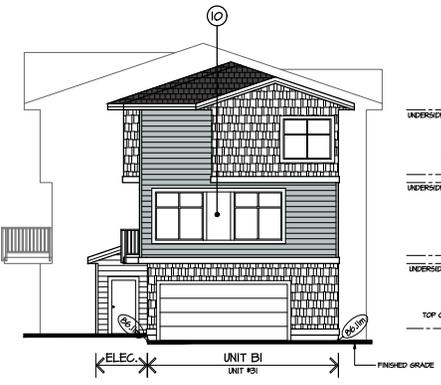


### WEST ELEVATION

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

### SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2 x 10 WOOD FASCIA
- ③ 1 x 6 WOOD TRIM ON 2 x 10 WOOD FASCIA
- ④ CANOPY
- ⑤ VINYL FRAMED WINDOWS C/M 2x6 WOOD TRIM
- ⑥ 2 x 10 WOOD TRIM
- ⑦ HORIZONTAL HARDIE SIDING
- ⑧ HARDIE SHAKES
- ⑨ POWDER COATED ALUMINUM RAILINGS
- ⑩ HARDIE PANEL C/M 2x6 WOOD TRIM
- ⑪ 2 x 8 WOOD TRIM



### NORTH ELEVATION

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



### SOUTH ELEVATION

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



### EAST ELEVATION

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

- JAMES HARDIE SIDING/ TRIM "RICH ESPRESSO"
- JAMES HARDIE SIDING/ TRIM "PEARL GRAY"
- JAMES HARDIE SIDING/ TRIM "ARCTIC WHITE"

REV	DATE	BY	ISSUE

DESIGN: M.D.	DRAWN: M.D.	DATE: MAY 5 21	SCALE: 1/8" = 1'-0"
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CLIENT: 1072460 BC LTD  
 PROJECT: TOWNHOUSE AND ROANOKO DEVELOPMENT  
 LOADS: / 65 / 64 / 61 / 128 5T.  
 SHEET CONTENTS: CONCEPT BUILDING 6 ELEVATIONS

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17017	AC-4.6

**BUILDING #6**







**PROPOSED TOWNHOUSE DEVELOPMENT**  
10451, 10463, 10469, 10481 128 STREET, SURREY, B.C.

## EXTERIOR COLOUR SCHEME



Asphalt Shingle Roof  
-Convoy “Antique Black”

Vinyl soffits  
-Hardie “Arctic White”



Hardie Horizontal Siding  
-Hardie “Gray Slate”



Hardie Shakes  
-Hardie “Pearl Grey”



Wood fascia and trims  
-Hardie “Night Grey”



Hardie Panels and Entry Canopies  
-Cloverdale 0157 “Dodge Pole”

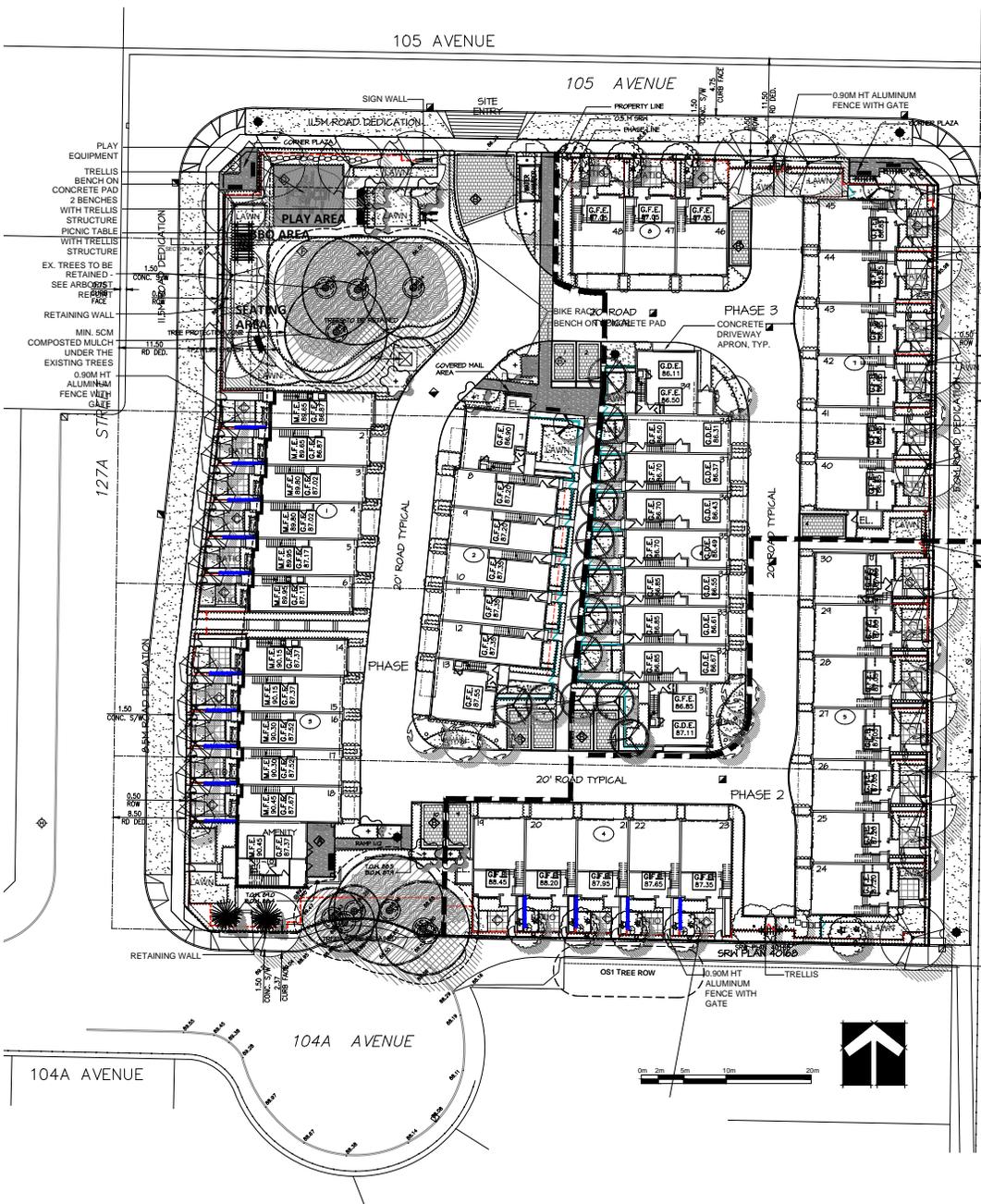


Entry Doors  
-Cloverdale 0074 “Emperor’s Robe”

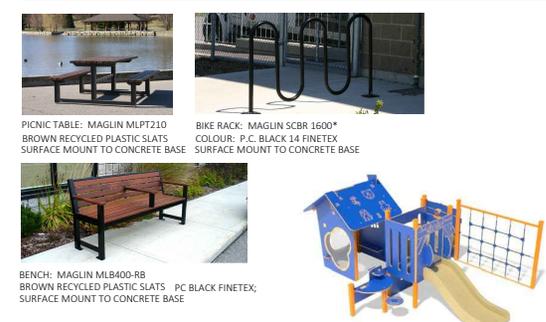
Flashings, canopy struts and railings  
-Black

BARNETT DEMBEK ARCHITECTS INC.  
-project number 17017

SEAL:



**FURNITURE LEGEND**



PLANT SCHEDULE-Phase1			PMG PROJECT NUMBER: 20-125	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	8	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.8M HT; B&B
	7	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B
	1	AMELANCHER x GRANDIFLORA AUTUMN BRILLIANT	CRABAPPLE	5CM CAL; 1.8M HT; B&B
	3	FAGUS SYLVATICA DAWYCKOI GOLD	GOLDEN FASTIGIATE BEECH	6CM CAL; 1.8M STD; B&B
	2	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B
	2	OXYDENDRON ARBOREUM	SOURWOOD	5CM CAL; 1.8M HT; B&B
	2	PHILIS FLEXILIS VANDERWOLF'S PYRAMID	VANDERWOLF'S PYRAMIDAL LIMBER PINE	30 HT B&B
	10	QUERCUS PALustris GREEN PILLAR	GREEN PILLAR PIN OAK	6CM 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 CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED 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.

PLANT SCHEDULE-Phase2			PMG PROJECT NUMBER: 20-125	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	1	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.8M HT; B&B
	3	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B
	3	FAGUS SYLVATICA DAWYCKOI GOLD	GOLDEN FASTIGIATE BEECH	6CM CAL; 1.8M STD; B&B
	5	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 2M STD; B&B
	2	GINKGO BILOBA PRINCETON SENTRY	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M 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 CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED 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.

PLANT SCHEDULE-Phase3			PMG PROJECT NUMBER: 20-125	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	6	ACER RUBRUM RED SUNSET	RED SUNSET MAPLE	6CM CAL; 2M STD; B&B
	1	AMELANCHER x GRANDIFLORA AUTUMN BRILLIANT	CRABAPPLE	5CM CAL; 1.8M HT; B&B
	7	FAGUS SYLVATICA DAWYCKOI GOLD	GOLDEN FASTIGIATE BEECH	6CM CAL; 1.8M STD; B&B
	11	OXYDENDRON ARBOREUM	SOURWOOD	5CM CAL; 1.8M HT; B&B
	3	STYRAX JAPONICUS PINK CHIMES	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL; 2M 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 CMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DESIGNED 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.

NOTE:  
\* All soft landscape areas to be irrigated with automatically installation to LI.A.B.C. Standards, latest edition.

NO.	DATE	REVISION DESCRIPTION	DR.
1	21 JUN 25	NEW SITE PLAN	CD
2	21 JUN 25	ON SITE HYDRANTS ADDED ON L.P.	CD
3	21 JUN 25	NEW SITE L.P. PLAN	CD
4	20 DEC 21	NEW CIVIL PLAN	CD
5	20 DEC 21	NEW SITE PLAN	CD

CLIENT:  
**FORT LANGLEY LUMBER SALES**

PROJECT:  
**48 UNIT TOWNHOUSE DEVELOPMENT**

**10451 - 10481 128TH STREET SURREY, B.C.**

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 20 AUG 25 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: JR  
DESIGN:  
CHKD: PC OF 8

**L1**

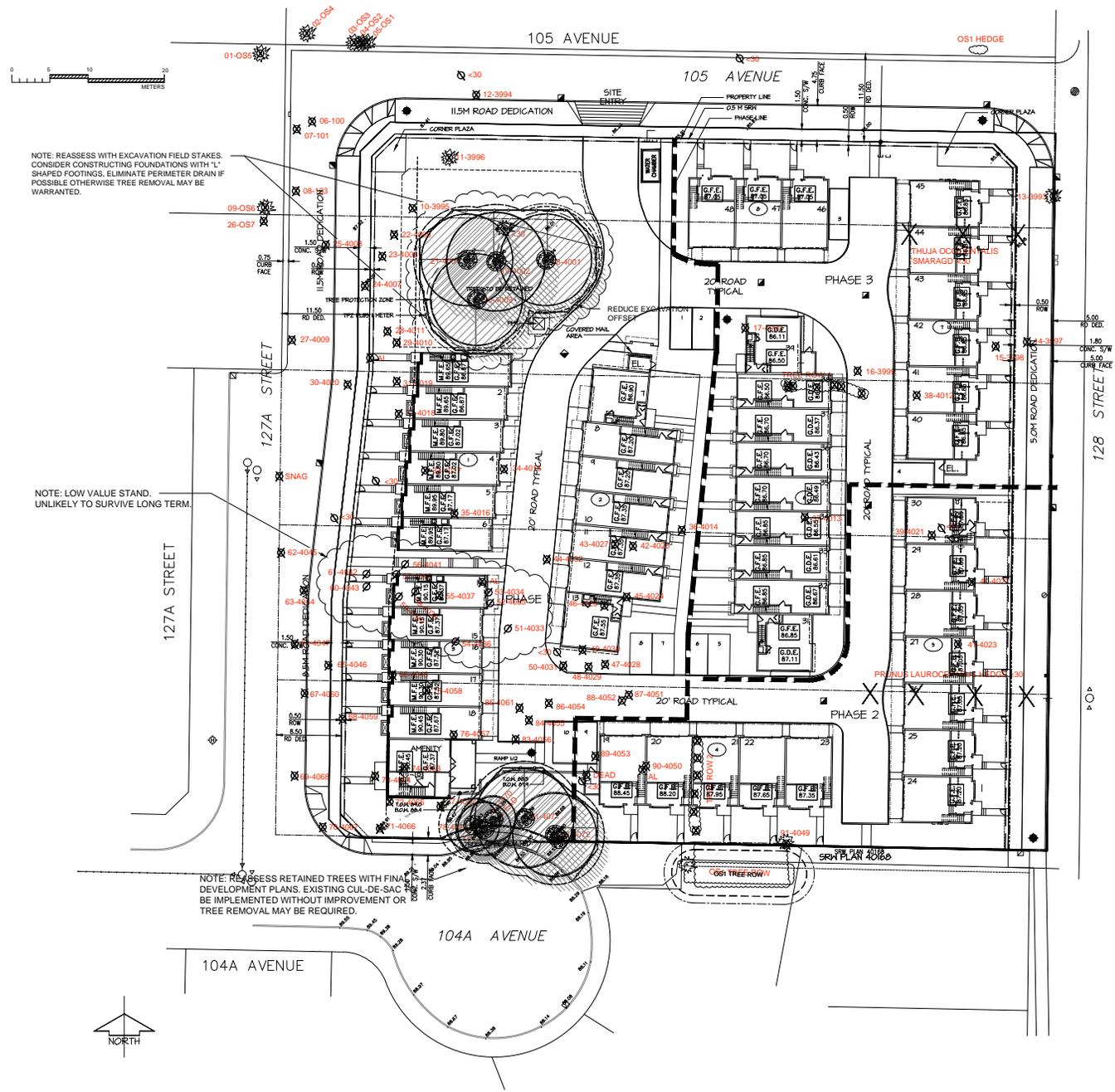








SEAL:



NOTE: REASSESS WITH EXCAVATION FIELD STAKES. CONSIDER CONSTRUCTING FOUNDATIONS WITH 'L' SHAPED FOOTINGS. ELIMINATE PERIMETER DRAIN IF POSSIBLE OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: LOW VALUE STAND. UNLIKELY TO SURVIVE LONG TERM.

NOTE: REASSESS RETAINED TREES WITH FINAL DEVELOPMENT PLANS. EXISTING CUL-DE-SAC BE IMPLEMENTED WITHOUT IMPROVEMENT OR TREE REMOVAL MAY BE REQUIRED.

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- LOW VALUE STAND. UNLIKELY TO SURVIVE LONG TERM
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET
- TREE PROTECTION FENCING

**TREES PROTECTED BY SPECIES** NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

PERUVIAN
CHERRY TREE
PACIFIC DOGWOOD
SPECIFIC TREE
PACIFIC YEW
WESTERN WHITE PINE
COAST REDWOOD
DOWNY REDWOOD
GRANT SPINDLER
CHERRY
MONKEY PUZZLE TREE

SOLID 24H CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS

PLASTIC MESH SCREENING

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

**TREE PROTECTION DISTANCE TABLE**

TRUNK DIAMETER (IN INCHES)	MINIMUM REQUIRED PROTECTION RADIUS (DIAMETER FROM TRUNK IN METRES)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
65	3.9
70	4.2
75	4.5
80	4.8
85	5.1
90	5.4

EXTRAPOLATE PROTECTION RADII FOR TREES LARGER THAN 100CM DIA.  
\*DIAMETER AT BREAST HEIGHT OF 1.40M FROM GRADE.



1	21 MAR 05	NEW SITE PLAN	SD
2	21 JAN 18	ON SITE HYDRANTS ADDED ON LP	SD
3	28 JAN 18	NEW SITE LDRS PLUMB	SD
4	28 DEC 17	NEW CIVIL PLAN	SD
5	20 DEC 11	NEW SITE PLAN	SD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:  
**FORT LANGLEY LUMBER SALES**

PROJECT:  
**48 UNIT TOWNHOUSE DEVELOPMENT**

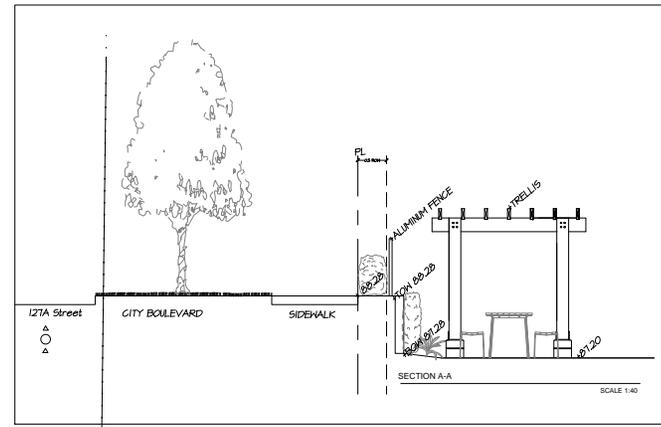
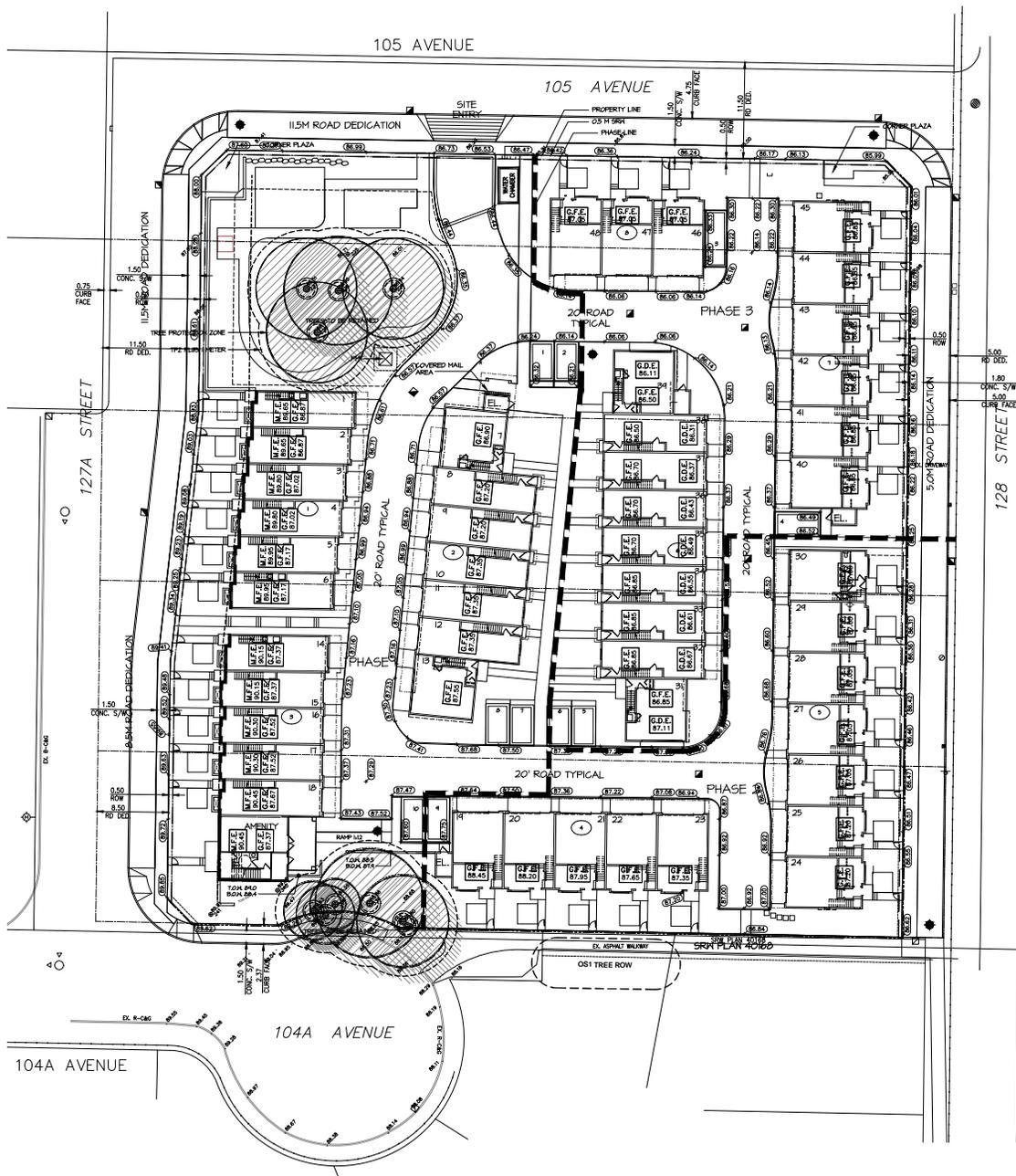
**10451 - 10481 128TH STREET SURREY, B.C.**

DRAWING TITLE:  
**TREE RETENTION**

DATE: 20 AUG 26 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: JR  
DESIGN:  
CHKD: PC OF 8



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	20 DEC 21	NEW SITE PLAN	SD
2	20 DEC 17	NEW CIVIL PLAN	SD
3	23 JAN 17	ON SITE HYDRAULS ADDED ON LP	SD
4	23 JAN 18	ON SITE HYDRAULS ADDED ON LP	SD
5	23 MAR 05	NEW SITE PLAN	SD

CLIENT:  
**FORT LANGLEY LUMBER SALES**

PROJECT:  
**48 UNIT TOWNHOUSE DEVELOPMENT**

10451 - 10481 128TH STREET  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE GRADING PLAN**

DATE: 20 AUG 26 DRAWING NUMBER:  
SCALE: 1:250  
DRAWN: JR  
DESIGN: JR  
CHKD: PC



**L7**  
OF 8



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

**FROM: Development Engineer, Engineering Department**

**DATE: May 04, 2021** PROJECT FILE: **7818-0197-00**

---

**RE: Engineering Requirements  
Location: 10451, 10463, 10469, 10481 and 10489-10491 128 Street**

### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment beyond those below.

### **REZONE/SUBDIVISION**

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

- Dedicate 4.942 m towards 128 Street.
- Dedicate 11.5 m towards 105 Avenue.
- Dedicate 8.5 m to 11.5 m towards 127A Street.
- Dedicate additional lands towards 104A Avenue as required to achieve ultimate 10.0 m road allowance from centreline, and cul-de-sac bulb radius of 14.0 m.
- Dedicate corner cuts as required.
- Register 0.5 m statutory right-of-way (SRW) along 127A/128 Street and 104A/105 Avenue.

#### ***Works and Services***

- Construct 1.8 m wide sidewalk along 128 Street.
- Construct the south side of 105 Avenue.
- Construct the east side of 127A Street.
- Construct the north side of 104A Avenue.
- Construct water mains on 105 Avenue and 127A Street.
- Abandon existing water main on SRW E1971-0142.
- Construct sanitary sewer main on 105 Avenue and 127A Street.
- Provide water, sanitary and storm service connections to service to lot.
- Provide on-site stormwater mitigation and water quality/sediment control features.
- Secure tree cutting permits for all off-site trees impacted on neighbouring properties.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$27,814.50 is required.

### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit beyond those above.



Jeff Pang, P.Eng.  
Development Engineer  
DJS

NOTE: Detailed Land Development Engineering Review available on file



February 9, 2021

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Prince Charles Elementary serves a residential area that sits on top of an escarpment which overlooks a portion of the industrial area along the Fraser River. The 10 year projections indicate there will be growth in the catchment. However, the school is currently operating under capacity and will be able to accommodate all the growth within its current capacity. There are no capital expansion project requests for this school.

As of September 2020, LA Mathieson Secondary is currently operating at 81%. There are no capital expansion project requests for this school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0197 00

**SUMMARY**

The proposed 48 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	12
Secondary Students:	6

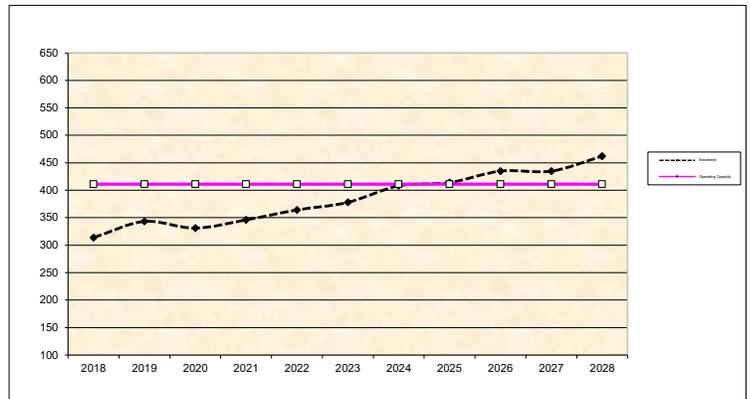
**September 2020 Enrolment/School Capacity**

<b>Prince Charles Elementary</b>	
Enrolment (K/1-7):	42 K + 289
Operating Capacity (K/1-7)	38 K + 373
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1136
Capacity (8-12):	1400

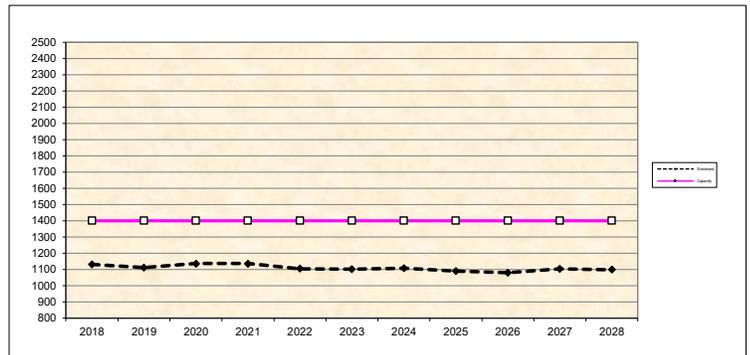
<b>Projected population of school-age children for this development:</b>	25
--	----

*Population:* The projected population of children aged 0-19 impacted by the development.  
*Enrolment:* The number of students projected to attend the Surrey School District ONLY.

**Prince Charles Elementary**



**L. A. Matheson Secondary**



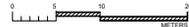
\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	3	3	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch, Paper	3	3	0
Cherry sp.	1	1	0
Cherry, Bitter	2	2	0
Dogwood, Pacific	1	1	0
Elm sp.	6	6	0
Maple, Bigleaf	13	11	2
Plum sp.	2	2	0
Walnut, English	1	1	0
Willow, Weeping Golden	1	1	0
<b>Coniferous Trees</b>			
Cedar, Western Red	49	43	6
Douglas-fir	10	10	0
False Cypress	3	3	0
Hemlock, Western	2	2	0
Pine, Scots	1	1	0
<b>Total (Not including Alder and Cottonwood)</b>	95	87	8
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	

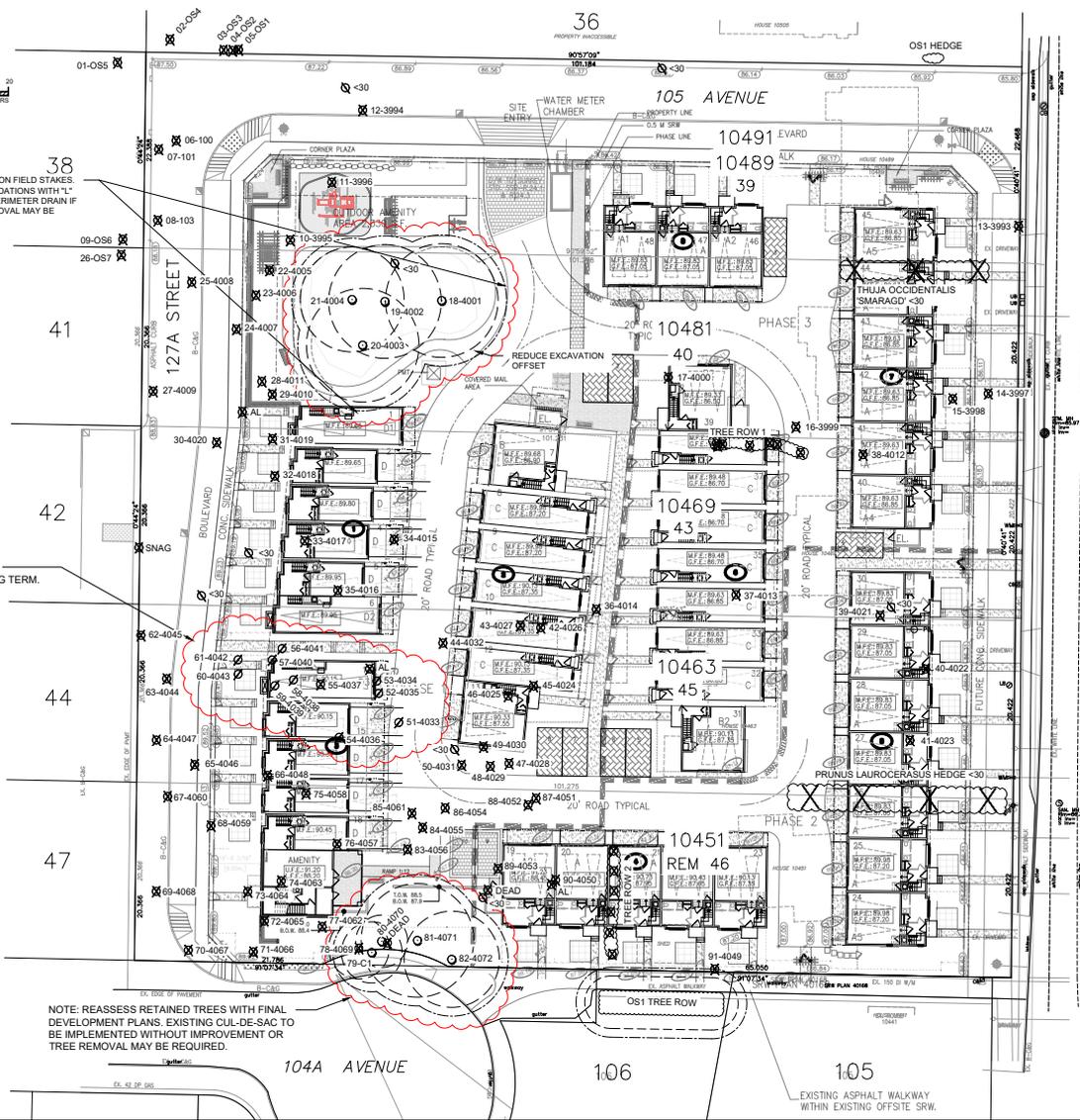
**\*TOTALS DO NOT INCLUDE OFFSITE TREES**





NOTE: REASSESS WITH EXCAVATION FIELD STAKES. CONSIDER CONSTRUCTING FOUNDATIONS WITH "L" SHAPED FOOTINGS. ELIMINATE PERIMETER DRAIN IF POSSIBLE OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: LOW VALUE STAND. UNLIKELY TO SURVIVE LONG TERM.



NOTE: REASSESS RETAINED TREES WITH FINAL DEVELOPMENT PLANS. EXISTING CUL-DE-SAC TO BE IMPLEMENTED WITHOUT IMPROVEMENT OR TREE REMOVAL MAY BE REQUIRED.

NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO BE REMOVED

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- LOW VALUE STAND, UNLIKELY TO SURVIVE LONG TERM
- NON BY-LAW TREE
- MINIMUM NO DISTURBANCE ZONE
- 1.0m EXCAVATION OFFSET

NO.	DATE	BY	REVISION
1	JAN05/18	MK	NEW SITE PLAN
2	MAR26/18	MK	NEW SITE PLAN
3	APR09/18	MK	NEW SITE PLAN
4	JUN05/18	MK	NEW SITE PLAN
5	NOV20/19	MK	REVISIONS

NO.	DATE	BY	REVISION
6	FEB18/20	MK	NEW SITE PLAN
7	MAR10/21	MK	NEW SITE PLAN

**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](mailto:mfadum@fadum.ca)

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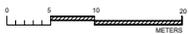
**PROJECT TITLE**  
 10491, 10489, 10481,  
 10469, 10463, 10451  
 128th STREET  
 SURREY, B.C.

**SHEET TITLE**  
 T1 - TREE REMOVAL AND  
 PRESERVATION PLAN

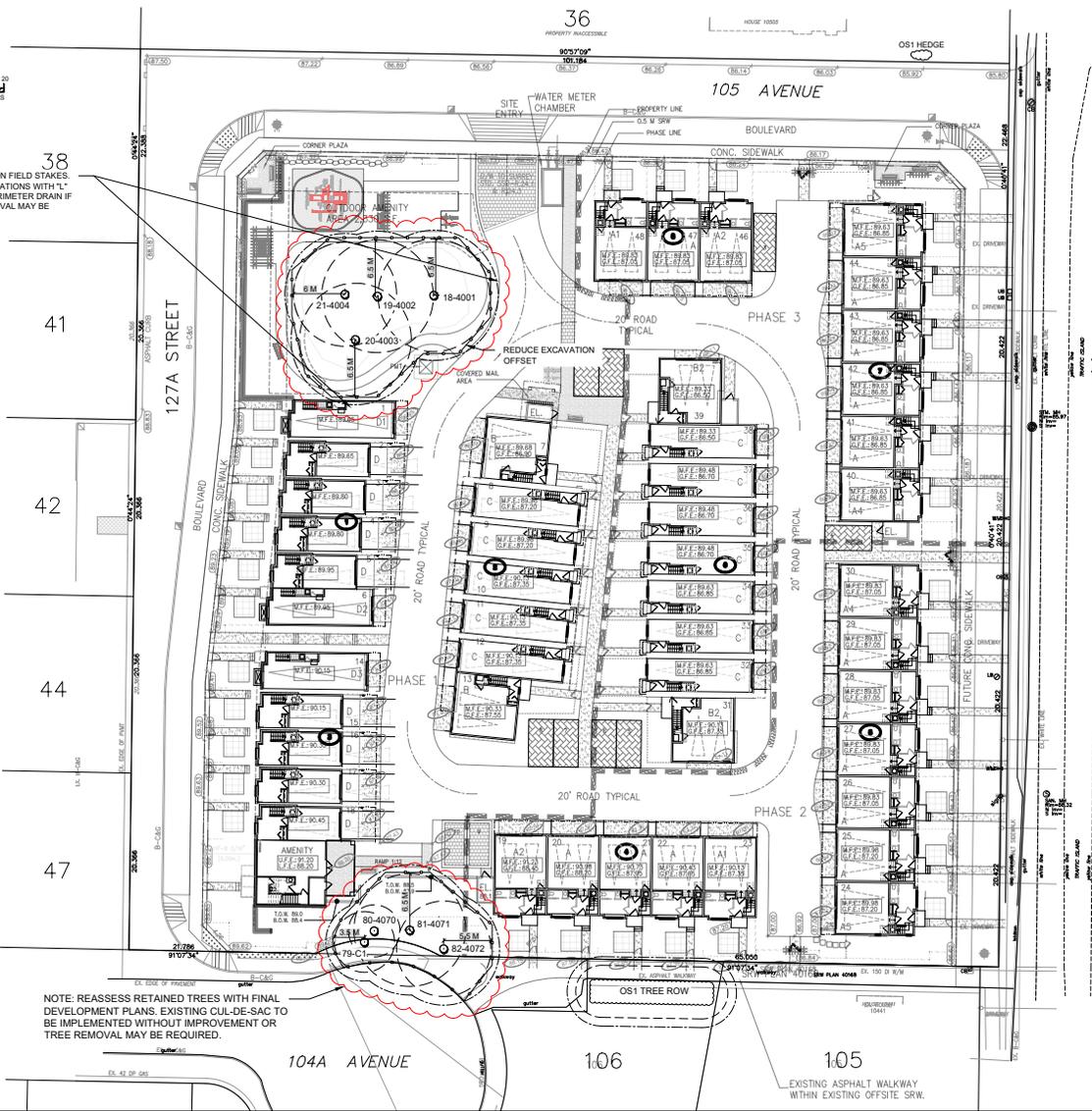
**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** DECEMBER 6, 2017

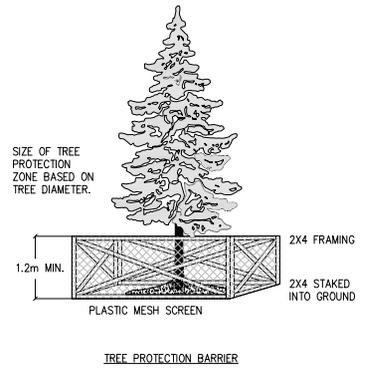
**T-1**  
 SHEET 1 OF 2



NOTE: REASSESS WITH EXCAVATION FIELD STAKES. CONSIDER CONSTRUCTING FOUNDATIONS WITH L-SHAPED FOOTINGS. ELIMINATE PERIMETER DRAIN IF POSSIBLE OTHERWISE TREE REMOVAL MAY BE WARRANTED.



NOTE: REASSESS RETAINED TREES WITH FINAL DEVELOPMENT PLANS. EXISTING CUL-DE-SAC TO BE IMPLEMENTED WITHOUT IMPROVEMENT OR TREE REMOVAL MAY BE REQUIRED.



NOTE: PROJECT ARBORIST TO DETERMINE STUMPS TO REMAIN AND STUMPS TO BE REMOVED  
 NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.  
 NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

LEGEND	
	TREE TO BE RETAINED
	TREE PROTECTION FENCING
	MINIMUM NO DISTURBANCE ZONE
	1.0m EXCAVATION OFFSET

NO.	DATE	BY	REVISION
1	JAN05/18	MK	NEW SITE PLAN
2	MAR26/18	MK	NEW SITE PLAN
3	APR09/18	MK	NEW SITE PLAN
4	JUN05/18	MK	NEW SITE PLAN
5	NOV20/19	MK	REVISIONS

NO.	DATE	BY	REVISION
6	FEB18/20	MK	NEW SITE PLAN
7	MAR10/21	MK	NEW SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**10491, 10489, 10481,  
 10469, 10463, 10451  
 128th STREET  
 SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION  
 PLAN**

CLIENT \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE DECEMBER 6, 2017

**T-2**  
 SHEET 2 OF 2



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0197-00

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: 011-563-583

Lot 39 Section 20 Block 5 North Range 2 West New Westminster District Plan 325

10489 - 128 Street

Parcel Identifier: 003-297-276

Lot 40 Section 20 Block 5 North Range 2 West New Westminster District Plan 325

10481 - 128 Street

Parcel Identifier: 011-563-613

Lot 43 Section 20 Block 5 North Range 2 West New Westminster District Plan 325

10469 - 128 Street

Parcel Identifier: 011-563-656

Lot 45 Section 20 Block 5 North Range 2 West New Westminster District Plan 325

10463 - 128 Street

Parcel Identifier: 000-474-592

Lot 46 Except: Part Dedicated Road on Plan 41540, Section 20 Block 5 North Range 2 West  
New Westminster District Plan 325

10451 - 128 Street

(the "Land")

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

Parcel Identifier:

---

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

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

- (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal building face, for the proposed townhouse development; and
- (b) to reduce the minimum south front yard setback (104A Avenue cul-de-sac) of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.

5. The siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

6. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. 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.
  
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

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

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

to reduce the minimum south front yard setback (104A Avenue cul-de-sac) of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.

to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 4

to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 3.3 metres for Building No. 5

