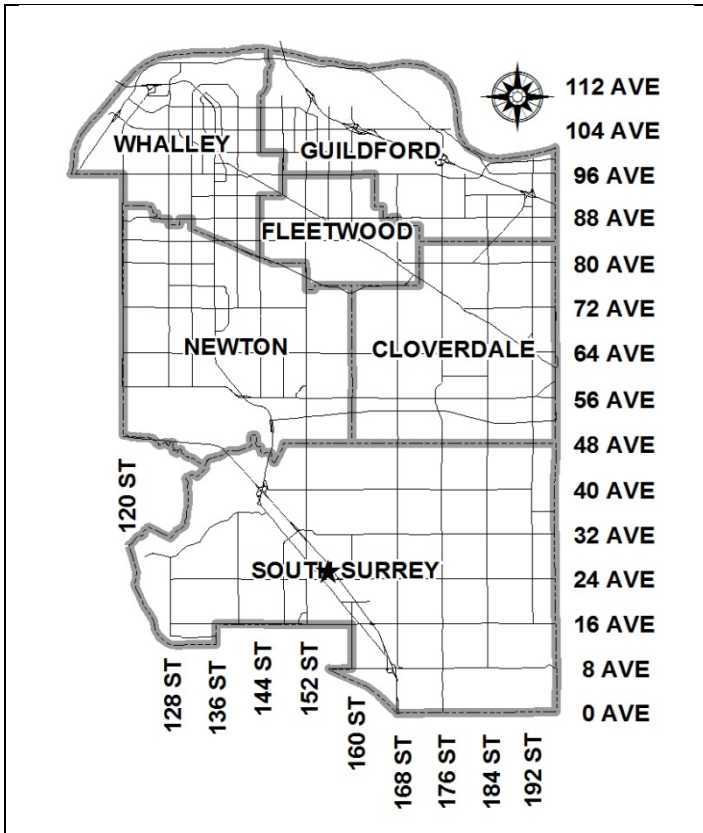


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0279-00

Planning Report Date: March 7, 2016

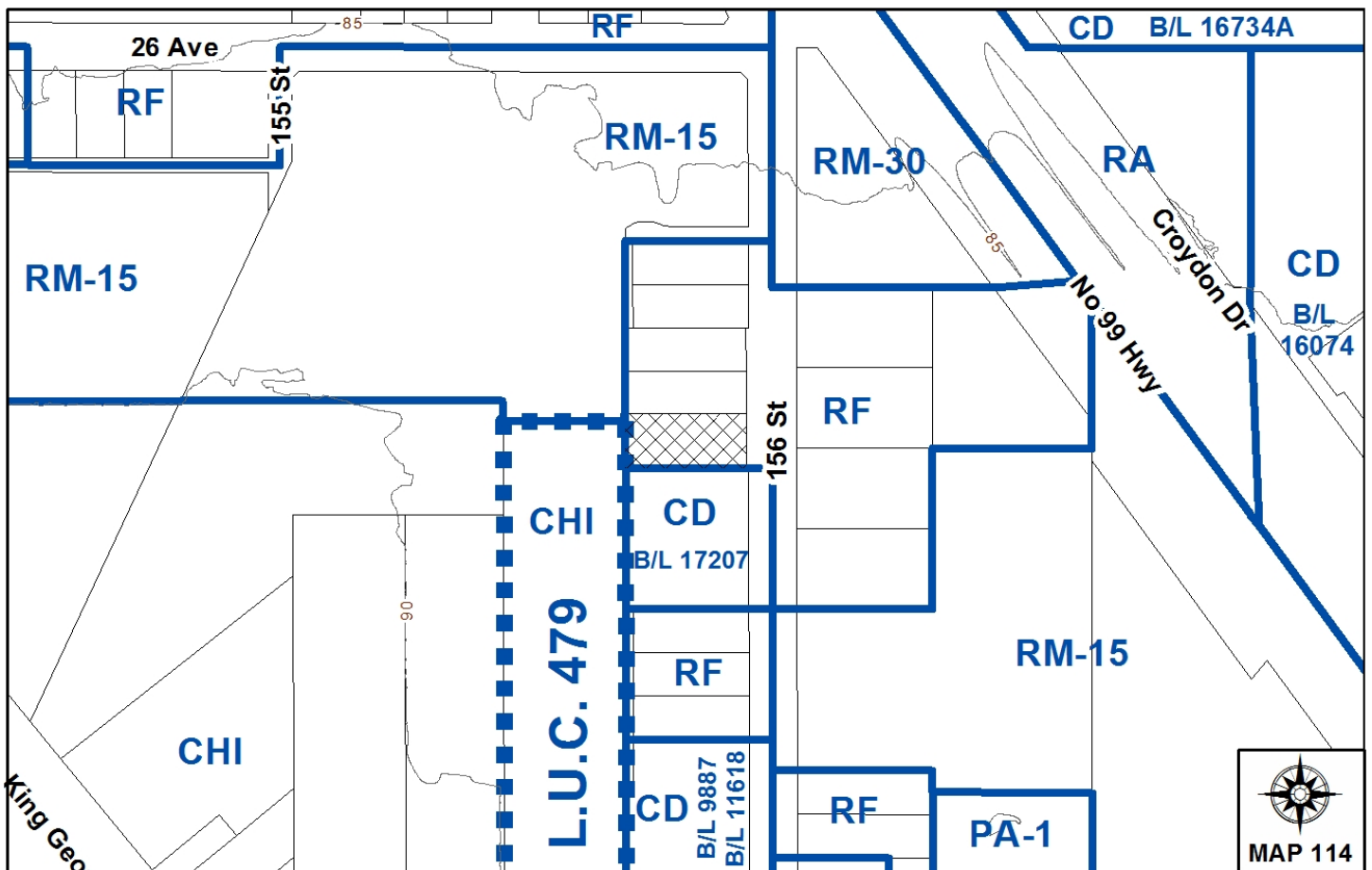


**PROPOSAL:**

- **Rezoning** from RF to CD (Based upon RM-30)
- **Development Permit**

to permit the development of six ground-oriented townhouse units.

**LOCATION:** 2527 - 156 Street  
**OWNER:** Pure Land Investment Inc.  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Townhouse (15 upa max.)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to eliminate the required indoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant requests an amendment to the King George Highway Corridor Development Concept Plan in order to re-designate the subject property from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)”.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) Designation.
- The proposed density and building form are appropriate for this part of South Surrey.
- The proposal continues the existing pattern of ground-oriented townhomes and complements the form, design and character of the adjacent townhouse project at 2487 – 156 Street (Development Application No. 7910-0041-00).
- The proposed re-designation of the subject property from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)” is considered appropriate given the density is in keeping with the density of the other approved townhouse developments in the area, including the project to the immediate south at 2487 – 156 Street and across 156 Street at 2528 – 156 Street. Further, staff anticipate that several adjacent properties located further north on 156 Street will redevelop to a similar density/form of development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7914-0279-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) discharge the existing reciprocal access easement with 2531 – 156 Street and enter into a new agreement to facilitate access to the adjacent property;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (i) the applicant discharge the following legal documents from title: BG446080 and BG446081 (both for a Building Scheme), BG446084 (for tree preservation) and BG446085 (for a servicing agreement);
  - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (k) the applicant adequately address the impact of no indoor amenity space.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the land from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)” when the project is considered for final adoption.

**REFERRALS**

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

- 1 Elementary students at Jessie Lee Elementary School
- 1 Secondary students at Semiahmoo Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December, 2017.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: The applicant is required to post signage at 2527 – 156 Street which indicates that the two rear units are to be accessed from the adjacent townhouse project at 2487 – 156 Street (located to the south). In addition, the applicant will need to post a site map at the entrance to 2487 – 156 Street that indicates the unit numbers and corresponding addresses for all units at the subject property and townhouse development to the south.

**SITE CHARACTERISTICS**

Existing Land Use: Existing single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single Family Residential	Urban/Townhouse (15 upa max.)	RF

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 156 Street):	Recently Approved Townhouse Development (7911-0240-00)	Multi-family/Townhouse (25 upa max.)	RM-30
South:	Existing Townhouse Development	Multi-family/Townhouse (15 upa max.)	CD (By-law No. 17207)
West:	Commercial Buildings and Existing Townhouse Development	Urban and Commercial/ Commercial and Townhouse (15 upa max.)	LUC No. 479 and RM-15

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated “Townhouse (15 upa max.)” in the LAP. The proposal to amend the LAP and re-designate the property to “Townhouse (25 upa max.)” is considered appropriate given that other townhouse developments have been previously approved in the surrounding neighbourhood, at similar densities.
- The adjacent property to the south (2487 – 156 Street) was previously rezoned to “Comprehensive Development (CD)” (based upon RM-30) in December, 2010 under Development Application No. 7910-0041-00. The application involved a Development Permit for a twenty-unit townhouse project with similar form, design and character as the townhouse development proposed on the subject property.
- A subsequent townhouse development was previously approved at 2528 – 156 Street (across 156 Street) under Development Application No. 7911-0240-00 in February, 2015 for forty-six townhouse units. As with the subject property, the adjacent site required an amendment to the King George Highway Corridor LAP from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)”.
- The land-use designation for the subject property was established as part of the King George Highway Corridor LAP in 1995. Over the years, the development trend and market affordability has moved away from lower density/larger unit size townhouse projects towards a smaller unit size type of multi-family development. As such, the proposal to amend the King George Highway Corridor LAP from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)” responds to current market conditions.
- In addition, the subject property is located within close proximity of services, commercial amenities, Sunnyside Park and a Frequent Transit Network (24 Avenue) which supports a higher intensity use on the site.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is designated “Urban” in the Official Community Plan (OCP), “Townhouse (15 upa max.)” in the King George Highway Corridor LAP and zoned “Single Family Residential (RF)”. The property currently has a single family residential dwelling located on it.

### Current Proposal

- The applicant is proposing an amendment to the King George Highway Corridor LAP to re-designate the subject property from “Townhouse (15 upa max.)” to “Townhouse (25 upa max.)”.
- The applicant proposes to rezone the property from “Single Family Residential (RF)” to “Comprehensive Development (CD)” and a Development Permit to allow the development of six ground-oriented townhouse units (Appendix II).
- The total floor area of the proposed townhouse development is approximately 854 square metres (9,188 sq. ft.) which represents a net Floor Area Ratio (FAR) of 0.74. The project will have a unit density of 21 units per acre (upa) or 52 units per hectare (upha).
- The development proposal includes 19.7 square metres (212 sq. ft.) of outdoor amenity space which consists of an outdoor seating area. The proposed outdoor amenity space exceeds the 18 square metres (194 sq. ft.) of outdoor amenity area required in the RM-30 Zone based upon 3 square metres (32 square feet) of outdoor amenity space per dwelling unit.
- The applicant proposes to provide cash-in-lieu of indoor amenity space given that only six (6) ground-oriented townhouse units are proposed under this development application.

### Proposed CD By-law

- The proposed CD By-law (Appendix VI) is based upon the “Multiple Residential 30 Zone (RM-30)” with modifications to the density, lot coverage, setbacks, parking and subdivision requirements. The modifications are noted in the table below:

<b>By-law Comparison</b>	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
Density (upha/upa)	75 upha/30 upa	52 upha/21 upa (gross)
Density (FAR)	0.90 FAR	0.74 FAR
Lot Coverage	45%	36%
Indoor Amenity Space	18 square metres (194 sq. ft.)	0 square metres (0 sq. ft.)
Setbacks	7.5 metres (25 ft.) from all lot lines	Front (East) – 2.50 metres (9 ft.) Rear (West) – 5.90 metres (20 ft.) Side (North) – 2.60 metres (9 ft.) Side (South) – 2.80 metres (10 ft.)

<b>By-law Comparison</b>	<b>RM-30 Zone</b>	<b>Proposed CD Zone</b>
Parking	No more than 50% of all resident parking spaces shall be provided as tandem parking spaces within the building envelope  Parking within the required setbacks is not permitted	Tandem parking spaces increased to 67% of all resident parking spaces  Visitor parking spaces are permitted within the required setbacks
Subdivision Requirements	Minimum lot width of 30 metres (100 ft.)  Minimum lot size of 2,000 square metres (0.5 acre)	Minimum lot width of 22 metres (72 ft.)  Minimum lot size of 1,092 square metres (0.3 acre)

- All other aspects of the proposed CD By-law comply with the provisions of the RM-30 Zone.
- The proposed density of 0.74 FAR is less than the maximum density permitted in the RM-30 Zone. Further, the density is less than the maximum FAR permitted under the CD Zone (By-law No. 17207) of 0.79 FAR for the adjacent townhouse development to the south at 2487 – 156 Street.
- The proposed front yard (east) setback of 2.50 metres (9 ft.) is measured to the building face of units along 156 Street. The reduced setbacks will allow the building to engage the street by bringing the building closer to the public realm. Further, the proposed setback is consistent with the setback of the adjacent townhouse development to the south.
- The proposed rear yard (west) setback of 5.90 metres (20 ft.) is measured to the columns of the decks. The building face is setback a minimum of 6.90 meters (22 ft.). The proposed setback should have minimal impact on the neighbouring property as the adjacent use is a storage facility.
- The proposed side yard (north) setback of 2.60 metres (9 ft.) and side yard (south) setback of 2.80 metres (10 ft.) are consistent with the setbacks of the existing building setbacks for the townhouse development to the south. A similar side yard setback is anticipated for the property to the north upon its redevelopment.

### PRE-NOTIFICATION

Pre-notification letters were sent out on April 16, 2015 and City staff received the following responses from adjacent property owners:

- An adjacent property owner expressed concerns about tree retention along the south lot line.

*(City staff have worked with the applicant to retain viable on-site trees. The applicant is proposing to retain a 73 centimetre (28 in.) DBH Douglas Fir tree at the southwest corner of the site. The tree is noted to be in good condition. The long-term retention of other on-site trees has remained challenging given they will be impacted by construction or from their existing condition.)*

- An adjacent property owner expressed concerns about increased density and traffic in the area.

*(The City's Transportation Division notes that 156 Street is a local road. Further, the proposed increase in overall density is not expected to significantly impact traffic flows in the surrounding neighbourhood. The other point to note is that the number of townhouse units that may be achieved in future as adjacent properties to the north redevelop is anticipated to be minimal given lot constraints.*

*Moreover, the subject property may not have its own driveway and will obtain access to 156 Street from the existing reciprocal access easement registered on 2487 – 156 Street (southern property). City staff anticipate that another driveway outlet will be provided further north of the subject property as adjacent single family residential lots redevelop.)*

- An adjacent property owner expressed concern about securing access to the garage at the rear of 2531 – 156 Street (property to the north) and wanted to ensure that no future vehicle traffic associated with the proposed townhouse development would enter or exit the subject property through the reciprocal access easement registered between 2527 – 156 Street and 2531 - 156 Street. Furthermore, the adjacent property owner wanted to ensure the reciprocal access easement would be properly fenced.

*(The applicant will be required, as a condition of rezoning, to discharge the existing reciprocal access easement and register a modified easement (in the same location and general width) to provide vehicle access for the sole benefit of the property owner at 2531 – 156 Street. The easement document will be discharged when the adjacent property at 2531 – 156 Street redevelops in the future.*

*This solution will prevent vehicles originating from the townhouse development from entering/exiting the subject property through the reciprocal access easement area while still providing the owner of 2531 – 156 Street access to his/her rear yard and detached garage. The applicant will also be required to provide suitable fencing along the southern boundary of the future access easement area.)*

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed townhouse development is composed of two, three-storey buildings with garages that are accessed at grade via an internal drive aisle. The buildings include a combination of two-bedroom and three-bedroom units.
- Each unit offers a sundeck and/or patio reached from the ground- or main-floor.



- The unit types range in size from 115 square metres (1,236 sq. ft.) to 180 square metres (1,936 sq. ft.). The living area appears largely on the upper-floors with the exception of a small den and/or medium-sized flex room offered on the ground-floor of all units.
- The building façade contains a broad range of materials that include neutral coloured hardie-plank siding (Benjamin Moore “Florentine Plaster”), “Kensington Blue” hardie-shake siding and horizontal hardie-panel siding as well as “Polar White” fascia boards and wood trim. In addition, the townhouse development includes built-up wood columns with grey slate cultured ledgerstone veneer.
- All of the street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. Individual units have entryways facing the street with a walkway connecting the unit to the street. The street façade also includes vertical hardi-shingle siding elements to provide visual interest in building design and pitched rooflines consisting of grey-black asphalt shingles with small roofs over the individual unit entryways to provide more roof-line articulation.

#### Driveway Access, On-site/Off-site Parking and Pedestrian Circulation

- The proposed townhouse development will obtain driveway access from the internal drive aisle at 2487 – 156 Street (the adjacent townhouse development) by way of an existing easement registered on the title of this property.
- The drive aisle proposed on the subject property will be protected by a reciprocal access easement for the benefit of properties to the north to ensure that they are able to gain access over the subject property.
- The proposed townhouse development will provide twelve (12) resident parking stalls which meets the Zoning By-law requirement of twelve resident parking spaces. Four of the units (67%) propose a tandem parking configuration where an unenclosed parking space will be provided.
- Two visitor parking spaces will be provided along the south lot line which meets the Zoning By-law requirement.

#### Modifications to the Reciprocal Access Easement

- The applicant will be required to modify the existing reciprocal access easement between the subject property and the property to the north (2531 – 156 Street). The existing agreement facilitates access over a portion of the subject site and allows the adjacent property to gain access to the rear of his/her property. The modified access easement will provide vehicle access for the sole benefit of the owners of 2531 – 156 Street and will not be used by owners residing in the townhouse project.

### Landscaping

- The proposed landscaping includes the retention of a mature Douglas Fir Tree along the south-west lot line. The tree will offer added shading on the southern building exposure for Building 1 as well as provide additional screening and enhanced privacy between the subject property and adjacent townhouse units at 2487 – 156 Street.
- Each unit along 156 Street (Building 2) will have a small front yard with layered planting that consists of low-lying shrubs and additional groundcover. In contrast, each unit in Building 1 (western building) will have a larger rear yard with layered planting that consists of by-law sized trees, shrubs and additional groundcover on the west side of each unit.
- A 1.8 metre (6 ft.) high solid wood fence will be provided along the northern property line. The fence is provided at the request of the adjacent property owner at 2531 – 156 Street. The wood fence will be removed in future when the adjacent property owner redevelops and subsequently replaced with more suitable low-scale fencing.
- A landscape strip that will include a by-law sized tree and low-lying shrubs is proposed between each individual driveway to soften the interface between the proposed townhouses and internal drive aisle.

### Indoor and Outdoor Amenity Space

- Given that only six units are proposed, the applicant is requesting to eliminate the required indoor amenity space (18 square metres (194 sq. ft.)). The applicant will be required to pay cash-in-lieu of the deficient amenity space, in accordance with Council Policy, to resolve the deficiency.
- A total of 19.7 square metres (212 sq. ft.) of outdoor amenity space is proposed which exceeds the Zoning By-law requirement of 18 square metres (194 sq. ft.).
- The outdoor amenity space is provided at the southwest corner of the site in the form of low-lying planting and seating area for resident enjoyment.

### TREES

- Stuart Goode, ISA Certified Arborist of Goode Arboriculture Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
White Birch	1	1	0

Tree Species	Existing	Remove	Retain
Shore Pine	1	1	0
Austrian Pine	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	3	2	1
Himalayan Cedar	1	1	0
Serbian Spruce	1	1	0
Blue Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>9</b>	<b>8</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>11</b>	
<b>Total Retained and Replacement Trees</b>		<b>12</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,500</b>	

- The Arborist Assessment states that there are a total of nine protected trees on the site. It was determined that one tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services as well as building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of sixteen replacement trees on the subject property. Since only eleven replacement trees can be accommodated on the site, the deficit of five replacement trees will require a cash-in-lieu payment of \$1,500, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees may be planted on 156 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Autumn Flame Maple, Pacific Dogwood, Amanagawa Cherry as well as Weeping Nootka Cypress.
- In summary, a total of eleven trees are proposed to be retained or replaced on the site with a contribution of \$1,500 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The property is located within the King George Highway Corridor LAP.</li> <li>• The proposal complies with the Urban designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is considered appropriate for this portion of the King George Highway Corridor LAP and reflects similar densities on adjacent projects.</li> <li>• The proposal includes various unit sizes to provide greater housing choice.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Each unit includes active living spaces that will provide an “eyes-on-the-street” approach to community surveillance throughout the proposed townhouse complex.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### ADVISORY DESIGN PANEL

The application was not referred to the Advisory Design Panel (ADP) but reviewed internally by City staff. The applicant has addressed the urban design concerns to the satisfaction of City staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevation Drawings and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and C. Kavolinas & Associates Inc., respectively, dated February 29, 2016 and February, 2016.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/dk

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                  Parm Garcha  
   Archstone Projects Ltd.  
   Address:                13737 – 72 Avenue, Unit 145  
   Surrey, B.C. V3W 2P2  
   Tel:                      604-728-7000
  
2.            Properties involved in the Application
  - (a)          Civic Address:                2527 – 156 Street
  
  - (b)          Civic Address:                2527 – 156 Street  
   Owner:                        Pure Land Investment Inc.  
   PID:                                018-582-877  
   Lot:          Lot 3 Section 23 Township 1 New Westminster District Plan LMP13912
  
3.            Summary of Actions for City Clerk's Office
  - (a)          Introduce a By-law to rezone the site.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	1,159 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	36%	36%
<b>SETBACKS</b> ( in metres)		
Front	2.50 m.	2.50 m.
Rear	5.90 m.	5.90 m.
Side #1 (North)	2.60 m.	2.60 m.
Side #2 (South)	2.80 m.	2.80 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m.	7.8 m.
Accessory	4.5 m.	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom + Den	N/A	4
Three Bedroom + Flex Room	N/A	2
Total	N/A	6
<b>FLOOR AREA: Residential</b>	N/A	854 sq. m.
<b>TOTAL BUILDING FLOOR AREA</b>	N/A	854 sq. m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

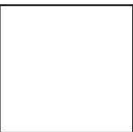
<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
Units per hectare (upha)/units per acre (upa) (gross)	52 upha/21 upa	52 upha/21 upa
Units per hectare (upha)/units per acre (upa) (net)	N/A	N/A
FAR (gross)	0.74	0.74
FAR (net)	N/A	N/A
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	N/A	N/A
Outdoor	18 sq. m.	19.7 sq. m.
<b>PARKING (number of stalls)</b>		
Residents	12 spaces	12 spaces
Visitors	1.2 spaces	2 spaces
Total Number of Parking Spaces	19 spaces	20 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces: Number / % of Total Number of Units	8 spaces (67%)	8 spaces (67%)
Size of Tandem Parking Spaces width/length	N/A	N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DISCLAIMER: ALL NOTES AND THE EXISTING CONDITIONS SHOWN ARE THE SOLE RESPONSIBILITY OF THE CLIENT. THE ARCHITECT'S DESIGN AND CONSTRUCTION SHALL BE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CLIENT'S INFORMATION. THE ARCHITECT'S DESIGN SHALL BE BASED ON THE ASSUMPTION THAT ALL INFORMATION PROVIDED IS TRUE AND CORRECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE ARCHITECT.

NO.	REVISION	DATE	BY	CHKD.

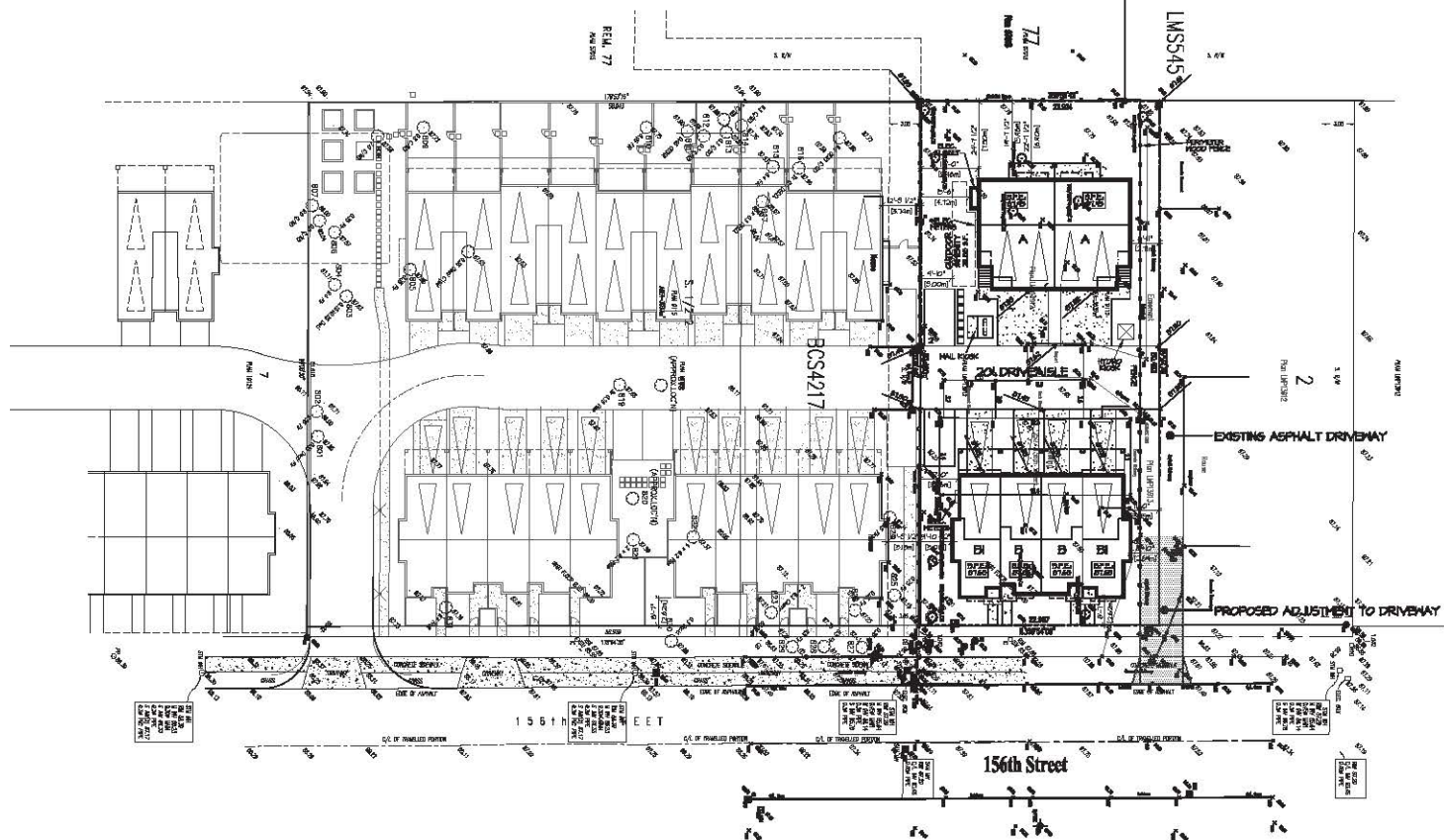


DATE: 11-11-2014  
 DRAWN BY: M. J. B. / M. J. B.  
 CHECKED BY: M. J. B. / M. J. B.

CLIENT: ARCHSTONE (SUNNYSIDE) PROJECTS LTD.  
 PROJECT: 2021 - 156TH STREET, SURREY, B.C.  
 SHEET NUMBER: SITE PLAN

UNIT 100, 7536 130 STREET, SURREY, B.C. V3W 1H6  
 PHONE: (604) 591-1111  
 FAX: (604) 591-1112  
 EMAIL: info@archstone.com

PROJECT NO. 12014



**CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 20'-0"

**DEVELOPMENT DATA**

**SITE AREA:** 12,710.8 SQ. FT. (295.6 SQ. METERS) (0.286 ACRES)  
**SITE COVERAGE:** 88.3% (4,977 SQ. FT.) (467 SQ. METERS)  
**FLOOR AREA:** 0.74 (4,860 SQ. FT.) (454 SQ. METERS)  
**DENSITY:** 20.46 UPA (1.8 UNITS)

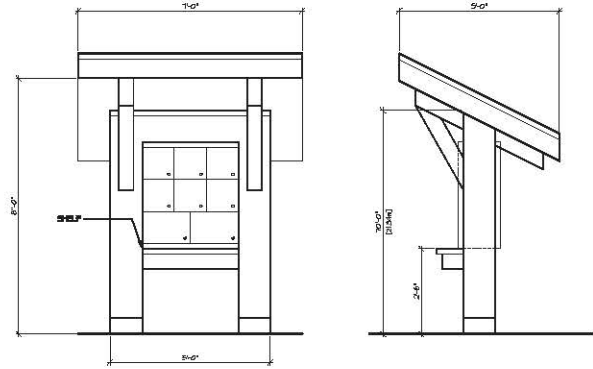
**PROPOSED DRIVEWAYS & ENTRY BUILDING:**  
 NORTH: 8'-0" (2.44 m)  
 SOUTH: 17'-0" (5.18 m)  
 WEST: 24'-7" (7.50 m) @ FACE OF BUILDING

**UNIT BREAKDOWN**

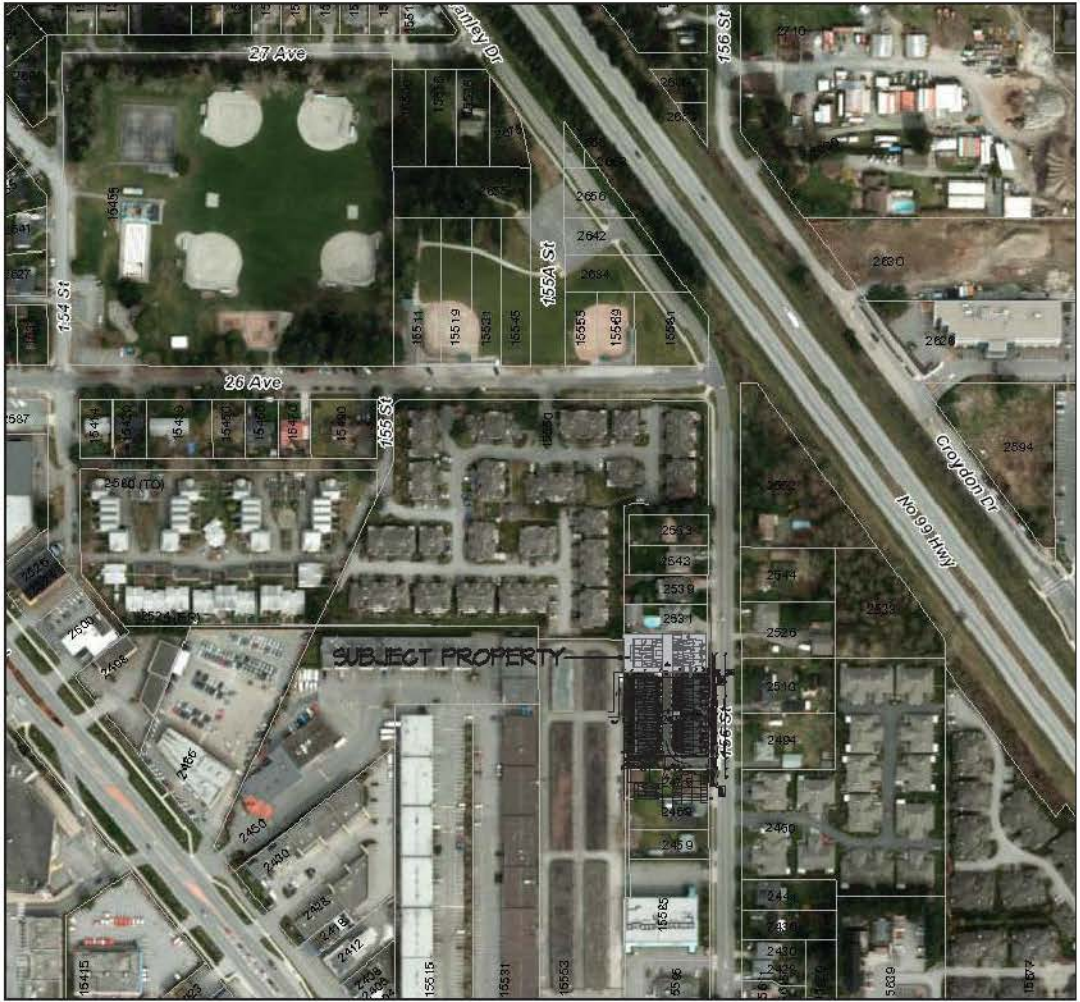
UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A'	3 BEDROOMS	1,258 SQ. FT.	2	2,516 SQ. FT.
UNIT 'B'	3 BEDROOMS	1,258 SQ. FT.	2	2,516 SQ. FT.
UNIT 'C'	2 BEDROOMS	1,122 SQ. FT.	2	2,244 SQ. FT.
				<b>1,038 SQ. FT. (96.4 SQ. METERS)</b>

**PROPOSED DRIVEWAYS & ENTRY BUILDING:**  
 NORTH: 8'-0" (2.44 m)  
 SOUTH: 17'-0" (5.18 m)  
 WEST: 24'-7" (7.50 m)

**PARKING:** PROVIDED: 14 SPACES  
**AMENITY AREA:** 282 SQ. FT. (26.1 SQ. METERS)



**MAIL KIOSK**  
 1/2" = 1'-0"




**CONCEPTUAL CONTEXT SITE PLAN**  
SCALE: AS SHOWN

NOTHING IS SHOWN OR IS TO BE CONSIDERED AS A GUARANTEE OR WARRANTY OF ANY KIND. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA PROVIDED HEREIN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DATA AND INFORMATION FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

DATE	BY	REVISION



© 2023 Concept Site Plan

CLIENT: ARCHITECTURAL SERVICES  
 PROJECTS LTD.  
 PROJECT: 2023 - SOUTH STREET, SUDBURY, ONT.  
 SHEET: 001 - CONCEPT SITE PLAN

DATE: 11/21/23	SCALE: 1/8" = 1'-0"
BY: [Signature]	CHECKED BY: [Signature]

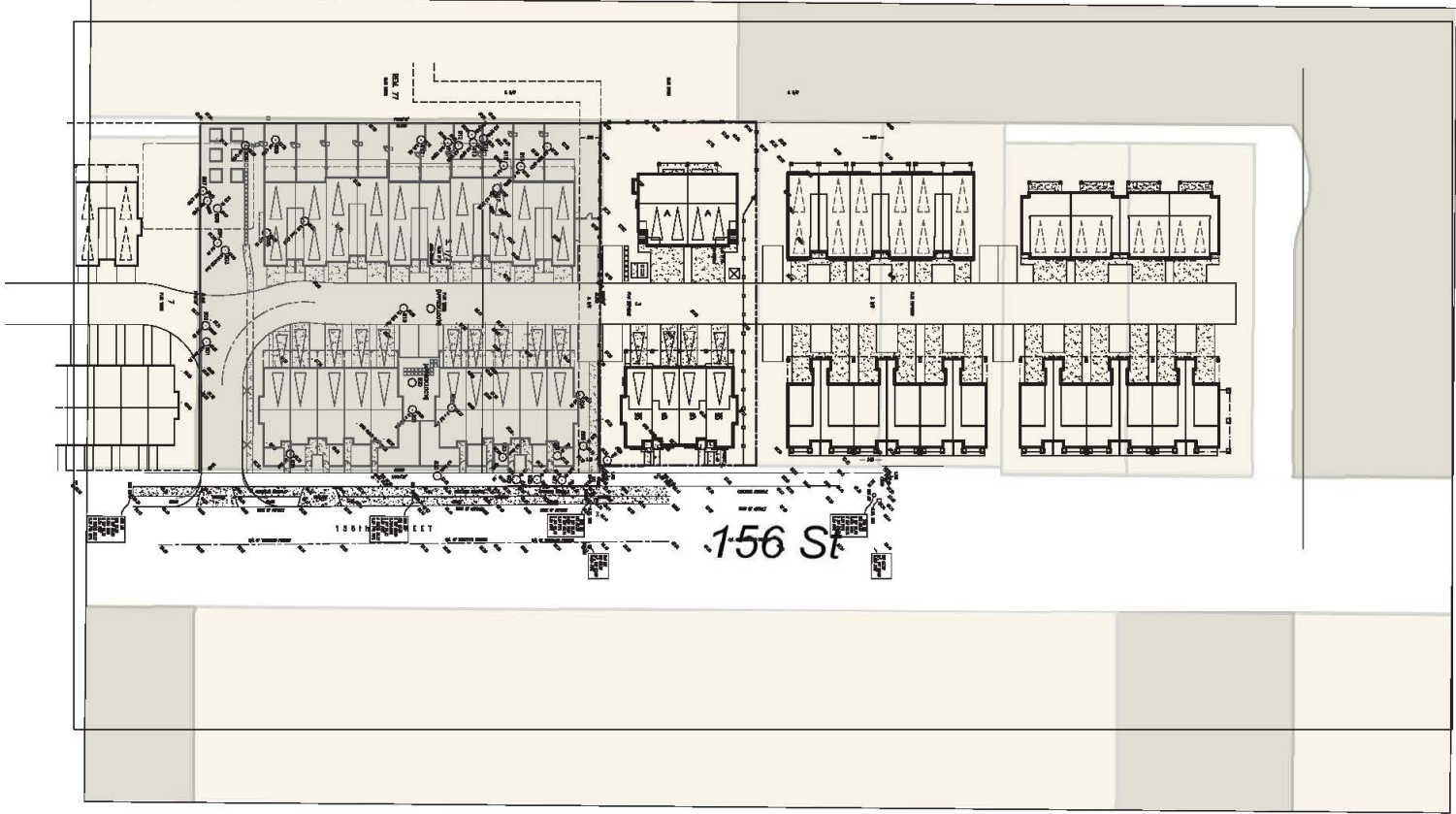
**barrett dambek**

UNIT 105  
 7005 130 STREET  
 SUDBURY, ONT.  
 N2H 2H6

PHONE: (804) 867-7100  
 FAX: (804) 867-2000  
 EMAIL: info@barrettdambek.com

CLIENT NO.	PROJECT NO.
	AC-11
PROJECT NO.	REV. NO.
L20M	

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**NEIGHBOURHOOD CONCEPT PLAN**  
SCALE: 1" = 20'-0"



REV	DATE	BY	REASON FOR



CAD FILE NAME

DATE	SCALE

CLIENT: ARCHSTONE (SUNNYSIDE) PROJECTS LTD.  
 PROJECT: 2527 - 156TH STREET, SURREY, B.C.  
 SHEET CONTENTS: NEIGHBOURHOOD CONCEPT PLAN

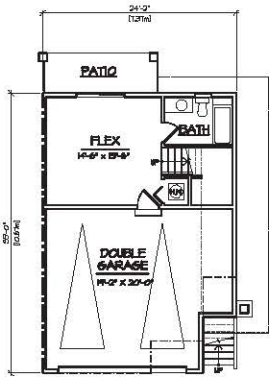
**barnett dembek**

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

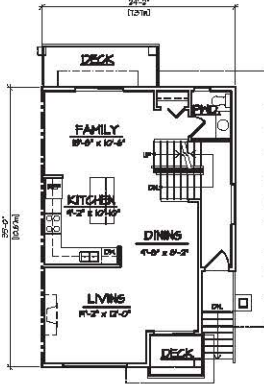
PHONE: (604) 587-7100  
 FAX: (604) 587-2098  
 EMAIL: [info@barnett.com](mailto:info@barnett.com)

CLIENT NO.	SHEET NO.
	AC-12
PROJECT NO.	REV. NO.
12014	

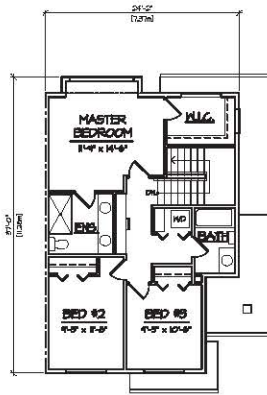




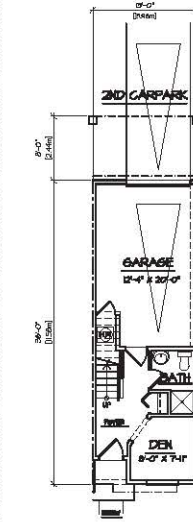
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA: 850.41 S.F.  
GARAGE AREA: 466.25 S.F.



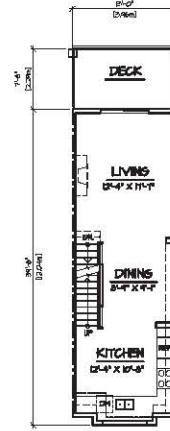
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
164.89 S.F.



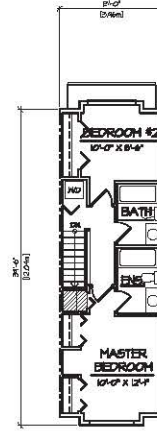
**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
245.85 S.F.



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA: 211 S.F.  
GARAGE AREA: 210.2 S.F.



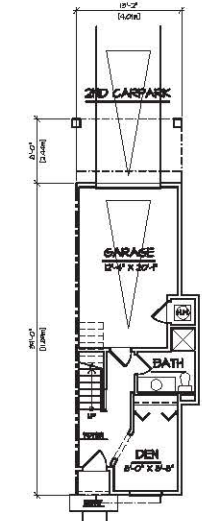
**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
506.5 S.F.



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

**UNIT TYPE 'A'**  
TOTAL FLOOR AREA: 1266.01 S.F.  
(GARAGE NOT INCLUDED)

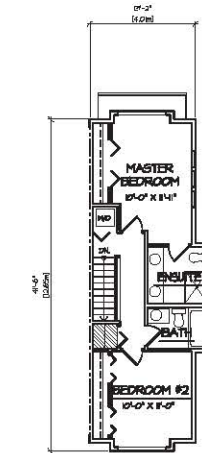
**UNIT TYPE 'B'**  
TOTAL FLOOR AREA: 1236 S.F.  
(GARAGE NOT INCLUDED)



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT AREA: 272 S.F.  
GARAGE AREA: 251 S.F.



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



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

**UNIT TYPE 'B'**  
TOTAL FLOOR AREA: 1421.72 S.F.  
(GARAGE NOT INCLUDED)

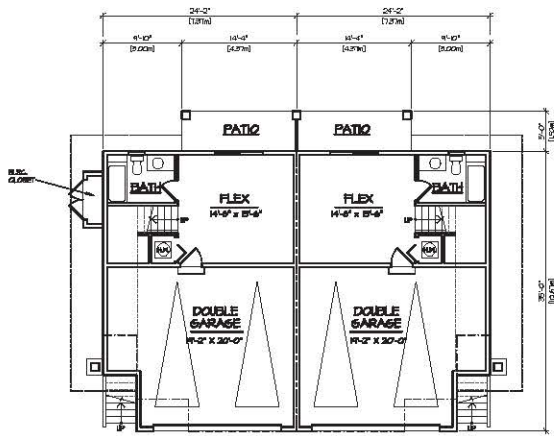
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NO.	REVISION
1	
2	
3	
4	
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9	
10	

CLIENT:	ARCHSTONE (SUNNYSIDE) PROJECTS LTD.
PROJECT:	2021 - 150TH STREET, SURREY, B.C.
SHEET CONTENT:	UNIT PLANS
DATE:	MAR 2019
SCALE:	1/8" = 1'-0"

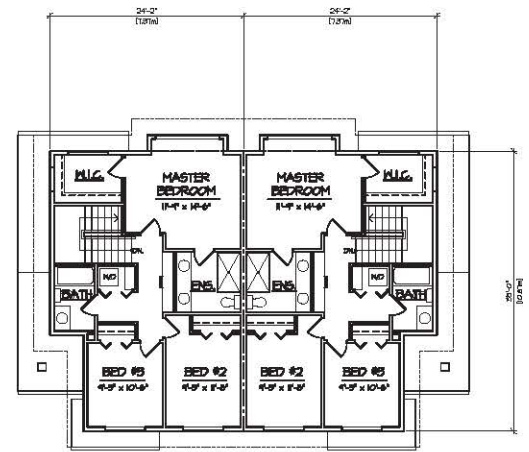
**barnett danbrook**  
7536 130 STREET, SURREY, B.C. V3W 1H6

PHONE: (604) 587-7100  
FAX: (604) 587-2099  
EMAIL: ma@barnett.com

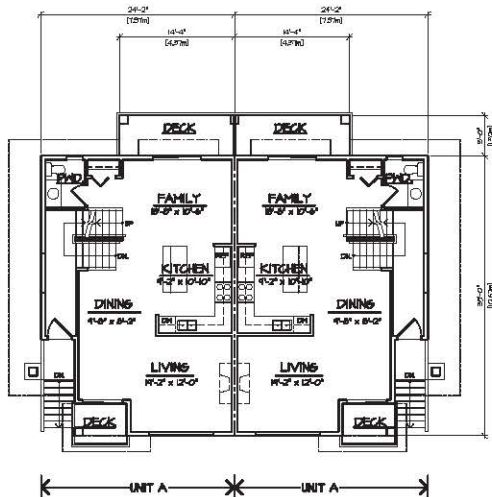
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12019	AC-21



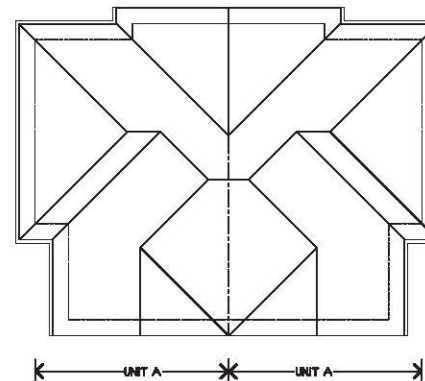
**LOWER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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



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



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

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DATE	BY	REVISION



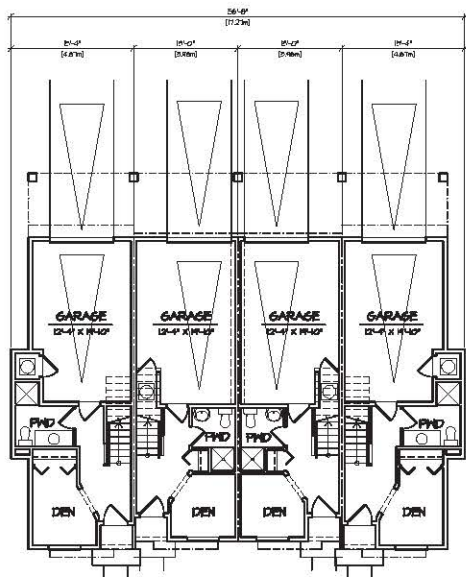
CLIENT: ARCHSTONE (SUNNYSIDE) PROJECTS LTD.	DATE: 14.11.19	SCALE: 1/8" = 1'-0"
PROJECT: 2021 - 25711 STREET, SURREY, B.C.	DATE: 14.11.19	SCALE: 1/8" = 1'-0"
SHEET NUMBER: BUILDING PLANS BUILDING #1	DATE: 14.11.19	SCALE: 1/8" = 1'-0"

**barnett dembek**  
ARCHITECTS INC.

UNIT 100, 7536 130 STREET, SURREY, B.C. V3W 1H6

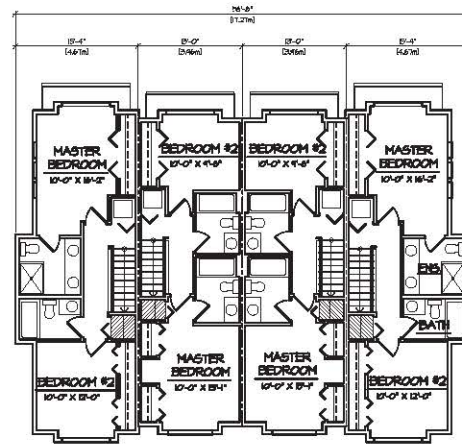
PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@barnett-dembeck.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12041	AC-3.1



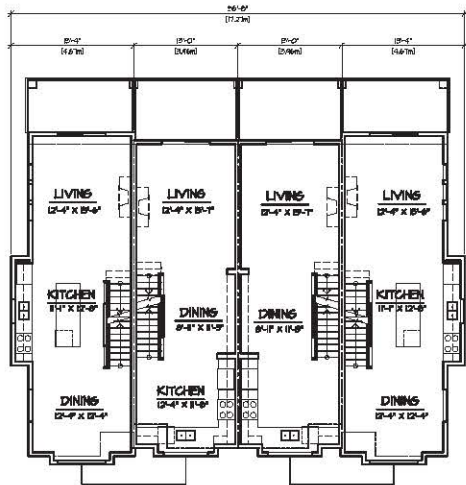
**LOWER FLOOR PLAN**

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



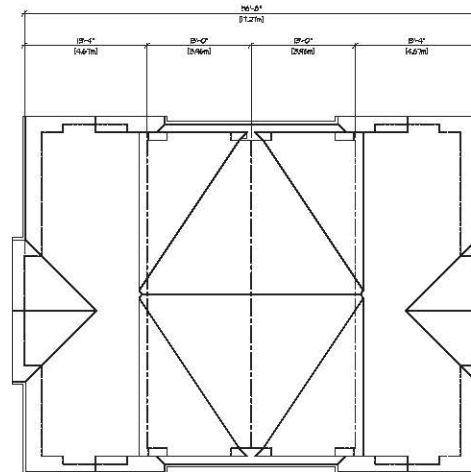
**UPPER FLOOR PLAN**

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



**MAIN FLOOR PLAN**

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



**ROOF PLAN**

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

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REV.	DATE	BY	CHKD.	DESCRIPTION



DR-P1.dwg

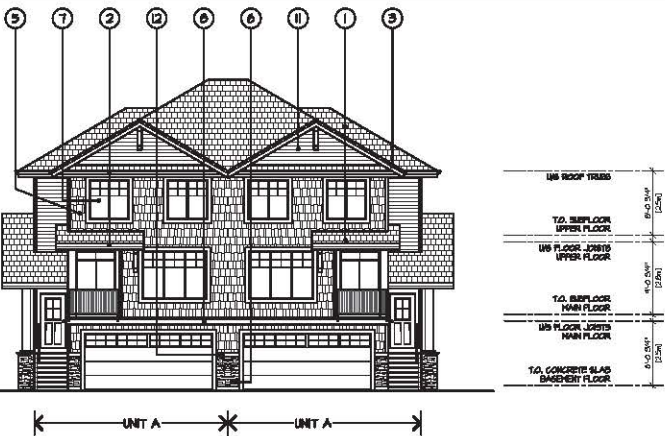
DESIGNER:	ARCHSTONE (SUNNYSIDE)
DRAWN:	PROJECTS LTD.
DATE:	19th 12/19
SCALE:	1/8" = 1'-0"
CUSTOMER:	2021 - 150th STREET, SURREY, B.C.
PROJECT:	BUILDING PLANS
CLIENT:	ARCHSTONE (SUNNYSIDE) PROJECTS LTD.
PROJECT:	2021 - 150th STREET, SURREY, B.C.
CLIENT:	ARCHSTONE (SUNNYSIDE) PROJECTS LTD.

**barnett dembek**  
ARCHITECTS & ENGINEERS

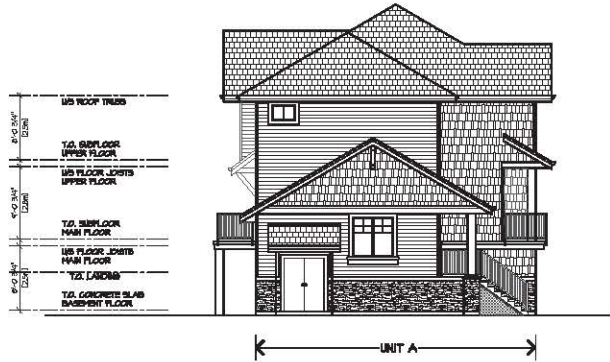
UNIT 100,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H6

PHONE: (604) 587-7100  
FAX: (604) 587-2099  
EMAIL: [mail@barnett.com](mailto:mail@barnett.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1204	AC-3.2



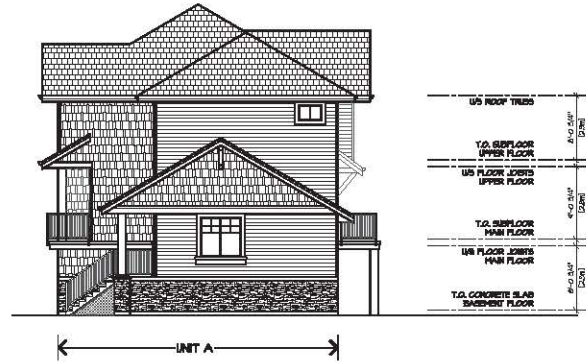
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- ③ 1x4 MOOD TRIM ON 2x10 MOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI SHINGLE SIDING
- ⑥ CULTURED LEDGESTONE VENEER
- ⑦ VINYL WINDOWS
- ⑧ 1x4 MOOD TRIM ON 2x12 MOOD TRIM
- ⑨ POWDER COATED ALUMINUM RAILING C/W PICKETS
- ⑩ BUILT UP MOOD COLUMN
- ⑪ HARDI BOARD SIDING
- ⑫ 2x6 MOOD TRIM



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



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

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REV.	DATE	BY	CHK.	DESCRIPTION

CLIENT: ARCASTONE (SUNNYSIDE) PROJECTS LTD.	DATE: 11/11/19	SCALE: 1/8" = 1'-0"
PROJECT: 2027 - 15011 STREET, SURREY, B.C.	SHEET CONTENTS: ELEVATIONS BUILDING #1	

**barnett danker**  
ARCHITECTURE INC.

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

PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: [info@barnettdanker.com](mailto:info@barnettdanker.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12019	AC-4J



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**FRONT ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- ③ 1/4" WOOD TRIM ON 2x10 MOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI SHINGLE SIDING
- ⑥ CULTURED LEDGESTONE VENEER
- ⑦ VINYL WINDOWS
- ⑧ 1/4" WOOD TRIM ON 2x12 MOOD TRIM
- ⑨ POWDER COATED ALUMINUM RAILING 1/4" PICKETS
- ⑩ BUILT UP MOOD COLUMN
- ⑪ HARDI BOARD SIDING
- ⑫ 2x6 MOOD TRIM



**SIDE ELEVATION**

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



**SIDE ELEVATION**

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



**REAR ELEVATION**

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

DATE	BY	REV.	DESCRIPTION

CLIENT :	ARCHSTONE (SUNNYSIDE)
PROJECT :	PROJECTS LTD.
DATE :	MAR 19 2014
SCALE :	1/8" = 1'-0"
SHEET NUMBER / ELEVATIONS BUILDING 02	

**barnett danker**  
ARCHITECTS INC.

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

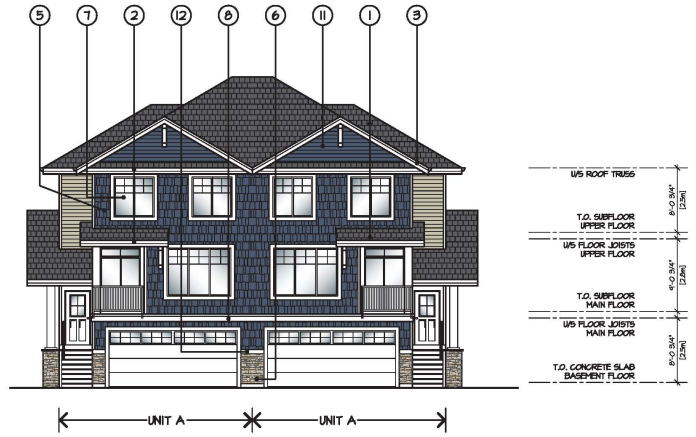
PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@barnett-danker.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12014	AC-4.2



### COLORS & MATERIALS

- BENJAMIN MOORE CC-320 'TLORENTINE PASTER'**
  - HORIZONTAL HARDIE-PLANK SIDING (EXCEPT AT SOME GABLES & NEAR WINDOW BAYS OF BLDG. 2)
- BENJAMIN MOORE CC-720 'KENSINGTON BLUE'**
  - HARDIE-SHAKE SIDING
  - HORIZONTAL HARDIE-PLANK SIDING (AT SOME GABLES & NEAR WINDOW BAYS OF BLDG. 2)
- BENJAMIN MOORE 2068-T0 'EGGAR WHITE'**
  - FASCIA BOARDS, WOOD TRIMS, GUTTERS
  - GARAGE DOORS, WET ENTRY DOORS
  - ALUMINUM QUADRANT & PICKETS
  - HARDIE-PANEL SIDING
- PROSTACK LEDGE - GREY SLATE**
  - CULTURED LEDGESTONE VENEER

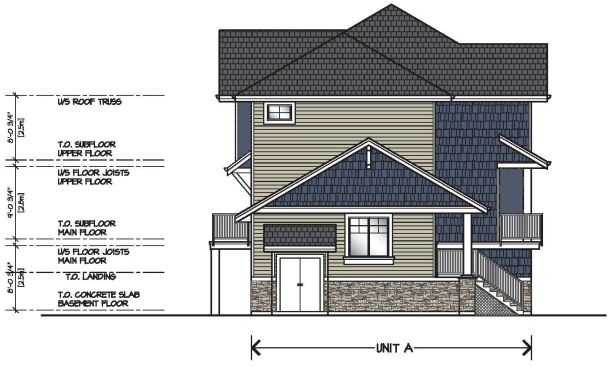


**FRONT ELEVATION**

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

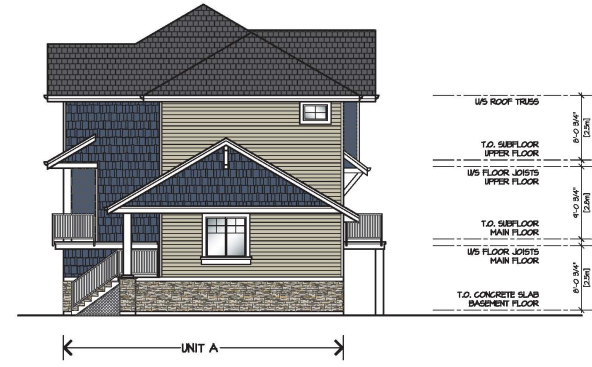
### SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 2x10 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI SHINGLE SIDING
- ⑥ CULTURED LEDGESTONE VENEER
- ⑦ VINYL WINDOWS
- ⑧ 1x4 WOOD TRIM ON 2x12 WOOD TRIM
- ⑨ POWDER COATED ALUMINUM RAILING CM PICKETS
- ⑩ BUILT UP WOOD COLUMN
- ⑪ HARDI BOARD SIDING
- ⑫ 2x6 WOOD TRIM



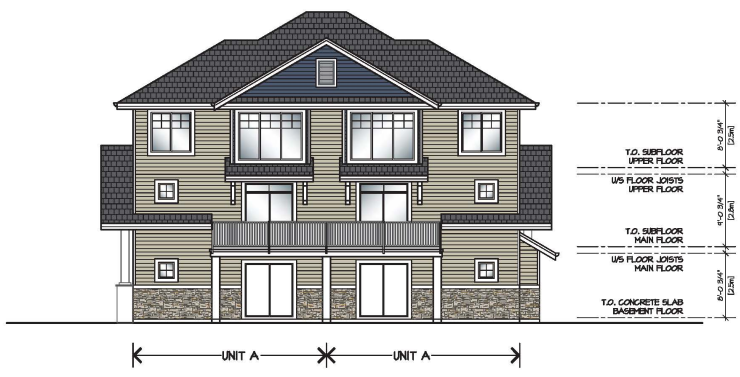
**SIDE ELEVATION**

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



**SIDE ELEVATION**

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



**REAR ELEVATION**

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

ISSUE NO.	DATE	BY	REVISION



DESIGN : L.P.A.	DRAWN :	DATE :	SCALE :
PROJECT :	CLIENT :	DATE :	SCALE :
PROJECT NO. :	CLIENT NO. :	DATE :	SCALE :
SHEET NO. :	CLIENT NO. :	DATE :	SCALE :
SHEET NO. :	CLIENT NO. :	DATE :	SCALE :

**barnett dembek**  
2010-2014-2015 LTD.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12014	AC-5.1

CLIENT : ARCHSTONE (SUNNYSIDE) PROJECTS LTD.  
PROJECT : 2527 - 156TH STREET, SURREY, B.C.  
SHEET COMMENTS : COLOURED ELEVATIONS  
BUILDING #1

**COLORS & MATERIALS**

- BENJAMIN MOORE CG-520 "FLORENTINE PLASTER"**
  - HORIZONTAL HARDIE-PLANK SIDING EXCEPT AT SOME GABLES & REAR PORCH BAYS OF BLDG. 2
- BENJAMIN MOORE CG-100 "KENSINGTON BLUE"**
  - HARDIE-SHINGLE SIDING
  - HORIZONTAL HARDIE-PLANK SIDING AT SOME GABLES & REAR PORCH BAYS OF BLDG. 2
- BENJAMIN MOORE 2066-10 "POLAR WHITE"**
  - FASCIA BOARDS, WOOD TRIMS, BUTTERS
  - GARAGE DOORS, UNIT ENTRY DOORS
  - ALUMINUM GUARDRAIL & PICKETS
  - HARDIE-PANEL SIDING
- EROSTACK LEDGE - GREY SLATE**
  - CULTURED LEDGESTONE VENEER

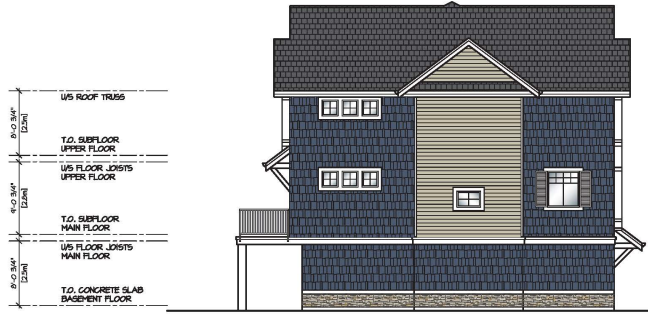


**FRONT ELEVATION**

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

**SCHEDULE OF FINISHES**

- ASPHALT SHINGLES
- ALUMINUM GUTTER ON 2x10 WOOD FASCIA
- 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- HARDI PANEL SIDING
- HARDI SHINGLE SIDING
- CULTURED LEDGESTONE VENEER
- VINYL WINDOWS
- 1x4 WOOD TRIM ON 2x12 WOOD TRIM
- PONDER COATED ALUMINUM RAILING G/M PICKETS
- BUILT UP WOOD COLUMN
- HARDI BOARD SIDING
- 2x6 WOOD TRIM



**SIDE ELEVATION**

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



**SIDE ELEVATION**

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



**REAR ELEVATION**

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

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REV. NO.	DATE	BY	ISSUE

CR-BL-1410

DESIGN :	ARCHSTONE (SUNNYSIDE)
L.P.A. :	PROJECTS LTD.
DATE :	FEB. 12 16
SCALE :	1/8" = 1'-0"

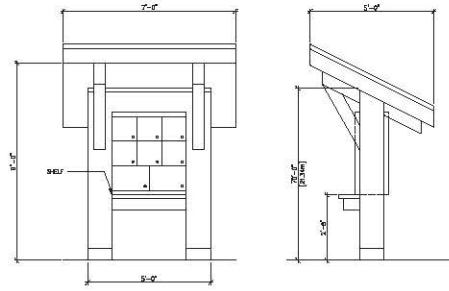
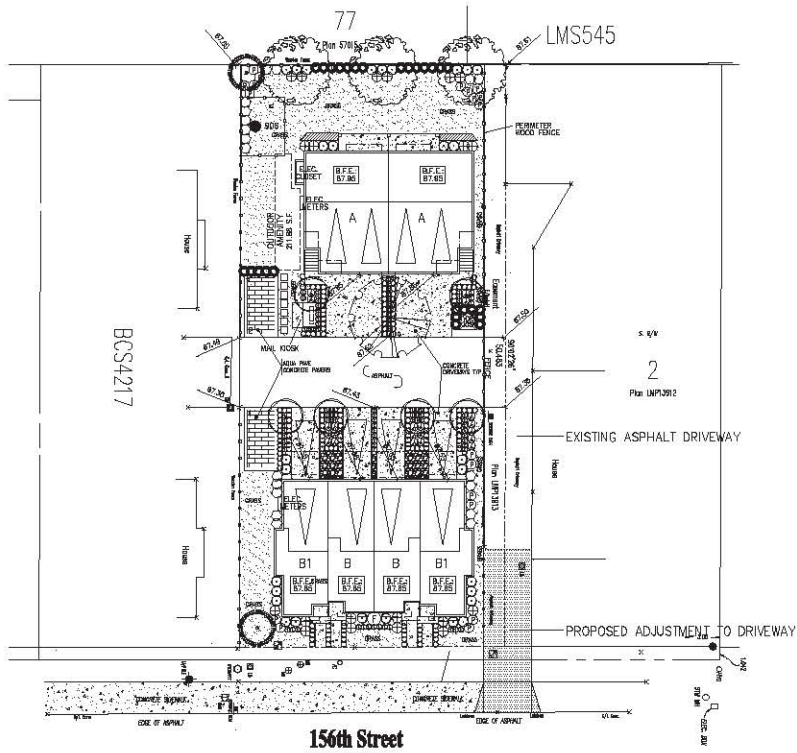
CLIENT :	ARCHSTONE (SUNNYSIDE) PROJECTS LTD.
PROJECT :	2527 - 156TH STREET, SURREY, B.C.
SHEET CONTENTS :	COLORING ELEVATIONS BUILDING #2

**barnett dembok**  
ARCHITECTS INC.

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

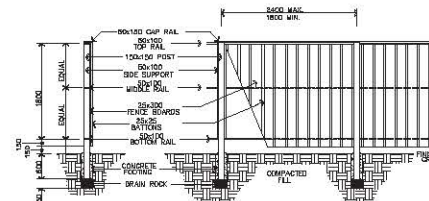
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12014	AC-52



MAIL KIOSK

PERIMETER FENCE  
DETAIL  
(DIMENSIONS IN mm)  
N.T.S.



SECTION

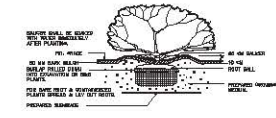
ELEVATION

156th Street

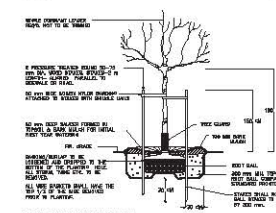
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	1	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
○	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	6	6 CM. CAL.	AS SHOWN	B. & B.
○	CHAMEACYPARIS NODTKATENSIS 'PENDULA'	WEeping NODTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	12	#3 POT	85 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	177	#3 POT	45 CM. O.C.	
○	FORSYTHIA x IN TERMEDIA 'GOLDDO'	MAGICAL GOLD FORSYTHIA	1	#3 POT	120 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	18	#3 POT	90 CM. O.C.	
○	POLYSTICHUM MUNITUM	SWORD FERN	21	#3 POT	90 CM. O.C.	
○	MEDIUM RHODODENDRON (VAR.)	RHODODENDRON	19	#3 POT	90 CM. O.C.	
○	ROSA MEDLAND 'PINK'	MEDLAND ROSE	19	#3 POT	90 CM. O.C.	
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	27	1.50 METERS	85 CM. O.C.	
○	LAVANDULA ANQUISTIFOLIA 'MUNSTEAD'	LAVENDER	55	#3 POT	45 CM. O.C.	
○	NESSSELLA TENUISSIMA	MEXICAN FEATHER GRASS	30	#3 POT	45 CM. O.C.	
○	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	14	#3 POT	30 CM. O.C.	

NOTES / GENERAL

- PLANT SPECIES IN THE LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARDS 'LATEST EDITION' CONTAINED HEREIN AND SPECIFIED AS PER 'THE STANDARD' WITH PLANT SIZE AND CONTAINER SIZE ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. USE OF SEEDS TO MAINTAIN LINES AND FORMS SHALL BE 'CONSIDERED' WITH ORIGINAL APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO HARVEST AND SUBSTITUTION OF SPECIES. MATERIAL SUBSTITUTIONS WILL BE 'REJECTED' UNLESS A LETTER OF THE ARCHITECT IS PROVIDED TO REQUEST FOR REVISION TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO THE 'LANDSCAPE STANDARDS'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'THE LANDSCAPE STANDARDS' PRIOR TO CONSTRUCTION AND INSTALLATION. ALL LANDSCAPE AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'LANDSCAPE STANDARDS'.
- ALL SHOWN MATERIALS MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'THE LANDSCAPE STANDARDS' PRIOR TO CONSTRUCTION AND INSTALLATION. ALL LANDSCAPE AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'LANDSCAPE STANDARDS'.
- SPACING METERS SHALL BE PROVIDED AND GENERAL INFORMATION AS DESCRIBED IN THE STANDARDS FOR SIZE, 7' AND LINES IN GENERAL. EXCEPT FOR SPECIFIC INFORMATION WHERE THE METERS SHALL CONFORM TO THE REQUIREMENTS FOR LINES 1) APPLICATIONS PROVISIONS AND WORK OF OTHERS. GENERAL INFORMATION SHALL BE AS PER THE 'THE LANDSCAPE STANDARDS' PRIOR TO CONSTRUCTION AND INSTALLATION. ALL INFORMATION SHALL BE TESTED BY A REGISTERED LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL MEET THE REQUIREMENTS OF THE STANDARDS FOR SOILS. SOILS SHALL BE TESTED BY A REGISTERED LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ALL PLANTING AND MATERIALS SHALL BE SUBMITTED WITHIN THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL MATERIALS AND WORKMANSHIP SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. ALL MATERIALS AND WORKMANSHIP SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. ALL MATERIALS AND WORKMANSHIP SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS  
SECTION  
N.T.S.



TREE PLANTING DETAIL  
SECTION  
N.T.S.

feb/18	city comments	2
oct/15	revised site plan	1
apr	revisions	MS
	REVISED	

C.KAVOLINAS & ASSOCIATES INC.  
INC/LLA C/LLA  
2482 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3E 3C8  
PHONE (604) 867-2378

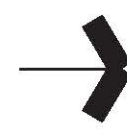
CLIENT  
MR. PIPPA GARCIA  
c/o BARNETT DENICO ARCHITECTS  
SUITE #135  
7588 - 132ND STREET  
SURREY, B.C.  
V3W 1H8  
604-567-7100

TITLE  
LANDSCAPE PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
2927 - 159 STREET  
SURREY, B.C.

SCALE	1:200	DATE	JUN/15
DRAWN	DW/D		
CHECKED	SH/S		
APPROVED	MS		

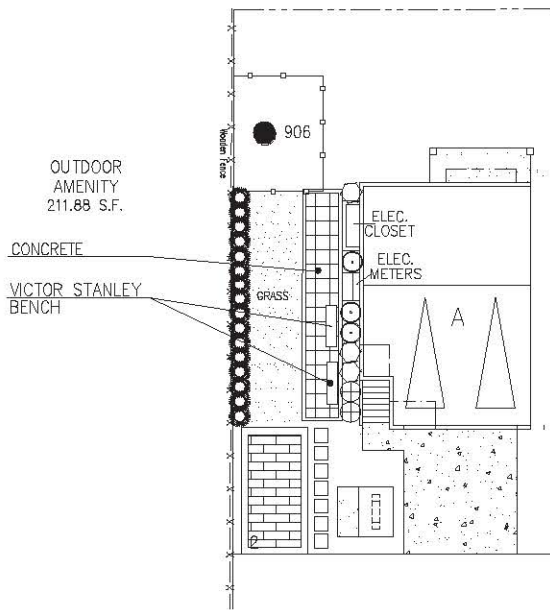
PROJECT	156th St
DRAWING NO.	L-1





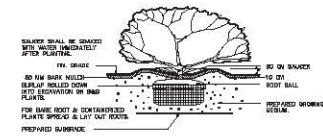
### PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	2	#3 POT	85 CM. O.C.
⬡	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	3	#3 POT	90 CM. O.C.
⊙	MEDIUM RHODODENDRON (VAR.)	RHODODENDRON	3	#3 POT	90 CM. O.C.
⊗	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	16	1.50 METERS	65 CM. O.C.



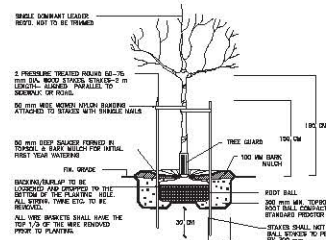
#### NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'DITA STANDARDS' BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM. ACCEPTABLE SIZES, SIZES AND PREVIEW IMAGE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALTHOUGH A SIGNATURE OF THE WORKING DRAWING TO INDICATE FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'D.C. LANDSCAPE STANDARD'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'. PROVIDE CERTIFICATION FROM NURSERY. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'.
- NON-GROWING MEDIA DEPENDS ON PREPARED SUBSTRATE SHALL BE:
  - LAWN AREAS: 300 mm
  - GRASS COVER AREAS: 450 mm
  - SPRINK AREAS: 450 mm
  - TREE AREAS: 300 mm ARBOREAL ROOT BALL
- GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIA COMPONENTS SHALL BE DONE OFF-SITE (USING A MECHANIZED SIEVING PROCESS). PREPARED GROWING MEDIA SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL SUBMIT THE SOIL SAMPLES FOR TESTING AS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIA. SOILS SHALL BE VIRTUALLY FREE FROM STONES, ROCKS AND YARDY PLANT PARTS, WEEDS OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENS, ORGANIC, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE 100 MM 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE SURFACE IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



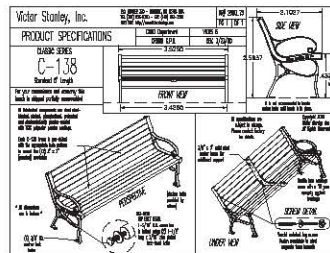
PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



REV	DATE	DESCRIPTION	BY	CHK
01/18		city comments		2
02/15		revised site plan		1

C. KAVOLINIS & ASSOCIATES INC.  
 OSCOLA, OR  
 2445 JORDAN COURT  
 ASTORIA, OR  
 503 328  
 PHONE (503) 327-2376

FILED  
 MR. PAVAN GARGA  
 4/6 BARNETT GARDEN ARCHITECTS  
 SUITE #135  
 7588 - 130th STREET  
 SUDBURY, B.C.  
 V2H 1H8  
 604-567-7100

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 AMENITY AREA  
 TOWNHOUSE DEVELOPMENT  
 2527 - 158 STREET  
 SURREY, B.C.

SCALE	DATE
1:100	JUN/15
DRAWN	DATE
DATE	DATE
APPROVED	DATE

PRINTED  
 JOB No.  
 DRAWING No.  
 L-2

---

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

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

DATE: **December 9, 2015** PROJECT FILE: **7814-0279-00**

---

RE: **Engineering Requirements  
Location: 2527 156 Street**

### REZONE

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

- There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.
- Access must be via existing reciprocal access easement provided from the development to the south.
- Provide reciprocal access easement for future development to the north.

#### *Works and Services*

- Construct the west side of 156 Street to local road standard with 10.5 m pavement, barrier curb & gutter, street tree/utility strip, and 1.5 m concrete sidewalk.
- Construct storm, water and sanitary service connections to the site.
- Provide sustainability measures to control the runoff from the site.

A Servicing Agreement is required prior to Rezoning.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS



Monday, February 29, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 01279 00

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program was moved from White Rock Elementary to Jessie Lee Elementary to help balance enrolment between elementary schools. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee which will help increase enrolment in the coming years. The school district has purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The School District has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. There is capacity for the elementary enrolment growth potentially created by this development however, secondary enrolment pressures remain until a new secondary is built.

**SUMMARY**

The proposed 6 townhouse units are estimated to have the following impact on the following schools:

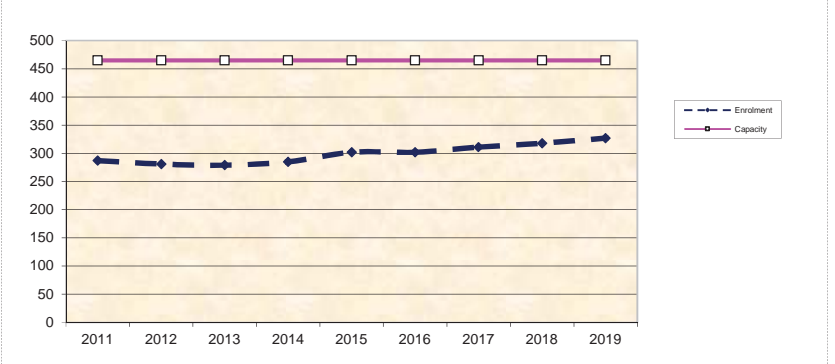
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

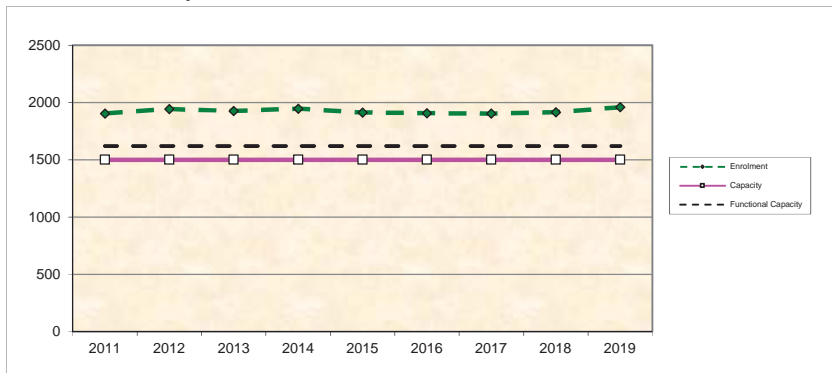
September 2015 Enrolment/School Capacity

<b>Jessie Lee Elementary</b>	
Enrolment (K/1-7):	38 K + 264
Capacity (K/1-7):	40 K + 425
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Jessie Lee Elementary



Earl Marriott Secondary



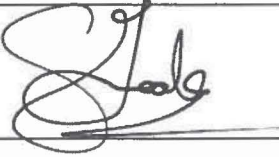
\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**Tble 2. Tree Preservation Summary**

TREE PRESERVATION SUMMARY									
Surrey Project No:	2527 - 156 Street, Surrey, BC								
Address:									
Registered Arborist:	Stuart G. Goode								
On-Site Trees								Number of Trees	
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)								<b>9</b>	
<b>Protected Trees to be Removed</b>								<b>8</b>	
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)								<b>1</b>	
<b>Total Replacement Trees Required:</b>									
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio									
0	X	one (1)	=	0				<b>16</b>	
- All other Trees Requiring 2 to 1 Replacement Ratio									
8	X	two (2)	=	16				<b>12</b>	
<b>Replacement Trees Proposed</b>								<b>12</b>	
<b>Replacement Trees in Deficit</b>								<b>4</b>	
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>									
Off-Site Trees								Number of Trees	
<b>Protected Off-Site Trees to be Removed</b>									
<b>Total Replacement Trees Required:</b>									
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio									
X		one (1)	=	0				<b>0</b>	
- All other Trees Requiring 2 to 1 Replacement Ratio									



	X	two (2)	=	0			
<b>Replacement Trees Proposed</b>							<b>12</b>
<b>Replacement Trees in Deficit</b>							<b>4</b>

Summary prepared and submitted by:		February 29, 2016
Stuart G. Goode	Arborist	Date





CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-582-877  
 Lot 3 Section 23 Township 1 New Westminster District Plan LMP13912  
 2527 - 156 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Ground-oriented multiple unit residential buildings.*
- 2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. (a) The *floor area ratio* shall not exceed 0.74; and  
 (b) The *unit density* shall not exceed 52 *dwelling units* per hectare [21 upa].
2. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 36%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Use	<i>Setback</i>	<i>Front Yard</i> (East)	<i>Rear Yard</i> (West)	<i>Side Yard</i> (North)	<i>Side Yard</i> (South)
<i>Principal Buildings and Accessory Buildings and Structures</i>		2.50 m. [9 ft.]	5.90 m. [20 ft.]	2.60 m. [9 ft.]	2.80 m. [10 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 ft.].
2. *Accessory buildings and structures*:
  - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and

- (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* is permitted, subject to the following:
  - (a) A maximum of sixty-seven percent (67%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
  - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
  - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits; and
  - (d) *Parking spaces* provided as *tandem parking* must be held by the same owner.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and

- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
    - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
    - (b) Have direct access to an *open space* and play area within the *lot*.
  3. *Balconies* or outdoor patios shall be a minimum of 5% of the *dwelling unit* or 4.6 square metres (50 sq. ft.) per *dwelling unit*, whichever is greater.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
0.11 hectare [0.3 acres]	22 metres [72 ft.]	50 metres [164 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK