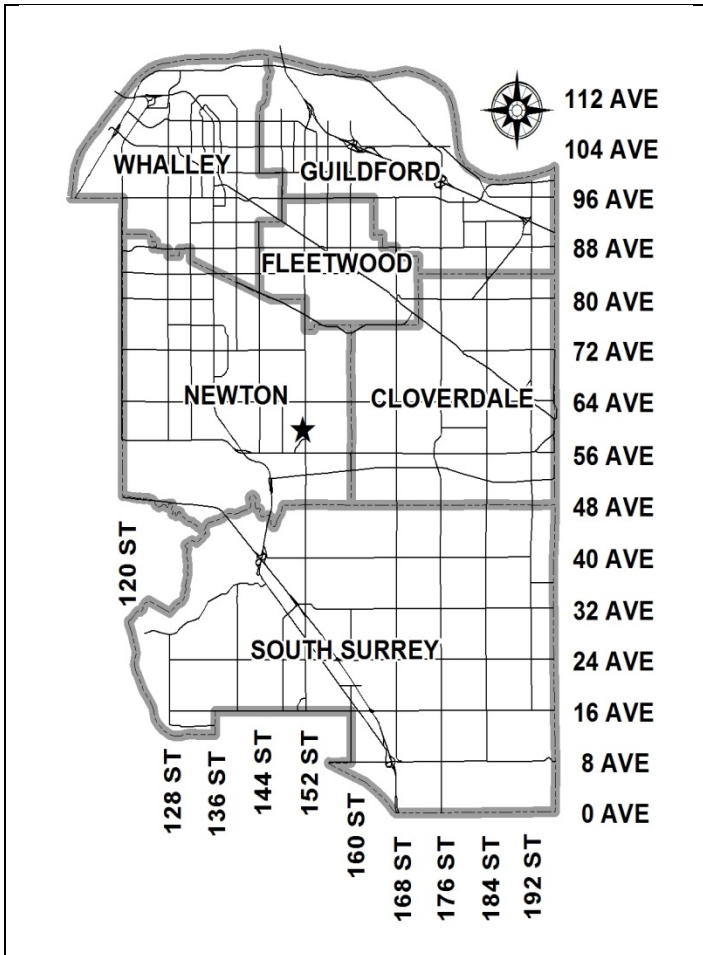


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0210-00

Planning Report Date: February 01, 2016



PROPOSAL:

- **NCP Amendment** from “Townhouses (15 upa max.)” to “Townhouses (25 upa max.)”
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 20 townhouse units.

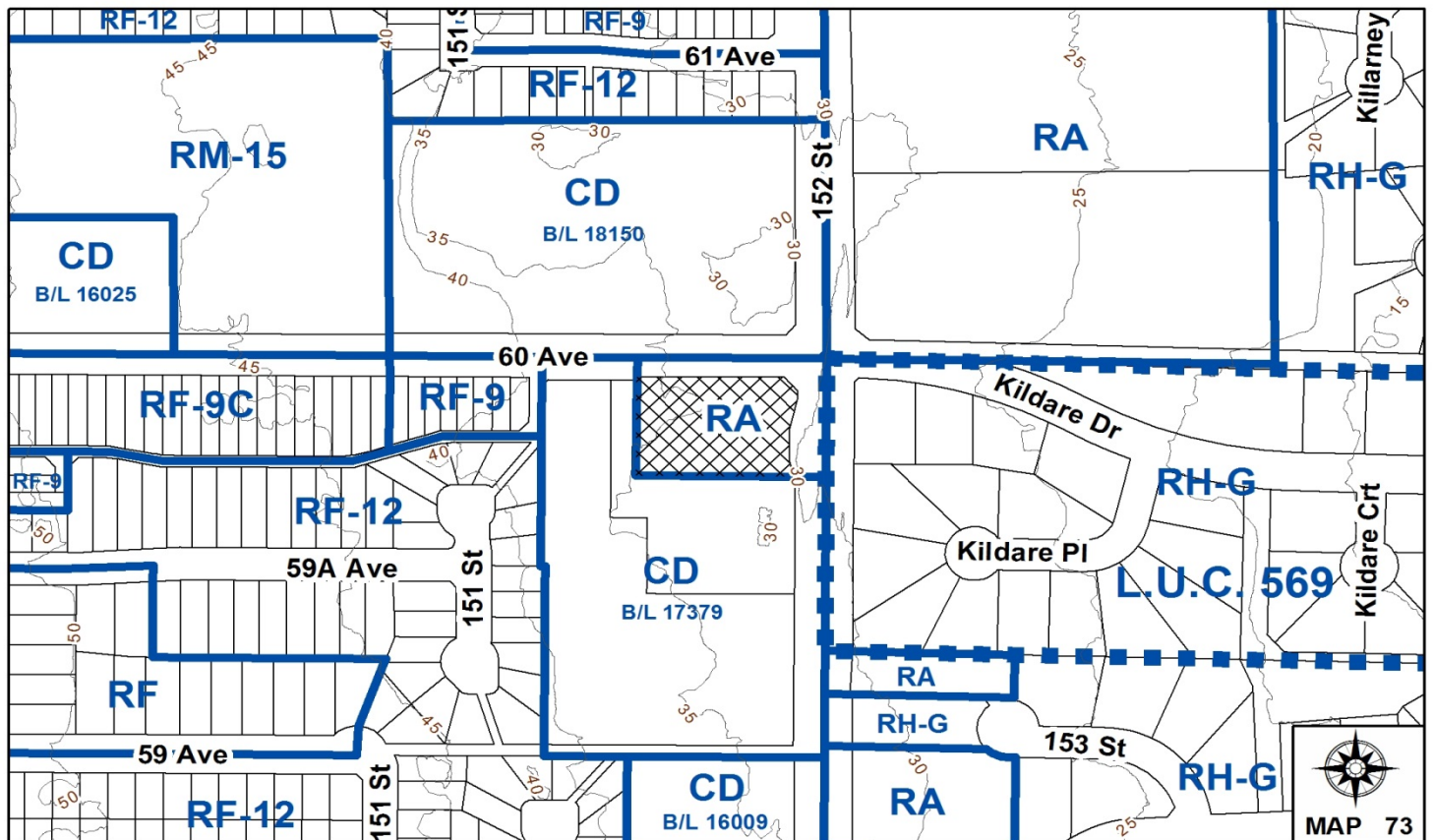
LOCATION: 15166 - 60 Avenue

OWNER: Allan M Halme
 Joan G Halme

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses (15 upa max.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An NCP amendment is proposed to allow for an increase in density to accommodate 20 townhouses at the subject site.
- DVP for setbacks

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed South Newton NCP amendment will allow for a small increase in townhouse density.
- While the unit density is higher than the townhouse project to the south at 5957 152 Street, the proposed unit sizes in the subject proposal are smaller. Consequently, the FAR proposed at 0.76 is identical to the FAR of the adjacent townhouse project.
- The proposal will contribute to the required housing mix in the area. The increased density will further support the Panorama Village commercial centre to the south and live-work developments along 60 Avenue.
- The proposed elimination of the indoor amenity space is supportable given the size of the proposed development. Instead, the applicant will provide a cash-in-lieu contribution in accordance with City policy.
- The proposed density and building form are appropriate for this part of South Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space of 60 square metres (646 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0210-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0210-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (b) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (c) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.); and
 - (d) to allow for parking within the south setback of the RM-30 Zone, for visitor stalls #3 and #4.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) 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;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (l) the applicant adequately address the impact of no indoor amenity space; and
 - (m) the applicant adequately address the impact of reduced outdoor amenity space.
6. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)" when the project is considered for final adoption.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: **Projected number of students from this development:**
- 6 Elementary students at Sullivan Elementary School
3 Secondary students at Sullivan Heights Secondary School
- (Appendix IV)
- Given the existing and projected enrolment pressures in South Newton, the school district does not support development occurring at a higher density than outlined in approved NCPs.*
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2018.
- Parks, Recreation & Culture: No concerns.
- Surrey Fire Department: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Rezoning Approval is granted pursuant to Section 52 (3)(a) of the *Transportation Act*, and valid for one year from January 05, 2016.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Townhouse site (Development Application No. 7912-0082-00)	Urban / Townhouses (20 upa max.)	CD (By-law No. 18150)
East (Across 152 Street):	Suburban single family dwellings	Suburban / -	LUC No. 569
South:	Townhouse site (Development Application No. 7906-0037-00)	Urban / Townhouses (20 upa max.)	CD (By-law No. 17379)
West:	Townhouse site (Development Application No. 7906-0037-00)	Urban / Townhouses (20 upa max.)	CD (By-law No. 17379)

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates this property as "Townhouses (15 upa max)". The applicant is proposing an amendment to "Townhouses (25 upa max)" (Appendix VI). The amendment will facilitate the development of a 20-unit townhouse development, with a density of 53.6 units per hectare (21.7 upa).
- The proposed amendment reflects the intent of the NCP to establish ground-oriented units, and further supports a variety of housing choices.
- The increase in density will help support the commercial development to the south. The layout proposed a mix of double- and tandem-garage units, and proposes to eliminate the required indoor amenity space. The mix of units, along with the additional space increases the density on the site, while at the same time proposing units and site layout consistent with other developments in the area.
- While the unit density is higher than the townhouse project to the south at 5957 152 Street, the proposed unit sizes in the subject proposal are smaller. Consequently, the FAR proposed at 0.76 is identical to the FAR of the adjacent townhouse project.

DEVELOPMENT CONSIDERATIONS

- The 0.373-hectare (0.9-acre) subject site is located on the southwest corner of 152 Street and 60 Avenue in South Newton.
- The subject site is designated Urban in the Official Community Plan (OCP), zoned One-Acre Residential (RA) Zone, and designated "Townhouses (15 upa max.)" in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant proposes an amendment to the South Newton NCP from "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)", rezoning from One-Acre Residential (RA) Zone to Multiple Residential 30 Zone (RM-30), and a Development Permit to permit the development of 20 townhouse units. A Development Variance Permit is also proposed as part of the application, to vary setbacks (see By-law Variance section).
- The proposal includes road dedications, and tree preservation on the site, as well as the provision of a plaza for pedestrians at the southwest corner of 60 Avenue and 152 Street.
- The proposal comprises a total floor area of 2,844 square metres (30,614 sq. ft.) representing a net floor area ratio (FAR) of 0.76, which is below the maximum 0.90 FAR allowed in the RM-30 Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2015 to 271 properties within 100 metres (328 ft.) of the subject site, including the Newton Community Association, Panorama Neighbourhood Association and Sullivan Amateur Athletic and Community Association. A development proposal sign was also installed on the site on December 15, 2015. Staff received three emails with concerns. A summary is provided below:

- Parking: concerns that the increase in allowable density from "Townhouses (15 upa max.)" to "Townhouses (25 upa max.)" would result in increase in parking demand on 60 Avenue.

(The proposed development provides two parking spaces for each proposed unit, as well as 4 visitor parking spaces, as required in the Zoning By-law. Given the scale of the development, the increase in allowable density represents 6 additional units, which require 12 additional resident parking spaces, and 1 additional visitor parking stall, all of which is being provided in the proposed development. In addition, the applicant will be required to widen 60 Avenue and remove the existing driveway as part of the proposed development, which will provide a few additional on-street parking stalls on 60 Avenue).

- Density and neighbourhood character

(The proposed development is at 21.7 upa. While this unit density is higher than the townhouse project to the south at 5957 152 Street, the proposed unit sizes in the subject proposal are smaller. Consequently, the FAR proposed at 0.76 is identical to the FAR of the adjacent townhouse project, resulting in a comparable building massing).

- Access

(The proposed development will have one access at 60 Avenue and one at 152 Street, both of them shared with the adjacent development. Access easements were secured when the adjacent property developed as part of Development Application No. 7906-0037-00).

DESIGN PROPOSAL AND REVIEW

- The proposal consists of twenty (20) three-storey townhouse units that are contained within 3 buildings. All of the units are provided as either two- or three-bedroom townhouse units with two resident's parking spaces, and range in size from 128 square metres (1,381 sq. ft.) to 149 square metres (1,605 sq. ft.). The proposal also includes an outdoor amenity area including the preservation of a Western Redcedar.
- Individual unit entries are provided to both 60 Avenue and 152 Street.
- Half of the units (10 units) have a double garage parking arrangement, with 10 units proposing a tandem parking arrangement, which complies with the maximum 50% tandem parking permitted in the Zoning By-law.
- The number of dwelling units within each individual building varies from 6 to 7 units. From the total 20 units, 18 are three-bedroom units, and 2 are two-bedroom units.
- Building materials include hardie panel siding, hardi-panels shingle siding, horizontal hardie plank siding, decorative knee brace and wood trims. The colour scheme is blue, beige, grey and accent colour in red stained cedar. The roof is proposed to be in grey asphalt shingles and will include gables and sloped roofs. Additionally, some of the buildings are stepped at individual sections in response to the significant grade changes across the site, which helps to increase the roofline articulation and to reduce the building massing. The natural slope along 60 Avenue will also increase roof articulation along that elevation.
- An acoustical report has been provided for units facing 152 Street, and recommendations from the report will be incorporated on the drawings before issuance of the Development Permit.

Landscaping

- Landscaping is provided along all property lines, with a group of trees retained at the southeast corner of the site.
- The proposed landscaping includes a variety of plants, including Serviceberry, Katsura tree, Redbud, Hybrid Dogwood, Persian Ironwood, Serbian Spruce, Green Pillar Pin Oak and Japanese Snowbell, as well as a variety of shrubs, grass and perennials.
- A pedestrian plaza is proposed at the northeast corner of the site, providing pedestrian connection into the site from the intersection of 60 Avenue and 152 Street.

Vehicular Access & Parking

- Primary access to the subject site will be provided on 60 Avenue, west of the subject site's property line, through an access easement on the adjacent site (5957 152 Street). A second access to the site will be provided to 152 Street, also through an access easement on the adjacent site (5957 152 Street).
- The applicant is proposing to provide 40 resident parking spaces and 4 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Amenity Space

- The Zoning By-law requires 60 square metres (646 sq. ft.) of both indoor and outdoor amenity space for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant has requested that the indoor amenity space be eliminated, due to the low number of units. Instead, the applicant will provide a cash-in-lieu contribution in accordance with City policy.
- The outdoor amenity space totalling 81.5 square metres (877 sq. ft.), is provided adjacent to Building #3, and includes the retention of a large Western Redcedar. The outdoor amenity space exceeds the Zoning By-law minimum requirement of 60 square metres (646 sq. ft.).

TREES

- Monica Ardiel, ISA Certified Arborist of Mike Fadum and Associates 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	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	2	1
Maple, Bigleaf	3	3	0
Walnut	1	0	1
Willow, Weeping	1	0	1
Coniferous Trees			
Cedar, Deodar	5	5	0
Cedar, Western Red	5	4	1
Douglas Fir	4	1	3
Hemlock, Western	1	1	0
Pine, Austrian	8	8	0
Total (excluding Alder and Cottonwood Trees)	31	24	7

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	48
Total Retained and Replacement Trees	55
Contribution to the Green City Fund	n/a

- The Arborist Assessment states that there are a total of 31 protected trees on the site, and no Alder and Cottonwood trees. It was determined that 7 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 48 replacement trees on the site. The applicant is proposing 49 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Serviceberry, Katsura tree, Redbud, Hybrid Dogwood, Persian Ironwood, Serbian Spruce, Green Pillar Pin Oak and Japanese Snowbell, as well as a variety of shrubs, grass and perennials.
- In summary, a total of 55 trees are proposed to be retained or replaced on the site with a no contribution required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The proposal conforms with the OCP.
2. Density & Diversity (B1-B7)	• The proposal is for a multi-family development, including both side-by-side and tandem-garage unit-types.
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• Design incorporates CPTED principles for “eyes on the street”
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- Reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.); and
- Reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).

Applicant's Reasons:

- The proposed setback variances will maximize the development potential of the site, and allow for tree preservation, particularly along the south property line.

Staff Comments:

- The proposed setbacks are appropriate given the site constraints.
- The proposed setbacks are consistent with the adjacent development, approved under Development Application No. 7906-0037-00.
- The proposed northern is measured to the deck posts for Building #1. The face of this building is setback 7.6 m (25 ft.) from 60 Avenue. The setback to Building #2 is a side yard condition, and as such, is acceptable.
- Staff support the proposed variances.

(b) Requested Variance:

- Allow for parking within the south setback of the RM-30 Zone, for visitor stalls #3 and #4.

Applicant's Reasons:

- The proposed variances will allow for retention of tree #8030.

Staff Comments:

- The proposed variance will allow for tree retention within the outdoor amenity area.
- The proposed setbacks will not have a significant impact on the adjacent development to the south, as there is a Hydro kiosk directly south of the proposed visitor parking spaces.
- Staff support this proposed variance.

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.	Survey Plan, 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.	NCP Plan
Appendix VII.	Development Variance Permit No. 7915-0210-00

INFORMATION AVAILABLE ON FILE

- Acoustical Report prepared by Brown Strachan Associates, dated January 22, 2016.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated January 13, 2016 and January 07, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		3,883 m ²
Road Widening area		152 m ²
Undevelopable area		
Net Total		3,731 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		62%
SETBACKS (in metres)		
Front (north)	7.5 m	6.1 m
Rear (south)	7.5 m	4.6 m
Side #1 (E)	7.5 m	8.1 m / 6.6 m to deck
Side #2 (W)	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.5 m
Accessory	-	-
NUMBER OF RESIDENTIAL UNITS		
Two Bedroom	-	2
Three Bedroom +	-	18
Total	-	20
FLOOR AREA: Residential		2,844 m ²
TOTAL BUILDING FLOOR AREA		2,844 m ²

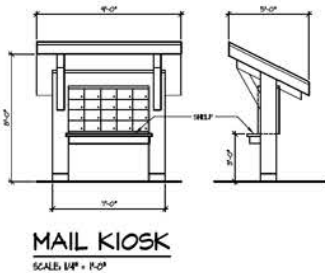
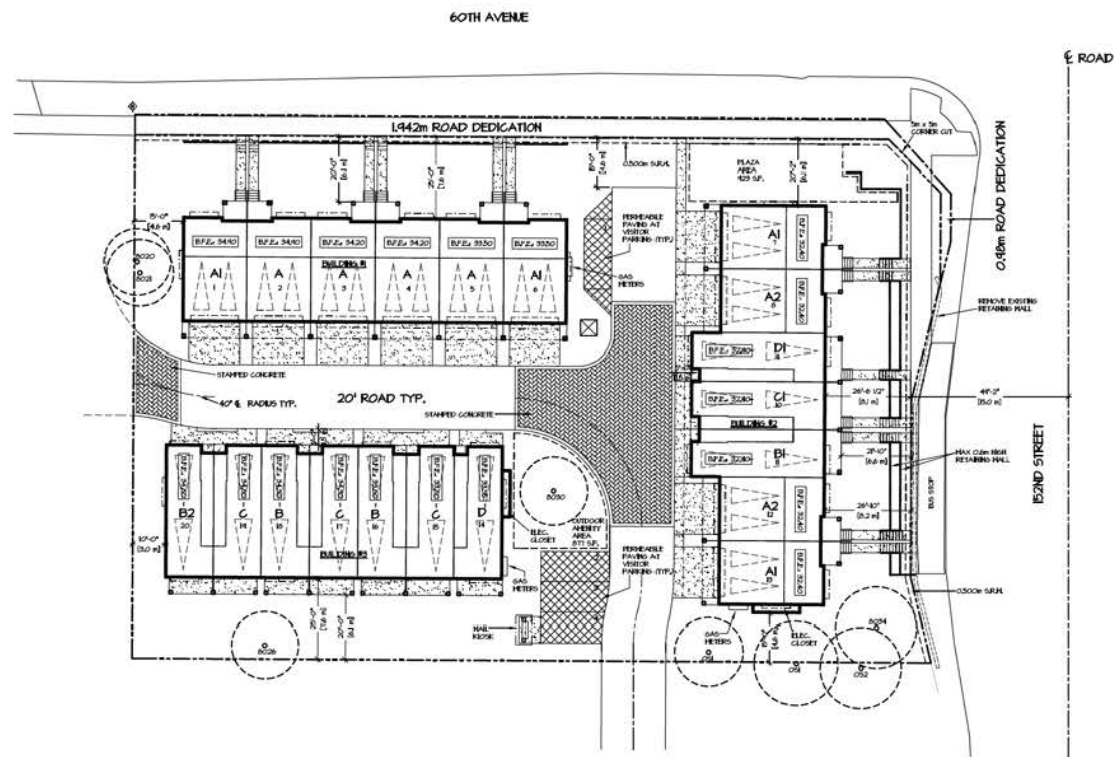
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 upha/30 upa	51.5 upha/20.9 upa
# of units/ha /# units/acre (net)	75 upha/30 upa	53.6 upha/21.7 upa
FAR (gross)	0.90	0.73
FAR (net)	0.90	0.76
AMENITY SPACE (area in square metres)		
Indoor	60 m ²	0 m ²
Outdoor	60 m ²	81.5 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed	2 x 2 = 4	4
3-Bed	2 x 18 = 36	36
Residential Visitors	0.2 x 20 = 4	4
Total Number of Parking Spaces		
	44	44
Number of disabled stalls		
	-	-
Number of small cars		
	-	-
Tandem Parking Spaces: Number / % of Total Number of Units		
	20 / 50%	20 / 50%
Size of Tandem Parking Spaces width/length		
	3.2 m / 12.2 m	3.2 m / 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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ISSUED FOR	BY	DATE	ISSUE	NO.	DATE	NO.	DATE	NO.



DEVELOPMENT DATA

SITE AREA:	GROSS:	41,742 SF.	3,883 m2	0.954 Ac	0.388 Ha
	ROAD DEDICATION:	1,634 SF.	152 m2	0.038 Ac	0.015 Ha
	NET:	40,108 SF.	3,731 m2	0.922 Ac	0.373 Ha
DENSITY:	21.7 UFA	53.6 UFA/ha	(20 UNITS)		
F.A.R.:	0.76	(30,610 SF.)			
LOT COVERAGE:	34%	(15,800 SF.)			
AMENITY AREA	INDOOR:	REQUIRED: 646 SF.			
	PROVIDED:	0 SF.			
OUTDOOR:	REQUIRED: 646 SF.				
PROVIDED:	871 SF.				
PLAZA AREA	OUTDOOR:	REQUIRED: 0 SF.			
	PROVIDED:	423 SF.			
PARKING:	RESIDENTIAL:	REQUIRED: 2.0 SPACES x 20 UNITS = 40.0 SPACES			
	PROVIDED:	40 SPACES			
VISITOR:	REQUIRED: 0.2 SPACES x 20 UNITS = 4 SPACES				
PROVIDED:	4 SPACES				
TOTAL:	REQUIRED: 44 SPACES				
	PROVIDED: 44 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	4 UNITS	243 S.F.	644 S.F.	648 S.F.	1,584 S.F.	6,336 S.F.
UNIT A1	3 BEDROOMS	4 UNITS	254 S.F.	658 S.F.	703 S.F.	1,605 S.F.	6,420 S.F.
UNIT A2	3 BEDROOMS	2 UNITS	243 S.F.	644 S.F.	648 S.F.	1,584 S.F.	3,168 S.F.
UNIT B	3 BEDROOMS	2 UNITS	118 S.F.	639 S.F.	645 S.F.	1,402 S.F.	2,804 S.F.
UNIT B1	3 BEDROOMS	1 UNIT	118 S.F.	641 S.F.	651 S.F.	1,410 S.F.	1,410 S.F.
UNIT B2	3 BEDROOMS	1 UNIT	118 S.F.	655 S.F.	652 S.F.	1,425 S.F.	1,425 S.F.
UNIT C	3 BEDROOMS	3 UNITS	118 S.F.	630 S.F.	633 S.F.	1,381 S.F.	4,143 S.F.
UNIT C1	3 BEDROOMS	1 UNIT	118 S.F.	630 S.F.	633 S.F.	1,381 S.F.	1,381 S.F.
UNIT D	2 BEDROOMS	1 UNIT	118 S.F.	655 S.F.	655 S.F.	1,428 S.F.	1,428 S.F.
UNIT D1	2 BEDROOMS	1 UNIT	118 S.F.	641 S.F.	654 S.F.	1,413 S.F.	1,413 S.F.
TOTAL: 20 UNITS						24,928 S.F.	24,928 S.F.



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

client

REVISION:	DATE:	BY:

CLIENT: ANTRAC CONSTRUCTION LTD.
PROJECT: 16166 - 60TH AVENUE
SHEET CONTAINS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

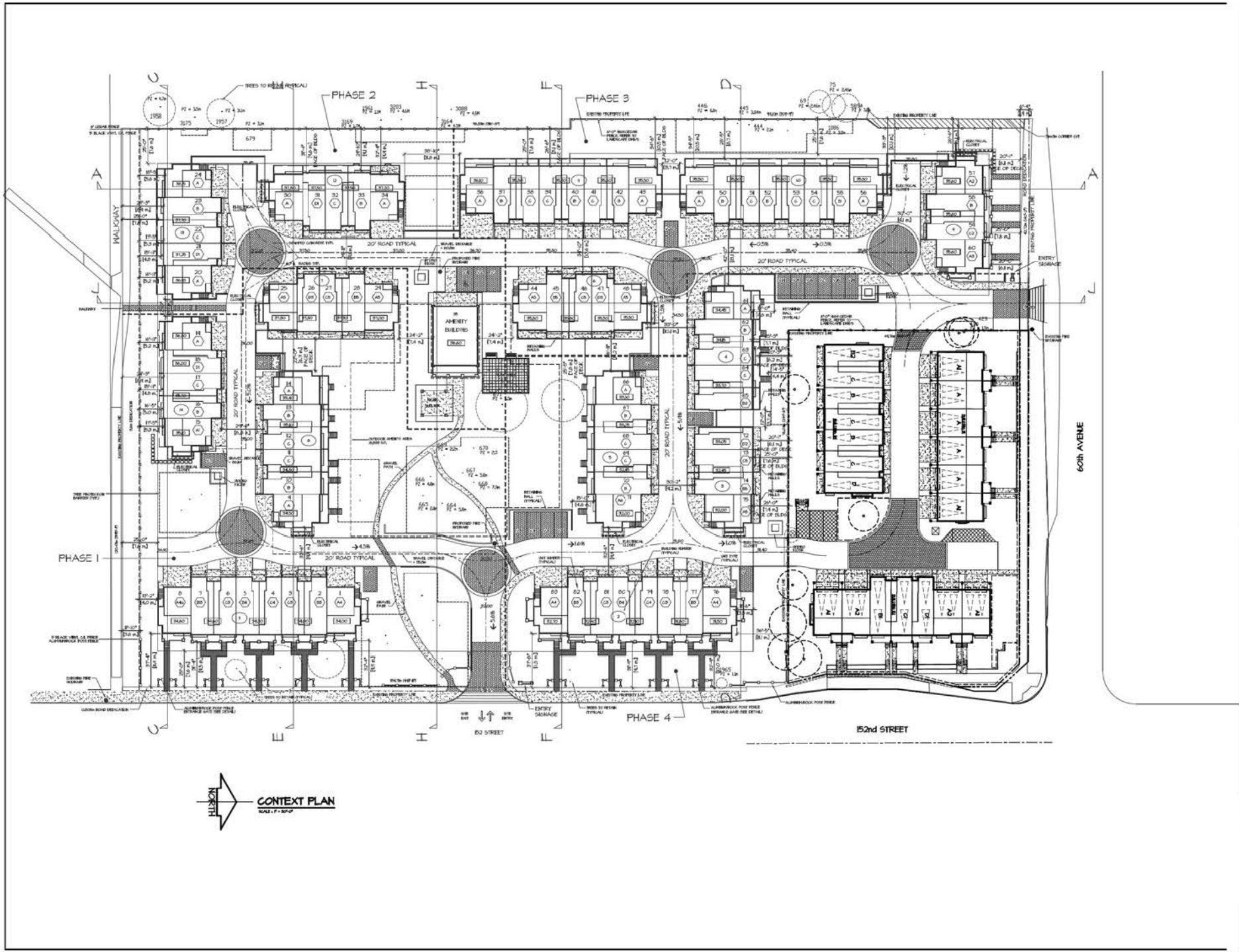
barnett dembok
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-10

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

REV#	DATE	BY	ISSUE

NO.	DATE	BY	DESCRIPTION

DESIGN: L.A.T. / DRAWN: J.H.B.
 DATE: JUN. 16 / SCALE: 1/8" = 1'-0"

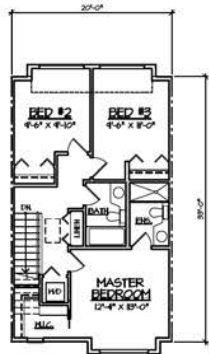
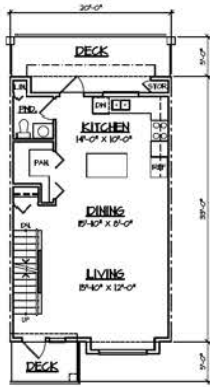
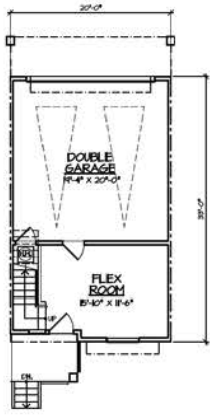
CLIENT: ANTRAC CONSTRUCTION LTD.
 PROJECT: 15160 - 60TH AVENUE
 SHEET CONTENT: CONTEXT PLAN

barnett dembek
ARCHITECTS LTD.

UNIT 135,
 7636 130 STREET,
 SURREY, B.C.
 V3W 1T8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-11

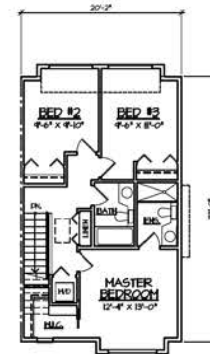
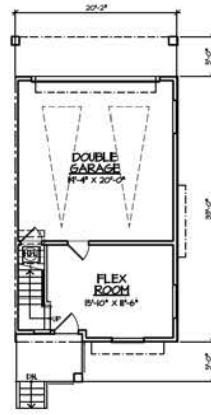


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 242 S.F.
GARAGE AREA 410 S.F.

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

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

UNIT TYPE 'A'
TOTAL FLOOR AREA 1584 S.F.
(GARAGE NOT INCLUDED)

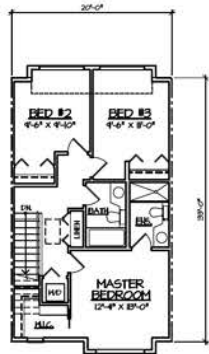
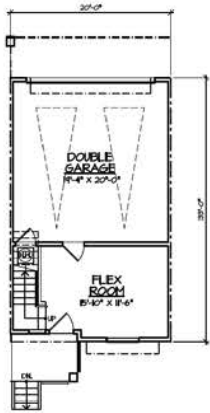


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 244 S.F.
GARAGE AREA 412 S.F.

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

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

UNIT TYPE 'A1'
TOTAL FLOOR AREA 1605 S.F.
(GARAGE NOT INCLUDED)

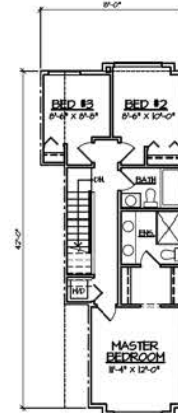
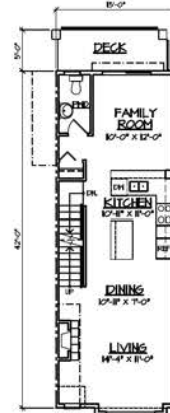
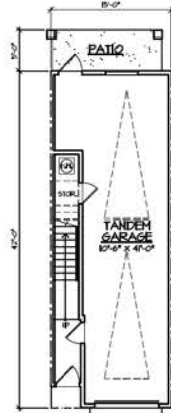


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 242 S.F.
GARAGE AREA 410 S.F.

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

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

UNIT TYPE 'A2'
TOTAL FLOOR AREA 1584 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 118 S.F.
GARAGE AREA 503 S.F.

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

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

UNIT TYPE 'B'
TOTAL FLOOR AREA 1402 S.F.
(GARAGE NOT INCLUDED)

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REV	DATE	BY	ISSUE FOR

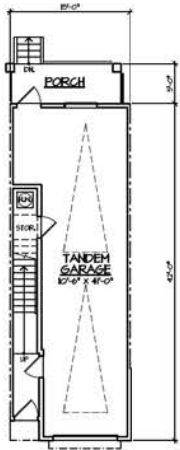
NO.	DATE	BY	SCALE

CUSTOMER: ANTRAC CONSTRUCTION LTD.
PROJECT: E1606 - 60TH AVENUE
SHEET CONTENTS: UNIT PLANS

barnett dembok
ARCHITECTS INC.
UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1T8

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

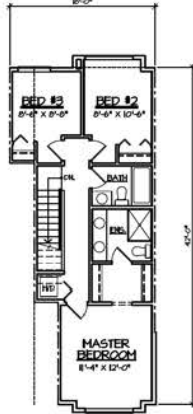
CUSTOMER NO.	SHEET NO.
PROJECT NO.	AC-2J
REV. NO.	15010



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 118 S.F.
GARAGE AREA 505 S.F.

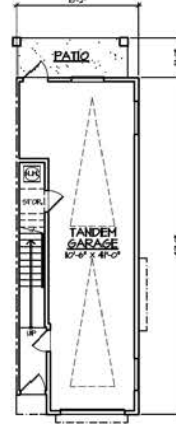


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
641 S.F.

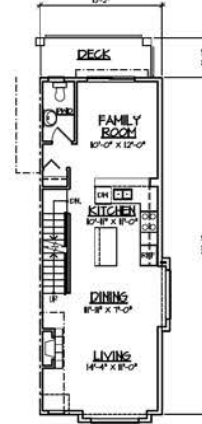


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
651 S.F.

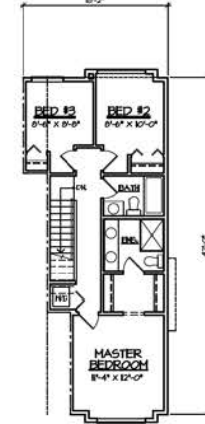
UNIT TYPE 'B1'
TOTAL FLOOR AREA 1410 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 118 S.F.
GARAGE AREA 510 S.F.



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

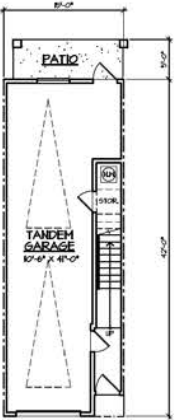


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
652 S.F.

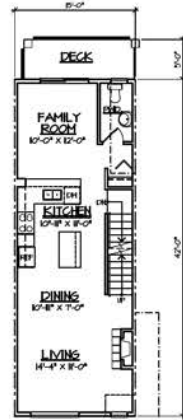
UNIT TYPE 'B2'
TOTAL FLOOR AREA 1425 S.F.
(GARAGE NOT INCLUDED)

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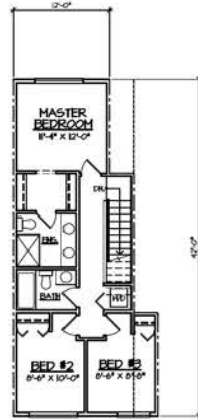
ISSUED FOR	
BY	
DATE	
REVISION	
NO.	
DATE	
BY	
DATE	
BY	
DATE	



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 118 S.F.
GARAGE AREA 503 S.F.

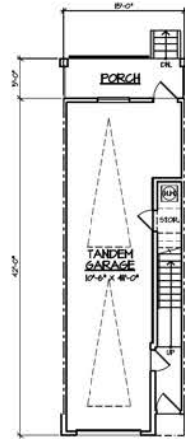


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
630 S.F.

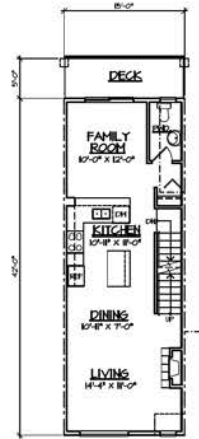


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
633 S.F.

UNIT TYPE 'C'
TOTAL FLOOR AREA 1381 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 118 S.F.
GARAGE AREA 503 S.F.



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



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

UNIT TYPE 'C1'
TOTAL FLOOR AREA 1381 S.F.
(GARAGE NOT INCLUDED)

CO-ORDINATOR

DESIGN	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
DATE	DATE	SCALE
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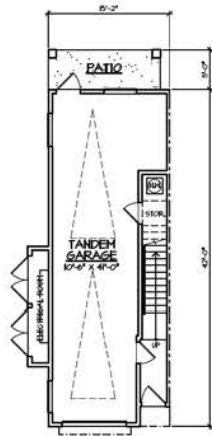
barnett dembok
ARCHITECTURE INC.

UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-22

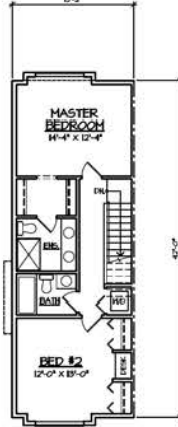
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 110 S.F.
GARAGE AREA 503 S.F.

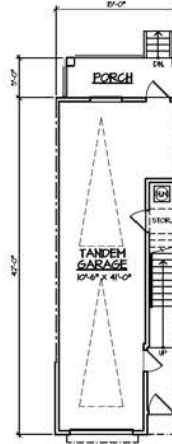


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
655 S.F.

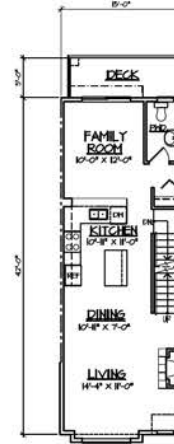


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
655 S.F.

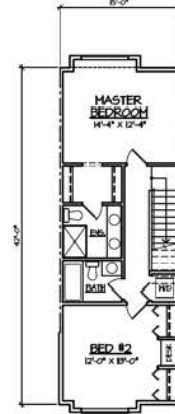
UNIT TYPE 'D'
TOTAL FLOOR AREA 1,428 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 110 S.F.
GARAGE AREA 505 S.F.



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



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

UNIT TYPE 'DI'
TOTAL FLOOR AREA 1,413 S.F.
(GARAGE NOT INCLUDED)

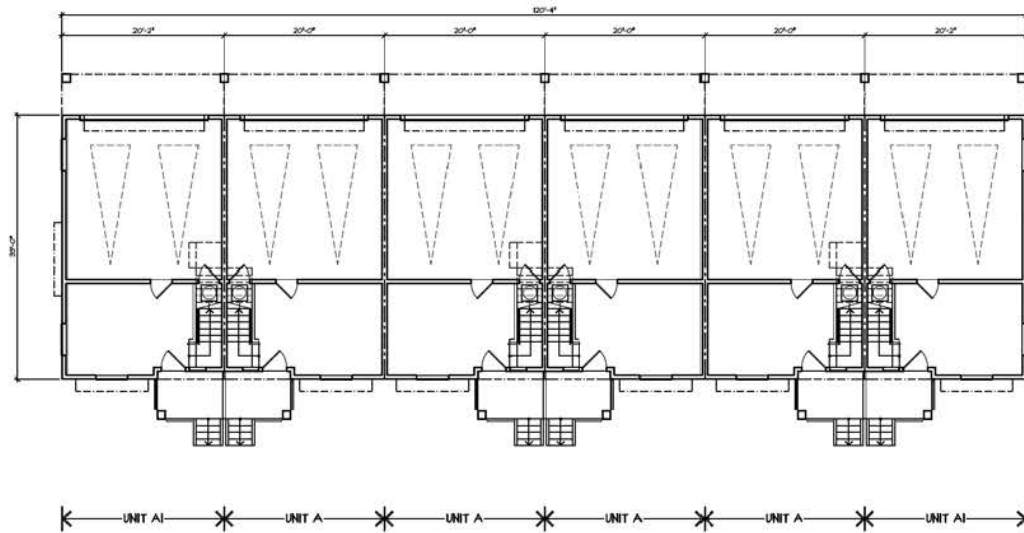
REV#	DATE	BY	ISSUE FOR

G0-REVL.A14			
DESIGN:	DATE:	SCALE:	
L.P.A.	JAN. 8 20	1/8" = 1'-0"	
CLIENT:	PROJECT:	SHEET CONTENTS:	
ANTRAC CONSTRUCTION LTD.	E1666 - 60TH AVENUE	UNIT PLANS	

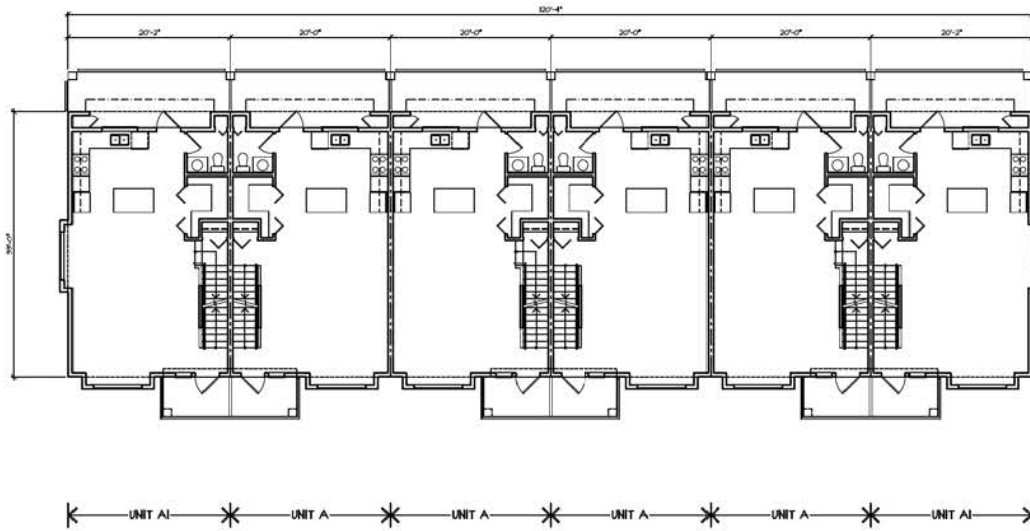
barnett dembek
ARCHITECTS INC.
UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
15010	AC-23
PROJECT NO.	REV. NO.



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



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

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REV#	DATE	BY	ISSUE FOR



CS:HEL:akg

DESIGN: L.A.T.	DRAWN: J.C.B.	DATE: JUN 8 2010	SCALE: 1/8" = 1'-0"
CLIENT : ANTRAC CONSTRUCTION LTD.		PROJECT : 6166 - 60TH AVENUE	
SHEET CONTENTS : BUILDING PLANS			
BUILDING #1			

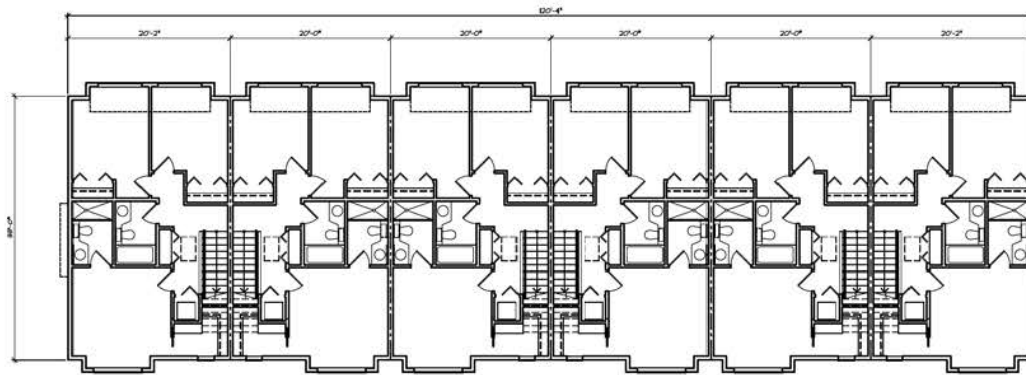
barnett dembek
ARCHITECTURE INC.

UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1T8

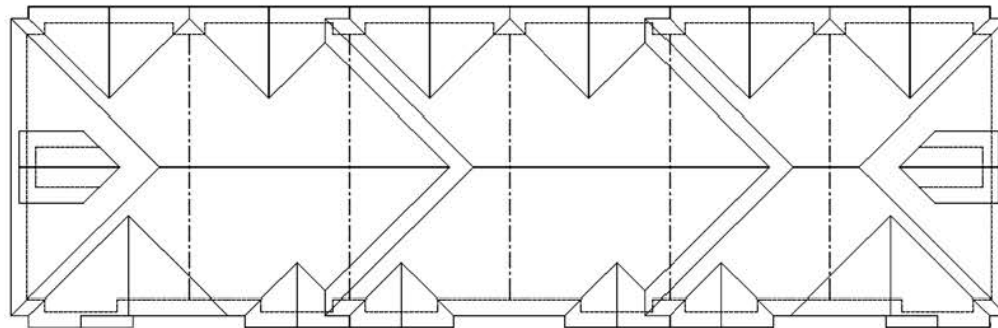
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-31a

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



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

REV#	DATE	BY	ISSUE FOR

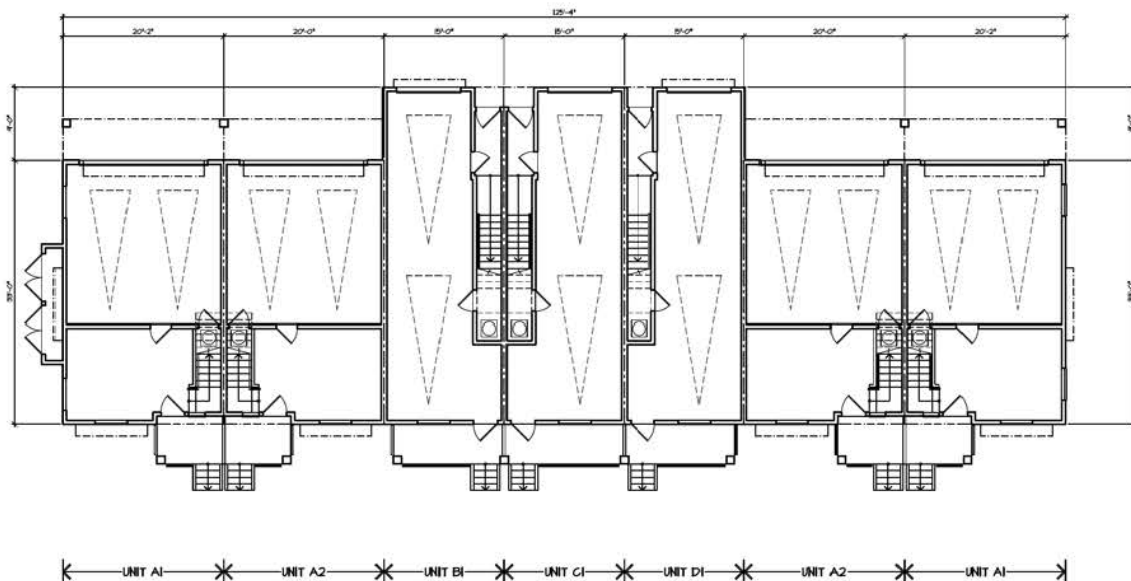
DESIGN :	DATE :	SCALE :
L.A.S.	JUN 8 10	1/8" = 1'-0"
CLIENT :	PROJECT :	SHEET CONTENTS :
AMTRAC CONSTRUCTION LTD.	5166 - 60TH AVENUE	BUILDING PLANS
		BUILDING #1

barnett dembek
ARCHITECTURE INC.

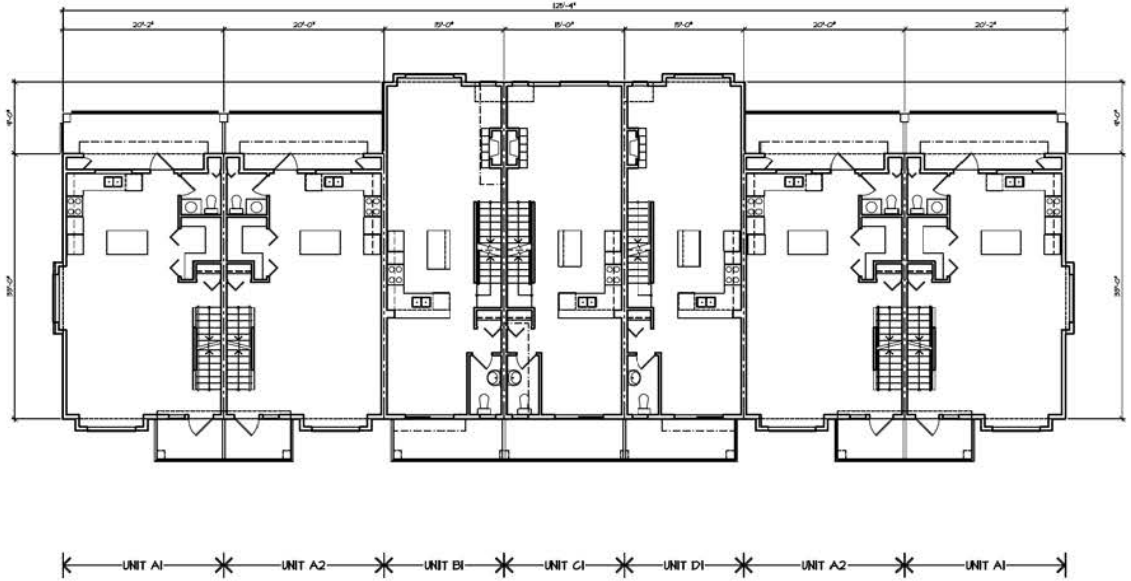
UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
	AC-3.1b
PROJECT NO.	REV. NO.
15010	



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



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

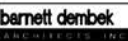
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REV#	DATE	BY	ISSUE	ISSUED FOR



CO-RELEAD

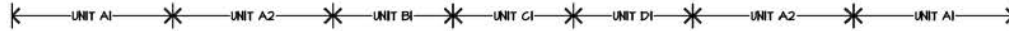
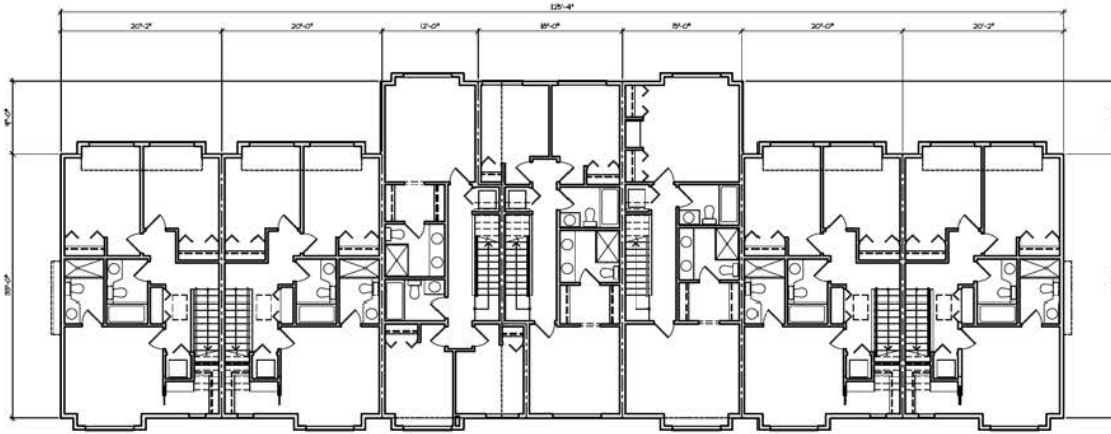
DESIGN : L.A.T.	DRAWN :	DATE : Jan. 8 10	SCALE : 1/8" = 1'-0"
CLIENT : ANTRAC CONSTRUCTION LTD.		PROJECT : E166 - 60TH AVENUE	
		SHEET CONTENTS : BUILDING PLANS	
		BUILDING #2	



UNIT 135,
7636 130 STREET,
SURREY, B.C.
V3W 1H8

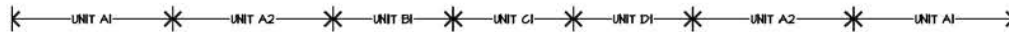
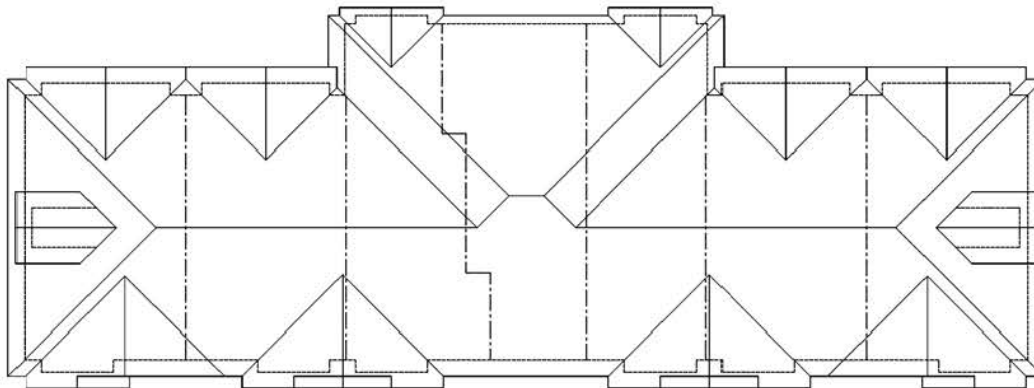
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-3,2a



UPPER FLOOR PLAN

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



ROOF PLAN

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

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REV#	DATE	BY	ISSUE



CO-RELL, INC.
 DESIGN: L.P.A.
 DRAWN: J.M.B.
 DATE: JUN. 10, 1970
 SCALE: 1/8" = 1'-0"

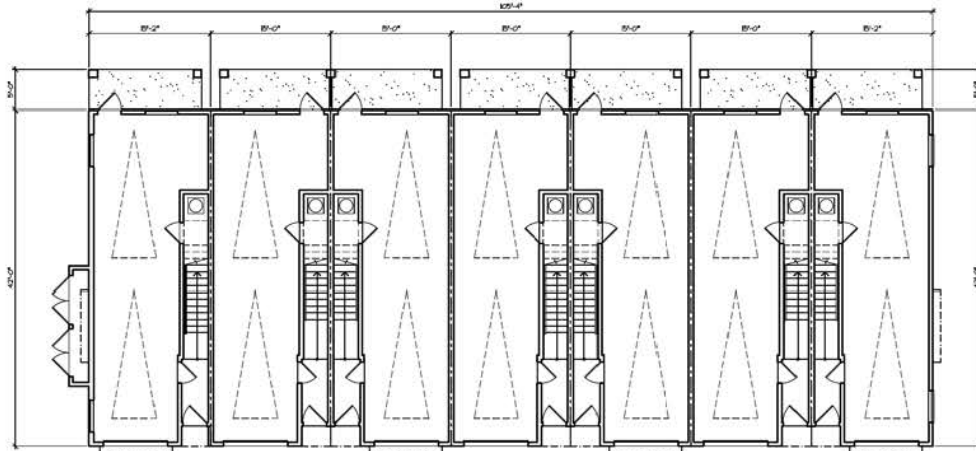
CLIENT: AMTRAC CONSTRUCTION LTD.
 PROJECT: 8166 - 60TH AVENUE
 SHEET CONTENTS: BUILDING PLANS
 BUILDING #2



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

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

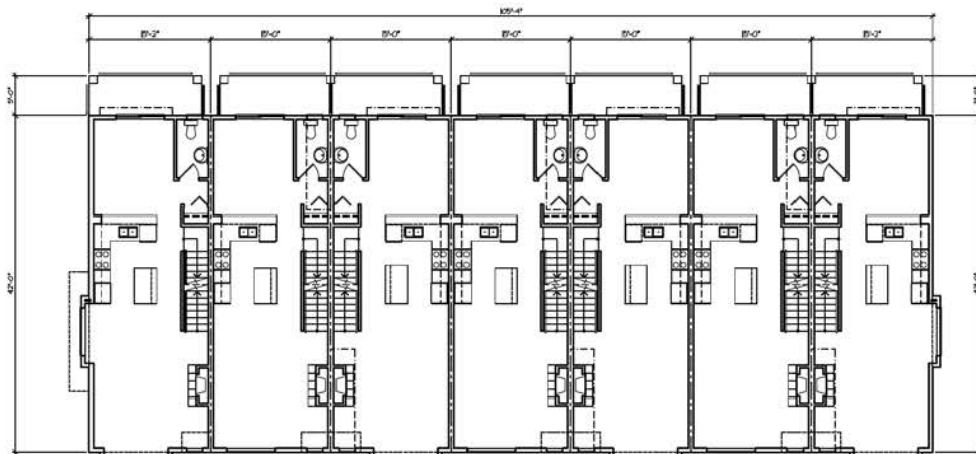
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-3,2b



← UNIT D * UNIT C * UNIT B * UNIT C * UNIT B * UNIT C * UNIT B2 →

GROUND FLOOR PLAN

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



← UNIT D * UNIT C * UNIT B * UNIT C * UNIT B * UNIT C * UNIT B2 →

MAIN FLOOR PLAN

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

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REV	DATE	BY	ISSUE FOR



CO-REPLY

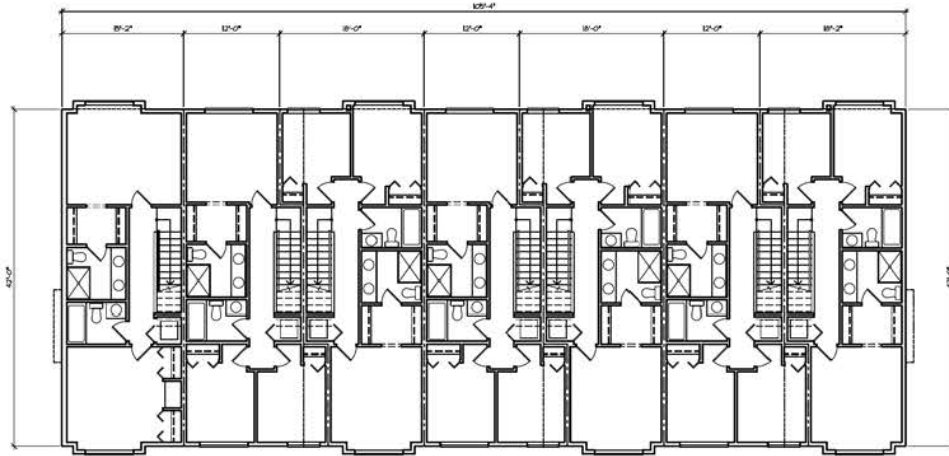
DESIGN : L.A.	CLIENT : AMTRAC CONSTRUCTION LTD.
DATE : Jan. 8 20	PROJECT : E166 - 60TH AVENUE
SCALE : 1/8" = 1'-0"	SHEET CONTENTS : BUILDING PLANS BUILDING #3



UNIT 135,
7436 130 STREET,
SURREY, B.C.
V3W 1T8

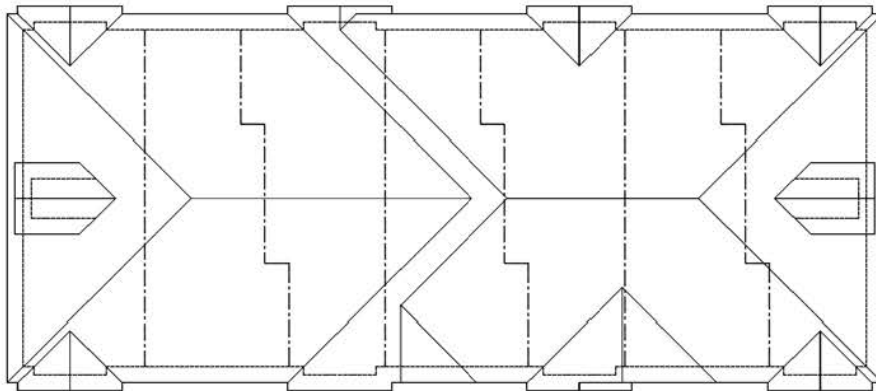
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
15010	AC-3.3a



← UNIT D * UNIT C * UNIT B * UNIT C * UNIT B * UNIT C * UNIT B2 →

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



← UNIT D * UNIT C * UNIT B * UNIT C * UNIT B * UNIT C * UNIT B2 →

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

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REV	DATE	BY	ISSUE FOR



02-HEAL.dwg

DESIGN	DATE
L.A.T.	Jan. 19
DRAWN	Jan. 19
SCALE	1/8" = 1'-0"

CLIENT : AMTRAC CONSTRUCTION LTD.
PROJECT : 5166 - 60TH AVENUE
SHEET CONTENTS : BUILDING PLANS
BUILDING #3



UNIT 135,
7836 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
15010	AC-3.3b

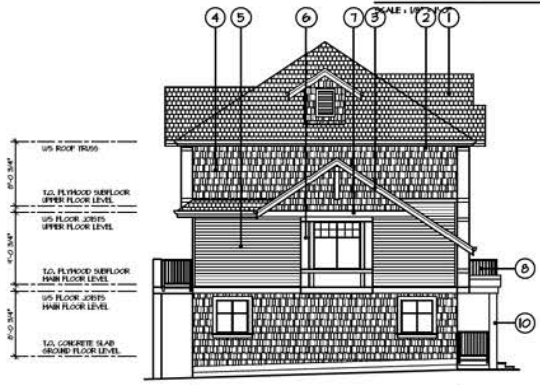
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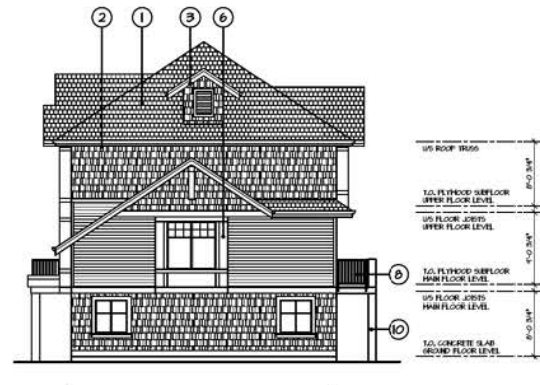
NORTH ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
- ⑥ HARDIE PANEL SIDING
- ⑦ 2x10 OR 2x6 WOOD TRIM
- ⑧ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ 12 x 12 BUILT-UP WOOD COLUMN C/M HARDIE PANEL SIDING
- ⑪ DECORATIVE KNEE BRACE



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



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



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

REV#	DATE	BY	ISSUED FOR

CONTRACT NO. _____
 PROJECT NO. _____
 SHEET NO. _____

CLIENT: ANTRAC CONSTRUCTION LTD.
 PROJECT: 1516 - 60TH AVENUE
 SHEET CONTENTS: ELEVATIONS BUILDING #1

CLIENT: ANTRAC CONSTRUCTION LTD.
 PROJECT: 1516 - 60TH AVENUE
 SHEET CONTENTS: ELEVATIONS BUILDING #1

barnett dembek
 ARCHITECTS
 UNIT 135,
 7836 130 STREET,
 SURREY, B.C.
 V3W 1T8

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

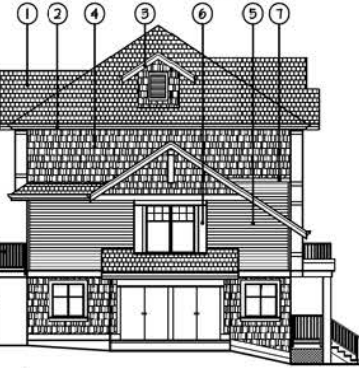
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4J
15010	REV. NO.

BUILDING #1

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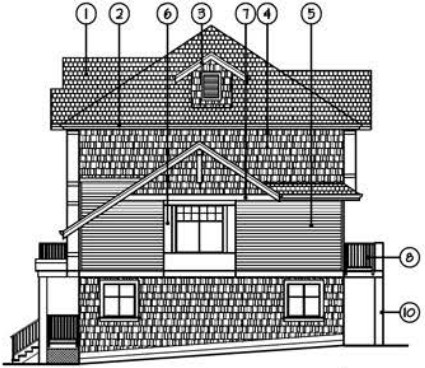
EAST ELEVATION
SCALE = 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDIE SHINGLE SIDING
- ⑤ HORIZONTAL HARDIE PLANK SIDING
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- ⑪ DECORATIVE KNEE BRACE



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



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

NO.	DATE	BY	REVISION

CO-ORDINATOR

DESIGN : AMTRAC CONSTRUCTION LTD.
DRAWN :
DATE : JUN 19 19
SCALE : 1/8" = 1'-0"

CLIENT : AMTRAC CONSTRUCTION LTD.
PROJECT : 15166 - 60TH AVENUE
SHEET CONTENTS : ELEVATIONS BUILDING #2

barnett dembok
ARCHITECTS INC.

UNIT 135,
7836 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO. SHEET NO.
PROJECT NO. AC-42
15010 REV. NO.

BUILDING #2

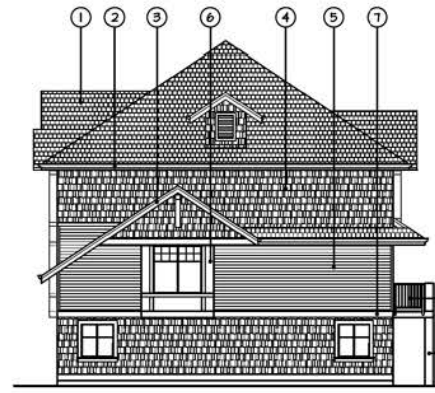
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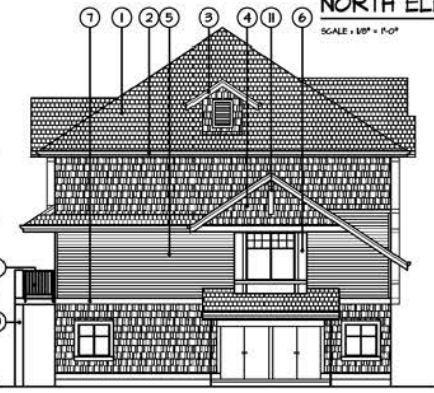
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x10 MOOD FASCIA
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- ⑪ DECORATIVE KNEE BRACE



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



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



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

REV	DATE	BY	REASON FOR

DESIGNER :	AMTRAC CONSTRUCTION LTD.
DRAWN :	
DATE :	
SCALE :	

CLIENT :	AMTRAC CONSTRUCTION LTD.
PROJECT :	1510 - 60TH AVENUE
SHEET CONTENTS :	ELEVATIONS
BUILDING #3	

barnett dembok
UNIT 135,
7836 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-43
15010	REV. NO.

BUILDING #3

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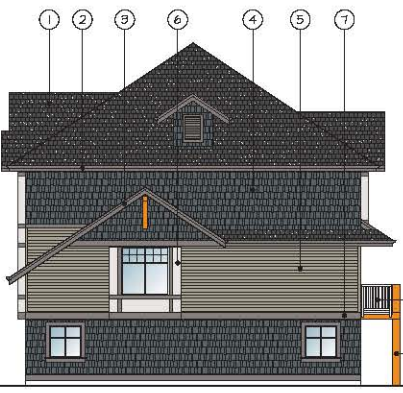


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 MOOD FASCIA
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- ⑪ DECORATIVE KNEE BRACE



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

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



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

DATE	BY	REVISION

CLIENT:	AMTRAC CONSTRUCTION LTD.
PROJECT:	1966 - 60TH AVENUE
DATE:	JUN 21/19
SCALE:	1/8" = 1'-0"
SHEET CONTENTS:	ELEVATIONS
	BUILDING #3

barnett dembek
111
UNIT 135,
7936 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnettde.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1500	AC-4.3

BUILDING #3

COLOR SCHEME

1. ASPHALT SHINGLE ROOF
IKO CAMBRIDGE – DUAL GREY
2. FIBRE CEMENT SHINGLE SIDING,
DULUX PAINT – EASTON BLUE A1966
3. FIBRE CEMENT HORIZONTAL SIDING
DULUX PAINT – PALM SPRINGS TAN A1825
4. FIBRE CEMENT PANEL SIDING
DULUX PAINT – TOUCH OF GREY A2003
5. GARAGE DOORS – DULUX PAINT
WEST COAST GREY A1943
6. KNEE BRACES & COLUMNS
TO MATCH – RED STAINED CEDAR
7. GUARDRAILS & HANDRAILS TO MATCH
– KAYKAN – BLACK

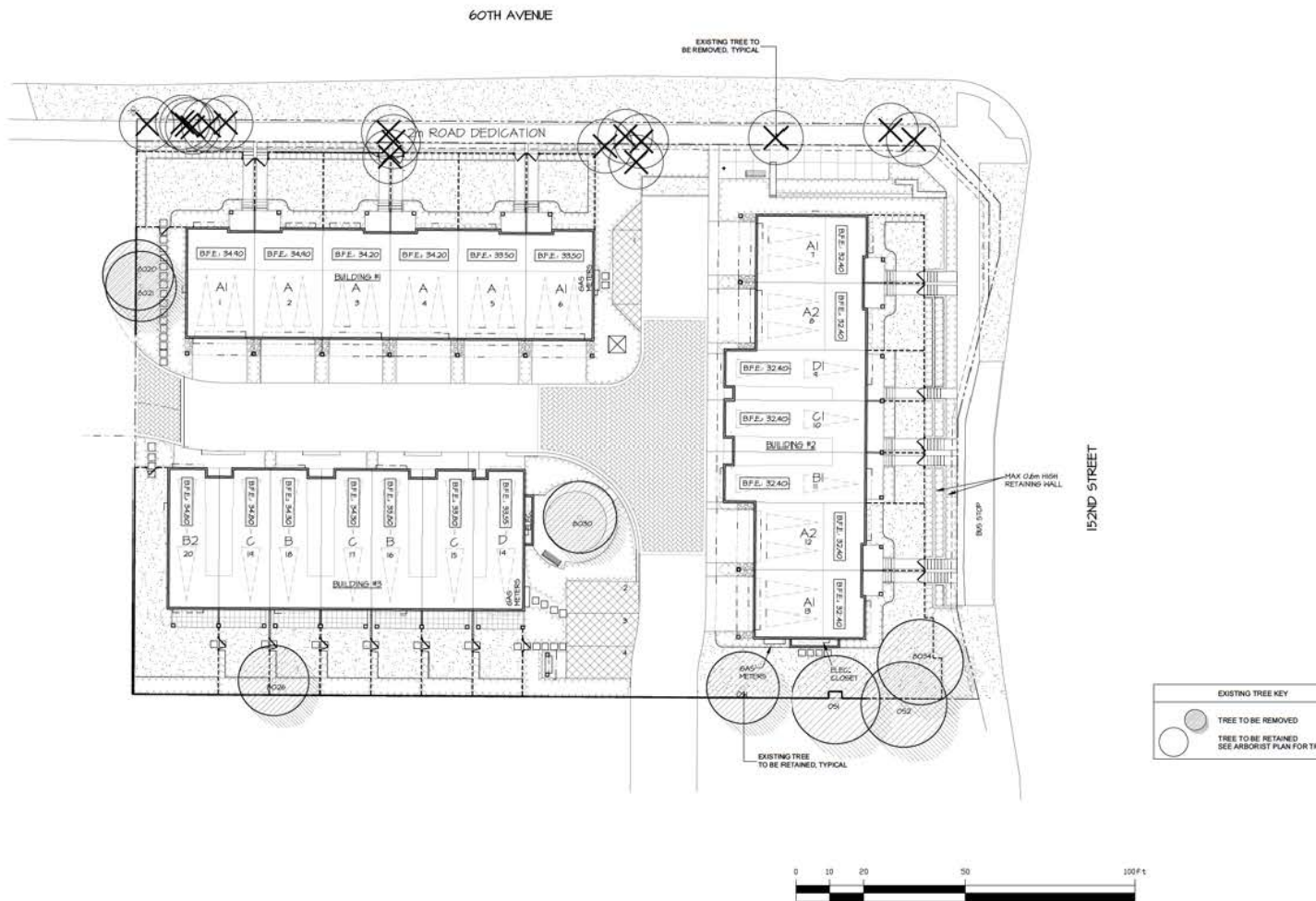


TOWNHOUSE DEVELOPMENT

15166 – 60TH AVENUE, SURREY, B.C.

15010

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 17	UPDATE PER NEW SITE PLAN	CG
2	15 NOV 18	NEW SITE PLAN	MM
3	15 NOV 18	UPDATE SITE PLANNING/DRS	MM
4	15 JUN 17	NEW SITE PLAN / COMMENTS	CG

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 17	UPDATE PER NEW SITE PLAN	CG

CLIENT:

PROJECT:

RESIDENTIAL PROJECT
15166 - 60TH AVENUE
SURREY

DRAWING TITLE:
**TREE
MANAGEMENT PLAN**

DATE: 15 JUN 15 DRAWING NUMBER:
SCALE: 1/16"=1'-0" **L1**
DRAWN: CG
DESIGN: CG
CHKD: MCT **QF 4**

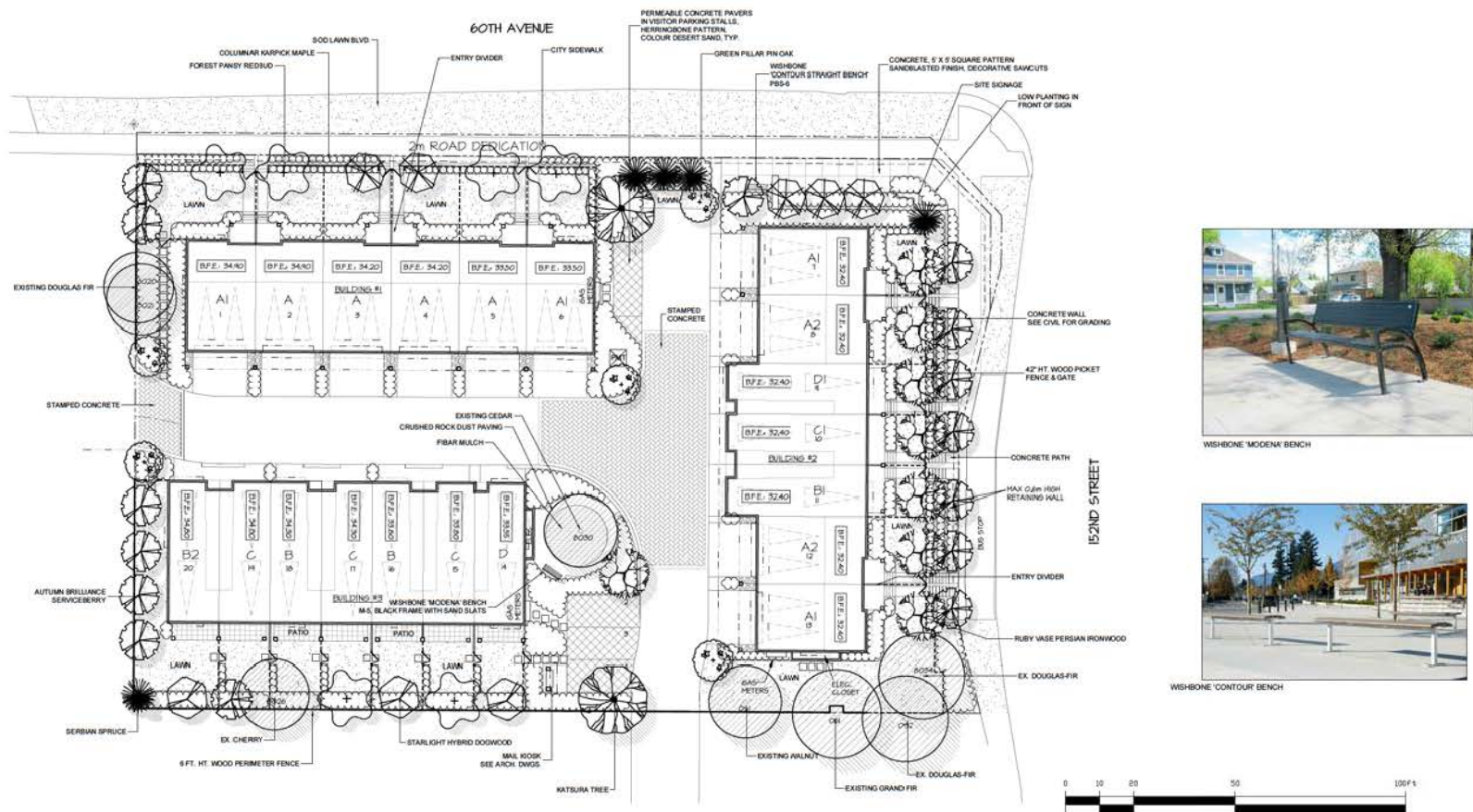


SCALE:

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-044
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	BURNING BUSH	5CM GAL, 1.5M STD
	2	CERCIDIPHYLLUM JAPONICUM	KATSURIA TREE	6CM GAL, 1.8M STD, B&B
	8	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM GAL, 1.8M STD, B&B
	3	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM GAL, 1.5M STD
	8	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM GAL, 1.5M STD
	5	PICEA OMORICA	SERBIAN SPRUCE	3M HT, B&B
	4	QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM GAL, 1.8M STD, B&B
	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM GAL, 1.5M STD, B&B
SHRUB	22	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT, 50CM
	12	HEBE PATTY'S PURPLE	PATTY'S PURPLE HEBE	#1 POT, 30CM
	23	HYDRANGEA MACROPHYLLA 'AYESHAI'	BIGLEAF HYDRANGEA, LIAG-LIKE FLOWERS	#2 POT, 50CM
	24	HYDRANGEA PANICULATA 'FIRE & ICE'	FIRE & ICE HYDRANGEA	#3 POT, 50CM
	80	ILEX CRENATA 'GREEN THUMB'	HOLLY, COMPACT	#3 POT, 50CM
	6	PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	#2 POT, 30CM
	19	RHOODODENDRON 'AMAH KRUSCHKE'	RHOODODENDRON, BLUE	#3 POT, 50CM
	24	ROSA ALBA MEDLAND	ALBA MEDLAND ROSE, WHITE	#2 POT, 40CM
	4	ROSA MEDLAND 'RED'	MEDLAND ROSE, RED, 0.5M MATURE HT	#2 POT, 40CM
	6	SHIMADA JAPONICA (10% MALE)	JAPANESE SHIMADA	#3 POT, 50CM
	40	SPIRAEA X BUMALDA 'LUMINOUS'	LUMINOUS SPIRAEA	#2 POT, 40CM
	19	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	#7 POT, 1.0M
	27	VIBURNUM DAVIDI	SUMMER SNOWFLAKE	#3 POT, 50CM
	1	VIBURNUM F.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT, 50CM
	57	WEIGELA FLORIDA 'SILVERA'	MIDNIGHT WINE WEIGELA	#2 POT, 40CM

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-044
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS	28	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	324	CAREX FLACCA	CARNATION GRASS	#1 POT
	16	HAKONEGUCHIA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	20	HELICTOTROPION SERPENTINENS	BLUE OAT GRASS	#1 POT
	130	IMPERATA CYLINDRICA 'RED BARN'	BLOOD GRASS	#1 POT
	52	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
	10	PANICUM VIRGATUM 'NOTYCHALBUSCH'	RED SWITCH GRASS	#1 POT
	23	PENISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	49	HEMEROCALLIS 'STELLA D'ORO'	STARRY DAYLILY	#1 POT, 1.2 FAN
	15	HOSTA UNDLATA	WAVY LEAF HOSTA	#1 POT, 1 EYE
	21	RUBRICKOLA FULGIDA VAR SULLIVANTHII	GOLDSTURM/RUBRICKOLA, YELLOW	15CM POT
GL	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM
	124	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT, 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 JUN 17	UPDATE PER NEW SET PLAN	CG
2	15 NOV 16	NEW SET PLAN	MM
3	15 NOV 16	UPDATE PER PLAN CHANGES	CG

NO DATE REVISION DESCRIPTION DR.

PROJECT:
RESIDENTIAL PROJECT
15166 - 60TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 15 JUN 15 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: CG
DESIGN: CG
CHKD: MCY **QF 4**



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	25-JUN-27	NEW SITE PLAN / COMMENTS	CG
2	25-JUN-27	UPDATED SITE PLANNING / COMMENTS	MM
3	25-JUN-27	NEW SITE PLAN	MM
4	25-JUN-27	UPDATE PER NEW SITE PLAN	CG

CLIENT:

PROJECT:

RESIDENTIAL PROJECT
15166 - 60TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

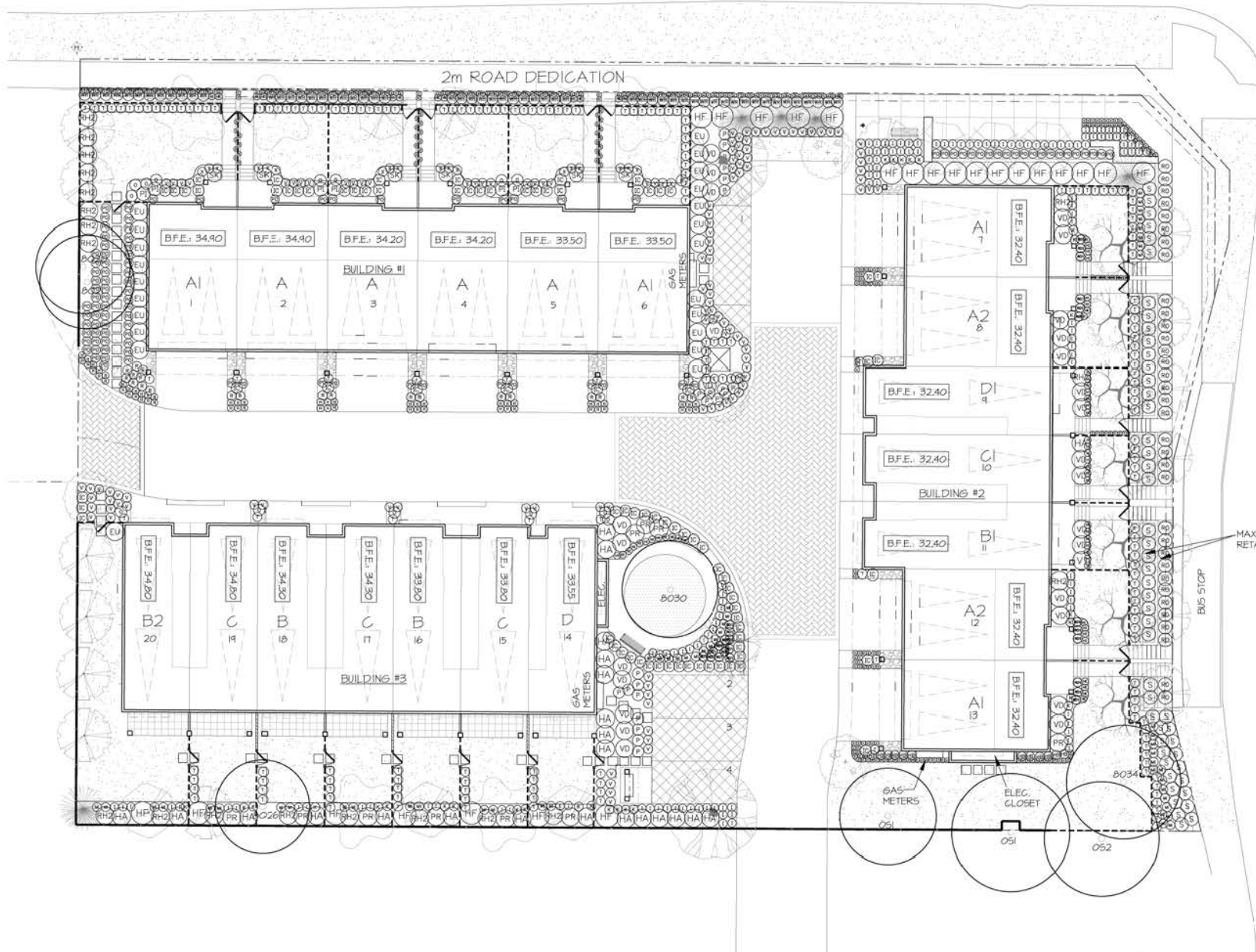
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SCALE: 1"=10'-0"
DRAWN: CG
DESIGN: CG
CHKD: CG

L3

OF 4

150645-2P PMG PROJECT NUMBER

15-064



152ND STREET

BUS STOP

MAX 0.6m HIGH RETAINING WALL



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

NO.	DATE	REVISION DESCRIPTION	DR.
4	25 JUN 27	NEW SITE PLAN / COMMENTS	SD
3	25 NOV 27	UPDATE SITE PLAN GRADING	MM
2	25 NOV 23	NEW SITE PLAN	MM
1	25 JUN 27	UPDATE PER NEW SITE PLAN	GD

NO. DATE REVISION DESCRIPTION DR.

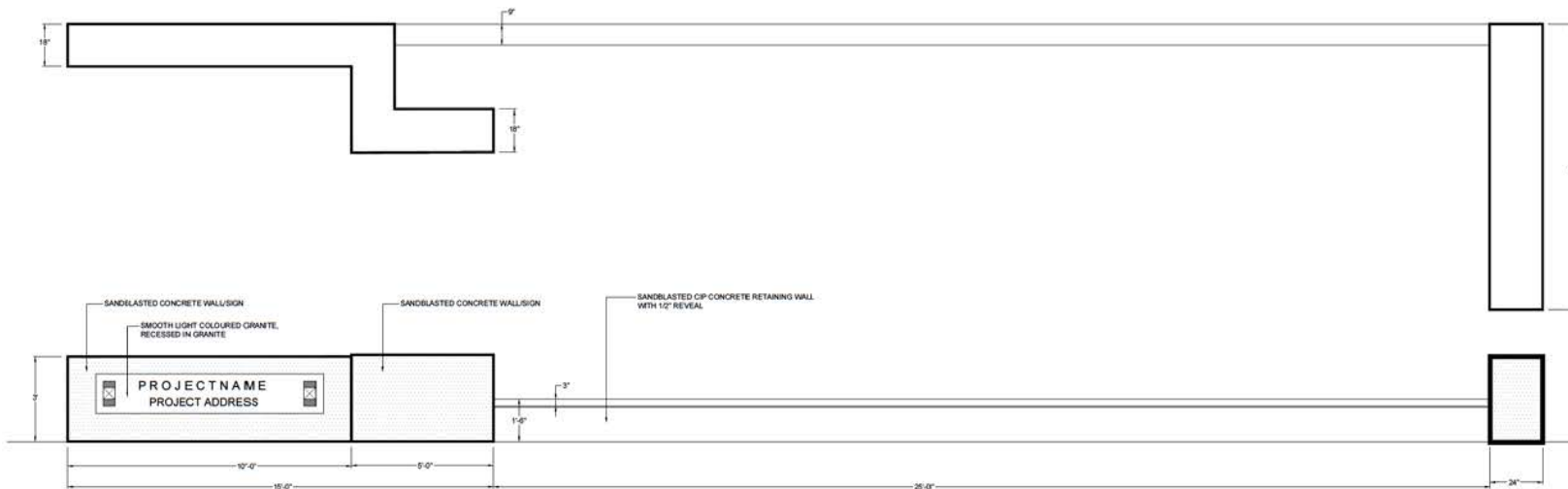
CLIENT:

PROJECT:

RESIDENTIAL PROJECT
15166 - 60TH AVENUE
SURREY

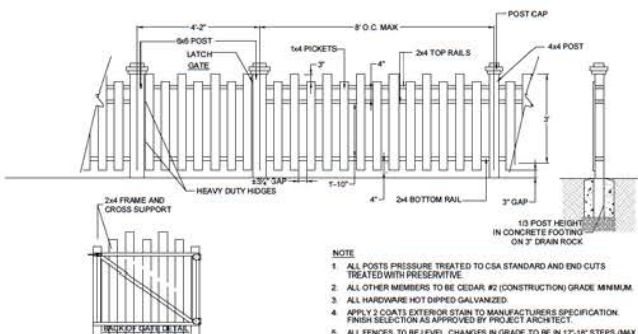
DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 15 JUN 25 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM **L4**
DESIGN: MM
CHKD: GG **QF 4**



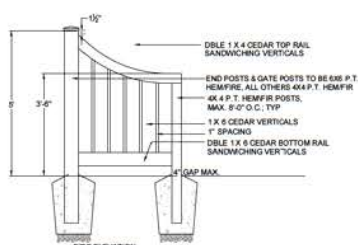
STREET ELEVATION

1 PROJECT SIGN
1/2"=1'-0"

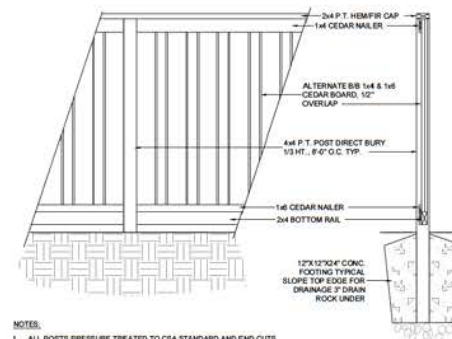


- NOTE
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL HARDWARE HOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT 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 3/4".

2 42" HT. PICKET FENCE
1/2"=1'-0"



3 ENTRANCE DIVIDER
1/2"=1'-0"



- NOTES
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
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4 6 FT. HEIGHT WOOD FENCE
3/4"=1'-0"

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

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

DATE: **January 25, 2016** PROJECT FILE: **7815-0210-00**

RE: **Engineering Requirements
Location: 15166 60 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONING

Property and Right-of-Way Requirements

- dedicate 0.98 m along 152 Street towards ultimate 30.0 m road allowance;
- dedicate 1.942 m along 60 Avenue towards ultimate 24.0 m road allowance;
- dedicate 5 m x 5 m corner cut at intersection of 152 Street and 60 Avenue;
- register 0.5 m statutory right-of-way along 152 Street and 60 Avenue frontages for inspection chambers and sidewalk maintenance.

Works and Services

- construct south side of 60 Avenue to modified Collector Road standard;
- construct water, sanitary and storm service connections to the lot.

A Servicing Agreement is required prior to rezoning.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer

MS



Monday, January 04, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0210 00

SUMMARY

The proposed 20 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2015 Enrolment/School Capacity

Sullivan Elementary	
Enrolment (K/1-7):	30 K + 258
Capacity (K/1-7):	20 K + 175
Sullivan Heights Secondary	
Enrolment (8-12):	1536
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

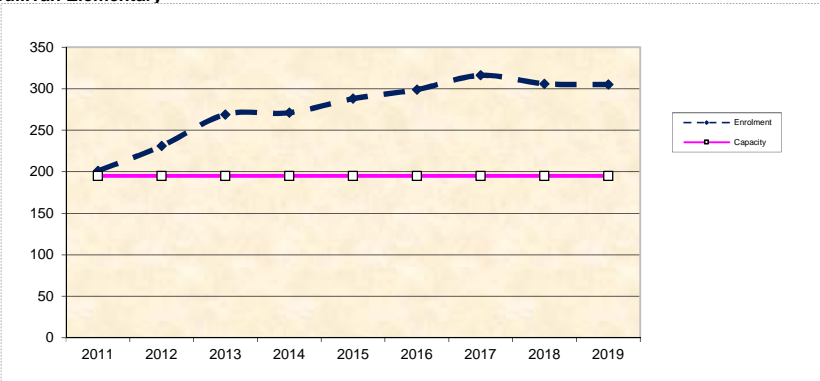
School Enrolment Projections and Planning Update:

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

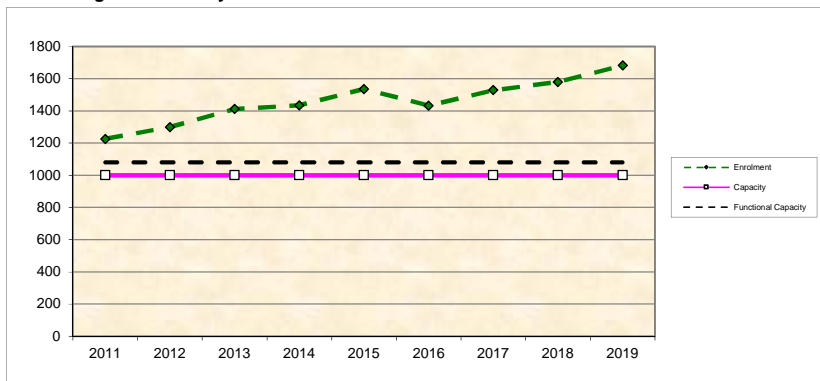
Both Sullivan Elementary and Sullivan Heights Secondary are overcapacity. A number of catchment changes are being implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes new space requests for both the elementary and secondary school.

In recent years, amendments to the South Newton NCP have resulted in a larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. The Surrey School District expresses its concern about development consistently occurring at densities higher than outlined in the NCP given the flow on implications to educational facility planning. Given the existing and projected enrolment pressures in South Newton, the school district does not support development occurring at a higher density than outlined in approved NCPs.

Sullivan Elementary



Sullivan 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0210-00

Address: 15166 - 60 Avenue, Surrey, BC

Registered Arborist: Monica Ardiel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	31
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X <u>one (1)</u> = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 24 X <u>two (2)</u> = 48 	
Replacement Trees Proposed	48
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X <u>one (1)</u> = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X <u>two (2)</u> = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

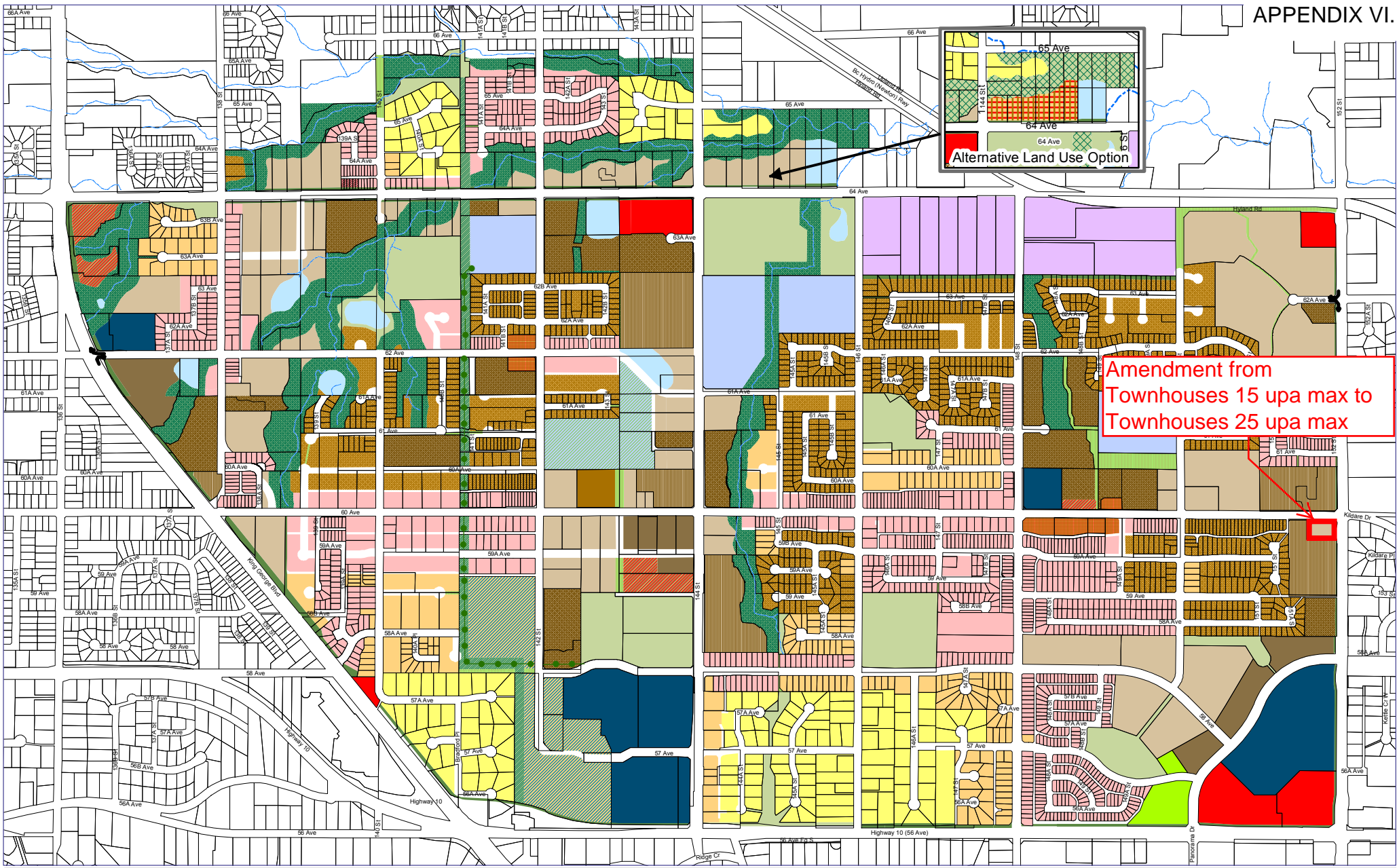
Signature of Arborist:

Date: June 25, 2015



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



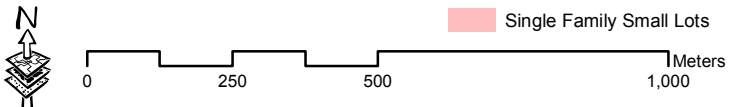


Amendment from
Townhouses 15 upa max to
Townhouses 25 upa max

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Row Housing | Commercial | Proposed School and Park | Buffers |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Institutional | Parks | Detention Ponds |
| Townhouses 25 upa max | Single Family Residential | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Industrial | Recreational | WALKWAY |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Schools | Creeks and Riparian Set-back | |
| Single Family Small Lots | Mixed Com/Res Townhouse | Proposed School | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0210-00

Issued To: Allan M Halme
("the Owner")

Address of Owner: 15166 - 60 Avenue
Surrey, BC V3S 5X6

Issued To: Joan G Halme
("the Owner")

Address of Owner: 15166 - 60 Avenue
Surrey, BC V3S 5X6

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: 005-678-790
LT 2 SE SEC 10 T2 PL 58689

15166 - 60 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) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (b) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (c) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).
 - (d) to allow for parking within the south setback of the RM-30 Zone, for visitor stalls #3 and #4.

- 5. This development variance permit applies to only the portion of the Land OR 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

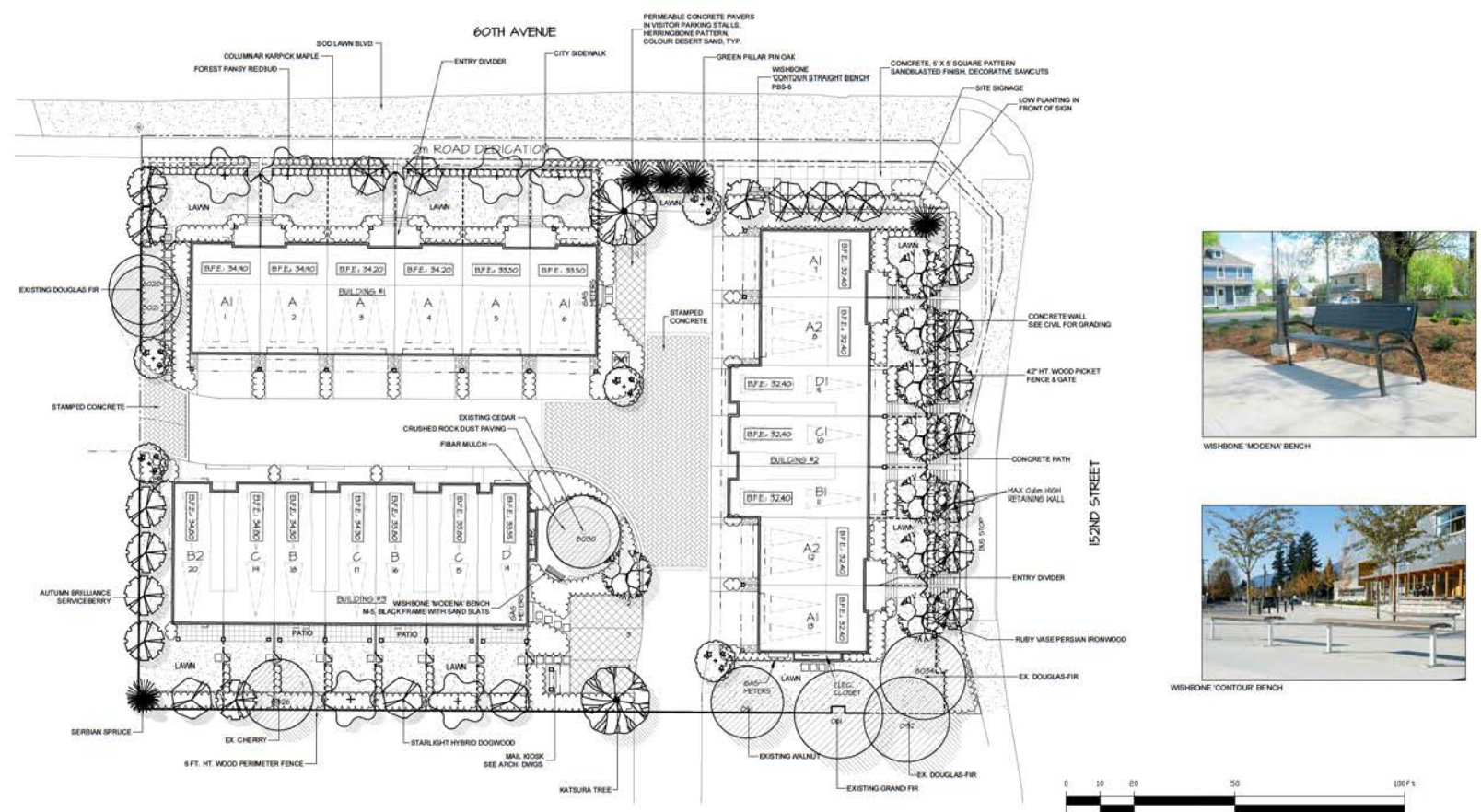
City Clerk – Jane Sullivan

SCALE:

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-044
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	BURNING BUSH	5CM GAL; 1.5M STD
	2	CERCIDIPHYLLUM JAPONICUM	KATSURIA TREE	6CM GAL; 1.8M STD B&B
	8	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM GAL; 1.8M STD B&B
	3	CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM GAL; 1.5M STD
	8	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	5CM GAL; 1.5M STD
	5	PICEA OMORICA	SERBIAN SPRUCE	3M HT; B&B
	4	QUERCUS PALustris 'GREEN PILLAR'	GREEN PILLAR PIN OAK	6CM GAL; 1.8M STD; B&B
	5	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM GAL; 1.5M STD; B&B
SHRUB	22	EUCONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
	12	HEBE PATTY'S PURPLE	PATTY'S PURPLE HEBE	#1 POT; 30CM
	23	HYDRANGEA MACROPHYLLA 'AYESHA'	BIGLEAF HYDRANGEA; LIAG-LIKE FLOWERS	#2 POT; 50CM
	24	HYDRANGEA PANICULATA 'FIRE & ICE'	FIRE & ICE HYDRANGEA	#3 POT; 50CM
	80	ILEX CRENATA 'GREEN THUMB'	HOLLY; COMPACT	#3 POT; 50CM
	6	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#2 POT; 30CM
	19	RHOODODENDRON 'AMAH KRUSCHKE'	RHOODODENDRON; BLUE	#3 POT; 50CM
	24	ROSA ALBA MEDLAND	ALBA MEDLAND ROSE; WHITE	#2 POT; 40CM
	4	ROSA MEDLAND 'RED'	MEDLAND ROSE; RED; 0.5M MATURE HT	#2 POT; 40CM
	6	SHIMADA JAPONICA (10% MALE)	JAPANESE SHIMADA	#3 POT; 50CM
	40	SPIRAEA X BUMALDA 'LUMINOUS'	LUMINOUS SPIRAEA	#2 POT; 40CM
	19	TAXUS X MEDIA 'M. EDDIE'	EDDIE'S YEW	#7 POT; 1.0M
	27	VIBURNUM DAVIDI	VIBURNUM	#3 POT; 50CM
	1	VIBURNUM F.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 50CM
	57	WEIGELA FLORIDA 'SILVERA'	MIDNIGHT WINE WEIGELA	#2 POT; 40CM

PLANT SCHEDULE				PMG PROJECT NUMBER: 15-044
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS	28	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	324	CAREX FLACCA	CARNATION GRASS	#1 POT
	16	HAKONEGUCHIA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	20	HELICTOTROPION SERPENTINENS	BLUE OAT GRASS	#1 POT
	130	IMPERATA CYLINDRICA 'RED BARN'	BLOOD GRASS	#1 POT
	52	MISCANTHUS SINENSIS 'YAKU JIMA'	YAKU JIMA JAP. SILVER GRASS	#1 POT
	10	PANICUM VIRGATUM 'NOTYCHALBUSCH'	RED SWITCH GRASS	#1 POT
	23	PENISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	49	HEMEROCALLIS 'STELLA D'ORO'	STARWART DAYLILY	#1 POT; 1.2 FAN
	15	HOSTA UNDLATA	WAVY LEAF HOSTA	#1 POT; 1 EYE
	21	RUBRICKOLA FULGIDA VAR SULLIVANTHII	GOLDSTURM RUBRICKOLA; YELLOW	15CM POT
GL	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM
	124	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA 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 JUN 17	UPDATE PER NEW SET PLAN	CG
2	15 NOV 17	UPDATE PER NEW SET PLAN	MM
3	15 NOV 17	UPDATE PER NEW SET PLAN	MM
4	15 JUN 17	UPDATE PER NEW SET PLAN	CG

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 JUN 17	UPDATE PER NEW SET PLAN	CG
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3	15 NOV 17	UPDATE PER NEW SET PLAN	MM
4	15 JUN 17	UPDATE PER NEW SET PLAN	CG

CLIENT:

PROJECT:
RESIDENTIAL PROJECT
15166 - 60TH AVENUE
SURREY

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 15 JUN 15 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: CG
DESIGN: CG
CHKD: MCY **L2**
OF 4

