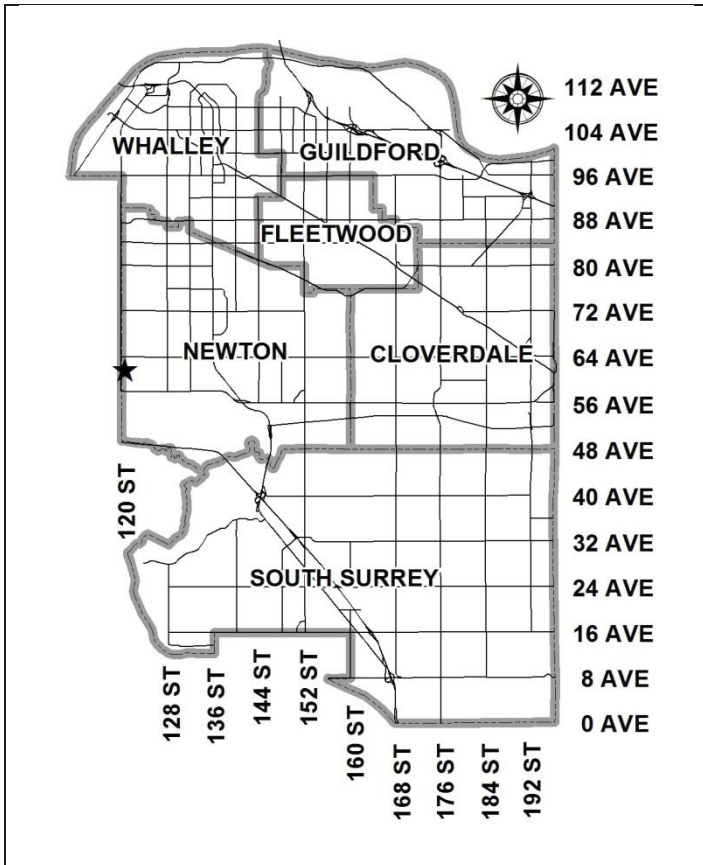


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0069-00

Planning Report Date: October 3, 2016

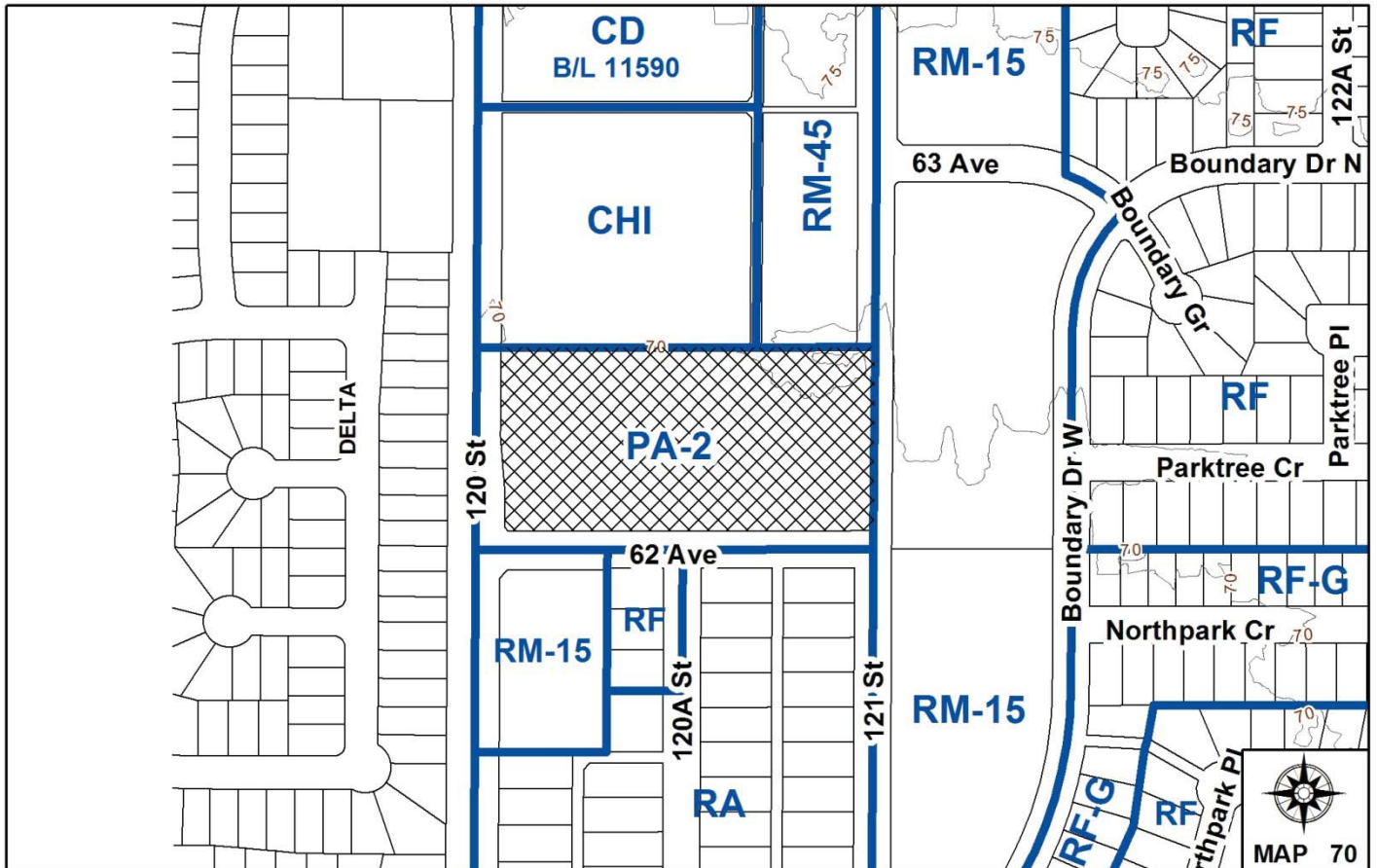


**PROPOSAL:**

- OCP Amendment of a portion of the site from Urban to Multiple Residential
- Rezoning of a portion of the site from PA-2 to RM 30
- Development Permit
- Development Variance Permit

to permit the development of 38 townhouse units.

**LOCATION:** 6230 - 120 Street  
**OWNER:** Sunshine Ridge Baptist Church  
**ZONING:** PA-2  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment of a portion of the site
  - Rezoning of a portion of the site;
- 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

- The applicant is seeking an amendment to the Official Community Plan (OCP) to redesignate a portion of the subject site from 'Urban' to 'Multiple Residential' to allow rezoning to the "Multiple Residential 30 Zone" (RM-30).
- The applicant is proposing reductions to the front, rear and side yard setbacks of the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- The OCP amendment to Multiple Residential is required to allow for an increase in the townhouse density from 37 uph (15 upa) to 66 uph (27 upa). The proposed density is consistent with current townhouse densities which have increased in recent years largely due to changing market conditions associated with increasing land costs and housing affordability.
- The proposed Multiple Residential designation is appropriate given the RM-45 apartments immediately north of the subject site, which is currently designated Multiple Residential in the OCP.
- The proposed density and building form are appropriate for this part of Surrey in the Boundary Park neighbourhood. Furthermore, the proposal achieves sensitive infill densification by responding to the context of the surrounding neighbourhood.
- The proposed development enhances the diversity of housing forms in the Boundary Park neighbourhood.
- The applicant will be providing a community benefit in the form of a cash contribution of \$1,200 per townhouse unit, to satisfy the OCP Amendment Policy.
- Proposed setback variances represent a sensitive interface to the existing townhouses on the east side of 121 Street while also achieving an urban, pedestrian streetscape that is characteristic of infill developments.

- The reduction in the amount of required indoor amenity space is supportable as the proposed 52 square metre (560 sq.ft.) indoor amenity building is functional for the proposed development and the shortfall will be addressed through a cash-in-lieu payment.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating a portion of the subject site (as shown in Appendix VII) from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII from "Assembly Hall (2) Zone (PA-2)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 114 square metres (1,227 square feet) to 52 square metres (560 square feet).
5. Council authorize staff to draft Development Permit No. 7916-0069-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7916-0069-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
    - 4.5 metres (15 ft.) to the building face and 4.2 metres (13.8 ft.) to the bay window overhang of Building 1
    - 3.9 metres (13 ft.) to the balcony post of Building 8
  - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
    - 6.0 metres (20 ft.) to the building face and 5.1 metres (17 ft.) to the bay window overhang for Building 5
    - 0.8 metres (2.7 ft.) to the face of Building 4
    - 2.7 metres (8.9 ft.) to the building face and 2.4 metres (7.9 ft.) to the bay window overhang of Building 3
  - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
    - 4.5 metres to the building face and 4.0 metres (15 ft.) to the bay window overhang and entry porches for Building 8
    - 2.0 metres (6.6 ft) to the building face and 1.6 metres (5.1 ft.) to the bay window overhang of Building 6
    - 2.0 metres (6.6 ft) to the face of the indoor amenity building

- (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 6.6 metres (22 ft.) to the bay window overhang; and
  - (e) to reduce the minimum landscape strip of the PA-2 Zone from 3.0 metres (10 ft.) to 2.6 metres (8.5 ft.).
7. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) 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;
  - (h) 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;
  - (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space.

### REFERRALS

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

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

8 Elementary students at Boundary Park Elementary School  
4 Secondary students at Tamanawis 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 early 2018.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: The Sunshine Ridge Baptist Church is located on the western portion of the subject site. The eastern portion of the subject site is the rear yard of the church and is an open field.

### Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Car dealership / apartment building.	Commercial / Multiple Residential	CHI / RM-45
East (Across 121 Street):	Low-density townhouse development.	Urban	RM-15
South (Across 62 Avenue):	Low-density townhouse development / Single family lots.	Urban	RM-15 / RF / RA
West (Across 120 Street):	Single family lots in the Corporation of Delta.	Corporation of Delta	Corporation of Delta

### JUSTIFICATION FOR PLAN AMENDMENT

- Unit densities for townhouse projects in this part of Surrey have generally increased over and above 15 units per acre in recent years as the development trend and market demand has moved away from a lower density multi-family product towards a more dense form of townhouse development.

- The proposed unit density, at 27 upa (67 uph) is reflective of many recent townhouse developments in the city and is appropriate given the RM-45 apartments immediately north of the subject site, which is also designated Multiple Residential in the OCP.
- The proposed density and building form are appropriate for this part of Surrey in the Boundary Park neighbourhood. Furthermore, the proposal achieves sensitive infill densification by responding to the context of the surrounding neighbourhood.

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject 2 hectare (5 acre) site is zoned "Assembly Hall (2) Zone (PA-2)" and designated "Urban" in the Official Community Plan (OCP).
- The western portion of the site encompasses the Sunshine Ridge Baptist Church, including a playground area and parking lot. The eastern portion of the site is the church's rear yard, which is an open field that has historically been used for outdoor church events.

### Proposal

- Woodbridge Properties Ltd., the applicant, has applied on behalf of the Sunshine Ridge Baptist Church, the owner, to redevelop the eastern portion of the subject site.
- The eastern portion of the subject site is approximately 7,520 square metres (1.86 acres) and fronts both 62 Avenue and 121 Street.
- The applicant proposes:
  1. an amendment to the OCP to redesignate the eastern portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII from 'Urban' to 'Multiple Residential';
  2. to rezone the eastern portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII from 'Assembly Hall (2) Zone (PA-2)' to "Multiple Residential (30) Zone (RM-30)";
  3. a Development Permit (DP) to allow the development of a 38-unit townhouse development; and
  4. to subdivide the eastern portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII.
- The proposed eastern property line for the church site (shown as Block A on the Survey Plan attached as Appendix VIII) has been designed to retain 1,375 square metres (14,810 square feet) of outdoor space for the Sunshine Ridge Baptist Church, which encompasses the existing community garden plots and two trees which will be retained. No changes to the existing use, building, parking lot or playground on the western portion of the site are proposed.

- The proposed OCP amendment allows for an increase in the townhouse density beyond the 37 units per hectare (uph) (15 upa) that is permitted under the “Urban” land use designation. The proposal has a unit density of 27 uph (67 upa) and proposes a total floor area of 5,038 square metres (119,682 sq.ft.), which represents a net floor area ratio (FAR) of 0.88.
- The applicant is also seeking to reduce the amount of required indoor amenity space from 114 square metres (1,227 square feet) to 52 square metres (560 square feet). The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

### DESIGN PROPOSAL AND REVIEW

- The proposed 38-unit townhouse project is comprised of 2- and 3-bedroom units that are contained within 8 buildings. The units have an average floor area of 133 square metres (1,427 sq.ft.).
- The units along 121 Street are separated into 3 buildings with every second unit stepping back 0.3 metres (1 ft.) in order to break up the perceived massing along the eastern edge of the site to provide a sensitive interface to the low-density townhouse development on the east side of 121 Street. These units are street-oriented to engage the public realm with individual unit entries oriented to the street.
- Bay windows are proposed on the bottom 2 floors of the buildings and shed roofs are proposed across the building face at the second storey, reducing the horizontality of the design and creating a building mass that appears as 2 stories with the top (3rd floor) incorporated into the roof as a dormer.
- Roof gables with a 6:12 roof pitch have been proposed to reduce the perceived massing and height of the proposed buildings.
- The end units in Buildings 1 and 8 are oriented to 62 Avenue and are separated from the public sidewalk by soft and hard landscaping elements, including a mix of trees, shrubs, ground cover, cedar trellises and a seating bench.
- Of the 38 units, 19 have double (side by side) garages and 19 have a tandem parking arrangement.
- The overall design of the project follows a contemporary west coast theme with some craftsman detailing.
- Exterior building cladding consist of Hardi board siding along public roads (stone), vinyl siding on the interior of the site (stone and eggplant), vinyl windows (white), wood fascia, brick veneer (dark grey) and high-profile laminated asphalt shingle roofing (black).
- Wall claddings alternate between shake and horizontal materials applied on alternate units to articulate individual addresses within buildings. Charcoal brick veneers bookend ground floor areas on elevations and complement the palate of light and dark greys, cream and beige sidings trimmed out with off white detailing.



### Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 59 trees are proposed to be planted on the site, including a mix of maple, dogwood, cypress, spruce, ash and locust.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Maple and dogwood trees and a variety of shrubs, grasses and groundcover are proposed within the front yard of each unit along 121 Street.
- Decorative permeable pavers are proposed at the site's entrance and in visitor parking spaces. A north-south walkway is proposed through the site along the western property line. An east-west walkway is also proposed to connect the site to the sidewalk along 121 Street.
- An entry feature, comprised of brushed concrete and cultured stone with a cedar trellis and seating bench, is proposed at the corner of 62 Avenue and 121 Street. Wooden gates and picket fences are provided to define the front yard of each unit and designate between public and private spaces.

### Access, Pedestrian Circulation & Parking

- The north-south lane that exists to the north of the subject site is proposed to outlet to 121 Street. The applicant proposes to dedicate and construct the 6.0 metre wide portion of lane connecting the existing lane to 121 Street.
- Vehicular access to the site is proposed from 62 Avenue and from the public lane along the north end of the site.
- All of the street-fronting units are proposed to have individual pedestrian access to the street.
- The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces, which meets the Zoning By-law requirement of 84 spaces for resident and visitor parking.
- Of the 38 units, 19 have double (side by side) garages and 19 have a tandem parking arrangement.

### Amenity Space

- The Zoning By-law requires that 114 square metres (1,227 square feet) of both indoor and outdoor amenity space be provided for this project, based on 3 sq. m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 172 square metres (1,810 square feet) of outdoor amenity space, exceeding the By-law requirement. The outdoor amenity space consists of an open grassed area, seating benches, trees, landscaping, decorative concrete pavers, and a playground structure.

- The applicant is proposing to provide 52 square metres (560 square feet) of indoor amenity space, which is located adjacent to the outdoor amenity space. The proposed one-storey amenity building consists of an open lounge area with a fridge and sink and an outdoor patio. Mailboxes are located on the exterior of the indoor amenity building.
- The proposed reduction in indoor amenity space is supportable as the proposed indoor amenity building is functional for the proposed development. The applicant will be required to pay cash-in-lieu for the shortfall in indoor amenity space, in accordance with Council policy.

## TREES

- Sheldon Ridout, ISA Certified Arborist of M2 Landscape Architecture, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Betula Pendula (Silver Birch)	10	10	0
<b>Coniferous Trees</b>			
Western Red Cedar	5	2	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>15</b>	<b>12</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>59</b>	
<b>Total Retained and Replacement Trees</b>		<b>62</b>	

- The Arborist Assessment states that there are a total of 15 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 3 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.
- The proposed tree preservation on the site will require suspended slab for the placement of the driveways for Building 6, which will require supervision of an arborist during the construction.
- 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 24 replacement trees on the site. The applicant is proposing 59 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, dogwood, cypress, spruce, ash and locust.

- In summary, a total of 62 trees are proposed to be retained or replaced on the site.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 5, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed townhouse development is located in an urban infill area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Greenspace is proposed to be retained as part of the Sunshine Ridge Baptist Church site, which includes community gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils, dry swales, natural landscaping and permeable paving are proposed.</li> <li>• 3 protected trees are proposed to be retained and 59 replacement trees are proposed to be planted, resulting in an approximately 35% increase in the urban tree canopy.</li> <li>• Recycling and composting pickup will be made available to owners.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• 95 metres (311 feet) of pathways and sidewalks are provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Large windows are proposed overlooking public streets, drive aisles and yards.</li> <li>• The proposed landscaping consists of high canopy trees and low shrubs for direct visual surveillance.</li> <li>• A playground structure and indoor and outdoor amenity spaces are provided.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

### ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found to be generally acceptable.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 22 and April 6, 2016 to 330 households within 100 metres (328 ft.) of the subject site. To date, staff have received the following correspondence:

- 1 letter representing 6 residents of adjacent townhouse stratas expressing concern about the proposal;
- 1 letter from the Sunshine Ridge Baptist Church expressing support for the proposal;
- 12 emails from area residents expressing concern about the proposal;
- 2 emails from area residents with general questions about the proposal and no concerns expressed; and
- 2 phone calls from area residents with general questions about the proposal and no concerns expressed.

The main concerns identified by area residents include:

- increasing the density above the maximum 15 upa (37 uph) that is permitted under the site's existing "Urban" OCP designation;
- overcrowding in local schools and concerns that the proposed development will increase school overcrowding;
- character and "fit" of the proposal relative to the surrounding developments – the proposed buildings are too tall and too close to the road;
- parking – concerns the proposal will add to parking congestion in the area. Many residents pointed out that they already experience parking shortages along 121 Street and 62 Avenue with out-of-area residents utilizing the neighbourhood street parking to access public transportation along 120 Street;
- traffic – concerns that adding more people to the area will increase traffic. A few residents have requested a traffic light be installed at the intersection of 120 Street and 62 Avenue;
- loss of the park-like open space that is well-used by area residents; and
- the appropriateness of the proposed unit-types relative to the existing number of retirees or semi-retired people.

The applicant held a Public Information (PIM) meeting on May 5, 2016 at the Sunshine Ridge Baptist Church from 6:30 pm to 8:00 pm. A total of 55 residents signed in, representing 48 households, of which 32 submitted comment sheets. The concerns identified by residents were similar to those raised through the pre-notification process and included increasing the density above what is planned for in the OCP, overcrowding at local schools, the character and "fit" of the proposal relative to the surrounding area, parking, traffic and the loss of the park-like open field area.

In response to the concerns raised by local residents, the applicant has revised their site plan and the proposed design and massing of the townhouse buildings. A letter was mailed to area residents on September 15, 2016, from the applicant, outlining the changes they have made to address residents' concerns.

The following is a summary of the main issues raised by area residents; with staff comment noted in italics:

- Increasing the density above what is permitted under the site's "Urban" OCP land use designation;

*The site is an urban infill. The proposed development has been designed to provide sensitive infill densification while enhancing the diversity of housing forms in the Boundary Park neighbourhood.*

*Average townhouse densities have increased in recent years, largely due to changing market conditions associated with increasing land costs and housing affordability.*

*The proposed density and building form are appropriate for this part Surrey within the Boundary Park neighbourhood.*

- Overcrowding in local schools;

*The School District advises that the proposed development will not have a significant impact on school capacity projections. It should also be noted that the comments provided by the Surrey School District show that Boundary Park Elementary School is presently below capacity and is forecast to continue to be so.*

- The character of the proposed development does not "fit in" with the character of the Boundary Park neighbourhood. The tall skinny units should be larger and should be a maximum of two stories. The buildings along 121 Street are proposed to be sited too close to the street.

*As a result of comments received from area residents, the applicant has increased the proposed setback along 121 Street by 2.6 metres, resulting in a 7.0 metre (23 ft.) setback to the building face and a 6.6 metres (22 ft.) setback to the bay windows.*

*Appendix II includes a drawing that illustrates the relationship between the buildings on the east and west sides of 121 Street after the 10 metres (33 ft.) of road dedication that is required is provided. The separation between the face of the proposed townhouse units along the west side of 121 Street and the existing low-density townhouse units along the east side of 121 Street is approximately 34 metres (112 ft.).*

*In order to break up the massing along 121 Street, the applicant has taken the two buildings that were previously proposed to front 121 Street and has separated them into 3 buildings with every second unit stepping back 0.3 metres (1 ft.). This provides a sensitive interface to the low-density townhouse development on the east side of 121 Street. These units are street-oriented to engage the public realm with individual unit entries oriented to the street.*

*The maximum building height is proposed to be 10 metres (33 ft.) which is less than the maximum height that is permitted height under the RM-15 Zone (which*

permits up to 11 metres (36 ft.) and the RM-30 Zone (which permits up to 13 metres (43 ft.).

*In order to reduce the vertical expression of the units and create a building mass that appears as 2 stories with the top (3rd floor) incorporated into the roof as a dormer, the applicant has utilized bay windows on the bottom 2 floors of the buildings and shed roofs across the building face at the second storey. Additionally, the original proposal's steep 'neo-gothic' pitched roofs have been replaced with roof gables with a 6:12 roof pitch to reduce the perceived massing and height of the proposed buildings.*

*The end units in Buildings 1 and 8 are oriented to 62 Avenue and are separated from the public sidewalk by soft and hard landscaping elements, including a mix of trees, shrubs, ground cover, cedar trellises and a seating bench.*

*Landscaped areas have been increased in the larger front yard spaces along 121 Street with trees added into each front yard area.*

- Lack of parking in the neighbourhood.

*The applicant is proposing to provide 76 resident parking spaces and 8 visitor parking spaces for a total of 84 parking spaces, which meets the Zoning By-law requirement for resident and visitor parking of 84 parking spaces. Of the 38 proposed units, 19 have side by side garages and 19 have a tandem parking arrangement. The widening of 121 Street will provide additional on-street parking.*

- Increase in local traffic.

*Traffic patterns are not anticipated to change as a result of the subject application, as no changes to the road network are proposed. In addition, traffic calming currently exists on both 62 Avenue and 121 Street, which is anticipated to continue to deter any shortcutting. The subject application is estimated, according to industry standard rates, to generate approximately 20 vehicles in the peak hour (or one vehicle every 3 minutes), which is not considered significant.*

- The unit type will attract younger families with children, but the area is mostly occupied by retirees or semi-retired people.

*Age and socioeconomic diversity are desirable characteristics from a Planning perspective as they contribute to strong, healthy and diverse communities.*

- Loss of the park-like open space that is well-used by area residents.

*The open field area is privately owned by the Sunshine Ridge Baptist Church and they have applied to develop this portion of the site. The Sunshine Ridge Baptist Church will retain 1,375 square metres (14,810 square feet) of outdoor space, which encompasses the existing community garden plots and two trees which are proposed to be retained.*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variances:

- Reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 4.5 metres (15 ft.) to the building face and 4.2 metres (13.8 ft.) to the bay window overhang of Building 1; and
  - 3.9 metres (13 ft.) to the balcony post of Building 8.
- Reduce the minimum rear yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 6.0 metres (20 ft.) to the building face and 5.1 metres (17 ft.) to the bay window overhang for Building 5;
  - 0.8 metres (2.7 ft.) to the face of Building 4; and
  - 2.7 metres (8.9 ft.) to the building face and 2.4 metres (7.9 ft.) to the bay window overhang of Building 3.
- Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
  - 4.5 metres to the building face and 4.0 metres (15 ft.) to the bay window overhang and entry porches for Building 8;
  - 2.0 metres (6.6 ft.) to the building face and 1.6 metres (5.1 ft.) to the bay window overhang of Building 6; and
  - 2.0 metres (6.6 ft.) to the face of the indoor amenity building.
- Reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 6.6 metres (22 ft.) to the bay window overhang.

### Applicant's Reasons:

- The site is constrained as it is an urban infill, requiring a significant amount of road dedication, dedication of a public lane, and for the retention of open space for the Sunshine Ridge Baptist Church.

- The reduced setbacks will still accommodate appropriate yard space and landscaping treatments.
- The proposed setbacks do not negatively impact adjacent developments and they are sufficient to ensure an appropriate interface with public streets.

Staff Comments:

- Proposed setbacks along 121 Street represent a sensitive interface to the existing townhouses on the east side of 121 Street while also achieving an urban, pedestrian streetscape that is characteristic of infill developments.
- The proposed variances for the north and west building setbacks are supportable as they are adjacent to the parking lot, open space, public lane and do not impact adjacent developments. Furthermore, the proposed setbacks allow for an efficient site layout on this infill site.
- The proposed setbacks along 62 Avenue are for end units, which are oriented to the street and are separated from the public sidewalk by soft and hard landscaping elements, including a mix of trees, shrubs, ground cover, cedar trellises and a seating bench.

(b) Requested Variances:

- Reduce the minimum landscape buffer of the PA-2 Zone from 3.0 metres (10 ft.) to 2.6 metres (8.5 ft.).

Applicant's Reasons:

- The site is constrained as it is an urban infill, requiring a significant amount of road dedication, dedication of a public lane, and for the retention of open space for the Sunshine Ridge Baptist Church.

Staff Comments:

- The proposed variance to reduce the landscape strip adjacent to the existing church parking lot by 0.4 metres (1.3 ft.) is minimal. Only one townhouse is located adjacent to the parking lot and it is a side yard condition.



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, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7915-0260-00
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Block Plan

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

TH/dk



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

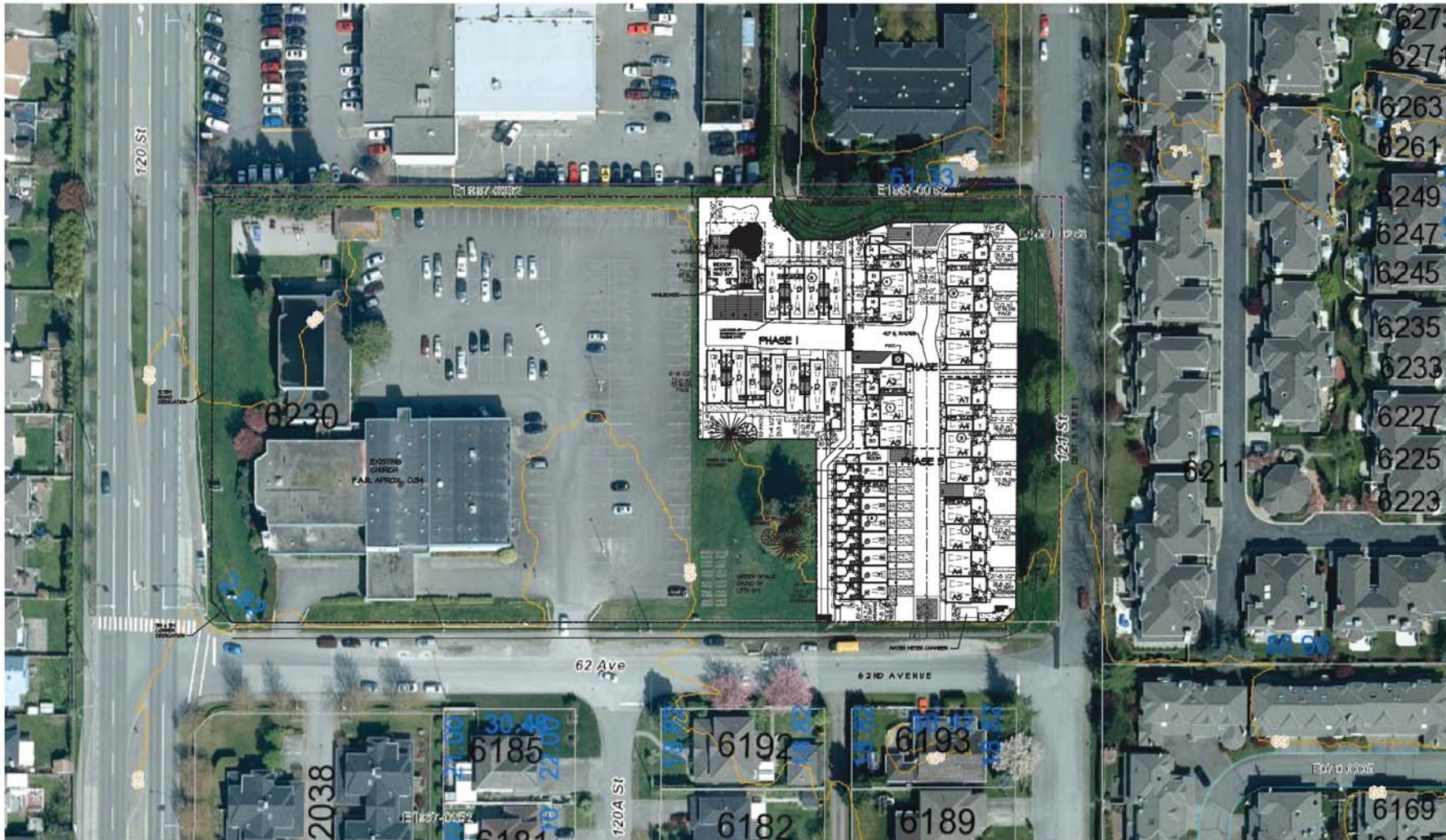
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,916 m <sup>2</sup>
Road Widening area		1,791 m <sup>2</sup>
Undevelopable area		12,396 m <sup>2</sup>
Net Total		5,729 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	44.9%
SETBACKS ( in metres)		
Front (south)		
Rear (north)		
Side #1 (east)		
Side #2 (west)		
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	9.9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		9
Three Bedroom +		29
Total		38
FLOOR AREA: Residential		5,038 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		5,038 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 uph / 30 upa	67 uph / 27 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	67 uph / 27 upa
FAR (gross)	0.9	0.9
FAR (net)	0.9	0.9
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	114 m <sup>2</sup>	52 m <sup>2</sup>
Outdoor	114 m <sup>2</sup>	172 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	18	18
3-Bed	58	58
Residential Visitors	7.6	8
Institutional		
Total Number of Parking Spaces	84	84
Number of disabled stalls	1	1
Number of small cars	29	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----



**DEVELOPMENT DATA - CHURCH SITE**

<b>ZONING :</b> PA-2	<b>SUBDIVISION:</b> CHURCH SUBDIVISION	<b>LOT SIZE:</b> 12,296 m <sup>2</sup>	<b>LOT WIDTH:</b> 30 m	<b>LOT DEPTH:</b> 30 m
<b>SITE AREA:</b> 12,296 m <sup>2</sup>	<b>MINIMUM ALLOWED:</b> 12,296 m <sup>2</sup>	<b>LOT AREA:</b> 3,069 Ac	<b>LOT AREA:</b> 1,240 Ha	<b>LOT AREA:</b> 1,240 Ha
<b>LOT COVERAGES:</b> ALLOWED: 40% PROVIDED: 17% (22,460 S.F.)	<b>PARKING:</b> PROVIDED: 175 SPACES			
<b>SETBACKS:</b>				
ALLOWED:				
FRONT YARD:	1.5m			
REAR YARD:	1.5m			
SIDE YARD:	5.6m			
SIDE YARD ON FLANKING STREET:	1.5m			
<b>PROVIDED:</b>				
FRONT YARD:	10.2m			
REAR YARD:	44.6m			
SIDE YARD:	5.3m			
SIDE YARD ON FLANKING STREET:	15.0m			

**DEVELOPMENT DATA - TOWNHOUSE**

<b>ZONING :</b> R9-30	<b>SITE AREA:</b> 68,056 m <sup>2</sup>	<b>LOT SIZE:</b> 24,375 S.F.	<b>LOT WIDTH:</b> 14.86 m	<b>LOT DEPTH:</b> 1.91 Ha
<b>SITE AREA:</b> 68,056 m <sup>2</sup>	<b>CHURCH SUBDIVISION:</b> 12,296 S.F.	<b>CHURCH SUBDIVISION:</b> 1,296 m <sup>2</sup>	<b>ROAD DEDICATION:</b> 1,781 m <sup>2</sup>	<b>ROAD DEDICATION:</b> 0.442 Ac
<b>NET:</b> 64,664 S.F.	<b>NET:</b> 5,121 m <sup>2</sup>	<b>NET:</b> 1,486 Ac	<b>NET:</b> 0.571 Ha	<b>NET:</b> 0.571 Ha
<b>DENSITY:</b> 28.9 UPA	<b>FAUR:</b> ALLOWED: 0.10 PROVIDED: 0.26	<b>FAUR:</b> 66.5 UPA	<b>FAUR:</b> 66.5 UPA	<b>FAUR:</b> 66.5 UPA
<b>LOT COVERAGES:</b> ALLOWED: 45% PROVIDED: 44.9% (21,671 S.F.)	<b>PARKING:</b> RESIDENTIAL REQUIRED: 2.0 SPACES x 30 UNITS = 16.0 SPACES PROVIDED: 16 SPACES			
<b>VISITOR:</b> REQUIRED: 0.2 SPACES x 30 UNITS = 7.6 SPACES PROVIDED: 8 SPACES	<b>TOTAL:</b> REQUIRED: 83.6 SPACES PROVIDED: 84 SPACES			

**AVENUE SPACE**

<b>INDOOR:</b> REQUIRED: 9 m <sup>2</sup> x 30 UNITS = 14 m <sup>2</sup> (2221 S.F.) PROVIDED: 52 m <sup>2</sup> (560 S.F.)
<b>OUTDOOR:</b> REQUIRED: 9 m <sup>2</sup> x 30 UNITS = 14 m <sup>2</sup> (2221 S.F.) PROVIDED: 172 m <sup>2</sup> (1,840 S.F.)

**UNIT BREAKDOWN**

Unit A1	3 bed	2 units	1484 S.F.	=	2,968 S.F.
Unit A2	3 bed	2 units	1528 S.F.	=	3,056 S.F.
Unit A3	3 bed	2 units	1485 S.F.	=	2,970 S.F.
Unit A4	3 bed	2 units	1485 S.F.	=	2,970 S.F.
Unit A5	3 bed	2 units	1517 S.F.	=	3,034 S.F.
Unit A6	3 bed	3 units	1499 S.F.	=	4,497 S.F.
Unit A7	3 bed	1 unit	1506 S.F.	=	1,506 S.F.
Unit B	3 bed	5 units	1356 S.F.	=	6,780 S.F.
Unit E	3 bed	3 units	1406 S.F.	=	4,218 S.F.
Unit E1	3 bed	2 units	1347 S.F.	=	2,694 S.F.
Unit F	2 bed	2 units	1384 S.F.	=	2,768 S.F.
Unit G	2 bed	6 units	1313 S.F.	=	7,878 S.F.
Unit H	2 bed	1 unit	1376 S.F.	=	1,376 S.F.
<b>Total</b>		<b>38 units</b>			<b>54,228 S.F.</b>



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REV#	DATE	BY	DATE	BY

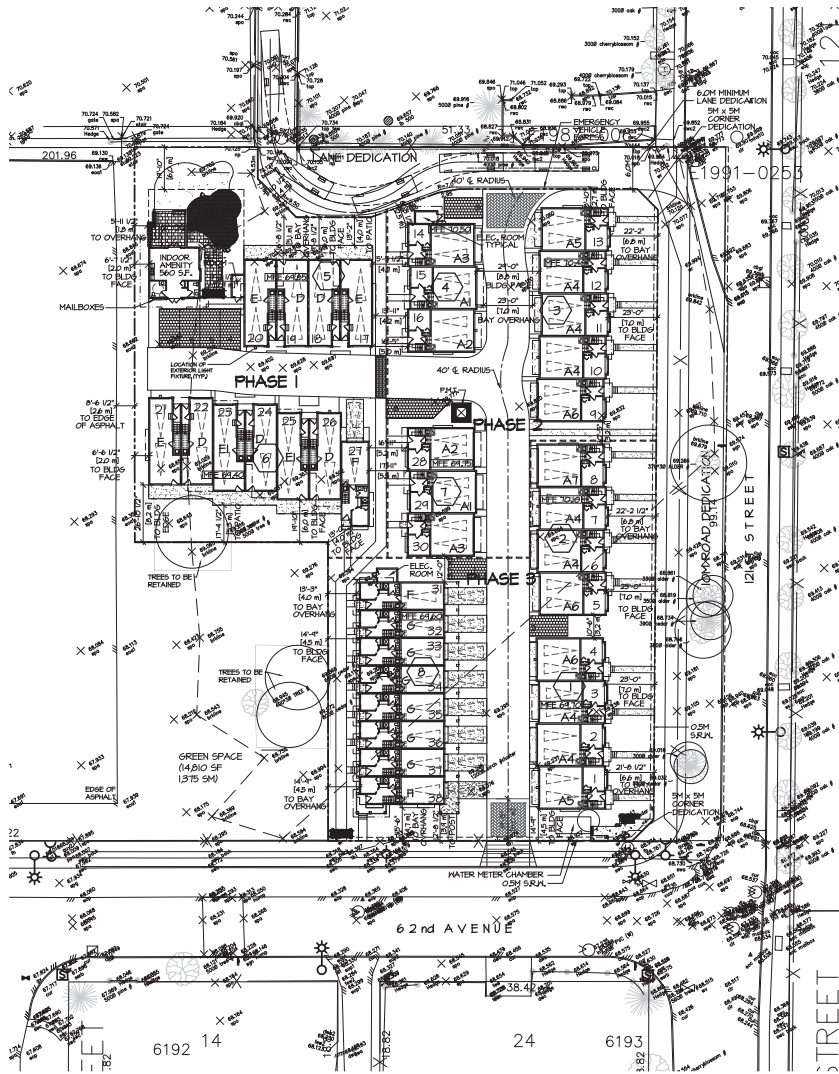
<b>DESIGN :</b> H.D.	<b>CLIENT :</b> 101000 BC LTD.
<b>DATE :</b> JUN 29 16	<b>PROJECT :</b> TOWNHOUSE DEVELOPMENT
<b>SCALE :</b> 1" = 40'-0"	<b>CONTRIBUTE :</b> TOWNHOUSE DEVELOPMENT
	<b>CONTEXT PLAN DEVELOPMENT DATA</b>

**barnett design architects**

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

PHONE: (604) 261-1111  
FAX: (604) 261-1111  
EMAIL: msl@barnett.ca

PROJECT NO. 15024



**EXTERIOR LIGHT FIXTURE**  
(RESIDENTIAL DRIVE AISLE LIGHT)

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

**DEVELOPMENT DATA - TOWNHOUSE**

ZONING : RM-30  
 SITE AREA: GROSS: 214,375 S.F. 19,916 m2 4.921 Ac 1.99 Ha  
 CHURCH SUBDIVISION: 153,432 S.F. 12,346 m2 3.063 Ac 1.240 Ha  
 ROAD DEDICATION: 14,274 S.F. 1,791 m2 0.442 Ac 0.179 Ha  
 NET: 61,664 S.F. 5,729 m2 1.416 Ac 0.571 Ha

DENSITY: 26.8 UPA 66.5 UPHa (38 UNITS)  
 FAR: ALLOWED: 0.90  
 PROVIDED: 0.88 (54,423 S.F. INCLUDING ELECTRICAL ROOMS)  
 LOT COVERAGE: ALLOWED: 45%  
 PROVIDED: 44.9% (21679 S.F.)

PARKING:  
 RESIDENTIAL: REQUIRED: 2.0 SPACES x 38 UNITS = 76.0 SPACES  
 PROVIDED: 76 SPACES  
 VISITOR: REQUIRED: 0.2 SPACES x 38 UNITS = 7.6 SPACES  
 PROVIDED: 8 SPACES  
 TOTAL: REQUIRED: 83.6 SPACES  
 PROVIDED: 84 SPACES

AMENITY SPACE :  
 INDOOR: REQUIRED: 3 m2/UNIT x 38 UNITS = 114 m2 (1227 S.F.)  
 PROVIDED: 52 m2 (560 S.F.)  
 OUTDOOR: REQUIRED: 3 m2/UNIT x 38 UNITS = 114 m2 (1227 S.F.)  
 PROVIDED: 172 m2 (1810 S.F.)

UNIT BREAKDOWN				
Unit A1	3 bed	2 units	1484 s.f.	= 2,968 s.f.
Unit A2	3 bed	2 units	1526 s.f.	= 3,052 s.f.
Unit A3	3 bed	2 units	1495 s.f.	= 2,990 s.f.
Unit A4	3 bed	7 units	1485 s.f.	= 10,395 s.f.
Unit A5	3 bed	2 units	1517 s.f.	= 3,034 s.f.
Unit A6	3 bed	3 units	1499 s.f.	= 4,497 s.f.
Unit A7	3 bed	1 unit	1506 s.f.	= 1,506 s.f.
Unit D	3 bed	5 units	1366 s.f.	= 6,830 s.f.
Unit E	3 bed	3 units	1406 s.f.	= 4,218 s.f.
Unit E1	3 bed	2 units	1347 s.f.	= 2,694 s.f.
Unit F	2 bed	2 units	1394 s.f.	= 2,788 s.f.
Unit G	2 bed	6 units	1313 s.f.	= 7,878 s.f.
Unit H	2 bed	1 units	1378 s.f.	= 1,378 s.f.
Total		38 units		54,228 s.f.

**DEVELOPMENT DATA - CHURCH SITE**

ZONING : PA-2  
 SITE AREA: CHURCH SUBDIVISION: 133,432 S.F. 12,346 m2 3.063 Ac 1.240 Ha

LOT COVERAGE: ALLOWED: 40%  
 PROVIDED: 17% (22,960 S.F.)

SETBACKS:  
 ALLOWED :  
 FRONT YARD: 7.5m  
 REAR YARD: 7.5m  
 SIDE YARD: 3.6m  
 SIDE YARD ON FLANKING STREET: 7.5m  
 PROVIDED:  
 FRONT YARD: 10.2m  
 REAR YARD: 44.6m  
 SIDE YARD: 3.1m  
 SIDE YARD ON FLANKING STREET: 15.0m

SUBDIVISION: LOT SIZE: LOT WIDTH LOT DEPTH  
 MINIMUM ALLOWED : 2,000 m2 30 m2 30 m2  
 PROVIDED: 12,246 m2 99 m2 113 m2

PARKING:  
 PROVIDED: 173 SPACES

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ISSUED FOR	BY	DATE	ISSUE

DESIGN : M.D.  
 DRAWN :  
 DATE : Aug. 9 16  
 SCALE : 1" = 30'-0"

CLIENT : 101001 BC LTD.  
 PROJECT : TOWNHOUSE DEVELOPMENT  
 6230 - 120TH STREET, SURREY  
 SHEET CONTENTS : CONCEPTUAL SITE PLAN & DEVELOPMENT DATA



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

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

CLIENT NO.	SHEET NO.
	AC-1J
PROJECT NO.	REV. NO.
15024	











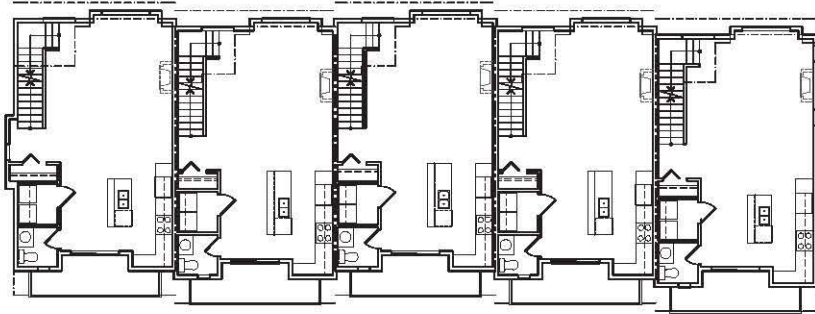






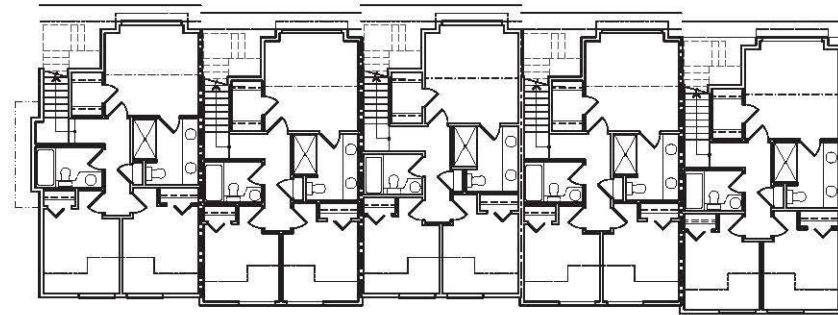


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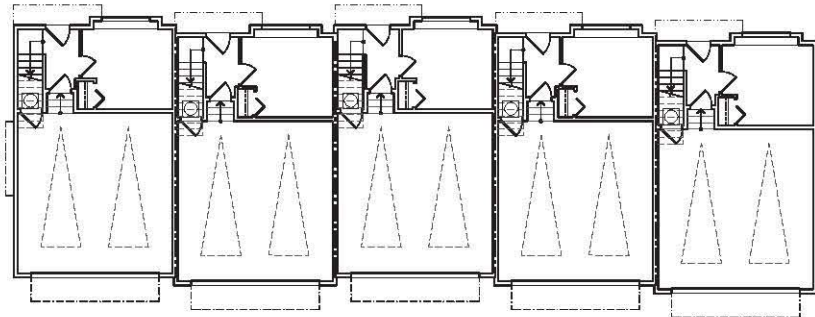
**MAIN FLOOR PLAN**

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



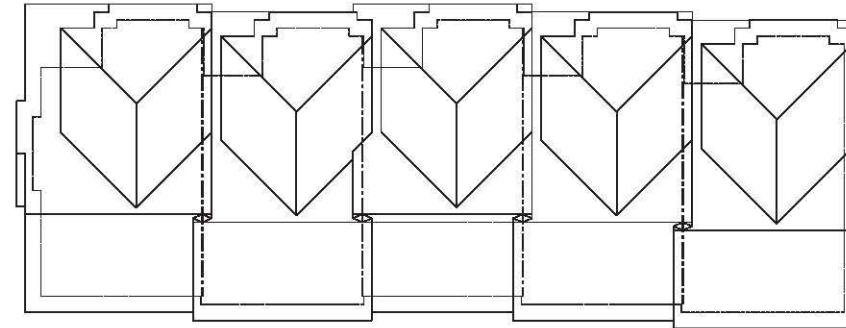
**UPPER FLOOR PLAN**

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



**LOWER FLOOR PLAN**

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



**ROOF PLAN**

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

REV#	DATE	BY	CHKD	DESCRIPTION

DATE: 08-14-10

CLIENT :	WINDSOR INC. LTD.
PROJECT :	TOPHOUSE DEVELOPMENT
PROJECT :	4300 - 120TH STREET, SURREY
PROJECT :	120TH STREET
PROJECT :	MALDEN 44 AND 45
PROJECT :	44/45/46 RD
DATE :	Aug 10 2010
SCALE :	1/8" = 1'-0"

**barnett denbek**  
ARCHITECTS INC.

UNIT 135,  
7038 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-33

**BUILDING #3**



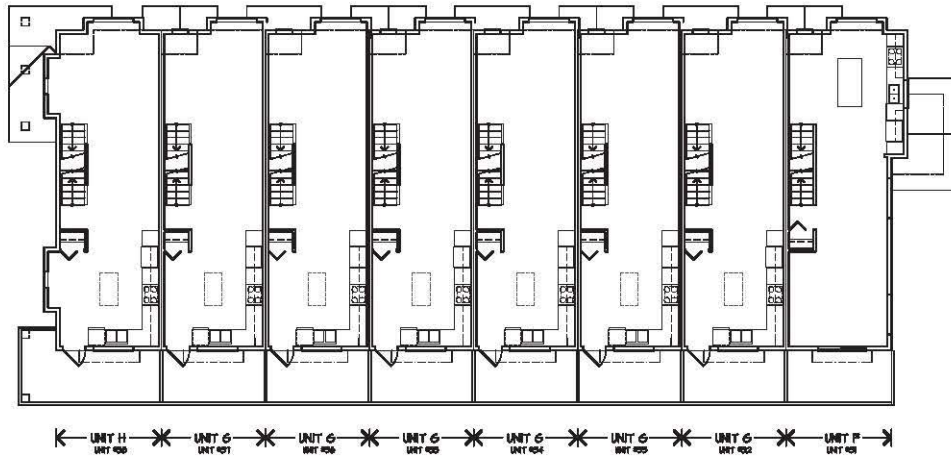






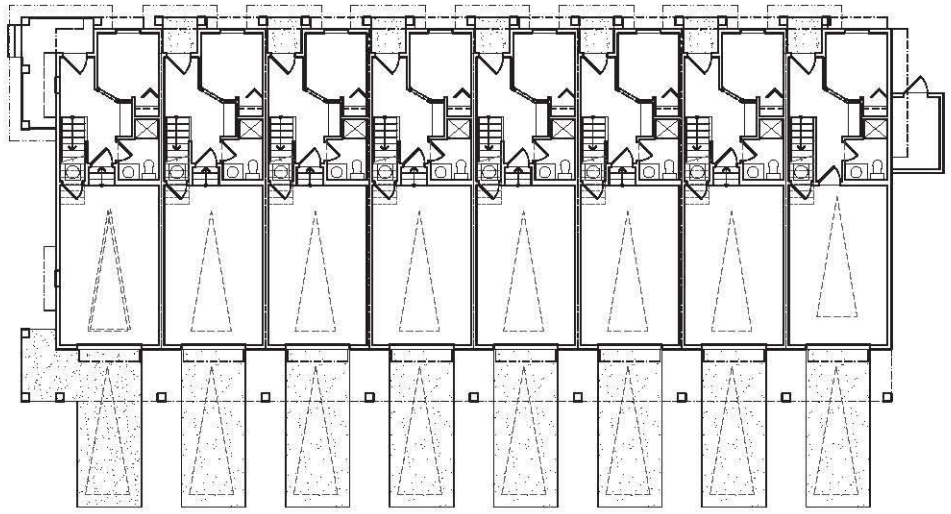


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← UNIT H  
UNIT 400 \* UNIT G  
UNIT 401 \* UNIT G  
UNIT 402 \* UNIT G  
UNIT 403 \* UNIT G  
UNIT 404 \* UNIT G  
UNIT 405 \* UNIT G  
UNIT 406 \* UNIT G  
UNIT 407 \* UNIT F  
UNIT 408 →

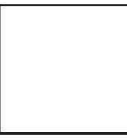
**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



← UNIT H  
UNIT 400 \* UNIT G  
UNIT 401 \* UNIT G  
UNIT 402 \* UNIT G  
UNIT 403 \* UNIT G  
UNIT 404 \* UNIT G  
UNIT 405 \* UNIT G  
UNIT 406 \* UNIT G  
UNIT 407 \* UNIT F  
UNIT 408 →

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

REV	DATE	BY	CHKD	DESCRIPTION



DWG-114g

CLIENT :	WINDSOR INC. LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT
ADDRESS :	12011 STREET, SURREY
DATE :	Aug 5 16
SCALE :	1/8" = 1'-0"
DRAWN :	
CHECKED :	
DATE :	
SCALE :	

**barnett denbek**  
 ARCHITECTS INC.

UNIT 135,  
 7336 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

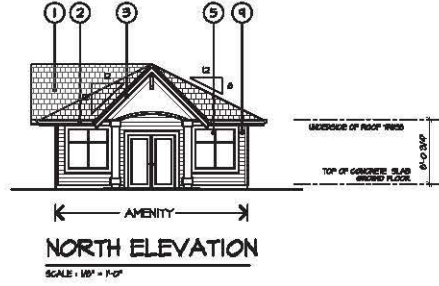
PHONE: (604) 587-7100  
 FAX: (604) 587-2089  
 EMAIL: mail@barnettdenbek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-3.0a

**BUILDING #8**



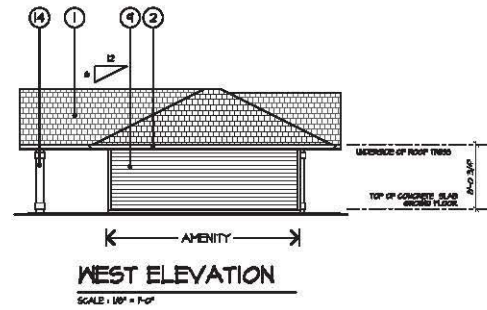
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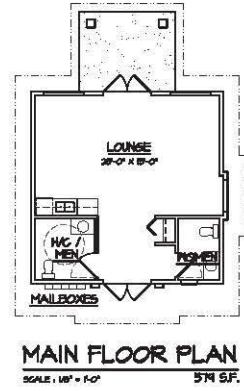
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

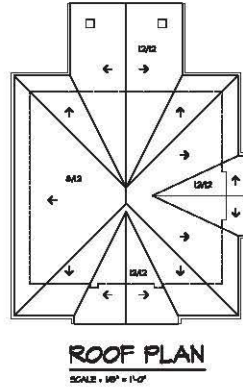
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>① RIB PROFILE LAMINATED ASPHALT SINGLE ROOFING 80 GAVENRIDGE - DUAL BLACK</li> <li>② PREFINISHED ALUMINUM OUTER ON 2 1/2" X 8" HOOD FASCIA WHITE OR BURLAPHI MOORE 202-10 AMERICAN WHITE</li> <li>③ 1/4" HOOD TRIM ON 2 1/2" HOOD FASCIA</li> <li>④ KNEE BRACKET</li> <li>⑤ VINYL FRAMED WINDOWS GUN 200 HOOD TRIM BURLAPHI MOORE 202-10 AMERICAN WHITE</li> <li>⑥ 3 X 10 HOOD TRIM BURLAPHI MOORE 202-10 AMERICAN WHITE</li> <li>⑦ HANDPAINTED IDENTIFICATION PREEN VERTICAL SIGN ON 2X DEGRATIVE TRIM BURLAPHI MOORE 202-10 CEMENT GRAY</li> <li>⑧ HORIZONTAL HARD IDENTIFICATION PREEN SIGN BURLAPHI MOORE 202-10 STONE</li> <li>⑨ HORIZONTAL VINYL SIGN WITH STRATEGY OR TRANSLANT OR VEH</li> </ul> | <ul style="list-style-type: none"> <li>⑩ VINYL SINGLE SIDING WITH NOVE - HEATHERED BLEND</li> <li>⑪ HARD IDENTIFICATION PREEN SHAVE SIDING BURLAPHI MOORE 202-10 STONE</li> <li>⑫ PREFINISHED ALUMINUM PICKET GARGARAL FORDSCANT BLAZE</li> <li>⑬ CONCRETE FRONT PORCH SMOOTH FINISH</li> <li>⑭ DEGRATIVE HOOD COLUMN BURLAPHI MOORE 202-10 AMERICAN WHITE</li> <li>⑮ BRICK VENER METAL MATERIALS - LOCAL CREEK</li> <li>⑯ EXTERIOR LIGHT FEATURE</li> <li>⑰ 1/4" HOOD TRIM COVERING HARDI PANEL JOINT LINE</li> </ul> |
|---|--|



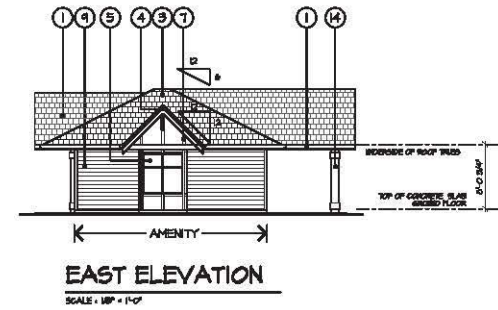
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0" 574 S.F.



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



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



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

NO.	DATE	BY	CHKD.	REV.

CLIENT :	KOPCON INC. LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT
ADDRESS :	16701 STREET, SURREY
PROJECT NO. :	16701 STREET, SURREY
CLIENT :	KOPCON INC. LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT
ADDRESS :	16701 STREET, SURREY
PROJECT NO. :	16701 STREET, SURREY

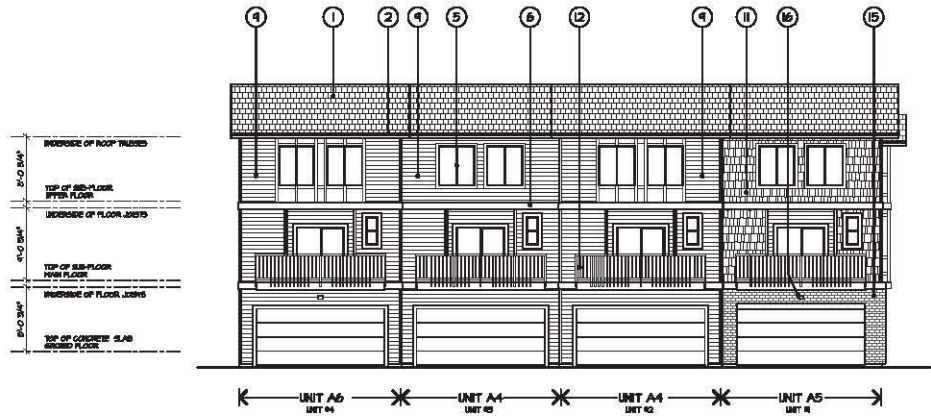
**barritt denbek**  
ARCHITECTS INC.  
UNIT 135,  
7038 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

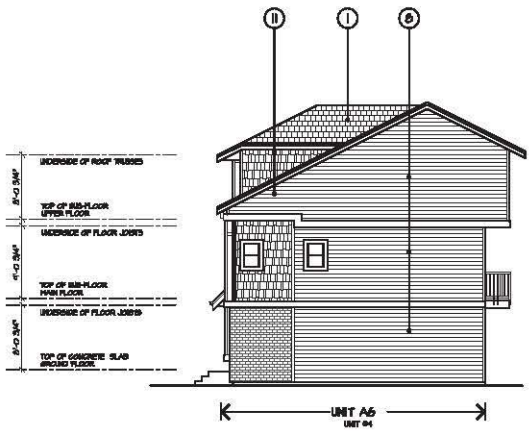
**AMENITY BLDG**

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.1
5024	

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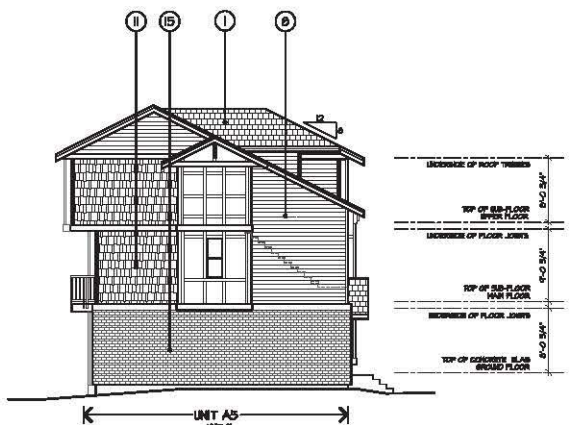


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

- SCHEDULE OF FINISHES**
- ① HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
  - ② PREFINISHED ALUMINUM OUTLET OR 3 x 6 HOOD FASCIA WHITE ON BELLAIR MOORE 212-10 'AMERICAN WHITE'
  - ③ 1/4" HOOD TRIM OR 2x2 HOOD FASCIA
  - ④ IRON BRACKET
  - ⑤ VINYL FRAMED WINDOWS OR 2x2 HOOD TRIM BELLAIR MOORE 212-10 'AMERICAN WHITE'
  - ⑥ 2 x 10 HOOD TRIM BELLAIR MOORE 212-10 'AMERICAN WHITE'
  - ⑦ HARDPANEL, SEMI-GLAZED PEBBLE VERTICAL SIDING OR 2x DECORATIVE TRIM BELLAIR MOORE 212-10 'SHEEN GRAY'
  - ⑧ HORIZONTAL VINYL (SEMIGLOSS PEBBLE) SIDING BELLAIR MOORE 212-10 'STONE'
  - ⑨ HORIZONTAL VINYL SIDING MYTEX STRATUS OR DEEPLANT OR V&B
  - ⑩ VINYL SHINGLE SIDING WITHIN MOORE - 'HONEYCOMB BLEND'
  - ⑪ HARDY BOARD SIDING BELLAIR MOORE 212-10 'STONE'
  - ⑫ PREFINISHED ALUMINUM PICKET SHARDORAL POWDERCOAT BLACK
  - ⑬ CONCRETE FRONT PORCH BRUSHED FINISH
  - ⑭ DECORATIVE HOOD COLUMN BELLAIR MOORE 212-10 'AMERICAN WHITE'
  - ⑮ BRICK VENEER NATURAL MATERIALS - 'COAL CREEK'
  - ⑯ EXTERIOR LIGHT FIXTURE
  - ⑰ 1/4" HOOD TRIM COVERING HARD PANEL JOINT LINE



**SOUTH ELEVATION - ALONG 62 AVENUE**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION - ALONG 121 STREET**  
SCALE: 1/8" = 1'-0"

**BUILDING #1**

NO.	DATE	BY	CHKD.

DATE: 11/11/2024	SCALE: 1/8" = 1'-0"
------------------	---------------------

CLIENT: LONDON REALTY LTD.  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 ADDRESS: 121ST STREET, SURREY  
 SHEET: 001/01/1  
 DRAWING BY: BARNETT DONBEC ARCHITECTURE INC.

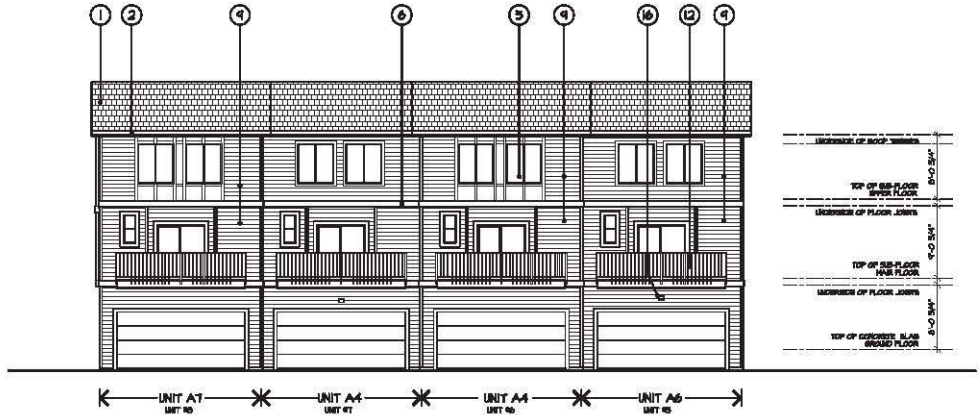
**barnett donbec**  
ARCHITECTURE INC.

UNIT 135,  
7336 130 STREET,  
SURREY, B.C.  
V3W 1H6

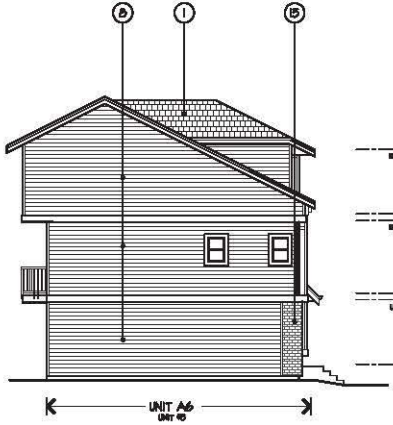
PHONE: (604) 587-7100  
 FAX: (604) 587-2089  
 EMAIL: mail@darkhitec.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-4J

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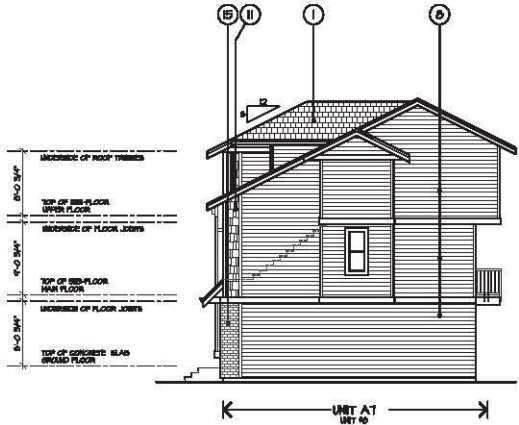
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- |   |  |
|---|--|
| ① 1/8" PROFILE LAMINATED ASPHALT SHINGLE ROOFING 302 GAMBROSE - COAL BLACK                                | ⑩ VINYL SHINGLE SIDING MITEN TRIM - HORIZONTAL SLIP              |
| ② PREFINISHED ALUMINUM GUTTER ON 2" x 8" HOOD PASCA WHITE OR BELLAIR MOORE 282-10 AMERICAN WHITE          | ⑪ HAND APPLIED PLYWOOD SHINGLES SIDING BELLAIR MOORE 282-10 TRIM |
| ③ 1/4" HOOD TRIM ON 2x8 HOOD PASCA  | ⑫ PREFINISHED ALL-BAM PICKET SHINGLES POWDERGATE BLACK           |
| ④ JOIST BRACKET   | ⑬ CONCRETE FRONT PORCH BRICK FINISH                              |
| ⑤ VINYL FINISHED HINGERS ON 2x8 HOOD TRIM BELLAIR MOORE 282-10 AMERICAN WHITE                             | ⑭ DECORATIVE HOOD COLUMN BELLAIR MOORE 282-10 AMERICAN WHITE     |
| ⑥ 2" x 10 HOOD TRIM BELLAIR MOORE 282-10 AMERICAN WHITE   | ⑮ BRICK VENEER MIXED MATERIALS - COAL GREY                       |
| ⑦ HARDPANELS (CONVENTIONAL PLYWOOD VERTICAL SIDING ON 2x4 DECORATIVE TRIM BELLAIR MOORE 282-10 TRIM) GRAY | ⑯ EXTERIOR LIGHT FIXTURE   |
| ⑧ HORIZONTAL HAND APPLIED PLYWOOD SHINGLES SIDING BELLAIR MOORE 282-10 TRIM                               | ⑰ 1/4" HOOD TRIM COVERING HATCH PANEL JOINT LINE                 |
| ⑨ HORIZONTAL VINYL SIDING MITEN TRIM OR DISPLAY OR PINE   |  |



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



**EAST ELEVATION - ALONG 121 STREET**  
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	CHKD	APP'D

DATE:	APR 15 2024
SCALE:	1/8" = 1'-0"

CLIENT:	WINDY HILL LTD.
PROJECT:	COMMERCIAL DEVELOPMENT
SHEET:	CONCRETE 1

**barnett denbek**

UNIT 135,  
7036 130 STREET,  
SURREY, B.C.  
V3W 1H8

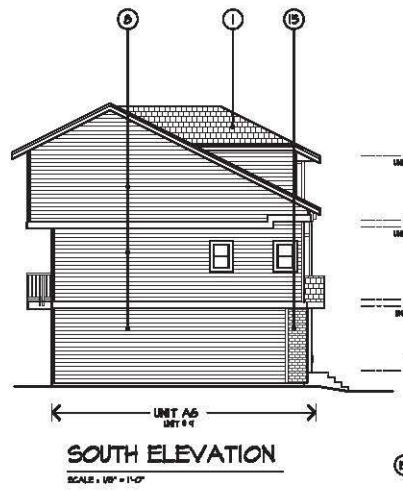
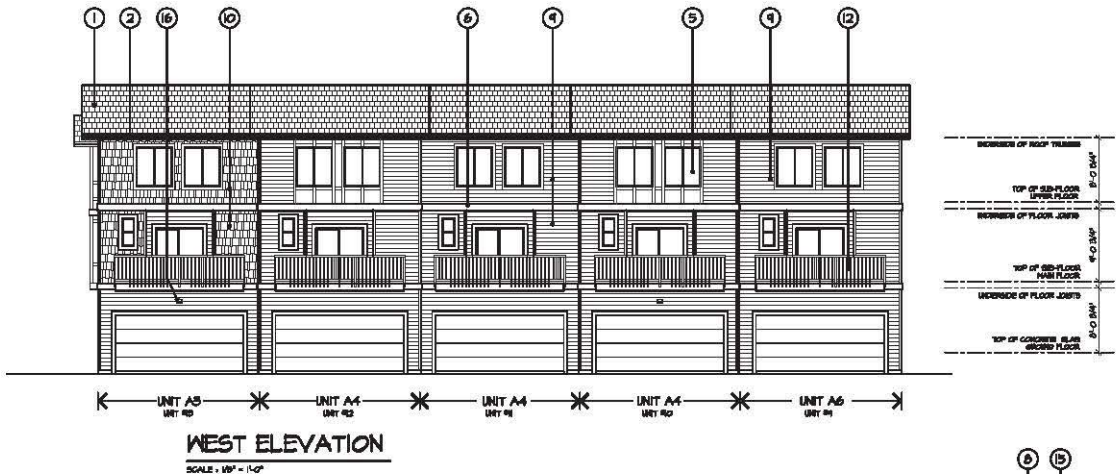
PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@denbektac.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-4.2

**BUILDING #2**

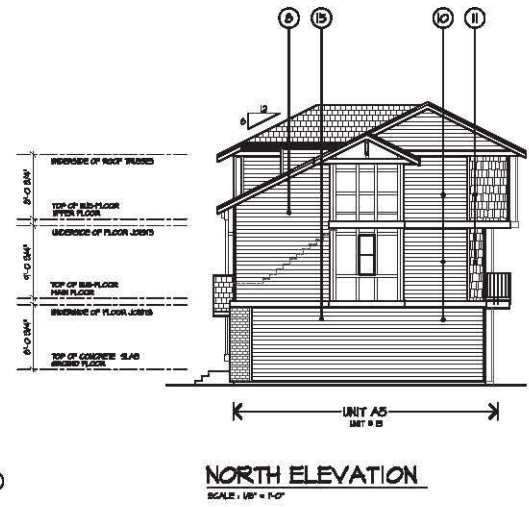


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**SCHEDULE OF FINISHES**

- |  |  |
|--|--|
| <p>① 1/8" PROFILE LAMINATED ASPHALT SHINGLE ROOFING 302 CARBONITE - 'EGAL BLACK'</p> <p>② PREFINISHED ALUMINUM GUTTER ON 2 x 6 HOOD PASCA WHITE OR BELLAH MOORE 282-10 AMERICAN WHITE</p> <p>③ 1/4" HOOD TRIM ON 2x6 HOOD PASCA</p> <p>④ JOIST BRACKET</p> <p>⑤ VINYL FINISHED HINGERS ON 2x6 HOOD TRIM BELLAH MOORE 282-10 AMERICAN WHITE</p> <p>⑥ 2 x 10 HOOD TRIM BELLAH MOORE 282-10 AMERICAN WHITE</p> <p>⑦ HARDPANELS, CONVENTIONAL PIERO VERTICAL SINGE ON 2x4 DECORATIVE TRIM BELLAH MOORE 282-10 LUMEN GRAY</p> <p>⑧ HORIZONTAL WOOD (CONVENTIONAL PIERO SINGE) BELLAH MOORE 282-10 'TRICE'</p> <p>⑨ HORIZONTAL VINYL SIDING MITEN STRATUM OR DISPLAY KIT PAB</p> | <p>⑩ VINYL SHINGLE SIDING MITEN STRATUM - 'HEATHERED SILVER'</p> <p>⑪ WOOD (CONVENTIONAL PIERO SHINGE SIDING) BELLAH MOORE 282-10 'TRICE'</p> <p>⑫ PREFINISHED ALL-BAM PICKET GUARDRAIL, POWDERCOAT BLACK</p> <p>⑬ CONCRETE FRONT PORCH (CONCRETE FINISH)</p> <p>⑭ DECORATIVE WOOD COLUMN BELLAH MOORE 282-10 AMERICAN WHITE</p> <p>⑮ BRICK VENEER MUTUAL MATERIALS - 'EGAL GREY'</p> <p>⑯ EXTERIOR LIGHT FIXTURE</p> <p>⑰ 1/4" HOOD TRIM COVERING HATCH PANEL, LIGHT LINE</p> |
|--|--|



NO.	DATE	BY	CHKD

DWG-LEG


DATE: 1/15/24	BY: A.B.S.	SCALE: 1/8" = 1'-0"
PROJECT: CONDOMINIUM DEVELOPMENT	NO. 121 STREET, SURREY	
CLIENT: LORION INC. LTD.	SHEET: CONSTRUCTION	

CLIENT: LORION INC. LTD.	PROJECT: CONDOMINIUM DEVELOPMENT
NO. 121 STREET, SURREY	SHEET: CONSTRUCTION

**barnett denbek**  
ARCHITECTS

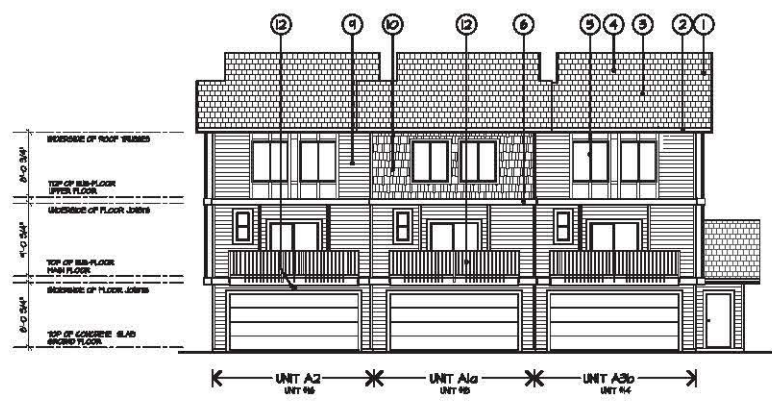
UNIT 135,  
7338 120 STREET,  
SURREY, B.C.  
V3W 1H8

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

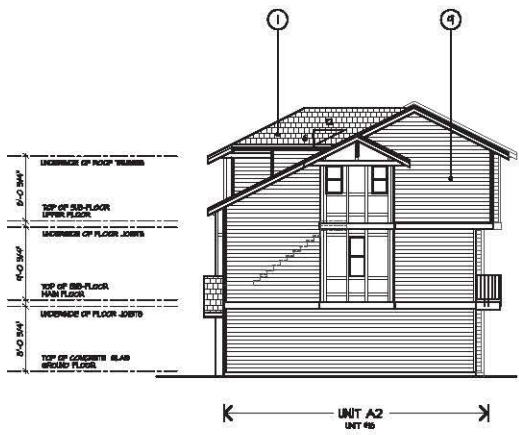
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-4.3

BUILDING #3

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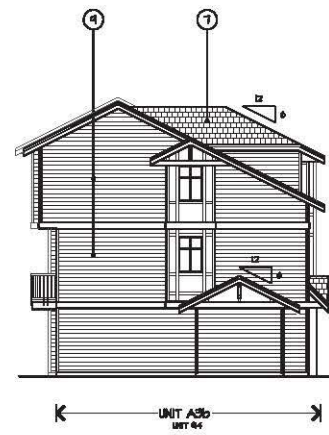
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>① IRISH PROFILE LAMINATED ASPHALT SHINGLE ROOFING 30 GAMBRIERE - "SMALL BLACK"</li> <li>② PREFINISHED ALUMINUM GUTTER ON 2 x 8 HOOD PAROLA WHITE OR BELLAIRH MOORE 282-10 "AMERICAN WHITE"</li> <li>③ 1/4" HOOD TRIM ON 2x4 HOOD PAROLA</li> <li>④ IRIS BRACKET</li> <li>⑤ VINYL FINISHED WINDOCS ON 2x4 HOOD TRIM BELLAIRH MOORE 282-10 "AMERICAN WHITE"</li> <li>⑥ 2 x 4 HOOD TRIM BELLAIRH MOORE 282-10 "AMERICAN WHITE"</li> <li>⑦ HARDPANEL (CONVENTIONAL FEED) VERTICAL SIDING ON 2x4 DECORATIVE TRIM BELLAIRH MOORE 282-10 "CEMENT GRAY"</li> <li>⑧ HORIZONTAL SIDING (CONVENTIONAL FEED) SIDING BELLAIRH MOORE 282-10 "STONE"</li> <li>⑨ HORIZONTAL VINYL SIDING HYPER "WYBAM" OR "DAGPLANT" OR "168"</li> </ul> | <ul style="list-style-type: none"> <li>⑩ VINYL SHINGLE SIDING HYPER "WYBAM" - "PREFERRED BLEND"</li> <li>⑪ HARD (CONVENTIONAL FEED) SHING SIDING BELLAIRH MOORE 282-10 "STONE"</li> <li>⑫ PREFINISHED ALUMINUM PICKET (QUADRANT) POWDERCOAT BLACK</li> <li>⑬ CONCRETE FRONT PORCH BROWN PINE</li> <li>⑭ DECORATIVE HOOD COLUMNS BELLAIRH MOORE 282-10 "AMERICAN WHITE"</li> <li>⑮ BRICK VENEER METAL MATERIALS - "COAL CREEK"</li> <li>⑯ EXTERIOR LIGHT FIXTURE</li> <li>⑰ 1/4" HOOD TRIM COVERING MATCH PANEL JOINT LINE</li> </ul> |
|---|--|



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



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

most upper shelves are 4.25' below window

DATE	BY	CHKD	APPD

CLIENT :	BARRETT DONBEK ARCHITECTS INC.
PROJECT :	CONDOMINIUM DEVELOPMENT
DATE :	Aug 15 16
SCALE :	1/8" = 1'-0"

CLIENT :	BARRETT DONBEK ARCHITECTS INC.
PROJECT :	CONDOMINIUM DEVELOPMENT
DATE :	Aug 15 16
SCALE :	1/8" = 1'-0"

**barrett donbek**  
ARCHITECTS INC.

UNIT 135,  
7338 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.4
5024	REV. NO.

**BUILDING #4**

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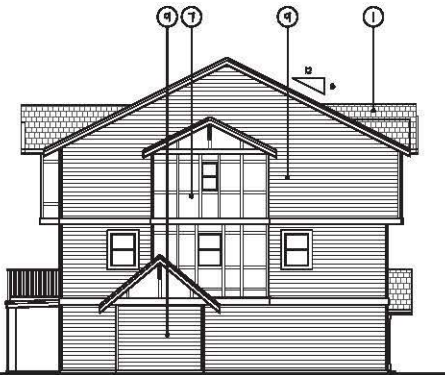
K/ELEC ← UNIT E2 UNIT D1 UNIT D2 UNIT E →

**SOUTH ELEVATION**

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

**SCHEDULE OF FINISHES**

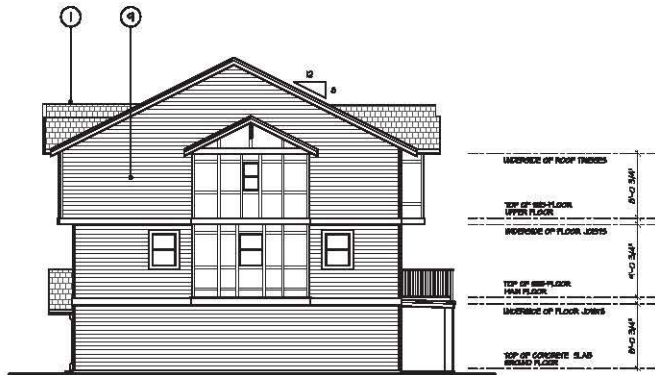
- ① IRON PROFILE LAMINATED ASPHALT SHINGLE ROOFING
- ② PREFABRICATED ALUMINUM GUTTER OR 2 x 2 HOOD PARGOL WHITE ON BELLAIR MOORE 212-10 AMERICAN WHITE
- ③ 1/4 HOOD TRIM ON 2x4 HOOD PARGOL
- ④ IRON BRACKET
- ⑤ VINYL FINISHED BRIDGES ON 2x4 HOOD TRIM BELLAIR MOORE 212-10 AMERICAN WHITE
- ⑥ 3 x 12 HOOD TRIM BELLAIR MOORE 212-10 AMERICAN WHITE
- ⑦ HORIZONTAL IDENTIFICTION PERRY SIDING ON 2x4 DECORATIVE TRIM BELLAIR MOORE 212-10 IDENT GRAY
- ⑧ HORIZONTAL VINYL SIDING BELLAIR MOORE 212-10 IDENT GRAY
- ⑨ HORIZONTAL VINYL SIDING HETEN 'STRATUS' OR 'DEFLANT' OR 1/4"
- ⑩ VINYL SHINGLE SIDING HETEN 'NOVA' - FEATHERED BLEND
- ⑪ HORIZONTAL IDENTIFICTION PERRY SIDING BELLAIR MOORE 212-10 IDENT GRAY
- ⑫ PREFABRICATED ALUMINUM PICKET GUARDRAIL POWDERCOAT BLACK
- ⑬ CONCRETE FRONT PORCH FINISH FLOOR
- ⑭ DECORATIVE HOOD COLLUM BELLAIR MOORE 212-10 AMERICAN WHITE
- ⑮ BRICK VENEER METAL MATERIALS - 'COAL CREEK'
- ⑯ EXTERIOR LIGHT FIXTURE
- ⑰ 1/4 HOOD TRIM COVERING HARKER PANEL JOINT LINE



← ELEC → UNIT E2 UNIT D2

**WEST ELEVATION**

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



← UNIT E UNIT D2 →

**EAST ELEVATION**

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



← UNIT E UNIT D2 UNIT D1 UNIT E2 → ELEC

**NORTH ELEVATION**

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

NO.	DATE	BY	CHKD.	APP.

DATE: 11/11/2024

TIME: 10:30 AM

PROJECT: 1300 STREET, SURREY, B.C.

CLIENT: K/CONCRETE LTD.

CLIENT: K/CONCRETE LTD.

PROJECT: 1300 STREET, SURREY, B.C.

DATE: APR 15 2024

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

CLIENT: K/CONCRETE LTD.

PROJECT: 1300 STREET, SURREY, B.C.

DATE: APR 15 2024

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

**barnett donbok**

UNIT 135, 7338 1300 STREET, SURREY, B.C. V3W 1H8

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

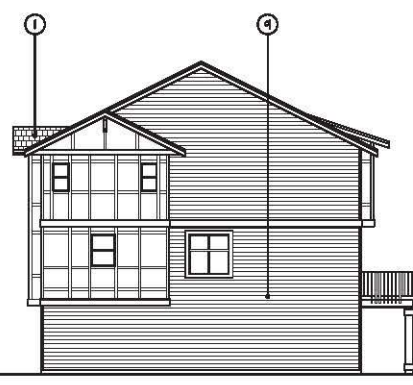
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
5024	AC-15

**BUILDING #5**

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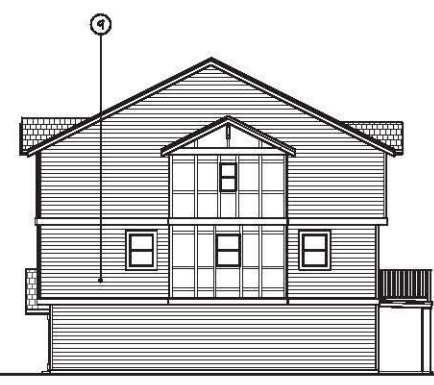
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- |   |  |
|---|--|
| <p>① 1/2" SHIP LAP LAMINATED ASPHALT SHINGLE ROOFING<br/>3/8" GAMBRIER - "DUAL BLACK"</p> <p>② PREFINISHED ALUMINUM GUTTER ON 2" x 6" HOOD FASCIA<br/>WHITE OR BELLAWH MOORE 282-30 "AMERICAN WHITE"</p> <p>③ 1/4" HOOD TRIM ON 2x4 HOOD FASCIA</p> <p>④ JOIST BRACKET</p> <p>⑤ VINYL FRAMED WINDOWS ON 2ND HOOD TRIM<br/>BELLAWH MOORE 282-30 "AMERICAN WHITE"</p> <p>⑥ 2 x 4 HOOD TRIM<br/>BELLAWH MOORE 282-30 "AMERICAN WHITE"</p> <p>⑦ HARDWARE: CONVENTIONS PEBBLE VERTICAL SIDING<br/>ON 2ND DECORATIVE TRIM<br/>BELLAWH MOORE 282-40 "GENEVE GRAY"</p> <p>⑧ HORIZONTAL WOOD SIDING<br/>BELLAWH MOORE 282-40 "STORE"</p> <p>⑨ HORIZONTAL VINYL SIDING<br/>MITEK STRATUS OR TRAGPLANT OR VARI</p> | <p>⑩ VINYL SIDABLE SIDING<br/>MITEK MOKIC - HEMLOCK BLEND</p> <p>⑪ WOOD SIDING<br/>BELLAWH MOORE 282-40 "STORE"</p> <p>⑫ PREFINISHED ALUMINUM PICKET GUARDRAIL<br/>POWERSHAW BLACK</p> <p>⑬ CONCRETE FRONT PORCH<br/>6-INCH FINISH</p> <p>⑭ DECORATIVE WOOD COLUMN<br/>BELLAWH MOORE 282-30 "AMERICAN WHITE"</p> <p>⑮ BRICK VENEER<br/>NATURAL MATERIALS - "LOCAL GREEN"</p> <p>⑯ EXTERIOR LIGHT FIXTURE</p> <p>⑰ 1/4" HOOD TRIM COVERING HARDI PANEL<br/>JOIST LINE</p> |
|---|--|



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



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

**BUILDING #6**

DATE	
BY	
CHKD	
DATE	
BY	
CHKD	
DATE	
BY	
CHKD	
DATE	
BY	
CHKD	

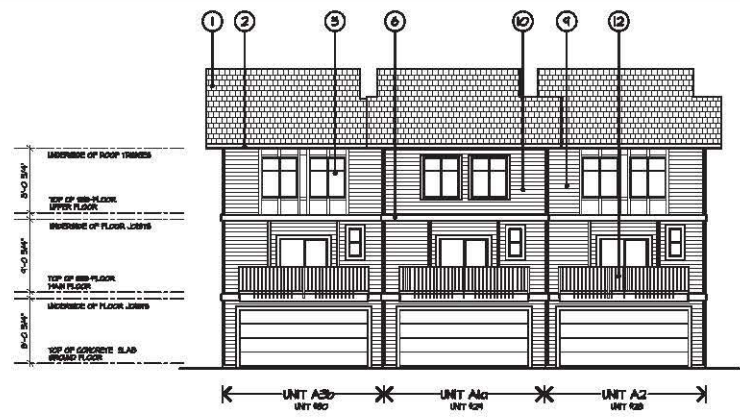
DATE: Aug 16 2014  
SCALE: 1/8" = 1'-0"

CLIENT: LONDON INC. LTD.  
PROJECT: "CONDOMINIUM DEVELOPMENT"  
SHEET: CONSTRUCTION - BUILDINGS  
DRAWING NO.

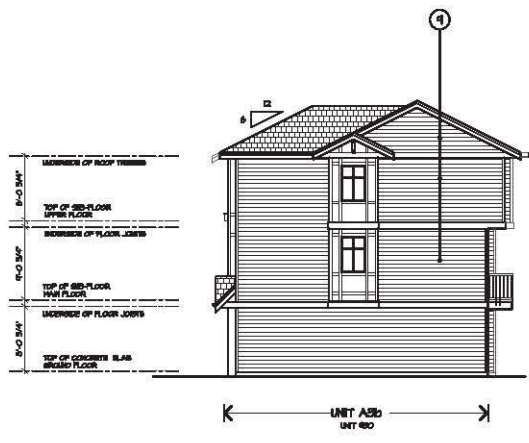
**barnett denbek**  
ARCHITECTS INC.  
UNIT 135,  
7338 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@denbektac.com

CLIENT NO. SHEET NO.  
PROJECT NO. REV. NO.  
5024 AC-1.6

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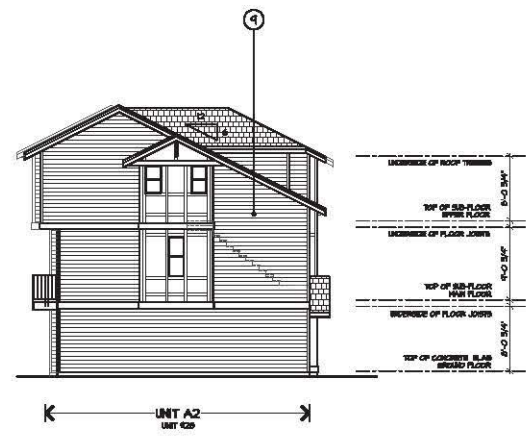
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- |   |   |
|---|---|
| ① HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING 30° GABLE ROOF - 'TUMBL' BLACK                             | ⑩ VINYL SHINGLE SIDING<br>MITTEN NOOK - 'HEATHERED SLIP'              |
| ② PREFINISHED ALUMINUM GUTTER ON 2" x 8 HOOD PARAGA WHITE OR BELLAIRI MOORE 282-10 'AMERICAN WHITE'         | ⑪ HARCH SCHEMATIC FIBER SHANE SIDING<br>BELLAIRI MOORE 282-10 'STONE' |
| ③ 1x4 HOOD TRIM ON 2x8 HOOD PARAGA  | ⑫ PREFINISHED ALUMINUM PICKET GUARDRAIL<br>POWDERCOAT BLACK           |
| ④ KNEE BRACKET  | ⑬ CONCRETE FRONT PORCH<br>SHOTSITE FINISH                             |
| ⑤ VINYL FINISHED WINDERS ON 2x8 HOOD TRIM<br>BELLAIRI MOORE 282-10 'AMERICAN WHITE'                         | ⑭ DECORATIVE HOOD COLUMN<br>BELLAIRI MOORE 282-10 'AMERICAN WHITE'    |
| ⑥ 2 x 4 HOOD TRIM<br>BELLAIRI MOORE 282-10 'AMERICAN WHITE'   | ⑮ BRICK VENEER<br>NATURAL MATERIALS - 'LOCAL GREEN'                   |
| ⑦ HARDPANEL SCHEMATIC FIBER VERTICAL SIDING<br>ON 2x4 DECORATIVE TRIM<br>BELLAIRI MOORE 282-10 'GENEY GRAY' | ⑯ EXTERIOR LIGHT FIXTURE  |
| ⑧ HORIZONTAL WARCH SCHEMATIC FIBER SIDING<br>BELLAIRI MOORE 282-10 'STONE'                                  | ⑰ 1x4 HOOD TRIM COVERING WARCH PANEL<br>JOINT LINE                    |
| ⑨ HORIZONTAL VINYL SIDING<br>MITTEN STRATUS OR DISPLANT OR YAP  |   |



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



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

NO.	DATE	BY	CHKD.	DESC.

DATE: 04/14/24

CUSTOMER: BARNETT DENBEK ARCHITECTURE INC.  
PROJECT: 7336 130 STREET, SURREY, B.C.  
SHEET: 5024  
SCALE: 1/8" = 1'-0"

**barnett denbek**  
ARCHITECTURE INC.  
7336 130 STREET, SURREY, B.C. V3W 1H8  
PHONE: (604) 587-7100  
FAX: (604) 587-2089  
EMAIL: mail@barnett-denbek.com

**BUILDING #7**

CUSTOMER: BARNETT DENBEK ARCHITECTURE INC.  
PROJECT: 7336 130 STREET, SURREY, B.C.  
SHEET: 5024  
SCALE: 1/8" = 1'-0"

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**EAST ELEVATION**

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

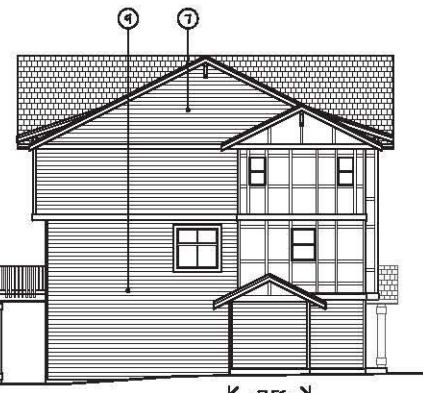
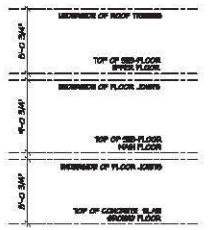
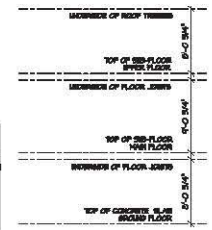


**SOUTH ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
- ② PREFERRED ALUMINUM GUTTER OR 2" x 2" HOOD PARAGA WHITE OR BELLA-MH MOORE 282-10 AMERICAN WHITE
- ③ 1/4" HOOD TRIM ON 2x4 HOOD PARAGA
- ④ ICEB BRACKET
- ⑤ VINYL FINISHED SIDINGS ON 2x4 HOOD TRIM BELLA-MH MOORE 282-10 AMERICAN WHITE
- ⑥ 2" x 2" HOOD TRIM BELLA-MH MOORE 282-10 AMERICAN WHITE
- ⑦ HORIZONTAL VINYL SIDINGS PERRY VERTICAL SIDING OR 2x DECORATIVE TRIM BELLA-MH MOORE 282-10 CEMENT GRAY
- ⑧ HORIZONTAL VINYL SIDINGS PERRY SIDING BELLA-MH MOORE 282-10 WHITE
- ⑨ HORIZONTAL VINYL SIDINGS MITEN 'THRASH' OR 'DEPLANT' OR '148'
- ⑩ VINYL SHINGLE SIDING
- ⑪ WHITE TRIM - FEATHERED BLEND
- ⑫ HARD IDENTIFICTION PERRY SHANE SIDING BELLA-MH MOORE 282-10 WHITE
- ⑬ PREFERRED ALUMINUM PERRY GUARDRAIL POWDERCOAT BLACK
- ⑭ CONCRETE FRONT PORCH
- ⑮ CONCRETE FRONT PORCH SHEDDING PATTERN
- ⑯ DECORATIVE HOOD COLUMN BELLA-MH MOORE 282-10 AMERICAN WHITE
- ⑰ BRICK VESSEL
- ⑱ METAL MATERIALS - T.O.M. CREEK
- ⑲ EXTERIOR LIGHT FIXTURE
- ⑳ 1/4" HOOD TRIM COVERING HARD PANELED JOINT LINE



**NORTH ELEVATION**

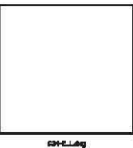
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**

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

NO.	DATE	BY	CHKD.



DATE: 11/20/11  
 DRAWN BY: J. L. HARRIS  
 SCALE: 1/8" = 1'-0"

CLIENT: LONDON REALTY LTD.  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 SHEET: 5024 OF 5024

**barnett denbek**
















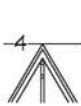



UNIT 135,  
 7538 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.8
5024	REV. NO.

**BUILDING #8**

# MATERIAL PALETTE

<p><b>1</b></p>  <p>ASPHALT SHINGLE ROOFING HIGH PROFILE (LAVINATED) R-10 COVEREDGE - DUAL BLACK</p>	<p><b>5</b></p>  <p>VINYL FRAMED WINDOWS ON 2x6 WOOD TRIM HITTER ON BENJAMINE MOORE (212-10 "AMERICAN WHITE")</p>	<p><b>9</b></p>  <p>SHINGLE SIDING VINYL HITTER "NOVE-HEATHERED BLEND"</p>	<p><b>13</b></p>  <p>WOOD COLUMN DECORATIVE BENJAMINE MOORE (212-10 "AMERICAN WHITE")</p>	<p><b>16</b></p>  <p>MITTEN NATURAL STANDARD SUNRAY</p>
<p><b>2</b></p>  <p>GUTTER ON 2x6 WOOD FASCIA PREFINISHED ALUMINUM GUTTER HITTER ON BENJAMINE MOORE (212-10 "AMERICAN WHITE")</p>	<p><b>6</b></p>  <p>WOOD TRIM 3x10 HITTER ON BENJAMINE MOORE (212-10 "AMERICAN WHITE")</p>	<p><b>10</b></p>  <p>SHAKE SIDING HITTER BENJAMINE MOORE (212-40 "STONE")</p>	<p><b>14</b></p>  <p>BRICK VENEER METAL MATERIALS "CAL. CROSS"</p>	<p><b>17</b></p>  <p>MITTEN BOLD PREMIER EGGPLANT</p>
<p><b>3</b></p>  <p>FASCIA BOARDS WOOD 1/4" TRIM ON 2x6 FASCIA</p>	<p><b>7</b></p>  <p>HORIZONTAL SIDING HITTER BENJAMINE MOORE (212-40 "STONE")</p>	<p><b>11</b></p>  <p>PICKET GUARDRAIL PREFINISHED ALUMINUM POWDER COAT - "BLACK"</p>	<p><b>15</b></p>  <p>TRIMS HITTER "TROUT WHITE"</p>	<p><b>18</b></p>  <p>MITTEN NATURAL STANDARD "NOV"</p>
<p><b>4</b></p>  <p>KNEE BRACKET WOOD HITTER ON BENJAMINE MOORE (212-10 "AMERICAN WHITE")</p>	<p><b>8</b></p>  <p>HORIZONTAL SIDING VINYL HITTER "STRASYS" OR "TEMPLE" OR "NOV"</p>	<p><b>12</b></p>  <p>FRONT PORCH CONCRETE "SANDY BISH"</p>	<p><b>19</b></p>  <p>MITTEN BENJAMINE MOORE "ETIQUETTE" (212-50)</p>	

# BUILDING CHARACTER



DISCLAIMER: ALL DIMENSIONS AND THE MATERIALS LISTED HEREIN ARE APPROXIMATE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY DIMENSIONS LISTED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY DIMENSIONS LISTED HEREIN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY DIMENSIONS LISTED HEREIN.

NO.	DATE	BY	REVISION



BUILDING #1 (PARTIAL ELEVATION) - ALONG 121 STREET

PRECEDENTS & RENDERINGS

CLIENT: SUNDY INC. LTD.  
 PROJECT: TOPHOUSE DEVELOPMENT  
 ADDRESS: 121ST STREET, SURREY  
 SHEET CONTAINS: ELEVATIONS, MATERIALS & CONNECTIONS

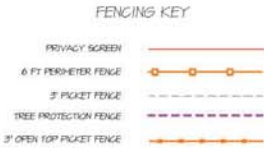
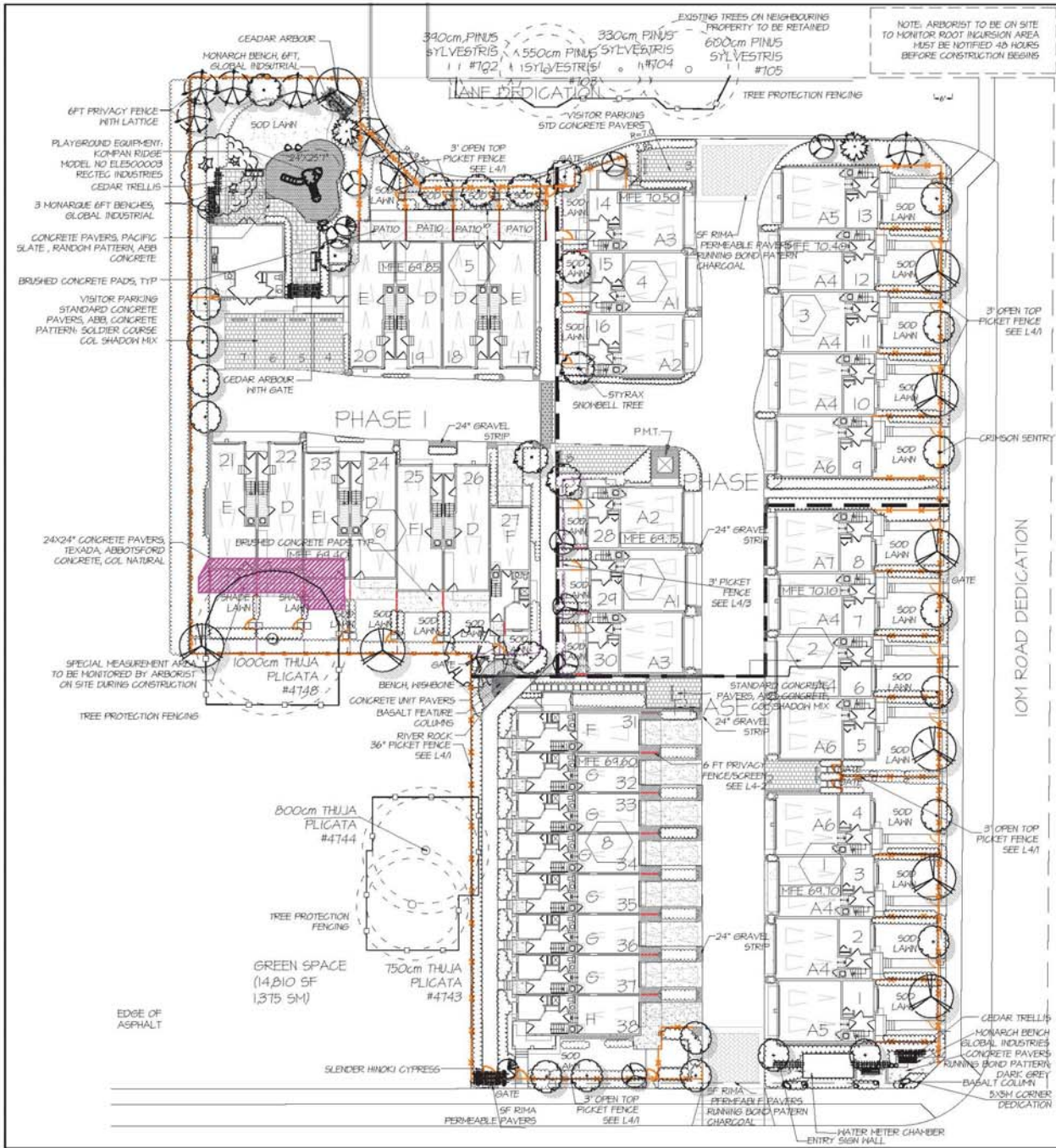
DATE: 11/18/2024  
 SCALE: 1/8" = 1'-0"

**barnett dembek**  
 ARCHITECTS

UNIT 135,  
 7330 135 STREET,  
 SURREY, B.C.  
 V3W 1Y8

PHONE: (604) 897-7100  
 FAX: (604) 897-2098  
 EMAIL: mol@barnett-dembek.com

CLIENT NO. SHEET NO.  
 B024 AC-51



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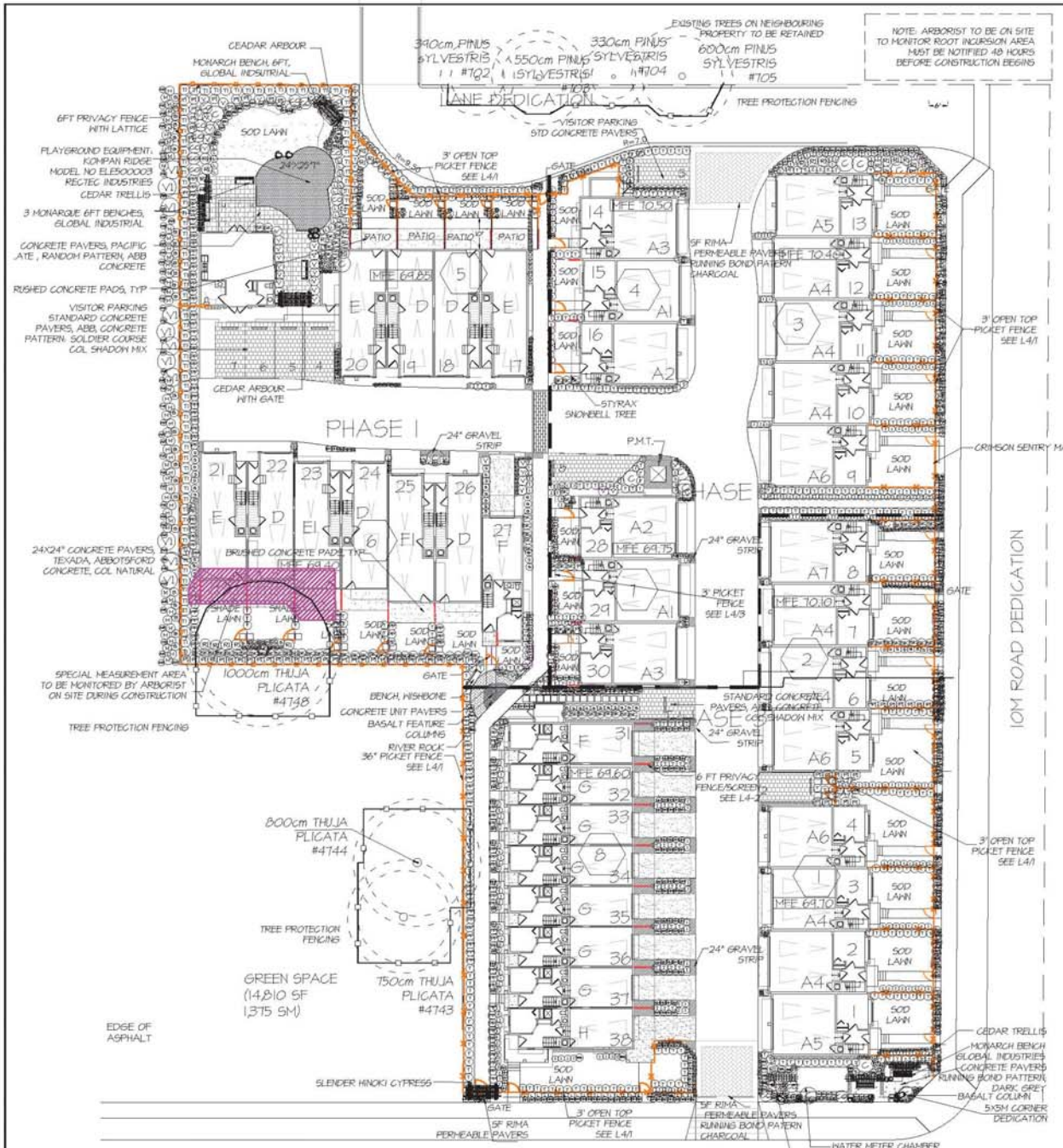
**TOWNHOUSE DEVELOPMENT**  
 6230-120TH ST, SURREY, BC

DRAWING TITLE:  
**SITE PLAN**

DATE: 15 OCT 16	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	<b>L1</b>
DRAWN: AG	
DESIGN: -	
CHECK: JH	

OF 5  
 M2LA PROJECT NUMBER: 15082





**PLANT SCHEDULE**

LINE	QTY	BOTANICAL NAME	COMMON NAME	PLANT #	MOJ JOB NUMBER	15-062
1	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 1H 5PFD		
2	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
3	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
4	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
5	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
6	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
7	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
8	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
9	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
10	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
11	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
12	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
13	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
14	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
15	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
16	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
17	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
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25	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
26	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
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44	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
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48	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
49	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		
50	1	AGER PLATINIFOLIA SANDY CLAY	COMMON BIRD WIND	50H CAL 2H 5PFD 5H1		

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* PREFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* DESIGN AND REVISION: PLACE PLANT MATERIAL AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRINCE GEORGE. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. TO THE SPECIFIED MATERIAL, LANDSCAPE ARCHITECT SHALL BE HELD RESPONSIBLE. \* ALLOW A MINIMUM OF FIVE BUSINESS DAYS FOR DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - CERTIFICATION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE SOURCE. PROVIDE CERTIFICATION UPON REQUEST.

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PROJECT:

**TOWNHOUSE DEVELOPMENT**  
6230-120TH ST, SURREY, BC

DRAWING TITLE:  
**SHRUB PLAN**

DATE: 05/02/18 DRAWING NUMBER:  
SCALE: 1/8"=1'-0"  
DRAWN: AS  
DESIGN: -  
CHECK: JH

**L2**

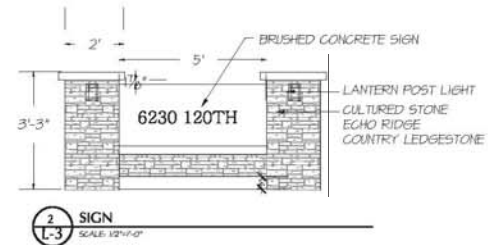
M2LA PROJECT NUMBER: 15062



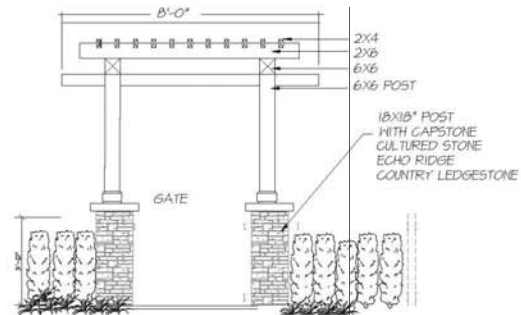
KOMPAN - RIDGE ELE500003  
RECTEG INDUSTRIES



BASALT STONE COLUMNS, NORTHWEST  
LANDSCAPE SUPPLY



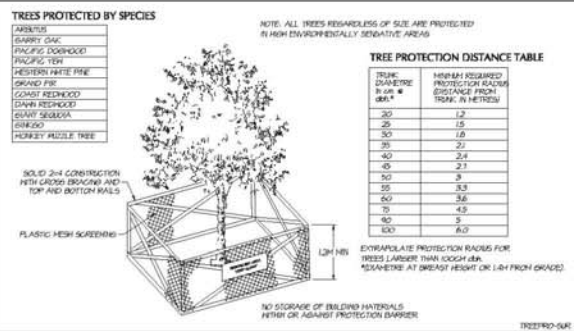
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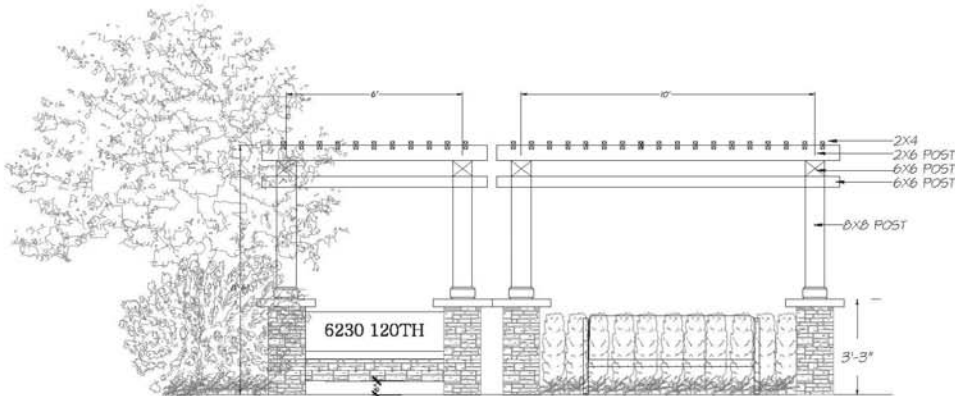
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L-3  
SCALE: 1/2\"/>



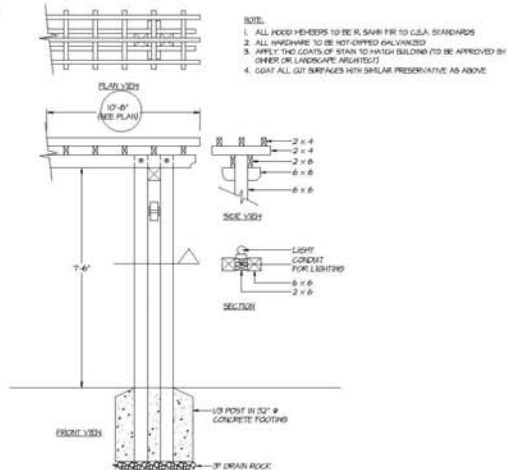
MONARQUE 6FT  
BACKED BENCH,  
CEDAR BENCH/BLACK FRAME  
GLOBAL INDUSTRIAL



3  
L-3  
SCALE: 1/2\"/>



1  
L-3  
SCALE: 1/2\"/>



4  
L-3  
SCALE: 1/2\"/>

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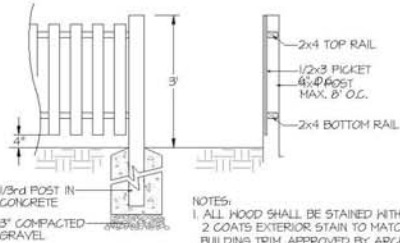
#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
**6230-120TH ST, SURREY, BC**

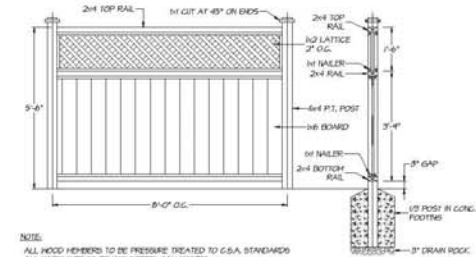
DRAWING TITLE:  
**DETAILS**

DATE: 10/02/18	DRAWING NUMBER:
SCALE: 1/2\"/>	<b>L3</b>
DRAWN: JAG	
DESIGN: -	
CHK'D: JH	



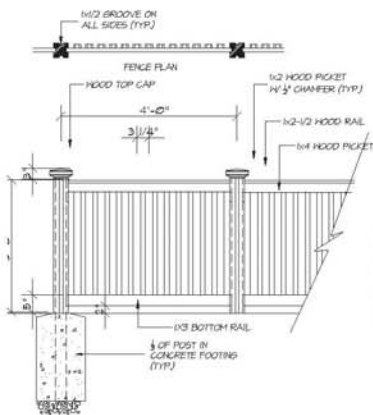
NOTES:  
 1. ALL HOOD SHALL BE STAINED WITH 2 COATS EXTERIOR STAIN TO MATCH BUILDING TRIM, APPROVED BY ARCH.  
 2. ALL HARDWARE HOT DIPPED GALVANIZED

1 3' OPEN TOP PICKET FENCE  
 L4 3/4"x10"



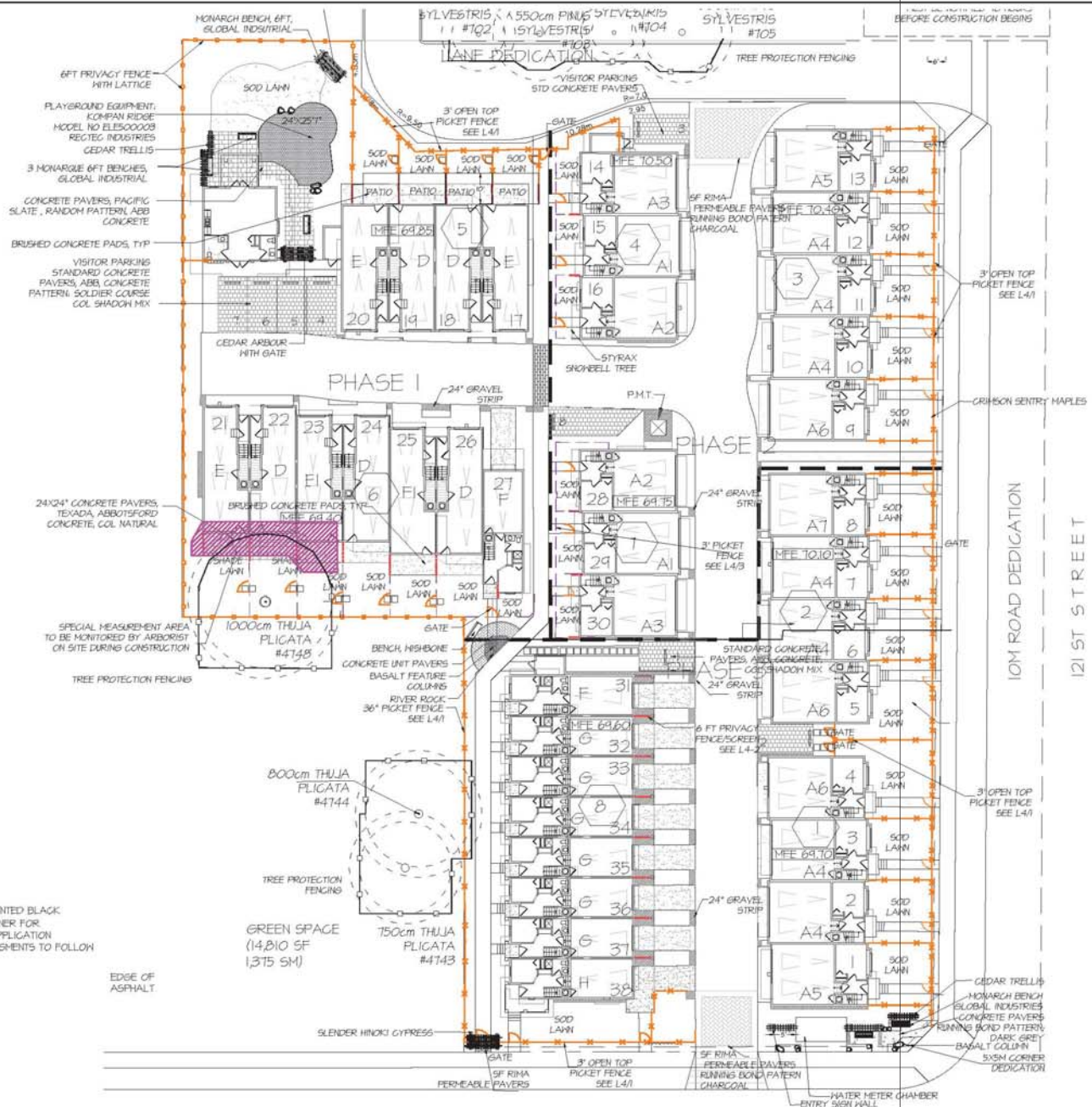
NOTE:  
 ALL HOOD MEMBERS TO BE PRESSURE TREATED TO G.S.A. STANDARDS  
 ALL HARDWARE TO BE HOT-DIPPED GALVANIZED  
 APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT  
 COAT ALL CUT SURFACES WITH SHEAR PRESERVATIVE AS ABOVE

2 6' PRIVACY FENCE WITH LATTICE  
 L4 102"x10"



NOTES:  
 1. ALL HOOD P.T. HEM-FIR  
 2. ALL HOOD SHALL BE PAINTED BLACK  
 3. PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION  
 4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT STREET.

3 3' HT PICKET FENCE GATE TO MATCH  
 L4 1/2"x1'-0"



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NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR O/P	MM
2		REV. PER REV SITE PLAN	GB
3		REV. AS PER REV SITE PLAN	MM
4		REV. AS PER OWNER COMMENTS	MM
5		LANDSCAPE PLAN FOR REV	MM
6		REV. AS PER REV SITE PLAN	MM
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48		REV. AS PER REV SITE PLAN	MM
49		REV. AS PER REV SITE PLAN	MM
50		REV. AS PER REV SITE PLAN	MM

PROJECT:  
**TOWNHOUSE DEVELOPMENT**  
**6230-120TH ST, SURREY, BC**

DRAWING TITLE:  
**FENCE DETAILS**

DATE: 08/07/16	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L4</b>
DRAWN: AG	
DESIGN: -	
CHKD: HH	
M2LA PROJECT NUMBER: 15082	OF 5

08/07/16

**PART ONE GENERAL REQUIREMENTS**

- 1.1 INTENT: Comply with all terms in the General Conditions of Contract incorporated into this contract as represented by the Contract Documents.
1.2 INCLUDE: The Landscape Architect (L.A.) shall be responsible for the design, construction and maintenance of the landscape and all related work and materials.
1.3 EXCLUDE: The Contractor shall be responsible for the installation and maintenance of the landscape and all related work and materials.
1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
1.5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
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**PART TWO SCOPE OF WORK**

- 1.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
1.2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
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TABLE 1: SUMMARY OF MATERIALS AND FINISHES. Columns include Item, Material Name, Quantity, and Unit.

TABLE 2: SUMMARY OF MATERIALS AND FINISHES. Columns include Item, Material Name, Quantity, and Unit.

- 2.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
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**PART THREE SOFT LANDSCAPE DEVELOPMENT**

- 3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
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**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

- 3.1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AND ALL RELATED WORK AND MATERIALS.
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**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

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**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

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**PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT**

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#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

Table with columns: NO., DATE, REVISION DESCRIPTION, DR. Contains project revision history.

**TOWNHOUSE DEVELOPMENT**

6230-120TH ST, SURREY, BC

**SPECIFICATIONS**

DRAWING TITLE: SPECIFICATIONS
DATE: 05/20/18 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: ANB
DESIGN: JH
CHECK: JH
M2LA PROJECT NUMBER: 15062

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

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

DATE: **September 21, 2016** PROJECT FILE: **7816-0069-00**

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6230 120 Street**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate varying width on 120 Street for ultimate 34.0 m wide Arterial Road allowance
- Dedicate 5.0 m x 5.0 m corner cut at 120 Street/62 Avenue.
- Dedicate approximately 10.0 m on 121 Street for ultimate 20.0 m Collector Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at 121 Street/62 Avenue.
- Dedicate varying widths for ultimate 6.0 m lane and to accommodate 5.5 m x 5.5 m corner cut.
- Register 0.5 m SRW on 120 Street, 121 Street and 62 Avenue.
- Provide additional SRW width for the existing storm sewer along the north property line.

***Works and Services***

- Construct west side of 121 Street to modified Collector Road standard.
- Construct north side of 62 Ave to Collector Road standard with 12.2 m pavement width.
- Remove existing retaining wall from 62 Avenue road allowance and grade the site to ensure that the property line elevations are within +/-300 mm of centreline elevation.
- Construct lane to 5.4 m pavement width.
- Confirm downstream storm system capacity, upgrade if required.
- Construct storm drainage systems to service the proposed development and frontage roads.
- Provide onsite sustainable drainage works as required in the Boundary Park ISMP.
- Construct a 250mm water main along 121 Street, fronting the development.
- Provide sanitary servicing concept and analysis for the area to confirm sanitary capacity and upgrade if required.
- Extend the sewer along 62 Avenue to service the proposed Church lot from 62 Avenue. The proposed servicing from the sanitary sewer on the rear yard SRW is not acceptable.
- Construct adequately-sized water, sanitary and storm service connections for each lot.

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.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1

NOTE: Detailed Land Development Engineering Review available on file



Friday, April 22, 2016

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0069 00

**SUMMARY**

The proposed 38 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	8
Secondary Students:	4

September 2015 Enrolment/School Capacity

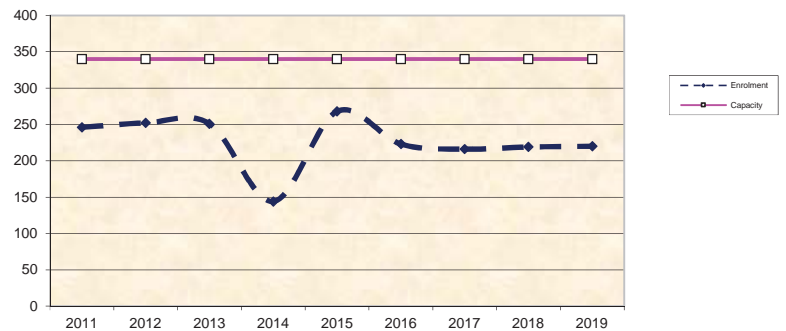
<b>Boundary Park Elementary</b>	
Enrolment (K/1-7):	41 K + 227
Capacity (K/1-7):	40 K + 300
<b>Tamanawis Secondary</b>	
Enrolment (8-12):	1444
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

**School Enrolment Projections and Planning Update:**

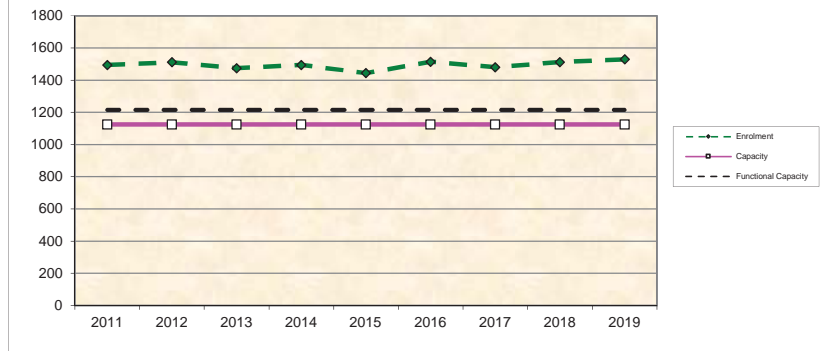
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects identified for Boundary Park Elementary or Tamanawis Secondary. The proposed development will not have a significant impact on these projections.

**Boundary Park Elementary**



**Tamanawis 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.

## Tree Preservation Summary

Surrey Project No: 15 066  
 Address: 6230 120th Avenue, Surrey  
 Registered Arborist: Meredith Mitchell

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>15</b>
<b>Protected Trees to be Removed</b>	<b>12</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>3</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   12   </u> X two (2) = 24	<b>24</b>
<b>Replacement Trees Proposed</b>	<b>59</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>N/A</b>
<b>Replacement Trees in Deficit</b>	<b>N/A</b>

Summary, report and plan prepared and submitted by:

Meredith Mitchell, ISA #6089A  
 (Signature of Arborist)

05-sep-16  
 Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0069-00

Issued To: SUNSHINE RIDGE BAPTIST CHURCH  
(the Owner)

Address of Owner: 6230 - 120 Street  
Surrey, BC V3X 1Y7

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: 012-637-394  
012-637-394

Section 7 Township 2 Plan 2365 New Westminster District Lot S1/2 3, Part NW1/4, Except Plan Part Road Plan 85140, Section 220(1)(H)MA

6230 - 120 Street

(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. Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Subsection F, Yards and Setbacks, the minimum front yard (south) setback is reduced from 7.5 metres (25 ft.) to:

- 4.5 metres (15 ft.) to the building face and 4.2 metres (13.8 ft.) to the bay window overhang of Building 1; and
- 3.9 metres (13 ft.) to the balcony post of Building 8.

(b) In Subsection F, Yards and Setbacks, the minimum rear yard (north) setback is reduced from 7.5 metres (25 ft.) to:

- 6.0 metres (20 ft.) to the building face and 5.1 metres (17 ft.) to the bay window overhang for Building 5;
- 0.8 metres (2.7 ft.) to the face of Building 4; and
- 2.7 metres (8.9 ft.) to the building face and 2.4 metres (7.9 ft.) to the bay window overhang of Building 3.

(c) In Subsection F, Yards and Setbacks, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to:

- 4.5 metres to the building face and 4.0 metres (15 ft.) to the bay window overhang and entry porches for Building 8;
- 2.0 metres (6.6 ft) to the building face and 1.6 metres (5.1 ft.) to the bay window overhang of Building 6; and
- 2.0 metres (6.6 ft) to the face of the indoor amenity building.

(d) In Subsection F, Yards and Setbacks, the minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 6.6 metres (22 ft.) to the bay window overhang.

4. Part 32, Assembly Hall 2 Zone (PA-2) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Subsection I, Landscaping, the minimum landscape strip is reduced from 3.0 metres (10 ft.) to 2.6 metres (8.5 ft.).

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.

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

**barnett dembek**  
 UNIT 155,  
 2516 130 STREET  
 SURREY, B.C.  
 PHONE: (604) 593-1111  
 FAX: (604) 593-1111  
 EMAIL: info@barnett-dembek.com

CLIENT: IORCOO BC LTD.  
 PROJECT: TOWNHOUSE DEVELOPMENT  
 6230 - 120TH STREET, SURREY  
 SHEET CONTENTS:  
 DEVELOPMENT DATA  
 CONCEPTUAL SITE PLAN #  
 DATE: Aug 9 16  
 SCALE: 1" = 30'-0"

DESIGN:	
DRAWN:	
CHECKED:	

REV#	DATE	DRN	CHKD	ISSUE	DATE	BY	ISSUED FOR

**DEVELOPMENT DATA - TOWNHOUSE**

ZONING:	RM-30	214,375 SF.	19,116 m <sup>2</sup>	4,521 Ac.	1,911 Ha
SITE AREA:	6,025.6	193,432 SF.	12,946 m <sup>2</sup>	3,069 Ac.	1,240 Ha
CHURCH SUBDIVISION:		19,279 SF.	1,791 m <sup>2</sup>	0.442 Ac.	0.179 Ha
ROAD DEDICATION:		61,664 SF.	5,729 m <sup>2</sup>	1,416 Ac.	0,571 Ha
NET:					

ALLOWED: 0.90  
 PROVIDED: 0.88 (94,423 SF. INCLUDING ELECTRICAL ROOMS)  
 COVERAGE  
 ALLOWED: 45%  
 PROVIDED: 44.9% (21,679 SF.)  
 SINGLE  
 RESIDENTIAL: REQUIRED, 20 SPACES x 30 UNITS = 16.0 SPACES  
 PROVIDED, 16 SPACES  
 MOTOR: REQUIRED, 0.2 SPACES x 30 UNITS = 1.6 SPACES  
 PROVIDED, 8 SPACES  
 TALL: REQUIRED, 83.6 SPACES  
 PROVIDED, 84 SPACES  
 UTILITY SPACE  
 REQUIRED, 3 m<sup>2</sup>/UNIT x 30 UNITS = 114 m<sup>2</sup> (1227 SF.)  
 PROVIDED, 52 m<sup>2</sup> (560 SF.)  
 TOWER: REQUIRED, 3 m<sup>2</sup>/UNIT x 30 UNITS = 114 m<sup>2</sup> (1227 SF.)  
 PROVIDED, 172 m<sup>2</sup> (1,810 SF.)

UNIT BREAKDOWN

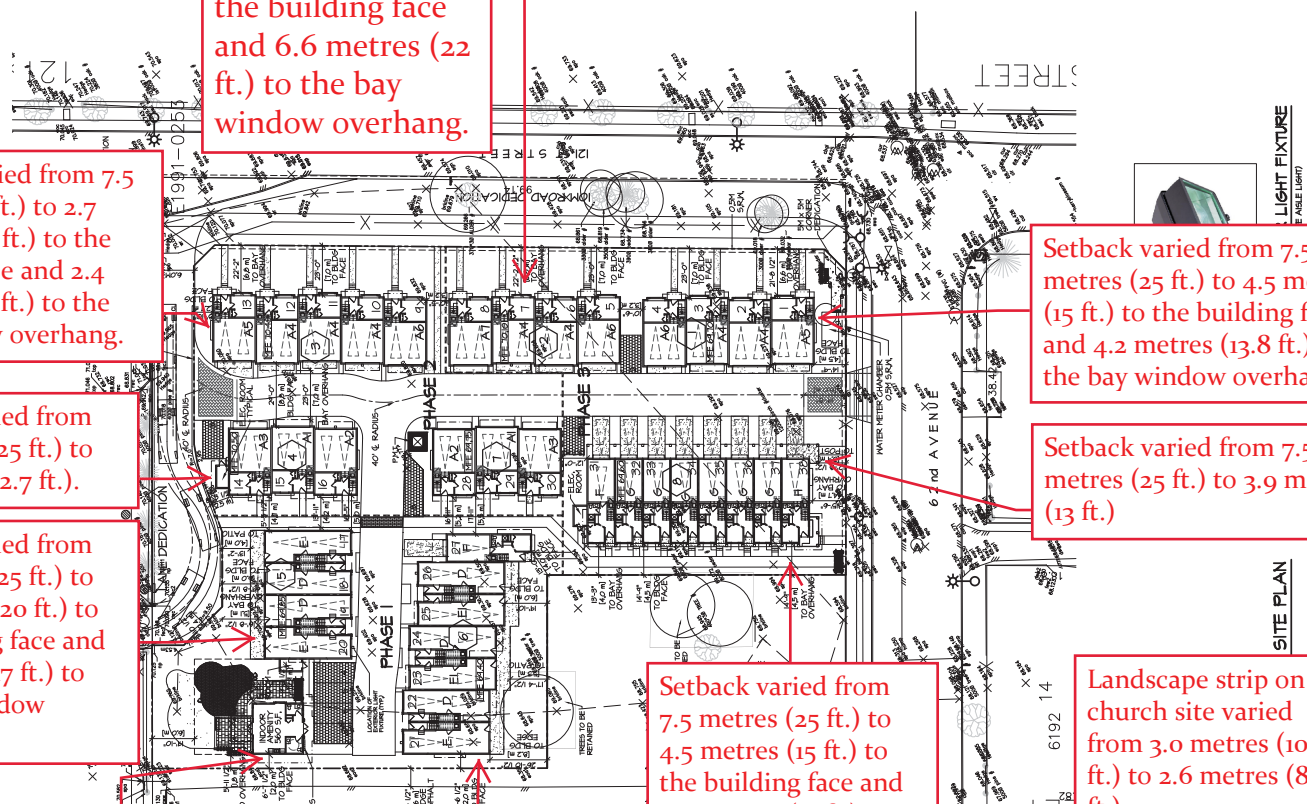
Unit A1	3 bed	2 units	1,484 s.f.	=	2,968 s.f.
Unit A2	3 bed	2 units	1,528 s.f.	=	3,056 s.f.
Unit A3	3 bed	2 units	1,495 s.f.	=	2,990 s.f.
Unit A4	3 bed	7 units	1,485 s.f.	=	10,395 s.f.
Unit A5	3 bed	2 units	1,517 s.f.	=	3,034 s.f.
Unit A6	3 bed	3 units	1,499 s.f.	=	4,497 s.f.
Unit A7	3 bed	1 unit	1,508 s.f.	=	1,508 s.f.
Unit D	3 bed	5 units	1,368 s.f.	=	6,839 s.f.
Unit E	3 bed	3 units	1,406 s.f.	=	4,218 s.f.
Unit E1	3 bed	2 units	1,347 s.f.	=	2,694 s.f.
Unit F	2 bed	2 units	1,394 s.f.	=	2,788 s.f.
Unit G	2 bed	6 units	1,313 s.f.	=	7,878 s.f.
Unit H	2 bed	1 units	1,378 s.f.	=	1,378 s.f.
Total		38 units			54,228 s.f.

**DEVELOPMENT DATA - CHURCH SITE**

ZONING:	PA-2	193,432 SF.	12,946 m <sup>2</sup>	3,069 Ac.	1,240 Ha
SITE AREA:					
LOT COVERAGE:	ALLOWED: 40%				
	PROVIDED: 17% (22,960 SF.)				

SETBACKS:  
 ALLOWED:  
 FRONT YARD, 7.5m  
 REAR YARD, 7.5m  
 SIDE YARD, 3.6m  
 SIDE YARD ON FLANKING STREET, 7.5m  
 PROVIDED:  
 FRONT YARD, 10.2m  
 REAR YARD, 4.46m  
 SIDE YARD, 3.7m  
 SIDE YARD ON FLANKING STREET, 15.0m

SUBDIVISION:	LOT SIZE,	LOT WIDTH	LOT DEPTH
MINIMUM ALLOWED,	2,000 m <sup>2</sup>	30 m <sup>2</sup>	30 m <sup>2</sup>
PROVIDED,	12,246 m <sup>2</sup>	49 m <sup>2</sup>	113 m <sup>2</sup>
PARKING:	PROVIDED,	173 SPACES	



Setback varied from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 6.6 metres (22 ft.) to the bay window overhang.

Setback varied from 7.5 metres (25 ft.) to 2.7 metres (8.9 ft.) to the building face and 2.4 metres (7.9 ft.) to the bay window overhang.

Setback varied from 7.5 metres (25 ft.) to 0.8 metres (2.7 ft.).

Setback varied from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.1 metres (17 ft.) to the bay window overhang.

Setback varied from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).

Setback varied from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) to the building face and 1.6 metres (5.1 ft.) to the bay window overhang.

Setback varied from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 4.0 metres (13 ft.) to the bay window overhang and entry porches.

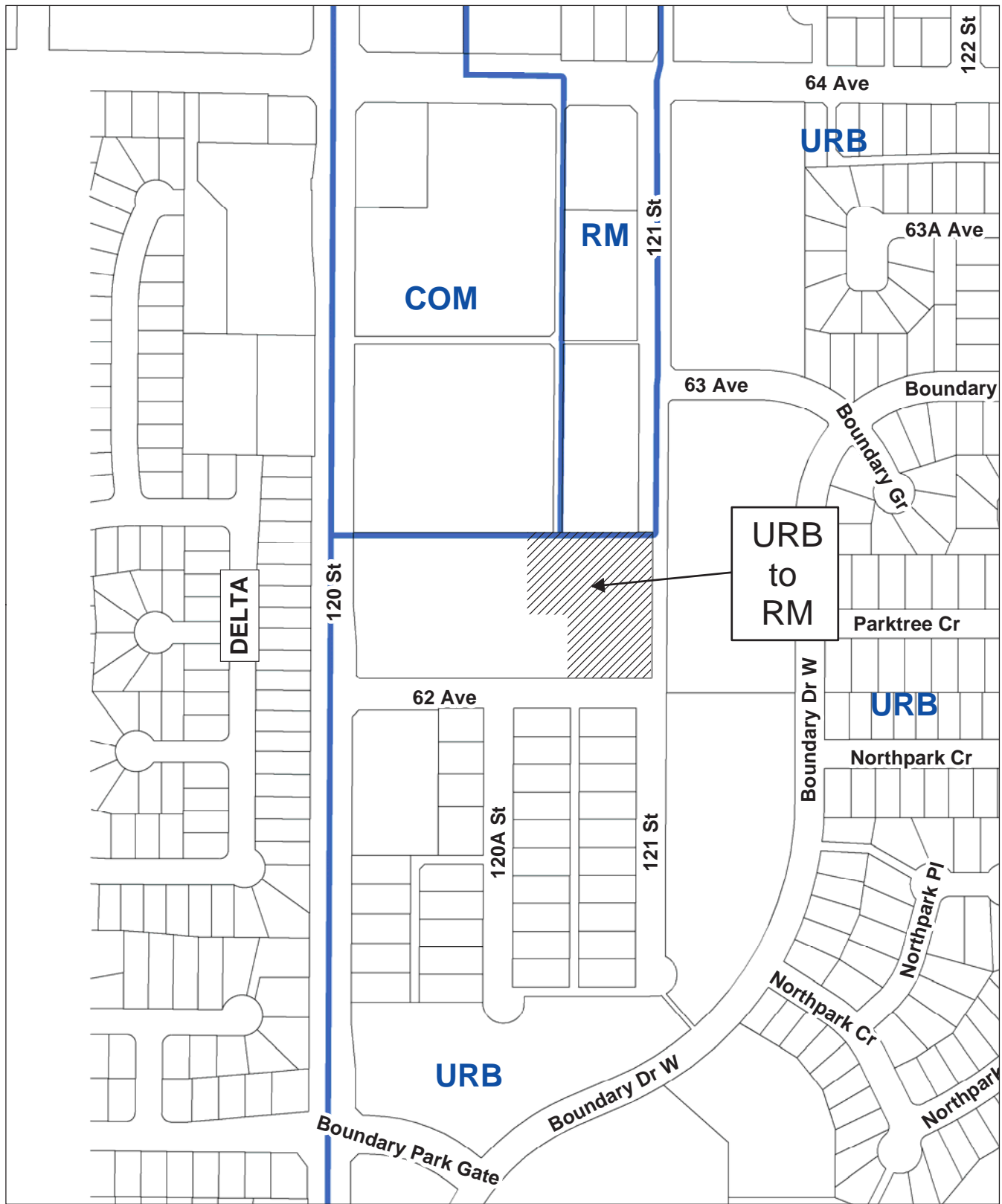
Setback varied from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 4.2 metres (13.8 ft.) to the bay window overhang.

Setback varied from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

Landscape strip on church site varied from 3.0 metres (10 ft.) to 2.6 metres (8.5 ft.).

LIGHT FIXTURE  
 (FACE LIGHT)

SITE PLAN



## OCP Amendment 7916-0069-00

Proposed amendment from Urban to Multiple Residential



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OVER  
LOT 3 EXCEPT ROAD PLAN 85140 SECTION 7 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 2365**

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT 3 SEC 7 TP 2 NWD PLAN 2305	1.272 ha.
BLOCK B	PART LOT 3 SEC 7 TP 2 NWD PLAN 2305	7197.0 Sq.m.

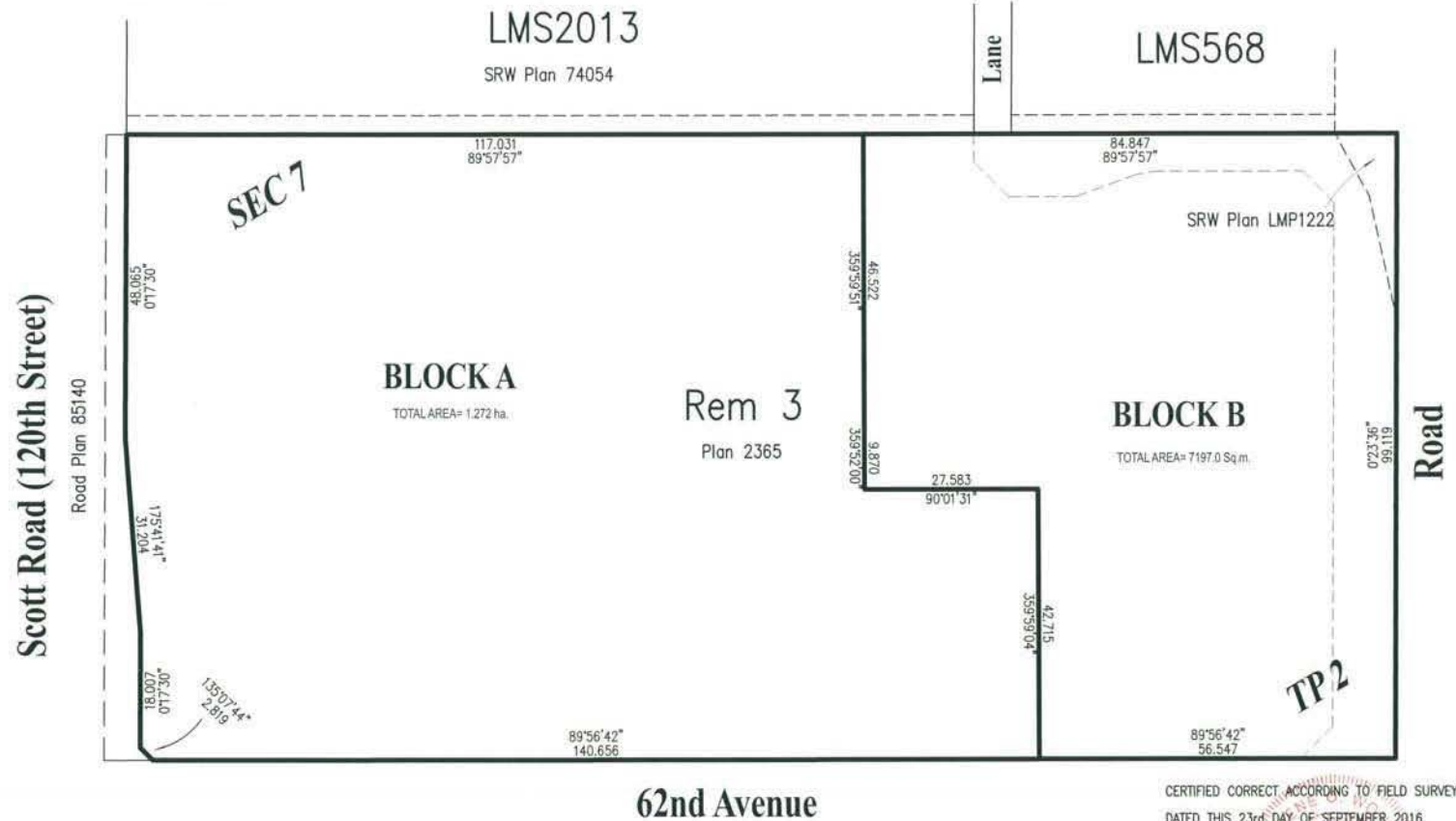
FOR THE PURPOSE OF REZONING  
BCGS 92G.016

**LEGEND**

SCALE 1:750



ALL DISTANCES ARE IN METRES



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd Street  
Surrey, B.C. V3R 4E7  
(ph): 604-583-1616  
File: 154271\_ZONE.DWG

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
DATED THIS 23rd DAY OF SEPTEMBER 2016.

**EUGENE O. WONG**  
COMMISSIONER  
BCLS 718