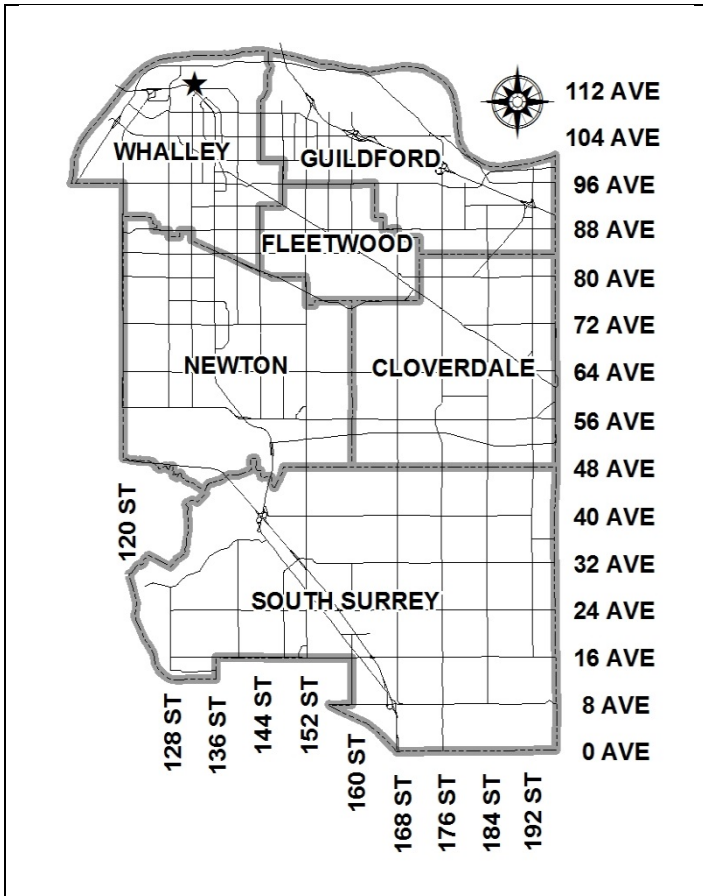


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0367-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **OCPP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 74 townhouse units.

LOCATION:

11252, 11260 and 11274 - 132 Street
 13244, 13254, 13266, 13280 and
 13234 - 112B Avenue

OWNER:

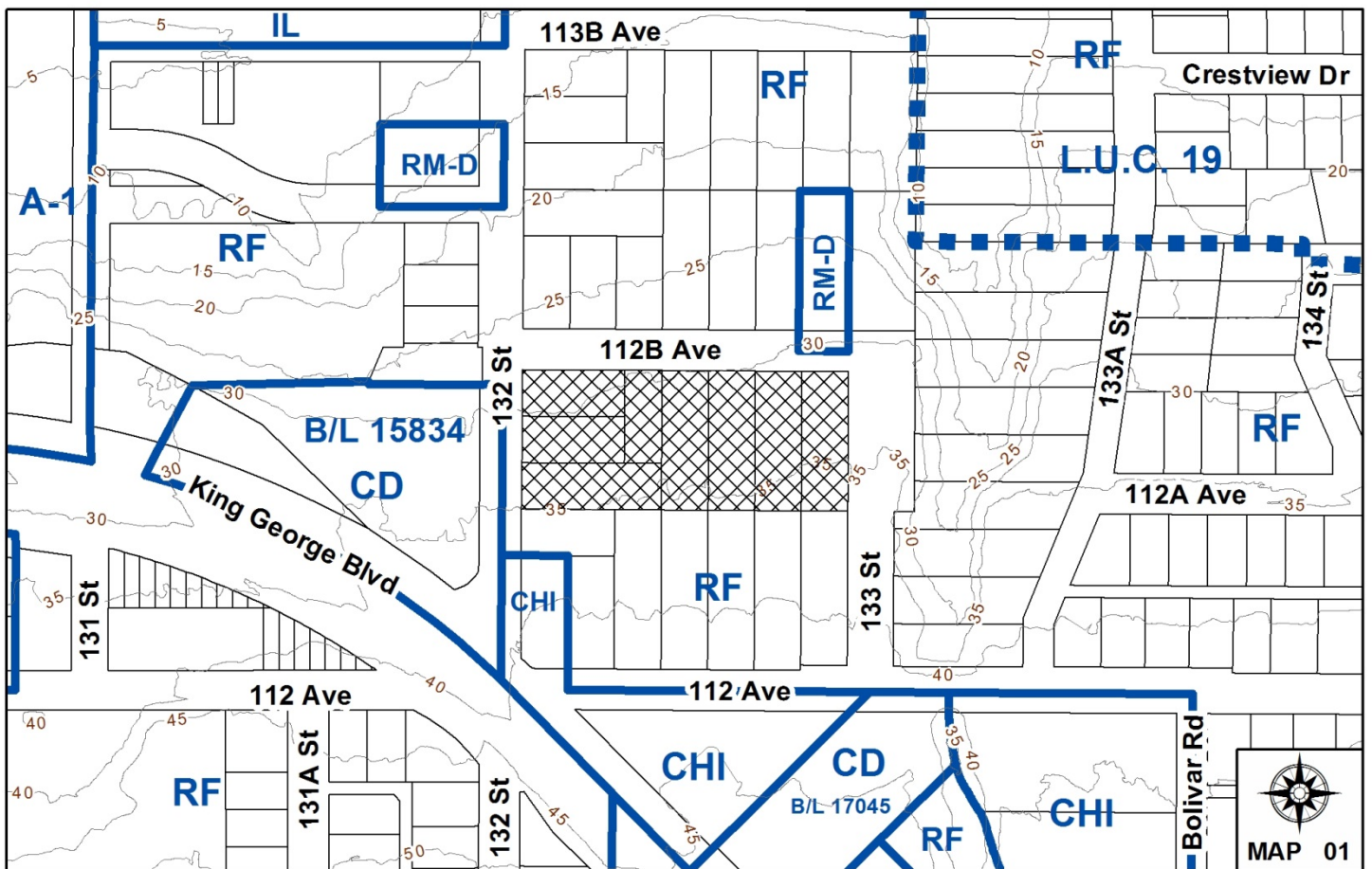
1014925 BC Ltd.

ZONING:

RF

OCPP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Official Community Plan (OCP) is required.
- The applicant is seeking setback relaxations along all lot lines in the RM-30 Zone and stair riser encroachments for the proposed townhouse project.

RATIONALE OF RECOMMENDATION

- While outside of the City Centre Plan area, the proposed development conforms to the goal of achieving an urban, pedestrian-oriented form of development in close proximity to the City Centre and the three SkyTrain stations.
- The proposed OCP amendment to Multiple Residential is consistent with the existing townhouse development immediately west of the subject site at 11255 - 132 Street.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape.
- The additional stair risers are required to provide access to the main floor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 222 square metres (2,390 square feet) to 87 square metres (934 square feet).
5. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 222 square metres (2,390 square feet) to 167 square metres (1,798 square feet).
6. Council authorize staff to draft Development Permit No. 7914-0367-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7914-0367-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west, north and east yard setbacks for principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (b) to reduce the minimum south (side yard) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal buildings and from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the amenity building; and
 - (c) To allow more than three stair risers to encroach into the north yard setback.
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a formalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) 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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (k) the applicant adequately address the impact of reduced indoor amenity space; and
- (l) the applicant adequately address the impact of reduced outdoor amenity space.

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:**
18 Elementary students at James Ardiel Elementary School
9 Secondary students at Kwantlen Park 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 2016.
- Parks, Recreation & Culture: Parks, Recreation and Culture staff have concerns about the pressure this project will place on facilities in the neighbourhood. The applicant will meet with staff to address these concerns prior to consideration of final adoption of the rezoning bylaw.

SITE CHARACTERISTICS

Existing Land Use: Existing residential lots with single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112B Avenue):	Single family dwellings and one duplex	Urban	RF and RM-D
East (Across 133 Street):	Single family dwellings and Bolivar Creek (on private property)	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across 132 Street):	Townhouses and single family dwellings	Multiple Residential and Urban	CD By-law No. 15834 and RF

DEVELOPMENT CONSIDERATIONSSite Context

- The approximately 1.1-hectare (2.7-acre) subject is located north of City Centre at 132 Street and 112B Avenue, in the Bolivar Heights neighbourhood.
- The subject site is designated “Urban” in the Official Community Plan (OCP), and is zoned “Single Family Residential Zone (RF)”.

Current Application

- The applicant proposes to amend the OCP to redesignate the subject site from “Urban” to “Multiple Residential”, to rezone the subject site from RF to “Multiple Residential 30 Zone (RM-30)” to allow the development of seventy-four (74) three-storey townhouse units in fifteen (15) buildings (see Appendix II).
- With a proposed floor area ratio (FAR) of 0.90 and a proposed unit density of 70 uph (units per hectare) or 28 upa (units per acre), the proposed development is consistent with the proposed Multiple Residential designation in the OCP and the density provisions of the proposed RM-30 Zone.

- With the adoption of the new official Community Plan (OCP) (By-law No. 18020) on October 20, 2014, the following Development Permits are required for the application:
 - Form and Character Development Permit to regulate the form and character of the proposed development (see Design Proposal and Review section); and
 - Hazard Lands Development Permit ("Hazard Lands DP") to regulate the development of land with steep slopes in excess of 15% gradient.
- With respect to the Hazard Lands DP, the applicant has engaged a geotechnical consultant (Tony Yam Engineering Ltd.) to investigate any concerns related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site.
- The consultant has determined that the development is feasible provided that the recommendations in their report (dated September 2, 2015) are incorporated into the overall design of the site. The geotechnical investigation report has been reviewed by staff and found to be acceptable.
- Staff have no concerns with respect to the issuance of the proposed Hazard Lands DP and it will be incorporated with the associated form and character DP.
- In addition, a Development Variance Permit is proposed. The applicant is proposing reduced building setbacks along the west, north and east property lines, from the standard 7.5 metres (25 ft.) in the RM-30 Zone to 3.9 metres (13 ft.), and along the south (side yard) property line from 7.5 metres (25 ft.) in the RM-30 Zone to 3.0 metres (10 ft.) (see By-law Variances section).
- The site has three road frontages, along 132 Street to the west, 112B Avenue to the north, and 133 Street to the east. As a result of these public frontages, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entryways to provide for a strong, pedestrian-oriented presence along the street.

Access and Road Dedication Requirements

- The proposed townhouse development will gain vehicle access from 133 Street.
- The applicant will be required to widen and construct portions of 132 Street and 133 Street fronting the site, as well as construct a portion of 112B Avenue fronting the site.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's Public Art Policy requirement. A restrictive covenant will be registered on title to ensure this requirement is addressed prior to issuance of any building permits.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 28, 2015 to a total of 136 addresses and the development sign was installed on October 28, 2015. Staff received the following response:

- One resident called to express a concern with the absence of a sidewalk connection along the north side of King George Boulevard, west of 132 Street in order for pedestrians to walk to the SkyTrain station.

(Staff explained that the construction of a sidewalk along the north side of King George Boulevard between 132 Street and 128 Street is currently not in the 10-year Servicing Plan. However, the City is looking at opportunities to introduce interim pedestrian improvements, subject to staff's evaluation of property and slope constraints. The BC Parkway, the multi-use pathway that aligns with the SkyTrain guideway, is located on the south side of King George Boulevard.)

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an amendment to the OCP to redesignate the subject site from “Urban” to “Multiple Residential”.
- The proposed amendment is consistent with the City’s objective of achieving an urban, pedestrian-oriented form of development in close proximity to the City Centre and the three SkyTrain stations.
- In addition, the proposed amendment is consistent with the existing townhouse development immediately west of the subject site at 11255 - 132 Street (Development Application No. 7902-0351-00 was approved on July 11, 2005).
- In order to mitigate any impact that the additional density may have on City infrastructure and facilities, the applicant has volunteered to provide a community benefit to the City on a per unit basis. The applicant has agreed to provide a community benefit contribution for the proposed 74 townhouse units in the amount of \$1,200 per unit, for a total of \$88,800 prior to the rezoning being considered for Final Adoption.
- Staff support the proposed amendment to the OCP.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 74-unit, 3-storey townhouse development.
- The townhouse units are all three-bedroom units, and range in size from 114 square metres (1,225 sq. ft.) to 167 square metres (1,801 sq.ft.).

- Each of the 74 townhouse units (100%) will include an attached, side-by-side double garage. Those units along the public frontages incorporate a front entryway and flex-room oriented towards their respective public frontage.
- The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses incorporate gables and bay windows into the design, and the proposed major exterior finishes on the townhouses consist of horizontal vinyl and hardi-board siding, vinyl shingles, and corner trim. Clearly defined front entryways will provide for interest at the street level.
- Each unit will have a small private ground level patio or front yard space that provides for individual outdoor use opportunities.

Indoor Amenity Space

- A 87-square metre (934 sq.ft.), two-storey amenity building is located within the proposed townhouse development. The proposed RM-30 Zone, requires that 222 square metres (2,390 sq.ft.) of indoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit).
- The applicant has indicated that the proposed reduced indoor amenity space is functional and will be sufficient to meet the future needs of residents. The main floor of the amenity building consists of a lounge area with partial kitchen and accessible restroom. The second floor of the amenity building consists of a second lounge area.
- The applicant will provide a monetary contribution of \$54,000 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Landscaping and Outdoor Amenity Space

- Landscaping consisting of Japanese Maple, Armstrong Maple, Hornbeam, Dogwood, Purple Beech, Magnolia, Spruce and Pear trees interspersed with shrubs and perennials such as Viburnum, Azalea, Burning Bush, Hydrangea, Daylily, Spirea, Hosta and others will be planted throughout the development. In addition, six (6) existing trees will be retained in the southeast corner of the site (see Trees section).
- In addition, as per the Site Design Development Permit Guidelines for publically accessible open space within the new Official Community Plan, the applicant will be installing corner plazas on private property at the intersection of 112B Avenue and 132 Street, and the intersection of 112B Avenue and 133 Street. These plazas will consist of sawcut concrete and planting such as Purple Beech, Burnish Bush, Viburnum and other low planting, along with seating.
- The proposed outdoor amenity space, located adjacent to the amenity building consists of a patio with seating, a naturalized play area, and a small multi-purpose common lawn, shaded by two European Hornbeam trees, in addition to the six retained trees.

- The RM-30 Zone, requires that 222 square metres (2,390 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The amount of outdoor amenity space proposed is 167 square metres (1,798 sq.ft.).
- The applicant has indicated that the proposed reduced outdoor amenity space functions in conjunction with the proposed amenity building. The retention of six mature Western Red Cedar trees adjacent to the outdoor amenity space also adds an additional 167 square metres (1,798 sq.ft.) to the usable outdoor space. This additional area is not included in the outdoor amenity space calculation, as it is located in the setback area, the trees and the surrounding area will provide shade and has been considered in the overall outdoor and indoor amenity space design. The amenity areas have been designed to complement one another, providing a multitude of spaces that can be programmed in different ways or as one large space.
- The applicant will provide a monetary contribution of \$11,000 (based on \$600 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Parking

- A total of one-hundred and forty-eight (148) resident parking spaces and fifteen (15) visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street resident parking spaces will be provided in a double side-by-side parking arrangement for each proposed unit. No tandem parking is proposed.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Assoc, Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Bitter Cherry	1	1	0
Cherry	6	6	0
Elm	1	1	0
Mountain Ash	1	1	0
Plum	1	1	0
Coniferous Trees			
Canada Spruce	1	1	0
Colorado Blue Spruce	3	3	0
Douglas Fir	6	6	0
Falsecypress	22	22	0

Scots Pine	1	0	1
Shore Pine	1	0	1
Western Red Cedar	9	5	4
Total (excluding Alder and Cottonwood Trees)	56	50	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		102	
Total Retained and Replacement Trees		108	
Contribution to the Green City Fund		\$2,700	

- The Arborist Assessment states that there are a total of fifty-six (56) mature trees on the site, excluding Alder and Cottonwood trees. Eleven (11) existing trees, approximately 16% of the total trees on the site, are Alder and Cottonwood trees. It was determined that six (6) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of one hundred and eleven (111) replacement trees on the site. Since only one hundred and two (102) replacement trees can be accommodated on the site, the deficit of nine (9) replacement trees will require a cash-in-lieu payment of \$2,700 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 will be planted on 112B Avenue, 132 Street and 133 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Armstrong Maple, Hornbeam, Dogwood, Purple Beech, Magnolia, Spruce and Pear trees.
- In summary, a total of one hundred and eight (108) trees are proposed to be retained or replaced on the site with a contribution of \$2,700 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 4, 2016. 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	<ul style="list-style-type: none"> • North of City Centre Plan area, in the Bolivar Heights neighbourhood

Sustainability Criteria	Sustainable Development Features Summary
(A1-A2)	
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed development provides 3-bedroom townhouse units of varying unit size, and provides private outdoor space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and rain water detention areas. The applicant is proposing to retain 6 mature trees on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development is in close proximity to the BC Parkway and is within 200 metres (650 ft.) of several transit stops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates CPTED principles, such as providing "eyes on the street" and provides accessible indoor and outdoor amenity space suitable for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum west, north and east yard setbacks for the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
- To reduce the minimum south (side yard) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal buildings and from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the indoor amenity building; and
- To allow more than three stair risers to encroach into the north yard setback.

Applicant's Reasons:

- The proposed setbacks are consistent with the setbacks of existing townhouse developments in and around the City Centre.
- Due to the difference in the grade between the main floors and 112B Avenue along the northern property line of the site, additional stair risers are required to provide access to the main floor.

Staff Comments:

- The setback variances along the west, north and east lot lines are acceptable as they allow for better public frontage-oriented units along all street-facing property lines.
- The proposed 3.0-metre (10-ft.) south (side yard) setback only applies to units in a side yard configuration. Units that have backyards facing the south lot line will be setback a minimum of 6.0 metres (20 ft.) as well as the indoor amenity building.
- The additional stair risers are required to provide access to the main floor, yet still allow for sufficient setback from the public sidewalk.
- Staff support the proposed variances.

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 Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Development Variance Permit No. 7914-0367-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/dk

Information for City Clerk

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

1. (a) Agent: Name: Brendan Casidy
 Barnett Dembek Architects Inc.
 Address: # 135, 7536 - 130 Street
 Surrey, BC V3W 1H8

 Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Addresses: 11252 - 132 Street
 11260 - 132 Street
 11274 - 132 Street
 13244 - 112B Avenue
 13254 - 112B Avenue
 13266 - 112B Avenue
 13280 - 112B Avenue
 13234 - 112B Avenue
- (b) Civic Address: 11252 - 132 Street
Owner: 1014925 BC Ltd
 Director Information:
 Nirmal Takhar

PID: 011-354-151
Lot 10 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974
- (c) Civic Address: 11260 - 132 Street
Owner: 1014925 BC Ltd
 Director Information:
 Nirmal Takhar

PID: 011-354-224
Lot 11 Except: The East 60 Feet; Section 10 Block 5 North Range 2 West New Westminster District Plan 8974
- (d) Civic Address: 11274 - 132 Street
Owner: 1014925 BC Ltd
 Director Information:
 Nirmal Takhar

PID: 001-969-145
Lot 12 Except: The East 60 Feet Thereof; Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

- (e) Civic Address: 13244 - 112B Avenue
 Owner: 1014925 BC Ltd
Director Information:
 Nirmal Takhar
 PID: 011-354-267
 Lot 13 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

- (f) Civic Address: 13254 - 112B Avenue
 Owner: 1014925 BC Ltd
Director Information:
 Nirmal Takhar
 PID: 011-354-291
 Lot 14 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

- (g) Civic Address: 13266 - 112B Avenue
 Owner: 1014925 BC Ltd
Director Information:
 Nirmal Takhar
 PID: 011-354-305
 Lot 15 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

- (h) Civic Address: 13280 - 112B Avenue
 Owner: 1014925 BC Ltd
Director Information:
 Nirmal Takhar
 PID: 011-354-313
 Lot 16 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

- (i) Civic Address: 13234 - 112B Avenue
 Owner: 1014925 BC Ltd
Director Information:
 Nirmal Takhar
 PID: 011-354-186
 Parcel "A" (Explanatory Plan 13552) Lots 11 And 12 Section 10 Block 5 North Range 2 West
 New Westminster District Plan 8974

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
- (b) Introduce a By-law to rezone the site.
- (c) Proceed with Public Notification for Development Variance Permit No. 7914-0367-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

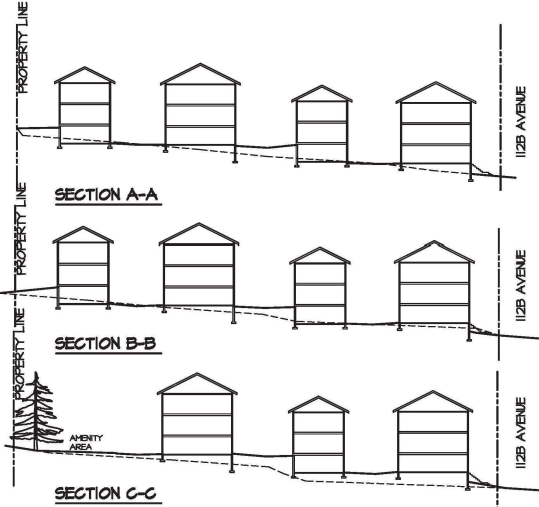
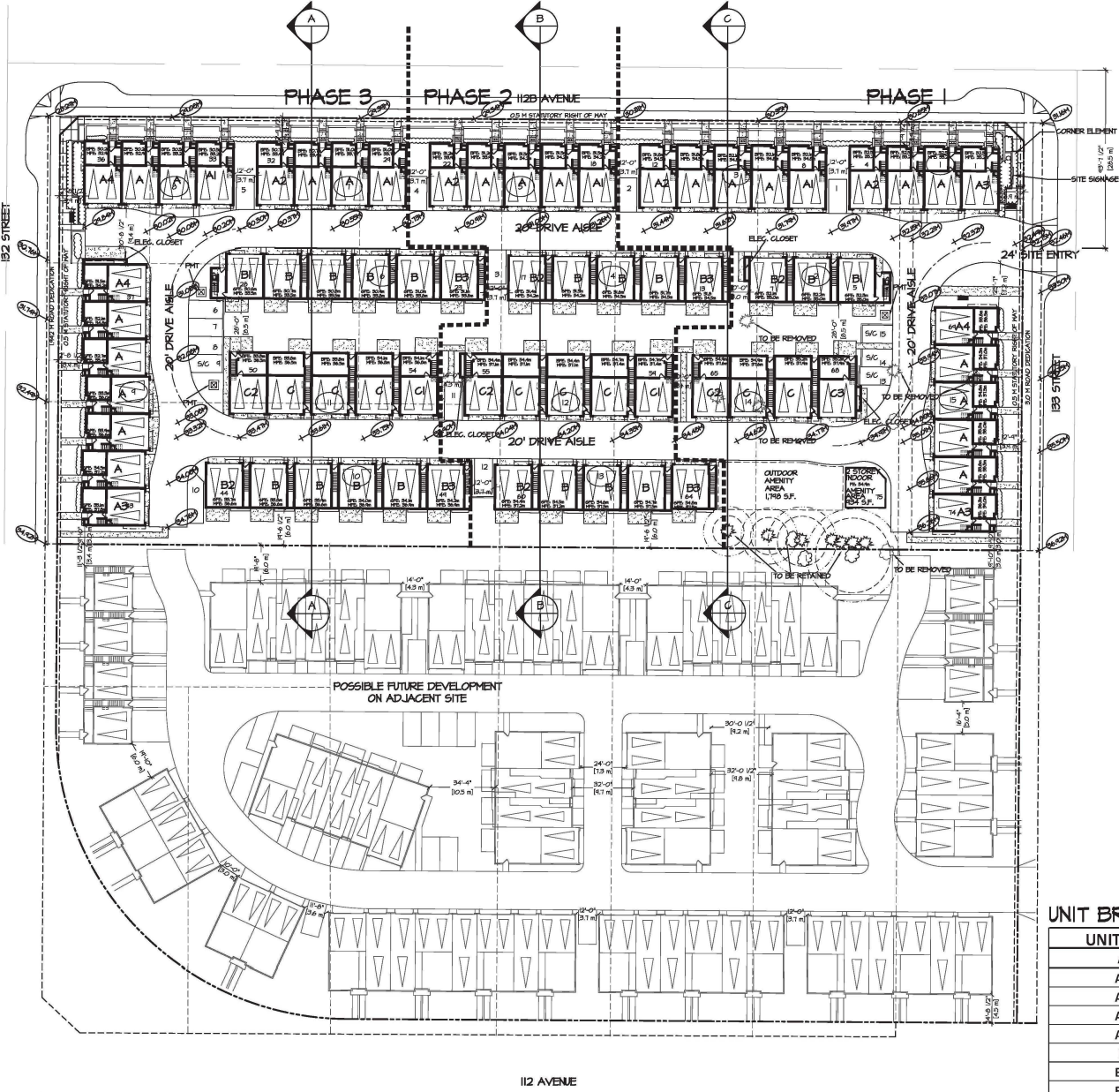
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		10,968 m ²
Road Widening area		348 m ²
Undevelopable area		
Net Total		10,620 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	43.6%
Paved & Hard Surfaced Areas		31.7%
Total Site Coverage		24.7%
SETBACKS (in metres)		
Front (West)	7.5 m	3.9 m*
Rear (East)	7.5 m	3.9 m*
Side #1 (North)	7.5 m	3.9 m*
Side #2 (South)	7.5 m	3.0 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.3 m
Accessory	11 m	6.8 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		74
Total		74
FLOOR AREA: Residential	10,086 m ²	10,086 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	10,086 m ²	10,086 m ²

* *Seeking variances*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	70 uph / 28 upa
FAR (gross)		
FAR (net)	0.9	0.9
AMENITY SPACE (area in square metres)		
Indoor	222 m ²	87 m ²
Outdoor	222 m ²	167 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	148	15
Residential Visitors	148	15
Institutional		
Total Number of Parking Spaces	163	163
Number of disabled stalls		
Number of small cars	4	4
Tandem Parking Spaces: Number / % of Total Number of Units	148 / 50%	0 / 0%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

SITE AREA : GROSS : 10,968 m² 110,060 S.F. 2.710 AC. 1.041 Ha.
 ROAD DEDICATION: 348 m² 3,747 S.F. 0.086 AC. 0.035 Ha.
 NET : 10,620 m² 114,313 S.F. 2.624 AC. 1.062 Ha.

DENSITY: 28.2 U.P.A. 64.1 U.P.H.A. 74 UNITS
 F.A.R.: 0.9 (108,465 S.F.)
 SITE COVERAGE: 43.6% (44,884 S.F.)

AMENITY:
 REQUIRED:
 OUTDOOR: 74 UNITS x 32.3 S.F. = 2,390.2 S.F.
 INDOOR: 74 UNITS x 32.3 S.F. = 2,390.2 S.F.

PROVIDED:
 OUTDOOR: 1,798 S.F.
 INDOOR: 454 S.F.

PARKING:
 REQUIRED:
 RESIDENTIAL: 2.0 SPACES / UNIT x 74 UNITS = 148 SPACES
 VISITOR: 0.2 SPACES / UNIT x 74 UNITS = 14.8 SPACES
 TOTAL: 163 SPACES

PROVIDED:
 RESIDENTIAL: 148 SPACES
 VISITOR: 15 SPACES
 TOTAL: 163 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	S.F.	S.M.	# OF UNITS	S.F.	S.M.
A	3	1,531	142	21	32,151	2,987
A1	3	1,542	143	4	6,168	573
A2	3	1,544	143	4	6,176	574
A3	3	1,576	146	3	4,728	439
A4	3	1,591	148	3	4,773	443
B	3	1,225	114	15	18,375	1,707
B1	3	1,398	130	2	2,796	260
B2	3	1,233	115	4	4,932	458
B3	3	1,232	114	4	4,928	458
C	3	1,801	167	8	14,408	1,339
C1	3	1,507	140	2	3,014	280
C2	3	1,492	139	3	4,476	416
C3	3	1,540	143	1	1,540	143
TOTAL:				74	108,465	10,077

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ISSUED FOR	BY	DATE	ISSUE	DATE	DATE	DATE	DATE	DATE

DESIGN : M.D.
 DRAWN : J.D.
 DATE : JAN. 20 16
 SCALE : 1" = 30'-0"

CLIENT : 1014425 BC LTD
 PROJECT : TOWNHOUSE DEVELOPMENT
 152ND ST AT 112B AVE
 SHEET CONTAINS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
 ARCHITECTS INC.

UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1T8

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

CLIENT NO.	SHEET NO.
14063	AC-10
PROJECT NO.	REV. NO.

CONCEPTUAL SITE PLAN
 SCALE: 1" = 30'-0"

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112B AVE ELEVATION
SCALE: 1" = 32'-0"



133 ST ELEVATION
SCALE: 1" = 32'-0"

112B AVE



132 ST ELEVATION
SCALE: 1" = 32'-0"

REV#	DATE	BY	DATE	BY	DATE



cd-Leg

REV#	DATE	BY	DATE	BY	DATE

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT
PROJECT NO.:	15400 ST AT 112B AVE
SHEET CONTENTS:	STREET ELEVATIONS
DATE:	Jan 20 16
SCALE:	1" = 32'-0"
FRAME 1	

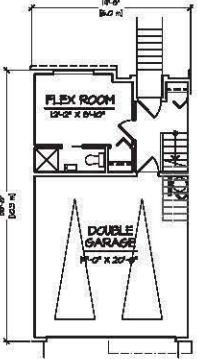
barnett dankbok

UNIT 133,
7238 133 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2080
EMAIL: mof@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14068	AC-11

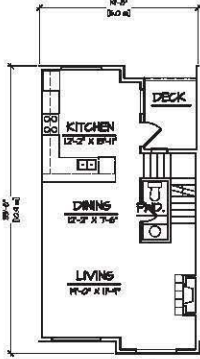
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LOWER FLOOR PLAN

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

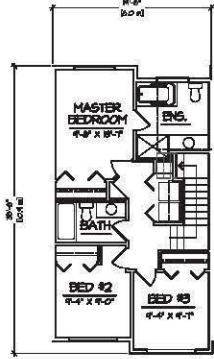
242 S.F.



MAIN FLOOR PLAN

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

615 S.F.

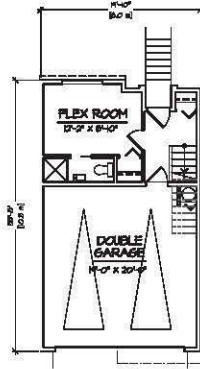


UPPER FLOOR PLAN

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

674 S.F.

UNIT A
TOTAL EXL. GARAGE:
1581 S.F.



LOWER FLOOR PLAN

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

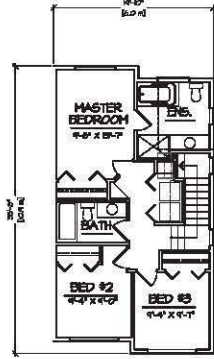
244 S.F.



MAIN FLOOR PLAN

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

619 S.F.



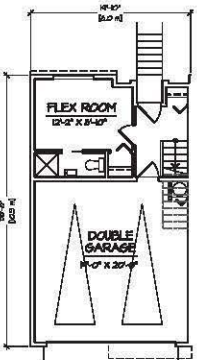
UPPER FLOOR PLAN

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

674 S.F.

UNIT A1
TOTAL EXL. GARAGE:
1542 S.F.

NO.	REVISION	DATE



LOWER FLOOR PLAN

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

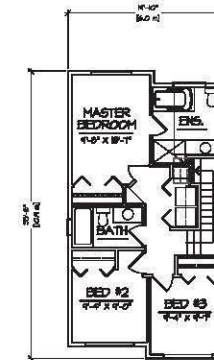
244 S.F.



MAIN FLOOR PLAN

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

621 S.F.

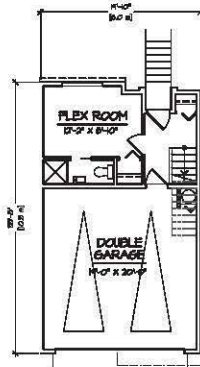


UPPER FLOOR PLAN

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

674 S.F.

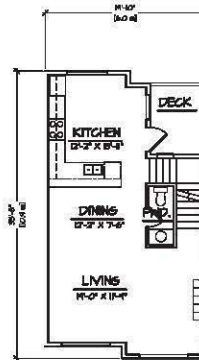
UNIT A2
TOTAL EXL. GARAGE:
1544 S.F.



LOWER FLOOR PLAN

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

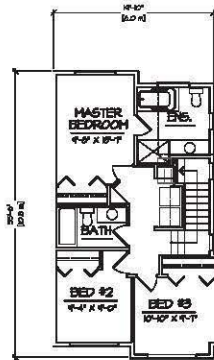
244 S.F.



MAIN FLOOR PLAN

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

636 S.F.



UPPER FLOOR PLAN

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

646 S.F.

UNIT A3
TOTAL EXL. GARAGE:
1576 S.F.

020-1456

DESIGNER:	DATE:
SCALE:	SCALE:

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15400 ST. ATILES AVE
SHEET CONTENTS:	UNIT PLANS

barnett danbek

UNIT 135,
7538 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 587-7100
FAX: (804) 587-2080
EMAIL: mat@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14065	AG-2.1

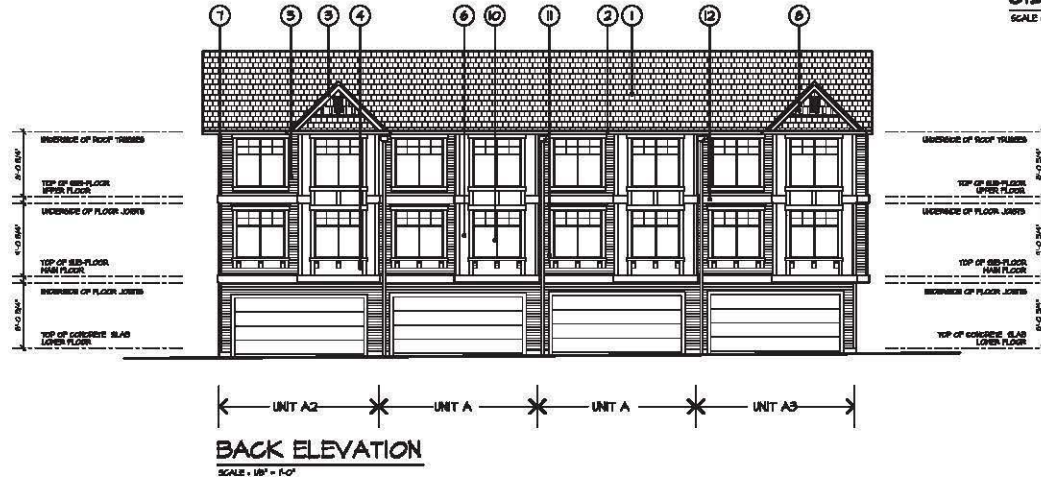
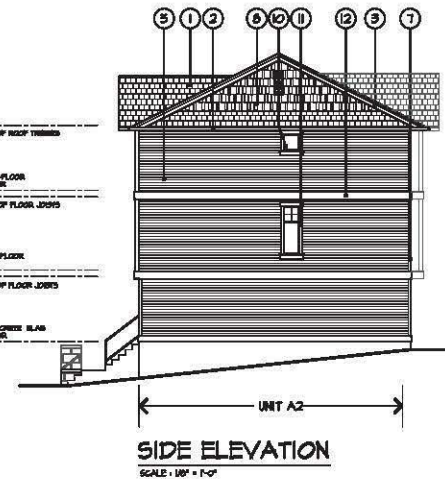
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 SHOULD NOT BE REPRODUCED, FOR
 OTHER THAN THE PROJECT SPECIFIED.



SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 MOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 MOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM

- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



DATE	BY	DATE	BY	DATE	BY

NO.	DATE	BY	SCALE

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15000 ST AT 112B AVE
DATE:	JAN 20 16
SCALE:	1/8" = 1'-0"
SHEET:	ELEVATIONS

barnett danko
 UNIT 133,
 7358 133 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (804) 287-7100
 FAX: (804) 287-2080
 EMAIL: md@barnettdanko.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14068	AC-3.01

BUILDING #1



112B AVE ELEVATION

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



SIDE ELEVATION

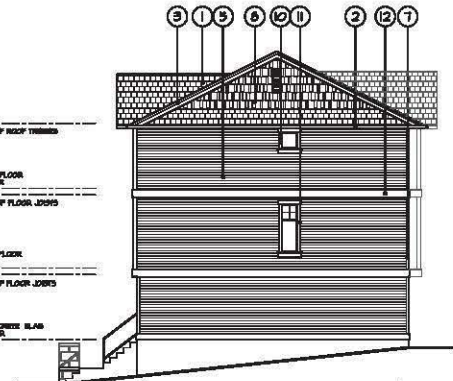
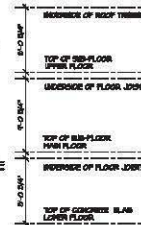
SCALE - 1/8" = 1'-0"



SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x4 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x6 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM

- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2x12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



SIDE ELEVATION

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



BACK ELEVATION

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



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REV#	DATE	BY	REASON



CLIENT: 1014425 BC LTD	DATE: Jan 20 16	SCALE: 1/8" = 1'-0"
PROJECT: TOWNHOUSE DEVELOPMENT 15040 ST AT 112B AVE	SHEET CONTENTS: ELEVATIONS	

barnett danker

UNIT 135, 72508 136 STREET, SURREY, B.C. V3W 1H8

PHONE: (804) 267-7100
FAX: (804) 267-2080
EMAIL: mof@barnett-danker.com

CLIENT NO. 14068	SHEET NO. AC-3.02
PROJECT NO.	REV. NO.

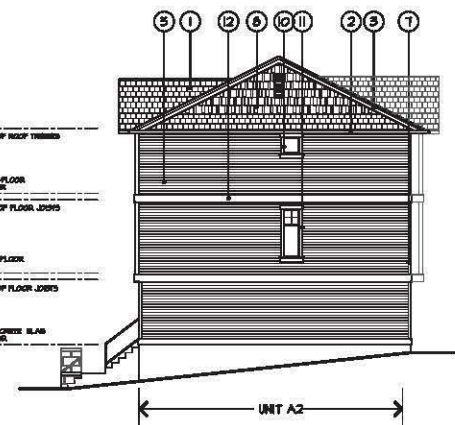
BUILDING #3



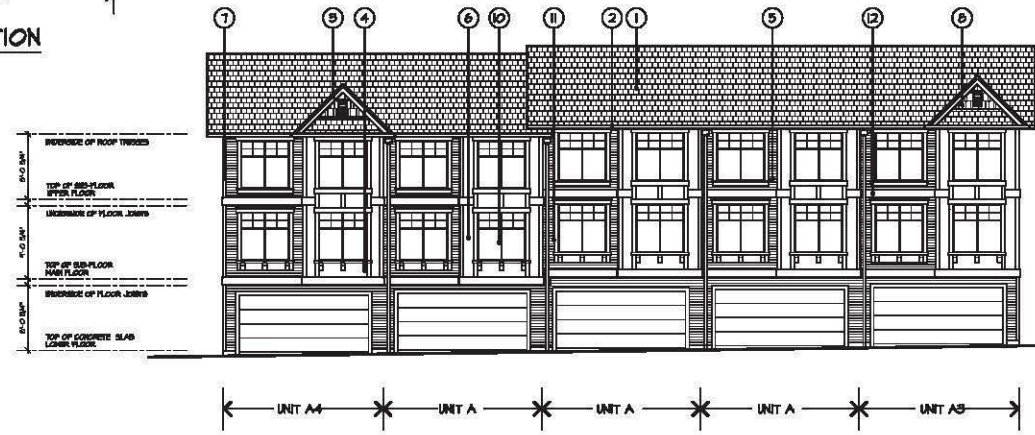
112B AVE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE

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REV#	DATE	BY	REASON

DESIGNER:	SCALE:
DRAWN:	DATE:
CHECKED:	DATE:
DATE:	DATE:
DATE:	DATE:

CLIENT:	PROJECT:
NO.:	NO.:
NO.:	NO.:
NO.:	NO.:
NO.:	NO.:

barnett donbec

UNIT 135,
7338 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 587-7100
FAX: (804) 587-2080
EMAIL: mat@barnett.com

CLIENT NO.:	SHEET NO.:
PROJECT NO.:	REV. NO.:
14068	AC-303

BUILDING #5



← UNIT A3 * UNIT A * UNIT A * UNIT A4 →

112B AVE ELEVATION
SCALE: 1/8" = 1'-0"

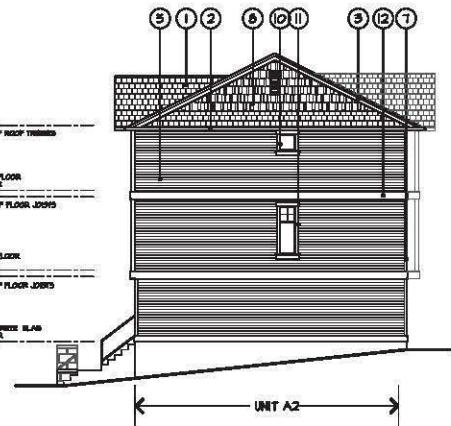


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

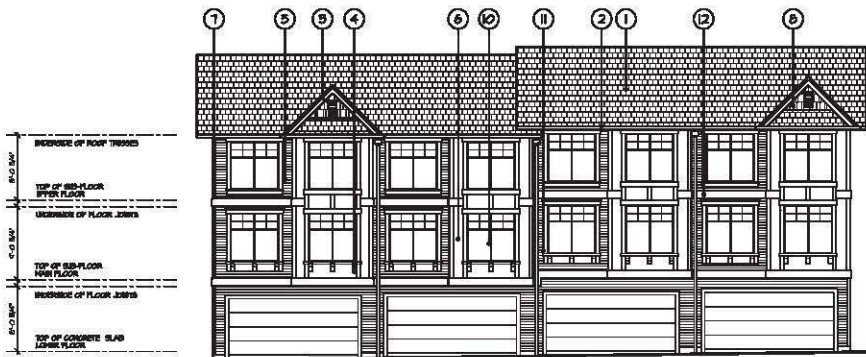
SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARD BOARD SIDING
- ⑦ CORNER TRIM

- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



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



← UNIT A4 * UNIT A * UNIT A * UNIT A3 →

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

REV	DATE	BY	DESCRIPTION



CAD Log

NO.	DATE	BY	DESCRIPTION

CLIENT:	104425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15000 ST AT 112B AVE
SHEET:	ELEVATIONS
DATE:	JAN 20 16
SCALE:	1/8" = 1'-0"



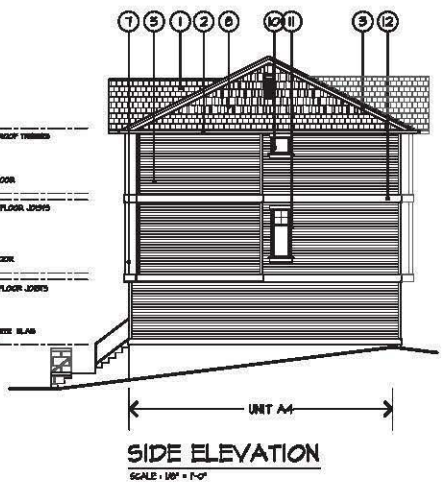
UNIT 135,
7358 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 287-7100
FAX: (604) 287-2080
EMAIL: mtd@barnett-danker.com

CLIENT NO.	14068	SHEET NO.	AC-304
PROJECT NO.	14068	REV. NO.	

BUILDING #7

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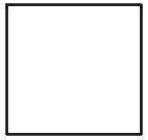


SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



NO.	REV.	DATE	BY	REASON



CD-Log

CLIENT:	104425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15040 51st AT 112B AVE
DATE:	Jan 30 16
SCALE:	1/8" = 1'-0"
SHEET CONTENTS:	
ELEVATIONS	

barnett danker

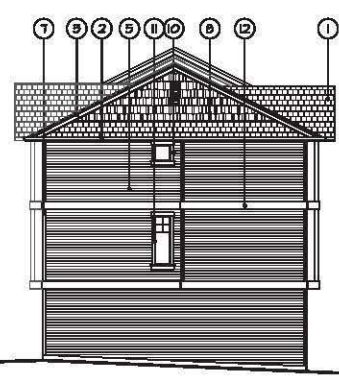
UNIT 135,
7838 136 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 267-7100
FAX: (804) 267-2080
EMAIL: mtd@barnett-danker.com

CLIENT NO.	14068	SHEET NO.	AC-308
PROJECT NO.	14068	REV. NO.	

BUILDING #8

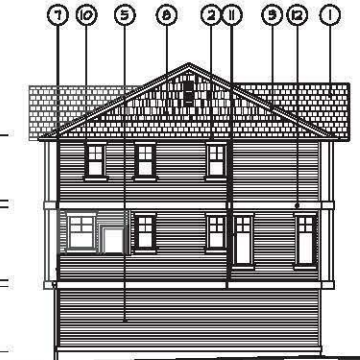
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133 ST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | | | |
|---|--|---|------------------------|
| ① | DUROID ROOF | ⑥ | VINYL SHINGLE SIDING |
| ② | PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | ⑦ | PREFAB METAL RAILINGS |
| ③ | 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | ⑧ | VINYL FRAMED WINDOW |
| ④ | KNEE BRACE | ⑨ | WINDOW TRIM |
| ⑤ | HORIZONTAL VINYL SIDING | ⑩ | 2X12 WOOD TRIM |
| ⑥ | HARDI BOARD SIDING | ⑪ | PRIVACY SCREEN |
| ⑦ | CORNER TRIM | ⑫ | ARCHITECTURAL CONCRETE |



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

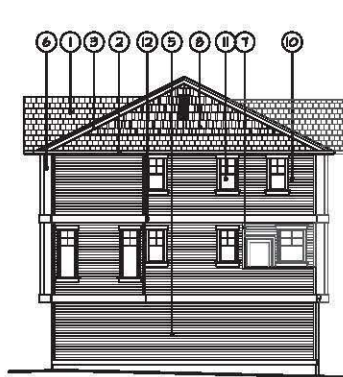
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



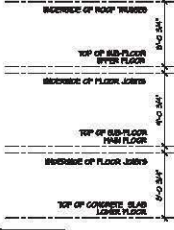
BACK ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #9

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15040 51 AT LIZES AVE
DATE:	Jan 20 16
SCALE:	1/8" = 1'-0"
SHEET:	ELEVATIONS
barnett dankb	
UNIT 133, 7338 133 STREET, SURREY, B.C. V3W 1H8	
PHONE:	(804) 287-7100
FAX:	(804) 287-2080
EMAIL:	md@barnett.com
CLIENT NO.	14068
SHEET NO.	AC-3.06
PROJECT NO.	14068
REV. NO.	

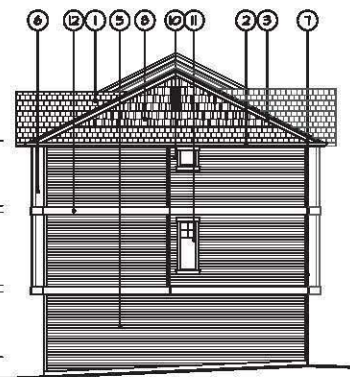
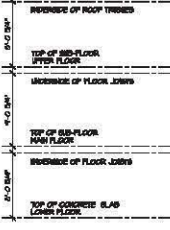


133 ST ELEVATION
SCALE: 1/8" = 1'-0"



SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



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

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



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

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REV#	DATE	BY	CHKD



CD-104

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 133 ST AT 1225 AVE
DATE:	JAN 20 16
SCALE:	1/8" = 1'-0"
SHEET:	ELEVATIONS

barnett danker

UNIT 133,
7338 133 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 267-7100
FAX: (604) 267-2080
EMAIL: info@barnett-danker.com

CLIENT NO.	14065	SHEET NO.	AC-3.01
PROJECT NO.	14065	REV. NO.	

BUILDING #15

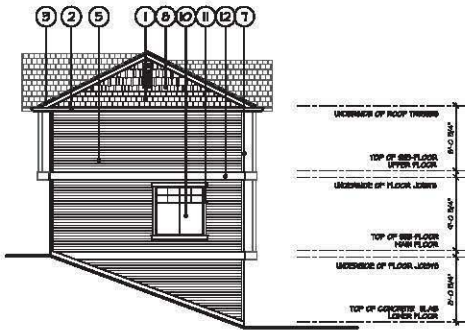
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UNIT B1 UNIT B UNIT B2

NORTH ELEVATION

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



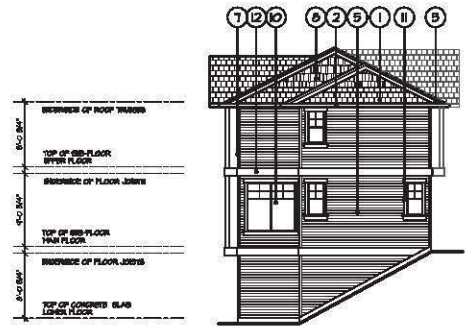
UNIT B2

SIDE ELEVATION

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

SCHEDULE OF FINISHES

- | | |
|---|--|
| <ul style="list-style-type: none"> ① DUROID ROOF ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA ④ KNEE BRACE ⑤ HORIZONTAL VINYL SIDING ⑥ HARDI BOARD SIDING ⑦ CORNER TRIM | <ul style="list-style-type: none"> ⑧ VINYL SHINGLE SIDING ⑨ PREFAB METAL RAILINGS ⑩ VINYL FRAMED WINDOW ⑪ WINDOW TRIM ⑫ 2X2 WOOD TRIM ⑬ PRIVACY SCREEN ⑭ ARCHITECTURAL CONCRETE |
|---|--|



UNIT B1

SIDE ELEVATION

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



UNIT B1 UNIT B UNIT B2

SOUTH ELEVATION

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

REV	DATE	BY	DESCRIPTION



DATE: JAN 20 16
SCALE: 1/8" = 1'-0"

CLIENT: 1014425 BC LTD
PROJECT: TOWNHOUSE DEVELOPMENT
15040 51st AT 11225 AVE
SHEET CONTENTS: ELEVATIONS

barnett denbek

UNIT 133,
725/8 133 STREET,
SURREY, B.C.
V3W 1H8

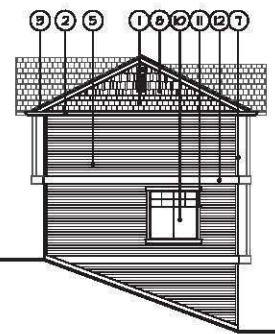
PHONE: (604) 267-7100
FAX: (604) 267-2090
EMAIL: mofb@barnett.com

CLIENT NO.: SHEET NO.:
PROJECT NO.: 14068 AC-308
REV. NO.:

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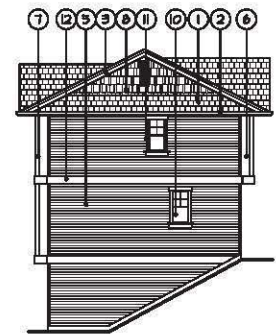
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



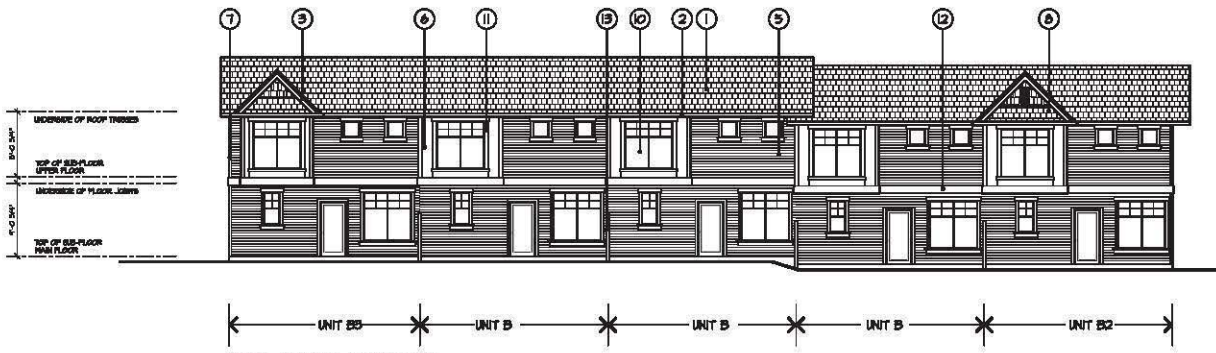
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



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



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

DATE	BY	DATE	BY	DATE	BY

DATE	BY	DATE	BY

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT
ADDRESS:	15400 51st AT TILES AVE
DATE:	Jan 20 16
SCALE:	1/8" = 1'-0"
SHEET:	ELEVATIONS

barnett donkel

UNIT 135,
7358 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 587-7100
 FAX: (604) 587-2080
 EMAIL: mtd@barnett.com

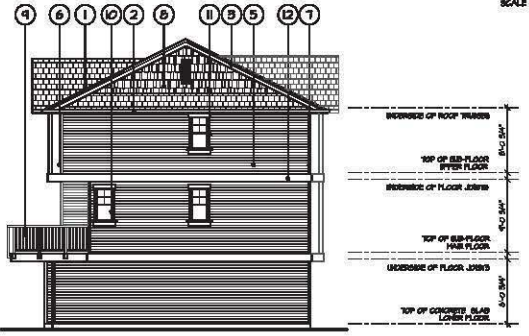
CLIENT NO.	14068	SHEET NO.	AC-3.04
PROJECT NO.		REV. NO.	

BUILDING #4

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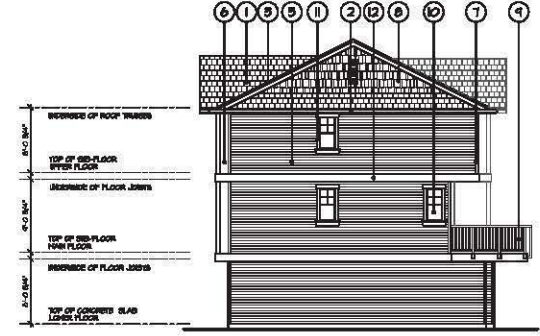
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① DURED ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 WOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



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



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

DATE	BY	DATE	BY	DATE	BY

--

CLIENT:	1014425 BC LTD
DATE:	Jan 20 16
SCALE:	1/8" = 1'-0"

CLIENT: 1014425 BC LTD
PROJECT: TOWNHOUSE DEVELOPMENT
15400 ST AT 1125 AVE
SHEET CONTENTS: ELEVATIONS

barnett danker

UNIT 135,
735/8 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 587-7100
FAX: (804) 587-2090
EMAIL: mof@barnett-danker.com

CLIENT NO.	14068	SHEET NO.	AC-310
PROJECT NO.		REV. NO.	

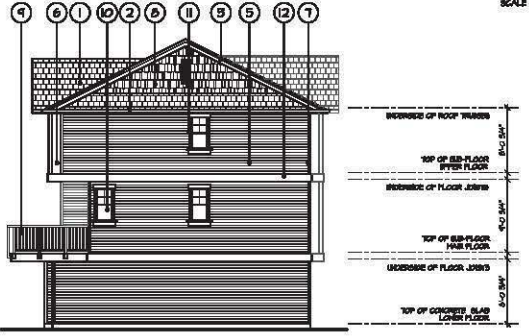
BUILDING TYPE 3

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UNIT C2 * UNIT C * UNIT C * UNIT C3

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

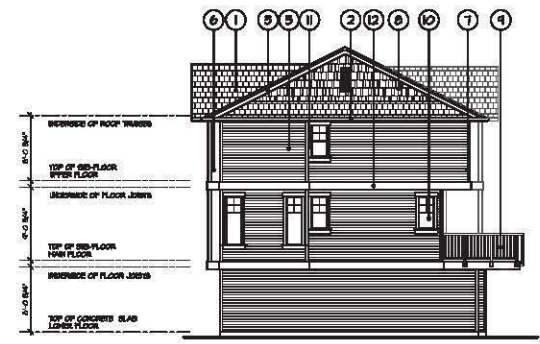


UNIT C2

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

SCHEDULE OF FINISHES

- | | |
|--|---------------------------|
| 1 DURROD ROOF | 9 VINYL SHINGLE SIDING |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 10 PREFAB METAL RAILINGS |
| 3 1X4 WOOD TRIM ON 2X6 WOOD FASCIA | 11 VINYL FRAMED WINDOW |
| 4 KNEE BRACE | 12 HINDON TRIM |
| 5 HORIZONTAL VINYL SIDING | 13 2X12 WOOD TRIM |
| 6 HARDI BOARD SIDING | 14 PRIVACY SCREEN |
| 7 CORNER TRIM | 15 ARCHITECTURAL CONCRETE |



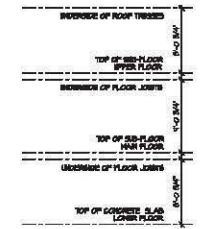
UNIT C3

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



UNIT C3 * UNIT C * UNIT C * UNIT C2

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



BUILDING TYPE 3

REV#	DATE	BY	REASON

NO.	DATE	SCALE

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT
ADDRESS:	1500 51st AT 122nd AVE
DATE:	JAN 20 16
SCALE:	1/8" = 1'-0"
SHEET CONTENTS:	
ELEVATIONS	

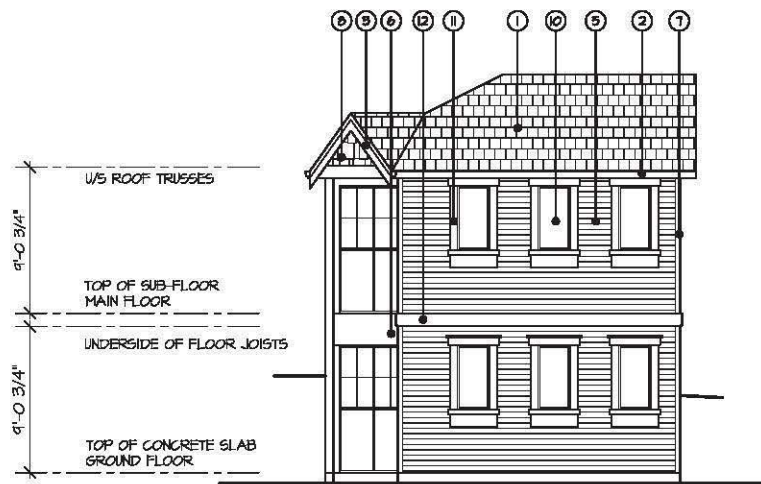
barnett dankb

UNIT 135,
733/8 135 STREET,
SURREY, B.C.
V3V 1H8

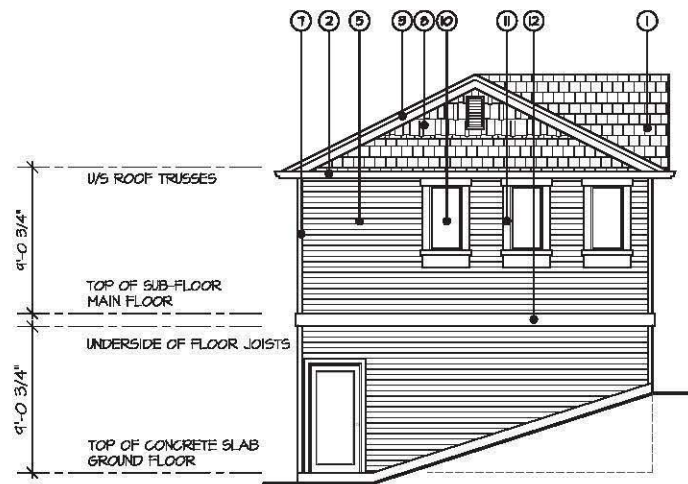
PHONE: (604) 587-7100
FAX: (604) 587-2390
EMAIL: mat@barnett-dankb.com

CLIENT NO.	14068	SHEET NO.	AC-3.11
PROJECT NO.	14068	REV. NO.	

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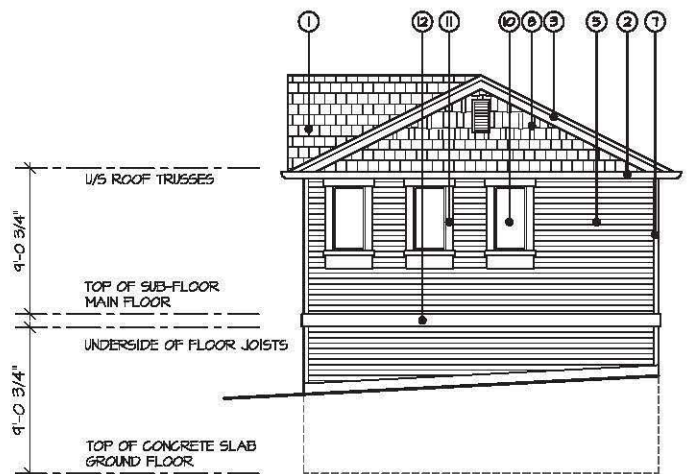
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



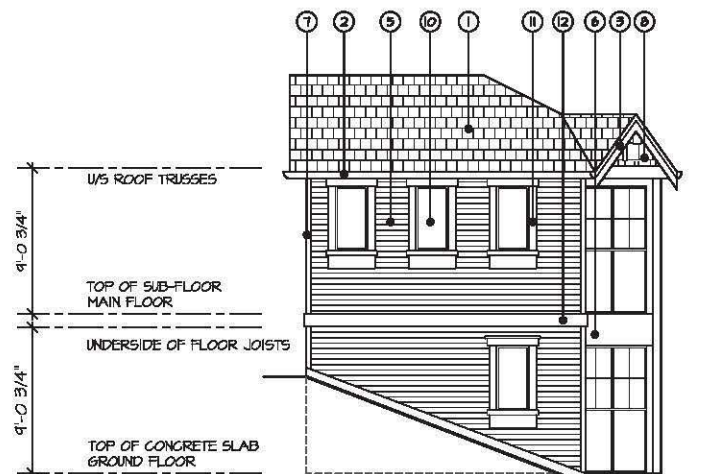
WEST ELEVATION
SCALE: 1/4" = 1'-0"

SCHEDULE OF FINISHES

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 MOOD FASCIA
- ③ 1X4 MOOD TRIM ON 2X8 MOOD FASCIA
- ④ KNEE BRACE
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL SHINGLE SIDING
- ⑨ PREFAB METAL RAILINGS
- ⑩ VINYL FRAMED WINDOW
- ⑪ WINDOW TRIM
- ⑫ 2X12 MOOD TRIM
- ⑬ PRIVACY SCREEN
- ⑭ ARCHITECTURAL CONCRETE



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

REV#	DATE	BY	CHKD

NO.	DATE	SCALE

CLIENT:	1014425 BC LTD
PROJECT:	TOWNHOUSE DEVELOPMENT 15400 ST ATILES AVE
SHEET CONTENTS:	AVENITY

barnett danker

UNIT 135,
7258 135 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 587-7100
FAX: (804) 587-2090
EMAIL: mtd@barnett.dk.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14068	AC-8.12

AMENITY



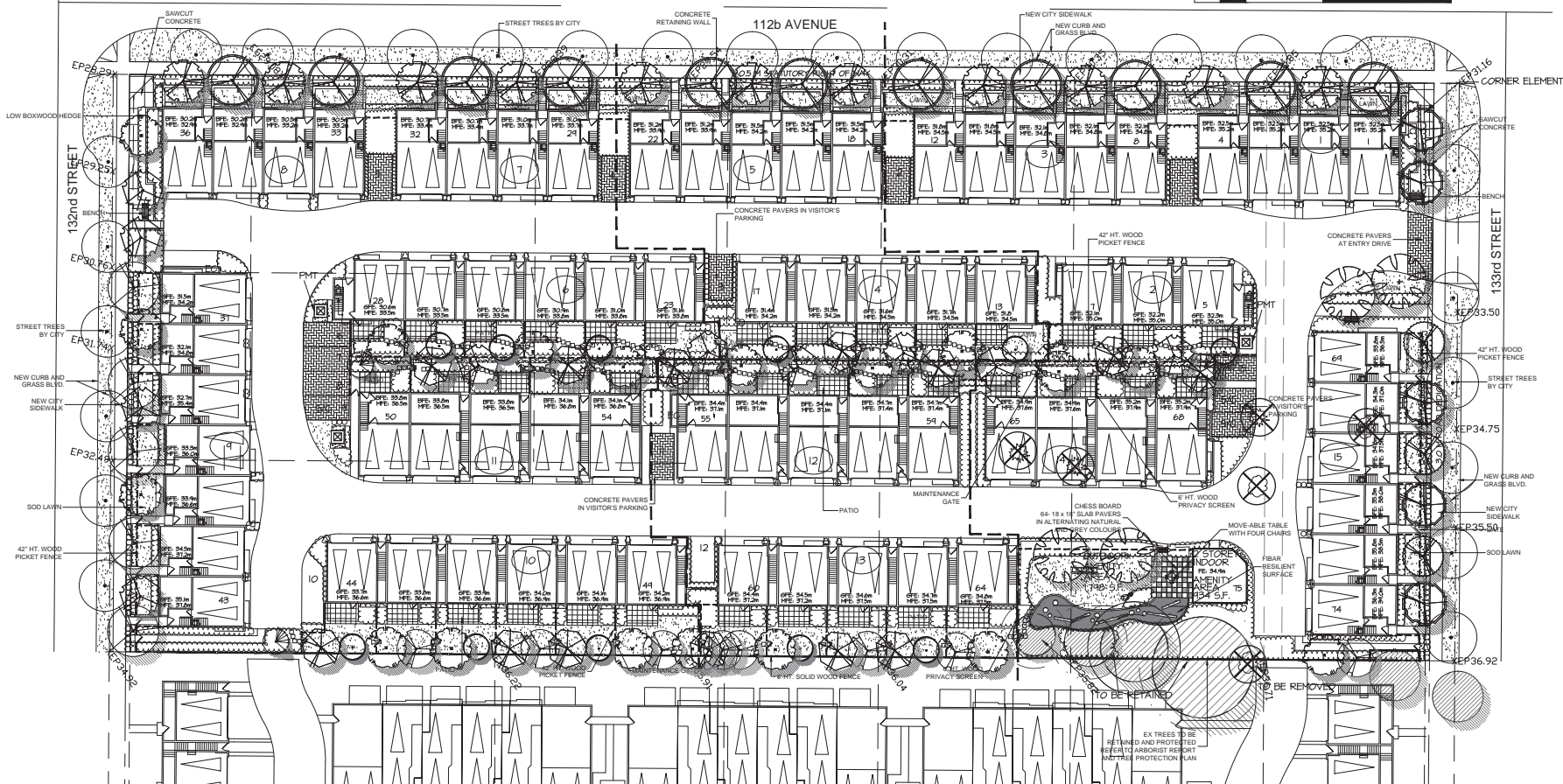
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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011, f. 604 294-0022

SEAL:

PLANT SCHEDULE		OVERALL TREE COUNTS	PMG PROJECT NUMBER: 15-065	
KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
18		ACER PALMATUM	JAPANESE MAPLE	5CM CAL: 1.2M STD; B&B
10		ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	5CM CAL: 1.2M STD; B&B
11		ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL: 2M STD; B&B
4		CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL: 1.9M STD; B&B
13		CORNUS KOUSA X NUTTALLI 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM CAL: 1.2M STD
EX. TREE				
11		FAGUS SYLVATICA 'DAWYCK PURPLE'	DAWYCK PURPLE BEECH	6CM CAL: 1.9M STD; B&B
11		MAGNOLIA KOBUS STELLATA	STAR MAGNOLIA (WHITE)	5CM CAL: 1.2M STD; B&B
8		MAGNOLIA x 'ELIZABETH'	ELIZABETH MAGNOLIA (YELLOW)	5CM CAL: 1.2M STD
5		MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL: 1.8M STD; B&B
3		PIECA OMOIKIA	SERBIAN SPRUCE	3M HT; B&B; SLENDER FORM ONLY
5		PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL: 1.5M STD; B&B
3		STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL: 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DR.
1	15.06.17	NEW SITE PLAN	MMV
2	15.06.18	CORNER ELEMENT	MMV

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
132ND ST AT 112B AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 15.APR.23 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: DO
DESIGN: MCY
CHKD: MCY

L1
OF 5

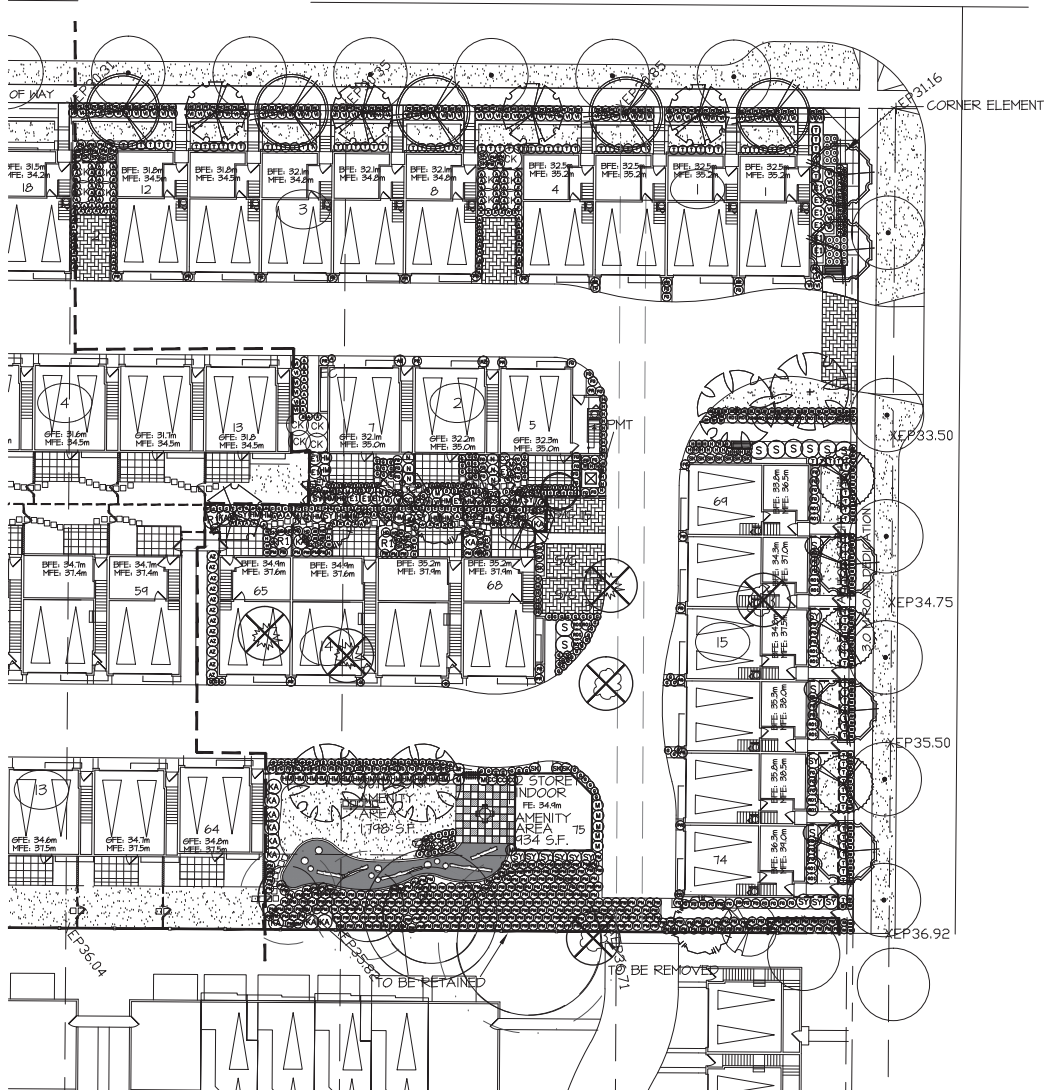


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Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:



PLANT SCHEDULE		phase 1	PMG PROJECT NUMBER: 15065	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER PALMATUM	JAPANESE MAPLE	50M CAL, 1.2M STD, B&B
	2	ACER JAPONICUM	RED JAPANESE MAPLE	50M CAL, 1.2M STD, B&B
	2	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	60M CAL, 2M STD, B&B
	4	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	60M CAL, 1.0M STD, B&B
	2	CORNUS KOUSA X 'NUTTALLI' STARLIGHT	STARLIGHT HYBRID DOGWOOD	50M CAL, 1.2M STD
	4	FAGUS SYLVATICA 'DWARF PURPLE'	DWARF PURPLE BEECH	60M CAL, 1.0M STD, B&B
	1	MAGNOLIA X 'ELIZABETH'	STAR MAGNOLIA (WHITE)	50M CAL, 1.2M STD, B&B
	1	MAGNOLIA X 'GALAXY'	ELIZABETH MAGNOLIA (YELLOW)	50M CAL, 1.2M STD
	5	MAGNOLIA	MAGNOLIA	60M CAL, 1.8M STD, B&B
	1	PICEA OMORICA	SERBIAN SPRUCE	3M HT, B&B SLENDER FORM ONLY
	3	STYRAX JAPONICUS	JAPANESE SNOWBELL	60M CAL, 1.5M STD, B&B
SHRUB	15	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA: RED-VIOLET	#2 POT; 25CM
	20	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM
	10	CARYOPTERIS 'CLANDONENSIS' DARK KNIGHT'	BLUEBERRY	#2 POT; 40CM
	14	CORNUS ALBA 'KESSLERINGII'	KESSLERING DOGWOOD	#3 POT; 30CM
	14	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	83	FOTHERGILLA GARDENII 'BLUE MIST'	DWARF FOTHERGILLA	#2 POT; 40CM
	1	HAMAMELIS X 'INTERMEDIA' JELENA'	RWITCH HAZEL, ORANGE	#3 POT; 80CM
	33	HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA: PINK	#2 POT; 30CM
	13	KALMIA LATIFOLIA 'BULLSEYE'	MOUNTAIN LAUREL	#2 POT; 30CM
	7	NAIDENIA COMESTICA 'MOONBAY'	HEAVENLY BAMBOO, DWARF	#3 POT; 30CM
	24	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#2 POT; 40CM
	3	RHOODODENDRON 'SCARLET WONDER'	RHOODODENDRON: SCARLET: E. APRIL	#3 POT; 30CM
	28	ROSA 'ODO EASY' STAWBERRY CRUSH	STRAWBERRY CRUSH ROSE: PINK/YELLOW/PIKOT	#2 POT; 40CM
	12	SAMBUCUS NIGRA 'BLACK LACE'	BLACK LACE ELDERBERRY	#3 POT; 60CM
	31	SKIMMIA JAPONICA 'RUBELLA'	RUBELLA SKIMMIA	#2 POT; 30CM
	13	STRONGA 'PRESTONIAE' MINNET	MINNET LILAC	#2 POT; 30CM
	114	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.0M, B&B
	59	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.8M HT, B&B
	98	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS	52	HAKONECHLOA MACRA 'FUBUKI'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
	109	HELICTOTRIDON SEMPERVIRENS	BLUE CAT GRASS	#1 POT
	95	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
	17	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
	96	PENNISETUM ALOPECUROIDES 'HAEMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	7	ASTILE X JAPONICA 'RADIUS'	FALSE SPIREA: RED	15CM POT
	34	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY: YELLOW	#1 POT; 12 FAN
	16	HOSTA 'TRUE BLUE'	HOSTA: GOLDEN	#1 POT; 1 EVE
	41	VERONICA PECTINATA	WOOLLY SPEEDWELL	15CM POT
	149	ASARUM CAUDATUM	WILD GINGER	#1 POT; 20CM
	1	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 20CM
	347	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD: DEFINITION OF CONDITIONAL AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

132ND ST AT 112B AVE
SURREY, BC

DRAWING TITLE:

**SHRUB PLAN
PHASE 1**

DATE: 15 JAN 23 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

DRAWN: DO

DESIGN: MCY

CHKD: MCY

L2

OF 5

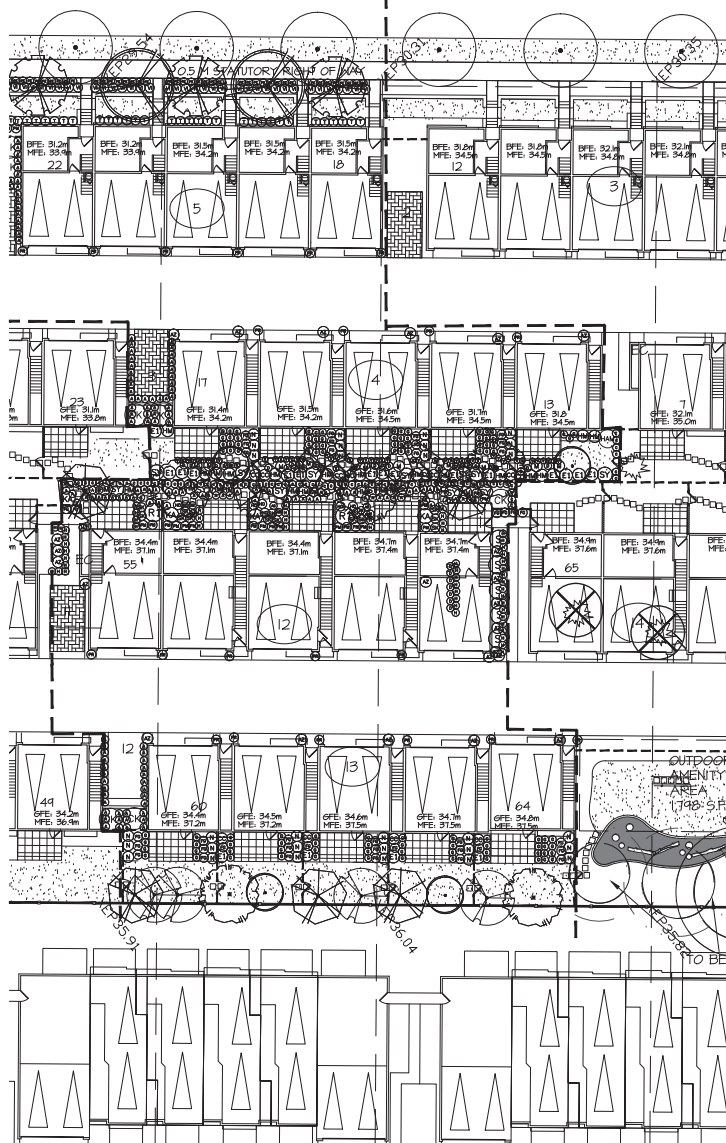


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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:



PLANT SCHEDULE PMG PROJECT NUMBER: 15-05

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5		ACER PALMATUM	JAPANESE MAPLE	8CM CAL, 1.2M STD, B&B
2		ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	8CM CAL, 1.2M STD, B&B
3		ACER RUBRUM ARMSTRONGI	COLUMBIAN ARMSTRONG MAPLE	8CM CAL, 2M STD, B&B
6		CORNUS KOUSA X NUTTALLI STARLIGHT	STARLIGHT HYBRID DOGWOOD	8CM CAL, 1.2M STD
1		EL. TREE		
3		FAGUS SYLVATICA DAVIDCK PURPLE	DAVIDCK PURPLE BEECH	8CM CAL, 1.2M STD, B&B
4		MANDOLIA KORUSI STYLATA	STAR MANDOLIA (WHITE)	8CM CAL, 1.2M STD, B&B
4		MANDOLIA X ELIZABETH	ELIZABETH MANDOLIA (YELLOW)	8CM CAL, 1.2M STD
23		AZALEA JAPONICA PURPLE SPLENDOR	AZALEA - RED-VIOLET	40 POT, 25CM
12		CARYOPHYLLUS x GLANDIFLORUS SHARK KNIGHT	BLESSED BIRD	40 POT, 30CM
7		CORNUS ALBA KESSLERINDEI	KESSLERING DOGWOOD	40 POT, 30CM
40		EUONYMUS ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	40 POT, 30CM
10		FOTIOPHYLLA GAMBRENI BLLE MIST	DIWARY FOTIOPHYLLA	40 POT, 30CM
1		HAMAMELIS X INTERMEDIA JELENA	RWITCH HAZEL, ORANGE	40 POT, 30CM
25		HIDRANGEA MACROPHYLLA PINK	DIWARY BLOSSOM HYDRANGEA, PINK	40 POT, 30CM
4		KALAMA LATIFOLIA BALSIFERA	MOUNTAIN LAUREL	40 POT, 30CM
20		HANDSOME SCAFFLET WOODRAY	HEAVENLY WANDER, DIWARY	40 POT, 30CM
21		FRUNUS LUETFLANCI	PORTUGUESE LAUREL	40 POT, 30CM
2		INDOGENSIBON SCAFFLET HONDER	INDOGENSIBON SCAFFLET, E. APRIL	40 POT, 30CM
5		SAMBUCUS NIGRA BLACK LACE	BLACK LACE ELDERBERRY	40 POT, 30CM
16		SIBIRICA JAPONICA RUBELLA	RUBELLA SIBIRICA	40 POT, 30CM
13		SYRINGA PRESTONIAE MANIET	MANIET LILAC	40 POT, 30CM
33		TAXUS X MEDIA 'M. EDDIE'	EDDIE'S YEW	1.8M, B&B
78		TILIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, B&B
37		VIBURNUM DAVIDI	DAVID'S VIBURNUM	40 POT, 30CM
57		HAKONECHLOA MAURA FUBUKI	VAREGATED JAPANESE FOREST GRASS	41 POT
80		HELICTROCHON SEMIPREVENS	BLUE OAT GRASS	41 POT
9		MISCANTHUS SPENSIS ADAGIO	ADAGIO MANDEN GRASS	41 POT
42		PERNANTHUS ALPESTRIS 'HAMELIN'	DIWARY FOURTAN GRASS	41 POT
7		ASTILEBE JAPONICA NANO	FALSE SPIRAL, RED	100/80 POT
31		HEMERICALLIS STELLA DORO	DAVLEY, YELLOW	41 POT, 1.2-FAN
7		HOSTA TRUE BLUE	HOSTA GOLDEN	41 POT, 1 EYE
36		VERONICA PECTINATA	WOLLY SPIDERWELL	100/80 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER INTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. - SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD'S DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

J	16.JAN.18	CORNER ELEMENT	MMV
L	15.FEB.17	NEW SITE PLAN	MMV
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
132ND ST AT 112B AVE
SURREY, BC

DRAWING TITLE:
SHRUB PLAN PHASE 2

DATE: 15.APR.28 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DO
DESIGN: MCV
CHKD: MCV

L3
OF 5

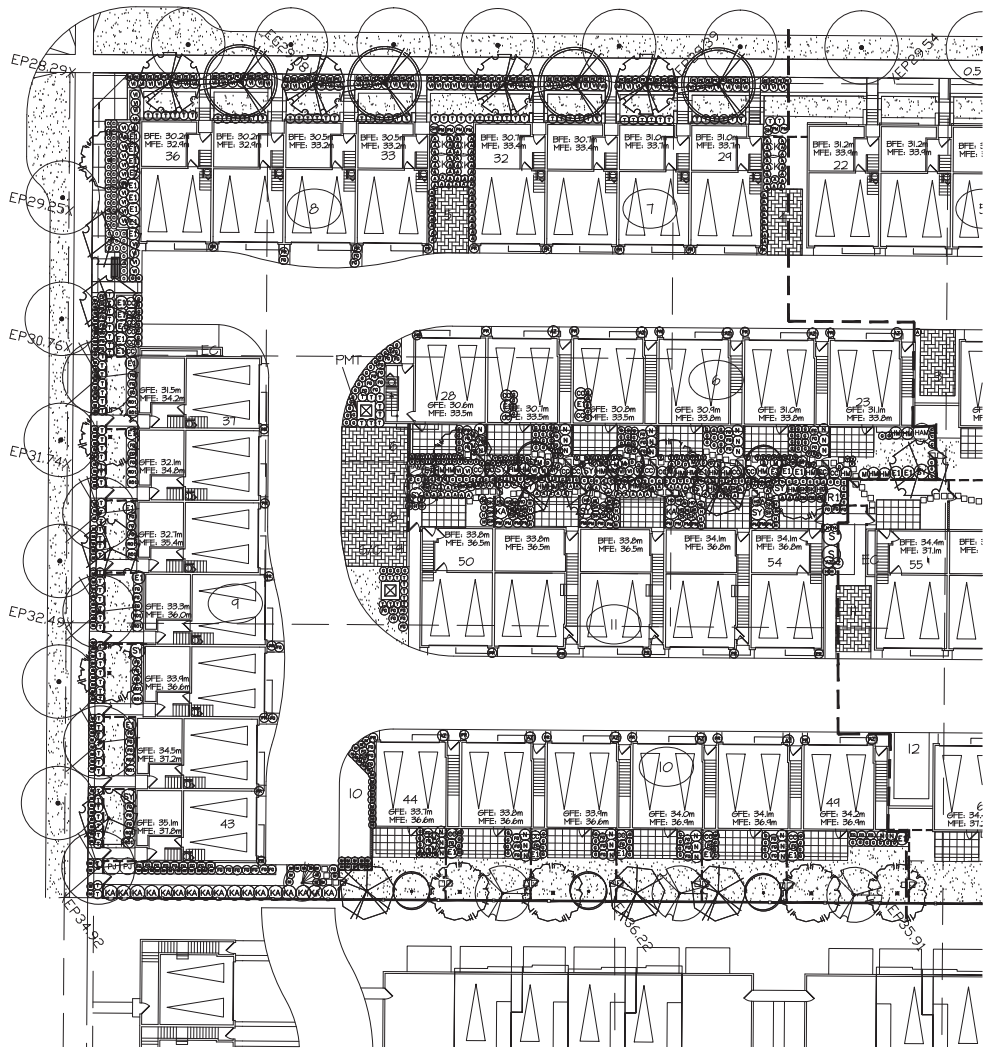


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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0111, f. 604-294-0022

SEAL:



PLANT SCHEDULE		PHASE 2	PMG PROJECT NUMBER: 15065	
KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	10	ACER PALMATUM	JAPANESE MAPLE	10CM CAL, 1.2M STD, BAB
TREE	11	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	10CM CAL, 1.2M STD, BAB
TREE	12	ACER RUBRUM	RED BURNING MAPLE	10CM CAL, 1.2M STD, BAB
TREE	13	CORNUS KOUSA X NUTTALLII STARLIGHT	STARLIGHT HYBRID DOGWOOD	10CM CAL, 1.2M STD
TREE	14	FRAXUS SYLVATICA SWAYTON PURPLE	SWAYTON PURPLE BEECH	10CM CAL, 1.2M STD, BAB
TREE	15	MAGNOLIA KOUSU STELLATA	STAR MAGNOLIA (WHITE)	10CM CAL, 1.2M STD, BAB
TREE	16	MAGNOLIA X YULIABETH	ELIZABETH MAGNOLIA (YELLOW)	10CM CAL, 1.2M STD
TREE	17	PISEA OBOVATA	SEBBAN SPICE	3M FT. BAB, SLINDER FORM ONLY
TREE	18	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	10CM CAL, 1.2M STD, BAB
TREE	19	AZALEA JAPONICA PURPLE SPLENDOR	AZALEA, RED VIOLET	42 POT, 20CM
TREE	20	BUSUS MICROPHYLLA 'WINTER GREEN'	LITTLE LEAF BOB	42 POT, 40CM
TREE	21	CARYOPHTERIS CLANDONENSIS DARK KNIGHT	BLUEBEARD	42 POT, 40CM
TREE	22	CORNUS ALBA 'RESSEBING'	RESSEBING DOGWOOD	42 POT, 30CM
TREE	23	EUONYMUS ALATA COMPACTUS	COMPACT WINGED BURNING BUSH	42 POT, 30CM
TREE	24	FOTHERGILLA GARDENS BLUE MIST	DWARF FOTHERGILLA	42 POT, 40CM
TREE	25	HAMAMELIS INTERMEDIA 'SLEW'	WITCH HAZEL, ORANGE	42 POT, 40CM
TREE	26	HYDRANGEA MACROPHYLLA 'PA'	DWARF BIGLEAF HYDRANGEA, PINK	42 POT, 30CM
TREE	27	KALAMA LATIFOLIA BELLERIVE	MONTECALMUREL	42 POT, 30CM
TREE	28	NANDINA DOMESTICA 'WOODWAY'	HEAVENLY BAMBOO, DWARF	42 POT, 30CM
TREE	29	PIRUS JAPONICA 'VALENTINE'	PIERIS, RED BLOSSOM	42 POT, 30CM
TREE	30	PRUNUS LUSITANICA	PORTUGUESE LAUREL	42 POT, 40CM
TREE	31	PHODODENDRON SCARLETT HOOPER	PHODODENDRON SCARLETT, E. APRIL	42 POT, 30CM
TREE	32	ROSA ODO EASY 'STRAWBERRY CRUSH'	STRAWBERRY CRUSH ROSE, PINK/YELLOW/APRICOT	42 POT, 40CM
TREE	33	SARIBOLUS NODOSA 'BLACK LACE'	BLACK LACE ELDERBERRY	42 POT, 30CM
TREE	34	SORBARIA JAPONICA 'RUBELLA'	RUBELLA SORBARIA	42 POT, 30CM
TREE	35	SYRINGA PRESTONIAE 'MINNETT'	MINNETT LILAC	42 POT, 30CM
TREE	36	TAUSIA MEDIA 'VAE EDDIE'	EDDIE'S TEW	1.8M BAB
TREE	37	TRILIX OCCIDENTALIS 'SARAGAT'	EMERALD GREEN CEDAR	1.8M HT, BAB
TREE	38	VERONICA DIVIDA	DAVID'S VERONICA	42 POT, 30CM
GRASS	39	HANDKOCHIA MACRA 'RUBRY'	VARIEGATED JAPANESE FOREST GRASS	41 POT
GRASS	40	HELICTOTRICHON SEMPERVERENS	BLUE CAT GRASS	41 POT
GRASS	41	IMPATIENS CYLINDRICA 'RED BARNY'	BLOOD GRASS	41 POT
GRASS	42	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	41 POT
GRASS	43	PENNSSETUM ALPECUROIDES 'HAMELIV'	DWARF FOUNTAIN GRASS	41 POT
PERENNIAL	44	ASTILBE X JAPONICA 'RADUS'	FALSE SPIREA, RED	10CM POT
PERENNIAL	45	HIBISCUS SYRIACUS 'STELLA D'OR'	DANIEL'S YELLOW	41 POT, 1.2 FAN
PERENNIAL	46	HOETA 'TRUE BLUE'	HOETA, GOLDEN	41 POT, 1 EYE
PERENNIAL	47	VERONICA PACTINATA	WOLLY GREENWELL	10CM POT
PERENNIAL	48	ASARUM CALDUTUM	WILD GINGER	41 POT, 20CM
PERENNIAL	49	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	41 POT, 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR SPECIFIED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	DR.
2	15 JAN 18	CORNER ELEMENT	
1	15 DEC 17	NEW SITE PLAN	MMV

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

132ND ST AT 1128 AVE
SURREY, BC

DRAWING TITLE:

SHRUB PLAN PHASE 3

DATE: 15 JAN 18 DRAWING NUMBER:

SCALE: 1/16"=1'-0"

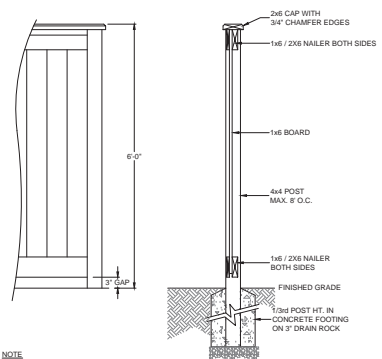
DRAWN: DO

DESIGN: MCY

CHKD: MCY

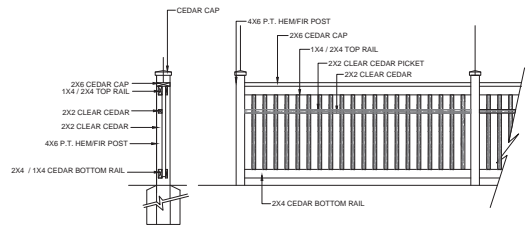
L4
OF 5

SEAL:



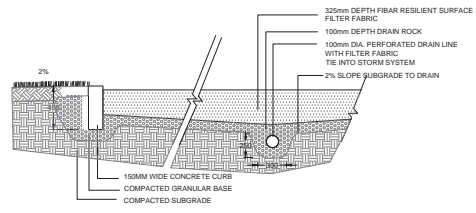
- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

1
L1 **6'-0" HEIGHT SOLID WOOD FENCE**
3/4"=1'-0"

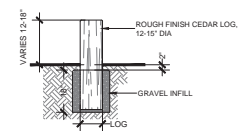


- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
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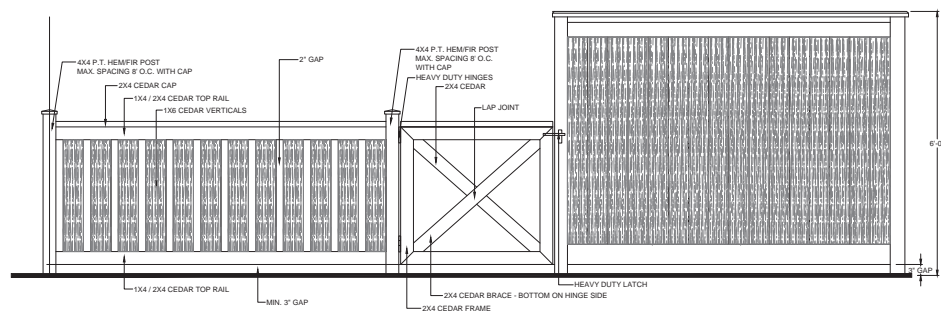
2
L1 **42" HT. WOOD PICKET FENCE**
1/2"=1'-0"



5
L1 **PLAY AREA DETAIL**
1/2"=1'-0"

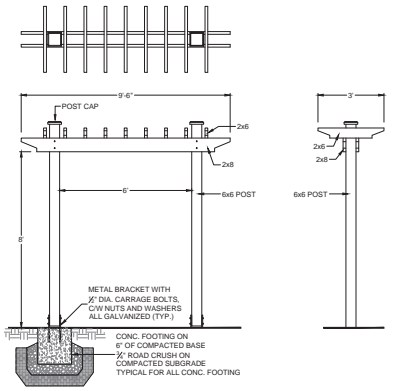
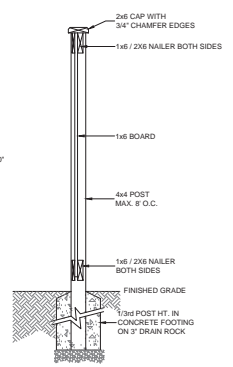


4
L1 **VERTICAL LOG**
1/2"=1'-0"



- NOTE**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".

3
L1 **6'-0" HEIGHT WOOD PRIVACY FENCE WITH 42" YARD FENCE**
3/4"=1'-0"



6
L1 **TRELLIS**
3/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.06.17	NEW SITE PLAN	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
132ND ST AT 112B AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15 JUN 17 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM **L5**
DESIGN: MM
CHKD: MCV **OF 5**

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

FROM: Development Services Manager, Engineering Department

DATE: January 25, 2016

PROJECT FILE: 7814-0367-00

**RE: Engineering Requirements
Location: 11252, 11260 & 11274 132 Street, 13244, 13254, 13266, 13280 & 13234 112B Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONING/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 132 Street towards the ultimate 24.0 m Collector Road standard.
- Dedicate 3.0 x 3.0 m corner cuts at the intersections.
- Dedicate 3.0 m along 133 Street towards a modified Local Road standard.
- Dedicate gazetted road portions on 133rd Street.
- Dedicate Bylaw Road on 132nd Street.
- Provide a 0.5 m Statutory Right-of-Way along the frontages.

Works and Services

- Construct south half of 112B Avenue to the Through Local Road standard.
- Construct west side of 133 Street to a modified Through Local Road standard.
- Construct a 7.30 m concrete driveway letdown to 133 Street.
- Construct storm and sanitary mains along 112B Avenue and 133 Street.
- Abandon the sanitary main within SRW E1986-0324.
- Construct offsite water main along 132 Street between 113B Avenue and 114 Avenue.
- Install onsite mitigations features to limit development flows to downstream Class AO creeks.
- Provide water, storm and sanitary service connections to service the development.

A Servicing Agreement is required prior to Rezoning and Subdivision.

DEVELOPMENT PERMIT

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

DEVELOPMENT VARIANCE PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer
CE



Wednesday, December 23, 2015
Planning

School Enrolment Projections and Planning Update:

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

There are no new capital projects proposed at the elementary school or secondary school. The District is currently investigating enrolment management strategies for Kwantlen Park to reduce overcrowding and balance demand between other area secondary schools.

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0367-00

SUMMARY

The proposed **74 townhouse units** are estimated to have the following impact on the following schools:

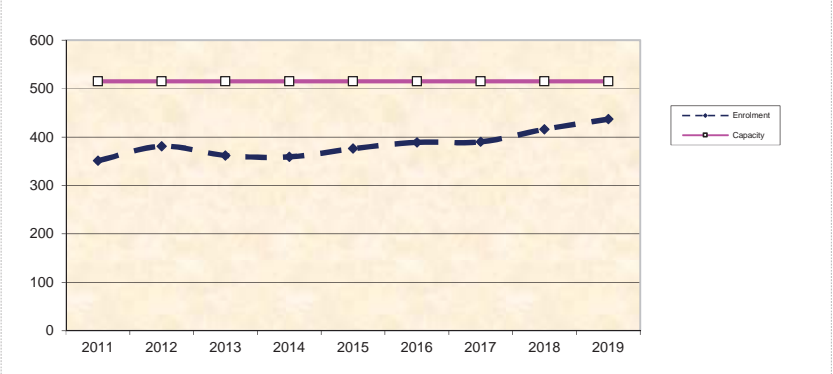
Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

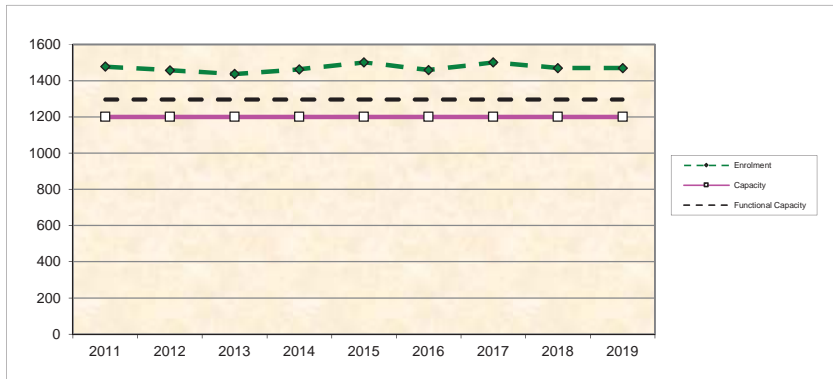
September 2015 Enrolment/School Capacity

James Ardiel Elementary	
Enrolment (K/1-7):	49 K + 327
Capacity (K/1-7):	40 K + 475
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

James Ardiel Elementary



Kwantlen Park Secondary



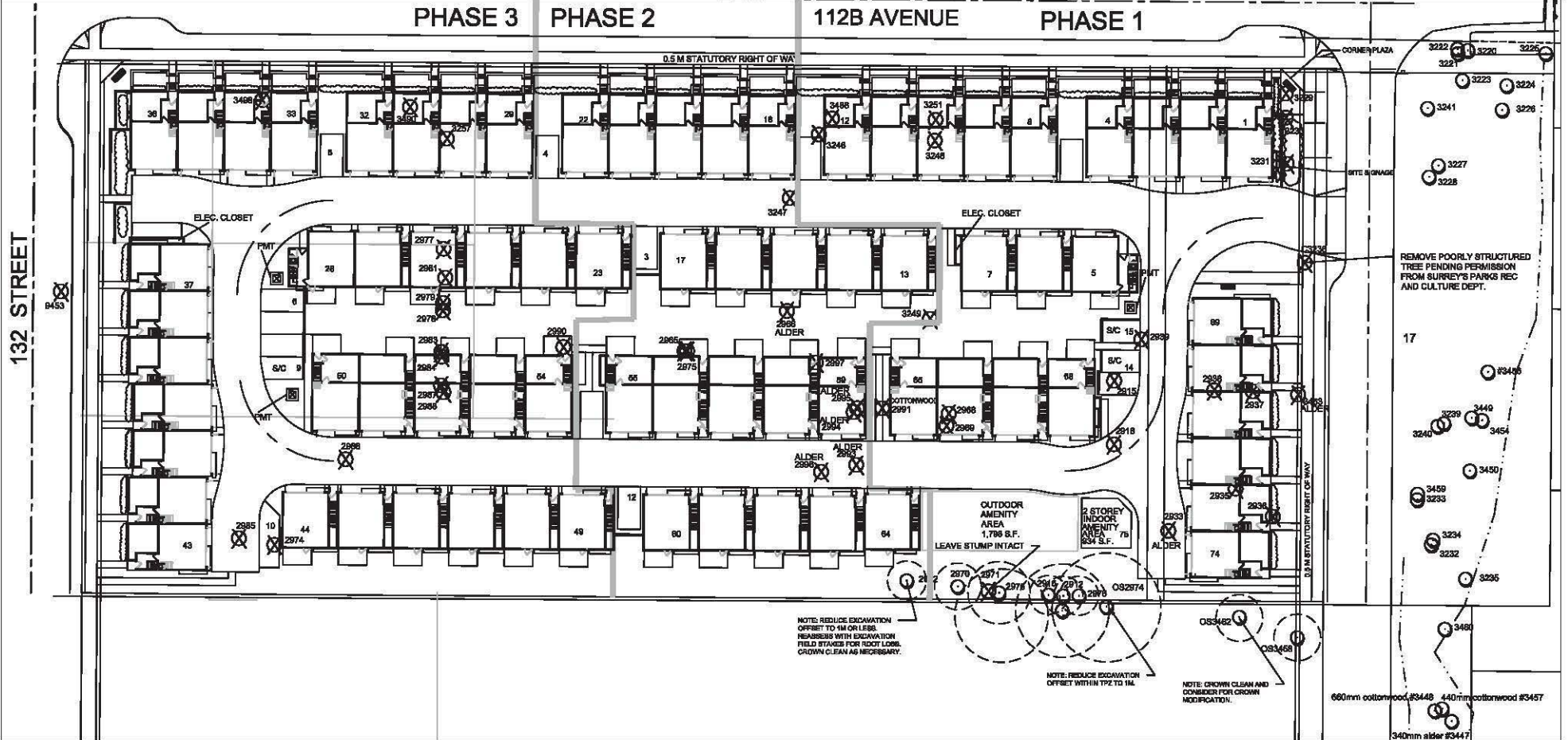
*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	11	11	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Ash, Mountain	1	1	0
Cherry, Bitter	1	1	0
Cherry	6	6	0
Elm	1	1	0
Plum	1	1	0
Coniferous Trees			
Cedar, Western Red	9	5	4
Douglas-fir	6	6	0
Falsecypress	22	22	0
Pine, Scots	1	0	1
Pine, Shore	1	0	1
Spruce, Canada	1	1	0
Spruce, Colorado Blue	3	3	0
Total (excluding Alder and Cottonwood Trees)	56	50	6
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	





LEGEND

TREE TO BE RETAINED
 MINIMUM NO DISTURBANCE ZONE
 TREE TO BE REMOVED

STAMP	NO.	DATE	BY	REVISION
	1	DEC17/14	SL	NEW BUILDING PLAN
	2	DEC17/15	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

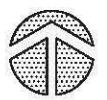
#105, 8277 128 St.
 Surrey, British Columbia
 V3W 0A8
 Ph: (778) 583-0300
 Fax: (778) 683-0302
 Mobile: (804) 240-0308
 Email: mrfadum@fadum.ca

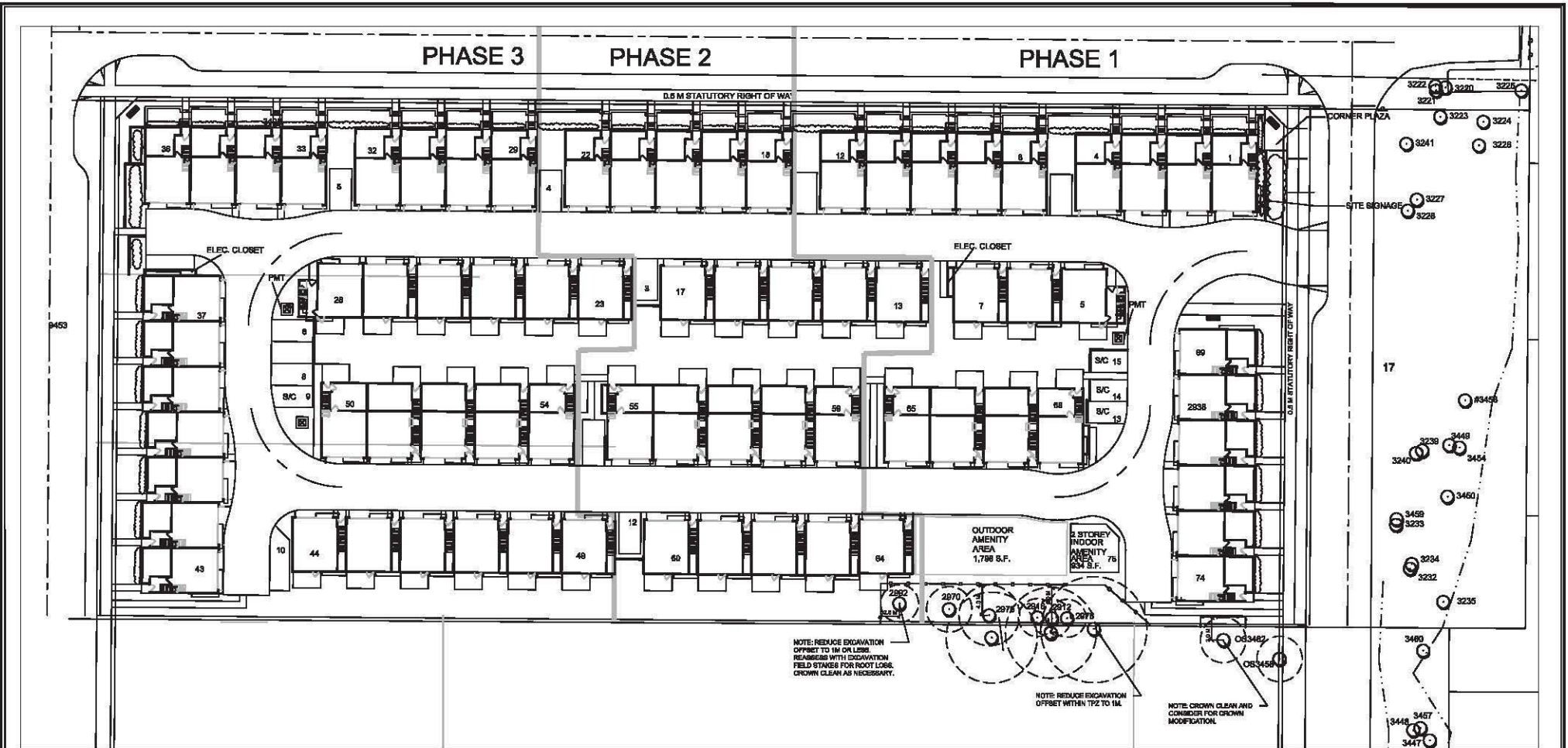
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PROJECT TITLE	NO.	DATE	BY
112B	132	STREET	
112A	132	STREET	
112C	112B	AVENUE	
112D	112B	AVENUE	
132B	112B	AVENUE SURREY, BC	

PROJECT TITLE	SCALE
T1 - TREE REMOVAL AND PRESERVATION PLAN	AS SHOWN
CLIENT	
DATE	APRIL 22, 2015

DRAWN	SCALE	TITLE
	AS SHOWN	T-1
		SHEET 1 OF 2





NOTE: REDUCE EXCAVATION OFFSET TO 1M OR LESS. REARRANGE WITH EXCAVATION FIELD STAKES FOR ROOT LOSS. CROWN CLEAN AS NECESSARY.

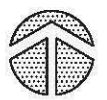
NOTE: REDUCE EXCAVATION OFFSET WITHIN TPZ TO 1M.

NOTE: CROWN CLEAN AND CONSIDER FOR CROWN MODIFICATION.

LEGEND

TREE TO BE RETAINED
 TREE PROTECTION FENCING

MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION
	1	DEC17/14	SL	NEW BUILDING PLAN
	2	DEC17/15	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 128 ST.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 583-0300
 Fax: (778) 583-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

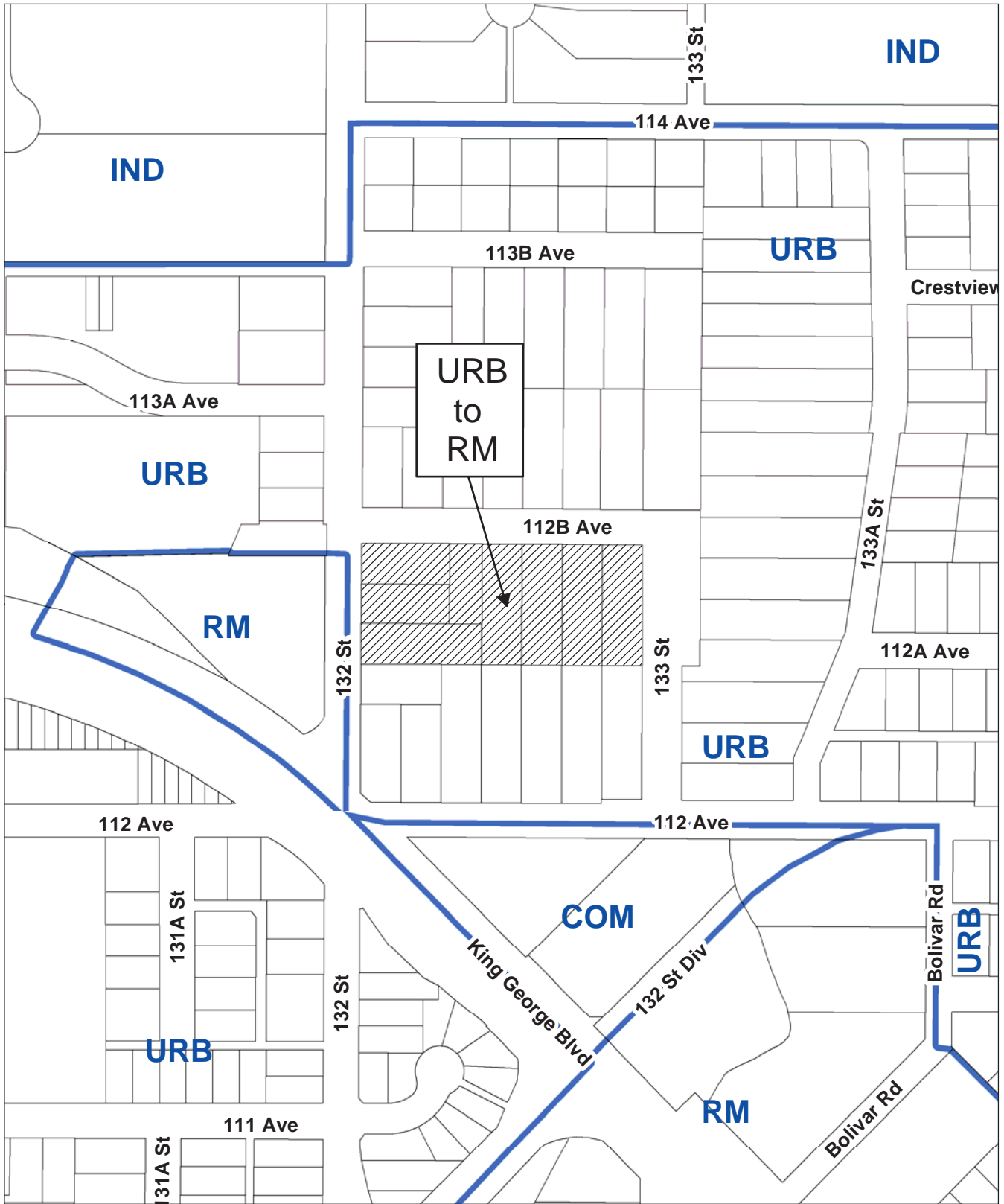
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PROJECT TITLE	
11285	137 STREET
11286	137 STREET
13271	11285 AVENUE
13272	11286 AVENUE
13280	11285 AVENUE SURREY, BC

SHEET TITLE	
TZ - TREE PROTECTION AND REPLACEMENT PLAN	
CLIENT	

DRAWN	SCALE	DATE
SL	AS SHOWN	

T-2
 SHEET 2 OF 2



OCP Amendment 7914-0367-00
Proposed amendment from Urban to Multiple Residential



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0367-00

Issued To: 1014925 BC LTD.

("the Owner")

Address of Owner: 12889 - 84 Avenue, Unit 103
Surrey, BC V3W 0K5

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

Parcel Identifier: 011-354-151

Lot 10 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

11252 - 132 St

Parcel Identifier: 011-354-224

Lot 11 Except: The East 60 Feet; Section 10 Block 5 North Range 2 West New Westminster District Plan 8974

11260 - 132 St

Parcel Identifier: 001-969-145

Lot 12 Except: The East 60 Feet Thereof; Section 10 Block 5 North Range 2 West New Westminister District Plan 8974

11274 - 132 St

Parcel Identifier: 011-354-267

Lot 13 Section 10 Block 5 North Range 2 West New Westminister District Plan 8974

13244 - 112B Ave

Parcel Identifier: 011-354-291
Lot 14 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974
13254 - 112B Ave

Parcel Identifier: 011-354-305
Lot 15 Section 10 Block 5 North Range 2 West New Westminster District Plan 897
13266 - 112B Ave

Parcel Identifier: 011-354-313
Lot 16 Section 10 Block 5 North Range 2 West New Westminster District Plan 8974
13280 - 112B Ave

Parcel Identifier: 011-354-186
Parcel "A" (Explanatory Plan 13552) Lots 11 And 12 Section 10 Block 5 North Range 2 West
New Westminster District Plan 8974

13234 - 112B Ave

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum west, north and east yard setbacks for the principal buildings in the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (b) To reduce the minimum south (side yard) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the principal buildings and from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the indoor amenity building; and
 - (c) To allow more than three stair risers to encroach into the north yard setback.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

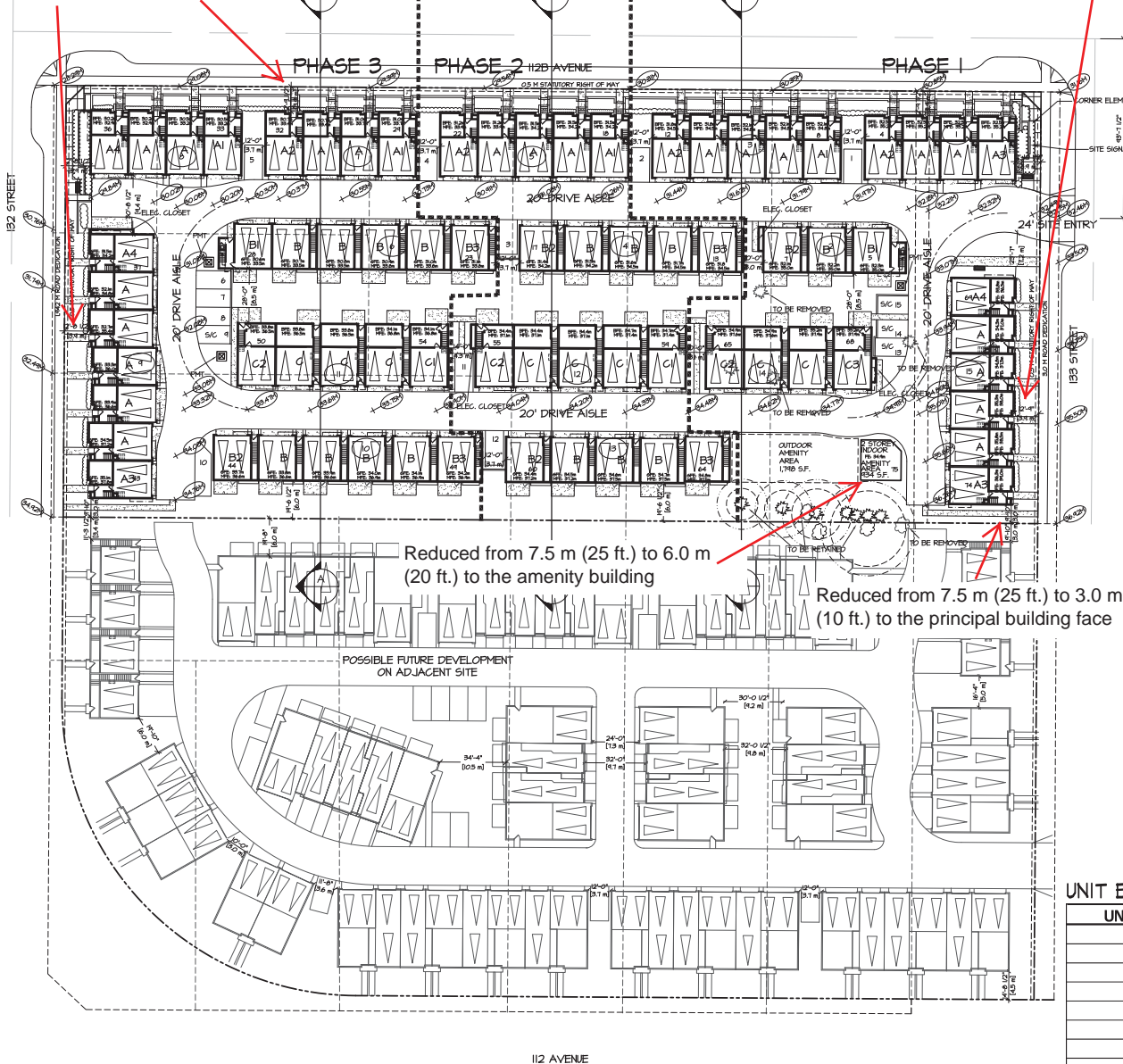
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

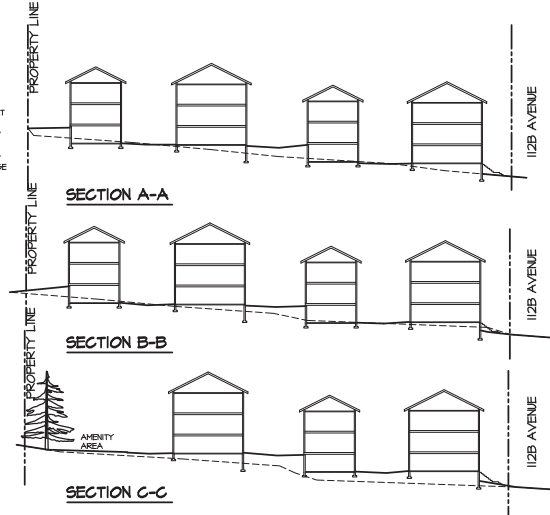
Reduced from 7.5 m (25 ft.) to 3.9 m (13 ft.)
to the principal building face

Reduced from 7.5 m (25 ft.) to 3.9 m (13 ft.)
to the principal building face



Reduced from 7.5 m (25 ft.) to 6.0 m (20 ft.) to the amenity building

Reduced from 7.5 m (25 ft.) to 3.0 m (10 ft.) to the principal building face



DEVELOPMENT DATA

SITE AREA :	GROSS :	10,968 m ²	118,060 S.F.	2.710 AC.	1.041 Ha.
	ROAD DEDICATION:	348 m ²	3,747 S.F.	0.086 AC.	0.035 Ha.
	NET :	10,620 m ²	114,313 S.F.	2.624 AC.	1.062 Ha.
DENSITY:		28.2 U.P.A.	64.7 U.P.H.A.	74 UNITS	
F.A.R.:		0.9	(108,465 S.F.)		
SITE COVERAGE:		43.6%	(49,889 S.F.)		

AMENITY:	REQUIRED:		
	OUTDOOR:	74 UNITS x 32.3 S.F.	= 2,390.2 S.F.
	INDOOR:	74 UNITS x 32.3 S.F.	= 2,390.2 S.F.
	PROVIDED:		
	OUTDOOR:		1,798 S.F.
	INDOOR:		934 S.F.
PARKING:	REQUIRED:		
	RESIDENTIAL:	2.0 SPACES / UNIT x 74 UNITS =	148 SPACES
	VISITOR:	0.2 SPACES / UNIT x 74 UNITS =	14.8 SPACES
	TOTAL:		163 SPACES
	PROVIDED:		
	RESIDENTIAL:		148 SPACES
	VISITOR:		15 SPACES
	TOTAL:		163 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	S.F.	S.M.	# OF UNITS	S.F.	S.M.
A	3	1,531	142	21	32,151	2,987
A1	3	1,542	143	4	6,168	573
A2	3	1,544	143	4	6,176	574
A3	3	1,576	146	3	4,728	439
A4	3	1,591	148	3	4,773	443
B	3	1,225	114	15	18,375	1,707
B1	3	1,398	130	2	2,796	260
B2	3	1,233	115	4	4,932	458
B3	3	1,232	114	4	4,928	458
C	3	1,801	167	8	14,408	1,339
C1	3	1,507	140	2	3,014	280
C2	3	1,492	139	3	4,476	416
C3	3	1,540	143	1	1,540	143
TOTAL:				74	108,465	10,077

CONCEPTUAL SITE PLAN
SCALE: 1" = 30'-0"

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ISSUED FOR	BY	DATE	ISSUE

DESIGN NO.	DRAWN BY	DATE	SCALE

DESIGN :	1014425 EC LTD
CLIENT :	TONKHOUSE DEVELOPMENT
PROJECT :	152ND ST AT 112B AVE
SHEET CONTENTS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
14063	AC-1.0