



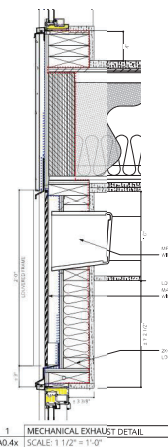
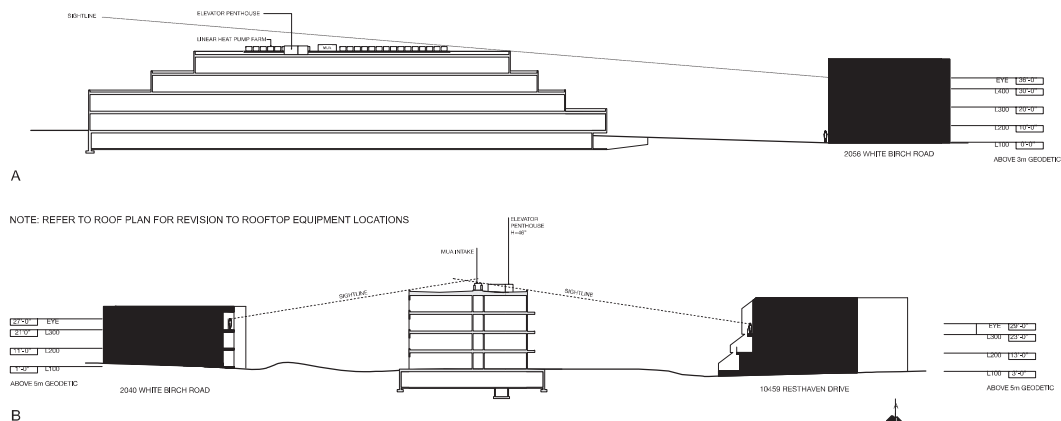
# TYEE LANDING

2060 WHITE BIRCH ROAD, SIDNEY BC  
2026.09.02 RE-ISSUED FOR DEVELOPMENT PERMIT MINOR









TOWN OF SIDNEY  
OFFICIAL COMMUNITY PLAN  
DESIGN RESPONSES & DP MINOR  
ADJUSTMENTS  
2060 WHITE BIRCH ROAD

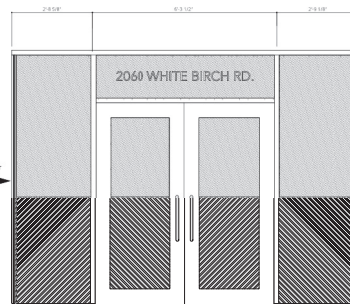
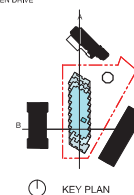
**25.3.19** Noise producing mechanical equipment should be located in order to reduce disturbance to neighbouring properties, with consideration of acoustic and visual screening. CLUSTERED ABOVE CORRIDORS OPPOSED TO COVER SUITE AREAS

**25.3.32** Outdoor and rooftop service installations, including mechanical, electrical, and other service equipment, should be considered early in the design process and shown on architectural plans to avoid the need to add on separate screening structures.

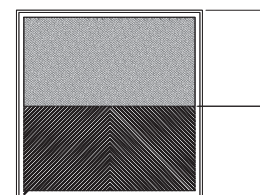
UNIVERSITY CENTRAL COLLEGE ESTIMATES THE NEED FOR SCREENING

**25.3.33** Mechanical equipment on rooftops is placed (refer to roof plan) such that it will not impede any of the described sightlines from neighbouring properties.

SEE DIAGRAMS ABOVE. SIGHTLINES DO NOT INTERSECT WITH ANY MECHANICAL EQUIPMENT



GROUND FLOOR CURTAINWALL GLAZED ENTRY (WHITE BIRCH)



W03 WINDOW TYPE

**2.4.2.6** At heights and locations that present the highest collision probability (at or below average tree height – approximately 12 metres, and/or on windows adjacent to open spaces, vegetation, water features, birdfeeders, green roofs and waterfalls) –  
 a. Do not use glass with a pattern or design that is visible from the interior of the glass as these features, such as markers on the interfaciole of glass are less effective). Ensure gaps between markers are spaced at a maximum of 5 x 5 cm apart.  
 b. Avoid using glass with a pattern or design that is 5 mm or greater. A simple, repeating pattern such as dots or lines that are not less obvious to the human eye are encouraged (examples of visual markers include adhesive film, etched glass, ceramic tile, decorative glass, glass block, etc.).  
 c. Interrupt reflective glass through use of spandrel panels, mullions, external blinds, shutters, sunshades, grilles, louvers or artwork.  
 d. Use canopies, sunshades, screens, drapes, or blinds to cover windows and increase opacity of clear glass. Internal features are less effective than external treatments, so external markers are

The intertransverse or glass are less effective. Tensure gaps between markers are spaced at the minimum of 5 x 5 cm apart. Visual markers should be at least 10 cm in diameter. A simple, repeating pattern such as dots or lines that are less obvious to the human eye are encouraged (examples of visual markers include adhesive film, etched glass, ceramic frit, sandblasted glass, and textured glass);

b. Interrupt reflective glass through use of spandrel panels, mullions external blinds, shutters, sunshades, grilles, louvers, or artwork;

c. Use canopies, sunshades, screens, drapes, or blinds to cover windows and decrease potency of clear glass. Internal features are less effective than external treatments, so external markers are recommended.

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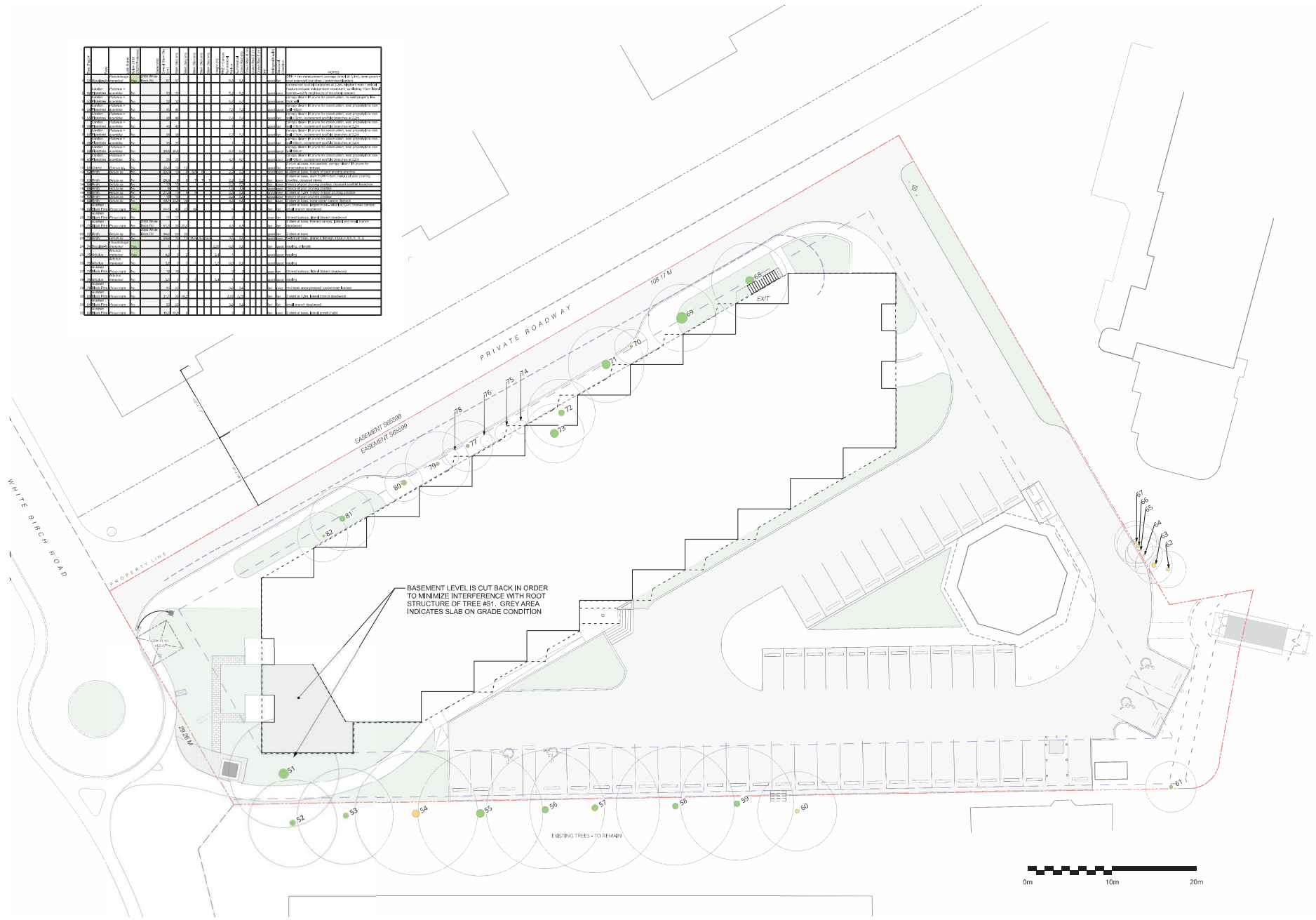


A0.4x





| Tree ID | Tree Name   | Tree Type   | Tree Size   | Tree Age    | Tree Health | Tree Location | Tree Notes  |
|---------|-------------|-------------|-------------|-------------|-------------|---------------|-------------|
| 01      | Tree Survey | Tree Survey | Tree Survey | Tree Survey | Tree Survey | Tree Survey   | Tree Survey |
| 02      | Tree Survey | Tree Survey | Tree Survey | Tree Survey | Tree Survey | Tree Survey   | Tree Survey |
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 3. Reissued for BP 2025-12-23  
 2. Reissued for DP Minor 2025-06-06

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 PLOT DATE:



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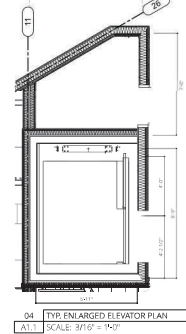
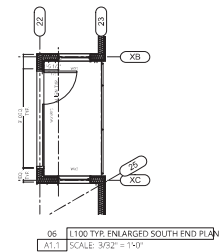
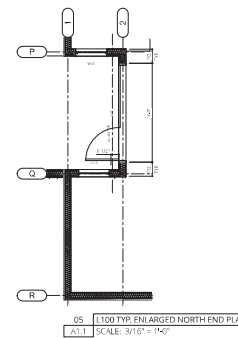
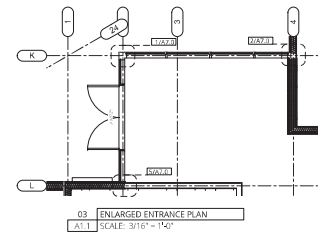
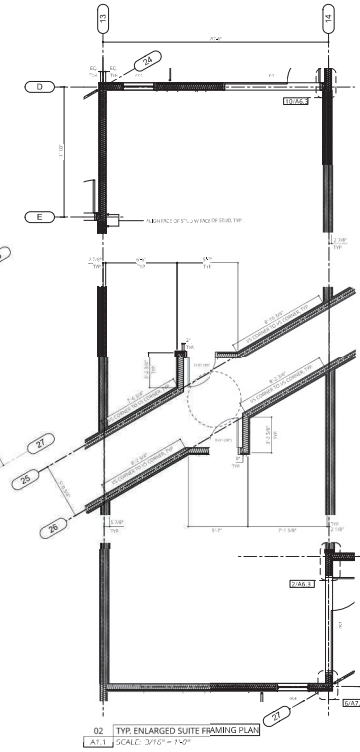
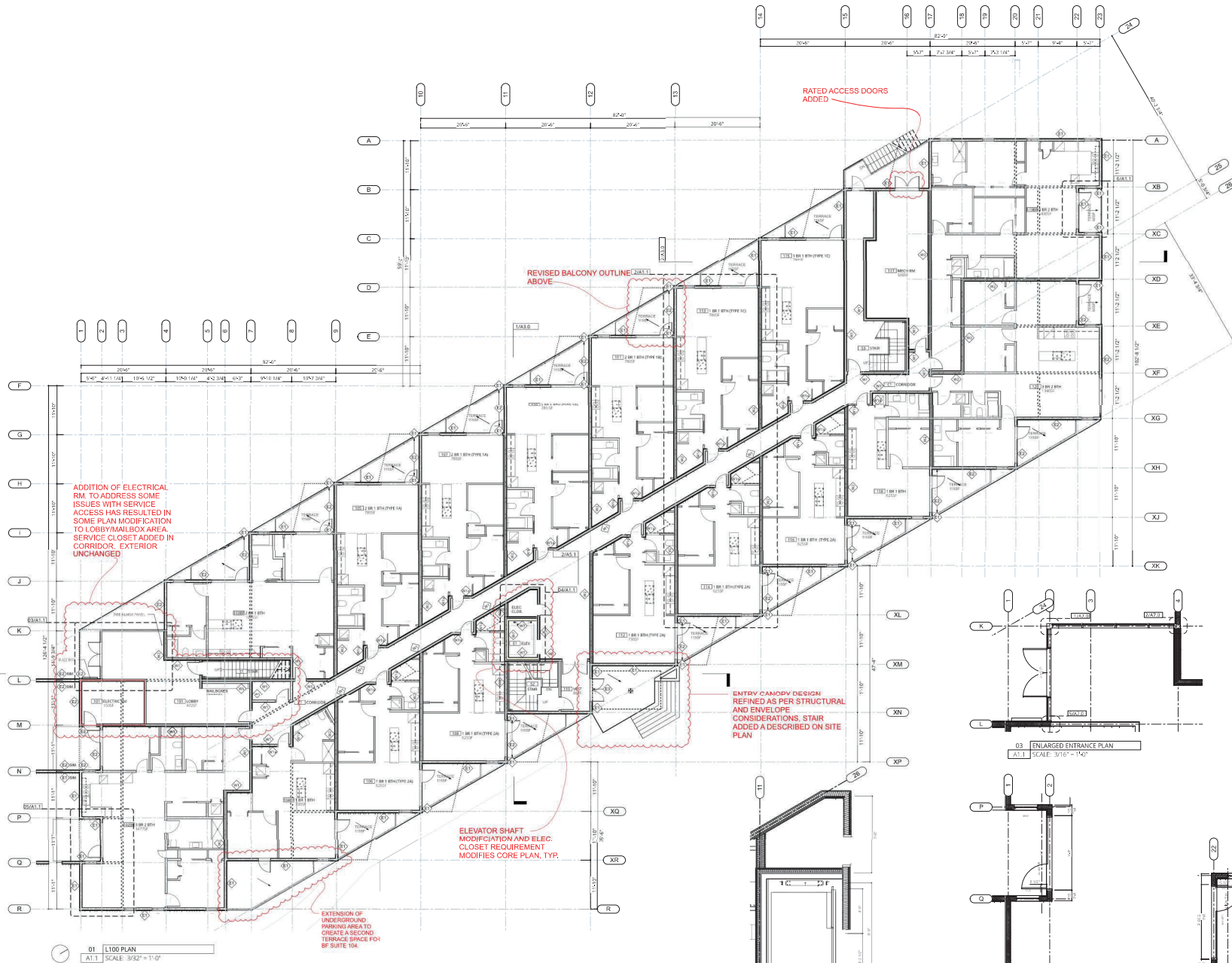
ALLIANCE  
 82 George Ave Winnipeg MB R3B0K1  
 132 Treen Landing  
 2000 White Birch Rd. Surrey BC

ARBORIST PLAN

A0.7X







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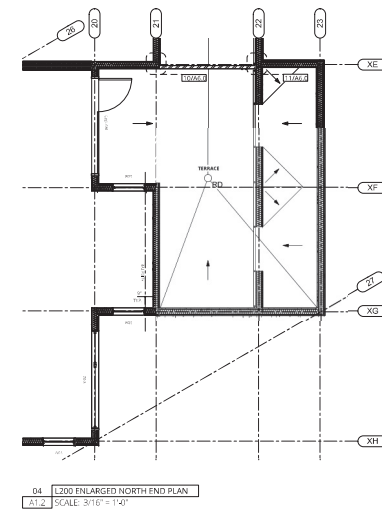
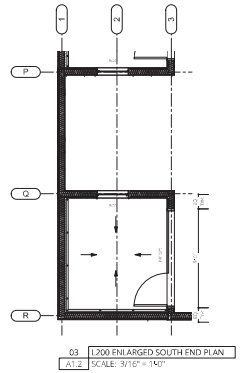
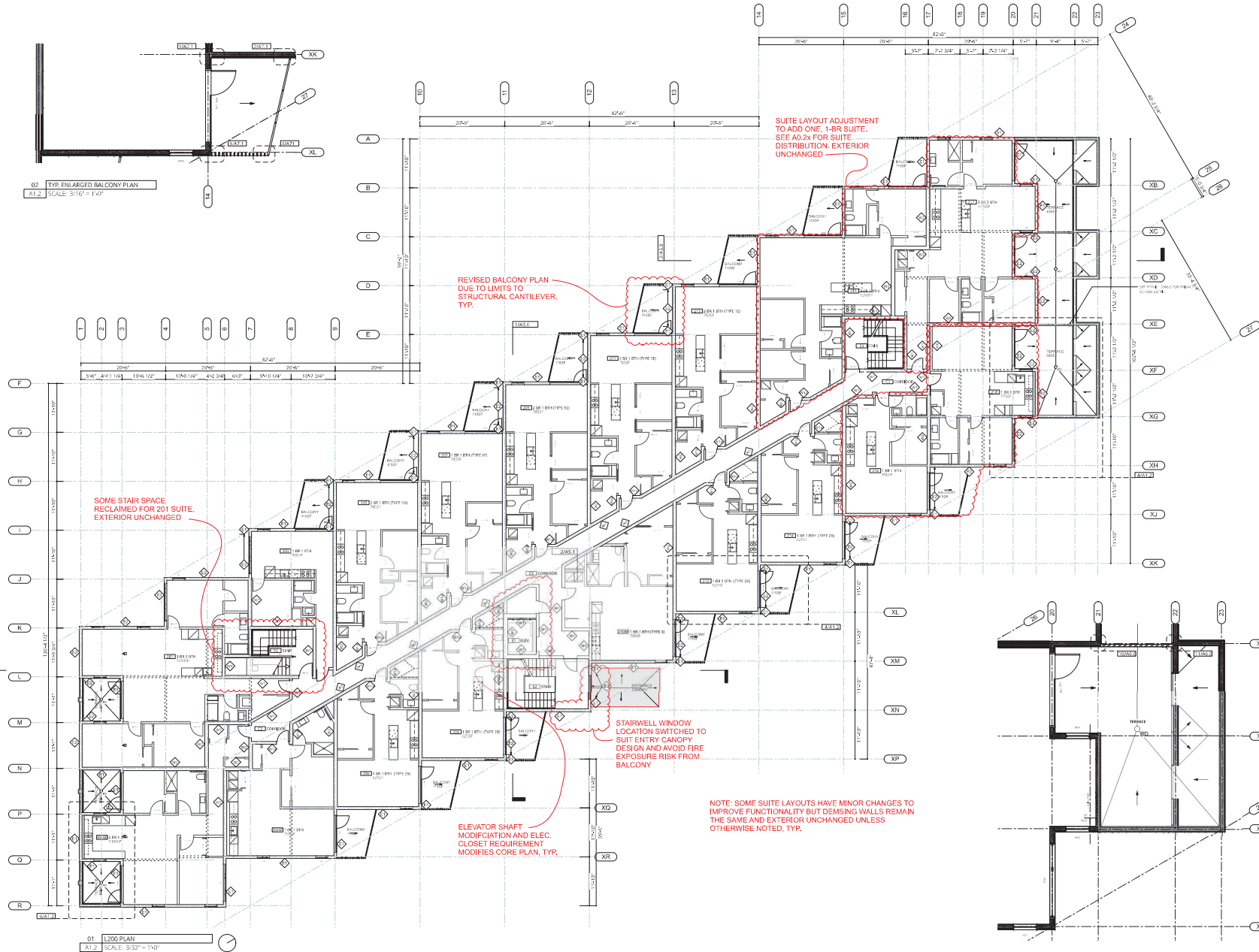
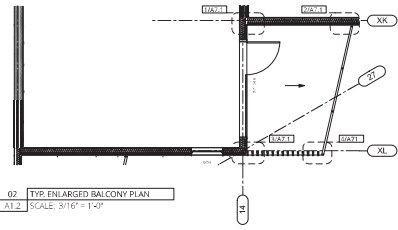


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L100 PLAN  
A1.1x



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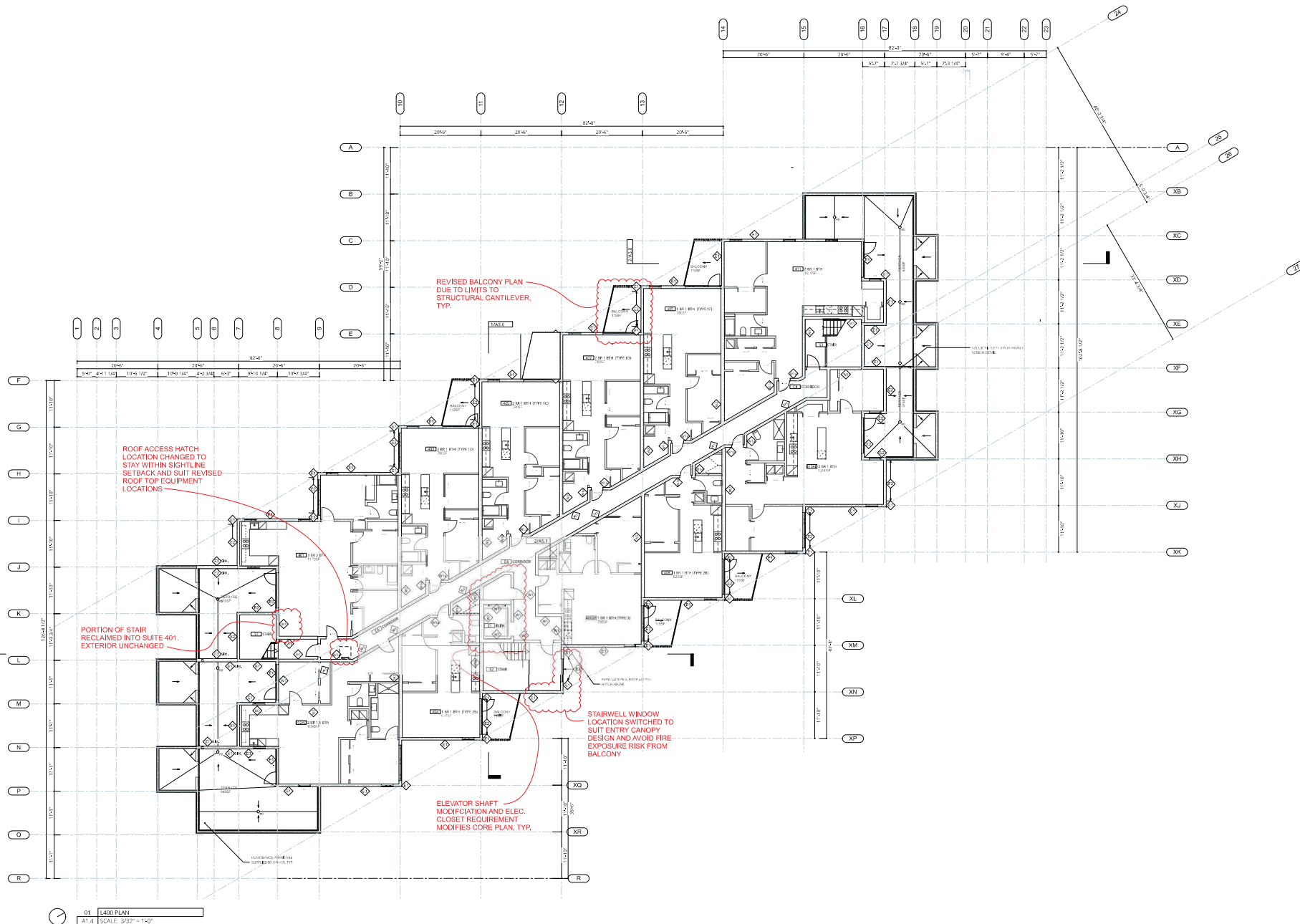
**allrg**  
82 George Ave Winnipeg MB R3B0K1  
122 Two Landing  
2006 White Birch Rd Surrey BC

L200 PLAN

A1.2x







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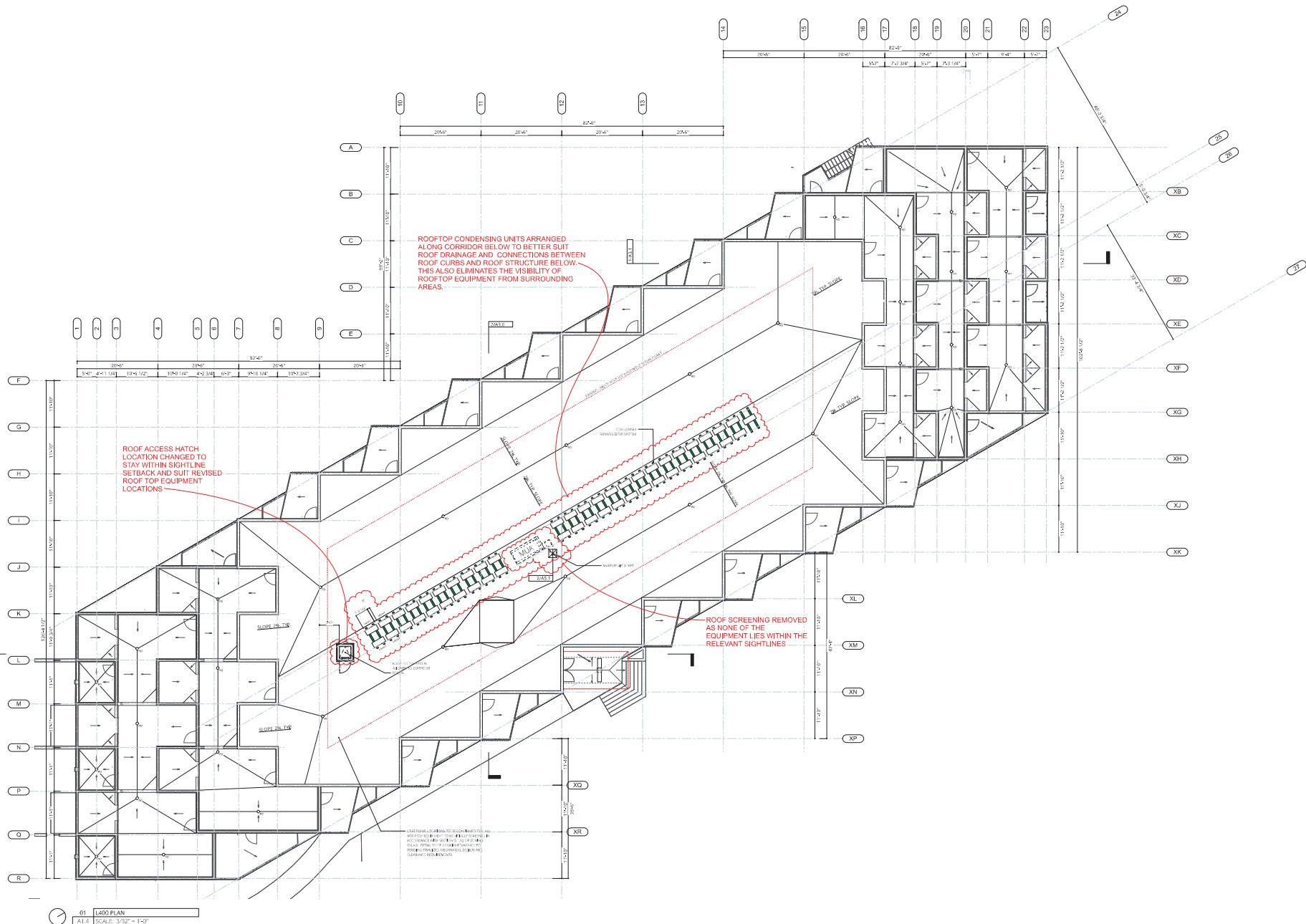
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82 George Ave Winnipeg MB R3B0K1  
 122 Treen Landing  
 2060 White Birch Rd Surrey BC

L400 PLAN

A1.4x



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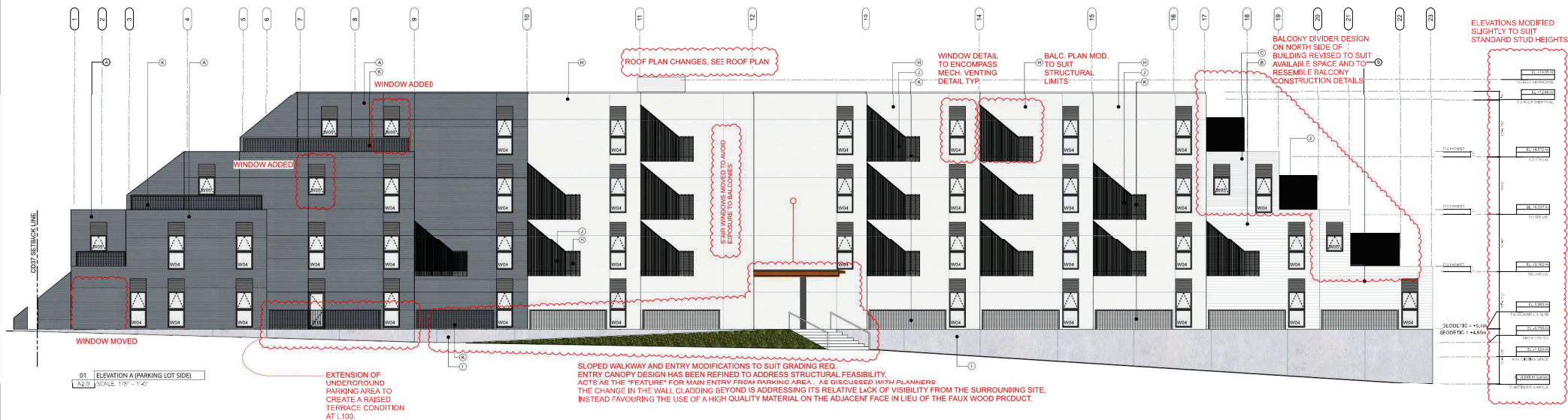
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132 Treen Landing  
 2060 White Birch Rd. Surrey, BC

ROOF PLAN

A1.5x



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**allrg**  
ARCHITECTS  
82 George Ave Winnipeg MB R3B0X1  
132 Treen Landing  
2660 White Birch Rd Surrey BC

ELEVATIONS

A2.0x





01 ELEVATION C (PRIVATE ROAD)  
A2.1 SCALE: 1/8" = 1'-0"



02 ELEVATION D (WHITE BIRCH ROAD)  
A2.1 SCALE: 1/8" = 1'-0"

- GREY FIBER CEMENT PANEL PRODUCT (DISCREPANCY, SHOWN ON PREVIOUSLY SUBMITTED ELEVATION)
- FIBER CEMENT BOARD - NARROW
- FIBER CEMENT BOARD - WIDE
- FINELY TEXTURED STUCCO FINISH - TYPE 2
- CONCRETE FOUNDATION WALL
- WOOD SLAT SCREEN
- WOVEN WELDED WIRE MESH

- ENGINEERED WOOD PLANK - NARROW
- ENGINEERED WOOD PLANK - HERRINGBONE
- FINELY TEXTURED STUCCO FINISH - TYPE 2
- CONCRETE FOUNDATION WALL
- WOOD SLAT SCREEN
- WOVEN WELDED WIRE MESH



NOTES:  
1. SOFFITS TO MATCH COLOR OF ENGINEERED WOOD PLANK.  
2. ALL GLAZING OVER 2M<sup>2</sup> TO BE APPLIED WITH BIRD-FRIENDLY VISUAL MARKINGS SPACED 1 1/2" APART

ELEVATIONS MODIFIED SLIGHTLY TO SUIT STANDARD STUD HEIGHTS

8 Re-issued for BP Minor R2: 2025-03-23  
3 Re-issued for BP Minor: 2025-03-23  
2 Re-issued for BP Minor: 2025-03-23

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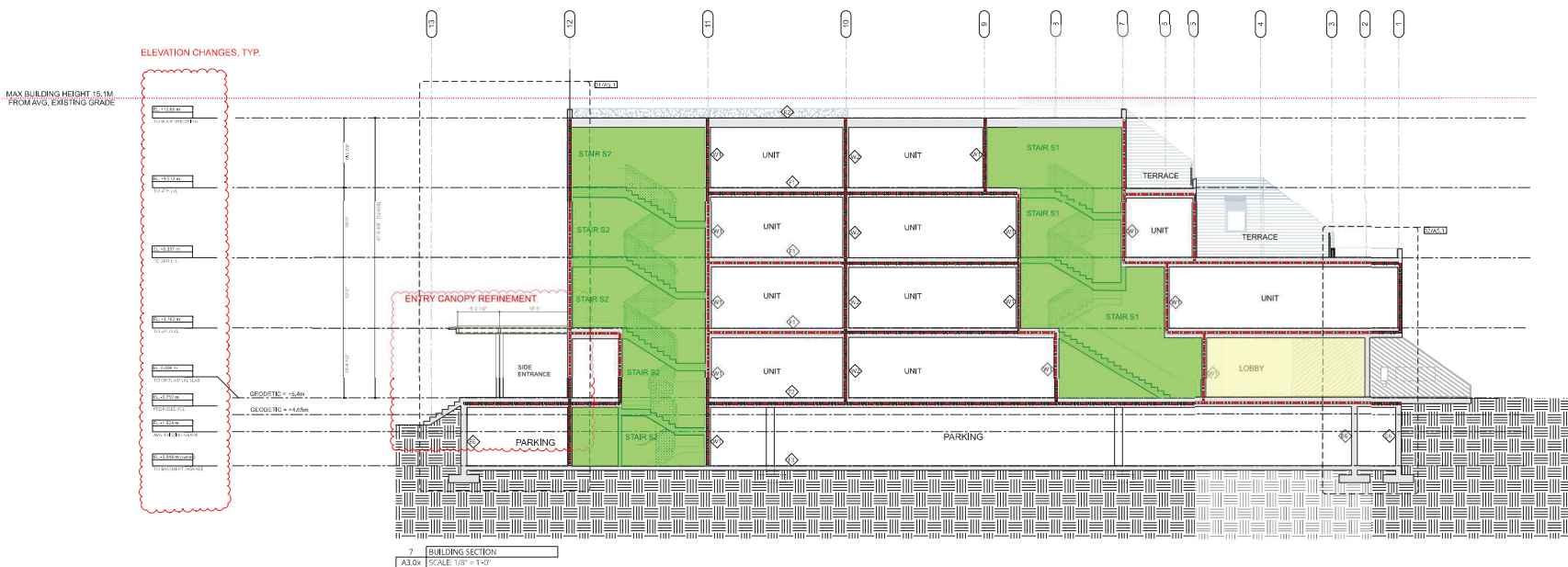
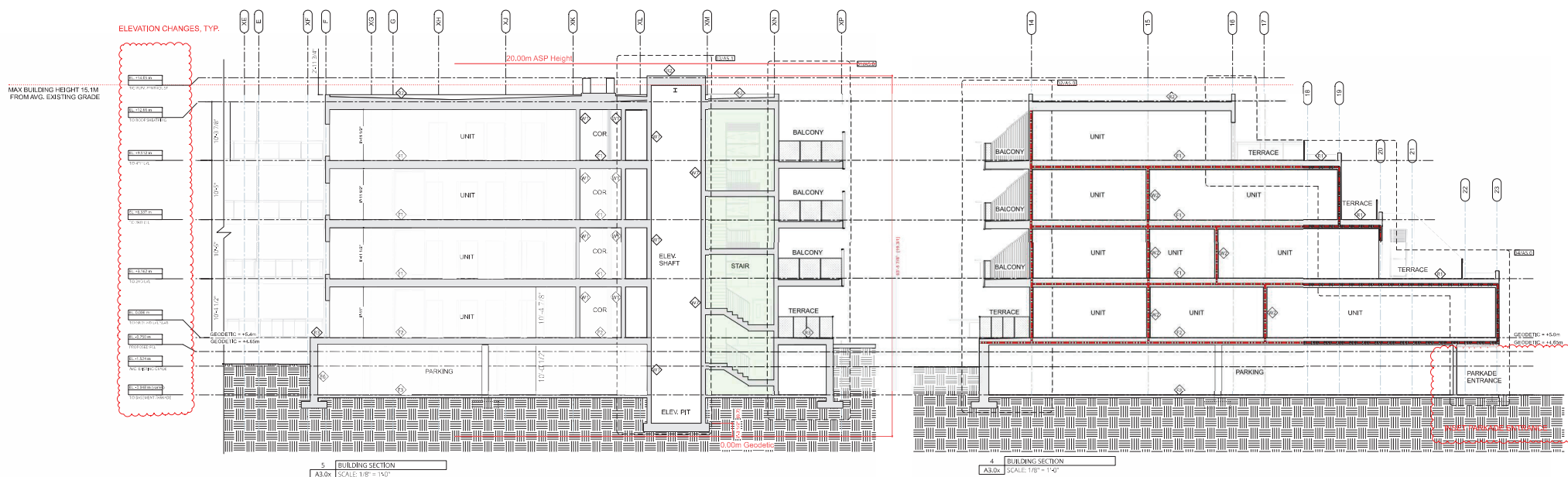


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132 Treen Landing  
2660 White Birch Rd. Surrey, BC  
ELEVATIONS

A2.1x



**FIRE SEPARATION LEGEND:**

|               |     |
|---------------|-----|
| 2500          | --- |
| 1000          | --- |
| 1.5000        | --- |
| 2000          | --- |
| ENT ENCLOSURE | --- |
| ENT LOBBY     | --- |
| ENT DOOR      | --- |

4 Re-issued for DP Minor R2: 2025-09-02  
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2 Re-issued for DP Minor: 2025-06-06

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**allrg**

132 Two-Landing  
82 George Ave Winnipeg MB R3B0K1  
2000 White Birch Rd Surrey BC

**BUILDING SECTIONS**



01 STREET ELEVATION  
A2.2x SCALE: 1/16" = 1'-0"

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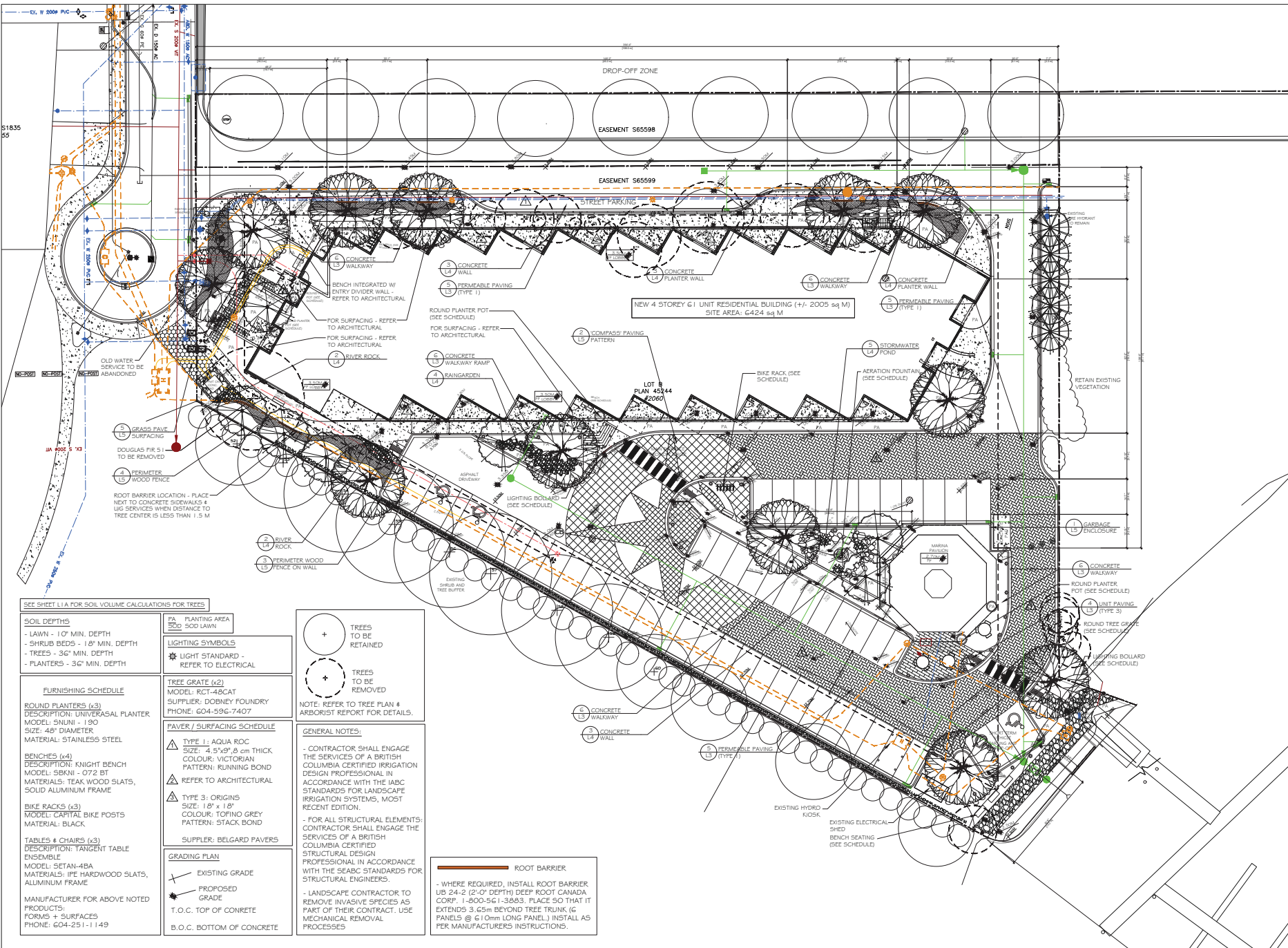
ISSUED FOR DEVELOPMENT PERMIT

The Contractor shall verify all dimensions, dates and levels prior to commencement of work. All errors and omissions to be reported to the Architect before proceeding. This drawing must not be scaled. This drawing is the property of the Architect; the copyright in same being reserved to him/her. It is not to be reproduced without his/her permission. Any unauthorized alteration of the electronic data which constitute this document will void all responsibility for the altered document by the Architect. This drawing is not to be used for building purposes until it has been countersigned by the architect.

**allre**  
ARCHITECTS INC.  
82 George Ave Winnipeg MB R3B0K1  
122 Tyeo Landing  
2060 White Birch Rd, Sidney BC

STREET ELEVATION  
A2.2x





SEE SHEET L1A FOR SOIL VOLUME CALCULATIONS FOR TREES

- SOIL DEPTHS**
- LAWN - 10" MIN. DEPTH
  - SHRUB BEDS - 18" MIN. DEPTH
  - TREES - 36" MIN. DEPTH
  - PLANTERS - 36" MIN. DEPTH

**FURNISHING SCHEDULE**

**ROUND PLANTERS (x3)**  
DESCRIPTION: UNIVERSAL PLANTER  
MODEL: SNUNI - 190  
SIZE: 48" DIAMETER  
MATERIAL: STAINLESS STEEL

**BENCHES (x4)**  
DESCRIPTION: KNIGHT BENCH  
MODEL: SBKN - 072 BT  
MATERIALS: TEAK WOOD SLATS, SOLID ALUMINUM FRAME

**BIKE RACKS (x3)**  
MODEL: CAPITAL BIKE POSTS  
MATERIAL: BLACK

**TABLES & CHAIRS (x3)**  
DESCRIPTION: TANGENT TABLE ENSEMBLE  
MODEL: SETAN-4BA  
MATERIALS: IPE HARDWOOD SLATS, ALUMINUM FRAME

MANUFACTURER FOR ABOVE NOTED PRODUCTS:  
FORMS + SURFACES  
PHONE: 604-251-1149

- PA** PLANTING AREA  
300 500 LAWN
- LIGHTING SYMBOLS**  
★ LIGHT STANDARD - REFER TO ELECTRICAL
- TREE GRATE (x2)**  
MODEL: RCT-48CAT  
SUPPLIER: DOBNEY FOUNDRY  
PHONE: 604-596-7407
- PAVER / SURFACING SCHEDULE**
- ▲ TYPE 1: AQUA ROC  
SIZE: 4.5"x9", 8 cm THICK  
COLOUR: VICTORIAN  
PATTERN: RUNNING BOND  
REFER TO ARCHITECTURAL
- ▲ TYPE 3: ORIGINS  
SIZE: 18" x 18"  
COLOUR: TOFINO GREY  
PATTERN: STACK BOND  
SUPPLIER: BELGARD PAVERS

- GRADING PLAN**
- EXISTING GRADE  
— PROPOSED GRADE  
T.O.C. TOP OF CONCRETE  
B.O.C. BOTTOM OF CONCRETE

- + TREES TO BE RETAINED  
- TREES TO BE REMOVED
- NOTE: REFER TO TREE PLAN & ARBORIST REPORT FOR DETAILS.

**GENERAL NOTES:**

- CONTRACTOR SHALL ENGAGE THE SERVICES OF A BRITISH COLUMBIA CERTIFIED IRRIGATION DESIGN PROFESSIONAL IN ACCORDANCE WITH THE IABC STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS, MOST RECENT EDITION.
- FOR ALL STRUCTURAL ELEMENTS: CONTRACTOR SHALL ENGAGE THE SERVICES OF A BRITISH COLUMBIA CERTIFIED STRUCTURAL DESIGN PROFESSIONAL IN ACCORDANCE WITH THE SEAC STANDARDS FOR STRUCTURAL ENGINEERS.
- LANDSCAPE CONTRACTOR TO REMOVE INVASIVE SPECIES AS PART OF THEIR CONTRACT. USE MECHANICAL REMOVAL PROCESSES

— ROOT BARRIER

- WHERE REQUIRED, INSTALL ROOT BARRIER UB 24-2 (2'-0" DEPTH) DEEP ROOT CANADA CORP. 1-800-561-3683. PLACE SO THAT IT EXTENDS 3.65m BEYOND TREE TRUNK (6 PANELS @ 610mm LONG PANEL). INSTALL AS PER MANUFACTURERS INSTRUCTIONS.

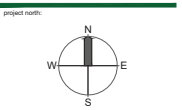
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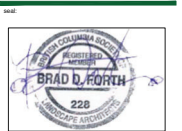
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# 4★SITE

LANDSCAPE ARCHITECTURE AND SITE PLANNING



| Revisions |                         |          |
|-----------|-------------------------|----------|
| No.       | Issued / Revisions      | Date     |
| 8         | REV. BUILDING PERMIT    | 06.30.26 |
| 7         | REV. BUILDING PERMIT    | 05.06.26 |
| 6         | REV. BUILDING PERMIT    | 07.18.25 |
| 5         | REV. BUILDING PERMIT    | 01.05.25 |
| 4         | REV. BUILDING PERMIT    | 09.12.24 |
| 3         | REV. BUILDING PERMIT    | 06.26.24 |
| 2         | REV. BUILDING PERMIT    | 03.05.24 |
| 1         | PRELIM. BUILDING PERMIT | 02.13.24 |

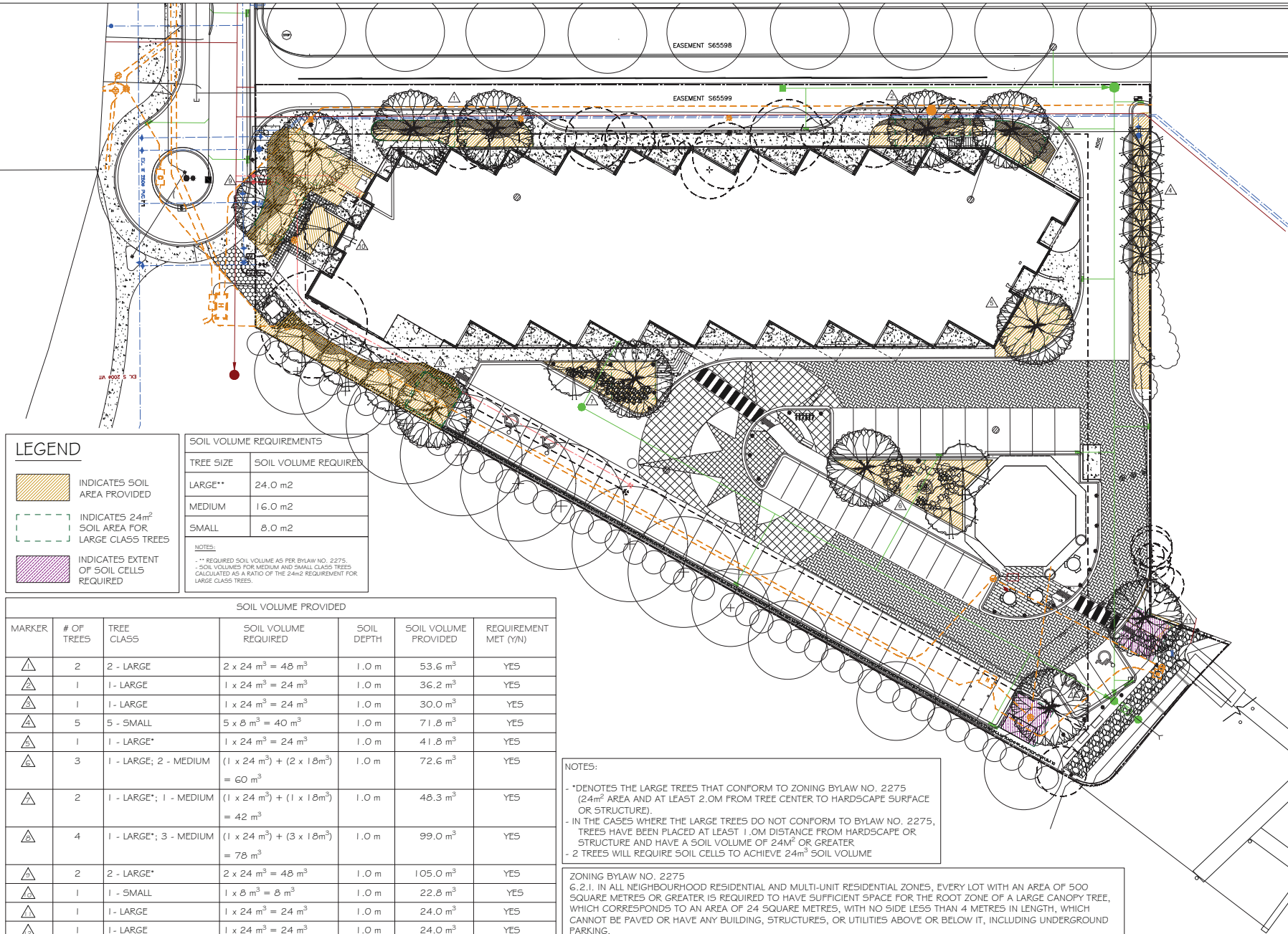


## TREE LANDING APARTMENTS

### LAYOUT & GRADING PLAN

|              |              |
|--------------|--------------|
| project no.: | 1            |
| date:        | 30 JUNE 2026 |
| checked by:  | FORTH        |
| drawn by:    | BF, RF       |
| sheet no.:   |              |

# L1



LEGEND

- INDICATES SOIL AREA PROVIDED
- INDICATES 24m<sup>2</sup> SOIL AREA FOR LARGE CLASS TREES
- INDICATES EXTENT OF SOIL CELLS REQUIRED

SOIL VOLUME REQUIREMENTS

| TREE SIZE | SOIL VOLUME REQUIRED |
|-----------|----------------------|
| LARGE**   | 24.0 m <sup>2</sup>  |
| MEDIUM    | 16.0 m <sup>2</sup>  |
| SMALL     | 8.0 m <sup>2</sup>   |

NOTES:

- \*\* REQUIRED SOIL VOLUME AS PER BYLAW NO. 2275.
- SOIL VOLUMES FOR MEDIUM AND SMALL CLASS TREES CALCULATED AS A RATIO OF THE 24m<sup>2</sup> REQUIREMENT FOR LARGE CLASS TREES.

SOIL VOLUME PROVIDED

| MARKER | # OF TREES | TREE CLASS             | SOIL VOLUME REQUIRED                                                    | SOIL DEPTH | SOIL VOLUME PROVIDED | REQUIREMENT MET (Y/N) |
|--------|------------|------------------------|-------------------------------------------------------------------------|------------|----------------------|-----------------------|
| △      | 2          | 2 - LARGE              | 2 x 24 m <sup>3</sup> = 48 m <sup>3</sup>                               | 1.0 m      | 53.6 m <sup>3</sup>  | YES                   |
| △      | 1          | 1 - LARGE              | 1 x 24 m <sup>3</sup> = 24 m <sup>3</sup>                               | 1.0 m      | 36.2 m <sup>3</sup>  | YES                   |
| △      | 1          | 1 - LARGE              | 1 x 24 m <sup>3</sup> = 24 m <sup>3</sup>                               | 1.0 m      | 30.0 m <sup>3</sup>  | YES                   |
| △      | 5          | 5 - SMALL              | 5 x 8 m <sup>3</sup> = 40 m <sup>3</sup>                                | 1.0 m      | 71.8 m <sup>3</sup>  | YES                   |
| △      | 1          | 1 - LARGE*             | 1 x 24 m <sup>3</sup> = 24 m <sup>3</sup>                               | 1.0 m      | 41.8 m <sup>3</sup>  | YES                   |
| △      | 3          | 1 - LARGE; 2 - MEDIUM  | (1 x 24 m <sup>3</sup> ) + (2 x 16 m <sup>3</sup> ) = 60 m <sup>3</sup> | 1.0 m      | 72.6 m <sup>3</sup>  | YES                   |
| △      | 2          | 1 - LARGE*; 1 - MEDIUM | (1 x 24 m <sup>3</sup> ) + (1 x 16 m <sup>3</sup> ) = 40 m <sup>3</sup> | 1.0 m      | 48.3 m <sup>3</sup>  | YES                   |
| △      | 4          | 1 - LARGE*; 3 - MEDIUM | (1 x 24 m <sup>3</sup> ) + (3 x 16 m <sup>3</sup> ) = 72 m <sup>3</sup> | 1.0 m      | 99.0 m <sup>3</sup>  | YES                   |
| △      | 2          | 2 - LARGE*             | 2 x 24 m <sup>3</sup> = 48 m <sup>3</sup>                               | 1.0 m      | 105.0 m <sup>3</sup> | YES                   |
| △      | 1          | 1 - SMALL              | 1 x 8 m <sup>3</sup> = 8 m <sup>3</sup>                                 | 1.0 m      | 22.8 m <sup>3</sup>  | YES                   |
| △      | 1          | 1 - LARGE              | 1 x 24 m <sup>3</sup> = 24 m <sup>3</sup>                               | 1.0 m      | 24.0 m <sup>3</sup>  | YES                   |
| △      | 1          | 1 - LARGE              | 1 x 24 m <sup>3</sup> = 24 m <sup>3</sup>                               | 1.0 m      | 24.0 m <sup>3</sup>  | YES                   |

NOTES:

- \* DENOTES THE LARGE TREES THAT CONFORM TO ZONING BYLAW NO. 2275 (24m<sup>2</sup> AREA AND AT LEAST 2.0M FROM TREE CENTER TO HARDSCAPE SURFACE OR STRUCTURE).
- IN THE CASES WHERE THE LARGE TREES DO NOT CONFORM TO BYLAW NO. 2275, TREES HAVE BEEN PLACED AT LEAST 1.0M DISTANCE FROM HARDSCAPE OR STRUCTURE AND HAVE A SOIL VOLUME OF 24m<sup>2</sup> OR GREATER
- 2 TREES WILL REQUIRE SOIL CELLS TO ACHIEVE 24m<sup>2</sup> SOIL VOLUME

ZONING BYLAW NO. 2275

6.2.1. IN ALL NEIGHBOURHOOD RESIDENTIAL AND MULTI-UNIT RESIDENTIAL ZONES, EVERY LOT WITH AN AREA OF 500 SQUARE METRES OR GREATER IS REQUIRED TO HAVE SUFFICIENT SPACE FOR THE ROOT ZONE OF A LARGE CANOPY TREE, WHICH CORRESPONDS TO AN AREA OF 24 SQUARE METRES, WITH NO SIDE LESS THAN 4 METRES IN LENGTH, WHICH CANNOT BE PAVED OR HAVE ANY BUILDING, STRUCTURES, OR UTILITIES ABOVE OR BELOW IT, INCLUDING UNDERGROUND PARKING.

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4★SITE  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING

project north:



Revisions / Revisions:

| No. | Issued / Revisions      | Date     |
|-----|-------------------------|----------|
| 7   | REV. BUILDING PERMIT    | 06.30.26 |
| 6   | REV. BUILDING PERMIT    | 07.18.25 |
| 5   | REV. BUILDING PERMIT    | 01.08.25 |
| 4   | REV. BUILDING PERMIT    | 08.12.24 |
| 3   | REV. BUILDING PERMIT    | 08.28.24 |
| 2   | REV. BUILDING PERMIT    | 03.05.24 |
| 1   | PRELIM. BUILDING PERMIT | 02.13.24 |

Seal:



project title:

TYEE LANDING  
APARTMENTS  
2080 WHITE BIRCH ROAD  
SIDNEY, BC

drawing title:

TREE SOIL VOLUMES

project no.:

1

date: 30 JUNE 2026 scale: 1:200

checked by: FORTH drawn by: BF, RF

sheet no.:

L1A



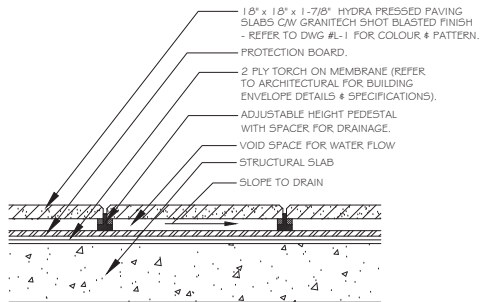


|                         | KEY   | QUANTITY          | COMMON NAME                | BOTANICAL NAME                                       | SIZE   |
|-------------------------|-------|-------------------|----------------------------|------------------------------------------------------|--------|
| GROUND<br>COVERS        | BEAR  | 775               | Bearberry                  | <i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade' | SP4    |
|                         | BERG  | 52                | Heartleaf Bergenia         | <i>Bergenia cordifolia</i> var. 'Bressingham Ruby'   | SP4    |
|                         | VITI  | 50                | Mountain Canterbury        | <i>Vitis idaea minor</i>                             | SP4    |
|                         | ALIBR | 15                | Rock Cross                 | <i>Alchemilla deltoidea</i> var. 'Blue Carpet'       | SP4    |
|                         | FRAG  | 215               | Coastal Strawberry         | <i>Fragaria chiloensis</i>                           | SP4    |
|                         | AUGU  | 250               | Black Bugwelder            | <i>Ajuga reptans 'Metallica'</i>                     | SP4    |
|                         | CORN  | 30                | Bunchberry                 | <i>Cornus canadensis</i>                             | SP4    |
| PERENNIALS<br>& GRASSES | CARX  | 120               | Vanegated Sedge            | <i>Carex morrow</i> var. 'Ice Dance'                 | #1 Pot |
|                         | HEUC  | 12                | Coral Bells                | <i>Heuchera micrantha</i> var. 'Bressingham Bronze'  | SP5    |
|                         | SCIZ  | 17                | Kalfr Lily                 | <i>Schizostylis coccinea</i> var. 'Oregon Sunset'    | SP5    |
|                         | TEST  | 30                | Flame Sedge                | <i>Carex testacea</i>                                | SP5    |
|                         | KARL  | 35                | Feather Reed Grass         | <i>Calamagrostis acutifolia</i> var. 'Karl Foerster' | #1 Pot |
|                         | JUNC  | 36                | Common Rush                | <i>Juncus effusus</i>                                | SP5    |
|                         | FESC  | 33                | Festuca ovina glauca       | Elgh Blue Fescue                                     | SP5    |
|                         | IRIS  | 54                | Sweet Iris                 | <i>Iris pallida</i> var. 'Aureo - Vanegata'          | SP5    |
|                         | LEYM  | 32                | Blue Beach Grass           | <i>Leymus arvensis</i> var. 'Blue Dune'              | SP5    |
|                         | STIP  | 57                | Spear Grass                | <i>Stipa calamagrostis</i>                           | SP5    |
| MISC                    | 7     | Maiden Hair Grass | <i>Miscanthus sinensis</i> | SP5                                                  |        |

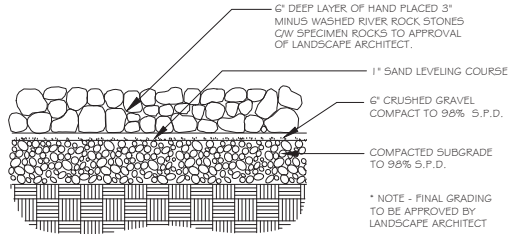




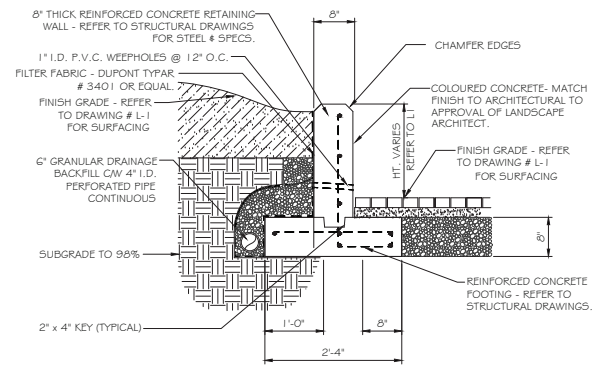
**L3.00**



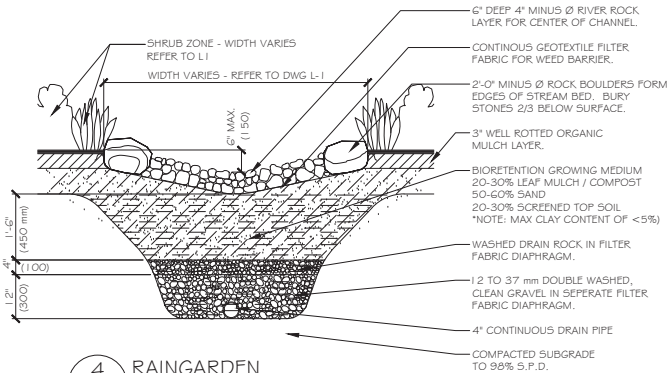
**1 UNIT PAVING ON PEDESTALS**  
SCALE 1" = 1/2" = 1' - 0"



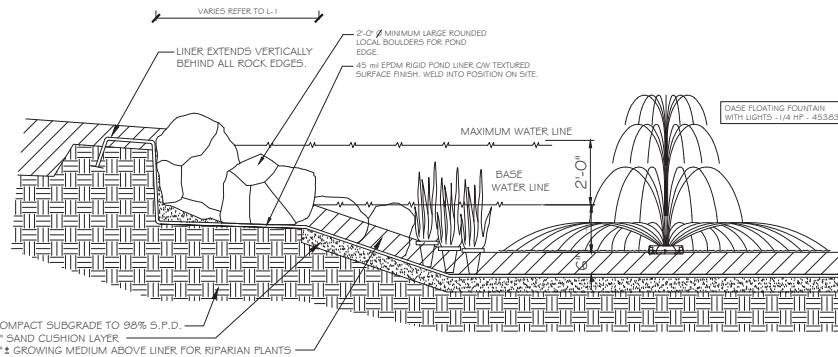
**2 RIVER ROCK**  
SCALE 1" = 1/2" = 1' - 0"



**3 PLANTER WALL ON GRADE**  
SCALE 1" = 1' - 0"



**4 RAINGARDEN**  
SCALE 3/4" = 1' - 0"



**5 POND CONSTRUCTION**  
SCALE 3/4" = 1' - 0"

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LANDSCAPE ARCHITECTURE  
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project name:

project no.:

| Revisions |           |      |
|-----------|-----------|------|
| No.       | Revisions | Date |
|           |           |      |
|           |           |      |
|           |           |      |
|           |           |      |
|           |           |      |
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|           |           |      |
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| 7   | REV. BUILDING PERMIT    | 06.30.26 |
|-----|-------------------------|----------|
| 6   | REV. BUILDING PERMIT    | 05.06.26 |
| 5   | REV. BUILDING PERMIT    | 07.18.25 |
| 4   | REV. BUILDING PERMIT    | 01.06.25 |
| 3   | REV. BUILDING PERMIT    | 09.12.24 |
| 2   | REV. BUILDING PERMIT    | 03.09.24 |
| 1   | PRELIM. BUILDING PERMIT | 02.13.24 |
| No. | Issued / Revisions      | Date     |

scale:



project title:  
**122 TYEE LANDING**

drawing title:  
**LANDSCAPE DETAILS**

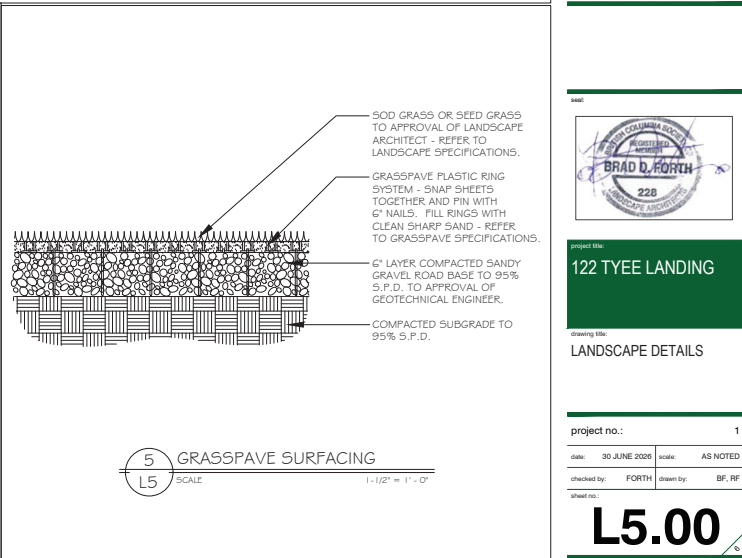
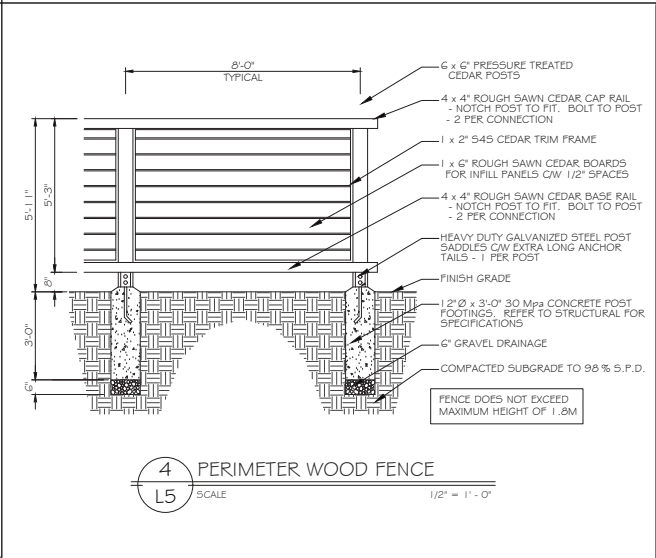
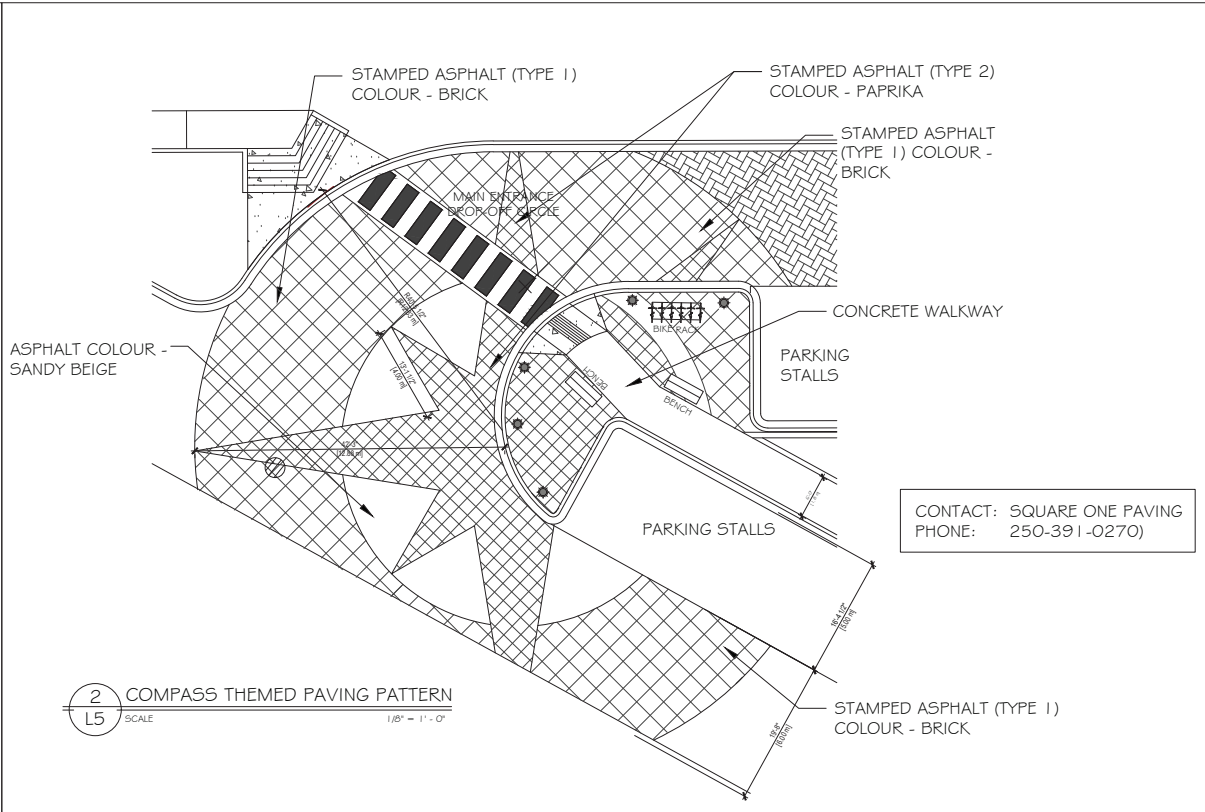
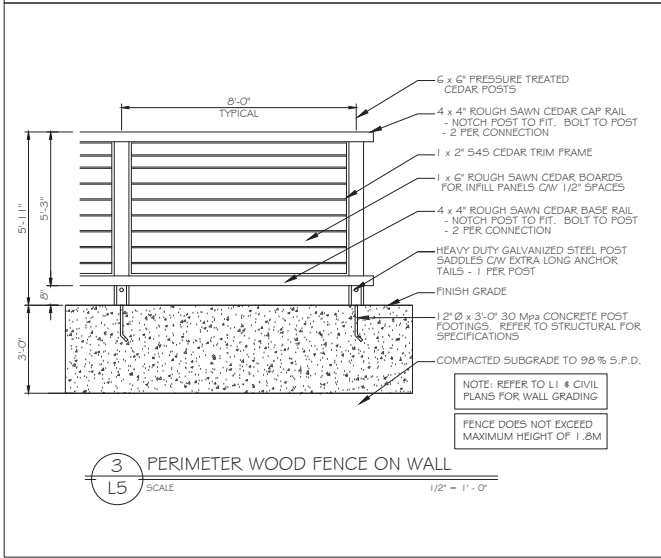
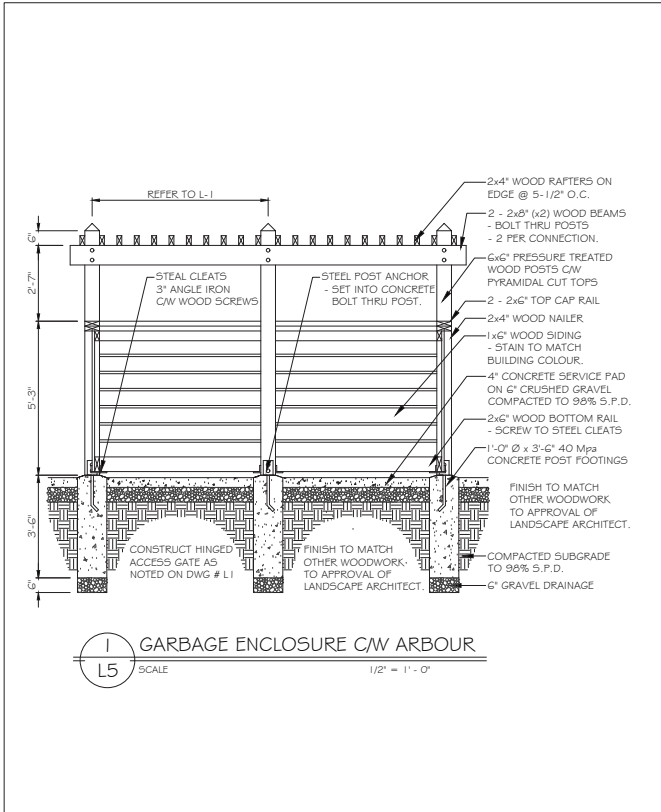
project no.: 1

date: 30 JUNE 2026 scale: AS NOTED

checked by: FORTH drawn by: BF, RF

sheet no.:

**L4.00**



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LANDSCAPE ARCHITECTURE  
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project north:

CONTACT: SQUARE ONE PAVING  
PHONE: 250-391-0270)

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| 7   | REV. BUILDING PERMIT    | 06.30.26 |
| 6   | REV. BUILDING PERMIT    | 05.06.26 |
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| 3   | REV. BUILDING PERMIT    | 09.12.24 |
| 2   | REV. BUILDING PERMIT    | 03.05.24 |
| 1   | PRELIM. BUILDING PERMIT | 02.13.24 |

seal:



project title:  
122 TYEE LANDING

drawing title:  
LANDSCAPE DETAILS

project no.: 1

date: 30 JUNE 2026 scale: AS NOTED  
checked by: FORTH drawn by: BF, RF

sheet no.:  
L5.00