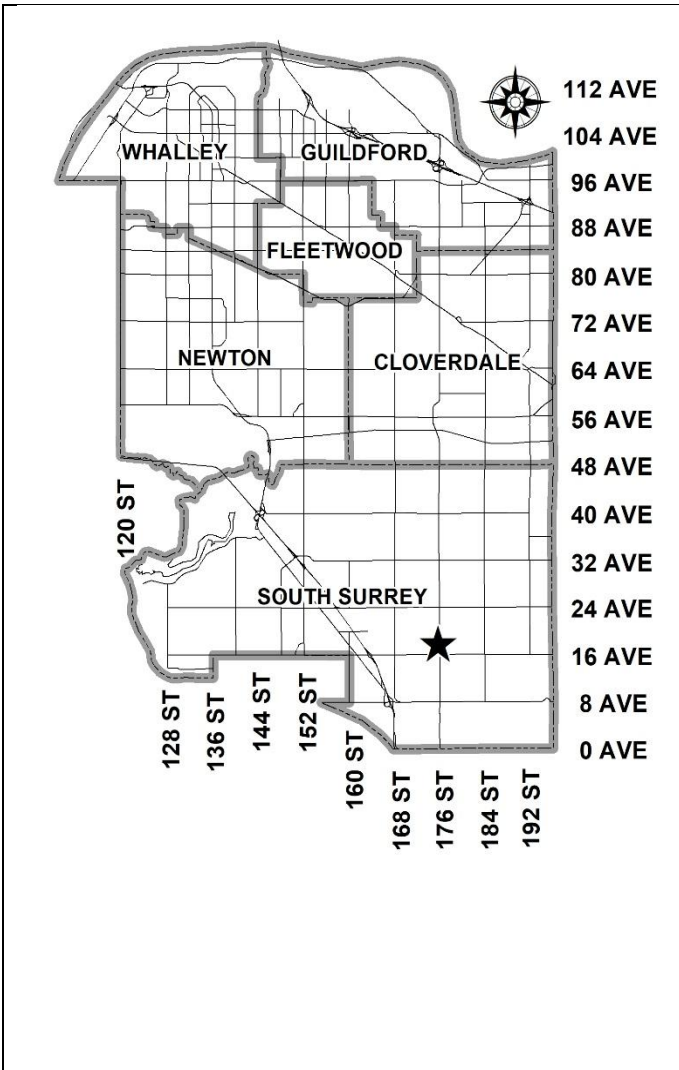


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7922-0301-00  
 Planning Report Date: January 12, 2026



**PROPOSAL:**

Development of 82 townhouse units.

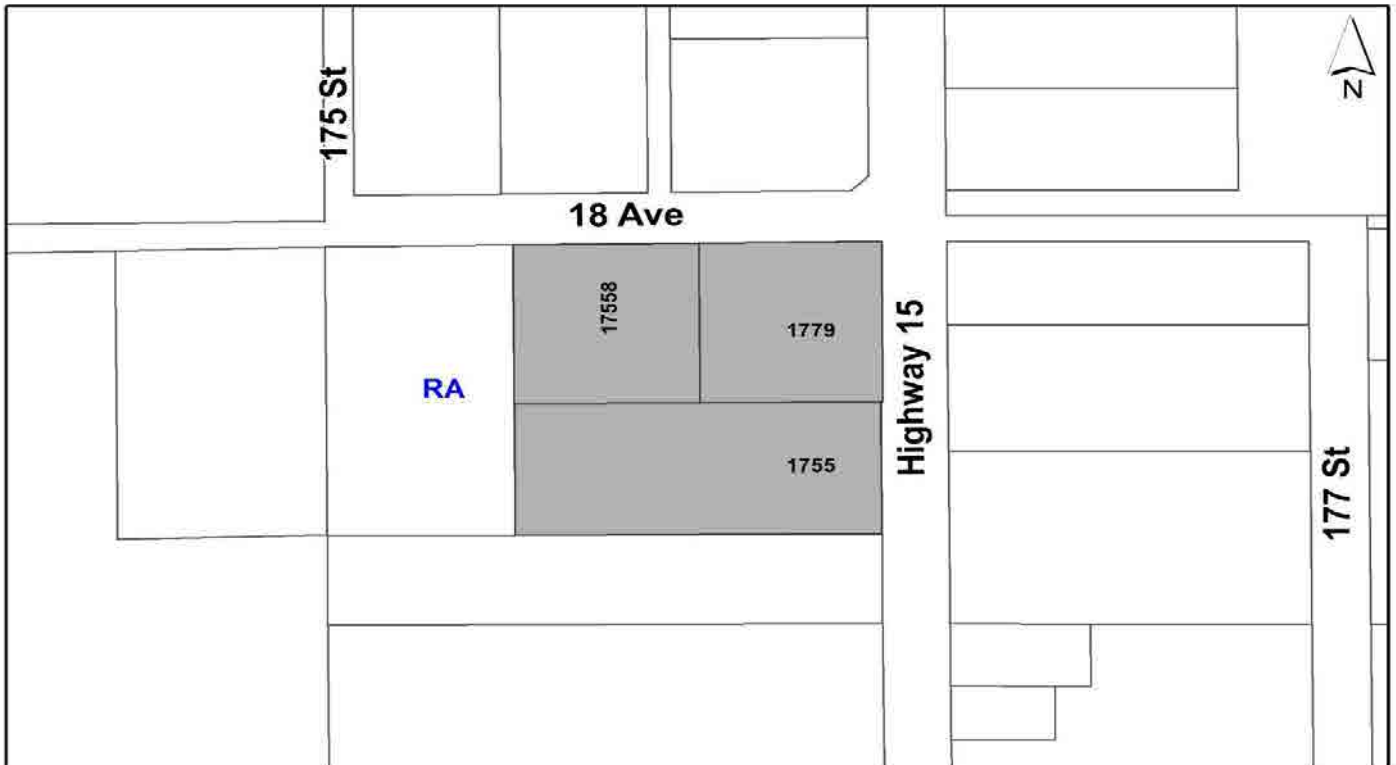
- **NCP Amendment** for the west portion of the site from Medium Density Townhouse to High Density Townhouse, to modify the land consolidation requirement, and to modify the local road pattern by deleting the north-south road and designating the road area to High Density Townhouse.
- **Rezoning** from RA to RM-30
- **Development Permit** for Form and Character and Hazard Lands (Steep Slope).
- **Development Variance Permit**

**LOCATION:**

1755 - 176 Street  
 17558 - 18 Avenue  
 1779 - 176 Street

**SECONDARY LAND USE PLAN:**

Darts Hill Neighbourhood  
 Concept Plan (NCP)



## RATIONALE SUMMARY

The proposed development complies with the Official Community Plan and partially complies with the Darts Hill Neighbourhood Concept Plan (NCP) with minor amendments proposed. The amendments include redesignating the western portion of the site from Medium Density Townhouse to High Density Townhouse to match the eastern portion of the site and deleting the north-south road. Staff support the proposed development as it is consistent with applicable planning policies and contributes to housing supply.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council support amending the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the western portion of the subject site from Medium Density Townhouse to High Density Townhouse, to modify the land consolidation requirement, and to modify the local road pattern by deleting the north-south road and designating the road area to High Density Townhouse, and consider passing a resolution when the project is considered for final adoption (Appendix A).
2. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0301-00 generally in accordance with the attached drawings (Appendix B) and the finalized geotechnical report.
4. Council endorse Development Variance Permit No. 7922-0301-00 (Appendix C) varying the following in the Zoning By-law to proceed to Public Notification:
  - (a) in Section F. "Yards and Setbacks" of Part 22 Multiple Residential 30 Zone (RM-30) to reduce the minimum south side yard setback from 6.0 metres to 4.0 metres for the principal building face and to allow patios and stairs within the setback area;
  - (b) in Section F. "Yards and Setbacks" of Part 22 Multiple Residential 30 Zone (RM-30) to reduce the minimum west rear yard setback from 6.0 metres to 3.0 metres for the principal building face and to allow stairs within the setback area; and
  - (c) in Section F. "Yards and Setbacks" of Part 22 Multiple Residential 30 Zone (RM-30), to allow patios and stairs within the north street side yard setback area.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw once all outstanding conditions are satisfied.

5. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix D);

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Transit;
- (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
- (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
- (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density to the satisfaction of the General Manager, Planning and Development Department;
- (g) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of final adoption;
- (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 176 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 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;
- (k) registration of a right-of-way for public rights-of-passage for the publicly accessible open space (corner plaza) in the northeast corner of the site;
- (l) submission and acceptance of a finalized Geotechnical Report and an associated Peer Review, to the satisfaction of City staff; and
- (m) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.

## DEVELOPMENT PROPOSAL

- The applicant is proposing the development of an 82-unit townhouse complex. The proposal complies with the Official Community Plan and partially complies with the Darts Hill Neighbourhood Concept Plan. Staff support the application proceeding.
- The application includes the following:
  - **Neighbourhood Concept Plan** amendment to redesignate the western portion of the subject site from Medium Density Townhouse to High Density Townhouse, to modify the land consolidation requirement and to modify the local road pattern by deleting the north-south road and designating the road area to High Density Townhouse.
  - **Rezoning** from RA to RM-30.
  - **Subdivision (consolidation)** from 3 lots to 1 lot.
  - **Development Permit** for Form and Character, and Hazard Lands (Steep Slope).
  - **Development Variance Permit** for setback relaxations.
- The table below provides a summary of the proposed development.

	Proposal
<b>Lot Area</b>	
Gross Site Area:	14,347 sq. m.
Road Dedication:	2,721 sq. m.
Net Site Area:	11,626 sq. m.
<b>Density (net)</b>	72.8 upa (28.5 upa); 0.96 FAR
<b>Number of Lots Proposed</b>	1
<b>Lot Coverage:</b>	41%
<b>Yards and Setbacks:</b>	
North (18 Avenue):	5.0 m*
East (176 Street):	5.0 m
South:	4.0 m*
West:	3.0 m*
<b>Height of Buildings</b>	
Principal buildings:	3 storeys
<b>Amenity Space</b>	
Indoor Amenity:	225 sq. m. plus cash-in-lieu meets the Zoning Bylaw requirement
Outdoor Amenity:	250 sq. m. meets the Zoning Bylaw requirement
<b>Floor Area</b>	
Residential	11,370 sq. m.
<b>Residential Units:</b>	
4-Bedroom:	82 (100% of total)
Total:	82

\*Development variance permit required

## SITE CONTEXT & BACKGROUND

- The subject site is approximately 1.39 hectares in size and is located on the south side of 18 Avenue, and west of Highway No. 15 (176 Street). The parcel is zoned Acreage Residential Zone (RA) and is designated Urban in the Official Community Plan (OCP), and High Density Townhouse on the east portion and Medium Density Townhouse on the west portion, in the Darts Hill Neighbourhood Concept Plan (NCP).
- The site currently contains several single-family dwellings and accessory structures, which are required to be demolished prior to final adoption. The site contains a number of trees, and has a sloping topography, sloping down approximately 13 metres from north to south.
- The subject site is bordered to the west and south by large single family lots, both of which are under active development application. Development Application No. 7923-0091-00 to the west is a townhouse application that is at Third Reading. Development Application No. 7923-0108-00 to the south is a townhouse/apartment application that is pre-Council. To the north, across 18 Avenue, and to the east, across Highway No. 15 (176 Street), are large single family lots.
- The subject application has been reviewed with consideration of the adjacent properties to the west (Development Application No. 7923-0091-00) and south (Development Application No. 7923-0108-00) which, in conjunction with the subject property, are identified as a Lot Consolidation Area in the Darts Hill NCP.

Direction	Existing Use	OCP/Secondary Land Use Plan Designation	Existing Zone
North (Across 18 Avenue):	Single family residential lots	<u>OCP</u> : Urban  <u>NCP</u> : High Density Townhouse and Parks and Open Space	RA
East (Across 176 Street):	Single family residential lots	<u>OCP</u> : Urban  <u>NCP</u> : High Density Townhouse	RA
South:	Single family residential lot under Development Application No. 7923-0108-00, which is pre-Council	<u>OCP</u> : Urban  <u>NCP</u> : High Density Townhouse and Medium Density Townhouse	RA
West:	Single family residential lot under Development Application No. 7923-0091-00, which is at Third Reading	<u>OCP</u> : Urban  <u>NCP</u> : Medium Density Townhouse	RA

## POLICY & BYLAW CONSIDERATIONS

## Secondary Land Use Plan Amendment

- The subject site is designated Medium Density Townhouse (west portion) and High Density Townhouse (east portion) in the Darts Hill Neighbourhood Concept Plan (NCP). The applicant is proposing an amendment to redesignate the western portion of the subject site from Medium Density Townhouse to High Density Townhouse, to modify the land consolidation requirement and to modify the local road pattern by deleting the north-south road and designating the road area to High Density Townhouse. The proposed amendments will allow the whole site to have the same NCP designation, as the eastern portion of the site is currently designated High Density Townhouse.
- The proposed amendment to redesignate the western portion of the site to High Density Townhouse is reasonable as the site is developing as a comprehensively designed single project and ultimate site. It is noted that the property to the west (Application No. 7923-0091-00), which includes a similar NCP amendment from Medium Density Townhouse to High Density Townhouse, recently received Third Reading on December 1, 2025, and the interface between the two applications will be similar.
- The proposal includes an amendment to the road network by eliminating the north-south local road proposed through the subject site and also reducing the classification of the proposed east-west 20.0 metre local road on the south portion of the site to a 10.0 metre pedestrian pathway. The proposed amendments are supported by staff.
- The applicant has proposed removing the subject property from the Lot Consolidation Area shared with the property to the west (17508 – 18 Avenue) and the south (1737 – 176 Street), which are currently under Development Application Nos. 7922-0091-00 and 7923-0108-00, respectively. Staff support this amendment, which was requested by all owners of the properties within the Lot Consolidation Area.
- In accordance with the NCP's Lot Consolidation Area requirements, the applicant is required to share any required road construction costs amongst properties shown in the Consolidation Area. Prior to final adoption, the applicant is required to demonstrate that they have addressed this condition.

## Zoning Bylaw Proposed Variances

- The applicant is requesting variances to building setbacks and the number of stair risers within setback areas, as described in the Recommendation section.
- The proposed setbacks are typical for a townhouse development and will not impact adjacent sites or the pedestrian streetscape.

## DEVELOPMENT CONSIDERATIONS

### Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix D.

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
  - 18 Avenue (26.0 metre Unique Collector):
    - Dedicate 1.942 metres along 18 Avenue for the ultimate 26.0 metre road allowance;
    - Construct south side of 18 Avenue to collector road standard;
  - East-West Path (10.0 metre Pedestrian Street):
    - Dedicate 5.0 metres and corner cut for the ultimate 10.0 metre wide pedestrian street;
- Access to site will be provided from 18 Avenue.
- The proposal was below the Surrey Design Criteria Manual's threshold of 100 peak hour trips to require a Transportation Impact Analysis (TIA).
- The applicant is proposing to provide the following number of vehicle and bicycle parking spaces:

	Required	Proposed
<b>Number of Stalls</b>		
Residential:	164	164
Residential Visitor:	16	17
Total:	180	181

### Tree Considerations

- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix E.
- There are 150 trees on the subject site, 137 of which are proposed to be removed. The applicant is required to plant replacement trees and provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.
- The City has reviewed the arborist report and generally supports the Arborist's findings. Off-site tree removal permissions are required before the arborist report can be given final approval.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

### Parks Considerations

- Future parkland is identified directly adjacent to the subject property on the north side of 18 Avenue per the Darts Hill Neighbourhood Concept Plan (NCP).

### School Capacity Considerations

- The School District has advised that there will be approximately 72 school-age children generated by this development. The School District has provided the following expected student enrollment:
  - 39 Elementary students at Ta'talu Elementary School; and
  - 21 Secondary students at Earl Marriott Secondary School.
- The number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

(Appendix F)

### **Surrey Fire Considerations**

- The Surrey Fire Department has no concerns with the proposed development, however, there are some standard requirements to be addressed as part of the subsequent Building Permit application.

### **Hazard Lands Development Permit Considerations**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA). A geotechnical report was submitted and found to be generally acceptable by staff, in accordance with the OCP Development Permit guidelines for Hazard Lands. Prior to final adoption, the report must be peer reviewed and any necessary modifications must be made to the content of the report. The finalized geotechnical report will be incorporated into the development permit.

### **Form and Character Development Permit Considerations**

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Darts Hill NCP.
- The applicant is proposing 16 townhouse buildings, containing a total of 82 four-bedroom townhouse units. All of the units have double-car garages and all of the units have either a front yard or a rear yard.
- The site plans reflect an effort to orient as many buildings to the public realm, to provide an attractive interface. In addition, all of the street-fronting or public realm-facing units contain active living space on the ground floor which will promote interaction with the public realm. These units have front doors facing the public realm, and windows that provide casual surveillance of the public realm.
- The site is designed so that the indoor amenity building and outdoor amenity space are centrally situated on the site, and so that the indoor and outdoor amenity space are adjacent to each other, reinforcing the programming of each space.

- The buildings are designed to step with the grades of the site, which will help to break up the massing of the buildings. Articulation is provided along the elevations, and the roof line is broken up through the use of gables and hip roofs.
- The proposed development achieves an attractive built form using hardie siding (white, khaki, beige), brick (brown) with wood post and trip (gray and brown) and asphalt shingles. Red and gray door are provided to add some further colour and unit distinction.

#### Indoor & Outdoor Amenity

- The applicant is proposing a central indoor amenity building built into the slope and is therefore partially inground. The amenity building contains lower and upper lounge rooms, which contain kitchen facilities and a washroom. The indoor space leads out directly to the outdoor amenity space, which has been programmed with seating areas and children's play equipment.

#### **Additional Considerations**

- The application is under the jurisdiction of the Ministry of Transportation and Transit (MOTT) and final approval from MOTT is required.

#### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 12, 2025, and the development proposal signs were installed on August 25, 2025. To date, staff have not received any responses from area residents. One response was received from the Little Campbell Watershed Society (LCWS), which requested that all rainfall, to the 100-year storm event, be infiltrated onsite. (*staff responses in italics*)

*(All stormwater runoff to the municipal storm water system is required to be captured by a water quality treatment facility.)*

- Notification of the subject development application was also sent to the following Community Associations, with no responses received at the time of drafting this report:
  - Friends of Semiahmoo Bay Society;
  - Cloverdale District Chamber of Commerce; and
  - Surrey Board of Trade.

#### **COMMUNITY AMENITY CONTRIBUTIONS**

- The proposed development is subject to the following Community Amenity Contributions, which are payable at the rate in effect at the time of payment and may be subject to change:

<b>Contribution Type</b>	<b>Current Rate</b>
Capital Projects Contributions (Tier 1 CAC)	\$2,227.85 per unit
Community Specific Capital Projects Contributions (Tier 2 CAC)	\$22,278.48 per unit

Affordable Housing Contribution	\$1,113.92 per unit
Secondary Plan & Infill Area Contributions	\$8,213.93 per unit

## CONCLUSION

In summary, the proposed 82 unit townhouse development will provide housing diversity in the area and aligns with the objectives of the Official Community Plan and Darts Hill Neighbourhood Plan. Staff recommend approval based on the analysis and considerations outlined in this report.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A: Secondary Land Use Plan Amendment Map
- Appendix B: Site Plan, Building Elevations, Perspective and Landscape Plans
- Appendix C: Development Variance Permit No. 7922-0301-00
- Appendix D: Engineering Summary
- Appendix E: Summary of Tree Preservation, Removal and Replacement
- Appendix F: School District Comments

*approved by Shawn Low*

Ron Gill  
General Manager  
Planning and Development

KB/ar



CITY OF SURREY

NCP Amendment to redesignate west portion from Medium Density Townhouse to High Density Townhouse, to modify the land consolidation requirement and to modify the local road pattern.

**Darts Hill Neighbourhood Concept Plan**

**Legend**

- |                          |                           |                        |
|--------------------------|---------------------------|------------------------|
| Low Rise Mixed-Use       | Live / Work Townhouse     | Park & Natural Areas   |
| Community Commercial     | Medium Density Townhouse  | Detention Pond Grading |
| Neighbourhood Commercial | Semi-Detached Residential | Man Made Pond          |
| Low Rise Residential     | Detached Residential      | Biodiversity Corridor  |
| High Density Townhouse   | Institutional             | Riparian Area          |
|                          | Institutional or Park     | Wetlands               |





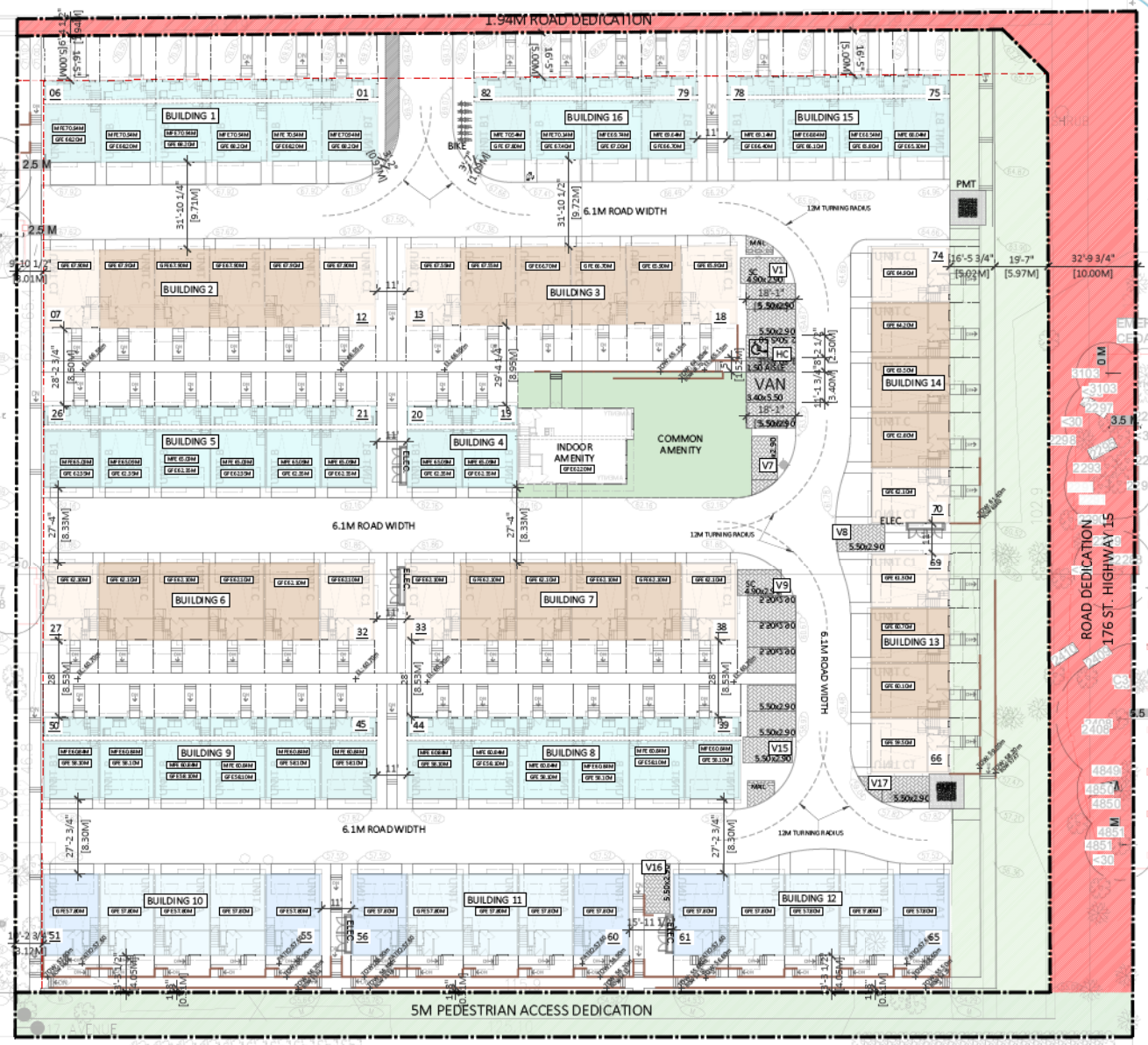
18 AVE

**DEVELOPMENT DATA**

<b>SITE AREA</b>					
		S.F.	AC	SQ.M	Ha
GROSS		154,431.50	3.55	14,347.15	1.390
ROAD DED.		14,512.12	0.33	1,348.22	0.131
GREEN SPACE TRANS.		0.00	0.00	0.00	0.000
PEDESTRIAN DEDICATION		14,774.9	0.34	1,372.63	0.133
NET		125,144.48	2.88	11,626.30	1.126
<b>DENSITY</b>					
	UPA	UPHA	UNIT COUNT		
DENSITY (PER GROSS)	23.09	59.00	82.00		
DENSITY (PER NET)	78.49	72.80	82.00		
<b>F.A.R. (PER GROSS)</b>					
	SP	SQ.M			
F.A.R. (PER GROSS)	0.28	120,386.72	11,184.29		
F.A.R. (PER NET)	0.96	120,386.72	11,184.29		
<b>SITE COVERAGE</b>					
	SP	SQ.M			
	42%	50,762.00	4,725.94	(BASED ON NET)	
<b>PARKING:</b>					
<b>REQUIRED:</b>					
	MULTIPLIER	UNIT COUNT	STALLS COUNT		
RESIDENTIAL:	2	82.00	164		
VISITOR:	0.2	82.00	36.4		
			TOTAL:	190.4	
<b>PROVIDED:</b>					
	STALLS				
RESIDENTIAL:	164	(1 PER 5 DWELING)			
VISITOR:	17				
TOTAL:	181				
TANDEM PARKING 0 (TANDEM PARKING) = 0.00 (%)					
<b>AMENITY AREA</b>					
<b>REQUIRED:</b>					
	MULTIPLIER (SQ.M)	UNIT COUNT	SQ.M	SF	
OUTDOOR	3	82.00	246	2,647.92	
INDOOR	3	82.00	246	2,647.92	
			TOTAL	5,295.84	
<b>PROVIDED:</b>					
	SP	SQ.M			
INDOOR AMENITY		2,403	258.64		
OUTDOOR AMENITY		2,784	298.64		
TOTAL		5,207	557.28		

**UNIT BREAKDOWN**

UNIT TYPE	# OF BEDROOMS	# OF UNITS	GROUND S.F. (EXCL. GARAGE) SQ.FT.	MAIN SQ.FT.	UPPER SQ.FT.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE) SQ.FT.	TOTALS S.F. (EXCLUDING GARAGE) SQ.FT.
UNIT 'A'	4 BEDROOMS	9	197	651	651	1,499.00	13,491.00
UNIT 'A1'	4 BEDROOMS	6	199	667	667	1,533.00	9,198.00
UNIT 'B'	4 BEDROOMS	21	197	633	654	1,484.00	31,164.00
UNIT 'B1'	4 BEDROOMS	13	199	648	670	1,517.00	19,721.00
UNIT 'C'	4 BEDROOMS	21	169	619	618	1,406.00	29,523.00
UNIT 'C1'	4 BEDROOMS	12	170.9	634.83	634.83	1,440.56	17,286.72
TOTAL COUNT =		82				TOTAL =	120,386.72



**1 SITE PLAN**  
SCALE 1"=40'-0"  
NORTH



Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph 604-503-4464

**PROJECT INFO:**  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755 176 street  
Surrey BC  
**CLIENT:**

**DATE:**  
**PROJECT NO:** 21-209  
**SCALE:** DRAWN BY: GPM

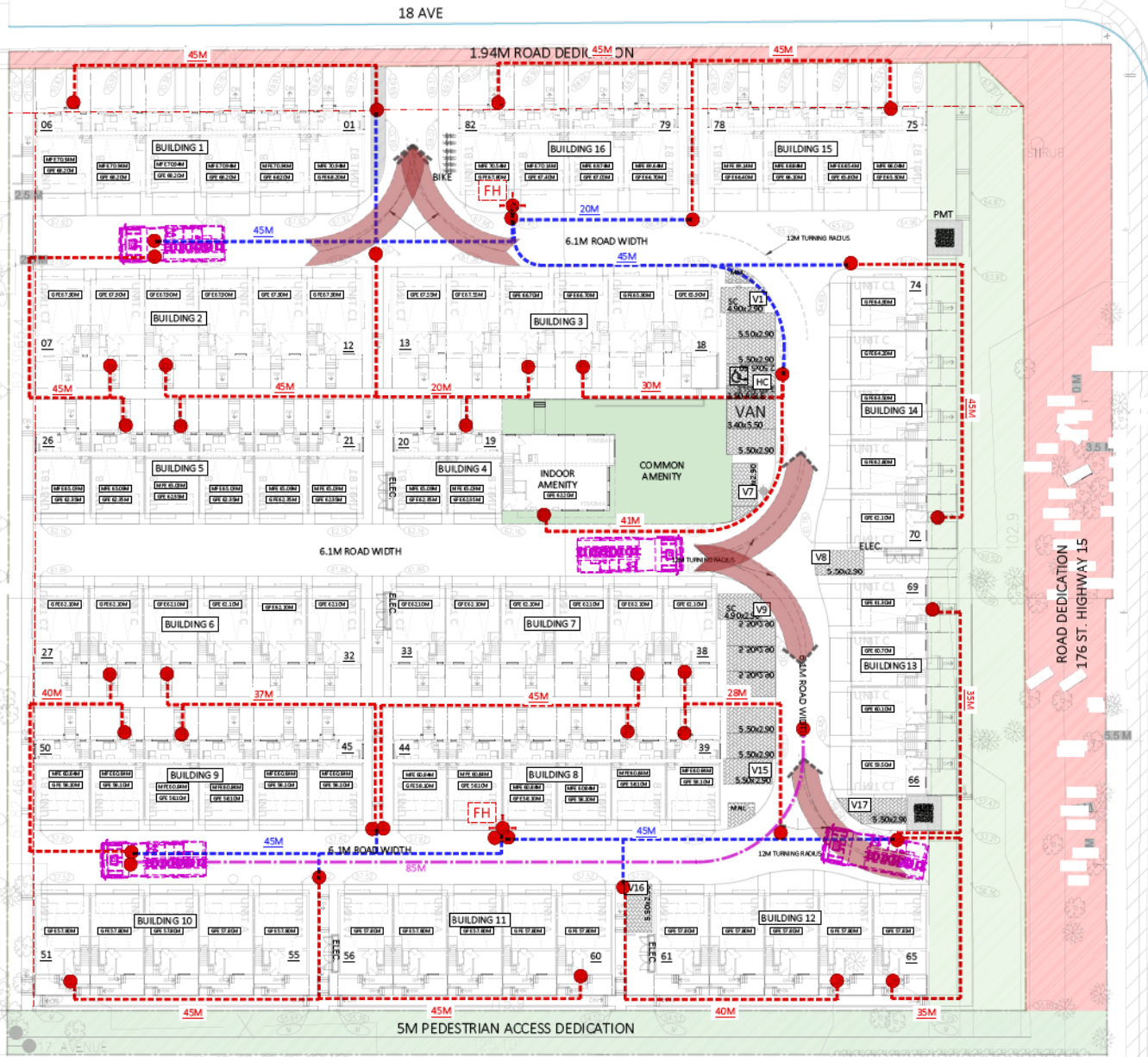
REV	DESCRIPTION	DATE

**SITE PLAN**

DP-101

**LEGEND:**

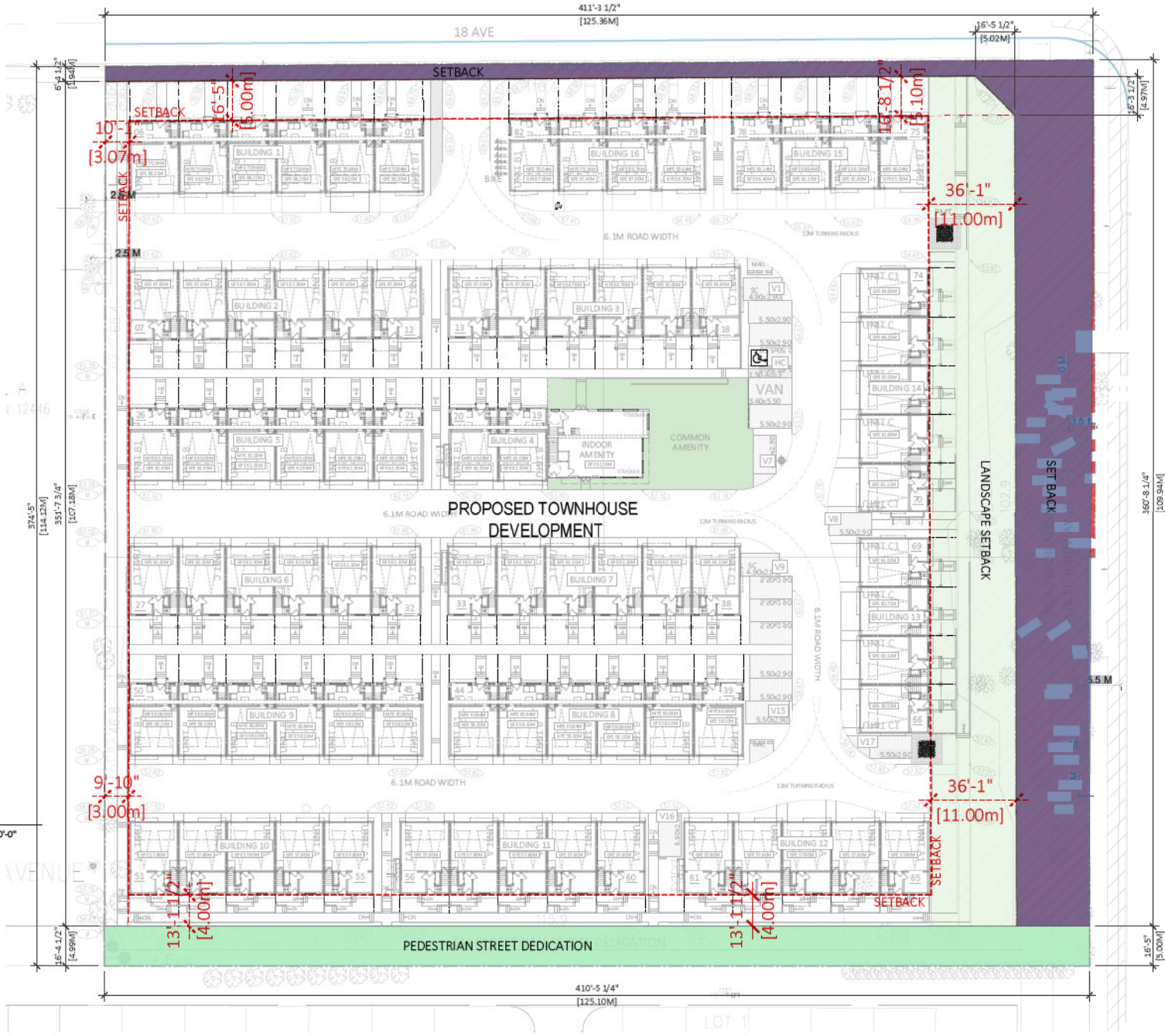
- TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90 M LONG
- MAX 45M UNOBSTRUCTED PATH OF TRAVEL FROM FIRE TRUCK TO ANY PRIMARY ENTRANCE
- MAX 45M UNOBSTRUCTED PATH OF TRAVEL FROM HYDRANT TO FIRE TRUCK
- FIRE TRUCK
- FIRE HYDRANT
- 12m CENTERLINE TURNAROUND RADIUS
- FIRE TRUCK MANEUVERING / BACKING-UP LOCATIONS



**1 FIRE ACCESS PLAN**  
SCALE 1"=40'-0" NORTH



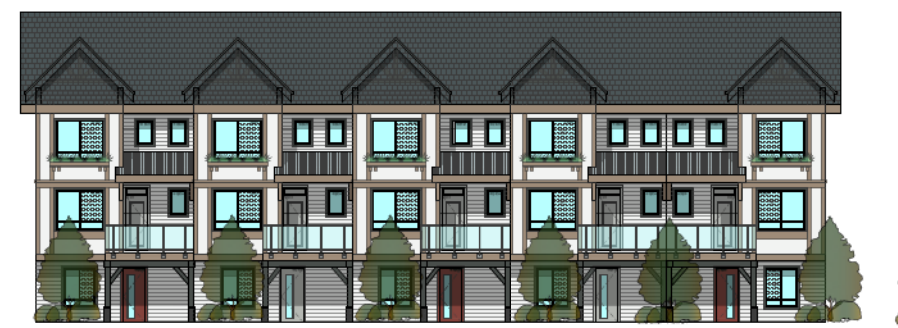
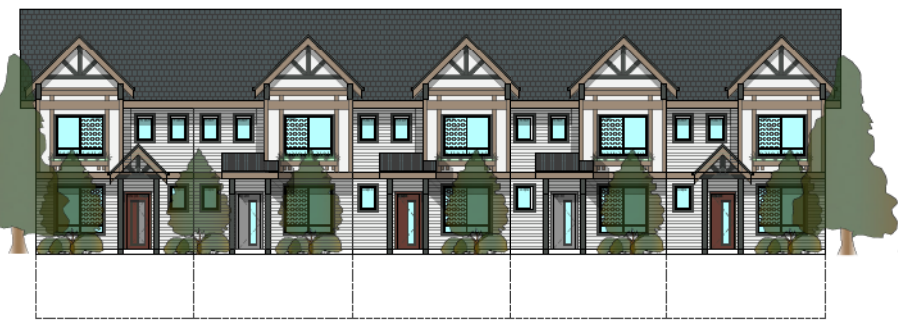
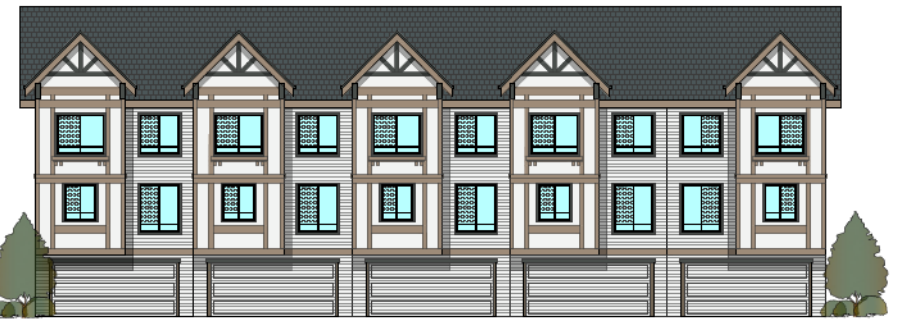
REV	DESCRIPTION	DATE



 NORTH  
**1** BASE PLAN  
 SCALE 1"=40'-0"

NO.	DATE	BY	DATE

# MATERIAL / COLOR PALETTE (WHITE SCHEME) (UNITS A, B & C)



**MATERIAL LEGEND: SCHEME 1**

A	"HARDIE REVEAL SIDING" ARCTIC WHITE	G	WOOD TRIM & POST COLOR TO MATCH HARDIE "IR ON GREY"
B	WOOD TRIM 2 X 12 COLOUR TO MATCH HARDIE KHAKI BROWN	I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"
C	HARDIE KHAKI BROWN 2 X 6 TRIM	J	VINYL FRAMED WINDOWS & DOORS
D	HARDIE SIDING "KHAKI BROWN"	K	3-6" HIGH ALUM. GUARDRAIL -BLACK
E	6" HARDIE HORIZONTAL SIDING "ARCTIC WHITE"	L	BOURBON STREET THIN BRICKS
F	WOOD TRIM & POST COLOR TO MATCH HARDIE "KHAKI BROWN"	S	DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
H	ASPHALT SHINGLE ROOF	T	DOOR COLOUR TO MATCH HARDIE SKY GREY



Unit 209- 6521 King George Blvd  
Surrey BC, V3K 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

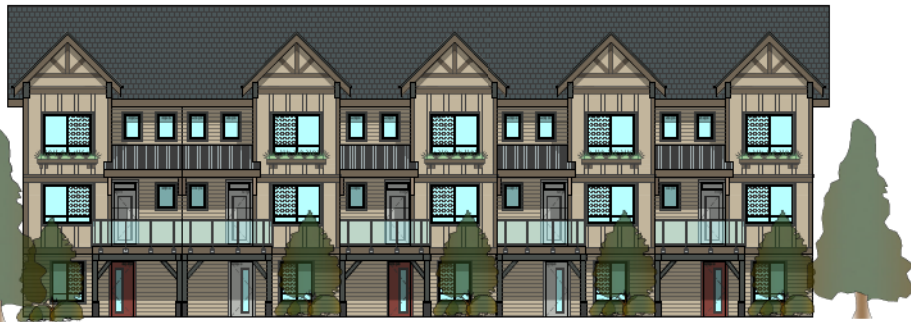
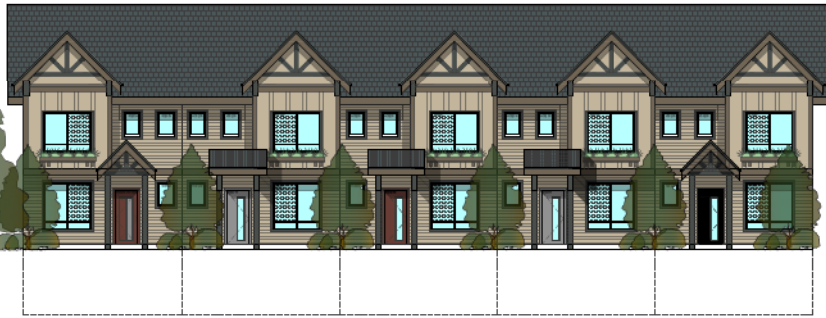
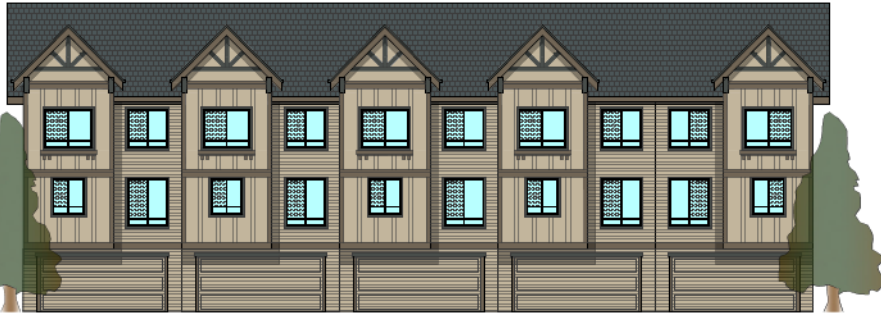
PROJECT INFO:  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755 176 street  
Surrey BC  
CLIENT:

DATE  
PROJECT NO:  
21-209  
SCALE: DRAWN BY:  
GPM

REV	DESCRIPTION	DATE

DP-300a

# MATERIAL / COLOR PALETTE (BEIGE SCHEME) (UNITS A, B & C)



## MATERIAL LEGEND: SCHEME 2

G	WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GREY"	N	"HARDIE REVEAL SIDING" SANDSTONE BEIGE
H	ASPHALT SHINGLE ROOF	O	HARDIE TIMBER BARK 2 X 12 TRIM
I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT M5T"	P	HARDIE TIMBER BARK 2 X 6 TRIM
J	VINYL FRAMED WINDOWS & DOORS	Q	WOOD TRIM & POST COLOR TO MATCH HARDIE "TIMBER BARK"
K	3'-6" HIGH ALUM. GUARDRAIL BLACK	R	6" HARDIE HORIZONTAL SIDING "SANDSTONE BEIGE"
L	BOURBON STREET THIN BRICKS	S	DOOR COLOUR TO MATCH HARDIE COUNTRY LAKE RED
M	BOARD AND BATTEN COLOR TO MATCH HARDIE "SANDSTONE BEIGE"	T	DOOR COLOUR TO MATCH HARDIE SKY GRAY

REV	DESCRIPTION	DATE

# BUILDING 1

## SCHEME-01



**FLAT**  
ARCHITECTURE

Unit 209-6321 King George Blvd  
Surrey BC, V3K 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4484

**PROJECT INFO:**  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755, 1761 street  
Surrey BC  
CLIENT:

DATE

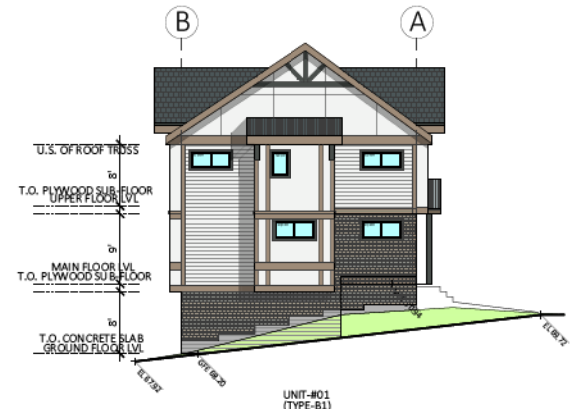
PROJECT NO:  
21-209

SCALE: DRAWN BY:  
GPM

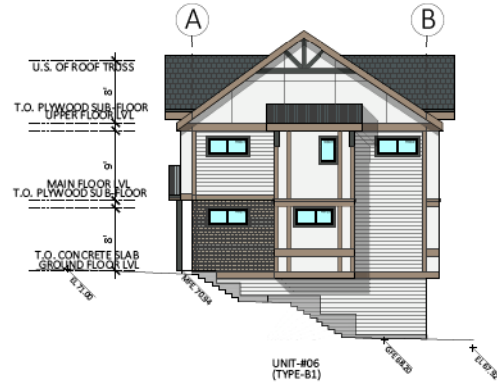
REV	DESCRIPTION	DATE

ELEVATIONS

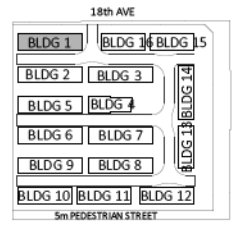
DP-301



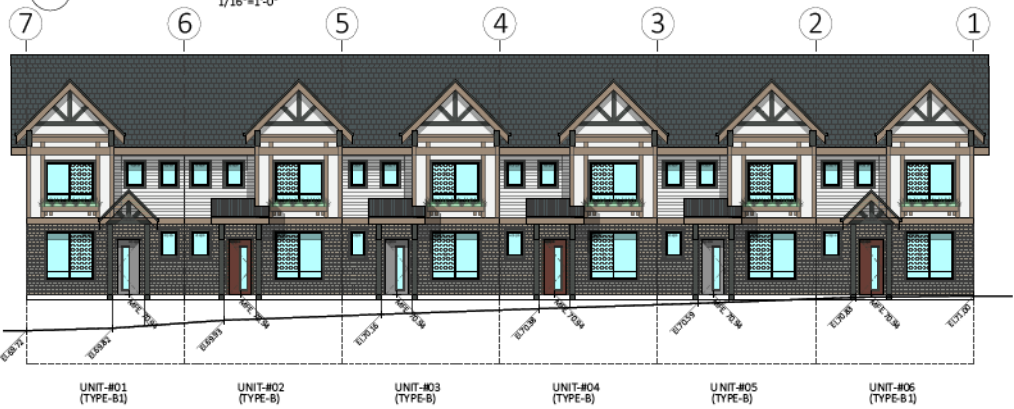
3 SIDE ELEVATION (WEST)  
1/16"=1'-0"



4 SIDE ELEVATION (EAST)  
1/16"=1'-0"



1 ELEVATION AT GARAGE SIDE FACING (SOUTH)  
1/16"=1'-0"



2 ELEVATION AT REAR SIDE (NORTH)  
1/16"=1'-0"

**MATERIAL LEGEND: SCHEME 1**

A	HARDIE RIVET SIDING ARCTIC WHITE	G	WOOD TRIM & POST COLOR TO MATCH HARDIE 'IRON GREY'
B	WOOD TRIM 2 X 12 COLOUR TO MATCH HARDIE KHAKI BROWN	I	METAL ROOF COLOR TO MATCH HARDIE 'LIGHT MIST'
C	HARDIE KHAKI BROWN 2 X 6 TRIM	J	VINYL FRAMED WINDOWS & DOORS
D	HARDIE SIDING 'KHAKHI BROWN'	K	3'-6" HIGH ALUM. GUARDRAIL 'BLACK'
E	6" HARDIE HORIZONTAL SIDING 'ARCTIC WHITE'	L	BOURBON STREET THIN BRICKS
F	WOOD TRIM & POST COLOR TO MATCH HARDIE 'KHAKI BROWN'	M	DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
H	ASPHALT SHINGLE ROOF	N	DOOR COLOUR TO MATCH HARDIE SKY GREY



# BUILDING 4

## SCHEME-02



Unit 239- 6321 King George Blvd  
 Surrey BC V3K 1G1  
 www.flatarchitecture.ca  
 contact@flatarchitecture.ca  
 Ph: 604-603-4484

PROJECT INFO:  
 82 Units Townhouse Development  
 at 17558 18 ave, 1779, 1755 176 Street  
 Surrey BC  
 CLIENT: [REDACTED]

DATE: [REDACTED]  
 PROJECT NO: 21-209  
 SCALE: [REDACTED] DRAWN BY: GFM

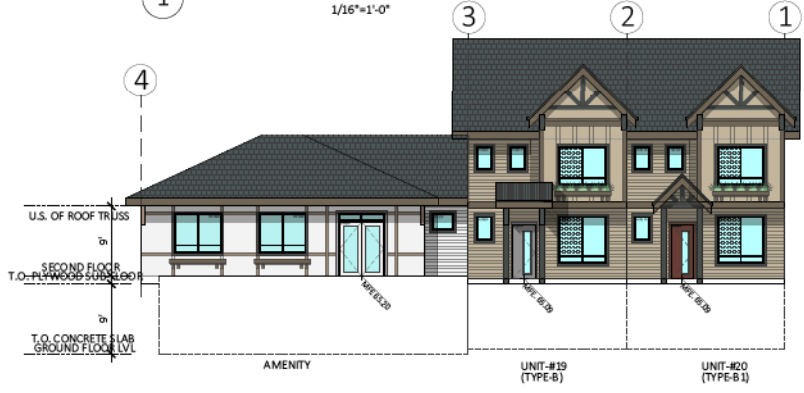
NO.	DATE	BY	REVISION

ELEVATIONS

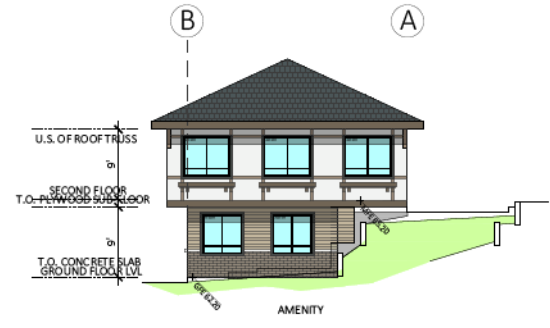
DP-304



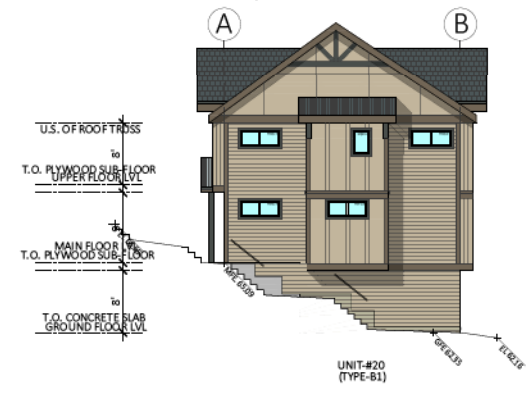
1 ELEVATION AT GARAGE SIDE FACING (NORTH)  
 1/16"=1'-0"



2 ELEVATION AT REAR SIDE (SOUTH)  
 1/16"=1'-0"



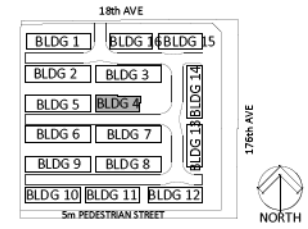
3 SIDE ELEVATION (WEST)  
 1/16"=1'-0"



4 SIDE ELEVATION (EAST)  
 1/16"=1'-0"

**MATERIAL LEGEND: SCHEME 2**

W	WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GREY"	N	"HARDIE REVEAL SIDING" SANDSTONE BEIGE
H	ASPHALT SHINGLE ROOF	O	HARDIE TIMBER BARK 2X 12 TRIM
I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"	P	HARDIE TIMBER BARK 2X 6 TRIM
J	VINYL FRAMED WINDOWS & DOORS	Q	WOOD TRIM & POST COLOR TO MATCH HARDIE "TIMBER BARK"
K	3'-6" HIGH ALUM. GUARD RAIL -BLACK	R	6" HARDIE HORIZONTAL SIDING "SANDSTONE BEIGE"
L	BOURBON STREET THIN BRICKS	S	DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
M	BOARD AND BATTEN COLOR TO MATCH HARDIE "SANDSTONE BEIGE"	T	DOOR COLOUR TO MATCH HARDIE SKY GREY

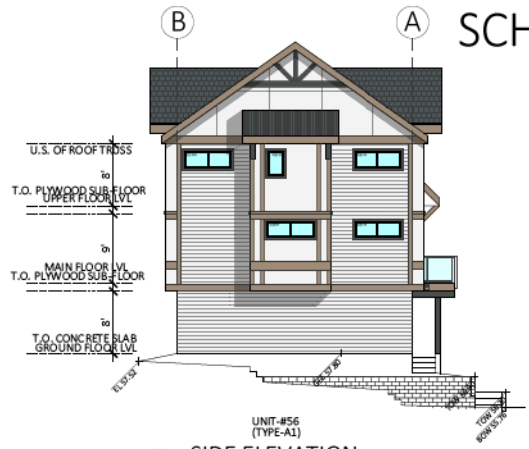


# BUILDING 11 SCHEME-01

NO.	DATE	BY	DESCRIPTION



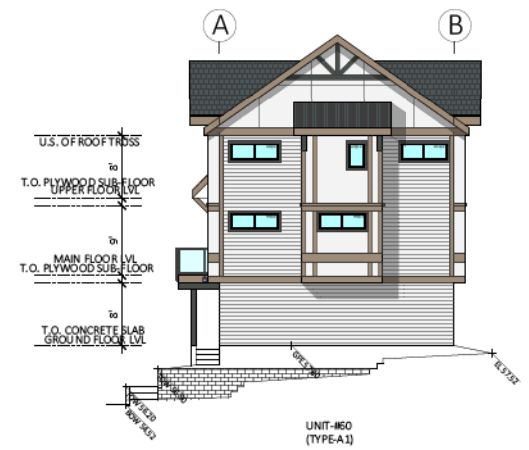
1 ELEVATION AT GARAGE SIDE FACING (NORTH)  
1/16"=1'-0"



3 SIDE ELEVATION (WEST)  
1/16"=1'-0"



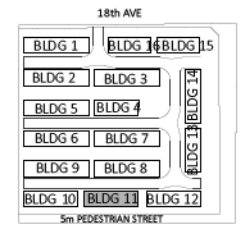
2 ELEVATION AT REAR SIDE (SOUTH)  
1/16"=1'-0"



4 SIDE ELEVATION (EAST)  
1/16"=1'-0"

**MATERIAL LEGEND: SCHEME 1**

A	"HARDIE REVEAL SIDING" ARCTIC WHITE	G	WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GREY"
B	WOOD TRIM 2 X 12 COLOUR TO MATCH HARDIE KHAKI BROWN	I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"
C	HARDIE KHAKI BROWN 2X 6 TRIM	J	VINYL FRAMED WINDOWS & DOORS
D	HARDIE SIDING "KHAKH BROWN"	K	3'-6" HIGH ALUM. GUARDRAIL -BLACK
E	6" HARDIE HORIZONTAL SIDING "ARCTIC WHITE"	L	BOURBON STREET THIN BRICK
F	WOOD TRIM & POST COLOR TO MATCH HARDIE "KHAKI BROWN"	M	DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
H	ASPHALT SHINGLE ROOF	N	DOOR COLOUR TO MATCH HARDIE SKY GREY



# BUILDING 13

## SCHEME-01



Unit 209 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-503-4464

PROJECT INFO:  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755 170 Street  
Surrey BC  
CLIENT:

DATE  
PROJECT NO:  
21-209  
SCALE: DRAWN BY:  
GPM

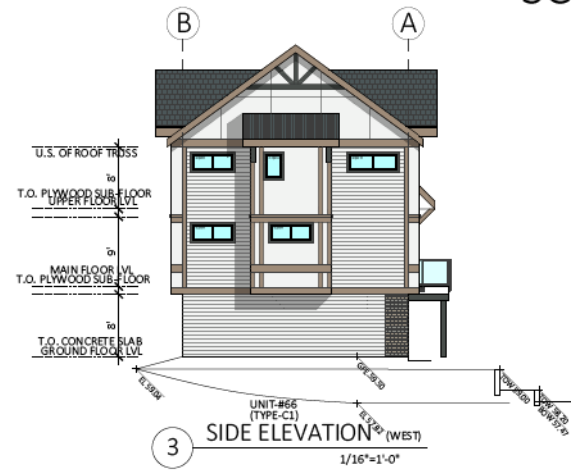
NO.	REV.	DESCRIPTION	DATE

ELEVATIONS

DP-313



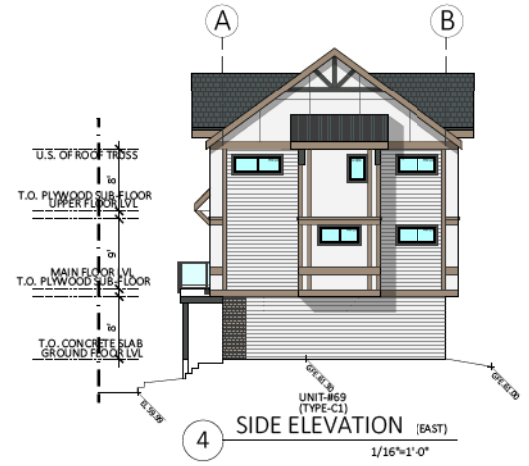
1 ELEVATION AT GARAGE SIDE FACING (NORTH)  
1/16"=1'-0"



3 SIDE ELEVATION (WEST)  
1/16"=1'-0"



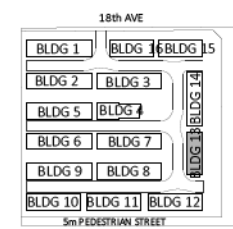
2 ELEVATION AT REAR SIDE (SOUTH)  
1/16"=1'-0"



4 SIDE ELEVATION (EAST)  
1/16"=1'-0"

**MATERIAL LEGEND: SCHEME 1**

A	HARDIE REVEALSIDING* ARCTIC WHITE	G	WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GRD"
B	WOOD TRIM 2X 12 COLOUR TO MATCH HARDIE KHAKI BROWN	H	ASPHALT SHINGLE ROOF
C	HARDIE KHAKI BROWN 2 X 6 TRIM	I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"
D	HARDIE SIDING "KHAKI BROWN"	J	VINYL FRAMED WINDOWS & DOORS
E	6" HARDIE HORIZONTAL SIDING "ARCTIC WHITE"	K	3'-0" HIGH ALUM. GUARDRAIL -BLACK
F	WOOD TRIM & POST COLOR TO MATCH HARDIE "KHAKI BROWN"	L	BOURBON STREET THIN BRICKS
H	ASPHALT SHINGLE ROOF	M	DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
		N	DOOR COLOUR TO MATCH HARDIE SKY GRAY



# BUILDING 14 SCHEME-02



PROJECT INFO:  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755, 1776 street  
Surrey BC  
CLIENT:

DATE

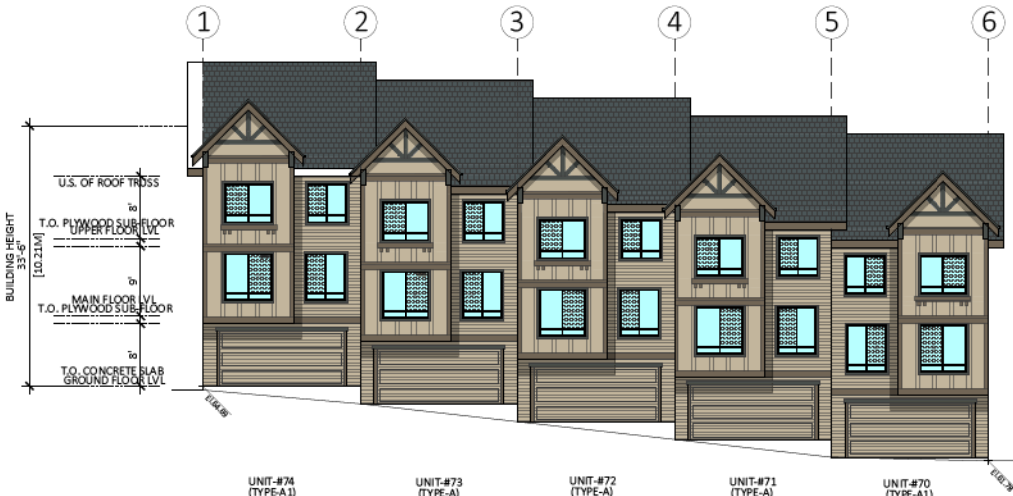
PROJECT NO:  
21-209

SCALE: DRAWN BY:  
GPM

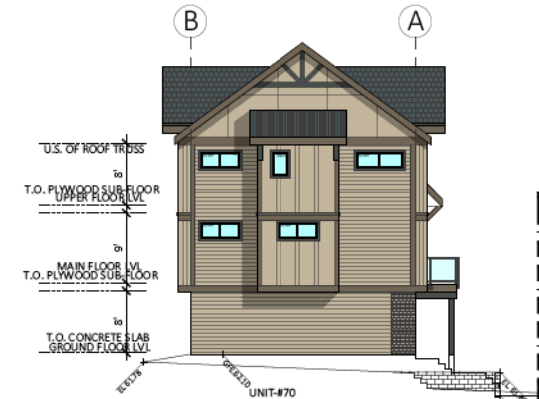
DATE	BY	DESCRIPTION

ELEVATIONS

DP-314



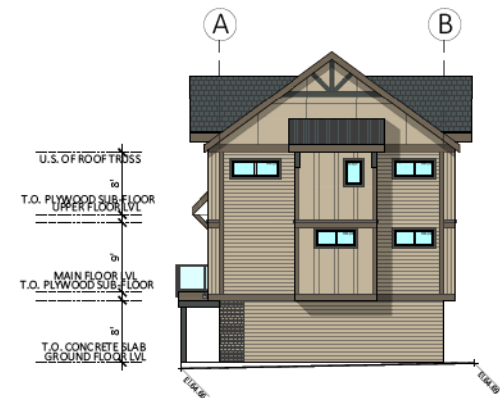
1 ELEVATION AT GARAGE SIDE FACING (NORTH)  
1/16"=1'-0"



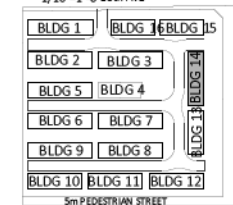
3 SIDE ELEVATION (WEST)  
1/16"=1'-0"



2 ELEVATION AT REAR SIDE (SOUTH)  
1/16"=1'-0"



4 SIDE ELEVATION (EAST)  
1/16"=1'-0" 18th AVE



**MATERIAL LEGEND: SCHEME 2**

G	WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GREY"	N	"HARDIE REVEALSIDING" SANDSTONE BEIGE
H	ASPHALT SHINGLE ROOF	O	HARDIE TIMBER BARK 2 X 12 TRIM
I	METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"	P	HARDIE TIMBER BARK 2 X 6 TRIM
J	VINYL FRAMED WINDOWS & DOORS	Q	WOOD TRIM & POST COLOR TO MATCH HARDIE "TIMBER BARK"
K	3'-6" HIGH ALUM. GUARDRAIL -BLACK	R	6" HARDIE HORIZONTAL SIDING "SANDSTONE BEIGE"
L	BOURBON STREET THIN BRICKS	S	DOOR COLOUR TO MATCH HARDIE COUNTRY LAKE RED
M	BOARD AND BATTEN COLOR TO MATCH HARDIE "SANDSTONE BEIGE"	T	DOOR COLOUR TO MATCH HARDIE SKY GREY

# BUILDING 16

## SCHEME-02

DATE

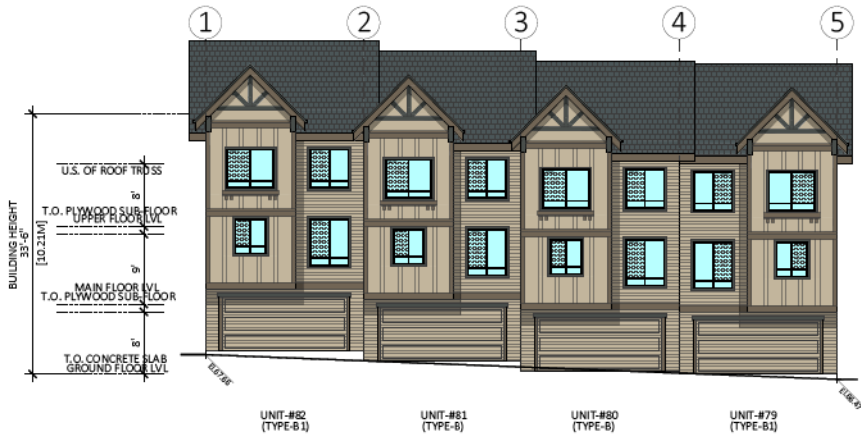
PROJECT NO:  
Z1-209

SCALE: DRAWN BY:  
GPM

NO.	DATE	BY	DESCRIPTION

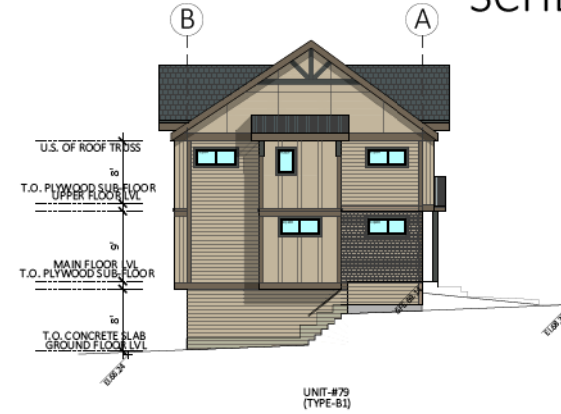
ELEVATIONS

DP-316



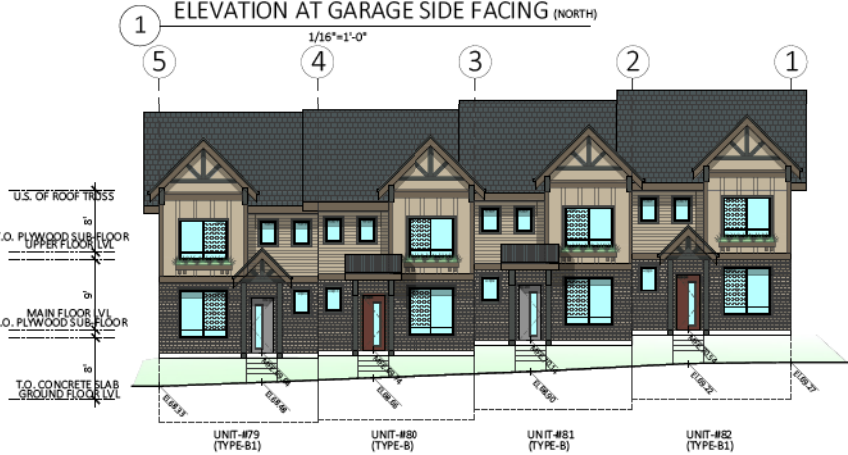
1 ELEVATION AT GARAGE SIDE FACING (NORTH)

1/16"=1'-0"



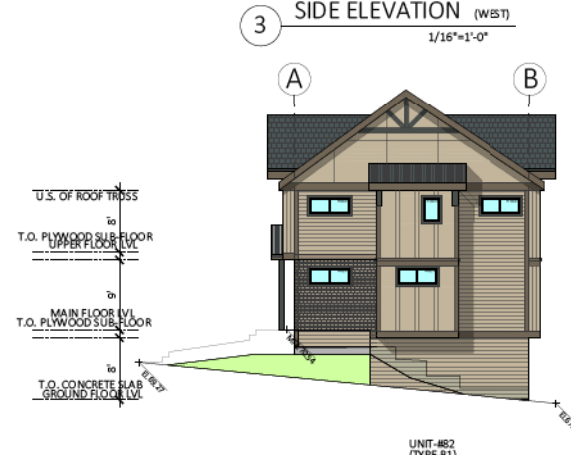
3 SIDE ELEVATION (WST)

1/16"=1'-0"



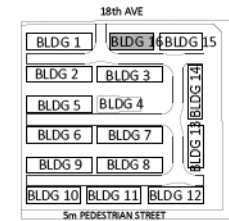
2 ELEVATION AT REAR SIDE (SOUTH)

1/16"=1'-0"



4 SIDE ELEVATION (EAST)

1/16"=1'-0"



MATERIAL LEGEND: SCHEME 2

<b>G</b> WOOD TRIM & POST COLOR TO MATCH HARDIE "IRON GREY"	<b>N</b> "HARDIE REVERSAL SIDING" SANDSTONE BEIGE
<b>H</b> ASPHALT SHINGLE ROOF	<b>O</b> HARDIE TIMBER BARK 2 X 12 TRIM
<b>I</b> METAL ROOF COLOR TO MATCH HARDIE "LIGHT MIST"	<b>P</b> HARDIE TIMBER BARK 2 X 6 TRIM
<b>J</b> VINYL FRAMED WINDOWS & DOORS	<b>Q</b> WOOD TRIM & POST COLOR TO MATCH HARDIE "TIMBER BARK"
<b>K</b> 3'-6" HIGH ALUM. GUARDRAIL -BLACK	<b>R</b> 6" HARDIE HORIZONTAL SIDING "SANDSTONE BEIGE"
<b>L</b> BOURBON STREET THIN BRICKS	<b>S</b> DOOR COLOUR TO MATCH HARDIE COUNTRY LANE RED
<b>M</b> BOARD AND BATTEN COLOR TO MATCH HARDIE "SANDSTONE BEIGE"	<b>T</b> DOOR COLOUR TO MATCH HARDIE SKY GREY



BLOW-UP 1

BLOW-UP 2

STREETScape ALONG 18 AVE



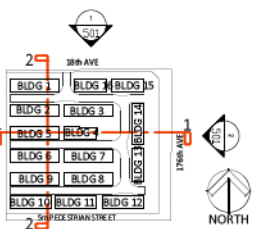
1 STREETScape ALONG 18 AVE (BLOW UP 1)

1/20"=1'-0"



1 STREETScape ALONG 18 AVE (BLOW UP 2)

1/20"=1'-0"



PROJECT INFO:  
82 Units Townhouse Development  
at 17558 18 ave, 1775 1755 176 street  
Surrey BC CLIENT:

DATE

PROJECT NO:  
21-209

SCALE: DRAWN BY:  
GPM

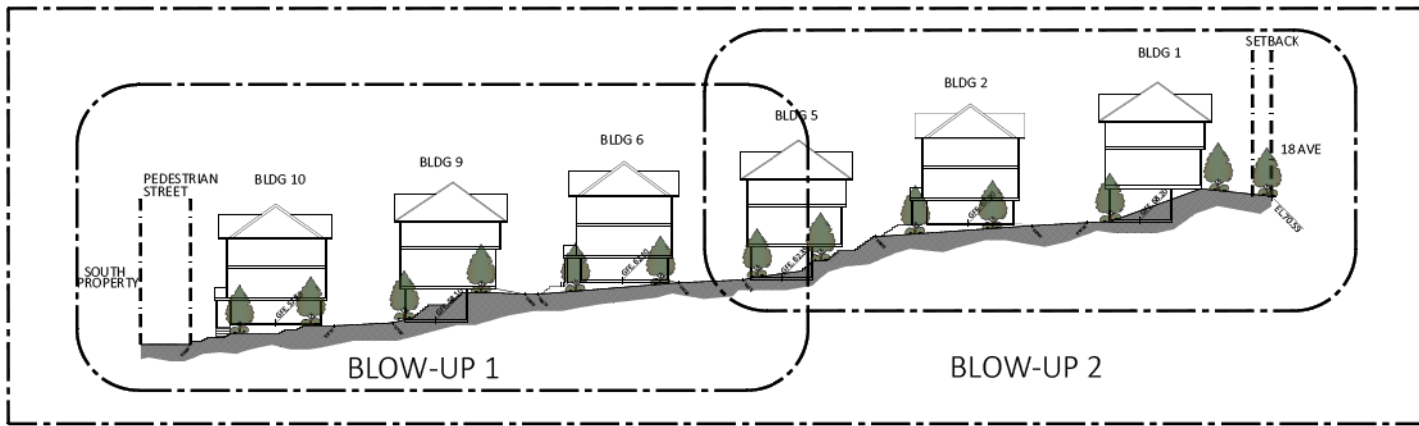
NO.	DATE	BY	DESCRIPTION

STREETScape

DP-501

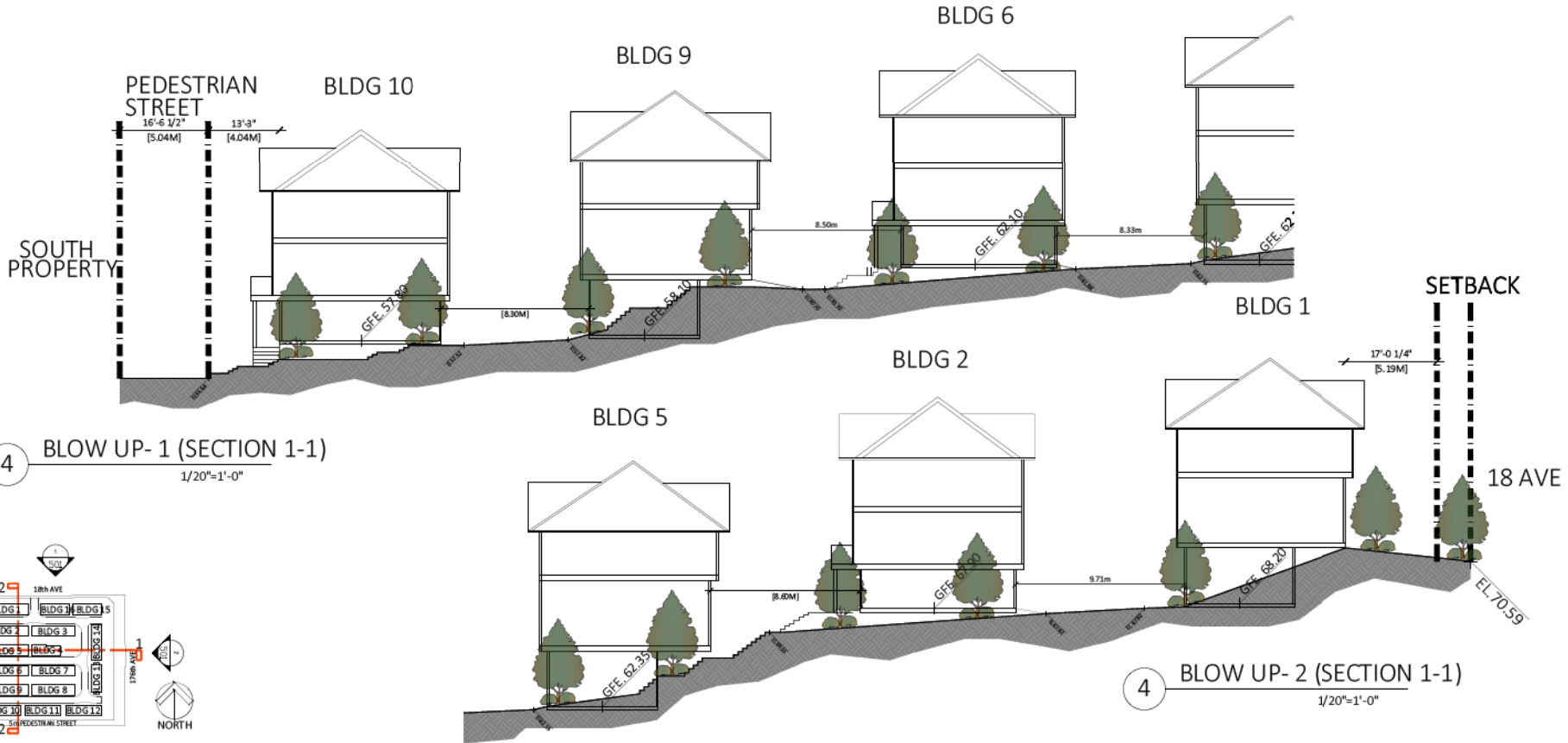






SITE SECTION 2-2

BLDG



BLOW UP-1 (SECTION 1-1)

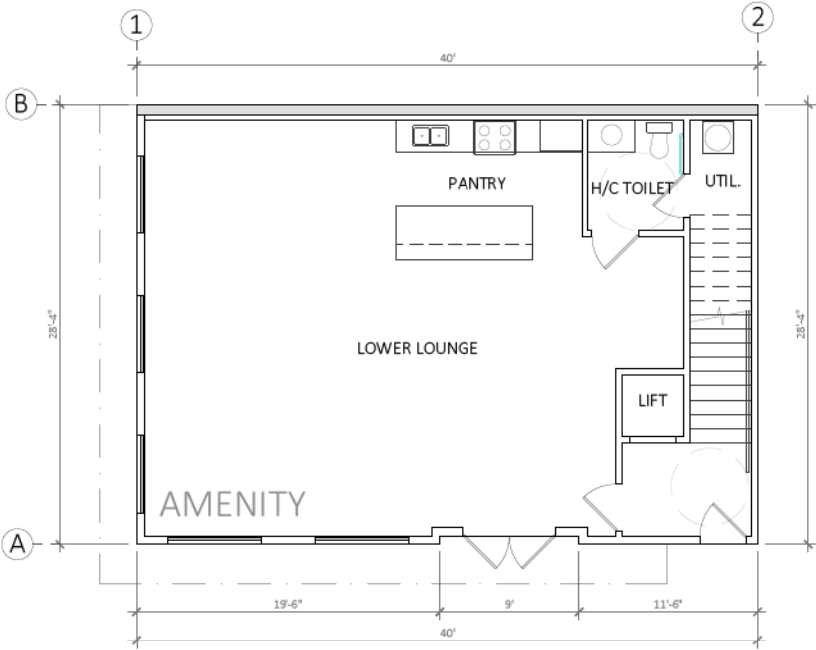
1/20"=1'-0"

BLOW UP-2 (SECTION 1-1)

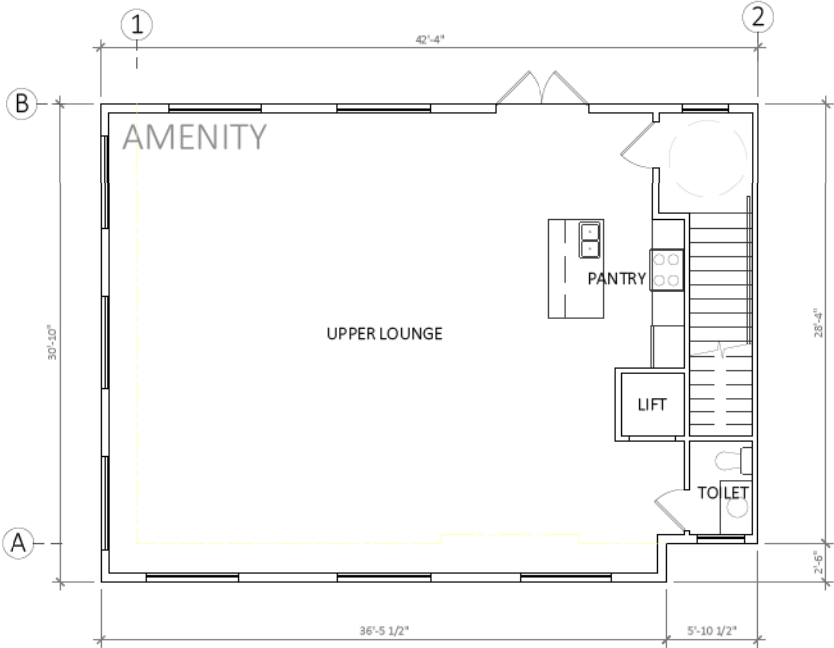
1/20"=1'-0"

DATE	
PROJECT NO:	21-209
SCALE:	DRAWN BY: GPM
	DATE
	BY
	REV
	DESCRIPTION

# INDOOR AMENITY



**1** LEVEL 1  
SCALE 1/8"=1'-0"



**2** LEVEL 2  
SCALE 1/8"=1'-0"



Unit 209- 6021 King George Blvd  
Surrey BC, V3X 4J1  
www.flatarchitecture.ca  
contact@flatarchitecture.ca  
Ph: 604-528-4464

**PROJECT INFO:**  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755 176 Street  
Surrey BC  
CLIENT:

**DATE**  
**PROJECT NO:**  
21-209  
**SCALE:** **DRAWN BY:**  
GPM

REV	DESCRIPTION	DATE

UNIT PLANS

DP-407

INDOOR AMENITY		
	SQ.FT.	SQ.M.
GROUND FLOOR	1133.20	105.28 m2
MAIN FLOOR	1290.00	119.84 m2
GROSS AREA	2,423 SQ.FT.	225 m2



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



Suite C100 - 4185 9th Drive  
Burnaby, British Columbia, V5C 6G8  
p: 604-294-0911 ; f: 604-294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 12	ARCHITECTURE	AL
2	25 JUL 12	LANDSCAPE	AL
3	25 JUL 12	REVISION	AL
4	25 JUL 12	REVISION	AL
5	25 JUL 12	REVISION	AL

CLIENT:

PROJECT:

**TOWNHOUSE DEVELOPMENT**

17588-18 AVENUE  
1775, 1779-176 STREET  
SURREY

DRAWING TITLE:

**LANDSCAPE PLAN**

DATE: 22 SEP 12 DRAWING NUMBER:

SCALE: 1:200

DRAWN: CLG

DESIGN: CLG

CHECKED: OW

**L1**

OF 4

PMG PROJECT NUMBER:

25-057







(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7922-0301-00

Issued To:

Address of Owner:

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

Parcel Identifier: 010-847-898

Parcel B (Explanatory Plan 11470) Lot 1 Except: Firstly: Parcel A (Explanatory Plan 12446)  
And Secondly: Part Shown On Statutory Right Of Way Plan 84544 Section 18 Township 7  
New Westminster District Plan 3100  
1755 - 176 Street

Parcel Identifier: 010-180-630

Lot "C" Section 18 Township 7 New Westminster District Plan 16356  
17558 - 18 Avenue

Parcel Identifier: 010-180-656

Lot "D" Except: Part On Statutory Right Of Way Plan 84544; Section 18 Township 7 New  
Westminster District Plan 16356  
1779 - 176 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:
-



# SCHEDULE A



Unit 209- 6321 King George Blvd  
Surrey BC, V3X 1G1  
www.flat7architecture.ca  
contact@flat7architecture.ca  
Ph 604-503-4464

**PROJECT INFO:**  
82 Units Townhouse Development  
at 17558 18 ave, 1779, 1755 176 street  
Surrey BC  
CLIENT:

**DATE:**  
**PROJECT NO:** 21-209  
**SCALE:** DRAWN BY: GPM

NO.	DATE	BY	DESCRIPTION

SITE PLAN

DP-101

Variance to allow patios and stairs within the north street side yard setback area.

Variance to reduce the minimum west rear yard setback from 6.0 metres to 3.0 metres for the principal building face and to allow stairs within the setback area.

Variance to reduce the minimum south side yard setback from 6.0 metres to 4.0 metres for the principal building face and to allow patios and stairs within the setback area.

### DEVELOPMENT DATA

SITE AREA		S.F.	AC	SQ.M	M <sup>2</sup>
GROSS		154,431.50	3.55	14,347.15	1,390
ROAD DED.		14,512.12	0.33	1,348.22	0.131
GREEN SPACE TRANS.		0.00	0.00	0.00	0.000
PEDESTRIAN DEDICATION		14,774.9	0.34	1,372.63	0.333
NET		125,144.48	2.88	11,626.30	1,126

DENSITY		UPA	UPHA	UNIT COUNT
DENSITY (PER GROSS)		23.09	59.00	82.00
DENSITY (PER NET)		28.49	72.80	82.00

F.A.R. (PER GROSS)		SF	SQ.M
F.A.R. (PER GROSS)	0.78	120,386.72	11,184.29
F.A.R. (PER NET)	0.96	120,386.72	11,184.29

SITE COVERAGE		SF	SQ.M
SITE COVERAGE	42%	50,762.00	4,725.94

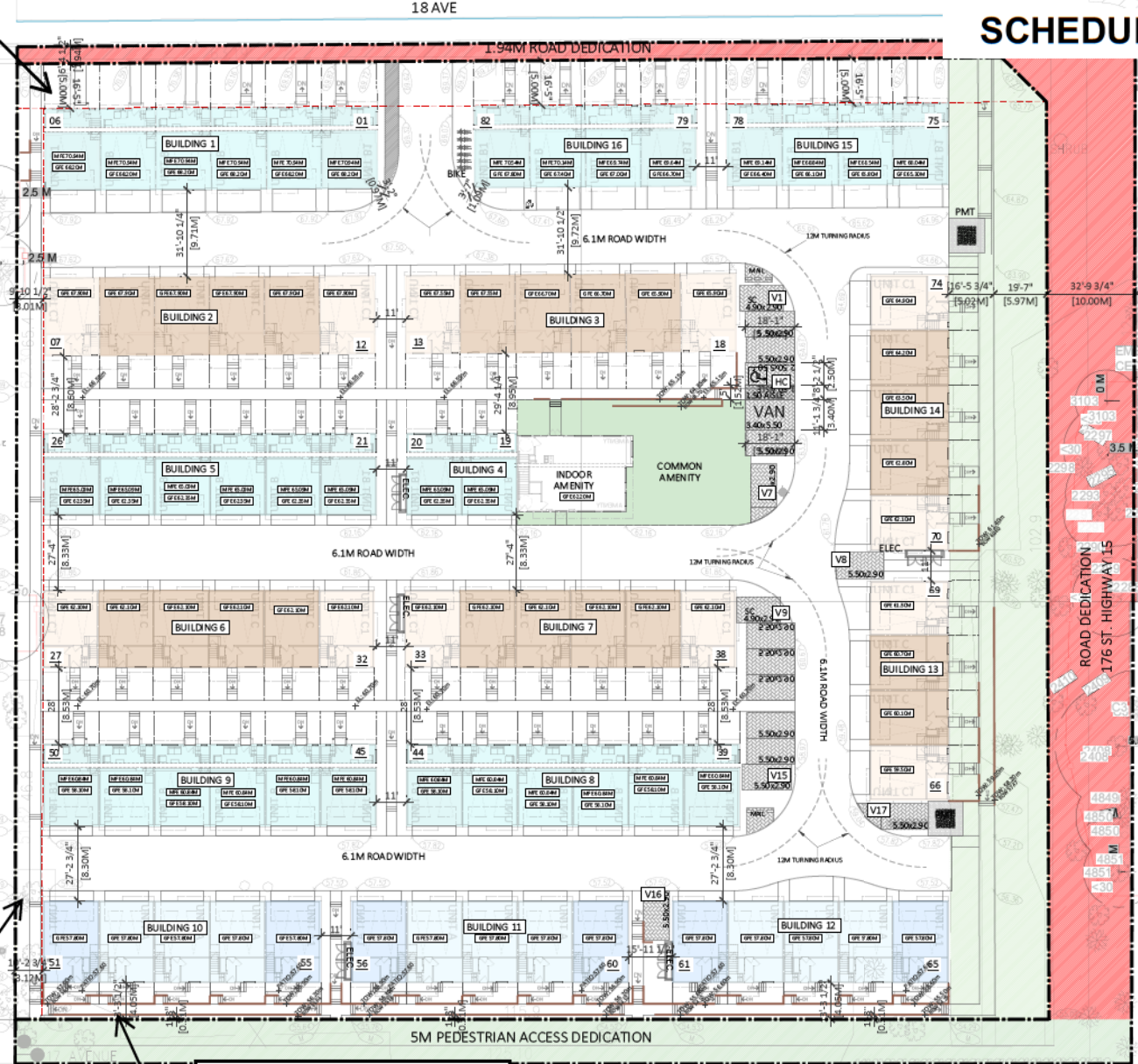
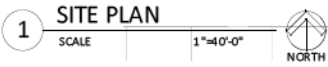
PARKING:		UNIT COUNT	STALLS COUNT
<b>REQUIRED:</b>			
RESIDENTIAL:	MULTIPLIER	UNIT COUNT	STALLS COUNT
VISITOR:	2	82.00	164
	0.2	82.00	36.4
		TOTAL:	198.4
<b>PROVIDED:</b>			
RESIDENTIAL:	STALLS		
VISITOR:	164	(1 PER 5 DWELING)	
TOTAL:	182		
TANDEM PARKING (0 TANDEM PARKING)		*0.00 (%)	

AMENITY AREA		MULTIPLIER (SQ.M)	UNIT COUNT	SQ.M	SF
<b>REQUIRED:</b>					
OUTDOOR	3	82.00	246	2,647.92	
INDOOR	3	82.00	246	2,647.92	
TOTAL				492	5,295.84
<b>PROVIDED:</b>					
INDOOR AMENITY		SF	SQ.M		
OUTDOOR AMENITY		2,433	225.10		
TOTAL		2,784	258.64		
		5,292	488.72		

### UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	GROUND S.F. (EXCL. GARAGE) SQ.FT.	MAIN SQ.FT.	UPPER SQ.FT.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE) SQ.FT.	TOTALS S.F. (EXCLUDING GARAGE) SQ.FT.
UNIT 'A'	4 BEDROOMS	9	197	651	651	1,499.00	13,491.00
UNIT 'A1'	4 BEDROOMS	6	199	667	667	1,533.00	9,198.00
UNIT 'B'	4 BEDROOMS	21	197	633	654	1,484.00	31,164.00
UNIT 'B1'	4 BEDROOMS	13	199	648	670	1,517.00	19,721.00
UNIT 'C'	4 BEDROOMS	21	169	619	618	1,406.00	29,523.00
UNIT 'C1'	4 BEDROOMS	12	170.9	634.83	634.83	1,440.56	17,286.72
TOTAL COUNT =		82				TOTAL =	120,386.72



---

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

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

DATE: **January 06, 2026**

PROJECT FILE: **7822-0301-00**

---

RE: **Engineering Requirements**

**Location: 1755 176 St**

**REZONE/SUBDIVISION**

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

- Dedicate 10.0 m on Hwy 15.
- Dedicate 1.942 m on 18 Ave.
- Dedicate 5.0 m for the pedestrian pathway.
- Dedicate corner cuts as required.

***Works and Services***

- Construct the south side of 18 Ave and pathways within the site and on Hwy 15.
- Extend 300 mm watermain on Hwy 15, 18 Ave, and within the pedestrian pathway.
- Darts Hill Highway 15 & 16 Ave Pond must proceed before this development.
- Prepare a stormwater control plan to assess capacity of downstream drainage mains and address constraints.
- Implement onsite and offsite low impact drainage features.
- Prepare a sanitary servicing plan for the site in accordance with the Dart Hill NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

**OCP AMENDMENT/NCP AMENDMENT/DEVELOPMENT PERMIT/DEVELOPMENT  
VARIANCE PERMIT**

There are no engineering requirements relative to the OCP Amendment, NCP Amendment, Development Permit, and Development Variance Permit.



Jeff Pang, P.Eng.  
Director, Land Development

JNC

# APPENDIX E

## TREE PRESERVATION SUMMARY

Surrey File Number: 22-0301-00  
 Address: 17558 18 Ave, 1755 1779 176 Street  
 Arborist: Sum Yee (Coco) Wong HK-2159A  
 Date of Report/Revision: December 23, 2025

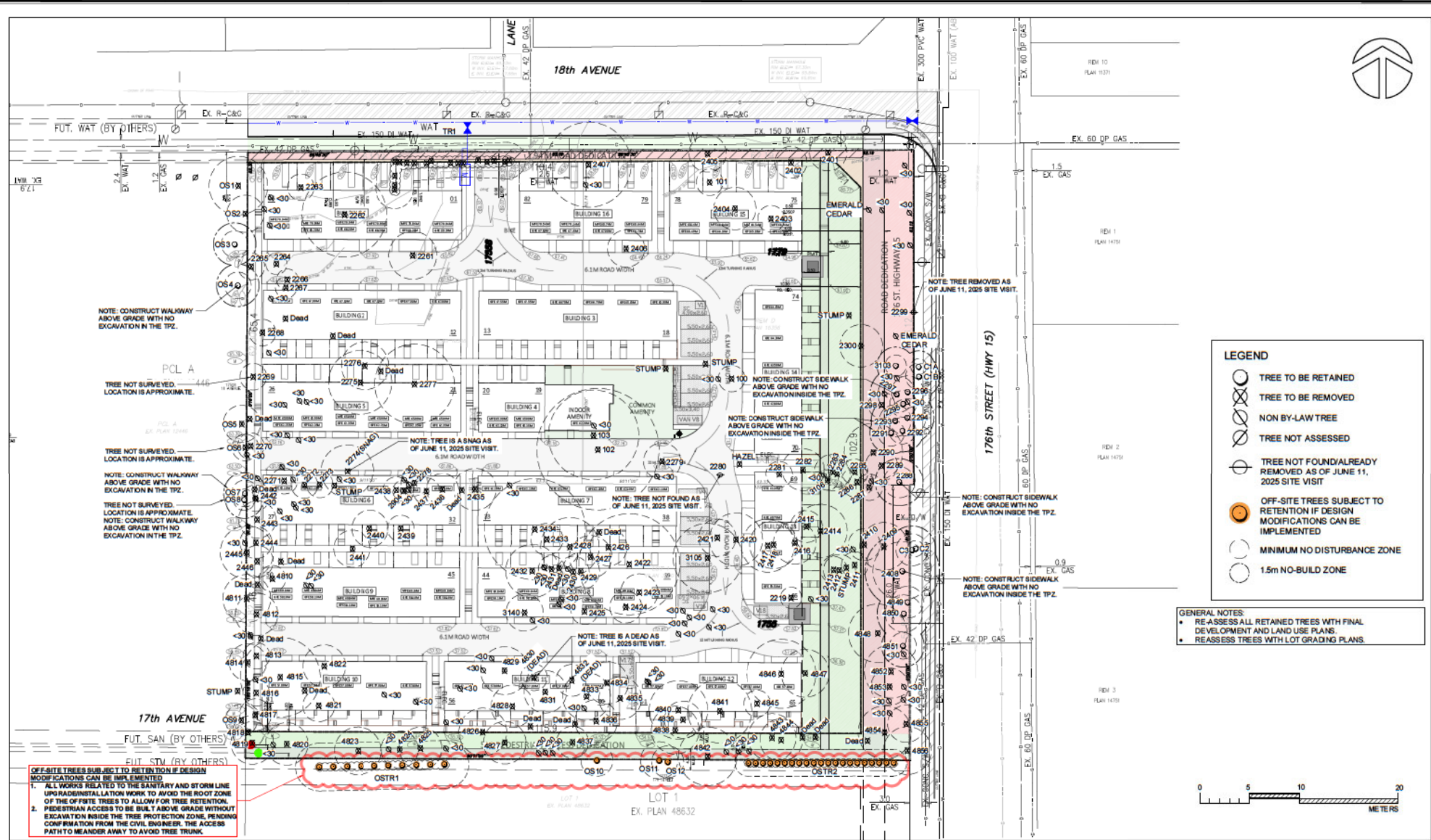
Arborist Signature

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

<u>ONSITE TREES</u>				<u># of Trees</u>
Existing Bylaw Trees				<u>150</u>
Proposed Removed Bylaw Trees				<u>137</u>
Proposed Retained Bylaw Trees				<u>13</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed			Subtotal	
5	x	1	5	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed			Subtotal	
132	x	2	256	
Required Replacement Trees				<u>269</u>
Proposed Replacement Trees				<u>88</u>
Deficit of Replacement Trees				<u>181</u>
<b>Total Onsite Retained and Replacement Trees</b>				<u>101</u>

<u>OFFSITE TREES</u>				<u># of Trees</u>
Existing Bylaw Trees				<u>26</u>
Proposed Removed Bylaw Trees				<u>5</u>
Proposed Retained Bylaw Trees				<u>21</u>
<b>Total Replacement Trees Required</b>				
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio				
Removed				
2	x	1	2	
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio				
Removed				
0	x	2	0	
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio				
Removed				
5	x	2	40	
*To be taken as cash-in-lieu				<u>8</u>
<b>Total Offsite Retained Trees</b>				<u>21</u>

<u>CITY TREES</u>	<u>Existing</u>	<u>Removed</u>	<u>Retained</u>
Park/City Lot Trees	0	0	0
Boulevard Trees	4	0	4
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>

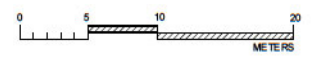


**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON BY-LAW TREE
- TREE NOT ASSESSED
- TREE NOT FOUND/ALREADY REMOVED AS OF JUNE 11, 2025 SITE VISIT
- OFF-SITE TREES SUBJECT TO RETENTION IF DESIGN MODIFICATIONS CAN BE IMPLEMENTED
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

**GENERAL NOTES:**

- RE-ASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND LAND USE PLANS.
- REASSESS TREES WITH LOT GRADING PLANS.



**OFF-SITE TREES SUBJECT TO RETENTION IF DESIGN MODIFICATIONS CAN BE IMPLEMENTED**

1. ALL WORKS RELATED TO THE SANITARY AND STORM LINE UPGRADATION WORK TO AVOID THE ROOT ZONE OF THE OFF-SITE TREES TO ALLOW FOR TREE RETENTION.
2. PEDESTRIAN ACCESS TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TREE PROTECTION ZONE, PENDING CONFIRMATION FROM THE CIVIL ENGINEER. THE ACCESS PATH TO MEANDER AWAY TO AVOID TREE TRUNK.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	SEPT07/22	MK	SITE PLAN	6	SEPT18/25	MK	SITE & CIVIL PLAN
2	JAN02/23	MK	SITE & GRADING PLAN	7	OCT02/25	MK	SITE PLAN
3	APR10/25	MK	SITE PLAN	8	OCT09/25	MK	SITE & CIVIL PLAN
4	JUN08/25	MK	SITE PLAN	9	OCT22/25	MK	SITE & CIVIL PLAN
5	JUL07/25	MK	CIVIL PLAN	10	OCT29/25	MK	SITE & CIVIL PLAN

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

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 903-0302  
Email: mfadum@fadum.ca

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

**PROJECT TITLE**  
1755 1779 176 St &  
17558 18 Ave  
SURREY, B.C.

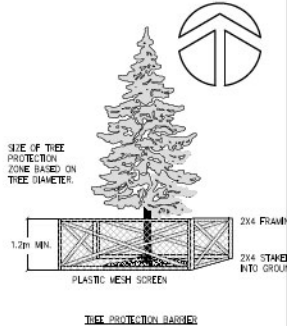
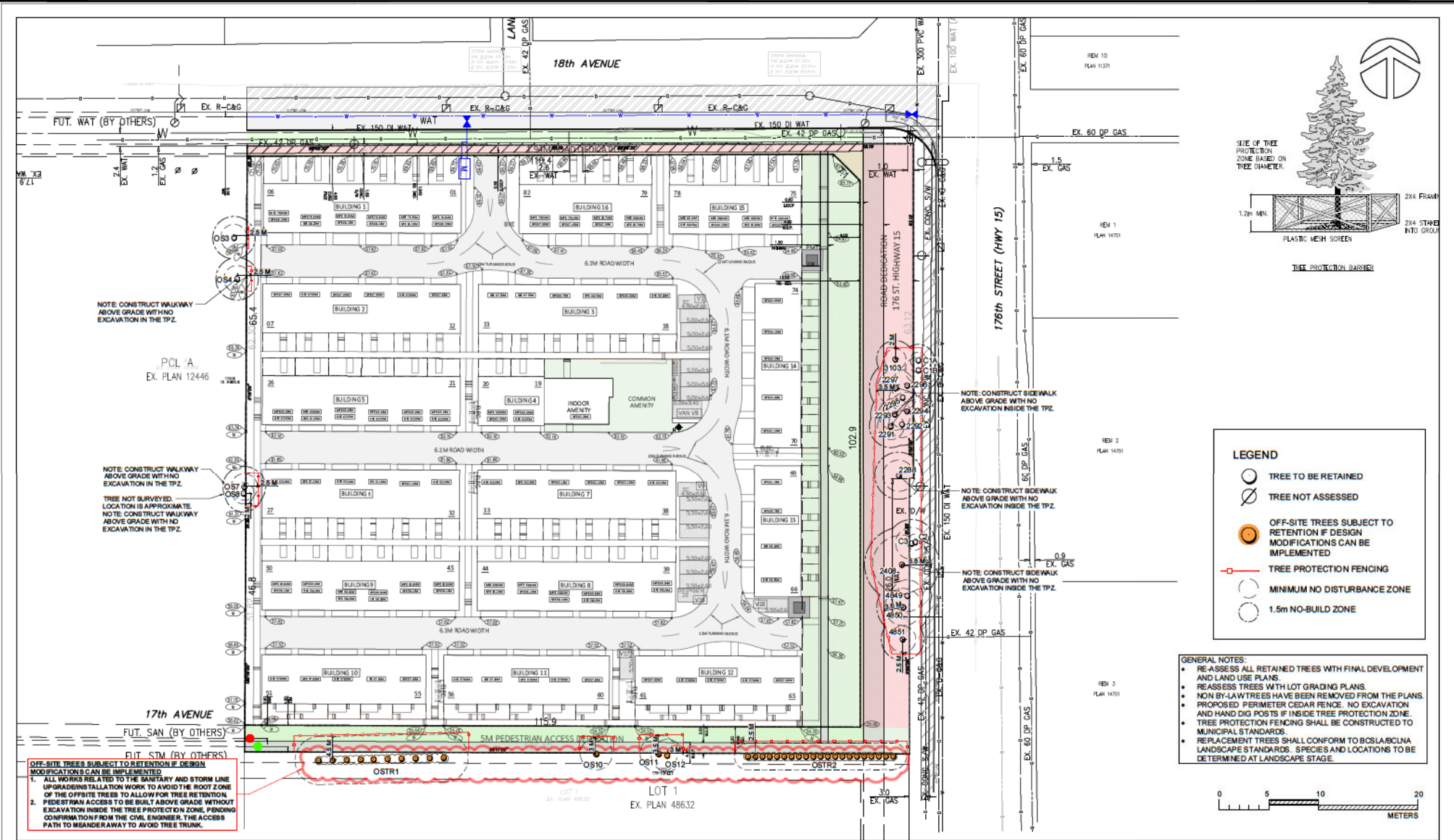
**SHEET TITLE**  
T1 - TREE REMOVAL AND  
PRESERVATION PLAN

CLIENT: \_\_\_\_\_

DATE: NOVEMBER 22, 2021

DRAWN: MK  
SCALE: AS SHOWN  
DATE: NOVEMBER 22, 2021

**T-1**  
SHEET 1 OF 2



- LEGEND**
- TREE TO BE RETAINED
  - TREE NOT ASSESSED
  - OFF-SITE TREES SUBJECT TO RETENTION IF DESIGN MODIFICATIONS CAN BE IMPLEMENTED
  - TREE PROTECTION FENCING
  - MINIMUM NO DISTURBANCE ZONE
  - 1.5m NO-BUILD ZONE

- GENERAL NOTES:**
- RE-ASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND LAND USE PLANS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**OFF-SITE TREES SUBJECT TO RETENTION IF DESIGN MODIFICATIONS CAN BE IMPLEMENTED**

1. ALL WORKS RELATED TO THE SANITARY AND STORM LINE UPGRADING/TALLION WORK TO AVOID THE ROOT ZONE OF THE OFFSITE TREES TO ALLOW FOR TREE RETENTION.
2. PEDESTRIAN ACCESS TO BE BUILT ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TREE PROTECTION ZONE. PENDING CONFIRMATION FROM THE CIVIL ENGINEER, THE ACCESS PATH TO MEANDER AWAY TO AVOID TREE TRUNK.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	SEPT07/22	MK	SITE PLAN	6	SEP11/25	MK	SITE & CIVIL PLAN	11	NOV0/25	MK	SITE PLAN
2	JAN02/23	MK	SITE & GRADING PLAN	7	OCT03/25	MK	SITE PLAN				
3	APR02/25	MK	SITE PLAN	8	OCT09/25	MK	SITE & CIVIL PLAN				
4	JUN08/25	MK	SITE PLAN	9	OCT23/25	MK	SITE & CIVIL PLAN				
5	JUL07/25	MK	CIVIL PLAN	10	OCT30/25	MK	SITE & CIVIL 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@fdum.ca

© Copyright Reserved.  
This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE  
**1755 1779 176 St &  
17558 18 Ave**  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**  
CLIENT  
DATE  
NOVEMBER 22, 2021

DRAWN  
MK  
SCALE  
AS SHOWN  
DATE  
NOVEMBER 22, 2021  
**T-2**  
SHEET 2 OF 2

Department: **Planning and Demographics**  
Date: **December 1, 2025**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22-0301-00**

The proposed development of **82** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	72
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	39
Secondary School =	21
<b>Total Students =</b>	<b>60</b>

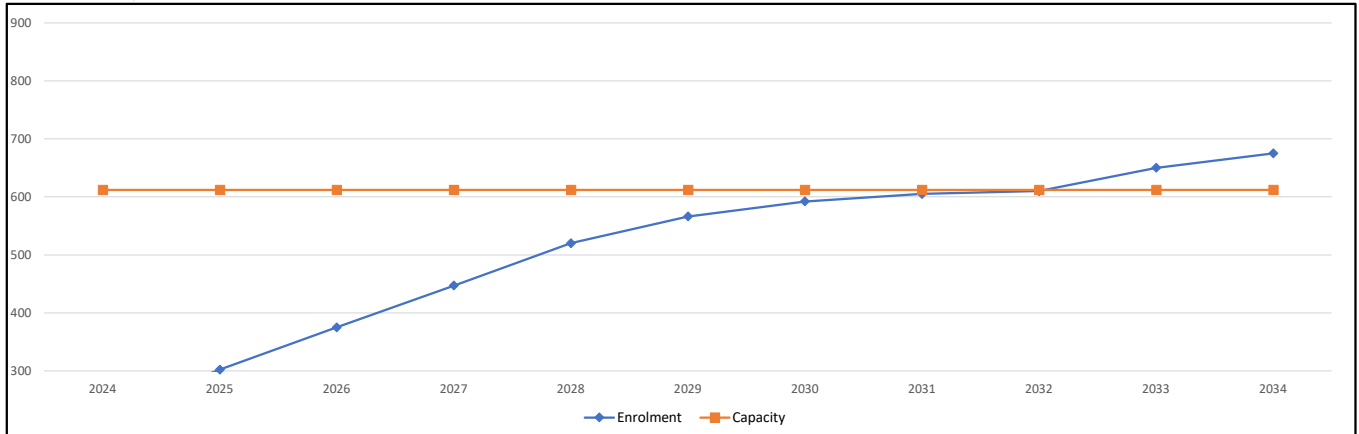
<b>Current Enrolment and Capacities:</b>	
<b>Ta'talu Elementary</b>	
Enrolment	302
Operating Capacity	612
# of Portables	0
<b>Earl Marriott Sec</b>	
Enrolment	1534
Operating Capacity	1500
# of Portables	3

**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.

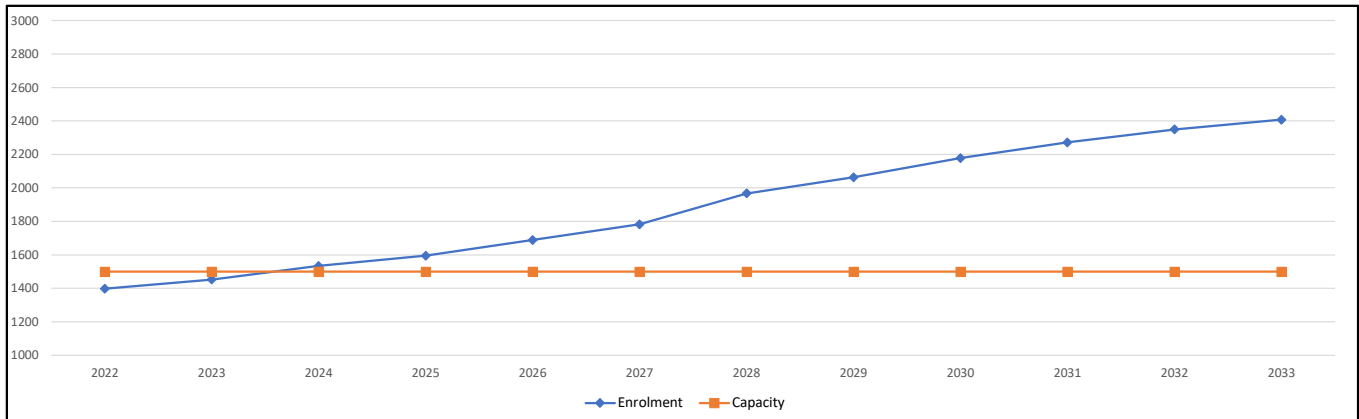
As of September 2025, Tata'lu is well under operating capacity. The school was built to serve the rapidly growing Grandview area. District projections, assuming current land use plans are built out as planned will have this school at capacity in roughly 5 years.

As of September 2025, Earl Marriott is at 102% capacity. The opening of Grandview Heights Secondary, a new 1500-capacity high school in September 2021 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 of Education and Child Care.

**Ta'talu Elementary**



**Earl Marriott Sec**



**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.