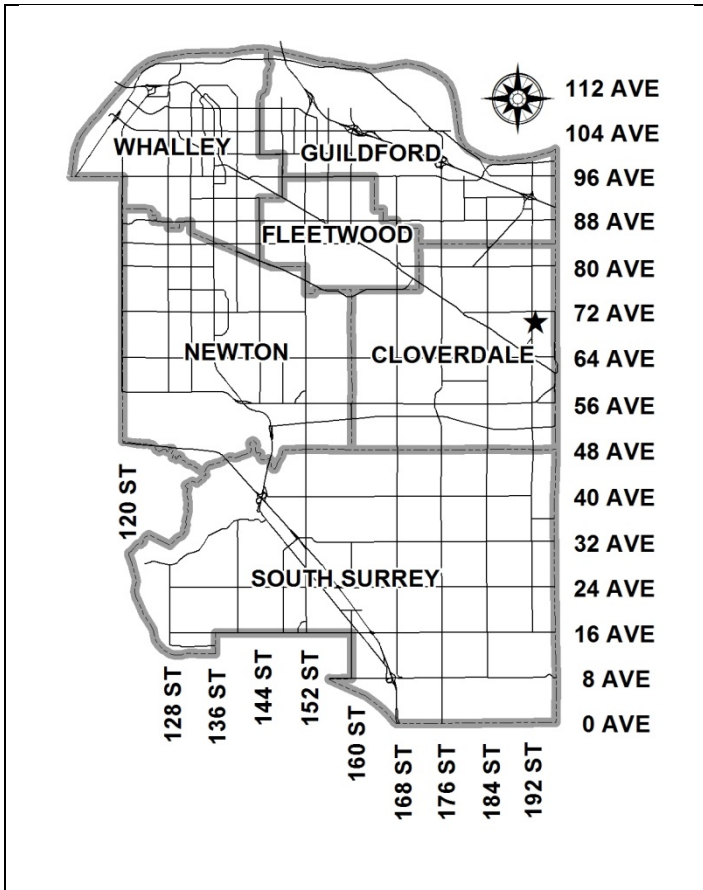


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0161-00

Planning Report Date: October 20, 2015



**PROPOSAL:**

- **NCP Amendment** from Half-Acre Residential to 15-25 upa (Medium-High Density)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 49 townhouse units

**LOCATION:** 7020 - 192 Street  
 19265 - 70 Avenue

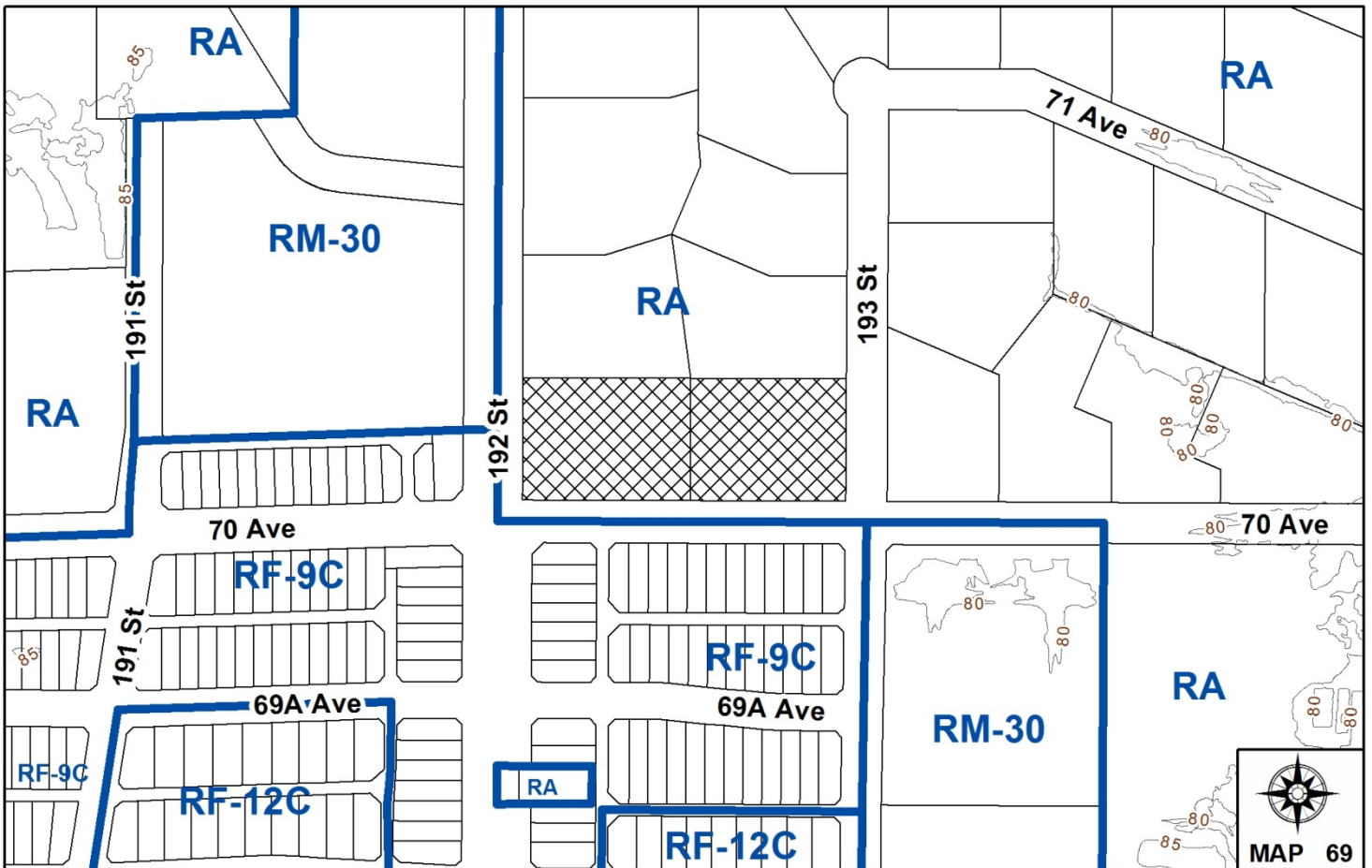
**OWNERS:** Sukhjinder S Johal et al.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Half-Acre Residential

**INFILL PLAN DESIGNATION:** Townhouse 20-25 upa



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton NCP is required.
- Seeking front and side yard setback relaxations in the RM-30 for the proposed townhouse project.

### RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Aloha Estates Infill Area Concept Plan and the East Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request reduce the amount of required indoor amenity space from 147 square metres (1,582 sq.ft.) to 145 square metres (1,558 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7915-0161-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0161-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south (front), west and east setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns; and
  - (b) to reduce the minimum north (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.
5. 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (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; and

- (i) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application 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:**

15 Elementary students at Katzie Elementary School  
 8 Secondary students at Clayton Heights 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 November, 2016.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no concerns.

**SITE CHARACTERISTICS**

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

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Acreage residential lots. The western lot is under Application No. 7914-0278-00 for 23 townhouse units (3 <sup>rd</sup> Reading)	Townhouse (20 - 25 upa) in Aloha Estates Infill Area Concept Plan	RA (RM-30 at 3 <sup>rd</sup> Reading)

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 193 Street):	Acreage residential lot	Park in Aloha Estates Infill Area Concept Plan	RA
South (Across 70 Avenue):	Small lots with coach houses	6 – 10 upa in the East Clayton NCP	RF-9C
West (Across 192 Street):	Townhouses and small lots with coach houses	15 – 25 upa (Medium-High Density) and 10 – 15 upa (Medium Density) in the East Clayton NCP	RM-30 and RF-9C

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject lots are located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VI) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- As a result, Council authorized the Planning and Development Department to proceed with the preparation of an infill plan to guide redevelopment for the entire Aloha Estates neighbourhood.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

### Site Context

- The approximately 0.9-hectare (2.3-ac.) subject site is located in the south-western edge of the Aloha Estates neighbourhood of East Clayton.

- The subject site is designated “Urban” in the Official Community Plan (OCP), “Half-Acre Residential” in the East Clayton NCP, “Townhouse 20-25 upa” in the Aloha Estates Plan, and is zoned “One-Acre Residential Zone (RA)”.

#### Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from Half-Acre Residential to 15-25 upa (Medium-High Density).
- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications in the plan area.
- The proposed East Clayton NCP designation is consistent with the land use designation proposed in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

#### Current Application

- In addition to the proposed amendment to the East Clayton NCP the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and to obtain a Development Permit in order to allow the development of forty-nine (49) three-storey townhouse units in ten (10) buildings.
- With a proposed floor area ratio (FAR) of 0.79 and a proposed unit density of 54 uph (units per hectare) or 22 upa (units per acre), the proposed development is consistent with the "Townhouse 20 – 25 upa" designation in the Aloha Estates Plan and the proposed "15 -25 upa (Medium-High Density)" designation in the East Clayton NCP.
- In addition, the applicant is proposing reduced building setbacks along the south (front), west and east property lines, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.0 metres (10 ft.) to the porch column, and along the north (side) property line from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face (see By-law Variances section).
- The site has three public frontages, oriented towards 192 Street to the west, 70 Avenue to the south, and 193 Street to the east. As a result of the public frontages, the proposed townhouse units have been designed with a "front of unit expression" with habitable rooms and front entrance porches to provide for a strong, pedestrian-oriented presence.

#### Access and Road Dedication Requirements

- The proposed townhouse development will gain principal vehicle access from 70 Avenue.
- The applicant will be required to dedicate a portion of the site along 192 Street for widening, and will be required to dedicate and widen portions of 70 Avenue and 193 Street.

- The property adjacent the north property line of the proposed townhouse development and fronting 192 Street (7050 – 192 Street) is also designated for townhouse development in the Aloha Estates Plan, and is currently seeking rezoning to RM-30 under Application No. 7914-0278-00 (Third Reading) to permit the development of twenty-three (23) townhouse units. As access to and from 192 Street will be limited to right-in/right-out only for the proposed development to the north, and to allow for improved vehicle access for both proposed developments, a 6.0-metre (20 ft.) wide, shared reciprocal access agreement will be required to be provided between the proposed townhouse developments.

### PRE-NOTIFICATION

Pre-notification letters were sent out on June 18, 2015. Staff received the following responses:

- The Cloverdale Community Association (CCA) submitted a letter indicating that they have no concerns with the proposal, but are requesting that double-sided, on-street parking be provided and the boulevard consist of trees, grass and sidewalk (see Appendix VIII).

*(Currently, there is interim on-street parking along the east side of 192 Street. 192 Street is classified as an arterial road, however the full right-of-way has yet to be achieved. As part of the Aloha Estates Plan, the City will secure additional dedication along this frontage to introduce parking pockets where possible to provide ultimate parking along the east side of 192 Street.*

*The parking on the west side of 192 Street is provided on an interim basis, and will be converted to a travel lane in the future.*

*On-street parking will be provided on both sides of 70 Avenue and 193 Street. Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.)*

- One resident submitted a letter requesting that the City reconsider the parking requirements for the proposed development specifically, and for East Clayton in general. The resident advises that there continues to be insufficient parking in the community, and that the requirements related to the provision of on-site visitor parking spaces are inadequate, and should be doubled. Future restrictions along 192 Street will, according to the resident, only worsen the situation in the neighbourhood, leading to increased frustration among residents. The resident also indicated that the neighbourhood feels unfairly targeted by parking enforcement in the community.

*(The proposed on-site visitor parking will slightly exceed the minimum 0.2 space per unit requirement of the Zoning By-law, with 13 visitor parking spaces provided at a ratio of 0.27 space per unit. Parking along 70 Avenue and 193 Street will be allowed. See the comments above with respect to on-street parking along 192 Street.)*

- One resident called to express concern about the existing trees on the subject site. The resident also wished to know whether any park space was being provided as part of the development.

*(Staff explained that the applicant is proposing to retain 18 trees within the proposed development. In addition, the Aloha Estates Plan envisions the creation of an approximately 1.0-hectare (2.5-acre) neighbourhood park within the plan area fronting the east side of 193 Street and the north side of 70 Avenue.)*

### DESIGN PROPOSAL AND REVIEW

- The applicant proposes to construct a 49-unit, 3-storey, townhouse development.
- Each of the proposed townhouse units are three-bedroom units, and range in size from 127 square metres (1,372 sq.ft.) to 182 square metres (1,964 sq.ft.).
- Thirty-one (31) of the townhouse units (63%) will contain an attached, side-by-side double garage and a flex-room located at grade. Those units along 192 Street incorporate a front porch and flex-room oriented towards the street.
- Eighteen (18) of the townhouse units (37%) will provide parking in an enclosed, tandem garage. These units are located internal to the site.
- The kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- The townhouses, with a residential character to reflect the surrounding single family and multi-family residential character, incorporate gables and bay windows into the design. The proposed major exterior finishes on the townhouses consist of cedar-style hardie-shingle siding (in “Brick”, or red and “Normandy”, or grey-blue), cedar-style hardie-plank siding (in “Hancock Grey”, or warm grey, and “Stormy Monday”, or purple grey) and hardie panel siding (in “Baffin Island”, or warm beige). Wood trim and, for end units oriented towards public frontages, large bay windows will provide finishing details along the edges and corners of the units. Covered front porches, with wood columns clad with cedar style shingles, 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 and some units will have direct ground floor access to a rear yard.

### Indoor Amenity Space

- A 145-square metre (1,558 sq.ft.), two-storey amenity building is proposed to be located in the northeast corner of the site. The RM-30 Zone requires that 147 square metres (1,582 sq.ft.) of indoor amenity space be provided based on 3.0 sq.m. /32 sq.ft. per dwelling unit.
- The main floor of the amenity building consists of a lounge area with partial kitchen, a meeting room and restrooms. The second floor of the amenity building consists of a second lounge area with partial kitchen, and restrooms. The mail kiosk is located near to, but separate from, the amenity building.
- The amenity building is also adjacent a large cluster of approximately eighteen (18) mature trees that will be retained as part of this development.



- The applicant has agreed to address the impact of the proposed reduction of the indoor amenity requirement of the Zoning By-law in accordance with Council's policy.

#### Outdoor Amenity Space and Landscaping

- The RM-30 Zone requires that 147 square metres (1,582 sq.ft.) of outdoor amenity space be provided (3.0 sq.m. /32 sq.ft. per dwelling unit). Two outdoor amenity spaces are proposed within the development, totaling 335 square metres (3,604 sq.ft.).
- The westernmost outdoor amenity space, approximately 93 square metres (1,000 sq.ft.) in area, will consist of a children's play area and seating, shaded by four (4) proposed Dogwood trees.
- The easternmost outdoor amenity space, approximately 242 square metres (2,604 sq.ft.) in area and adjacent the amenity building, will serve as a patio space and activity area related to the amenity building. This area will be landscaped with Japanese Hornbeam trees and a variety of shrubs and grasses.
- Landscaping consisting of Dogwood, Japanese Hornbeam, Nootka Cypress, Vanderwolf's Pine and Western Red Cedar trees interspersed with shrubs and perennials such as Azalea, Boxwood, Rhododendron, Ferns, Lavender and others will be planted throughout the development.

#### Parking

- A total of ninety-eight (98) resident parking spaces are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- Sixty-two (62) of the off-street resident parking spaces will be provided in a double, side-by-side parking arrangement for thirty-one (31) proposed units, which is 63% of the total residential parking for the proposed development. Tandem parking is proposed for thirty-six (36) units, or 37% of the total residential parking, which is below the 50% permitted in the RM-30 Zone.
- A total of thirteen (13) visitor parking spaces are to be provided on-site, which exceeds the minimum parking requirements in Surrey Zoning By-law No. 12000 by three spaces.

#### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b>			
Cherry/Plum	1	1	0
Red Maple	9	9	0
<b>Coniferous Trees</b>			
Blue Spruce	1	1	0
Dawn Redwood	1	1	0
Eastern White Cedar	1	1	0
Incense Cedar	1	1	0
Lawson Cypress	4	4	0
Western Red Cedar	40	22	18
<b>Total</b>	<b>58</b>	<b>40</b>	<b>18</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>76</b>	
<b>Total Retained and Replacement Trees</b>		<b>94</b>	
<b>Contribution to the Green City Fund</b>		<b>\$1,200</b>	

- The Arborist Assessment states that there are a total of fifty-eight (58) mature trees on the site. It was determined that 18 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.
- In addition, Engineering will explore opportunities to meander the sidewalk and utilize alternative constructions methods to maximize the opportunity for tree preservation within the City road allowance, particularly along 70 Avenue and 193 Street. As noted above, the Arborist Assessment proposes removing nine (9) Red Maple trees from the future City road allowance. Ultimately, City staff will determine if these trees can be retained.
- 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 eighty (80) replacement trees on the site. Since only seventy-six (76) replacement trees are proposed on the site, the deficit of four (4) replacement trees will require a cash-in-lieu payment of \$1,200, 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 192 Street, 70 Avenue and 193 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Dogwood, Japanese Hornbeam, Nootka Cypress, Vanderwolf's Pine and Western Red Cedar trees.

- In summary, a total of ninety-four (94) trees are proposed to be retained or replaced on the site with a contribution of \$1,200 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 21, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Aloha Estates Infill Plan area.
2. Density & Diversity (B1-B7)	• The proposed development provides 3-bedroom townhouse units of varying unit sizes.
3. Ecology & Stewardship (C1-C4)	• The applicant is proposing to retain 18 trees on the subject site.
4. Sustainable Transport & Mobility (D1-D2)	• The development is in close proximity to a future greenway and park.
5. Accessibility & Safety (E1-E3)	• The development incorporates CPTED principles, such as providing "eyes on the street", and provides accessible outdoor amenity space.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Hearing for the rezoning will be held.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found to be generally acceptable. Further design refinements will be required prior to consideration of final adoption.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum south (front), west and east setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns; and
- To reduce the minimum north (side) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.

**Applicant's Reasons:**

- The proposed setbacks are consistent with the setbacks of existing townhouse developments in East Clayton.

**Staff Comments:**

- The setback variances are acceptable as they allow for better public frontage-oriented units along all street-facing property lines.
- The proposed north (side) yard setback is consistent with the setbacks of existing townhouse developments in East Clayton, and provides appropriate spatial separation to the proposed townhouse units to the north (Application No. 7914-0278-00, at Third Reading).
- The setbacks are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines.
- 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.	East Clayton NCP Plan
Appendix VII.	Aloha Estates Infill Plan
Appendix VIII.	Letter from Cloverdale Community Association
Appendix IX.	Development Variance Permit No. 7915-0161-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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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:             Archstone Projects Ltd.  
                  Address:         13737 - 72 Avenue, Unit 145  
                                      Surrey, BC V3W 2P2  
  
                  Tel:             604-728-7000

2.     Properties involved in the Application

- (a)     Civic Addresses:         7020 - 192 Street  
                                      19265 - 70 Avenue
  
- (b)     Civic Address:         7020 - 192 Street  
           Owners:             Sukhjinder S Johal  
                                      Rajwinder S Johal  
  
           PID:                 005-244-331  
           Lot 9 Section 15 Township 8 New Westminster District Plan 54452
  
- (c)     Civic Address:         19265 - 70 Avenue  
           Owners:             1045125 BC Ltd  
                                      Director Information:  
                                      Parm Garcha  
  
                                      No Officer Information filed as of Oct 13, 2015  
  
           PID:                 005-240-701  
           Lot 33 Section 15 Township 8 New Westminster District Plan 54452

3.     Summary of Actions for City Clerk's Office

- (a)     Introduce a By-law to rezone the site.
  
- (b)     Proceed with Public Notification for Development Variance Permit No. 7915-0161-00 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

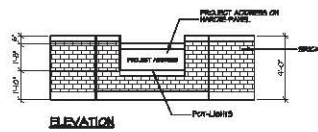
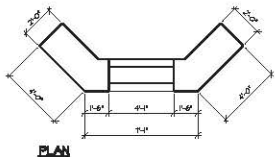
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA (in square metres)</b>		
Gross Total		9,402 m <sup>2</sup>
Road Widening area		326 m <sup>2</sup>
Undevelopable area		
Net Total		9,076 m <sup>2</sup>
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		33%
Total Site Coverage		72%
<b>SETBACKS ( in metres)</b>		
Front (south)	7.5 m	4.5 m*
Rear (north)	7.5 m	3.7 m*
Side #1 (west)	7.5 m	4.5 m*
Side #2 (east)	7.5 m	4.5 m*
<b>BUILDING HEIGHT (in metres/storeys)</b>		
Principal	13 m	11 m
Accessory	11 m	9 m (2 storey)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		49
Total		49
<b>FLOOR AREA: Residential</b>		
	8,213 m <sup>2</sup>	7,168 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	<b>8,213 m<sup>2</sup></b>	<b>7,168 m<sup>2</sup></b>

*\* Seeking variances*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	54 uph / 22 upa
FAR (gross)		
FAR (net)	0.9	0.79
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	147 m <sup>2</sup>	145 m <sup>2</sup>
Outdoor	147 m <sup>2</sup>	335 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	98	98
Residential Visitors	10	13
Institutional		
Total Number of Parking Spaces	108	111
Number of disabled stalls		
Number of small cars		1
Tandem Parking Spaces: Number / % of Total Number of Units	50%	36 / 37%
Size of Tandem Parking Spaces width/length	W: 3.2 m (10.5 ft.) L: 12.2 m (40 ft.)	W: 3.2 m (10.5 ft.) L: 12.2 m (40 ft.)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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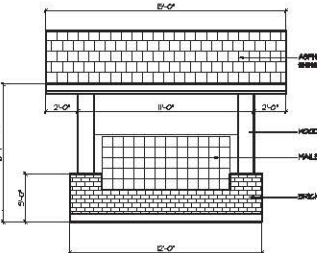
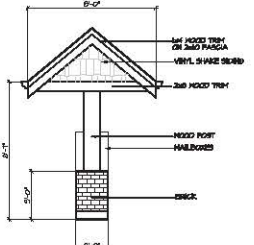
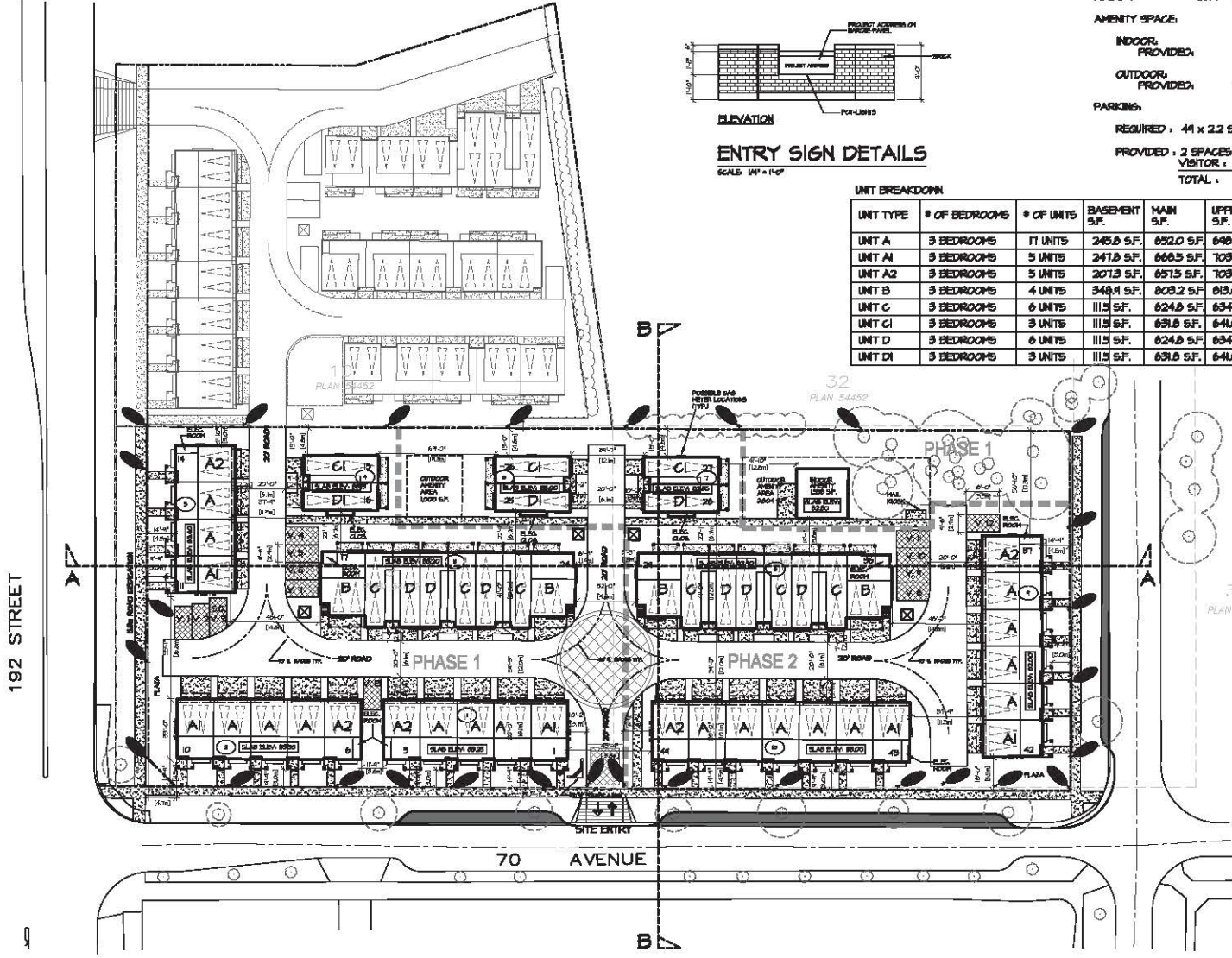
**ENTRY SIGN DETAILS**  
SCALE: 1/8" = 1'-0"

**DEVELOPMENT DATA**

ZONING: RM-80  
 SITE AREA: GROSS: 101,204 S.F. 2,328 AC 0.940 Ha 9,402 m2  
 DEDICATION: 8,519 S.F. 0.081 AC 0.088 Ha 326 m2  
 NET: 92,685 S.F. 2.243 AC 0.908 Ha 3,576 m2  
 DENSITY: 21.8 U.P.A. 54.0 U.P.Ha (44 UNITS)  
 SITE COVERAGE: 39% (39,301 S.F.)  
 F.A.R.: 0.71 (71,871 S.F.)  
 AMENITY SPACE:  
 INDOOR PROVIDED: 1,356 S.F.  
 OUTDOOR PROVIDED: 5,604 S.F.  
 PARKING:  
 REQUIRED: 44 x 22 SPACES PER UNIT = 100 SPACES  
 PROVIDED: 3 SPACES PER UNIT 90 SPACES  
 VISITOR: 13 SPACES  
 TOTAL: 113 SPACES

**UNIT BREAKDOWN**

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	17 UNITS	245.0 S.F.	632.0 S.F.	640.0 S.F.	1,517.0 S.F.	25,789.0 S.F.
UNIT A1	3 BEDROOMS	5 UNITS	247.0 S.F.	660.5 S.F.	703.5 S.F.	1,611.0 S.F.	8,055.0 S.F.
UNIT A2	3 BEDROOMS	5 UNITS	207.0 S.F.	657.5 S.F.	703.5 S.F.	1,568.0 S.F.	7,840.0 S.F.
UNIT B	3 BEDROOMS	4 UNITS	348.1 S.F.	808.2 S.F.	819.0 S.F.	1,975.3 S.F.	7,901.2 S.F.
UNIT C	3 BEDROOMS	6 UNITS	111.5 S.F.	624.0 S.F.	634.7 S.F.	1,370.2 S.F.	8,220.0 S.F.
UNIT C1	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1,386.5 S.F.	4,159.5 S.F.
UNIT D	3 BEDROOMS	6 UNITS	111.5 S.F.	624.0 S.F.	634.7 S.F.	1,370.2 S.F.	8,220.0 S.F.
UNIT D1	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1,386.5 S.F.	4,159.5 S.F.
						TOTAL: 44 UNITS	75,942.1 S.F.



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 THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DAMAGING TO THE REPUTATION OF...  
 THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN ANY MANNER THAT COULD BE DAMAGING TO THE REPUTATION OF...

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

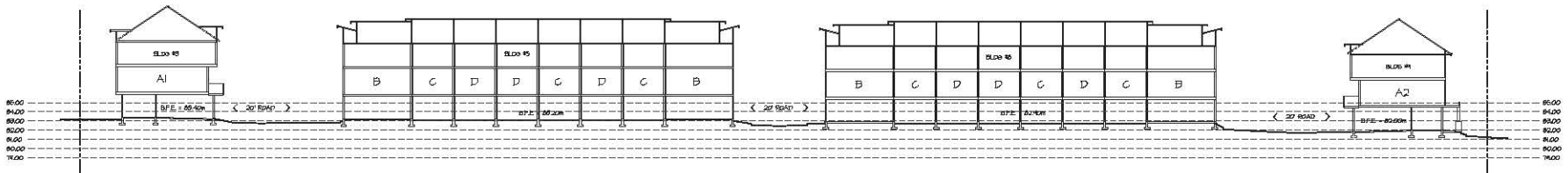
DATE	BY	DESCRIPTION

CLIENT: 66 METRO HOLDINGS LTD.  
 PROJECT: TOWNHOUSE PROJECT

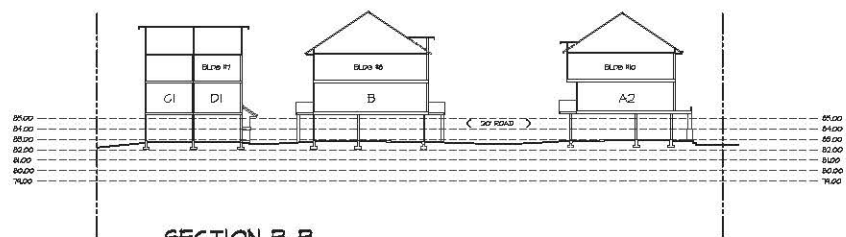
berrett c  
 ARCHITECTS LTD.  
 UNIT 1036, 7536 130 ST, SURREY, B.C. V3W 1H6  
 PHONE: (604) 596-2222  
 FAX: (604) 596-2222  
 EMAIL: mail@berrett.ca  
 CLIENT NO:  
 PROJECT NO: B062B



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**SECTION A-A**  
SCALE: 1" = 20'-0"



**SECTION B-B**  
SCALE: 1" = 20'-0"

NO.	DATE	ISSUE	BY	REVISION

<b>DESIGN :</b>	66 METRO HOLDINGS LTD.
<b>DATE :</b>	Sept. 22 19
<b>SCALE :</b>	1" = 20'-0"
<b>PROJECT :</b>	TOPHOUSE PROJECT
<b>SHEET CONTENTS :</b>	10220 - 112 ST & 11265 - 10 AVE, SURREY
	SITE SECTIONS

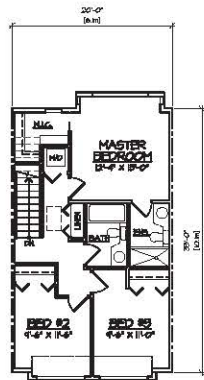
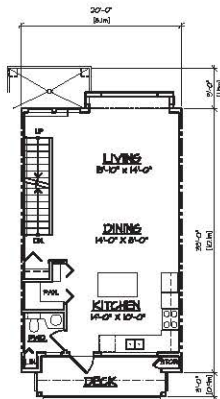
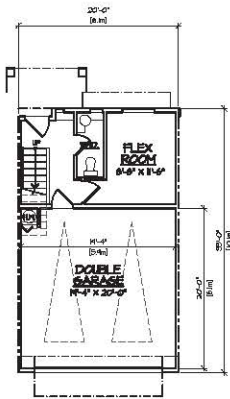
**barnett dembek**  
ARCHITECTS INC.

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

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: md@barnettdebek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
13062B	AC-1.2

DISCLAIMER: ALL DIMENSIONS AND THE SHOWN LOCATIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DANK. BARNETT DANK ARCHITECTS INC. AND MAY NOT BE USED EXCEPT ON THE PROJECT SHOWN HEREIN. BARNETT DANK ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION VIOLATIONS OR ANY OTHER VIOLATIONS THAT MAY OCCUR. FOR MORE INFORMATION, CONTACT BARNETT DANK ARCHITECTS INC. AT 604.587.2009.



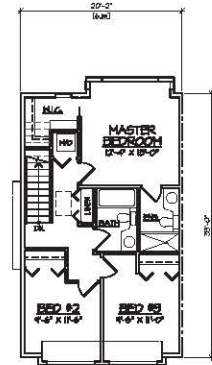
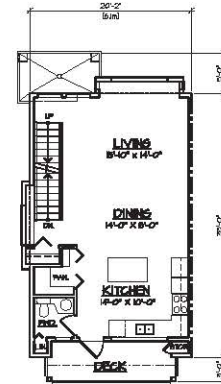
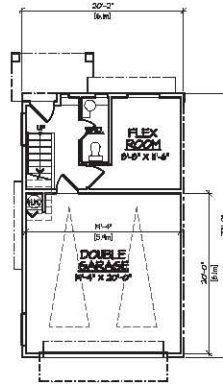
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT: 245.0 S.F.  
GARAGE: 410.0 S.F.

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

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

**UNIT TYPE "A"**

TOTAL FLOOR AREA:  
1545.0 S.F. ( GARAGE EXCLUDED )



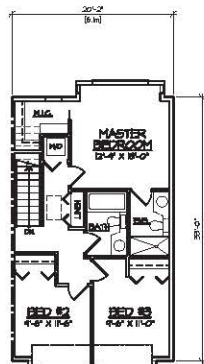
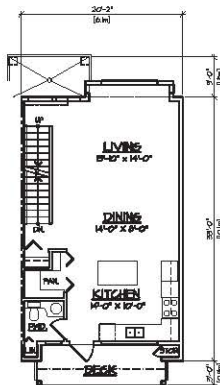
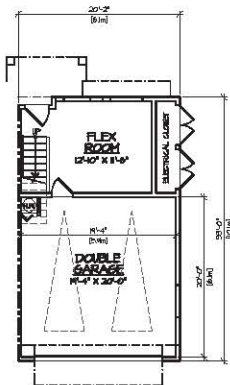
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT: 241.0 S.F.  
GARAGE: 413.4 S.F.

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

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1033.5 S.F.

**UNIT TYPE "A1"**

TOTAL FLOOR AREA:  
1694.8 S.F. ( GARAGE EXCLUDED )



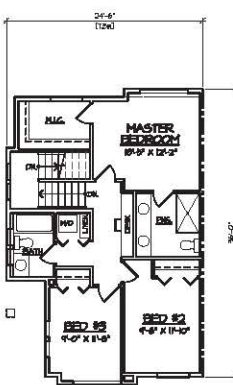
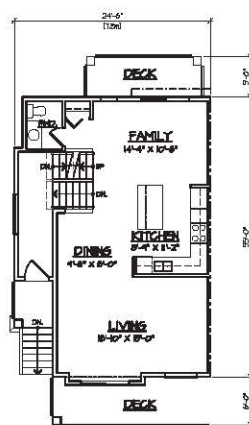
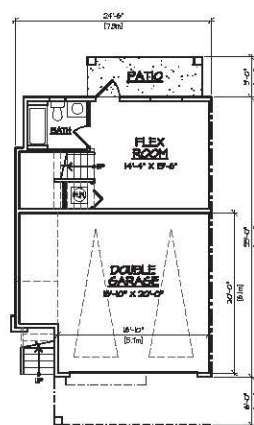
**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT: 201.3 S.F.  
GARAGE: 413.4 S.F.

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

**UPPER FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
1033.5 S.F.

**UNIT TYPE "A2"**

TOTAL FLOOR AREA:  
1566.3 S.F. ( GARAGE EXCLUDED )



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
BASEMENT: 348.4 S.F.  
GARAGE: 412.5 S.F.

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

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

**UNIT TYPE "B"**

TOTAL FLOOR AREA:  
1565.1 S.F. ( GARAGE EXCLUDED )

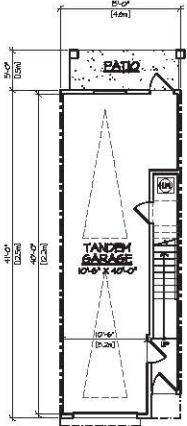
NO.	DATE	BY	CHK	APP	REV

NO.	DATE	BY	CHK	APP	REV

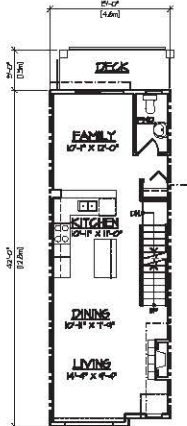
**barnett dank**  
ARCHITECTS INC.  
UNIT 130,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H6

PHONE: (604) 587-7100  
FAX: (604) 587-2009  
EMAIL: mail@barnett-dank.com

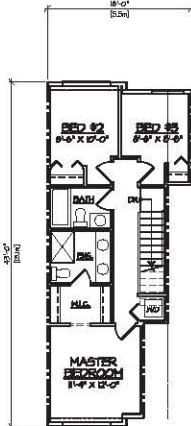
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
66	AC-2.1
EP02B	



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 BASEMENT: 111.5 S.F.  
 GARAGE: 442.5 S.F.



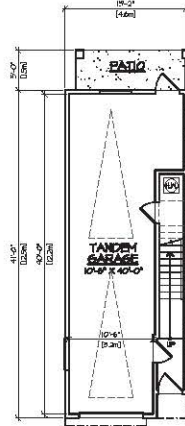
**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 624.8 S.F.



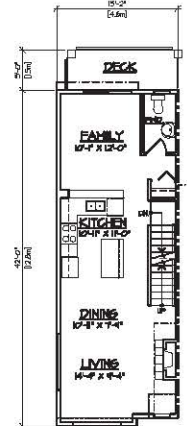
**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 634.7 S.F.

**UNIT TYPE "C"**

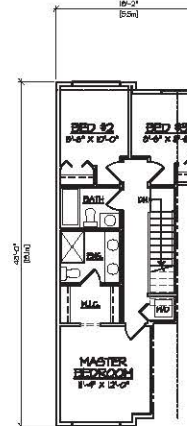
TOTAL FLOOR AREA:  
 1371.0 S.F. ( GARAGE EXCLUDED )



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 BASEMENT: 111.5 S.F.  
 GARAGE: 441.5 S.F.



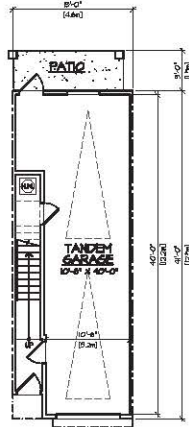
**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 631.8 S.F.



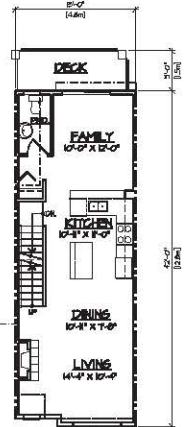
**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 641.8 S.F.

**UNIT TYPE "C1"**

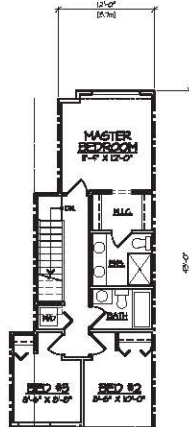
TOTAL FLOOR AREA:  
 1385.1 S.F. ( GARAGE EXCLUDED )



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 BASEMENT: 111.5 S.F.  
 GARAGE: 412.5 S.F.



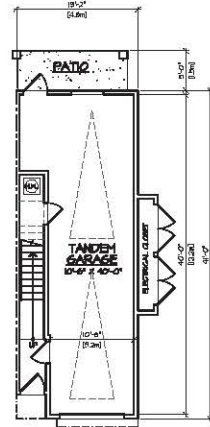
**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 624.8 S.F.



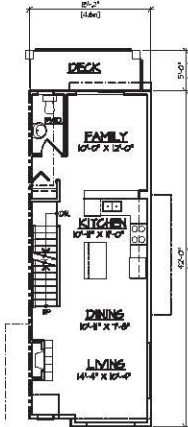
**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 634.7 S.F.

**UNIT TYPE "D"**

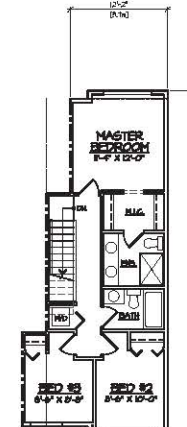
TOTAL FLOOR AREA:  
 1371.0 S.F. ( GARAGE EXCLUDED )



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 BASEMENT: 111.5 S.F.  
 GARAGE: 412.5 S.F.



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



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

**UNIT TYPE "D1"**

TOTAL FLOOR AREA:  
 1385.1 S.F. ( GARAGE EXCLUDED )

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NO.	REV.	DATE	BY	CHKD.

CLIENT:	66 METRO HOLDINGS LTD.
PROJECT:	TOWNHOUSE PROJECT 2020 - 42 ST & 142ND - TO AVE, SURREY
SHEET NUMBER:	UNIT PLANS

**barnett dembek**

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

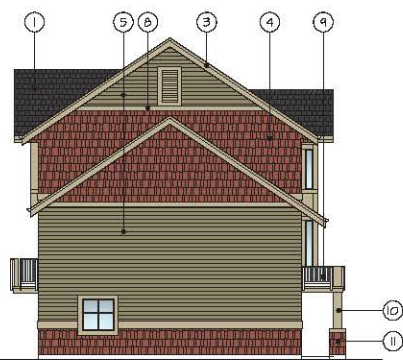
PHONE: (604) 587-7100  
 FAX: (604) 587-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-22
EC02B	REV. NO.

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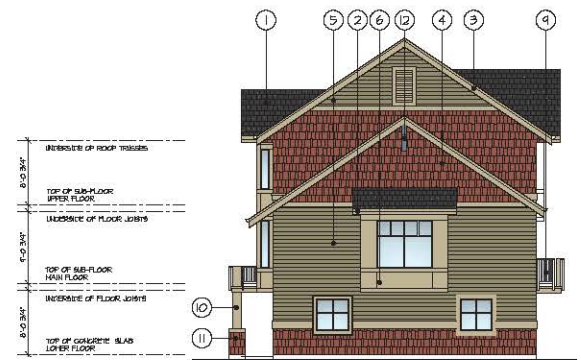
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- ③ 2x4 TRIM ON 2x10 FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
- ⑥ HARDIE PANEL SIDING
- ⑦ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑧ 2x10 WOOD TRIM
- ⑨ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑩ 12x12 BUILT-UP WOOD COLUMN WITH C/M HARDIE PANEL SIDING
- ⑪ 24x24 BUILT-UP COLUMN BASED C/M HARDIE SHINGLE SIDING
- ⑫ DECORATIVE KNEE BRACE



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



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

ISSUE	DATE	BY	SCALE



DESIGN	DATE	SCALE

CLIENT : 66 METRO HOLDINGS LTD.  
PROJECT : TOWNHOUSE PROJECT  
7020 - 192 ST & 14265 - 70 AVE, SURREY  
SHEET CONTENTS : BUILDING #1 & 2 ELEVATIONS

**barnett dembek**

UNIT 135,  
7936 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mcl @ bdnk1.com

COLOUR SCHEME NO. 2  
**BUILDING # 1, 3, 4, 6 & 8**

CLIENT NO.	SHEET NO.
13062B	AC-3.1
PROJECT NO.	REV. NO.
13062B	

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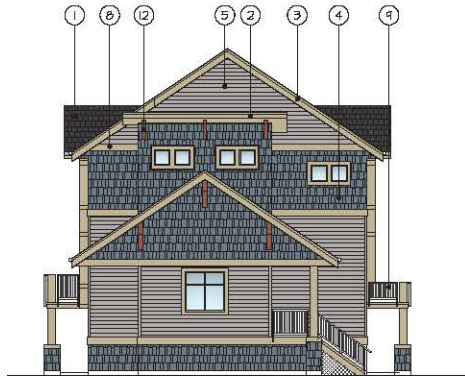
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- ③ 2x4 TRIM ON 2x10 FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
- ⑥ HARDIE PANEL SIDING
- ⑦ VINYL FRAMED WINDOWS C/W 2x6 TRIM
- ⑧ 2x10 WOOD TRIM
- ⑨ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑩ 12x12 BUILT-UP WOOD COLUMN WITH C/W HARDIE PANEL SIDING
- ⑪ 24x24 BUILT-UP COLUMN BASED C/W HARDIE SHINGLE SIDING
- ⑫ DECORATIVE KNEE BRACE



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



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

**COLOR SCHEME NO. 1**  
**BUILDING # 2, 5, 7 & 10**

DESIGNED BY	
CHECKED BY	
DATE	
ISSUE	
REV#	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	



DESIGNER	DATE	SCALE
L.P.B.	10/20/15	1/8" = 1'-0"
DRAWN	DATE	SCALE
	10/20/15	1/8" = 1'-0"

CLIENT : 66 METRO HOLDINGS LTD.  
PROJECT : TOWNHOUSE PROJECT  
7020 - 192 ST & 16265 - 70 AVE, SURREY  
SHEET CONTENTS : BUILDING #5 & 6 ELEVATIONS

**barnett dembek**

UNIT 135,  
7936 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mcl @ bdeh.com

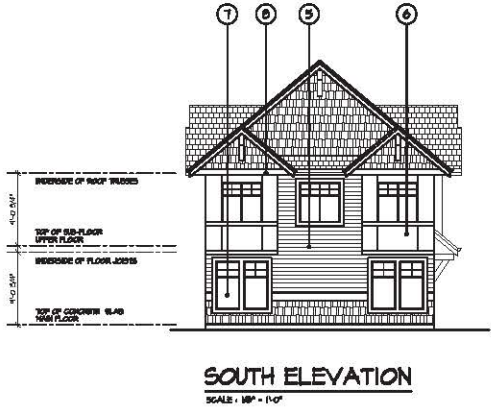
CLIENT NO.	SHEET NO.
13062B	AC-53
PROJECT NO.	REV. NO.

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NO.	DATE	BY	CHKD	REV	DESCRIPTION



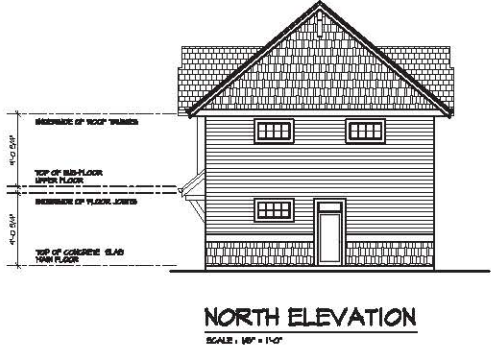
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**SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



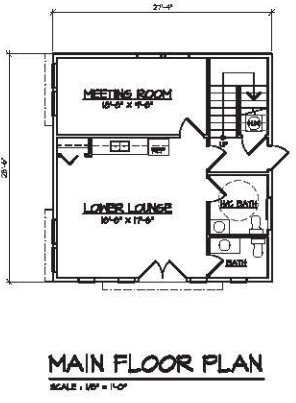
**WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



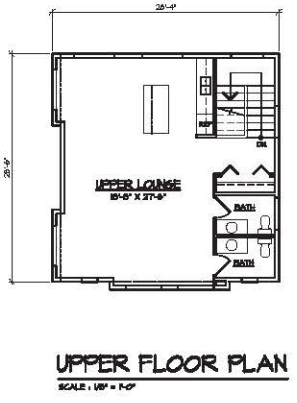
**NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- ③ 2x4 TRIM ON 2x10 FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
- ⑥ HARDIE PANEL SIDING
- ⑦ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑧ 2x10 WOOD TRIM
- ⑨ PREFINISHED ALUMINUM PICKET GUARDRAIL
- ⑩ 12x12 BUILT-UP WOOD COLUMN WITH C/M HARDIE PANEL SIDING
- ⑪ 2x4x4 BUILT-UP COLUMN BASED C/M HARDIE SHINGLE SIDING
- ⑫ DECORATIVE KNEE BRACE



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



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

0000-0000.dwg

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

CLIENT : 66 METRO HOLDINGS LTD.  
PROJECT : TOWNHOUSE PROJECT  
10200 - 143 ST & 14265 - 70 AVE, SURREY  
SHEET NUMBER : AMENITY BUILDING

**barnett danker**  
ARCHITECTS INC.

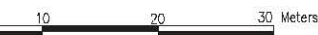
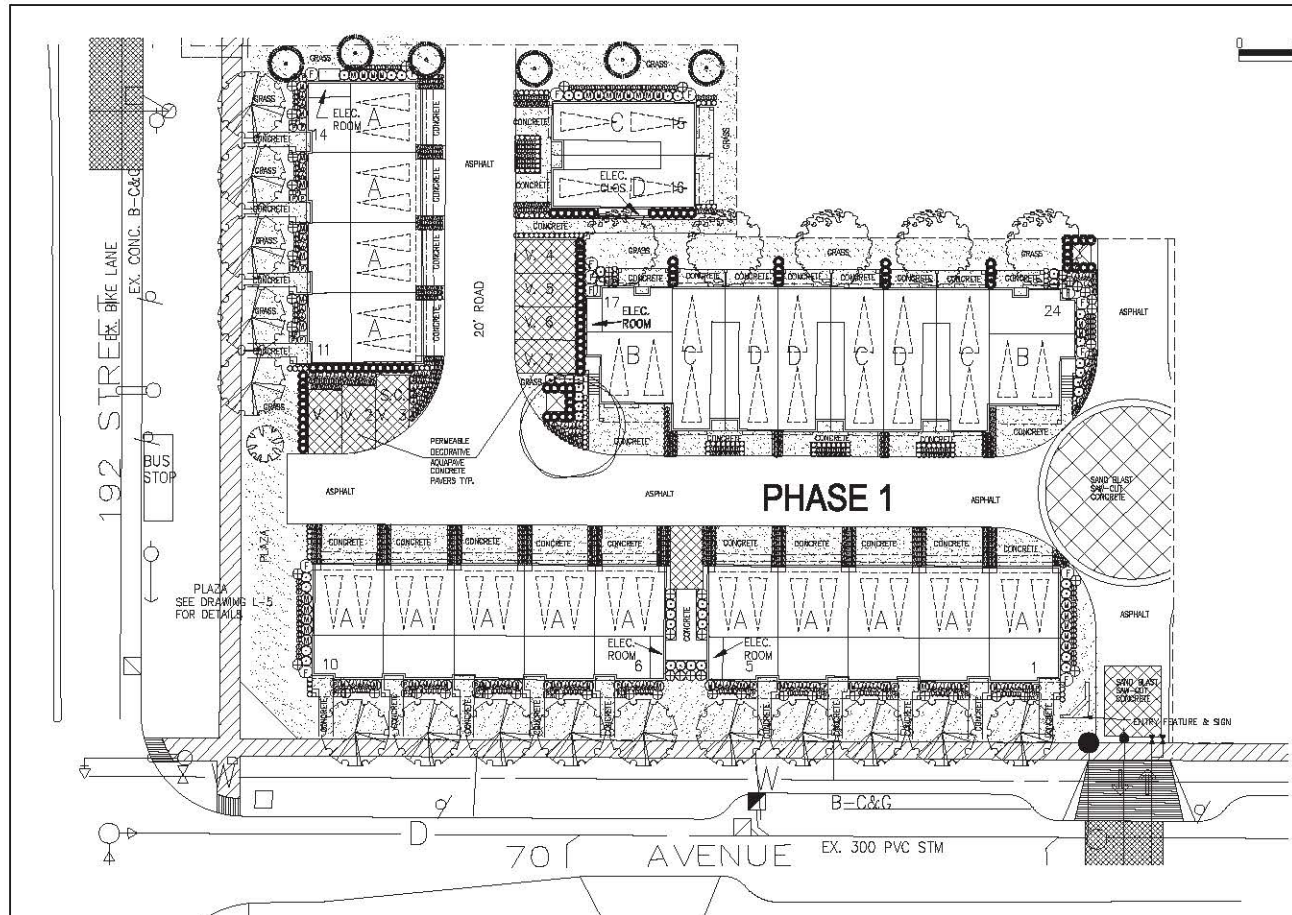
UNIT 100,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-2009  
EMAIL: mail@barnett-danker.com

SHEET NO. AC-4.7

PROJECT NO. E062B

**AMENITY BUILDING**

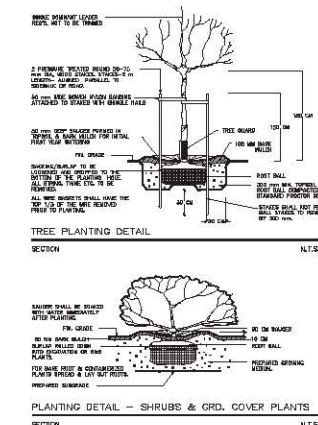


- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO DC LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER "CONTAINER PLANT SIZE AND CONTAINER" AND THE MANUFACTURER'S SPECIFICATIONS. CHECK AND REVIEW ALL PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEEDS TO BE PLANTED MUST BE PROTECTED BY "CONSTRUCTION BARRIER" UNTIL PLANT MATERIAL IS PLANTED. REVIEW BY "LANDSCAPE ARCHITECT" PRIOR TO ANY PLANTING. ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED MATURE PLANTING DATE. ALL PLANTING SHALL BE DONE WITHIN A MAXIMUM OF FIVE WORKING DAYS PRIOR TO RELEASE FOR RELEASE TO SUBMITTER. SUBMITTER AND DESIGNER TO SIGN "LANDSCAPE STANDARD".
  - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TRUSTED TREE NURSERY". ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "DC LANDSCAPE STANDARD" PROVISIONS (EXCEPT WHERE NOTED). ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "DC LANDSCAPE STANDARD".
  - ALL GRASSING MATERIALS MUST BE PROVIDED FROM CERTIFIED "TRUSTED TREE NURSERY".
  - ALL PLANTING AREAS SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS SPECIFIED IN THE "DC LANDSCAPE STANDARD". THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND TESTING ALL PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT A REPRESENTATIVE SAMPLE TO THE DC LANDSCAPE STANDARD FOR TESTING. THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE TESTING TO THE DC LANDSCAPE STANDARD.
  - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE "DC LANDSCAPE STANDARD". SOILS SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, AND NITROGEN. SOILS SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, AND NITROGEN. SOILS SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, AND NITROGEN. SOILS SHALL BE TESTED FOR PHOSPHORUS, POTASSIUM, AND NITROGEN.
  - ALL PLANTING SHALL BE DONE WITHIN THE SPECIFIED MATURE PLANTING DATE. ALL PLANTING SHALL BE DONE WITHIN A MAXIMUM OF FIVE WORKING DAYS PRIOR TO RELEASE FOR RELEASE TO SUBMITTER. SUBMITTER AND DESIGNER TO SIGN "LANDSCAPE STANDARD".
  - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE "DC LANDSCAPE STANDARD".
  - THE CONTRACTOR SHALL SUBMIT A LANDSCAPE MAINTENANCE PLAN FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING 10% IN STOCK 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 OBSTRUCTIONS AS SPECIFIED, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE BACK IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.

**LEGEND**

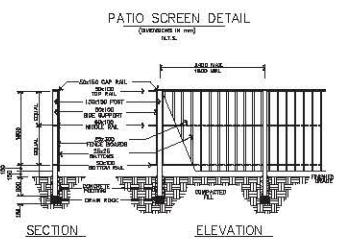
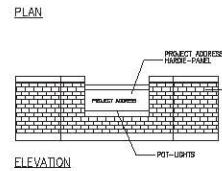
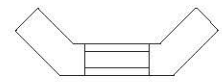
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

sep/15	revised site plan	3
aug/15	revised site plan	2
jul/15	revised site plan	1
DATE	REVISION	NO.



**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	CORNUS FLORIDA 'RUBRA'	RED FLOWERING DOGWOOD	15	6 CM. CAL.	AS SHOWN	B. & B.
●	DORNIUS NUTTALLI 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	5	8 CM. CAL.	AS SHOWN	B. & B.
●	ACER RUBRUM 'OCTOBER GLORY'	JAPANESE HORNBAM	1	8 CM. CAL.	AS SHOWN	B. & B.
●	CHAMAECYPARIS NODIATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	6	3.00 METERS	AS SHOWN	B. & B.
●	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	0	3.00 METERS	AS SHOWN	B. & B.
●	THUJA PLICATA	WESTERN RED CEDAR	0	3.00 METERS		
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	49	43 POT	85 CM. D.C.	
⊕	BUXUS MACROPHYLLOA 'WINTER GEM'	ASIAN BOXWOOD	128	43 POT	45 CM. O.C.	
⊕	FORSYTHIA X INTERMEDIA 'KOLGOLD'	MAGICAL GOLD FORSYTHIA	12	43 POT	120 CM. O.C.	
⊕	PIERIS JAPONICA 'TOKIEST FLAME'	JAPANESE PIERIS	0	43 POT	90 CM. O.C.	
⊕	POLYSTICHUM MUNITUM	SWORD FERN	42	43 POT	90 CM. D.C.	
⊕	MEDIUM RHODODENDRON (VAR.)	RHODODENDRON	47	43 POT	90 CM. D.C.	
⊕	ROSA MEDILAND 'TRINK'	MEDILAND ROSE	79	43 POT	65 CM. O.C.	
⊕	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	94	1.50 METERS	65 CM. O.C.	
⊕	ERICA CARNEA 'WIRETOWN PINK'	HEATHER	0	43 POT	30 CM. O.C.	
⊕	LAVANDULA ANGIUSTIFOLIA 'MUNSTEAD'	LAVENDER	128	43 POT	45 CM. O.C.	
⊕	NESSLETHUS TENUSISIMA	MEXICAN FEATHER GRASS	193	43 POT	45 CM. O.C.	
⊕	MISSEDANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	42	43 POT	90 CM. O.C.	
⊕	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	370	43 POT	45 CM. O.C.	



**C.KAVOLINAS & ASSOCIATES INC.**  
 BOSLA, ESTD  
 3482 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3C 3C8  
 PHONE (604) 857-2370

**LANCE SHARRETT  
 SHARRETT DENBECK ARCHITECTS**  
 SUITE #135  
 7336 - 130 STREET  
 SURREY, B.C.  
 V3W 1H1  
 604 267 7100

**PLAN VIEW**

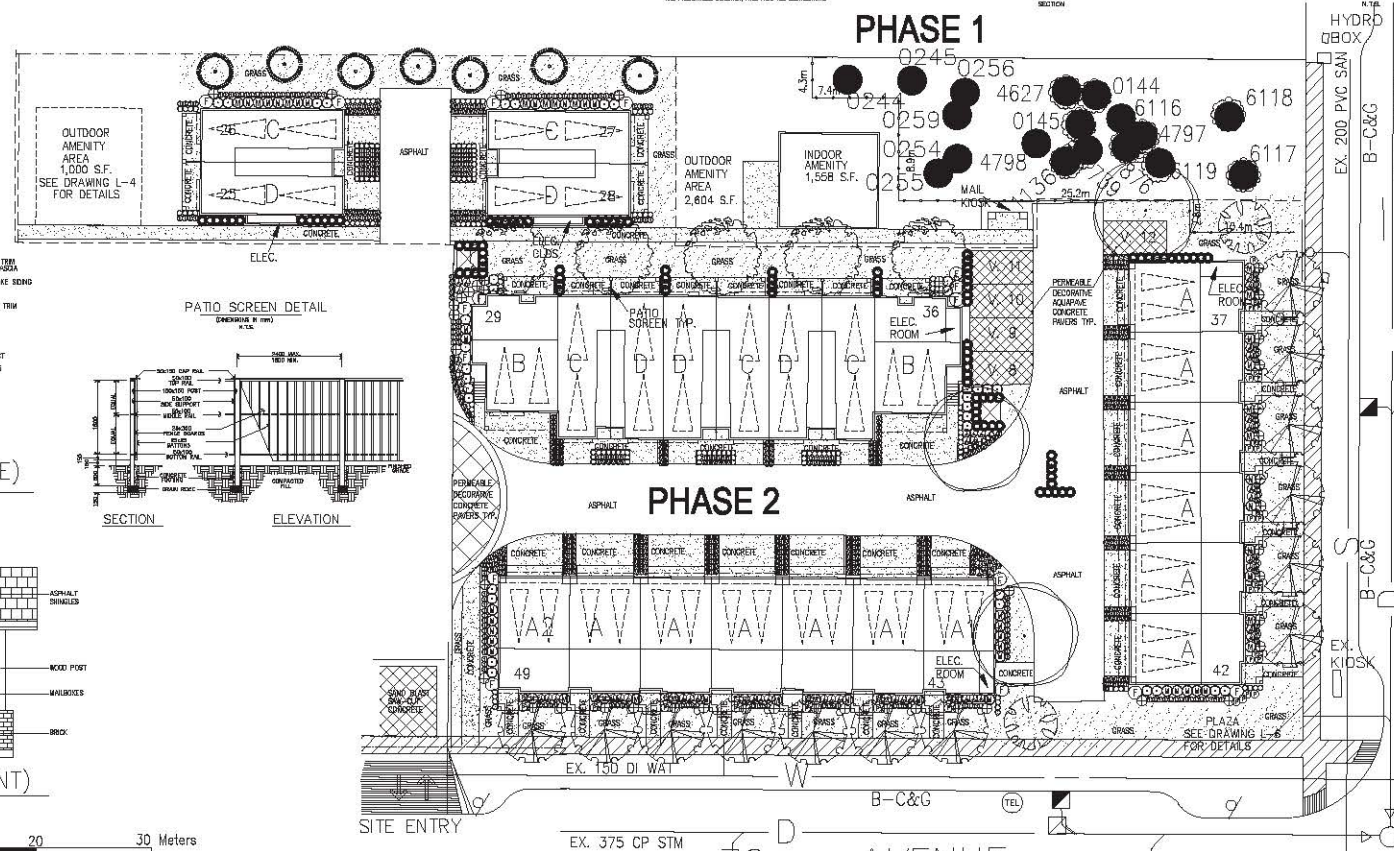
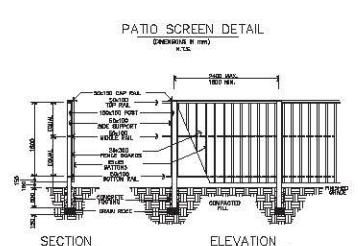
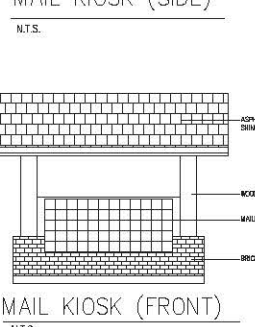
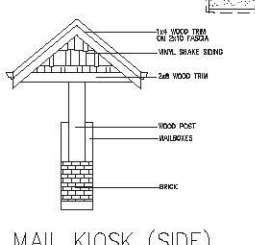
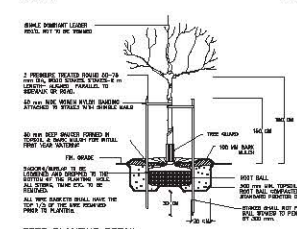
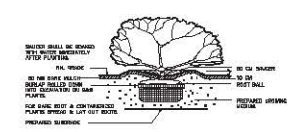
**LANDSCAPE PLAN  
 PROPOSED  
 TOWNHOUSE DEVELOPMENT**  
 7000 - 192 STREET  
 12285 - 700 AVENUE  
 SURREY, B.C.

SCALE	1:200	DATE	MAY/15
DRAWN	DMC		
CHECKED	DMC		
APPROVED	DMC		

PRINTED: JOB No. DRAWING No. L-1

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS FLORIDA 'RUBRA'	RED FLOWERING DOGWOOD	13	6 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS NUTTALLI 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
○	ADER RUBRUM 'OCTOBER GLORY'	JAPANESE HORNBREAM	3	6 CM. CAL.	AS SHOWN	B. & B.
○	CHAMEACYPARIS 'NOOTKATENSIS' 'PENDULA'	WEeping NOOTKA CYPRESS	7	3.00 METERS	AS SHOWN	B. & B.
○	PINUS FLEXILIS 'WANDERWOLF'S PYRAMID'	WANDERWOLF'S PINE	0	3.00 METERS	AS SHOWN	B. & B.
○	THILIA PLICATA	WESTERN RED CEDAR	2	3.00 METERS		
○	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	43	#3 POT	80 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	122	#3 POT	45 CM. O.C.	
○	FORSYTHIA H. INTERMEDIA 'GOLDBL'.	MAGICAL GOLD FORSYTHIA	16	#3 POT	120 CM. O.C.	
○	PERIS JAPONICA 'FOREST FLAME'	JAPANESE PERIS	0	#3 POT	80 CM. O.C.	
○	POLYSTICHUM MUNITUN	SWORD FERN	44	#0 POT	80 CM. O.C.	
○	MEDIUM RHODOCENDRUM (VAR.)	RHODOCENDRUM	38	#3 POT	80 CM. O.C.	
○	ROSA 'MIDLAND PINK'	MIDLAND ROSE	50	#3 POT	65 CM. O.C.	
○	THILIA OCCIDENTALIS 'SHARAGO'	EMERALD ARBORVITAE	97	1.50 METERS	65 CM. O.C.	
○	ERICA CARNEA 'NIVRETOURN PINK'	HEATHER	0	#1 POT	30 CM. O.C.	
○	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	LAVENDER	110	#3 POT	45 CM. O.C.	
○	NESSSELLA TENUISSIMA	MEXICAN FEATHER GRASS	225	#3 POT	45 CM. O.C.	
○	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	59	#3 POT	80 CM. O.C.	
○	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	315	#3 POT	45 CM. O.C.	

- ### NOTES / GENERAL
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARDS LISTED. ON-DRAWING SIZES ARE SPECIFIED AS PER TOWN STANARDS WITH PLANT AGE AND CONTAINER SIZE AND THE NUMBER AND TYPE OF BRANCHES AND FEWER BRANCHES MUST BE WITHIN RANGE OF THE RANGE LISTED. PLANTS MUST BE WITHIN RANGE OF THE RANGE LISTED AND MUST BE WITHIN RANGE OF THE RANGE LISTED. PLANTS MUST BE WITHIN RANGE OF THE RANGE LISTED AND MUST BE WITHIN RANGE OF THE RANGE LISTED.
  - ALL PLANT MATERIAL MUST BE PROTECTED FROM THE PUBLIC VIEW. ALL PLANT MATERIAL MUST BE PROTECTED FROM THE PUBLIC VIEW. ALL PLANT MATERIAL MUST BE PROTECTED FROM THE PUBLIC VIEW. ALL PLANT MATERIAL MUST BE PROTECTED FROM THE PUBLIC VIEW. ALL PLANT MATERIAL MUST BE PROTECTED FROM THE PUBLIC VIEW.
  - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
  - THE CONTRACTOR SHALL REMOVE ALL MATERIALS AND REWORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
  - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL MATERIAL AS IT ACCUMULATES AND SHALL AT THE COMPLETION OF THE WORK MAINTAIN THE WORK AND THE SITE TROPIC IN A CLEAN AND PRESENTABLE CONDITION FREE FROM ALL OBSTRUCTIONS.



**LEGEND**

- = TREES TO BE RETAINED
- ☒ = TREES TO BE REMOVED
- = PROTECTION BARRIER

sep/19	revised site plan	3
aug/19	revised site plan	2
Jul/19	revised site plan	1
		0

**C.KAVOLINAS & ASSOCIATES INC.**  
 BOLA CSIA  
 3482 JONKOU COURT  
 ARDENBORO, B.C.  
 V3S 3B8  
 PHONE (604) 857-3378

**CLIENT**  
 LANICE BARNETT  
 BARNETT DONBECK ARCHITECTS  
 SUITE #150  
 7438 - 130 STREET  
 SURREY, B.C.  
 V3R 1H1  
 604 587 7100

**TITLE**  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 TOWNHOUSE DEVELOPMENT  
 7020 - 182 STREET  
 SURREY, B.C.

SCALE: 1:200	DATE: MAY/15
TITLE: LANDSCAPE PLAN	DATE: 05/15
DRAWN: [Signature]	DATE: 05/15
APPROVED: [Signature]	DATE: 05/15

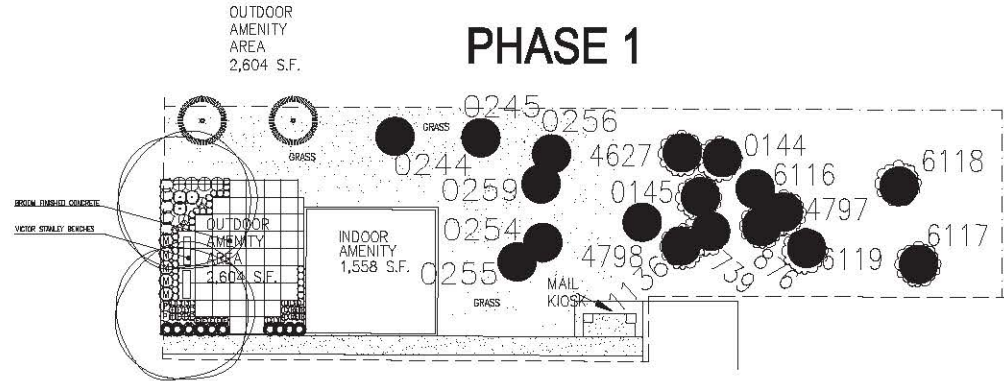
**PROJECT**  
 JOB No.  
 DRAWING No.  
 L-1







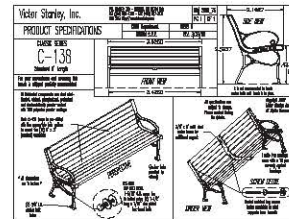
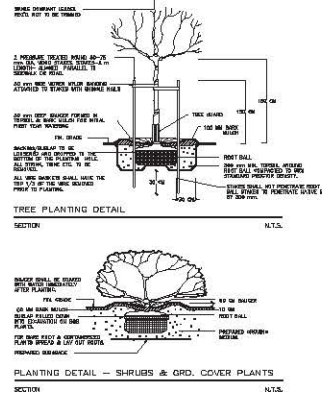
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER RUBRUM 'OCTOBER GLORY'	JAPANESE HORNBEAM	2	6 CM. CAL.	AS SHOWN	B. & B.
○	CHAMEACYPARIS NOOKATENSIS 'PENDULA'	WEeping NOOTKA CYPRUSS	2	3.00 METERS	AS SHOWN	B. & B.
⊕	AZALEA JAPONICA (VAR.)	JAPANESE AZALEA	4	#3 POT	85 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	32	#3 POT	45 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	5	#3 POT	90 CM. O.C.	
⊖	POLYSTICHUM MUNITUM	SWORD FERN	2	#3 POT	90 CM. O.C.	
⊗	MEDIUM RHODODENDRON (VAR.)	RHODODENDRON	3	#3 POT	90 CM. O.C.	
○	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	4	#3 POT	65 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	10	1.50 METERS	65 CM. O.C.	
○	ERICA CARNEA 'MYRETOUN PINK'	HEATHER	7	#1 POT	30 CM. O.C.	
○	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	14	#3 POT	45 CM. O.C.	
○	NESSSELLA TENUISSIMA	MEXICAN FEATHER GRASS	12	#3 POT	45 CM. O.C.	
⊕	MISCANTHUS 'PURPURASCENS	ORANGE FLAME GRASS	5	#3 POT	90 CM. O.C.	



**NOTES / GENERAL**

- 1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BE LANDSCAPE STANDARDS "PLANT LIST" (EXISTING), CONTAINING SIZE AND SPECIES AS PER "FOR STANDARD" WITH PLANT SIZE AND CONTAINER SIZE. THE PLANTER (POT) SHALL BE 1/3rd DEPTH AND 2/3rds WIDTH PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. IN CASE OF SHORTAGE TO MAINTAIN LEVEL MAINTAINANCE AND PROVED VALVES "SUBSTITUTION" MUST BE OBTAINED APPROVAL FROM "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTION TO SPECIAL ORDER. UNPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WITHIN DAYS PRIOR TO DELIVERY FOR RECEIPT BY SUBMITTER. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARDS
- 2) ALL PLANT MATERIAL MUST BE PROVIDED FROM REPUTED "TRUSTWORTHY" ALIENRY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARDS" PLEASE REFER TO THE LATEST EDITION. ALL LANDSCAPE AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARDS"
- 3) MR. MICHIELS MECHAN DEFERS OVER PREPARED SURFACE SHALL BE:
 

LAWN GRASS	100 mm
SOIL/CLAY SAND	100 mm
DRIPPED SPACES	100 mm
TREE PIT	200 mm (AROUND ROOT BALL)
- 3) PROGRAM MATERIAL SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED BY THE STANDARDS FOR LAYERS AND LEVELS. IT SHALL BE PROVED AND PROVEN. ALL MATERIALS MUST BE PROVIDED TO THE CONTRACTOR IN THE MANNER SPECIFIED IN THE CONTRACT. MATERIALS AND METHODS OF WORK SHALL BE APPROVED BY THE CONTRACTOR. MATERIALS AND METHODS OF WORK SHALL BE APPROVED BY THE CONTRACTOR. MATERIALS AND METHODS OF WORK SHALL BE APPROVED BY THE CONTRACTOR. MATERIALS AND METHODS OF WORK SHALL BE APPROVED BY THE CONTRACTOR.
- 4) ON-SITE OF INSTALLED SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR PROGRAM MATERIAL SHALL BE INSTALLED FROM SCHOOL, ROAD OR OTHER PLANT PARTS, NEEDS OF SUSTAINABLE PAPER, OF METAL, PLANT PRODUCTION, ORGANISMS, TRUST MATERIALS, TRUSTS SHALL BE IN ANY OTHER SUBJECT
- 5) ALL PLANTING SHALL BE DONE WITHIN THE PERIOD OF 100 DAYS FROM THE DATE OF SIGNATURE
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT
- 7) THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SIGNATURE. ALL MATERIALS SHALL BE MAINTAINED FOR THE PERIOD OF ONE (1) YEAR FROM THE DATE OF SIGNATURE. ALL MATERIALS SHALL BE MAINTAINED FOR THE PERIOD OF ONE (1) YEAR FROM THE DATE OF SIGNATURE.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL MATERIALS AS IT IS AVAILABLE, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE, THEREON IN A CLEAN AND PRESENTABLE CONDITION FREE FROM ALL OBSTRUCTIONS



DATE	DESCRIPTION	NO.
sep/15	revised site plan	3
aug/15	revised site plan	2
Jul/15	revised site plan	1

**C.KAVOLINIS & ASSOCIATES INC.**  
ISCLA ISCLA  
2465 JONQUIL COURT  
FARGO, ND 58103  
PHONE (704) 807-2378

**CLIENT**  
LANE BARNETT  
BARNETT DESIGN ARCHITECTS  
SUITE #155  
7308 - 130 STREET  
SURREY, B.C.  
V4W 1H1  
604 567 7100

**TITLE**  
**PLAN VIEW**  
LANDSCAPE PLAN  
SOCIAL ACTIVITY AREA  
TOWNHOUSE DEVELOPMENT  
7020 - 182 STREET  
16296 - 7068 HURDLE  
SURREY, B.C.

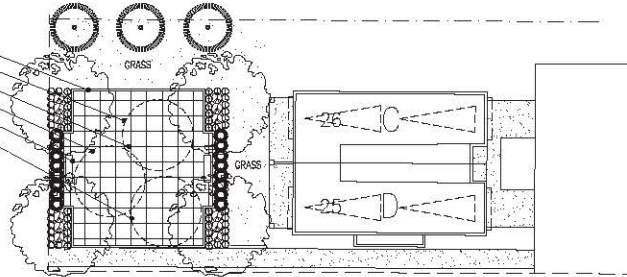
SCALE	DATE
1:150	MAY/15
DWG	06/15
DWG	07/15
APPRO	08/15

**PRINTED** JOB NO.  
DRAWING NO. L-3



OUTDOOR  
AMENITY  
AREA  
1,000 S.F.

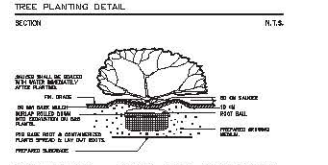
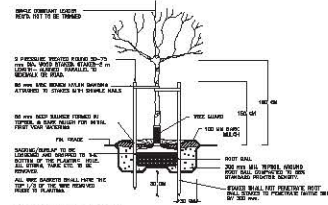
CONCRETE EDGE  
KOMPAN RADER  
FIBAR PLAY SURFACE  
KOMPAN DAISY  
VICTOR STANLEY BENCHES  
KOMPAN SPINNER BOWL



		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	4	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	3	3.00 METERS	AS SHOWN	B. & B.
	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	12	#3 POT	65 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	16	1.50 METERS	65 CM. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	28	#3 POT	45 CM. O.C.	
	NESSSELLA TENUISSIMA	MEXICAN FEATHER GRASS	26	#3 POT	45 CM. O.C.	

**NOTES / GENERAL**

- 1) PLANT SIZES IN THIS SET ARE SPECIFIED ACCORDING TO THE LANDSCAPE STANDARD "LATEST EDITION" (WHICH MAY BE UPDATED AS PER "THIS CHANGE" ONLY) AND CONTAINS THE USE OF THE FOLLOWING ACCEPTABLE SIZE, CLASS AND SEASONAL PLANT MATERIAL, QUALIFIED FOR OPTIMAL PERFORM BY "LANDSCAPE PERFECT" AT SOURCE OF SUPPLY. AREA OF SOURCE TO INCLUDE LINES, BRANCHES AND TRUNKS. SUBSTITUTION MUST BE APPROVED WITHIN APPROVAL FROM THE "LANDSCAPE PERFECT" PRIOR TO ANY SUBSTITUTION. ALL SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. ALLOW A MINIMUM OF 14 DAYS BEFORE ANY ORDER TO DELIVERY FOR SUBSTITUTION. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE STANDARD.
- 2) ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARD", PROTECT DISTRIBUTION AND RESISTANCE. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "THE LANDSCAPE STANDARD".
- 3) ALL PLANTING MEDIA DEPTHS OVER PREVIOUS SURFACE SHALL BE:
  - 400 MM
  - CONCRETE COVER AREA: 400 MM
  - GRAVEL MEDIA: 200 MM
  - TOP SOIL: 200 MM
  - 200 MM RADIUS ROOT BALL
- 4) BROWN MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 4 AND USED IN AERIAL TESTS FOR WIND UP STRUCTURES. MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 4 APPLICATIONS. PROTECTING AND WATER OF MEDIA MEDIA COMPONENTS SHALL BE ONE OF THE FOLLOWING: A) GRANULATED WASTEFORMER PROVIDED SHOWN MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE TEST SAMPLES FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 5) IN-SITE OF IMPORTED SOIL SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR BROWN MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 4 APPLICATIONS. PROTECTING AND WATER OF MEDIA MEDIA COMPONENTS SHALL BE ONE OF THE FOLLOWING: A) GRANULATED WASTEFORMER PROVIDED SHOWN MEDIA SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE TEST SAMPLES FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 6) ALL PLANTING MEDIA SHALL RESIST UNL. SO ME BARK MEDIA.
- 7) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 8) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. INSURE PROVISIONS. ALL PLANT MATERIAL NOT SUPPLIED IN A POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
- 9) 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 "WORKED IN A CLEAN AND PROFESSIONAL MANNER, FREE FROM ALL OBSTRUCTIONS."



SEP/15	REVISED SITE PLAN	3
AUG/15	REVISED SITE PLAN	2
JUL/15	REVISED SITE PLAN	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.  
BCOLA OSA  
2ND FLOOR, 1000 WEST  
1ST STREET, VANCOUVER, BC  
PHONE: (604) 687-2376

CLIENT  
LANE BARRETT  
BARRETT DONNICK ARCHITECTS  
SUITE #102  
7536 - 142 STREET  
SURREY, B.C.  
V3W 1Y1  
604 587 7100

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
AMENITY AREA  
TOWNHOUSE DEVELOPMENT  
7000 - 162 STREET  
SURREY, B.C.

SCALE	DATE
1:100	MAY/16
DRAWN	CHK'D
DATE	DATE
APPROVED	BY SHEET

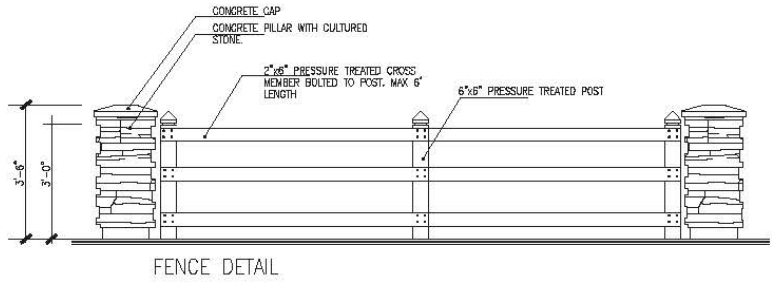
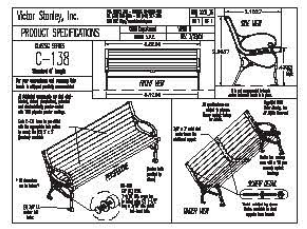
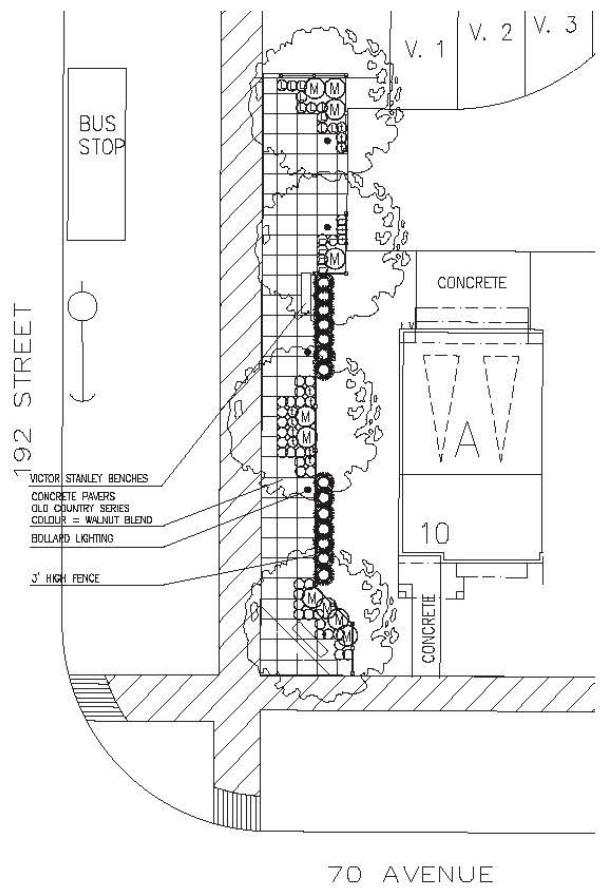
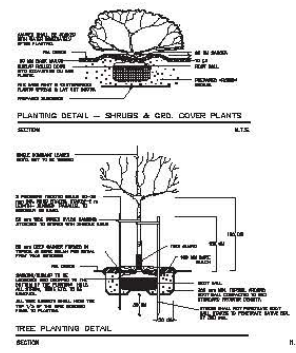
PRINTED  
JOB No.  
DRAWING No.  
L-4





KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PYRUS CALLERYANA	CALLERY PEAR	4	6 CM. CAL.	AS SHOWN	B. & B.
	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	10	#3 POT	90 CM. O.C.	
	BUXUS MADROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	30	#3 POT	45 CM. O.C.	
	LAVANDULA ANGSTUFOLIA 'MUNSTEAD'	LAVENDER	15	#3 POT	45 CM. O.C.	
	NESSSELLA TENUSSIMA	MEXICAN FEATHER GRASS	14	#3 POT	45 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	14	1.50 METERS	65 CM. O.C.	

- NOTES:**
- PLANT SPECIES TO BE LISTED ARE SPECIFIED ACCORDING TO THE LANDSCAPE DESIGNER'S "LATEST CHOICE". CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANTS AND MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE PLANTS AND MATERIALS.
  - ALL PLANT MATERIAL MUST BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ALL PLANT MATERIAL MUST BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S EQUIPMENT. ALL PLANT MATERIAL MUST BE PROTECTED FROM DAMAGE BY THE CONTRACTOR'S EQUIPMENT.
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sep/15	revised site plan	3
aug/18	revised site plan	2
jul/15	revised site plan	1
REV	DATE	NO.

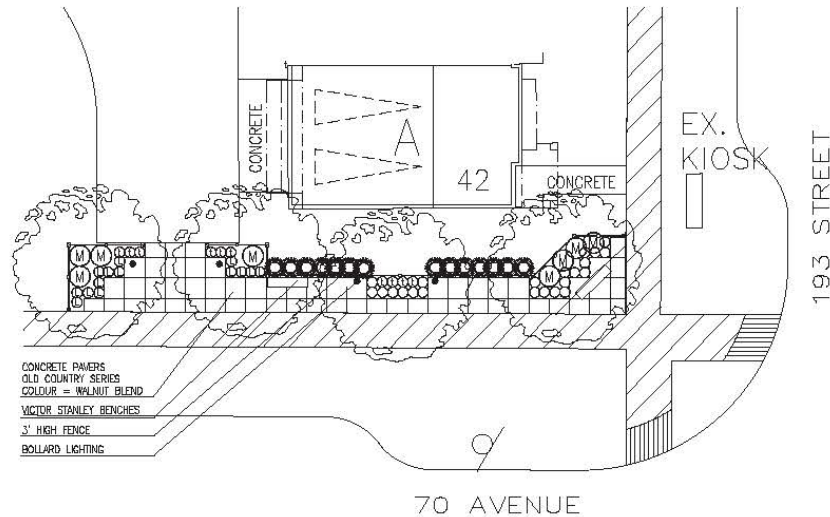
**C.KAVOLINAS & ASSOCIATES INC.**  
BCRA CSA  
2463 JONQUIL COURT  
SURREY, B.C.  
V3R 3K8  
PHONE (604) 857-2376

**CLIENT**  
LANCE BARNETT  
BARNETT DESIGN ARCHITECTS  
SUITE #108  
7536 - 132 STREET  
SURREY, B.C.  
V3R 5H1  
604 567 7100

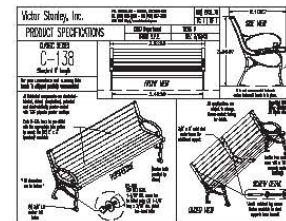
**TITLE**  
PLAN VIEW  
LANDSCAPE PLAN  
CORNER PLAZA  
TOWNHOUSE DEVELOPMENT  
7040 - 100 STREET  
16256 - 700 AVENUE  
SURREY, B.C.

SCALE	1:100	DATE	JULY/15
DRAWN	DMC	CHECKED	DMC
DATE	07/15	SCALE	AS SHOWN
APPROVED	DMC	DATE	07/15

REVISED: J20 15  
DRAWING NO. L-5



CONCRETE PAVERS  
OLD COUNTRY SERIES  
COLOUR = MALIBU BLEND  
VICTOR STANLEY BENCHES  
3' HIGH FENCE  
BOLLARD LIGHTING



rev/15	revised site plan	3
aug/15	revised site plan	2
jul/15	revised site plan	1
DATE	ISSUES	NO.

C. KAVOLINAS & ASSOCIATES INC.  
BESLA, ONTARIO  
2565 JUNCTION COURT  
ABBOTSFORD, B.C.  
V3B 3E8  
PHONE (604) 857-2376

CLIENT  
LANCE BERRITT  
BERRYETT COURTESY ARCHITECTS  
SUITE #135  
7818 - 132 STREET  
SURREY, B.C.  
V3W 1H1  
604 987 7100

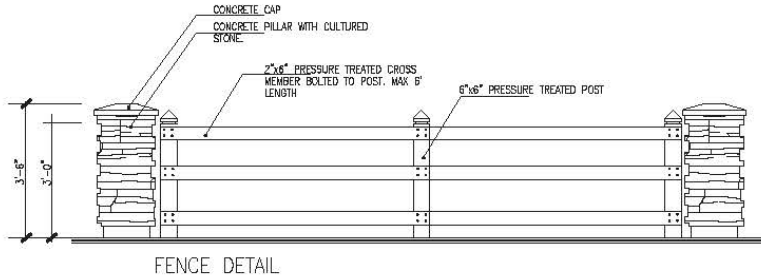
TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
CORNER PLAZA  
TOWNHOUSE DEVELOPMENT  
7828 - 132 STREET  
SURREY, B.C.

SCALE	1:100	DATE	JUL/15
DRAWN	CHW	CHECKED	CHW
DATE	07/15	BY	07/15

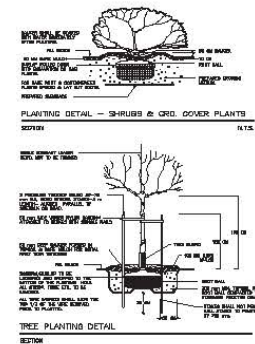
PROJECT  
JOB NO.  
DRAWING NO.  
L-6

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PYRUS CALLERYANA 'CHANTICEER'	CALLERY PEAR	4	6 CM. CAL.	AS SHOWN	B. & B.
	MISCANTHUS 'PURPURASCENS'	ORANGE FLAME GRASS	8	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	22	#3 POT	45 CM. O.C.	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	14	#3 POT	45 CM. O.C.	
	HESSLELYA TENUSISMA	MEXICAN FEATHER GRASS	10	#3 POT	45 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	14	1.50 METERS	65 CM. O.C.	

- NOTES / EXPLAN.**
- PLANT SIZE IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CONTRACTOR'S LATEST REVISIONS. PLANT SIZE AND SPECIES TO BE USED SHALL BE APPROVED BY THE CLIENT AND THE LANDSCAPE CONTRACTOR. PLANT SIZE AND SPECIES SHALL BE APPROVED BY THE CLIENT AND THE LANDSCAPE CONTRACTOR. PLANT SIZE AND SPECIES SHALL BE APPROVED BY THE CLIENT AND THE LANDSCAPE CONTRACTOR.
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FENCE DETAIL



PLANTING DETAIL - SHRUBS & GRID COVER PLANTS

# INTER-OFFICE MEMO

---

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

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

DATE: **September 2, 2015** PROJECT FILE: **7815-0161-00**

---

RE: **Engineering Requirements  
Location: 7020 192 Street & 19265 70 Avenue**

## NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

## REZONE/SUBDIVISION

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

- dedicate 5.308 m along 192 Street to a 34.5 m arterial road, plus an additional 0.5 m statutory right-of-way (SRW);
- dedicate 0.942 m along 70 Avenue to a 22.0 m local road, plus an additional 0.5 m SRW;
- dedicate 5.0 m x 5.0 m corner cut at the intersection of 192 Street and 70 Avenue;
- dedicate 3.0 m x 3.0 m corner cut at the intersection of 193 Street and 70 Avenue; and
- register 0.5 m SRW along 193 Street.

### *Works and Services*

- construct 7.3 m concrete driveway on 192 Street and grade property line elevation to within  $\pm 300$  mm of the existing centre line;
- construct 1.8 m concrete sidewalk along 192 Street adjacent to property line, funding by the City through Development Coordinated Works;
- construct north side of 70 Avenue and west side of 193 Street to the through local road;
- complete a comprehensive stormwater servicing plan for Aloha Estates and resolve drainage issues;
- construct sanitary sewer upgrades to resolve downstream capacity constraints; and
- construct storm, water and sanitary mains and service connections to service the development

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

*R. Coole*  
per  
Rémi Dubé, P.Eng.  
Development Services Manager

sk

NOTE: Detailed Land Development Engineering Review available on file



Friday, June 26, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0161 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.

Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 school year. The new school has relieved overcrowding in neighbouring schools but is now full and will soon be significantly over capacity. A catchment area change is being implemented for September 2015 and portables will be moved on-site in the summer of 2015. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 111% (this is projected to increase to 130% within two years). Between existing housing, and planned growth, Clayton area schools will have increased portable requirements and boundary adjustments for September 2015. The construction of additional elementary school capacity in the area is a high capital priority. The school district has received capital project approval for a new North Clayton Area Secondary (site #215) that will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. The infill of Aloha Estates, and the associated enrolment, has been incorporated into the projections below. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure and for this reason, the school district does not support development occurring at densities higher than outlined in approved NCP or Infill documents.

**SUMMARY**

The proposed 49 townhouse units are estimated to have the following impact on the following schools:

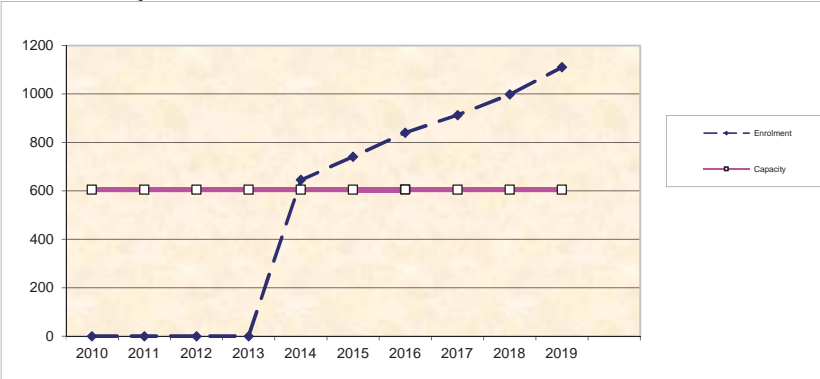
**Projected # of students for this development:**

Elementary Students:	15
Secondary Students:	8

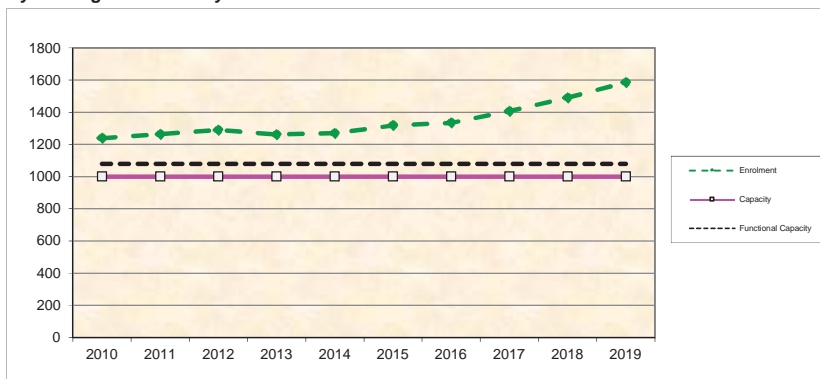
September 2014 Enrolment/School Capacity

<b>Katzie Elementary</b>	
Enrolment (K/1-7):	135 K + 510
Capacity (K/1-7):	80 K + 525
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Katzie Elementary**



**Clayton Heights 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.

Arborist Report – 7020 192<sup>nd</sup> Street & 19265 70<sup>th</sup> Avenue, Surrey.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address: 7020 192 <sup>nd</sup> Street and 19265 70 <sup>th</sup> Avenue, Surrey, BC	
Registered Arborist: Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor	
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)	58
<b>Protected Trees to be Removed</b>	40
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	18
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	80
- All other Trees Requiring 2 to 1 Replacement Ratio 40 X two (2) = 80	
<b>Replacement Trees Proposed</b>	72 76
<b>Replacement Trees in Deficit</b>	8 4
<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	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

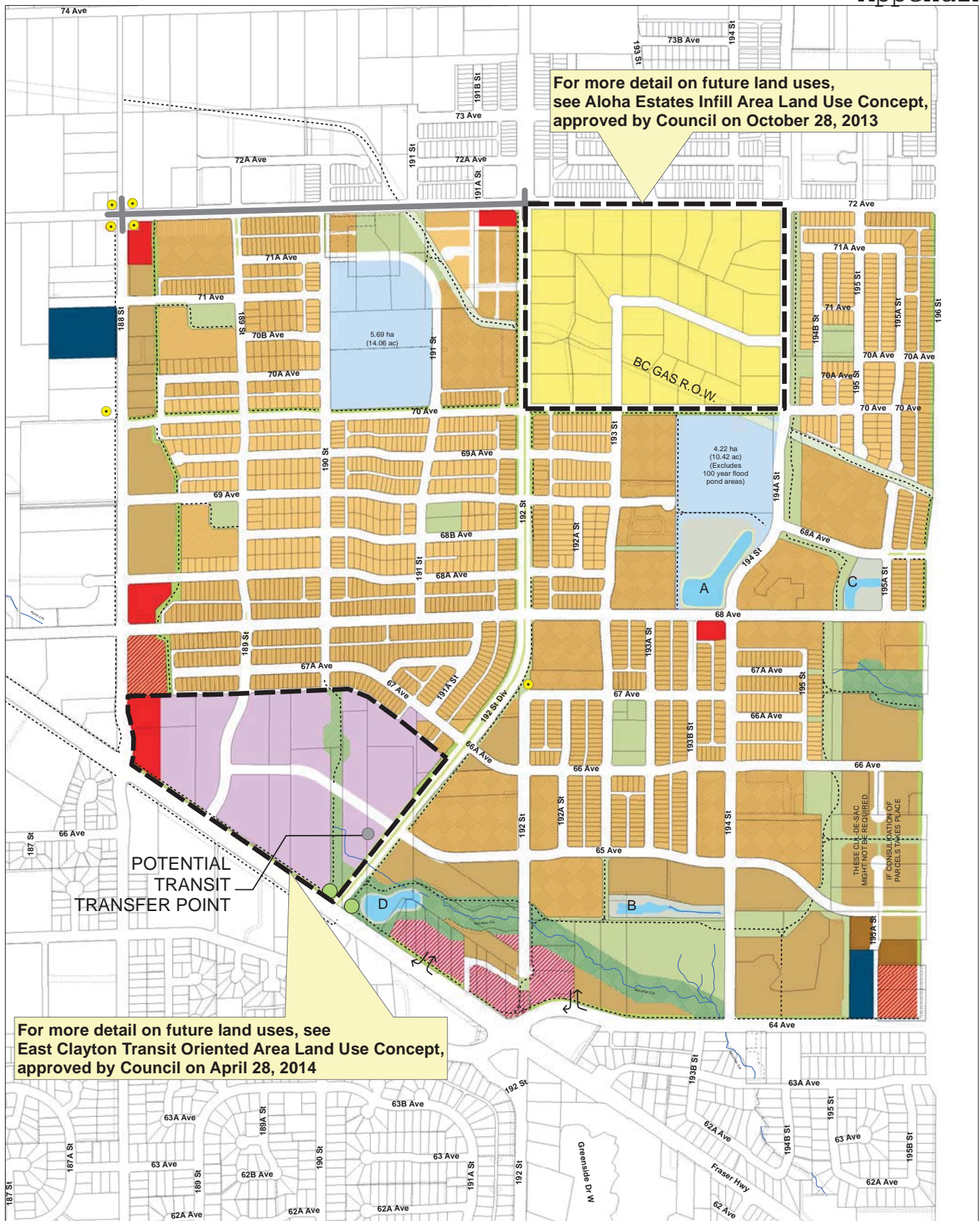
Summary prepared and submitted by:

Arborist



October 5, 2015

Date

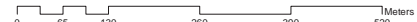


For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 6-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open Space / Park   |
| 10-15 u.p.a. (Medium Density)      | Utility - Open Space  | Open Space / Park on Private Property  |
| 10-15 u.p.a. Special Residential   | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property)  |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event)                                | Urban Landmark / Reference Point   |
| 22-45 u.p.a. (High Density)        | Storm Water Pond on Private Property                                    | Neighbourhood Gateway Feature  |
| 30-70 u.p.a. (High Density)        | School & Park   | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park                      | Riparian Protection Area  |  |
| Neighbourhood Commercial           |   |  |

**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT





# ALOHA ESTATES

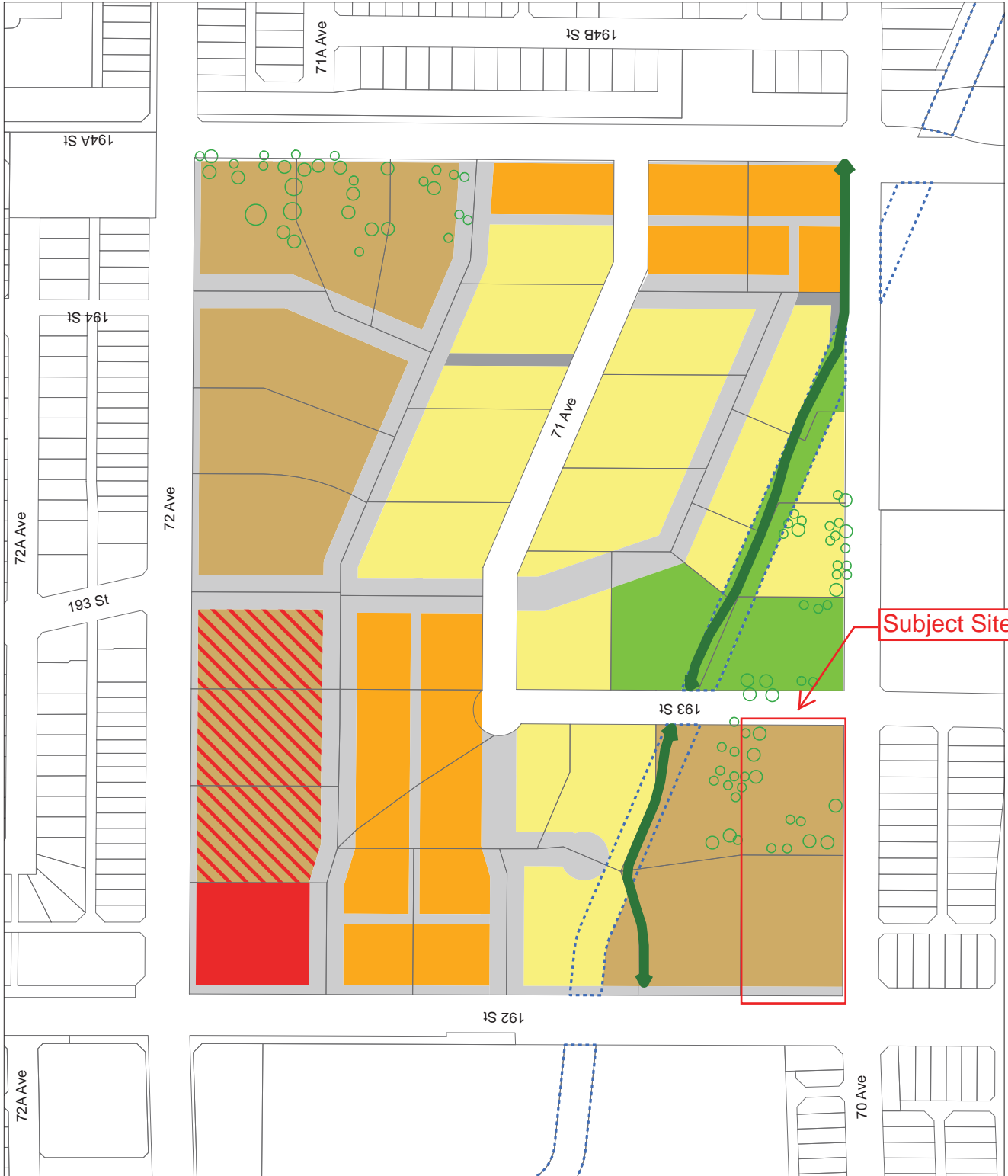
Infill Area Land Use Concept



Approved by Council: 28 October 2013

### Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters





# Cloverdale Community Association

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

June 29, 2015

Christopher Atkins  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7020-192 Street and 19265-70 Avenue / File: 7915-0161-00**

Dear Mr. Atkins:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

The CCA does not have any concerns with this proposal however the CCA would like the following item(s) included as part of the development:

1. Double-sided on-street parking to be available with a green boulevard with trees, grass and sidewalks.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola  
President  
Cloverdale Community Association

Cc: Board of Directors

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0161-00

Issued To: 1045125 BC Ltd

Address of Owner: 19265 - 70 Avenue  
Surrey, BC V4N 1N2

Issued To: SUKHJINDER JOHAL

Address of Owner: 16515 - 57 Avenue  
Surrey, BC V2S 9T1

Issued To: RAJWINDER S JOHAL

Address of Owner: 7101 - 197B Street  
Langley, BC V2Y 1R6

(collectively referred to as "the Owner")

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

Parcel Identifier: 005-244-331  
Lot 9 Section 15 Township 8 New Westminster District Plan 54452

7020 - 192 Street

Parcel Identifier: 005-240-701  
Lot 33 Section 15 Township 8 New Westminster District Plan 54452

19265 - 70 Avenue

(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) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south (front), west and east setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns; and
- (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north (side) setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.

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

REVISIONS

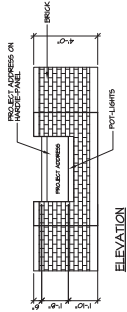
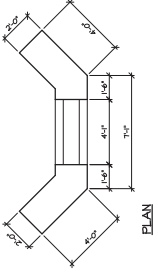
REV	DATE	BY	ISSUED FOR

APPROVED AS SHOWN AND THE APPLICANT ACCEPTS ALL RISKS OF ANY OMISSIONS, ERRORS, AND/OR OMISSIONS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

CLIENT: 66 METRO HOLDINGS LTD.  
 PROJECT: TOWNHOUSE PROJECT  
 barnett c ARCHITECTS  
 UNIT 105,  
 2516 130 ST  
 SURREY, B.C.  
 V3W 1H6  
 PHONE: (604) 273-1111  
 FAX: (604) 273-1111  
 EMAIL: info@barnettc.ca  
 CLIENT NO.  
 PROJECT NO. 13062B

### DEVELOPMENT DATA

ZONING: RM-30  
 GROSS AREA: 10,204 SF, 2323 AC, 0.440 Ha, 4,402 m<sup>2</sup>  
 DEDICATION: 9583 SF, 0.221 AC, 0.033 Ha, 326 m<sup>2</sup>  
 NET: 4761 SF, 2.249 AC, 0.908 Ha, 4,076 m<sup>2</sup>  
 DENSITY: 218 UPA, 54.0 UP/Ha (44 UNITS)  
 SITE COVERAGE: 94% (39,501 SF.)  
 F.A.R.: 0.19 ( 71151 SF. )  
 AMENITY SPACE:  
 INDOOR: PROVIDED, 1558 SF.  
 OUTDOOR: PROVIDED, 3604 SF.  
 PARKING:  
 REQUIRED: 44 x 2.2 SPACES PER UNIT = 100 SPACES  
 PROVIDED: 2 SPACES PER UNIT  
 VISITOR: 15 SPACES  
 TOTAL: 111 SPACES



### ENTRY SIGN DETAILS

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	17 UNITS	245.0 S.F.	652.0 S.F.	640.0 S.F.	1545.0 S.F.	27120.6 S.F.
UNIT A1	3 BEDROOMS	5 UNITS	241.0 S.F.	668.5 S.F.	703.5 S.F.	1619.0 S.F.	8090.0 S.F.
UNIT A2	3 BEDROOMS	5 UNITS	207.0 S.F.	657.5 S.F.	703.5 S.F.	1568.0 S.F.	7840.0 S.F.
UNIT B	3 BEDROOMS	4 UNITS	348.4 S.F.	809.2 S.F.	813.0 S.F.	1960.6 S.F.	7840.4 S.F.
UNIT C1	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1381.5 S.F.	4156.5 S.F.
UNIT C2	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1381.5 S.F.	4156.5 S.F.
UNIT D1	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1381.5 S.F.	4156.5 S.F.
UNIT D2	3 BEDROOMS	3 UNITS	111.5 S.F.	624.0 S.F.	641.0 S.F.	1381.5 S.F.	4156.5 S.F.
<b>TOTAL</b>		<b>44 UNITS</b>				<b>15691.5 S.F.</b>	<b>75642.1 S.F.</b>

setback relaxation to 3.0 metres (10 ft.)

setback relaxation to 4.5 metres (14.5 ft.)

