

PROPOSAL:

- **NCP Amendment** from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa and to remove the subject site from the land consolidation area
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

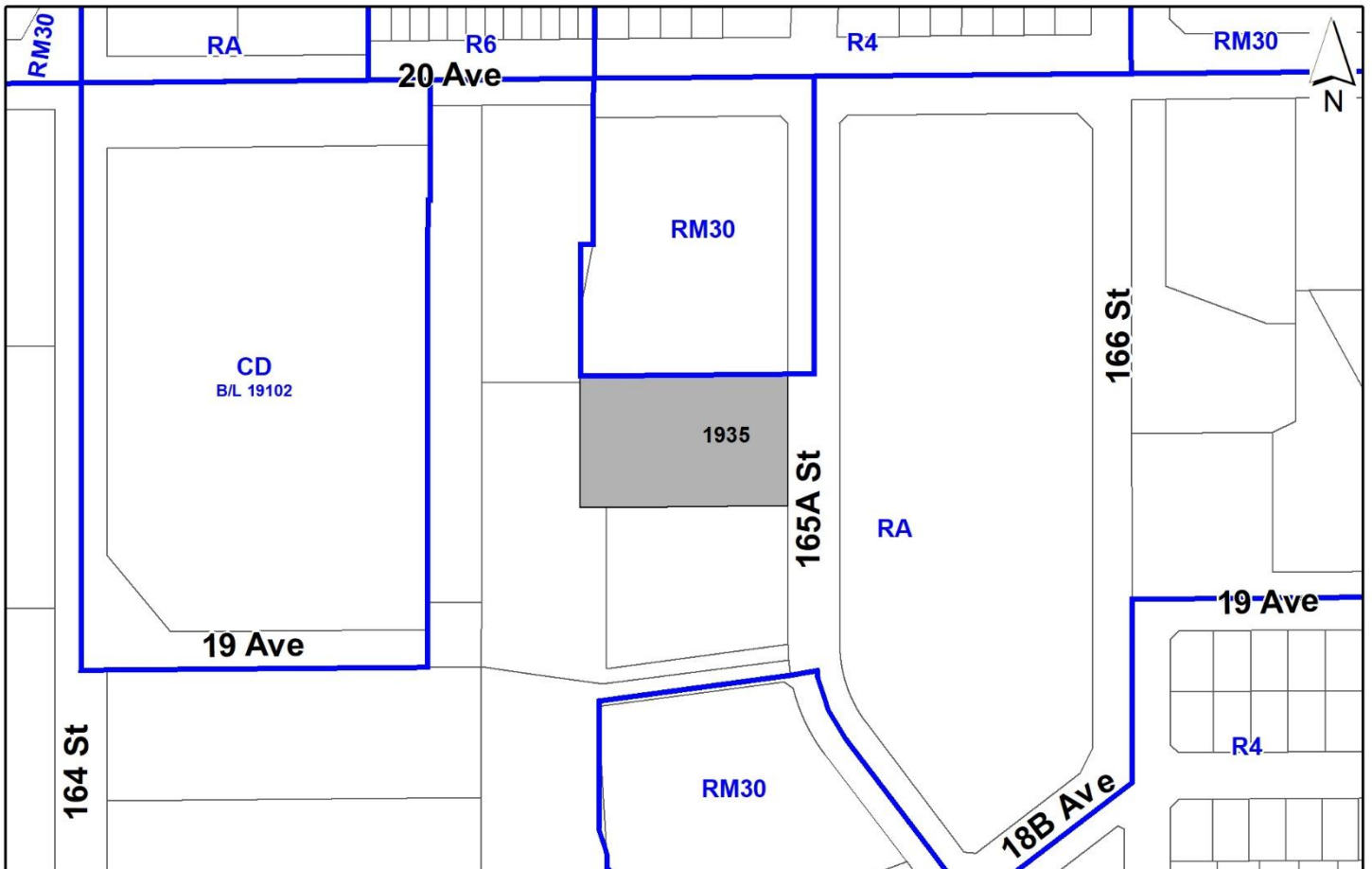
to permit the development of a 25-unit townhouse development.

LOCATION: 1935 - 165A Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Multiple Residential 10-15 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" (Appendix V).
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site, on the west side of 165A Street to 18 Avenue. The applicant proposes to remove the subject site from the consolidation area.
- The applicant is proposing variances to reduce the north and south side yard setbacks.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes), and 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 NCP amendment for increased density.
- The proposed development achieves an attractive architectural built form, which utilizes high quality materials. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed development and the public realm.
- The proposal is consistent with adjacent approved Development Applications No. 7919-0057-00 to the north and 7921-0057-00, 7922-0050-00 and 7916-0116-00 to the south, which included the same amendments to the NCP to allow higher density townhouse developments and to remove the land consolidation requirement.

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- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 15 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed NCP amendment will allow for the creation of smaller, more affordable townhouse units, located across the street from the recently opened elementary school (Ta'talu Elementary).
 - The proposed setback variances are supportable given that they are to the sides of units and will not negatively impact the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0086-00 generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7924-0086-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 2.4 metres to the principal building face; and
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face.
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) approval from the Ministry of Transportation and Transit;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a geotechnical peer review;
 - (h) submission of a finalized geotechnical report to the satisfaction of City staff;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (l) 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.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Acreage single family residential	Multiple Residential 10-15 upa	RA
North:	Townhouses	Multiple Residential 15-25 upa	RM-30
East (Across 165A Street):	Ta'talu Elementary School	School	RA
South:	Acreage single family residential, with a proposed townhouse development at Third Reading under Development Application No. 7921-0057-00	Multiple Residential 10-15 upa	RA
West:	Acreage single family residential, with a proposed townhouse development at Third Reading under Development Application No. 7922-0363-00	Grandview Ridge Trail and Multiple Residential 30-45 upa	RA

Context & Background

- The 0.4-hectare subject site is located on the west side of 165A Street in Sunnyside Heights, between 20 Avenue and the future 19 Avenue. It is designated “Urban” in the Official Community Plan (OCP) and “Multiple Residential 10-15 upa” in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- A newly opened elementary school (Ta’talu Elementary) is located to the across 165A Street to the east.
- The eight properties on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) were within a land consolidation area in the NCP. This requirement has already been eliminated for the other sites within the consolidation area, which were approved by Council under Development Application Nos. 7919-0116-00, 7919-0057-00 and 7922-0055-00 and in principal for 7921-0057-00 which is at Third Reading. The consolidation area requirement is no longer relevant and can therefore be eliminated on the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment from “Multiple Residential 10-15 upa” to “Multiple Residential 15-25 upa” and to remove the subject site from the land consolidation area, rezoning from One Acre Residential Zone (RA) to Multiple Residential 30 Zone (RM-30), and a Development Permit for Hazard Lands (Steep Slopes) and Form and Character to facilitate the development of a 25-unit townhouse complex. A Development Variance Permit is also required to vary the north and south side yard setbacks.

	Proposed
Lot Area	
Gross Site Area:	4,050 square metres
Net Site Area:	4,050 square metres
Number of Lots:	1
Building Height:	3 storeys
Unit Density:	25 upa
Floor Area Ratio (FAR):	0.96 FAR
Floor Area	
Residential:	3,896 square metres
Residential Units:	
4-Bedroom:	25
Total:	25

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

12 Elementary students at Ta'atalu Elementary School
Seven Secondary students at Earl Marriott Secondary School

(Appendix III)

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

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

Parks, Recreation & Culture: Future active parkland is proposed within 500 metres walking distance of the development as part of the Sunnyside Heights Neighbourhood Concept Plan (NCP).

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*.

Advisory Design Panel: The application was not subject to review by the ADP as review of this building type is not required by the ADP Terms of Reference, but was reviewed by staff and found satisfactory.

Surrey Fire Department: No concerns.

Transportation Considerations

Road Network and Infrastructure

- As part of the subject proposal, the applicant is proposing to provide the following road improvements:
 - Construction of the west side of 165A Street to the City's local road standard.

Traffic Impacts

- The subject proposal is anticipated to generate approximately one vehicle every four to five minutes in the peak hour, according to industry standard rates.

- A site-specific traffic impact analysis was not required as the anticipated traffic is below the City's requirement threshold.

Access and Parking

- One access to the site is proposed via 165A Street to the east.
- The Zoning Bylaw requires a total of 55 parking stalls to be provided on site. The applicant is proposing to provide 55 parking stalls, meeting the Zoning Bylaw requirements.

Transit and Cycling

- The subject site is located approximately 1.5 kilometres (approximately 15-20 minute walking distance) from existing transit service on 24 Avenue.
- The subject site is located adjacent to the planned Grandview Ridge Trail Greenway and in close proximity to multi-use pathways on 20 Avenue and 164 Street.

Parkland and/or Natural Area Considerations

- The subject site is adjacent to the future Grandview Ridge Trail, which is planned to be achieved through future development of land to the west of the subject site (Development Application No. 7922-0363-00).

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" 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 application proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa".
- The subject site is identified in the NCP as being in a consolidation area with the properties to the south of the site to 18 Avenue, on the west side of 165A Street. The applicant proposes to remove the subject site from this NCP requirement. This is consistent with the approach on adjacent approved applications (Nos. 7922-0050-00, 7919-0116-00 and 7919-0057-00), and No. 7921-0057-00 which is at Third Reading.

Amendment Rationale

- The Sunnyside Heights NCP was endorsed by Council in 2010. Over the past 15 years, the development trend and market affordability has moved away from a lower density / large townhouse product. The proposed amendment will allow for the creation of smaller, more affordable townhouse units geared to young families, across the street from the future elementary school.
- The intention behind the land consolidation area identified in the NCP for the lands on the west side of 165A Street, between 18 Avenue and 20 Avenue (including the subject site) was to ensure efficient and feasible development and equitable cost-sharing for roads and utilities. Staff have reviewed the consolidation area and determined that this site can proceed independently. The land consolidation is no longer relevant as this is the last site within the consolidation area to proceed.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan (Sunnyside Heights NCP) designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide a cash contribution to satisfy the proposed Secondary Plan Amendment. The applicable contribution amount will be confirmed prior to Rezoning Final Adoption.

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.

RM-30 Zone (Part 30)	Permitted and/or Required	Proposed
Unit Density:	30 upa	25 upa
Floor Area Ratio:	1.0	0.96
Lot Coverage:	45%	39%
Yards and Setbacks		
Front (West):	4.5 m	4.5 m
Rear (East):	6.0 m	6.5 m
Side (North):	6.0 m	2.4 m (DVP)
Side (South):	6.0 m	5.0 m (DVP)
Height of Buildings		
Principal buildings:	13.0 m	12.0 m
Amenity Space		
Indoor Amenity:	75 m ²	75 m ²
Outdoor Amenity:	75 m ²	75 m ²
Parking (Part 5)	Required	Proposed
Number of Stalls		
Residential:	50	50
Residential Visitor:	5	5
Total:	55	55
Tandem (%):	Maximum 50%	N/A
Bicycle Spaces		
Residential Secure Parking:	Within Units	Within Units

Proposed Variances

- The applicant is requesting the following variances:
 - to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 2.4 metres to the principal building face; and
 - to reduce the minimum side yard (south) setback of the RM-30 Zone 6.0 metres to 5.0 metres to the principal building face.
- The proposed side yard setback variances are supportable given that they are to the sides of units and will not negatively impact the public realm.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

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

Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation. The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current fee for the South Surrey area is \$21,360 per unit for townhouses.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 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 January 21, 2025, and the Development Proposal Sign was installed on January 23, 2025. Staff did not receive any correspondence in response.

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 to the west 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 Corridor also serves as the Grandview Ridge Trail.

- Given that the BCS corridor and Grandview Ridge Trail are not within the subject site, but directly adjacent to it, and given the same applicant is working on the adjacent application (No. 7922-0363-00) and is conveying the 20 metre corridor and providing an Ecosystem Development Plan for that site, the General Manager, Planning & Development has exempted this site from the requirement for a Sensitive Ecosystem 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 site slopes gently to the southwest, with steeper areas at the west and southwest edges of the site.
- The applicant submitted a geotechnical report, prepared by Avninder Singh Cheema, EIT and Stuart Hrysió, *P. Eng.*, of Braun Geotechnical Ltd. and dated December 4, 2024. A peer review is required to be submitted 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 of 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.
- 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 strengthen the street and trail building interfaces.
- The proposed 25-unit townhouse project consists of six three-storey buildings with double-car garages accessed internally at grade.
- The townhouse units' range in size from 147 square metres to 160 square metres in area and are all 4-bedroom units.
- The units have been oriented to interface appropriately with the future Grandview Ridge Trail to the west and 165A Street to the east.
- The proposed buildings will include high-quality materials including fibre cement siding, powder coated aluminum railings and high-profile asphalt shingle roofing.

Landscaping

- The landscaping plan shows a total of 25 trees to be planted throughout the site including coniferous and deciduous trees.
- A significant number of shrubs and ground cover species are proposed throughout the site.

Indoor Amenity

- A 75 square metre indoor amenity building is located in the southwest corner of the site. The building includes a bathroom, kitchen and open 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 75 square metres of indoor amenity space. The proposed 75 square metres of indoor amenity meets the Bylaw requirement.

Outdoor Amenity

- The 77 square metre outdoor amenity space is directly adjacent to the indoor amenity building and near the Grandview Ridge Trail alignment.
- Based on the standard Zoning By-law requirement of 3.0 square metres per dwelling unit of outdoor amenity space, the proposed development requires 75 square metres of outdoor amenity space. The outdoor amenity area includes a children's playground and bench seating.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include design improvements along the Grandview Ridge Trail interface to address CPTED design principles.
- The applicant has agreed to resolve the outstanding design items prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

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

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

	Existing	Remove	Retain
Alder/Cottonwood	10	10	0
Deciduous Trees	27	27	0
Coniferous Trees	5	4	1
Onsite Tree Totals	42	41	1
Onsite Replacement Trees Proposed	25		
Total Onsite Retained and Replacement Trees	26		

- The Arborist Assessment states that there are a total of 42 bylaw protected trees on the site. Additionally, there are nine bylaw protected offsite trees and five bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain one onsite tree 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. Additionally, nine of offsite trees are proposed for removal due to conflicts with construction and five City trees are proposed for removal to accommodate the curb and driveway letdown and road improvements on 165A Street.
- 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 72 replacement trees on the site. Since the proposed 25 replacement trees cannot be accommodated on the site, the proposed deficit of 47 replacement trees will require an estimated cash-in-lieu payment of \$25,850, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety including Fullmoon maple, Forest Pansy Rosebud, Nootka Cypress, Pink Flowering Dogwood, Black Hawthorn and Japanese Stewartia.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with an estimated contribution of \$25,850 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. 7924-0086-00

approved by Chris McBeath

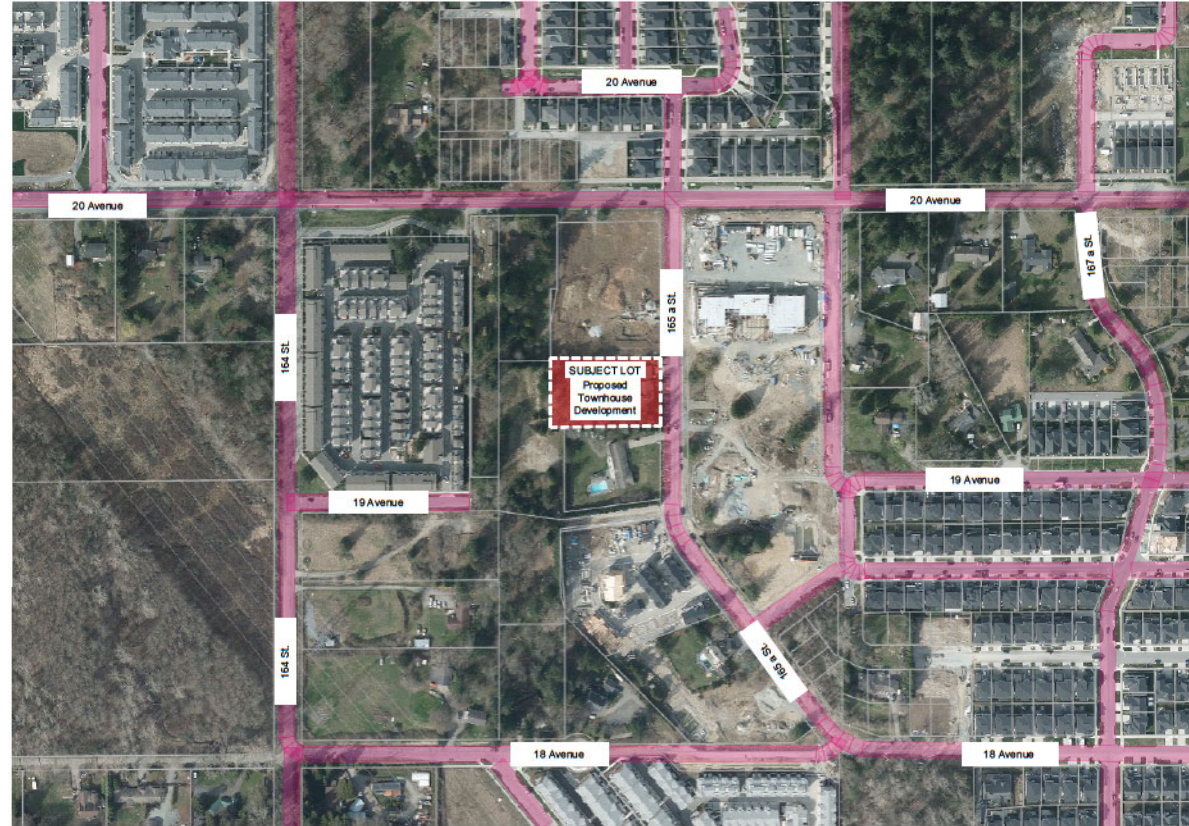
Ron Gill
General Manager
Planning and Development

HK/ar

DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
PROGRAM SUMMARY	A-0.3
BASE PLAN	A-0.4
CONTEXT PLAN	A-0.5
SITE PLAN	A-1.0 TO A1.2
FIRE ACCESS PLAN	A-1.3
FLOOR PLANS	A-2.0 TO A-2.11
RENDERINGS	A-3.01 TO A-3.03
ELEVATIONS	A-3.1 TO A-3.12
SECTIONS	A-4.0 TO A-4.2
UNIT PLANS	A-5.0 TO A-5.12

LOCATION



Appendix I



Note:
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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2024-09-06
Checked By DE	Project ID

Sheet Title

PROJECT SUMMARY

Scale
As Noted

Sheet No.

A-0.2

PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
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(604) 608-0161
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CIVIL - HUB ENGINEERING INC.
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(604) 572 4328
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PROGRAM SUMMARY

LOT INFO	ADDRESS	1935 165A Street, Surrey.			
	LEGAL DESCRIPTION	LOT 8 SECTION 13 TOWNSHIP 1 PLAN NWP61541 NWD PART SE 1/4.			
LOT INFO	SITE AREA	(SF)	(SM)	(ACRE)	ha
	GROSS AREA	43,593	4,050	1.001	0.4
	DEDICATION				
	NET (AFTER DEDICATION)	43,593	4,050	1.001	0.4

ZONING	FAR	PERMITTED	PROPOSED	REMARKS
	TOTAL FAR	1.00	0.96	
ZONING	UPA		25	AMENITY AREA EXCLUDED FROM FAR
	ZONING	CURRENT	PROPOSED	
ZONING		RA	Multiple Residential 15-25 UPA	
	SETBACKS		PROPOSED	
ZONING	NORTH (ALONG NEIGHBOURING LOT)			2.40m
	SOUTH (ALONG NEIGHBOURING LOT)			5.00m
	EAST (ALONG 165A STREET)			4.50m
	WEST (ALONG BUILDING 6)			6.50m
	WEST (ALONG BUILDING 4)			9.19m
BLDG HEIGHT	BLDG HEIGHT	PERMITTED	PROPOSED	
				3 STOREY

PROPOSED FLOOR AREA SUMMARY	SITE COVERAGE (NET)	PROPOSED	SQ.FT.	SQ.M
		39.16%	17,072	1,586

UNIT TYPE	FAR CALCULATION					UNIT FAR	NO. OF UNITS	TOTAL AREA (FAR)
	GARAGE (sqft)	LVL-1 (sqft)	TOTAL LVL-1 (sqft)	LVL-2 (sqft)	LVL-3 (sqft)			
UNIT-A	416	124	640	659	700	1,583	4	6,332
UNIT-A1	419	226	645	683	723	1,632	2	3,264
UNIT-B	419	186	605	642	683	1,511	2	3,022
UNIT-C	420	266	686	723	764	1,753	4	7,012
UNIT-C'	420	266	686	723	764	1,753	1	1,753
UNIT-C1	416	264	680	699	740	1,703	6	10,218
UNIT-C1'	416	264	680	699	740	1,703	1	1,703
UNIT-C3	420	266	686	723	764	1,753	1	1,753
UNIT-C4	416	264	680	699	740	1,703	1	1,703
UNIT-C5	416	264	680	699	740	1,703	1	1,703
UNIT-C6	420	266	686	723	764	1,753	1	1,753
UNIT-C7	420	266	686	705	746	1,717	1	1,717
TOTAL FAR(NET)							25	41,933

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN			
	RESIDENTIAL	SUITE	REQUIRED STALLS	PROVIDED STALLS
	TOWNHOUSE	25	2 CAR / UNIT	50
	VISITORS		0.2 CAR / UNIT	5
	TOTAL		55	55

INDOOR AMENITY		SQFT	SQM	REMARKS
	REQUIRED	807	75	3 Sq m/ TOWNHOUSE
	PROPOSED	807	75	

OUTDOOR AMENITY		SQFT	SQM	REMARKS
	REQUIRED	807	75	3 Sq m/ TOWNHOUSE
	PROPOSED	829	77	

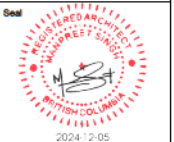


306 - 8509 157A Street, Surrey BC V0T 0M1
1000 West 2nd Avenue, Vancouver, BC V6C 1R4
604-606-0101 | www.paramorph.com

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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments: R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
SURREY,
BRITISH COLUMBIA**

Drawn By
PV
Date
2024-09-06

Checked By
DE
Project ID

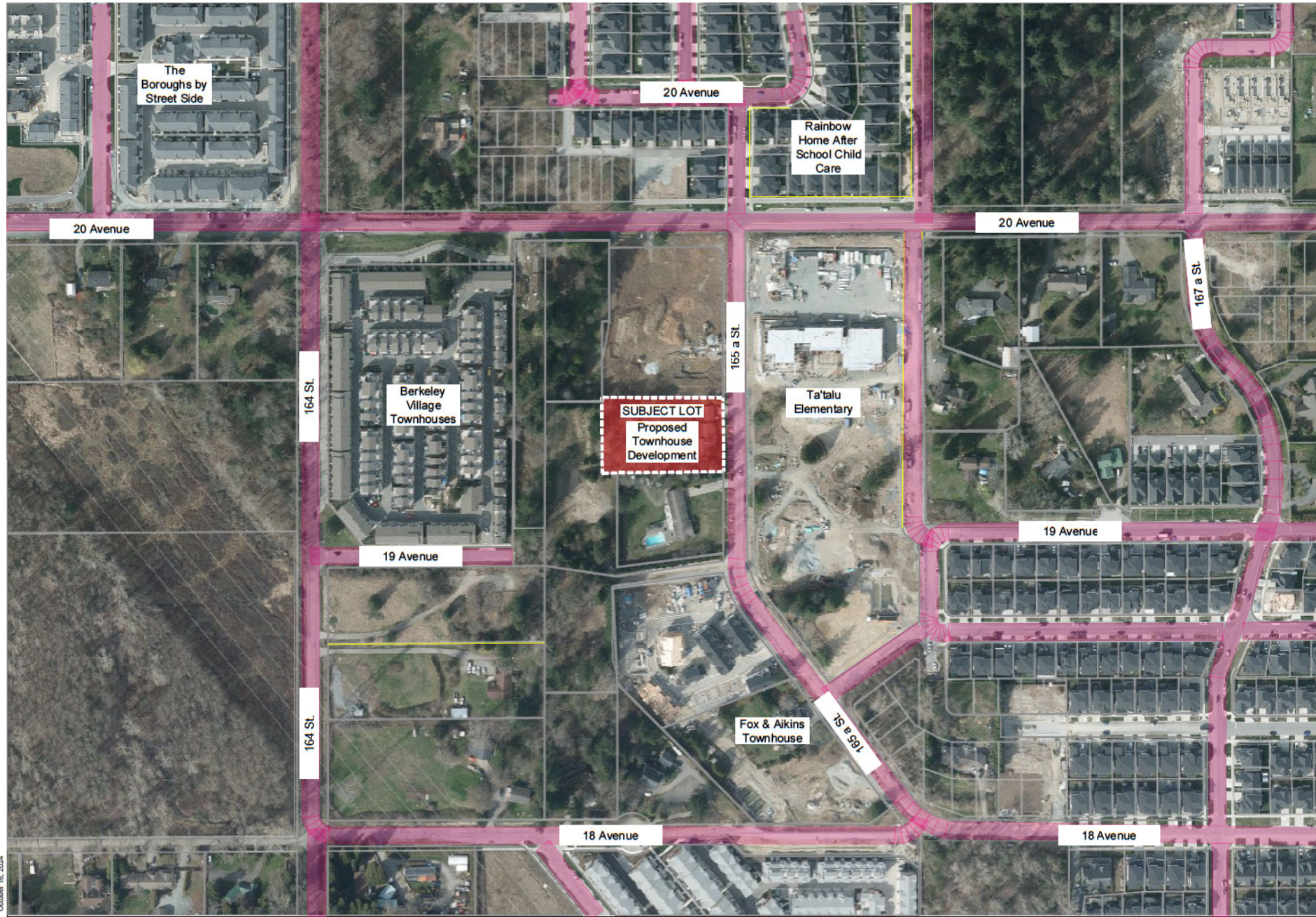
Sheet Title

PROGRAM SUMMARY

Scale
As Noted

Sheet No.

A-0.3



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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions

Seal

2024-12-05

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By PV	Date 2024-09-06
Checked By DE	Project ID

Sheet Title
CONTEXT PLAN

Scale
 As Noted

Sheet No.
A-0.4



December 5, 2024



188 - 6081 174th Street, Surrey BC V3T 6W1
 604-592-2211 (Surrey) 604-592-2212 (Vancouver)
 604-592-2213 (Lower Mainland)

This drawing is an instrument of service, it is a part of the contract and shall be read in conjunction with the contract documents and shall be interpreted in accordance with the contract documents. It is the responsibility of the client to ensure that the contract documents are complete and correct. The client shall be responsible for obtaining all necessary permits and approvals. The client shall be responsible for ensuring that the contract documents are in compliance with all applicable laws and regulations. The client shall be responsible for ensuring that the contract documents are in compliance with all applicable laws and regulations.



Date	Description
2024-07-24	Finalize comments - R1
2024-07-24	Finalize comments - R1
2024-04-17	DP Application
2021-05-09	Preliminary Submission



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1938 166A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn by: [Name]
 Date: 2021-05-09
 Checked by: [Name]
 Project ID: [ID]

Sheet Title
SITE PLAN

Scale
 As Noted
 Sheet No.

A-1.0



PMA
 ParaMorph
 Architecture Inc
 30 - 850 177A Street, Surrey BC V3T 6M1
 1000 West 202 Avenue, Vancouver, BC V3L 1Y4
 604-606-0101 | www.paramorph.com

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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission

Date	Description
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Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By AS	Date 2021-09-09
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Checked By PV	Project ID
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Sheet Title
RENDERINGS

Scale
 As Noted

Sheet No.
A-3.01

① VIEW ALONG 165A ST



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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission

Date	Description
------	-------------

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By AS	Date 2021-09-09
----------------	--------------------

Checked By PV	Project ID
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Sheet Title
RENDERINGS

Scale
 As Noted

Sheet No.
A-3.02

① VIEW ALONG 165A ST



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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission

Date	Description
------	-------------

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By AS	Date 2021-09-09
Checked By PV	Project ID

Sheet Title
RENDERINGS

Scale
 As Noted

Sheet No.
A-3.03

① VIEW ALONG 165A ST

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2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	CP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions

Seal

2024-12-05

Project Title	TOWNHOME DEVELOPMENT
Project Address	1935 165A STREET SURREY, BRITISH COLUMBIA
Drawn By	PV
Date	2021-09-09
Checked By	DE
Project ID	

Scale	As Noted
Sheet No.	

SCHEDULE OF FINISHES

- | | | | |
|--|---|---|--|
| <p>1. COLOR: BLACK ASPHALT SHINGLE ROOF</p> <p>2. COLOR: EVENING BLUE FIBER CEMENT BOARD REVEAL PANEL (JAMES HARDIE OR EQUIVALENT)</p> <p>3. COLOR: CHARCOAL FASCIA, VINYL WINDOW, ALUMINIUM RAILING WITH SAFETY GLASS, GUTTER</p> | <p>4. COLOR: EVENING BLUE HARDIE SMOOTH-FINISH LAP SIDING (6" & 8")</p> <p>5. COLOR: MOUNTAIN SAGE HARDIE SMOOTH-FINISH LAP SIDING (6" & 8")</p> <p>6. COLOR: PRIMARY WHITE HARDIE BOARD AND BATTEN</p> | <p>7. COLOR: KHAKI BROWN HARDIE SMOOTH-FINISH SHINGLE SIDING</p> <p>8. COLOR: KHAKI BROWN HARDIE SMOOTH-FINISH LAP SIDING (6" & 8")</p> <p>9. COLOR: DEEP OCEAN HARDIE SMOOTH-FINISH LAP SIDING (6" & 8")</p> | <p>10. COLOR: PRIMARY WHITE FIBER CEMENT BOARD REVEAL PANEL (JAMES HARDIE OR EQUIVALENT)</p> <p>11. COLOR: PRIMARY WHITE FIBER CEMENT BOARD REVEAL PANEL (JAMES HARDIE OR EQUIVALENT)</p> <p>12. DOOR COLOUR WITH CLEAR WEATHER PROTECTION COAT BM2005-30 COLOR : BRICKSTONE RED</p> |
|--|---|---|--|



EAST ELEVATION

1 Scale: 3/32" = 10"



WEST ELEVATION

2 Scale: 3/32" = 10"

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KEY PLAN

Date	Revision/ comments
2024-09-27	RIP Approval comments- RT

Date	Description
2021-06-09	Preliminary Submission

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
SURREY,
BRITISH COLUMBIA**

Drawn By PV	Date 2021-06-09
Checked By DE	Project ID

Sheet Title
**ELEVATION
BUILDING- 1**

Scale
As-Noted
Sheet No.

A-3.1

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6 5 2 1
 4 3
 KEY PLAN

2024-10-10	Revision/ comments
2024-09-27	REV Applications- RT
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions

Seal



Project Title
TOWNHOUSE DEVELOPMENT

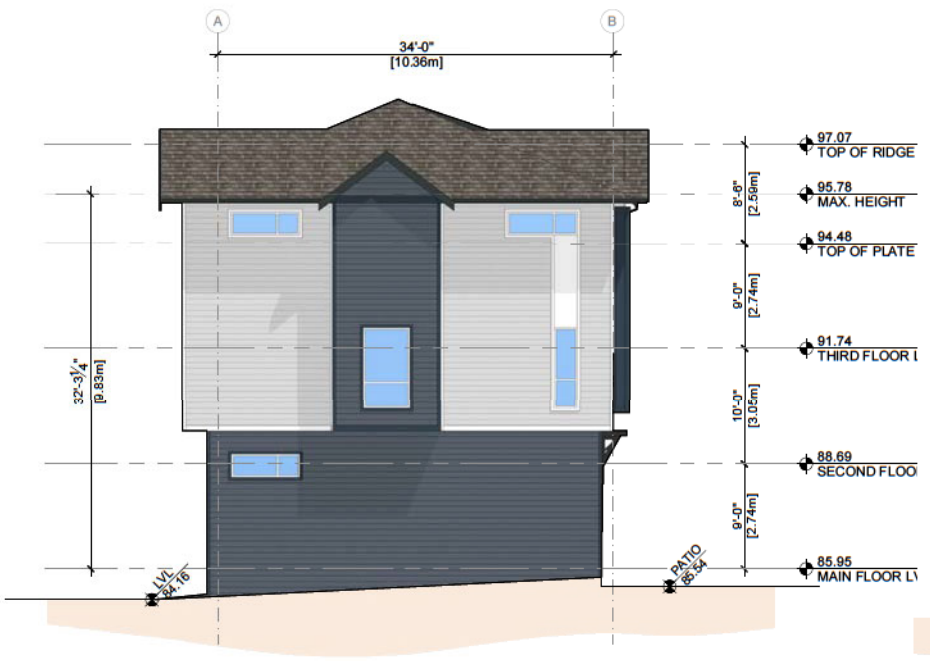
Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By PV	Date 2021-06-09
Checked By DE	Project ID

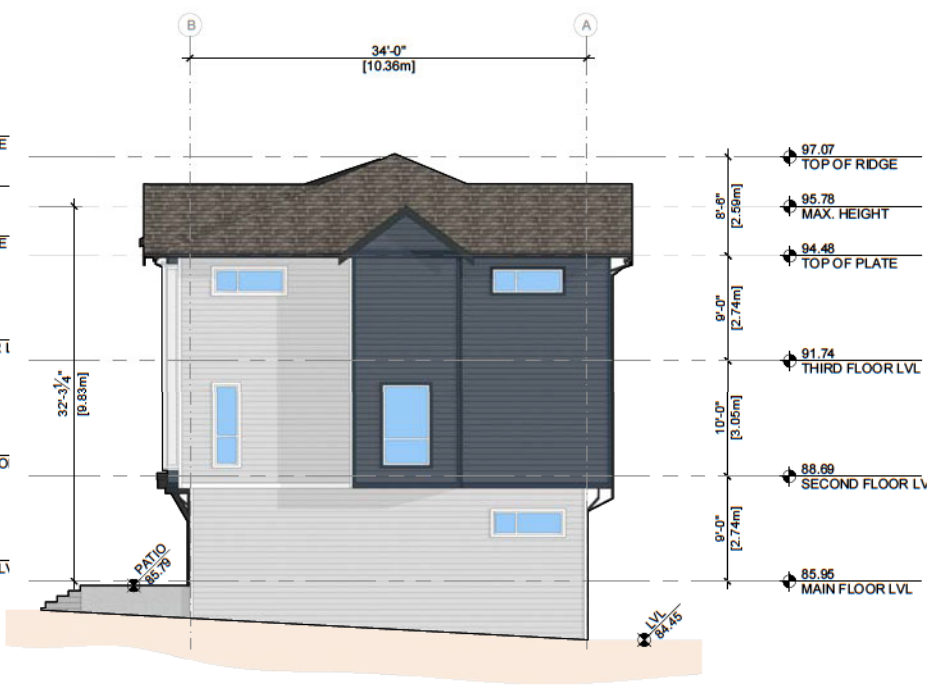
Sheet Title
**ELEVATION
 BUILDING- 1**

Scale
 As Noted
 Sheet No.

A-3.2



SOUTH ELEVATION
 1 Scale: 3/32" = 1'0"



NORTH ELEVATION
 1 Scale: 3/32" = 1'0"



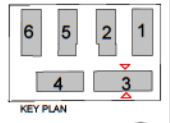
SOUTH ELEVATION
 1 Scale: 3/32" = 10"



NORTH ELEVATION
 Scale: 3/32" = 10"



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2024-10-10 Revision/ comments

2024-09-27 RFP Application - RT

2021-06-09 Preliminary Submission

Date Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By
 PV Date
 2021-06-09

Checked By
 DE Project ID

Sheet Title
**ELEVATION
 BUILDING- 3**

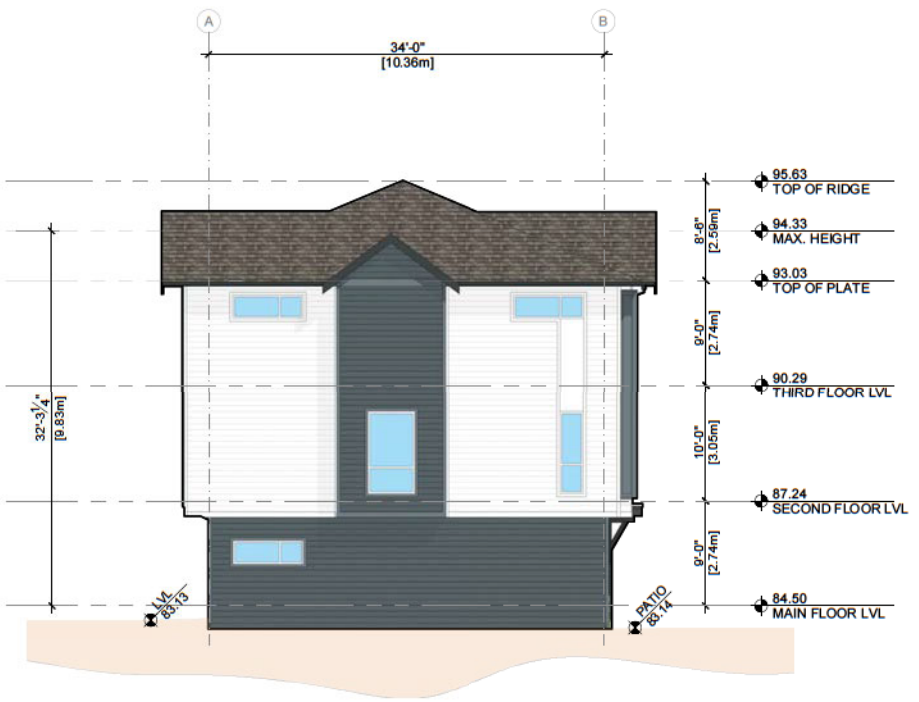
Scale
 As Noted
 Sheet No.

A-3.5

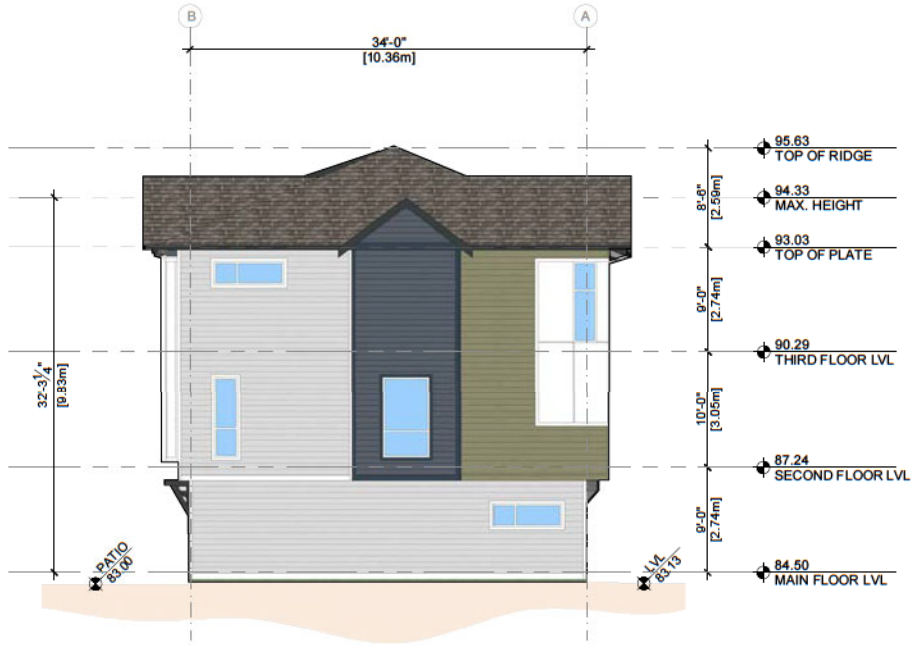
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6	5	2	1
4	3		

KEY PLAN



WEST ELEVATION
 1 Scale: 3/32" = 1'0"



EAST ELEVATION
 2 Scale: 3/32" = 1'0"

2024-10-10	Revision/ comments
2024-09-27	RIP Application- RT

2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions

Seal

2024-12-05

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By PV	Date 2021-06-09
Checked By DE	Project ID

Sheet Title
**ELEVATION
 BUILDING- 3**

Scale
 As Noted
 Sheet No.

A-3.6



SOUTH ELEVATION

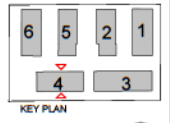
1 Scale: 3/32" = 1'0"



NORTH ELEVATION

2 Scale: 3/32" = 1'0"

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2024-10-10	Revision/ comments
2024-09-27	REV. APPROV. COMMENTS: RT

2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
SURREY,
BRITISH COLUMBIA**

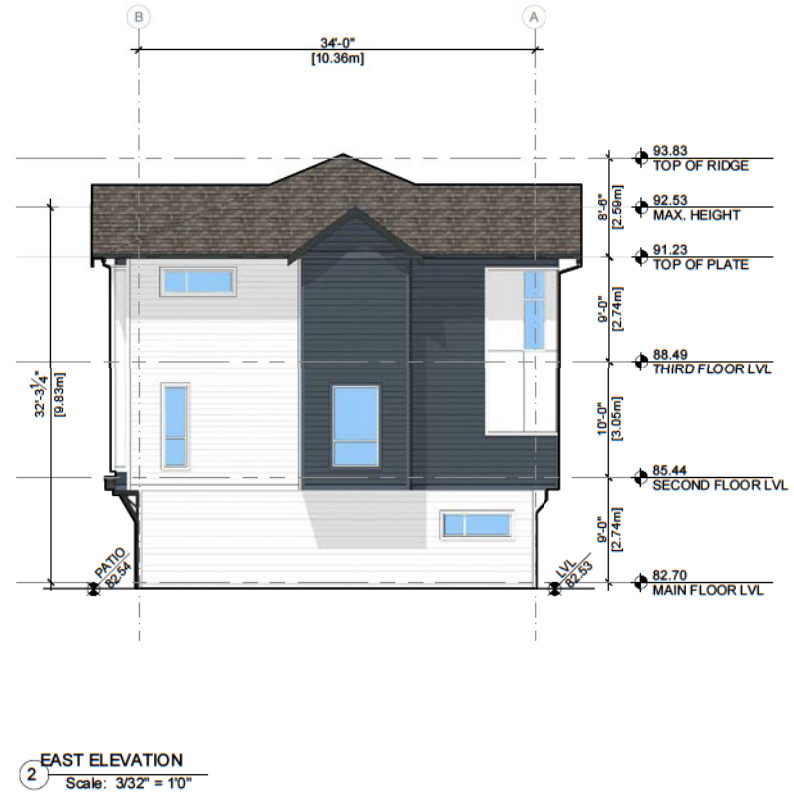
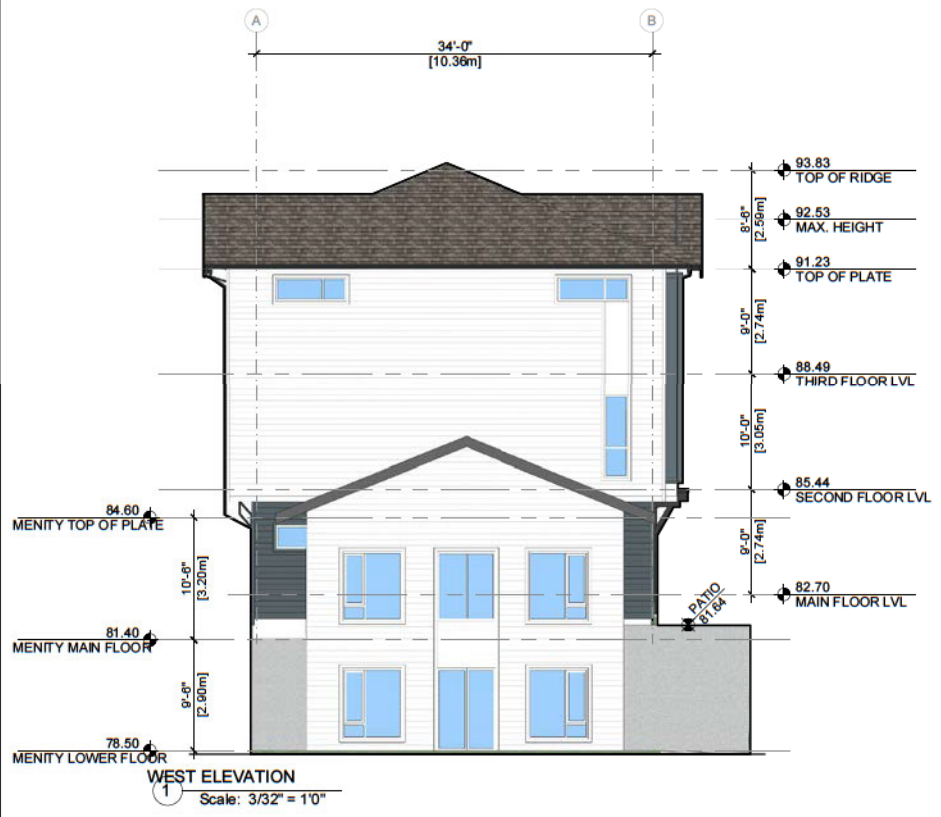
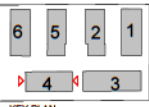
Drawn By: PV Date: 2021-06-09
Checked By: DE Project ID:

Sheet Title
**ELEVATION
BUILDING- 4**

Scale:
As Shown
Sheet No.

A-3.7

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Date	Revision/ comments
2024-09-27	RIP Application- RT
2021-06-09	Preliminary Submission

Issues / Revisions

Seal

2024-12-05

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
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 BRITISH COLUMBIA**

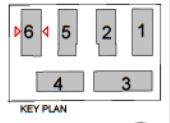
Drawn By PV	Date 2021-06-09
Checked By DE	Project ID

Sheet Title
**ELEVATION
 BUILDING- 4**

Scale
 As Noted
 Sheet No.

A-3.8

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2024-10-10	Revision/ comments
2024-09-27	RFP Applications- R1

2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

Drawn By PV	Date 2021-06-09
Checked By DE	Project ID

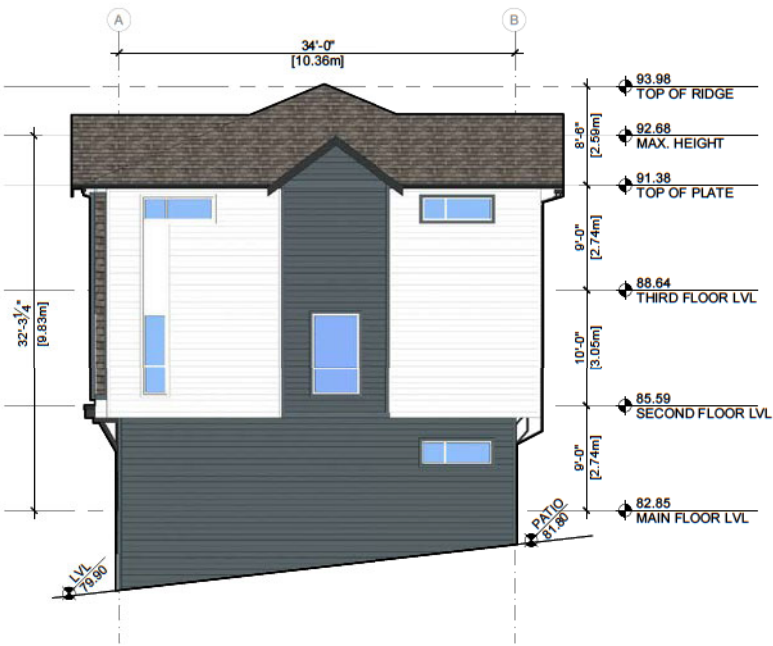
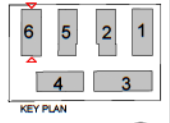
Sheet Title
**ELEVATION
 BUILDING- 6**

Scale
 As Noted
 Sheet No.

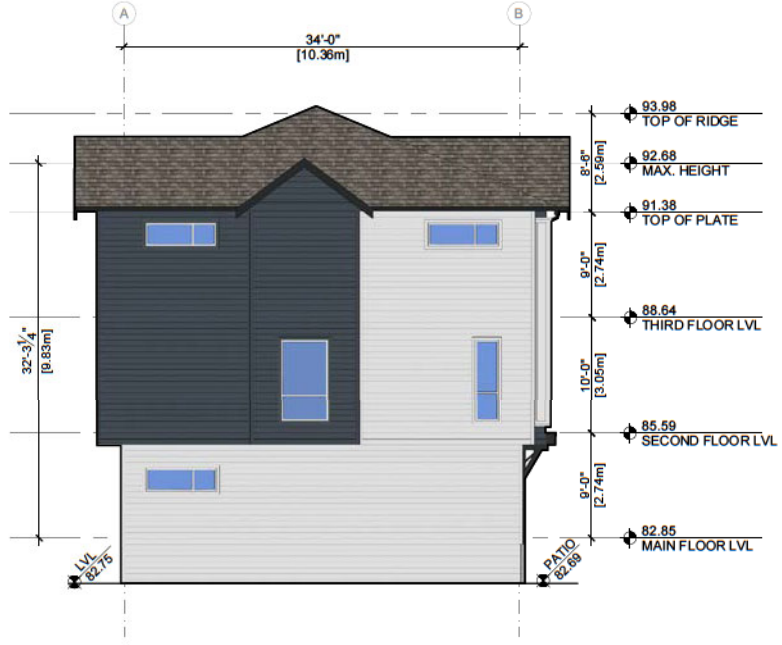
A-3.11



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SOUTH ELEVATION
 1 Scale: 3/32" = 1'0"



NORTH ELEVATION
 1 Scale: 3/32" = 1'0"

2024-10-10	Revision/ comments
2024-09-27	RIP Approvals- Rt

Date	Description
2021-06-09	Preliminary Submission

Issues / Revisions

Seal

2024-12-05

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
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Drawn By	Date
PV	2021-06-09

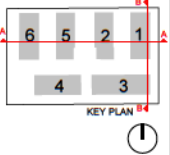
Checked By	Project ID
DE	

Sheet Title
**ELEVATION
 BUILDING- 6**

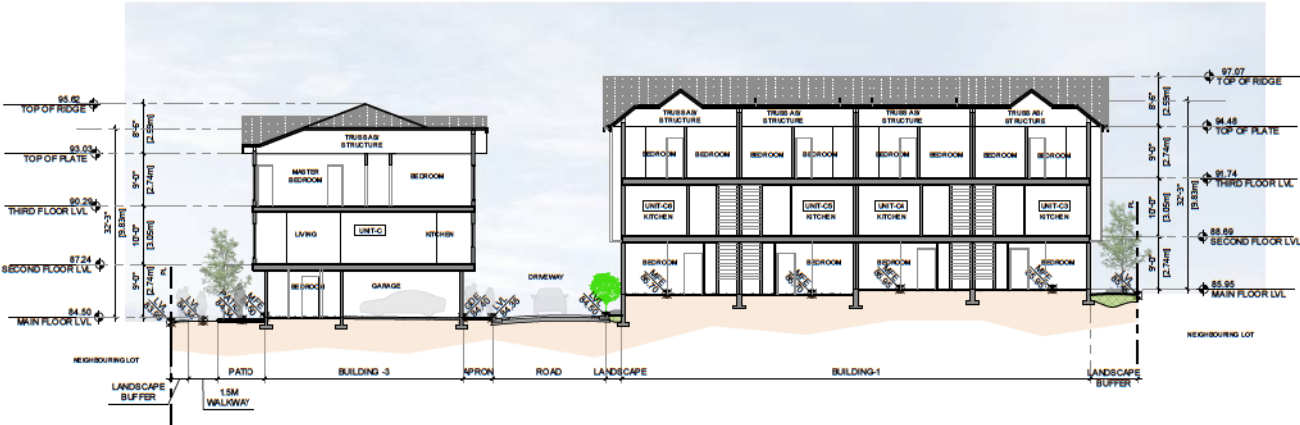
Scale
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 Sheet No.

A-3.12

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1 SECTION A-A
 Scale: 3/64"=1'-0"



2 SECTION B-B
 Scale: 3/64"=1'-0"

Date	Description
2024-10-10	Revision/ comments
2024-07-24	Revision/ comments R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission

Issues / Revisions

Seal

2024-10-05

Project Title
 TOWNHOUSE DEVELOPMENT

Project Address
 1935 165A STREET
 SURREY,
 BRITISH COLUMBIA

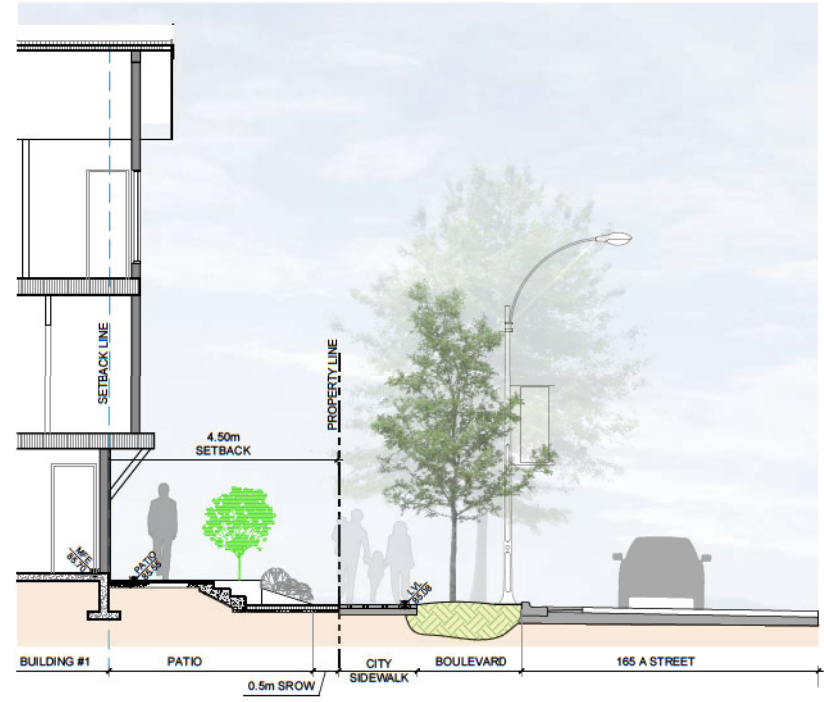
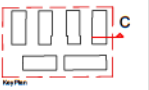
Drawn By: PV Date: 2021-09-09
 Checked By: DE Project ID:

Sheet Title
SECTIONS

Scale
 As Noted

Sheet No.
A-4.0

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① SECTION-C
 THROUGH STEPS

2024-10-10	Revision/ comments
2024-07-24	Revision/ comments- R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions

Seal

2024-12-05

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

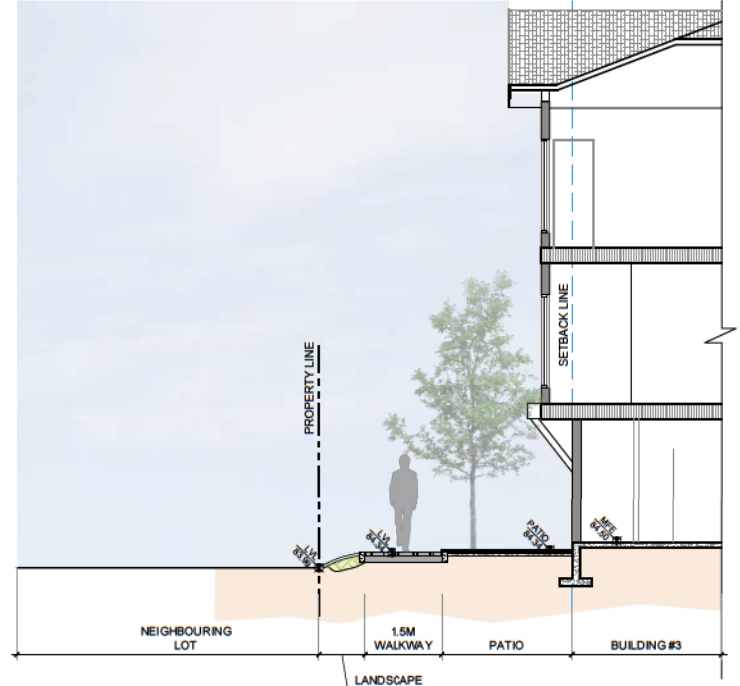
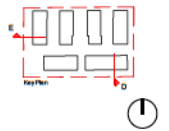
Drawn By PV	Date 2021-09-09
Checked By DE	Project ID

Sheet Title
SECTIONS

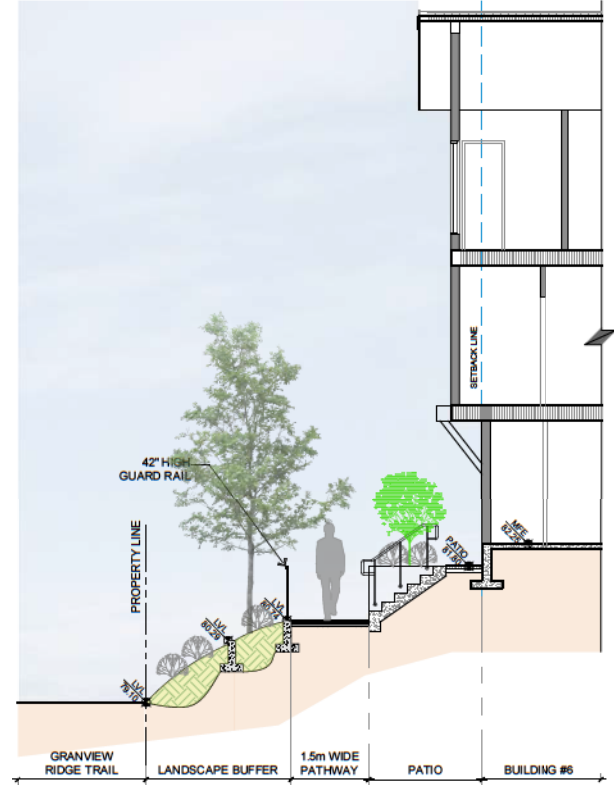
Scale
 As Noted

Sheet No.
A-4.1

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① SECTION-D
 THROUGH PATIO



② SECTION-E
 THROUGH PATIO

2024-10-10	Revision/ comments
2024-07-24	Revision/ comments- R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission

Date	Description
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Issues / Revisions

Seal

Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1935 165A STREET
 SURREY,
 BRITISH COLUMBIA**

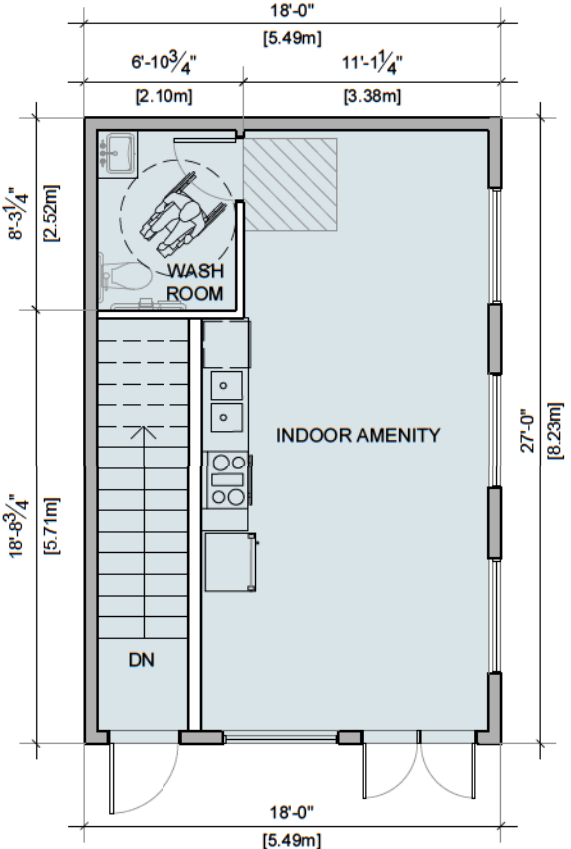
Drawn By PV	Date 2021-09-09
Checked By DE	Project ID

Sheet Title
SECTIONS

Scale
 As Noted

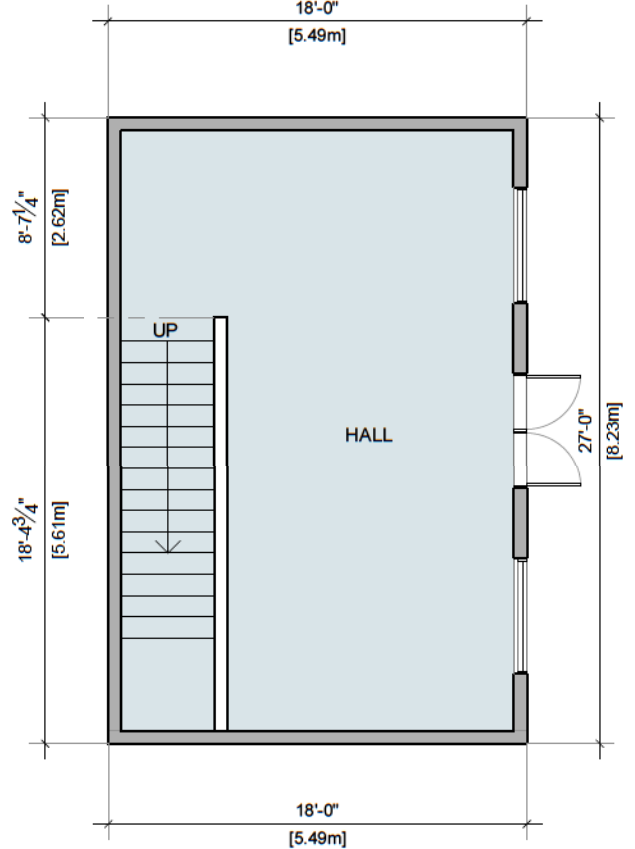
Sheet No.
A-4.2

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AREA
MAIN FLOOR 403 sqft

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



AREA
LOWER FLOOR 403 sqft

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

2024-10-10	Revision/ comments
2024-07-24	Revision/ comments-R1
2023-04-17	DP Application
2021-06-09	Preliminary Submission
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
1935 165A STREET
SURREY,
BRITISH COLUMBIA

Drawn By PV	Date 2021-09-09
Checked By DE	Project ID

Sheet Title
INDOOR
AMENITY

Scale
 As Noted

Sheet No.

A-5.12



ACER JAPONICUM 'VITFOLIUM' CORNUS FLORIDA 'RUBRA' CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'



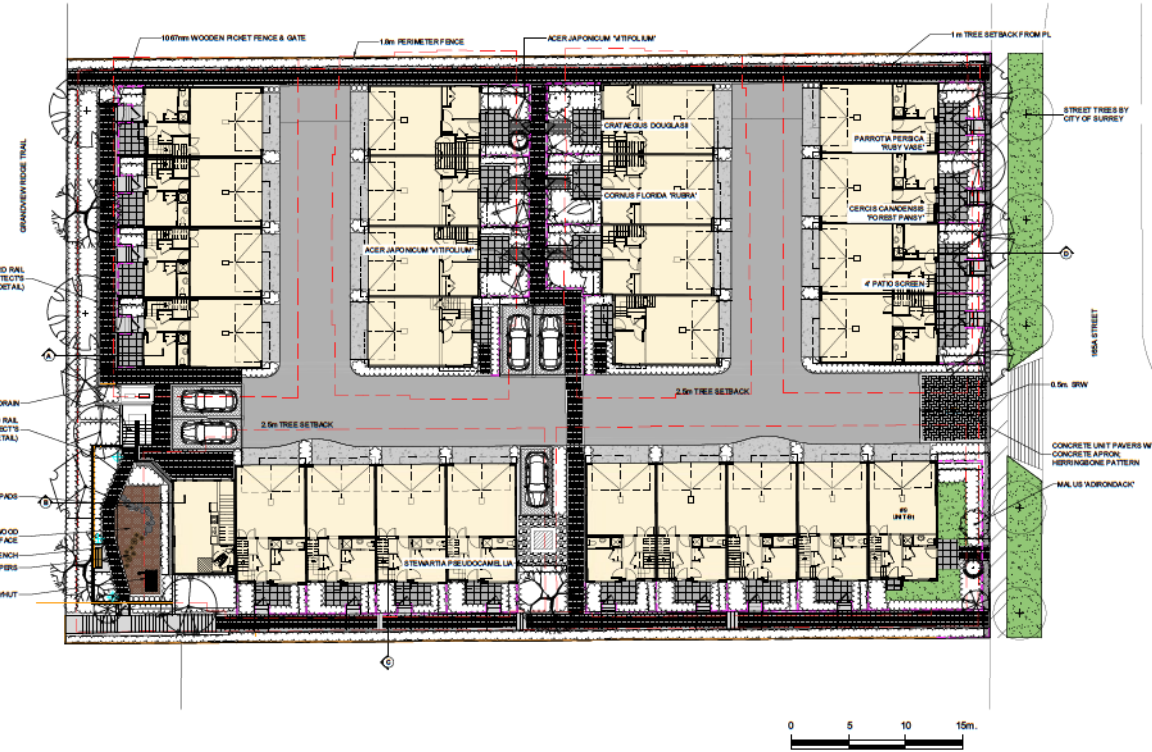
CUPRESSUS X LEYLANDII PARROTTIA PERSICA 'RUBY VASE' QUERCUS DOUGLASII



PICEA CANADENSIS 'SPIRAN' STEWARTIA PSEUDOCAMELLIA CERCIS CANADENSIS 'FOREST PANTRY'



SYRAX JAPONICUS 'PINK CHIMES' MALUS 'ADIRONDACK'



FENCING LEGEND

- 100MM HEIGHT WOODEN PICKET FENCE
- 1.2M HEIGHT PATIO SCREEN
- 1.8M HEIGHT PERIMETER FENCE

HARDSCAPE LEGEND

- 2" SQ. CONCRETE SLAB PAVERS
- CONCRETE UNIT PAVERS W/6" CONCRETE IRON HALF OFFSET PATTERN
- CONCRETE UNIT PAVERS W/ CONCRETE APRON (WIDTH AS SHOWN ON PLAN); HERRINGBONE PATTERN
- RIVER ROCK 3" DEPTH UNDER BUILDING OVERHANGS
- CONCRETE DRIVEWAY APRON
- RIBBON ENGINEERED WOOD FIBER PLAY SURFACE

LIGHT LEGEND

- BOLLARD LIGHT

TREE SCHEDULE

QTY	%	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / FEASIBLS
3	0.8	ACER JAPONICUM 'VITFOLIUM'	FULLMOON MAPLE	6 CM CAL.; 2.9M HT; BAB
3	0.8	CERCIS CANADENSIS 'FOREST PANTRY'	FOREST PANTRY REDBUD	6 CM CAL. BAB
2	0.8	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW'	'GREEN ARROW' NOCTHA CYPRESS	3 MHT; BAB
3	0.8	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6 CM CAL.; 2.9M HT; BAB
3	0.8	QUERCUS DOUGLASII	BLACK HAWTHORN	6 CM CAL; BAB
2	0.8	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	3 MHT; BAB
2	0.8	MALUS 'ADIRONDACK'	GRAPPLER 'ADIRONDACK'	6 CM CAL.; 1.5M STD; BAB
2	0.8	PARROTTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN RHODOD	6 CM CAL; TREE FORM; BAB
2	0.8	PICEA CANADENSIS 'SPIRAN'	SPRUS SERRAN SPRUCE	3 MHT; BAB
3	0.8	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6 CM CAL; 1.5M STD; BAB

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 CAN. 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 - DETERMINATION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE NURSERY. * BC-SOLDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



WIHONE MODENA BENCH. SURFACE MOUNT ON CONCRETE SLAB USING TAMPER PROOF HARDWARE PER MANUFACTURER'S SPECIFICATIONS



WOOD STEPPING LOGS IN SAFETY SURFACE



CONCRETE STEPPERS IN SAFETY SURFACE



KOMPAN PLAYHUT WITH SIDE, GATE & DESKS

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	24.09.23	ISSUE FOR PERMIT	AL
2	24.09.23	ISSUE FOR PERMIT	AL
3	24.09.23	ISSUE FOR PERMIT	AL

CLIENT:

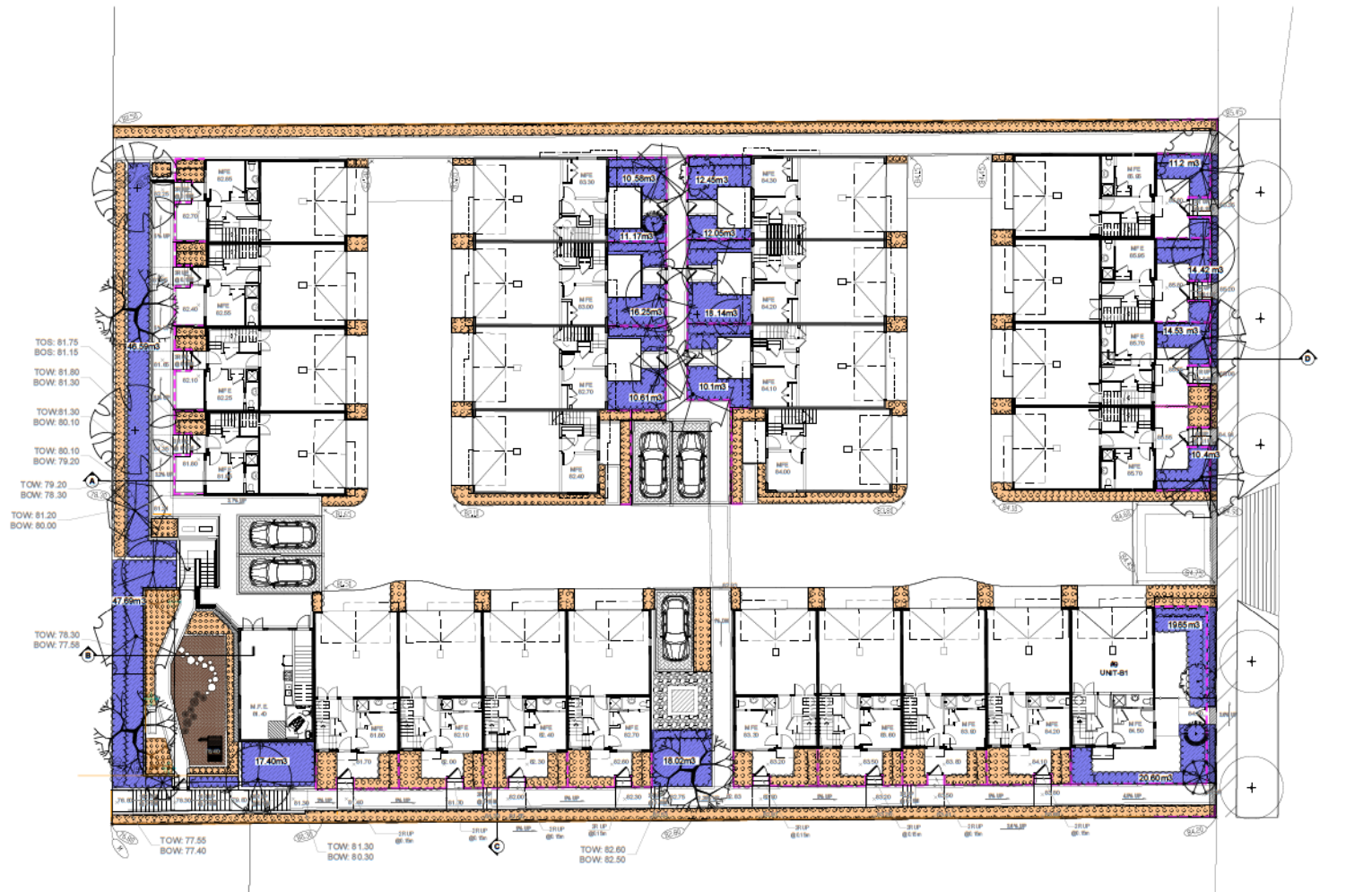
PROJECT:

TOWNHOUSE DEVELOPMENT

1935-165A STREET SURREY

LANDSCAPE PLAN

DATE: 22.MAY.09 DRAWING NUMBER: L1
SCALE: 1:200m
DRAWN: CJ
DESIGN: CJ
CHK'D: G.G. OF 6



SOIL DEPTHS LEGEND

	1.0m SOIL DEPTH (SOIL VOLUME AS INDICATED IN m³)
	450mm SOIL DEPTH

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SCALE:



1.	24 NOV 12	ISSUED FOR PERMITS FOR CITY COMMENTS	AR
2.	24 NOV 12	ISSUED FOR PERMITS LANDSCAPE PLAN REVIEW AND PLAN	AR
3.	24 NOV 12	REV ARCH PLAN	AD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
1935-165A STREET
SURREY

DRAWING TITLE:
**GRADING & SOIL
VOLUME PLAN**

DATE: 24 NOV 12 DRAWING NUMBER:
SCALE: 1:50m
DRAWN: AR
DESIGN: CJ
CHK'D: CW

L5
OF 6

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SCALE:



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2	24.03.17	ISSUE FOR PERMITS	AL
3	24.03.17	ISSUE FOR PERMITS	AL

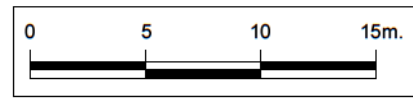
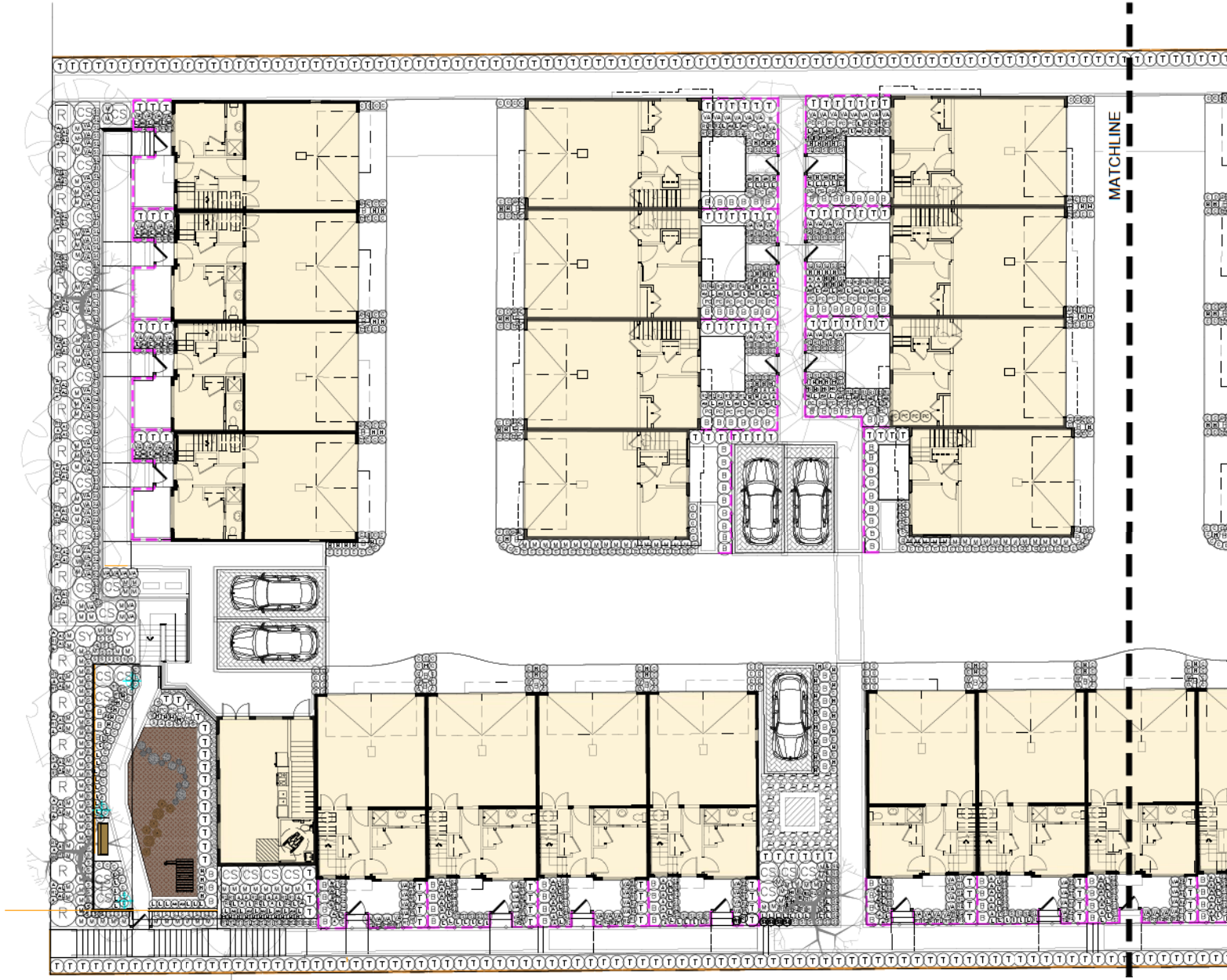
CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
 1935-165A STREET
 SURREY

DRAWING TITLE:
SHRUB PLAN (EAST)

DATE: 22.MAR.09 DRAWING NUMBER:
 SCALE: 1:500m **L3**
 DRAWN: C
 DESIGN: C
 CHECKED: G.G. **OF 6**

PMG PROJECT NUMBER: 22-096



2209-02.P

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
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2	24.02.20	ISSUED FOR PERMITS	AL
3	14.03.20	REVISED	AL

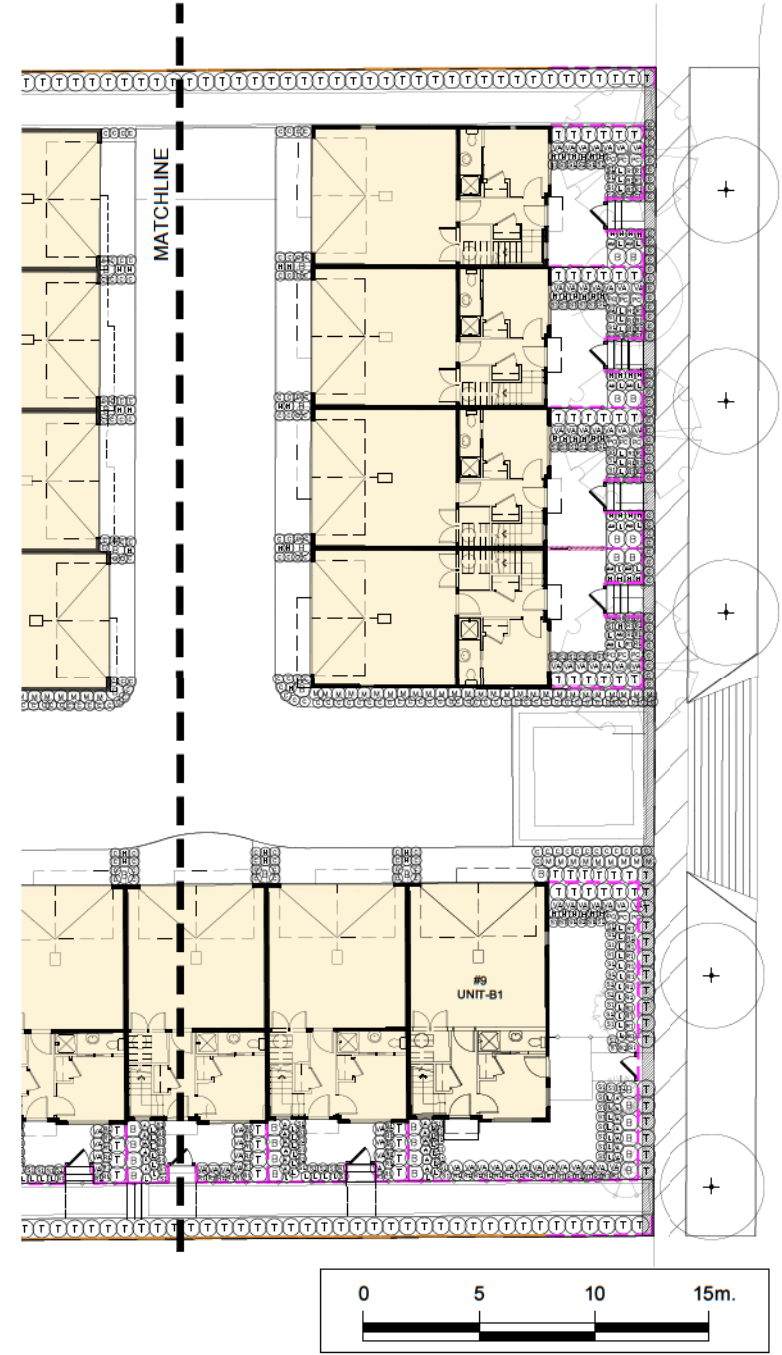
CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
1935-165A STREET
SURREY

DRAWING TITLE:
SHRUB PLAN (WEST)

DATE: 22.MAR.19 DRAWING NUMBER:
SCALE: 1:500m
DRAWN: C
DESIGN: C
CHK'D: G.G. **L4**
OF 6

22-096-02P PMG PROJECT NUMBER: 22-096



PLANT SCHEDULE PMG PROJECT NUMBER: 22-096

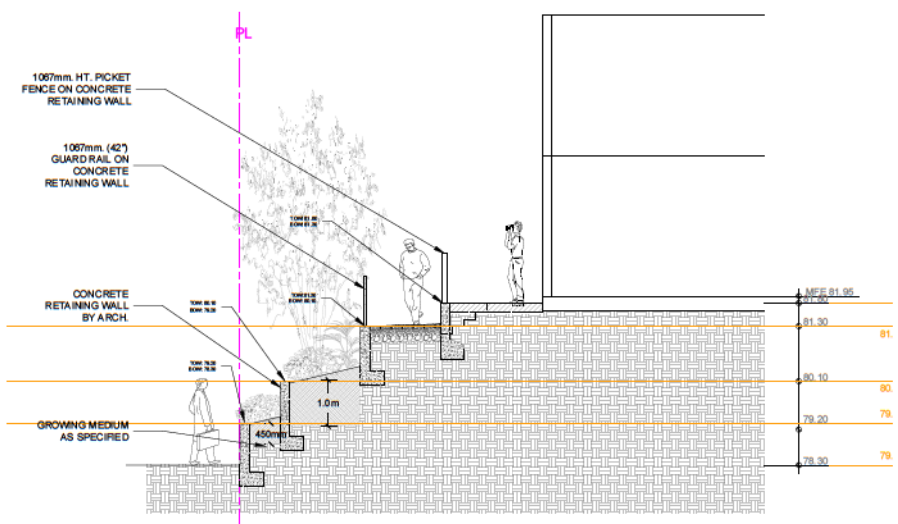
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
146		BERBERIS THUNBERGII 'ATROPURPUREA NANA'	'ATROPURPUREA NANA' BARBERRY	#2 POT; 30CM
26		CORNUS SERICEA 'ARCTIC FIRE RED'	REDTWIG DOGWOOD 'ARCTIC FIRE'	#2 POT; 50CM
206		MAHONIA REPENS	CREeping MAHONIA	#2 POT; 25CM
20		RIBES SANGUINUM	RED FLOWERING CURRANT	#2 POT; 80CM #3 POT; 80CM
2		SYMPHORICARPOS ALBUS	SNOWBERRY	#2 POT; 80CM
396		TAXUS MEDIA 'HICKSI'	HICK'S YEW	#3 POT; 80CM
176		VACCINIUM OVATUM 'ST. ANDREWS'	ST. ANDREW'S HUCKLEBERRY	#2 POT; 50CM
GRASS				
432		CAREX OSHIMENSI 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
PERENNIAL				
111		ACHILLEA 'PAPRIKA'	RED YARROW	15CM POT
62		ALCHEMILLA MOLLIS	LADY'S MANTLE	#1 POT
38		ASTER SUBSPICATUS	DOUGLAS ASTER	#1 POT
21		HEMEROCALLIS 'STAFFORD'	DAYLILY 'STAFFORD'	#1 POT; 1-2 FAN
168		HEUCHERA 'MIDNIGHT ROSE'	CORAL BELLS 'MIDNIGHT ROSE'	15CM POT
207		LAVENDULA ANGSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER, COMPACT, DEEP PURPLE	#1 POT
68		PAEONIA 'CORAL CHARM'	'CORAL CHARM' PEONY	15CM POT
243		RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	'RUDBECKIA; YELLOW	15CM POT
GC				
74		SEDUM OREGANUM	OREGON STONECROP	9CM POT
338		SEDUM SPATHULIFOLIUM	BROAD-LEAVED STONECROP	9CM POT

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

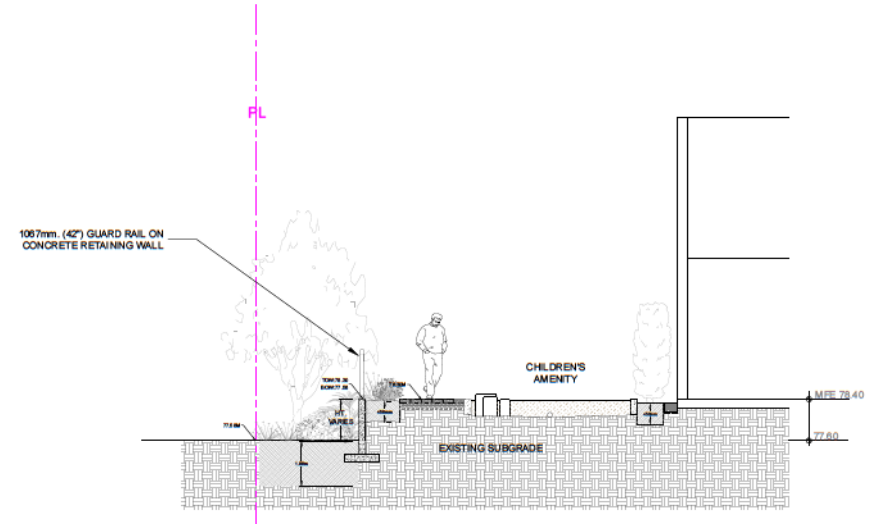
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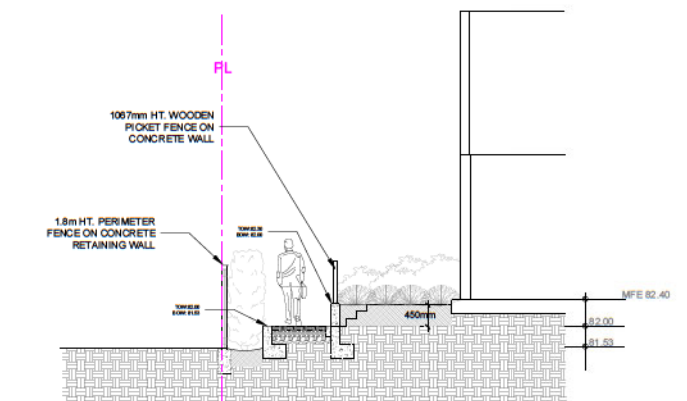
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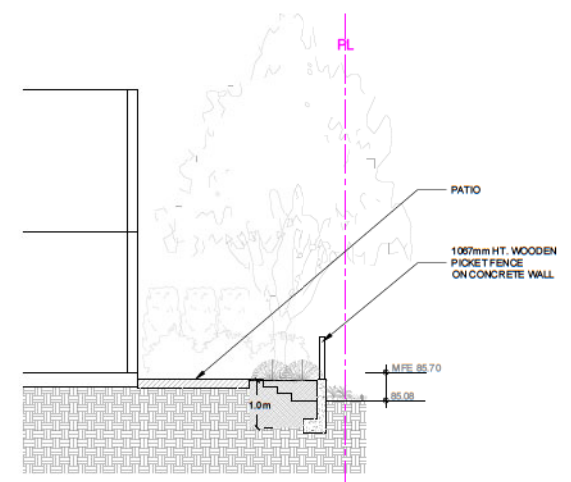
A SECTION A
1:50m



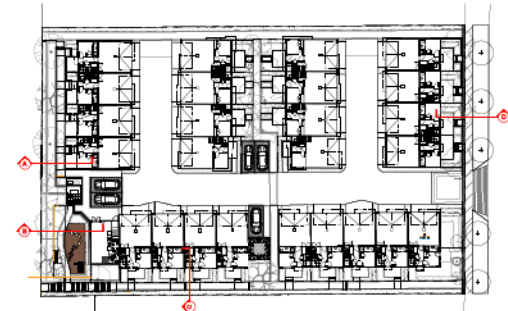
B SECTION B
1:50m



C SECTION C
1:50m



D SECTION D
1:50m



E KEY PLAN
NTS



NO.	DATE	REVISION DESCRIPTION	DR.
1	24 NOV 06	ISSUED FOR PERMITS	AR
2	24 DEC 06	REVISED LANDSCAPE PLAN WITH ARCH PLAN	AR
3	24 FEB 07	REV ARCH PLAN	AR

NO. DATE REVISION DESCRIPTION DR.

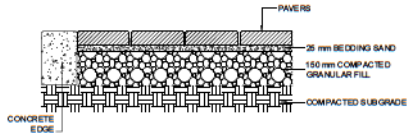
CLIENT:

PROJECT:

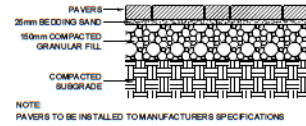
TOWNHOUSE DEVELOPMENT
1935-165A STREET
SURREY

DRAWING TITLE:
SECTIONS

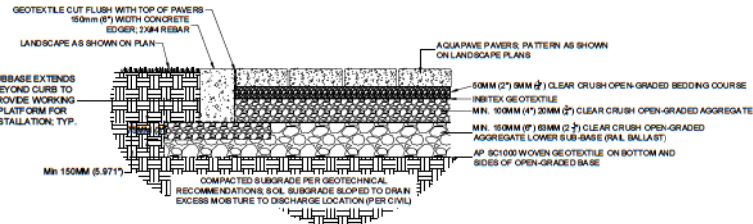
DATE: 24 NOV 06 DRAWING NUMBER:
 SCALE: 1:50m **L5**
 DRAWN: AR
 DESIGN: CJ
 CHECKED: CW **OF 6**



1 PAVERS EDGE
1:10 m

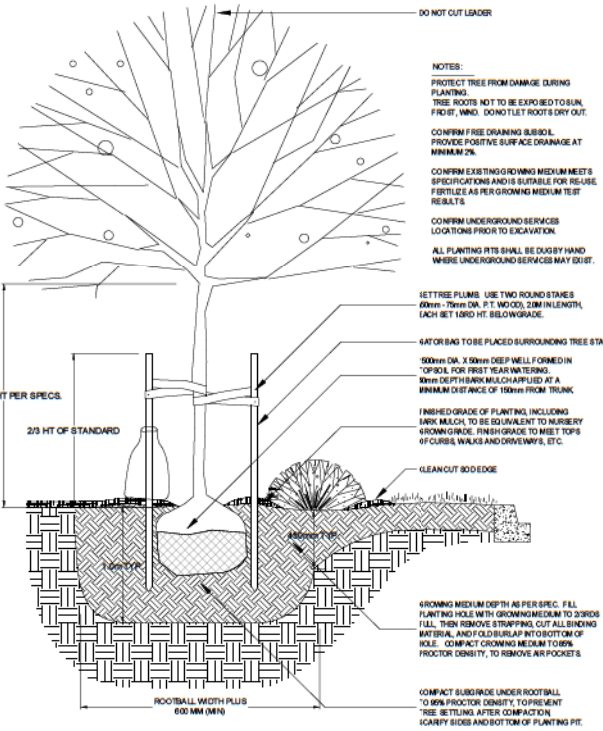


2 PAVERS ON GRADE
1:10 m

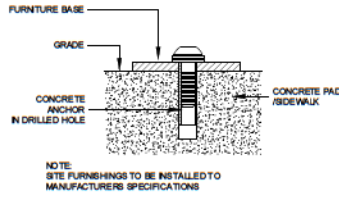


- 3 PERMEABLE PAVERS ON GRADE**
1:10 m
- NOTE: PAVERS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 - VERIFY WITH THE GEOTEXTILE MANUFACTURER THAT THE MATERIAL IS NOT SUBJECT TO CLOGGING AND MEETS REQUIREMENTS OF ASH-TO MASS
 - ENSURE SUBGRADE AND CONNECTION OF DRAINAGE TO STORM SYSTEM BY CIVIL

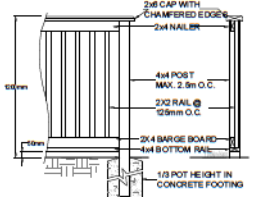
3 PERMEABLE PAVERS ON GRADE
1:10 m



4 TREE AND SHRUB PLANTING AT GRADE
1:20 m

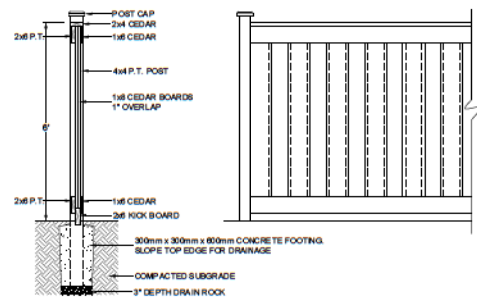


5 SITE FURNITURE MOUNTING
NTS



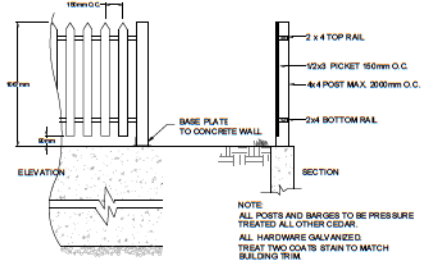
- 6 PATIO SCREEN**
1:20 m
- NOTES:
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVE RV15E
 - ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 - ALL HARDWARE HOT DIPPED GALVANIZED.
 - APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.

6 PATIO SCREEN
1:20 m

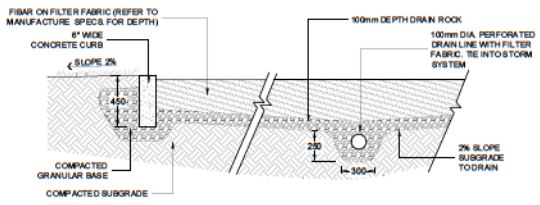


- 7 1.8m PERIMETER FENCE**
1:20 m
- NOTES:
- ALL POST TO BE PRESURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED
 - APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
 - ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 - APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS, AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

7 1.8m PERIMETER FENCE
1:20 m



8 1067mm PICKET FENCE ON CONCRETE WALL
1:20 m



9 FIBAR PLAYGROUND SAFETY SURFACE
1:20 m

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SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	14 SEP 17	ISSUE FOR CITY COMMENTS	AL
2	24 OCT 17	ISSUE FOR REVIEW AND RAIL	AL
3	14 SEP 17	REV ARCH PLAN	AL

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

1935-165A STREET SURREY

DRAWING TITLE:
DETAILS PLAN

DATE: 22.MAY.09 DRAWING NUMBER:
SCALE: VARIES
DRAWN: C
DESIGN: C
CHK'D: G.G. **L6**
OF 6

INTER-OFFICE MEMO

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

FROM: **Director, Land Development, Engineering Department**

DATE: **February 03, 2025**

PROJECT FILE: **7824-0086-00**

RE: **Engineering Requirements**
Location: 1935 165A St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m SRW along all development frontages.
- Secure easement and register Restrictive Covenant for private sanitary connection.

Works and Services

- Construct west side of 165A St.
- Provide adequately sized storm, sanitary and water service connection.
- Provide 7.3m wide concrete driveway.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT/NCP AMENDMENT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit/NCP Amendment.



Jeff Pang, P.Eng.
Director, Land Development

DYC



Department: **Planning and Demographics**
 Date: **January 23, 2025**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24-0086**

The proposed development of **25** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	23
---	----

Projected Number of Students From This Development In:	
Elementary School =	12
Secondary School =	7
Total Students =	19

Current Enrolment and Capacities:	
Ta'talu Elementary	
Enrolment	224
Operating Capacity	612
# of Portables	0
Earl Marriott Secondary	
Enrolment	1453
Operating Capacity	1500
# of Portables	1

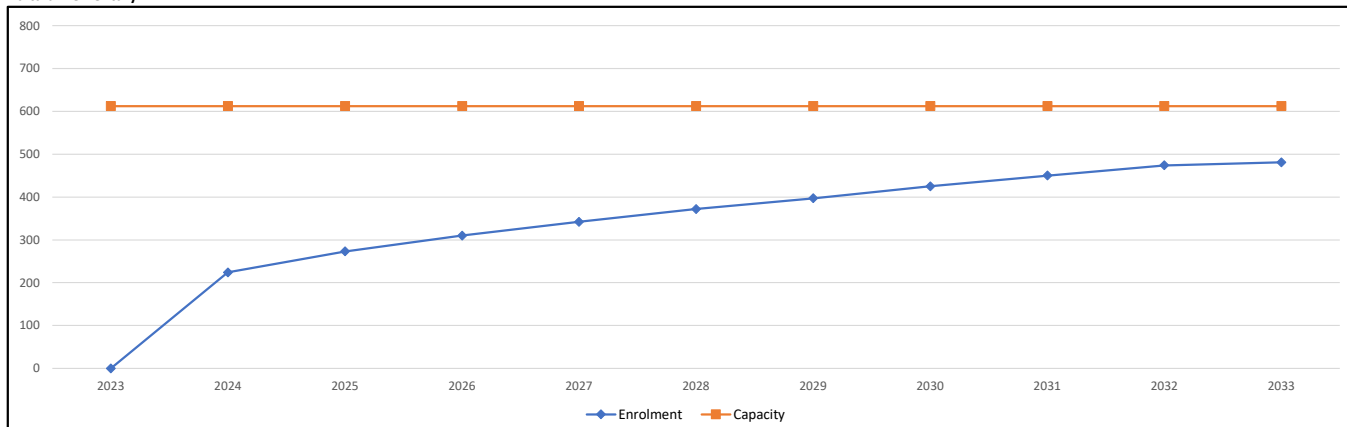
Summary of Impact and Commentary

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

As of September 2024, Tatalu is well under operating capacity. The school was built to serve the rapidly growing Grandview area. District projections, assuming current land use plans are built out as planned will have this school at capacity in roughly 10 years.

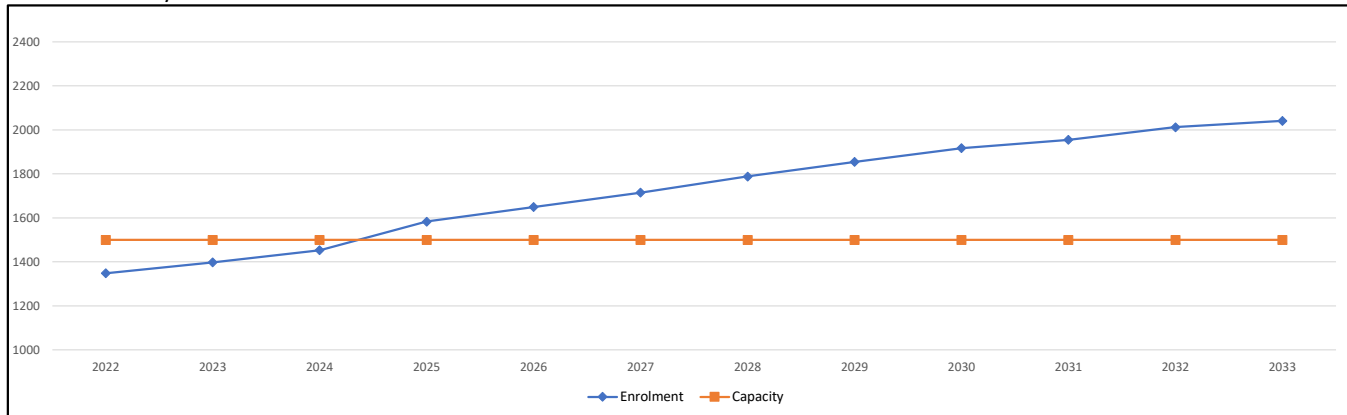
As of September 2024, Earl Marriott is at 97% capacity. The opening of Grandview Heights Secondary, a new 1500 capacity high school in September 2021 has relieved pressure in the short term. Despite this, Earl Marriott continues to trend over capacity into the future and a 500 capacity addition is identified on the District's Capital Plan. This addition has not yet been funded by the Ministry.

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: 24-0086-00


Address: 1935 165A Street

Registered Arborist: Tim Vandenberg & Rhythm Batra

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	42
Protected Trees to be Removed	41
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 10 X one (1) = <u>10</u> - All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = <u>62</u> 	72
Replacement Trees Proposed	25
Replacement Trees in Deficit	47
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18 	18
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

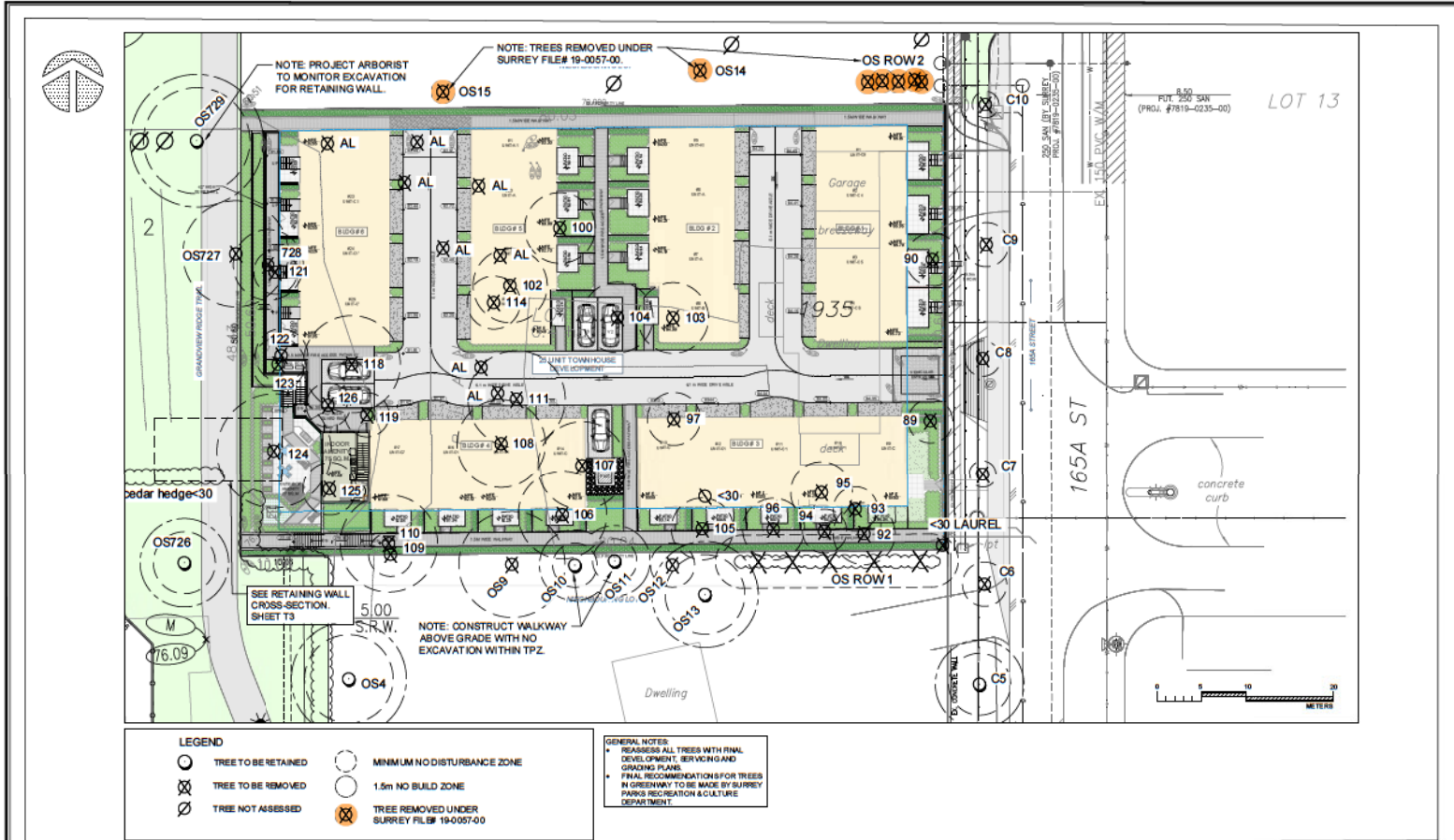
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: February 04, 2025
--	-------------------------



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





NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC1916	MK	ADDITIONAL SURVEY	4	DEC2020	MK	NEW SITE PLAN (REVISED)	11	NOV2024	MK	QUB PLAN
2	DEC2016	SL	NEW SITE PLAN	7	DEC2021	MK	NEW SITE PLAN	12	NOV2024	MK	QUB PLAN
3	JAN1917	MK	NEW SITE PLAN	8	MAY1922	MK	NEW SITE PLAN				
4	JAN1917	MK	NEW SITE PLAN	9	MAY1922	MK	NEW SITE PLAN				
5	JAN1922	MK	NEW SITE PLAN	10	NOV2024	MK	NEW SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 Surrey, British Columbia
 V4W 0N6
 Ph: (778) 953-0300
 Fax: (778) 953-0302
 Email: mifadum@mfam.ca

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PROJECT TITLE
 1935 - 165A STREET
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

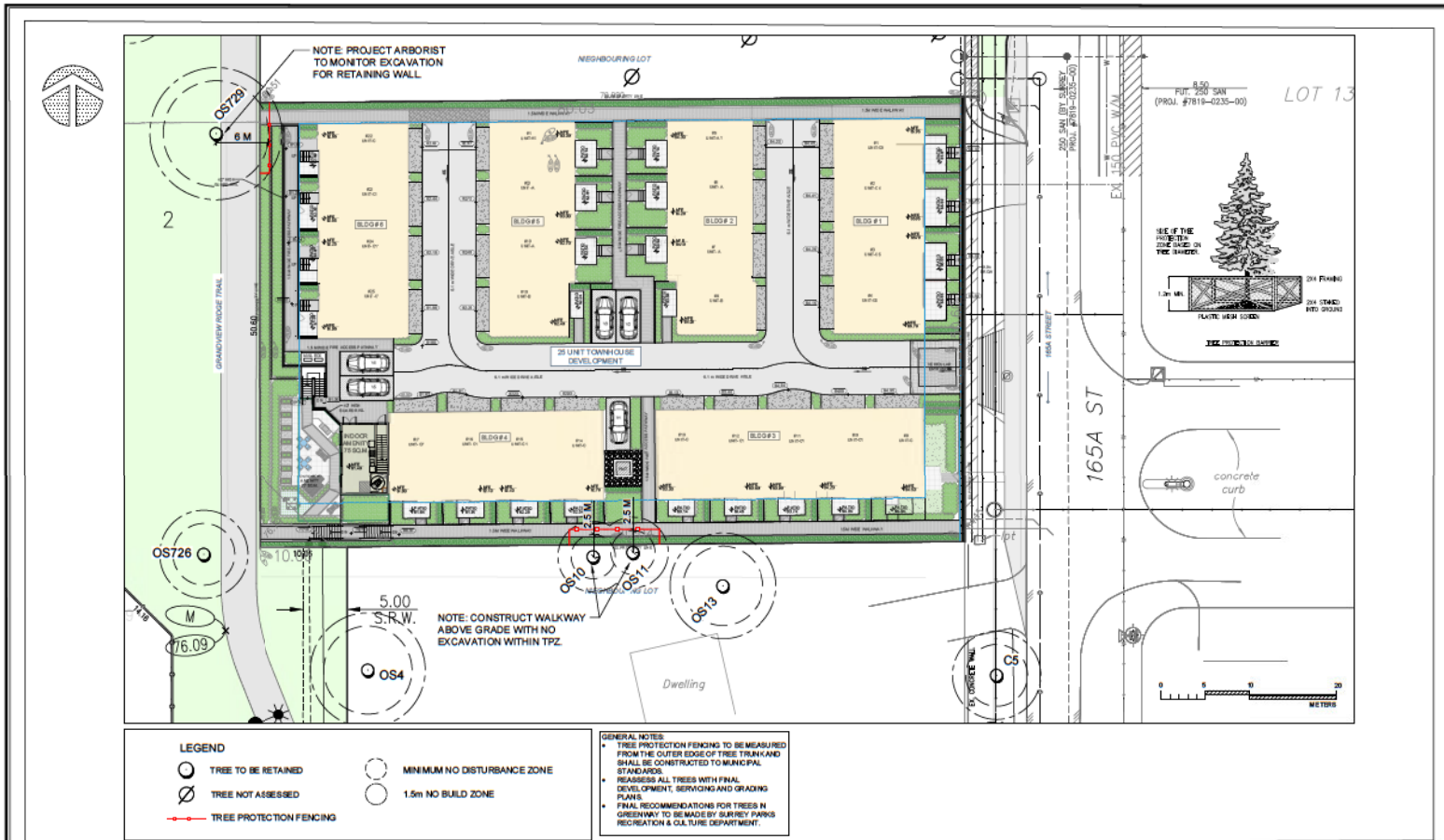
CLIENT

DRAWN BY
 MK

SCALE
 AS SHOWN

DATE
 DECEMBER 1, 2016

T-1
 SHEET 1 OF 8



LEGEND

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

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, SITEWORK AND GRADING PLANS.
- FINAL RECOMMENDATIONS FOR TREES IN GREENWAY TO BE MADE BY SURREY PARKS RECREATION & CULTURE DEPARTMENT.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC1916	MR.	ADDITIONAL SURVEY	4	DEC2020	MR.	NEW SITE PLAN (REVISED)	11	NOV2024	MR.	CLM PLAN
2	DEC2016	MR.	NEW SITE PLAN	7	DEC2021	MR.	NEW SITE PLAN	12	NOV2024	MR.	CLM PLAN
3	JAN1917	MR.	NEW SITE PLAN	8	MAY2022	MR.	NEW SITE PLAN				
4	JAN1917	MR.	NEW SITE PLAN	9	MAY2022	MR.	NEW SITE PLAN				
5	JAN1917	MR.	NEW SITE PLAN	10	NOV2024	MR.	NEW SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#106, 8277 129 St.
 Surrey, British Columbia
 V3W 0N6
 Ph: (778) 953-0300
 Fx: (778) 953-0302
 Email: mifadum@mfam.ca

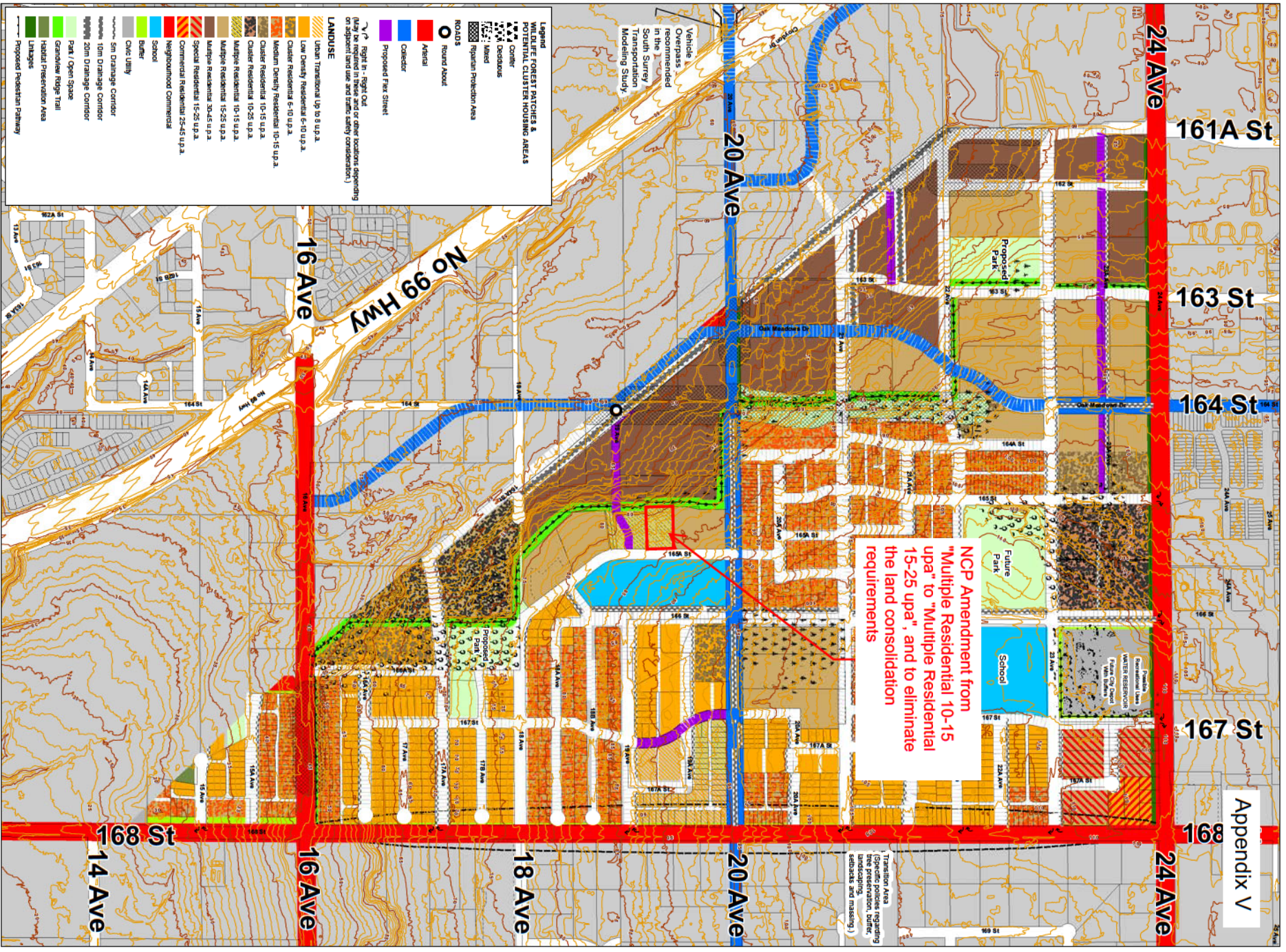
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PROJECT TITLE
 1935 - 165A STREET
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION AND PRESERVATION PLAN

CLIENT

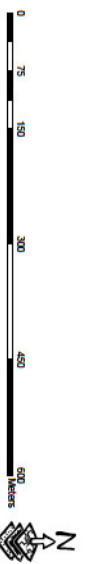
DRAWN BY MK	T-2 SHEET 001
SCALE AS SHOWN	
DATE DECEMBER 1, 2016	



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 7 Nov. 2024



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0086-00

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: 002-814-153
Lot 8 Section 13 Township 1 New Westminster District Plan 61541
1935 165A Street

(the "Land")

3. 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 side (north) yard setback is reduced from 6.0 metres to 2.4 metres to the principal building face.
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side (south) yard setback is reduced from 6.0 metres to 5.0 metres to the principal building face.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

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

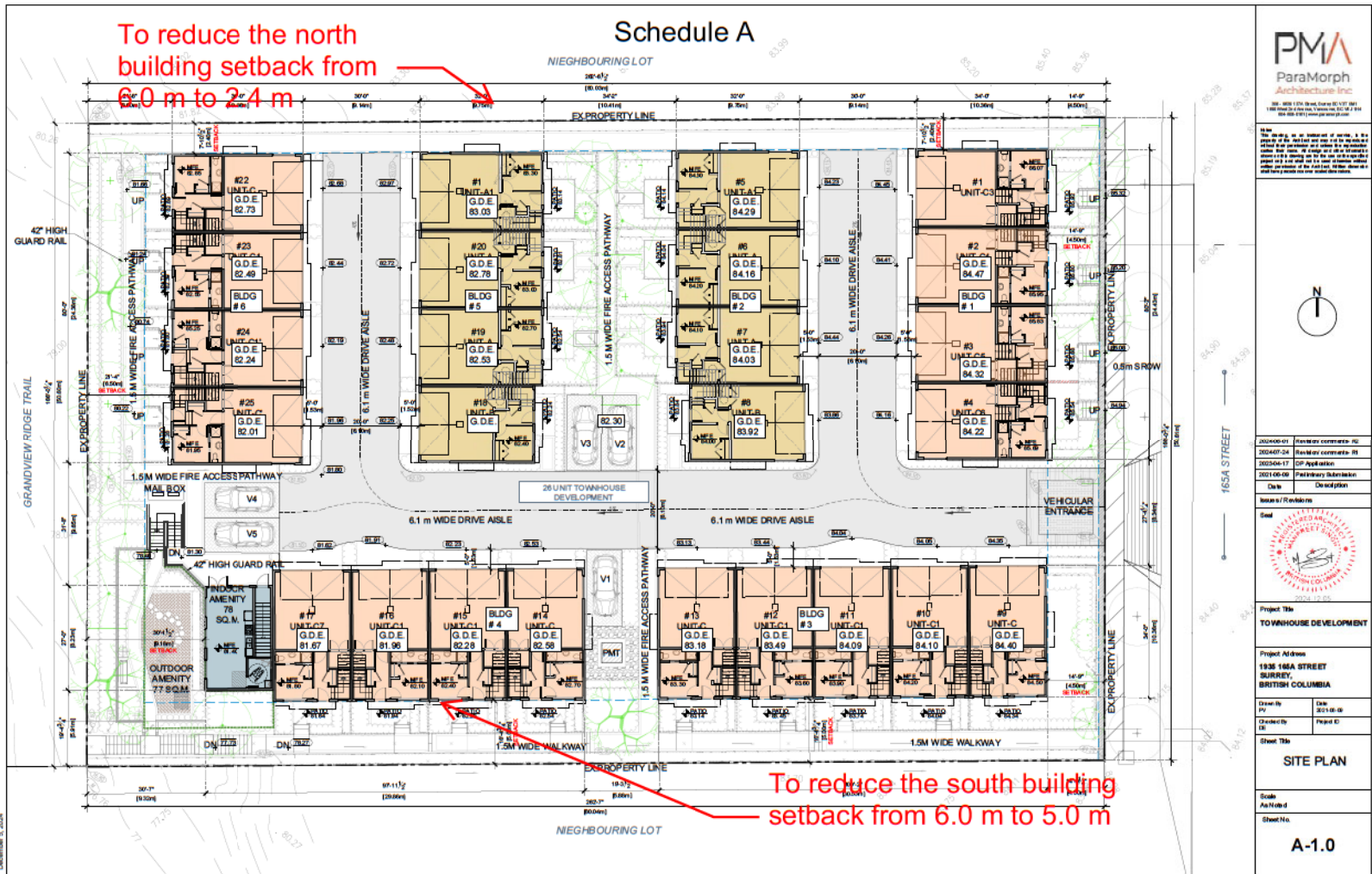
8. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



To reduce the north building setback from 6.0 m to 2.4 m

Schedule A

To reduce the south building setback from 6.0 m to 5.0 m



165A Street, Suite 101, Burnaby, BC V5C 2G7
 604-291-1111
 www.paramorph.com



Date	Description
2021-05-09	Preliminary Submission
2021-05-09	Preliminary Submission



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**1938 165A STREET
 BURNABY,
 BRITISH COLUMBIA**

Drawn By: JY Date: 2021-05-09
 Checked By: LR Project ID:

Sheet Title
SITE PLAN

Scale
 As Noted

Sheet No.
A-1.0