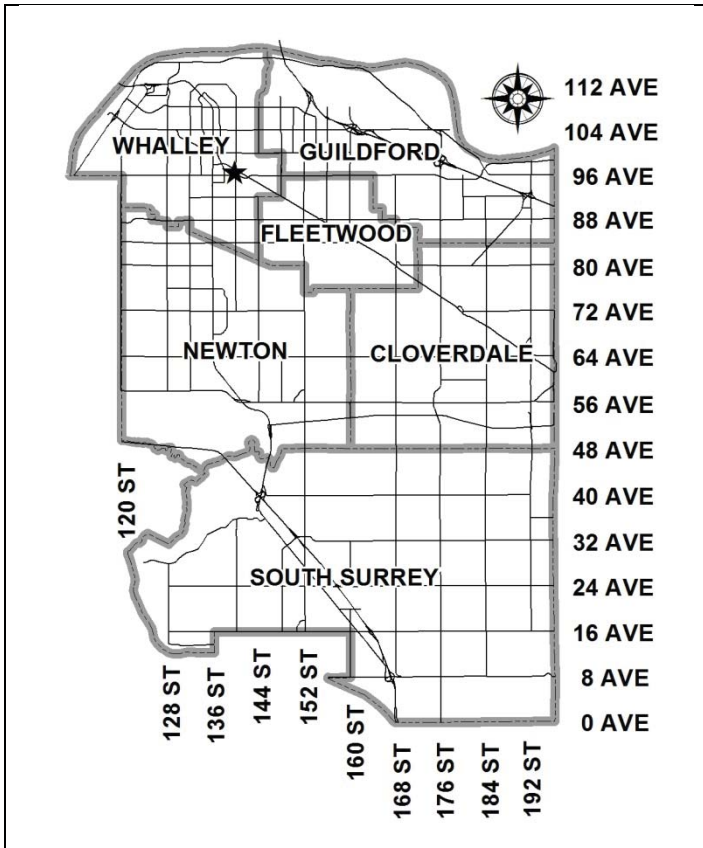


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0215-00

Planning Report Date: February 6, 2017



PROPOSAL:

- **Rezoning** from RF to CD (based upon RM-70)
- **Development Permit**

to permit the development of a 5-to 6-storey apartment building with a 2-storey townhouse base, consisting of approximately 121 dwelling units.

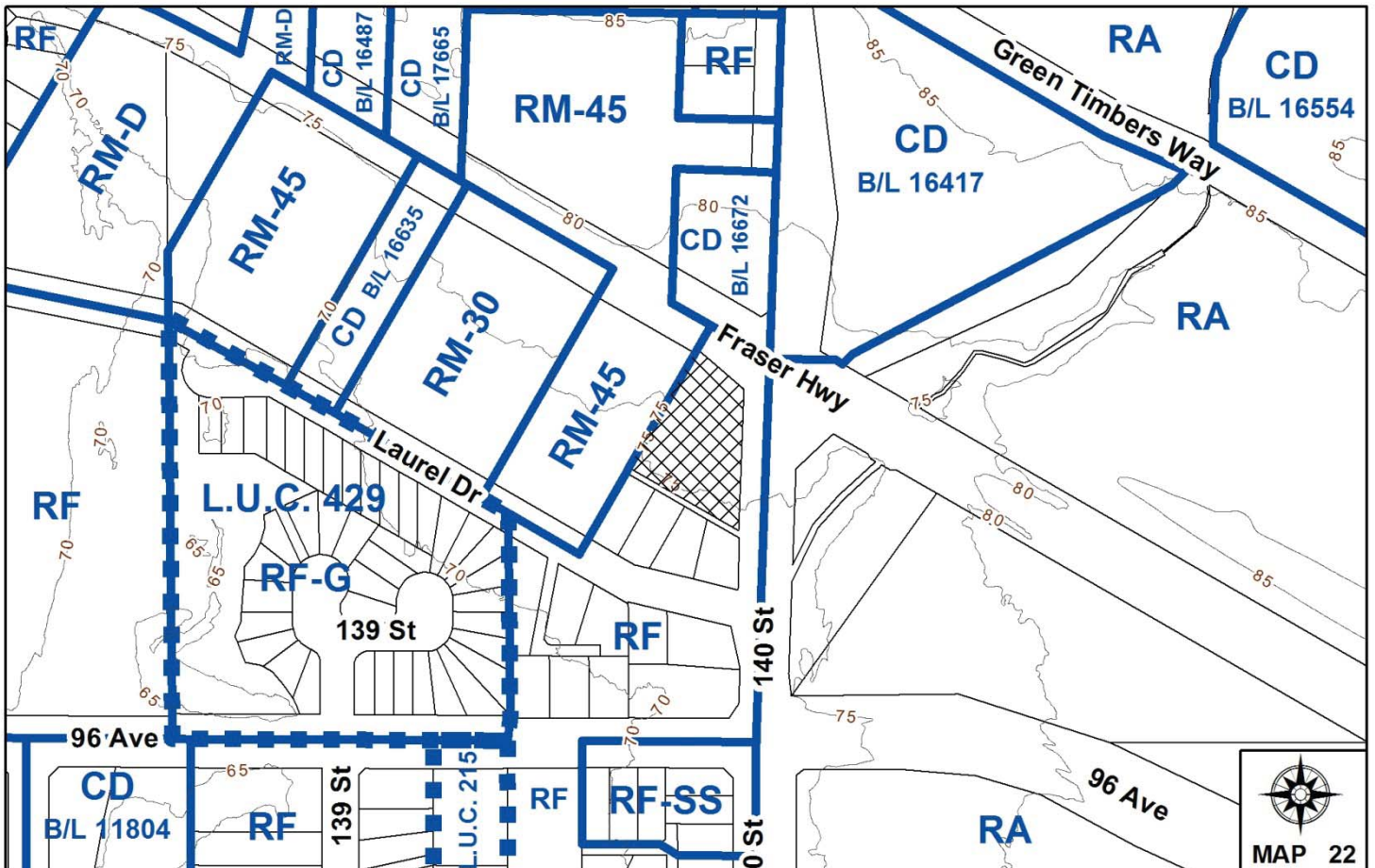
LOCATION: 9689 - 140 Street

OWNER: 110 Holdings Ltd.

ZONING: RF

OCP DESIGNATION: Multiple Residential

CCP DESIGNATION: Residential Low to Mid Rise up to 2.5 FAR



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the Official Community Plan (OCP).
- Complies with the Residential Low to Mid Rise up to 2.5 FAR (floor area ratio) designation in the Surrey City Centre Plan, which was approved by Council on January 16, 2017 (Corporate Report No. R014; 2017).
- The proposed density and building form are appropriate for this part of Surrey City Centre and align with the goal of achieving higher density development around future light rail transit (LRT) stations.
- The proposed reduced setbacks achieve a more urban, pedestrian streetscape along road frontages, or are a side-yard condition.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 363 square metres (3,907 square feet) to 303 square metres (3,261 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0215-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan 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 finalized 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) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) 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:**

7 Elementary students at Simon Cunningham Elementary School
4 Secondary students at Queen Elizabeth 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 April 2018.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

| Direction | Existing Use | CCP Designation | Existing Zone |
|------------------------------------|---|---|-----------------------|
| North (Across Fraser Highway): | Petro Canada gas station and 7-Eleven convenience store | Residential Low to Mid Rise up to 2.5 FAR | CD (By-law No. 16672) |
| East: | Two- to four-storey apartment building. | Residential Low to Mid Rise up to 2.5 FAR | RM-45 |
| South (Across unconstructed lane): | Single family dwellings. | Residential Low to Mid Rise up to 2.5 FAR | RF |
| West (Across 140 Street): | City-owned park | Conservation and Recreation in the OCP | RA |

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9689 - 140 Street, on the southwest corner of Fraser Highway and 140 Street in City Centre.

- The 3,529-square metre (0.87-acre) subject site is designated "Multiple Residential" in the Official Community Plan (OCP) and "Residential Low to Mid Rise up to 2.5 FAR" in the Surrey City Centre Plan and is currently zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", based on the RM-70 Zone, in order to allow the construction of a five- to six-storey apartment building with a two-storey townhouse base fronting Fraser Highway and 140 Street. The proposal includes 112 apartment units and 9 townhouses for a total of 121 dwelling units.
- The floor area ratio (FAR) proposed for this development is 2.5 which complies with the "Residential Low to Mid Rise up to 2.5 FAR" Surrey City Centre Plan designation.
- The proposed use, density, and building massing are in accordance with the long-term vision for this part of Surrey City Centre and described in the Surrey City Centre Plan, which was approved by Council on January 16, 2017 (Corporate Report No. R014; 2017).
- The unconstructed east-west lane along the south property line of the subject site is not included in the proposed development. The applicant has provided a conceptual site plan demonstrating how the lands to the south can redevelop incorporating the lane in accordance with the City Centre Plan.
- In order to accommodate the proposed density and other aspects of the project, the applicant has applied to rezone the site to a CD Zone.

Proposed CD Zone (Appendix VII)

- Although the proposed building conforms in terms of height and massing to the type of building found in the RM-70 Zone, the proposed density and lot coverage cannot be accommodated in the RM-70 Zone. The proposed floor area ratio (FAR) of 2.5 exceeds the maximum FAR of 1.50 permitted in the RM-70 Zone but it complies with the maximum 2.5 FAR permitted under the "Residential Low to Mid Rise up to 2.5 FAR" designation in the Surrey City Centre Plan.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a mid-rise, five and six-storey building form.
- As a result of the proposed density, lot coverage, building height and setbacks, the applicant has applied to rezone the site to a Comprehensive Development (CD) Zone.
- The proposed CD Zone will be based upon the "Multiple Residential 70 Zone (RM-70)" and incorporates the density bonus provisions for the recently endorsed amenity contributions. The following table shows a comparison between the proposed CD Zone and the RM-70 Zone for density, lot coverage, building height and setbacks:

| | RM-70 | Proposed CD Zone |
|---------------------------------------|-------------------------------|--|
| Density (Floor Area Ratio) | 1.5 FAR (net) | 2.5 FAR (net) |
| Lot Coverage | 33% | 50% |
| Building Height (metres) | 50 m | 19.5 m |
| Building Setbacks (metres) | 7.5 metres from all lot lines | West: 4.5 m North: 4.5 m South: 7.5 m East: 4.5 m |

- With the payment of amenity contributions, which are being incorporated in Schedules F and G of the Zoning By-law (Amendment By-law No. 19073) the floor area ratio (FAR) has been increased from 1.5 in the RM-70 Zone to 2.5 in the CD Zone.
- The maximum lot coverage has been increased from the 33% in the RM-70 Zone to 50% to accommodate the built form.
- The proposed lot coverage is typical for a 5-storey apartment building on a smaller site.
- The reduced setback along the north (Fraser Highway) and west (140 Street) achieves a more urban, pedestrian-oriented streetscape, consistent with the goals of the City Centre Plan.
- The reduced setback along the east is a side yard condition and includes raised planters with layered planting to screen and provide privacy from the neighbouring property.

PRE-NOTIFICATION

Pre-notification letters were sent out on October 25, 2016 to a total of 380 addresses and the development proposal signs were installed on October 26, 2016. Staff received two phone calls and two written responses from property owners within the pre-notification area. Two property owners expressed concerns regarding the proposed five- to six-storey building form, transient population, noise, firefighting safety, traffic and access. Two property owners expressed their support for the proposed development.

- One resident expressed concern with the potential noise and transient population the proposed development will generate.

(Staff explained that if the proposed development is approved by City Council and constructed, it will be the responsibility of the Strata Council to enforce noise by-laws for their residents. Rental restrictions are also governed by each individual Strata Council.)

- One resident expressed concern with the five- and six-storey form with respect to fire safety and density.

(Staff explained that each development proposal is forwarded to the Fire Department for review and comment. The British Columbia Building Code also regulates building construction to address fire and life safety requirements.)

The Surrey City Centre Plan allows up to a maximum FAR of 2.5 for properties designated "Residential Low to Mid Rise up to 2.5 FAR". The u-shaped building form provides a large open area along the western property line to soften the edge adjacent to the existing building and its residents.)

- One resident expressed concern with existing traffic in the neighbourhood and the proposed access from 140 Street.

(The proposed driveway location exceeds the minimum distance from the intersection and will be restricted to a right-in, right-out turning movement.)

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposal incorporates a single, mid-rise (5- to 6-storey) apartment building comprised of 121 dwelling units (see Appendix II).
- The proposed apartment building will be predominately five storeys in height with a sixth storey portion at the corner of Fraser Highway and 140 Street, comprising a total of 121 dwelling units. A two-storey townhouse base fronts 140 Street and Fraser Highway. The unit mix consists of 12 studio, 79 1-bedroom, 4 1-bedroom and den and 17 2-bedroom apartment units, with townhouse units consisting of 1 2-bedroom and 8 3-bedroom units.
- The dwelling units will range in size from 30 square metres (322 sq. ft.) for a studio unit to 136 square metres (1,461 sq. ft.) for the largest 3-bedroom townhouse unit.
- The proposed building is an urban and contemporary building form with a flat roof.
- The 20-metre (66 ft.) tall, u-shaped residential building is situated along the public frontages of the site, with an indoor and outdoor amenity space located internal to the site within a private, central courtyard. The primary vehicle and pedestrian entrances are oriented towards 140 Street, with a secondary pedestrian entrance located along the Fraser Highway frontage. Both entries are under lacquered timber post canopies.
- The building is designed to step down along 140 Street, and incorporates a two-storey townhouse expression along both street frontages in longboard wood to provide variation and visual interest. Ground-oriented townhouse units oriented toward the streets will consist of their own front door and useable, semi-private outdoor space.
- Large scale windows and cantilevered balconies provide light and outdoor access to each unit.

- Vertical expression is incorporated into the building elevations to provide some visual interest and break up the building massing. The 2-storey townhouses incorporate buffed brick veneer (frosted almond) and longboard wood grain channel siding (light walnut). The middle two storeys are finished with horizontal smooth finish hardi-panel siding (pewter). The top two storeys are finished with smooth finish hardi-panel (pearl grey).

Indoor Amenity Space

- There are two levels of indoor amenity space: the first 149-square metre (1,604 sq.ft.) space is located on the main floor of the building adjacent to the main entrance lobby and incorporates a large exercise room and accessible washroom. The second 153-square metre space (1,647 sq. ft.) is located on the lower main floor and is accessible from the upper amenity space. The indoor space located on the lower level incorporates a large meeting/party room, kitchen facilities and washroom and provides direct access to the outdoor amenity space.
- The proposed indoor amenity space totals 302 square metres (3,251 sq. ft.), which is 61 square metres (538 sq. ft.) less than the 363 square metres (3,907 sq. ft.) required under the Zoning By-law (3.0 square metres/32 sq. ft. per dwelling unit).
- The applicant has agreed to provide a monetary contribution of \$24,000 (based on \$1,200 per unit) in accordance with the City policy, to address the shortfall in the required indoor amenity space.

Outdoor Amenity Space and Landscaping

- The proposed outdoor amenity space totals 476 square metres (5,124 sq. ft.) in area, integrated with the indoor amenity building in the central courtyard, and as outdoor space on the rooftop.
- Based upon the standard Zoning By-law requirements of 3.0 square metres/32 sq. ft. per dwelling unit for outdoor amenity space, the proposed development exceeds the required 363 square metres (3,907 sq. ft.) of outdoor amenity space.
- The 243-square metre (2,616 sq. ft.) ground level outdoor amenity space includes an outdoor seating area with tables and chairs, terraced landscaping garden beds and common areas to allow for social interaction. Landscaping within the private courtyard consists of a hard-surfaced patio area incorporating a variety of textured and mixed colour paver types, modern metal curved bench seating and landscaping such as Vine Maple and Weeping Nootka Cypress trees, with shrubs and groundcovers including Kinniknick, blue oat grass, dwarf Goldmound Spirea, Feather Reed Grass and others.
- The 233-square metre (2,512 sq.ft.) sixth floor, rooftop outdoor amenity space includes a children's play area, common barbecue, table and chair seating, ping pong table and yoga and tai Chi area. Landscaping in this area includes Japanese Maple trees, a raised planter with Gold Dust Japanese Aucuba and Mexican Mock Orange shrubs.
- Each townhouse unit includes a private patio framed by the terraced wall with layered planting consisting of a variety of shrubs. Each private entrance also includes a Katsura or Frans Fontaine Hornbeam tree at the street.

- Along the west and south property lines a 1.8-metre (6 ft.) high wood fence and landscaping will be installed to screen and provide privacy from neighbouring properties.

Parking and Bicycle Storage

- All parking will be provided underground, and will be accessed from 140 Street via a right-in/right-out access.
- The proposed development includes a total of 149 parking spaces, consisting of 130 resident parking spaces and 19 parking spaces for visitors, four of which are designated for persons with a disability, within an enclosed two-level underground parking garage. The proposed parking meets that required in the Zoning By-law, which allows for a 20% reduction for developments within the City Centre.
- The visitor spaces are located within a secured portion of the underground parking garage.
- In total, a proposed 149 parking spaces will be provided for the development. Of these, 18 small car spaces are provided, or 12% of the total number of parking spaces provided. The Surrey Zoning By-law allows for a maximum 35% of the total parking spaces to be provided for small cars.
- The RM-70 Zone requires that no parking facilities be constructed within 2.0 metres (6.6 ft.) of the front lot line or a lot line along a flanking street. The proposed CD Zone will permit the underground parking facility to extend to within 0.9 metre (3 ft.) of the eastern and northern property lines.
- In addition, the development will be providing a total of 160 bicycle parking spaces, including 154 secure residential bicycle parking spaces and 6 visitor bicycle parking spaces. This exceeds the 151 required bicycle parking spaces (145 resident and 6 visitor).

District Energy

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VI for location). The District Energy (DE) System consists of three primary components:
 - Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.

- All new developments within Service Area B with a build-out floor area ratio (FAR) between 1.0 and 2.5 will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE System.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|--|----------|-----------|----------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 31 | 31 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Magnolia | 1 | 1 | 0 |
| Maple, Bigleaf | 1 | 1 | 0 |
| Maple, Sugar | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Douglas Fir | 1 | 1 | 1 |
| Western Red Cedar | 2 | 2 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 6 | 6 | 0 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 55 | |
| Total Retained and Replacement Trees | | 55 | |

| | |
|--|-----|
| Contribution to the Green City Fund | N/A |
|--|-----|

- The Arborist Assessment states that there are a total of 6 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-one (31) existing trees, approximately 84% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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, proposed lot grading and underground parking.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 43 replacement trees on the site. The applicant is proposing 55 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Vine Maple, Columnar Karpick Maple and Katsura trees.
- In summary, a total of 55 trees are proposed to be replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 13, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| Sustainability Criteria | Sustainable Development Features Summary |
|--|--|
| 1. Site Context & Location (A1-A2) | <ul style="list-style-type: none"> • Within Surrey City Centre. • The site is located at the corner of Fraser Highway and 140 Street, which has been identified as a future light rail transit (LRT) station. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • The proposed density is 2.5 FAR (gross). • The proposed development will include a mix of housing types, including apartment and townhouse units. • The proposed development intends to provide a range of unit sizes from studio, 1-bedroom, 2-bedroom and 3-bedroom units. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • Fifty-five (55) replacement trees will be planted in addition to a variety of shrubs, grass, perennials and ground cover. • The proposed development will make provisions for recycling and organic waste pickup. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • The development provides bike racks and secured bike parking. • Parking is based on the 20% parking reduction permitted within Surrey City Centre. • The site is located at a corner identified as a future light rail (LRT) station. |

| Sustainability Criteria | Sustainable Development Features Summary |
|--------------------------------------|--|
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • Individual yards are fenced with gates as well as the site perimeter. • Secured underground parking is provided. • All proposed landscaping is designed to provide good sight lines to fenestration to reduce hidden corners. • Large windows allow for casual surveillance and eyes on the street. • Reduced setbacks encourage "eyes on the street". |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • The development is in the City's District Energy Area B and will be connected in the future. • The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter). |

ADVISORY DESIGN PANEL

ADP Date: November 10, 2016

The applicant has resolved all of the outstanding items from the ADP review to the satisfaction of the Planning and Development Department (see Appendix VI).

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. | ADP Comments and Applicant's Response |
| Appendix VII. | Proposed CD By-law |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

Information for City Clerk

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

1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Group
 Address: Unit 212, 12992 - 76 Avenue
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 9689 - 140 Street

 - (b) Civic Address: 9689 - 140 Street
 Owner: 110 Holdings Ltd.
 PID: 011-238-046
 Lot 11 Except: Firstly: Parcel A (By-law Plan 47032) and Secondly: Part Now Road on
 Statutory Right of Way Plan 29489, Section 35 Block 5 North Range 2 West New
 Westminster District Plan 7035

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-70)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-------------------------|
| LOT AREA (in square metres) | | |
| Gross Total | | 3,529.21 m ² |
| Road Widening area | | 76.14 m ² |
| Undevelopable area | | |
| Net Total | | 3,453.07 m ² |
| | | |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 50% | 49% |
| Paved & Hard Surfaced Areas | | 16% |
| Total Site Coverage | | 65% |
| | | |
| SETBACKS (in metres) | | |
| Front (N) | 4.5 m | 4.5 m |
| Rear (S) | 7.5 m | 7.5 m |
| Side (W) | 4.5 m | 4.5 m |
| Flanking Side (E) | 4.5 m | 4.5 m |
| | | |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 20 m | 20 m |
| Accessory | 4.5 m | 4.5 m |
| | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | 12 |
| One Bed | | 83 |
| Two Bedroom | | 18 |
| Three Bedroom + | | 8 |
| Total | | 121 |
| | | |
| FLOOR AREA: Residential | 8,633 m ² | 8,544.15 m ² |
| | | |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| | | |
| FLOOR AREA: Industrial | | |
| | | |
| FLOOR AREA: Institutional | | |
| | | |
| TOTAL BUILDING FLOOR AREA | 8,633 m ² | 8,544.15 m ² |

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|---|---|--------------------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | 346 upha/139 upa |
| # of units/ha /# units/acre (net) | | 346 upha/142 upa |
| FAR (gross) | | 2.4 |
| FAR (net) | 2.5 | 2.5 |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 363 m ² | 303 m ² |
| Outdoor | 363 m ² | 479 m ² |
| | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| | | |
| Residential Bachelor + 1 Bedroom | 124 | 99* |
| 2-Bed | 27 | 22* |
| 3-Bed | 12 | 10* |
| Residential Visitors | 24 | 19* |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | 187 | 149 |
| | | |
| Number of accessible stalls | | 4 |
| Number of small cars | | 18 |
| Tandem Parking Spaces: Number / % of Total Number of Units | | |
| Size of Tandem Parking Spaces width/length | | |

*20% City Centre parking reduction

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

PROPOSED RESIDENTIAL DEVELOPMENT

9689 140 STREET SURREY BC

NOTES:

| PROJECT RECONCILIATION | |
|---|--|
| CIMC ADDRESS: 9689 140 STREET, SURREY, BC | |
| LEGAL DESCRIPTION: LOT 11 SECTION 35 RANGE 2 PLAN 7035 NWD EXC. FIRSTLY P.C.L.A (S/LAW PL. 47002); SECONDLY PT ROAD ON SRW PL 29489 P.D. 011-238-045 | |
| LOT AREA | TOTAL: 37,988.20 SQ.FT. DEDICATIONS: 819.54 SQ.FT. NET AREA: 37,168.66 SQ.FT. |
| ZONING | CURRENT: RF PROPOSED: CD |
| SETBACKS | NORTH: 14.7' / 4.50 M SOUTH (LANE): 25.00' / 7.62 M EAST: 14.7' / 4.50 M WEST: 14.7' / 4.50 M |
| HEIGHT | 19.60 MT. |
| STOREYS | 6 |
| SITE COVERAGE | 18,150.05 Sq.Ft. / 57,168.66 Sq.Ft. 48.33% |
| F.A.R. CALCULATIONS | FAR ALLOWED: 2.50 FAR PROPOSED: 2.47 |
| FLOOR AREA (EXCLUDING PARKING) LEVELS | RESIDENTIAL (GROSS) |
| LOWER LVL: | |
| 1 | 6,101.89 Sq.Ft. |
| 2 | 16,281.84 Sq.Ft. |
| 3 | 16,636.55 Sq.Ft. |
| 4 | 15,873.57 Sq.Ft. |
| 5 | 15,490.99 Sq.Ft. |
| 6 | 14,531.71 Sq.Ft. |
| | 7,081.90 Sq.Ft. |
| TOTAL | 81,968.50 Sq.Ft. |

| INDOOR AMENITY: | | OUTDOOR AMENITY: | |
|------------------------------|------------------------|------------------------------|------------------------|
| LVL. 1 | 1,650.52 Sq.Ft. | LVL. 1 COURTYARD (73.94 MT.) | 1,776.00 Sq.Ft. |
| LVL. 2 | 1,605.48 Sq.Ft. | LVL. 2 ROOF TOP (51.14 MT.) | 834.00 Sq.Ft. |
| | | LVL. 6 ROOF TOP (51.91 MT.) | 2,512.00 Sq.Ft. |
| TOTAL (VARIANCE REQ.) | 3,256.00 Sq.Ft. | TOTAL: | 5,122.00 Sq.Ft. |

| UNIT COUNT: | | TOWNHOUSE UNITS=9 APARTMENT UNITS=112 | |
|---------------|------------|---------------------------------------|--|
| 3 BEDS + DEN | 8 | | |
| 2 BED | 48 | | |
| 1 BED | 79 | | |
| 1 BED + DEN | 4 | | |
| STUDIO UNITS | 12 | | |
| TOTAL: | 121 | | |

| OFF STREET PARKING | | | |
|-----------------------------------|------------|-----------------------|-------------------|
| REQUIRED: | | | |
| RESIDENCES: | | | SAY |
| 3 BED | 8 x 150 | = 12.0 SPACES | 12 SPACES |
| 2 BED | 16 x 150 | = 27.0 SPACES | 27 SPACES |
| 1 BED | 79 x 150 | = 102.7 SPACES | 103 SPACES |
| 1 BED + DEN | 4 x 150 | = 5.2 SPACES | 5 SPACES |
| STUDIOS | 12 x 130 | = 15.8 SPACES | 16 SPACES |
| VISITORS: | 121 x 0.20 | = 24.2 SPACES | 24 SPACES |
| TOTAL | | = 186.7 SPACES | 187 SPACES |
| DISCOUNT CITY CENTRE (20%) | | | 37 SPACES |
| PROVIDED: | | = 149.0 SPACES | 149 SPACES |
| ACCESSIBLE STALLS | | | 4 SPACES |
| SMALL CARS | | | 18 SPACES |
| STANDARD STALLS | | | 127 SPACES |

PROJECT INFO

CIMC ADDRESS
9689 140 STREET
SURREY BC

APPLICANTS:
DARSHAN HOLDINGS INC.
#396-8148 128 STREET
SURREY BC

ZONING SYNOPSIS
EXISTING ZONE : RF
PROPOSED ZONE : CD

SITE
EXISTING : 37,988.20 SQ.FT. (3,529.21 SQ.MT) (0.35 HECTARE)
DEDICATIONS : 819.54 SQ.FT.
NET : 37,168.66 SQ.FT. (3,587.70 SQ.MT) (0.345 HECTARE)

PROJECT TEAM

CLIENT:
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, B.C. V3W 1R1
CONTACT: SANDY JHAND
T 604 715 6000
info@darshanbuilders.com

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205 4871 SHELL ROAD,
RICHMOND, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca info@dfarchitecture.ca

CIVIL ENGINEER:
HUB ENGINEERS INC.
101 - 7495 130 STREET,
SURREY, B.C. V3W 1H6
CONTACT: NIRVAIR SINGH
T 604 572 4328
nrvair@hub-inc.com

SURVEYOR:
Cameron Land Surveying Ltd.
#206, 16005 Fraser
Hwy Surrey, BC V4N 0G2
Tel: (604) 597-3777
Fax: (604) 597-3783

PROJECT COORDINATOR:
Pacific Land Group
#212, 12992 76 Avenue
Surrey, BC V3W 6V6
CONTACT: ROSA SHIH
Tel: (604) 501-1624
rosa@pacificlandgo.ca

LANDSCAPE CONSULTANT:
PMG Landscape Architects Ltd.
C100 4185 Still Creek Dr.
Burnaby, BC V5C 0G9
CONTACT: MARY CHAN YIP
Tel: (604) 294-0011
Mary@pmglandscape.com

ARCHITECTURAL

- A - 001 COVER PAGE
- A - 002-003 SITE CONTEXT
- A - 004 STREETScape
- A - 101 SITE LAYOUT
- A - 201-209 FLOOR PLANS
- A - 221-228 UNIT PLANS
- A - 301-306 ELEVATIONS
- A - 401-402 SECTIONS
- A - 501-503 WALL SECTIONS
- A - 601 SHADOW ANALYSIS



| NO. | DESCRIPTION |
|-----|-----------------------------|
| 1 | REVIEWED BY SUBMISSION |
| 2 | ADP SUBMISSION |
| 3 | REMOVED BY SUBMISSION |
| 4 | REWORKING AND DP SUBMISSION |



1205 4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
V6X 3Z6
T 604 284 5194 F 604 284 5191
info@dfarchitecture.ca

121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

| NO. | DESCRIPTION |
|-----|-----------------------------|
| 1 | REVIEWED BY SUBMISSION |
| 2 | ADP SUBMISSION |
| 3 | REMOVED BY SUBMISSION |
| 4 | REWORKING AND DP SUBMISSION |

COVER SHEET

A-001 **D**

SITE CONTEXT



NOTES:

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127 UNIT RESIDENTIAL DEVELOPMENT
 3655 - 140 STREET, SURREY, BC

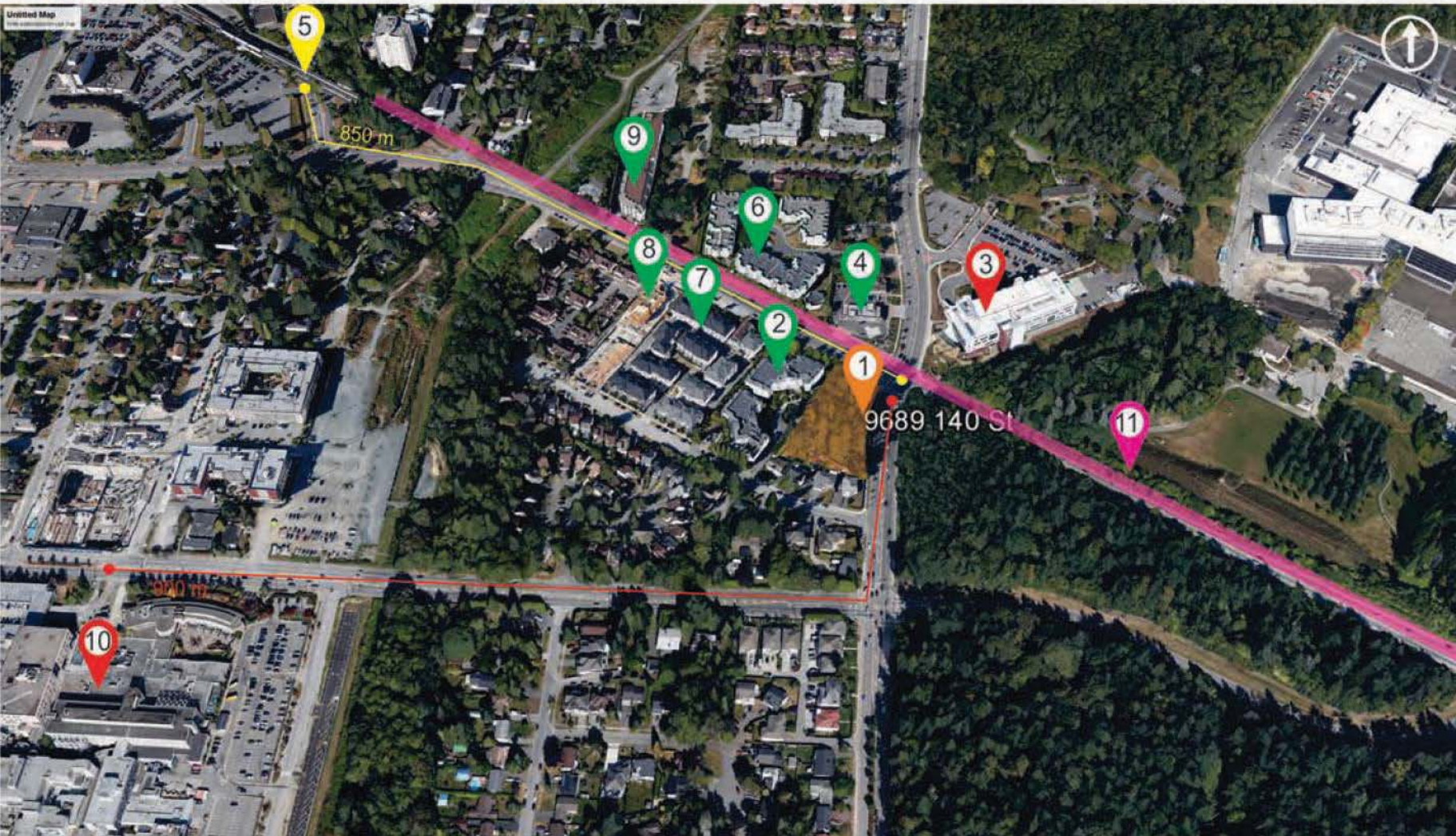
DARSHAN HOLDINGS INC.
 # 306 - 8148 128 STREET,
 SURREY, BC
 V3W 1S1

DATE: 11/20/2023
 TIME: 10:00 AM
 PROJECT: 127 UNIT RESIDENTIAL DEVELOPMENT
 DRAWING: SITE CONTEXT

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SITE CONTEXT

SITE CONTEXT



- 1. Subject Lot - 9689 140 St., Surrey, BC
- 2. King George Manor - Apartments & Condominiums
- 3. Jim Pattison Out-patient Care and Surgery Centre
- 4. Petro Canada Gas Station & 7-11 Convenience Store
- 5. King George Sky Train Station
- 6. Fraser Gate - Condominiums

- 7. Emerald Gardens - Town houses
- 8. 13883 Condominiums
- 9. EDGE - Apartments & Condominiums
- 10. Surrey Memorial Hospital
- 11. Proposed Surrey-Langley Light Rail Transit

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120451 3600, ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 2G9
 P: 604.276.1111 F: 604.276.1112
 info@dfarchitecture.ca

Project:
 121 UNIT RESIDENTIAL
 DEVELOPMENT
 9689 - 140 STREET, SURREY, BC

Client:
 DASHAN HOLDINGS INC.
 8 296 - 8148 120 STREET,
 SURREY, BC
 V3W 1R1

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| DATE: | |
| SCALE: | |
| DRAWN BY: | |
| CHECKED BY: | |
| DATE: | |

SITE CONTEXT

STREETSCAPES



NOTES:



140 ST

SITE

King George Manor

Emerald Gardens

13883 Condominiums

A FRASER HWY LOOKING SOUTH - Project side of street



LAUREL DR

SITE

FRASER HWY

PETRO CAN & 7-11

B 140 ST LOOKING WEST - Project side of street

| | |
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| NO. | REVISION |
| 1 | ISSUED FOR PERMITTING |
| 2 | FOR INFORMATION |
| 3 | FOR INFORMATION |
| 4 | FOR INFORMATION |
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| 7 | FOR INFORMATION |
| 8 | FOR INFORMATION |
| 9 | FOR INFORMATION |
| 10 | FOR INFORMATION |

df ARCHITECTURE INC.

100-1011 BRIDGE ROAD
 PO BOX 10000
 SURREY, BC V3W 1S8
 TEL: 604-273-1111
 WWW.DFARCHITECTURE.COM

PROJECT:
 121 UNIT RESIDENTIAL DEVELOPMENT
 765 - 148 STREET, SURREY, BC

CLIENT:
 DARSHAN HOLDINGS INC.
 8 396 - 8146 128 STREET,
 SURREY, BC
 V3W 1R1

DATE OF PRELIMINARY DESIGN: 2023-08-15
 DATE OF PRELIMINARY DEVELOPMENT: 2023-08-15
 DATE OF PRELIMINARY PERMITTING: 2023-08-15

| | |
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| DATE: | 2023-08-15 |
| SCALE: | 1:100 |
| FILE NO.: | 2023-08-15 |
| PROJECT NO.: | 2023-08-15 |
| DATE: | 2023-08-15 |

SITE CONTEXT

A-004 **C**

NOTES:



2 KEY PLAN
SCALE: 1/8" = 1'-0"

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PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9889 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
8 396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 11/11/2023
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1

| | |
|--------------|-------------|
| DESIGNED BY: | AK |
| CHECKED BY: | AK |
| DATE: | NOV 09 2023 |
| DRAWN BY: | AK |
| CHECKED BY: | AK |

SITE LAYOUT

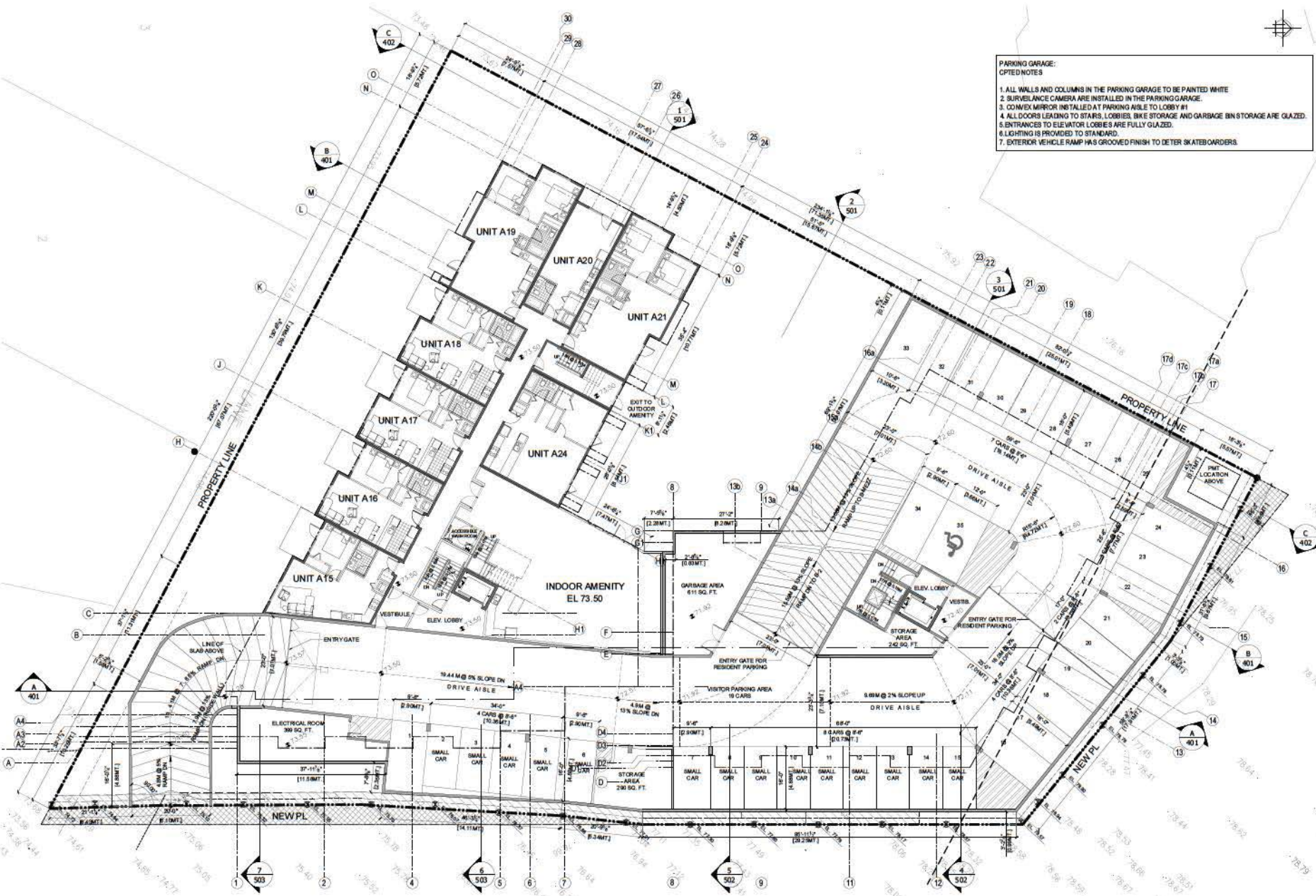
DRAWING NO:
A-101 **D**



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

NOTES:

- PARKING GARAGE:
OPTED NOTES
1. ALL WALLS AND COLUMNS IN THE PARKING GARAGE TO BE PAINTED WHITE
 2. SURVEILLANCE CAMERA ARE INSTALLED IN THE PARKING GARAGE.
 3. CONVEX MIRROR INSTALLED AT PARKING AISLE TO LOBBY #1
 4. ALL DOORS LEADING TO STAIRS, LOBBIES, BIKE STORAGE AND GARBAGE BIN STORAGE ARE GLAZED.
 5. ENTRANCES TO ELEVATOR LOBBIES ARE FULLY GLAZED.
 6. LIGHTING IS PROVIDED TO STANDARD.
 7. EXTERIOR VEHICLE RAMP HAS GROOVED FINISH TO DETER SKATEBOARDERS.



| | |
|----------|----------------------------|
| 10/12/16 | REVISED DP SUBMISSION |
| 07/20/16 | REVISED DP SUBMISSION |
| 12/09/15 | REVISION AND DP SUBMISSION |
| 12/11/15 | APP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |
| 10/12/15 | REVISED DP SUBMISSION |



1205-4071 SHELL ROAD
RICHMOND, B87 8H COLUMBIA
CANADA V6X 3Z6
T 604-274-1047 F 604-274-0710
info@dfarchitecture.ca

PROJECT:
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

LEADER:
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V5W 1R1

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| | |
|----------------|--------------|
| DATE: | |
| REVISED: | |
| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 2017-042 |
| DATE: | NOV 2016 |
| REVISED TITLE: | |

BASEMENT LEVEL-1 PLAN

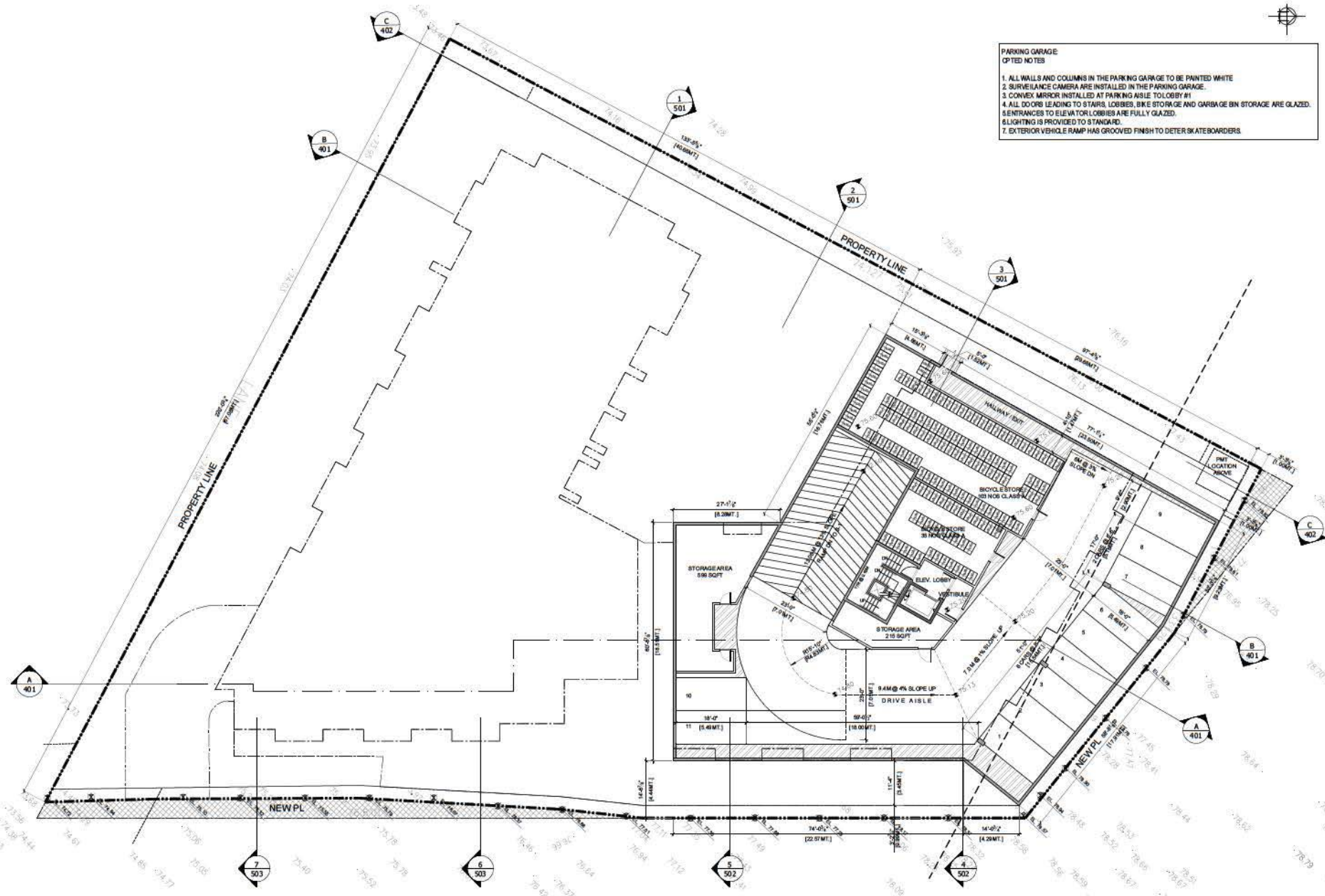
1 BASEMENT LEVEL-1
SCALE: 3/32" = 1'-0"

| | |
|----------------|--------------|
| DATE: | |
| REVISED: | |
| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 2017-042 |
| DATE: | NOV 2016 |
| REVISED TITLE: | |

A-201 **D**



- PARKING GARAGE
OPTIONED NOTES**
1. ALL WALLS AND COLUMNS IN THE PARKING GARAGE TO BE PAINTED WHITE
 2. SURVEILLANCE CAMERA ARE INSTALLED IN THE PARKING GARAGE.
 3. CONVEX MIRROR INSTALLED AT PARKING AISLE TO LOBBY #1
 4. ALL DOORS LEADING TO STAIRS, LOBBIES, BIKE STORAGE AND GARBA BIN STORAGE ARE GLAZED.
 5. ENTRANCES TO ELEVATOR LOBBIES ARE FULLY GLAZED.
 6. LIGHTING IS PROVIDED TO STANDARD.
 7. EXTERIOR VEHICLE RAMP HAS GROOVED FINISH TO DETER SKATEBOARDERS.



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| | R |
| | F |
| | E |
| 09/21/18 | REVISED DP SUBMISSION |
| 02/11/18 | ADD SUBMISSION |
| 07/01/18 | REVISED DP SUBMISSION |
| 12/01/18 | REZONING AND DP SUBMISSION |
| | |
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125-801 WHELL ROAD
RICHMOND BRISTOL COLUMBIA
CANADA V6V 3B8
T (604) 278-6194 F (604) 278-4191
info@dfarchitect.com

PROJECT
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE 01/18/2019
SCALE 3/32" = 1'-0"
DRAWN JLD
CHECKED JLD
JOB No. 628-040
DATE MAY 2018
HEET TITLE

**BASEMENT LVL-MEZZANINE
PLAN**

1 BASEMENT LEVEL-MEZZANINE
SCALE: 3/32" = 1'-0"

DRAWING NO.
A-202 **D**



- PARKING GARAGE
OPTED NOTES**
1. ALL WALLS AND COLUMNS IN THE PARKING GARAGE TO BE PAINTED WHITE
 2. SURVEILLANCE CAMERA ARE INSTALLED IN THE PARKING GARAGE
 3. CONVEX MIRROR INSTALLED AT PARKING AISLE TO LOBBY #1
 4. ALL DOORS LEADING TO STAIRS, LOBBIES, BIKE STORAGE AND GARBAGE BIN STORAGE ARE GLAZED.
 5. ENTRANCES TO ELEVATOR LOBBIES ARE FULLY GLAZED.
 6. LIGHTING IS PROVIDED TO STANDARD.
 7. EXTERIOR VEHICLE RAMP HAS GROOVED FINISH TO DETER SKATEBOARDERS.

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| | R | |
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| 18/11/18 | REVISED DP SUBMISSION | |
| 12/11/18 | APP SUBMISSION | |
| 07/09/18 | REVISED DP SUBMISSION | |
| 12/05/18 | REWORKING AND DP SUBMISSION | |
| | A | |



1215-BLYE BELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA, V6V 3Z5
T: (604) 274-6194 F: (604) 274-6193
info@dfarchitect.com

PROJECT
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

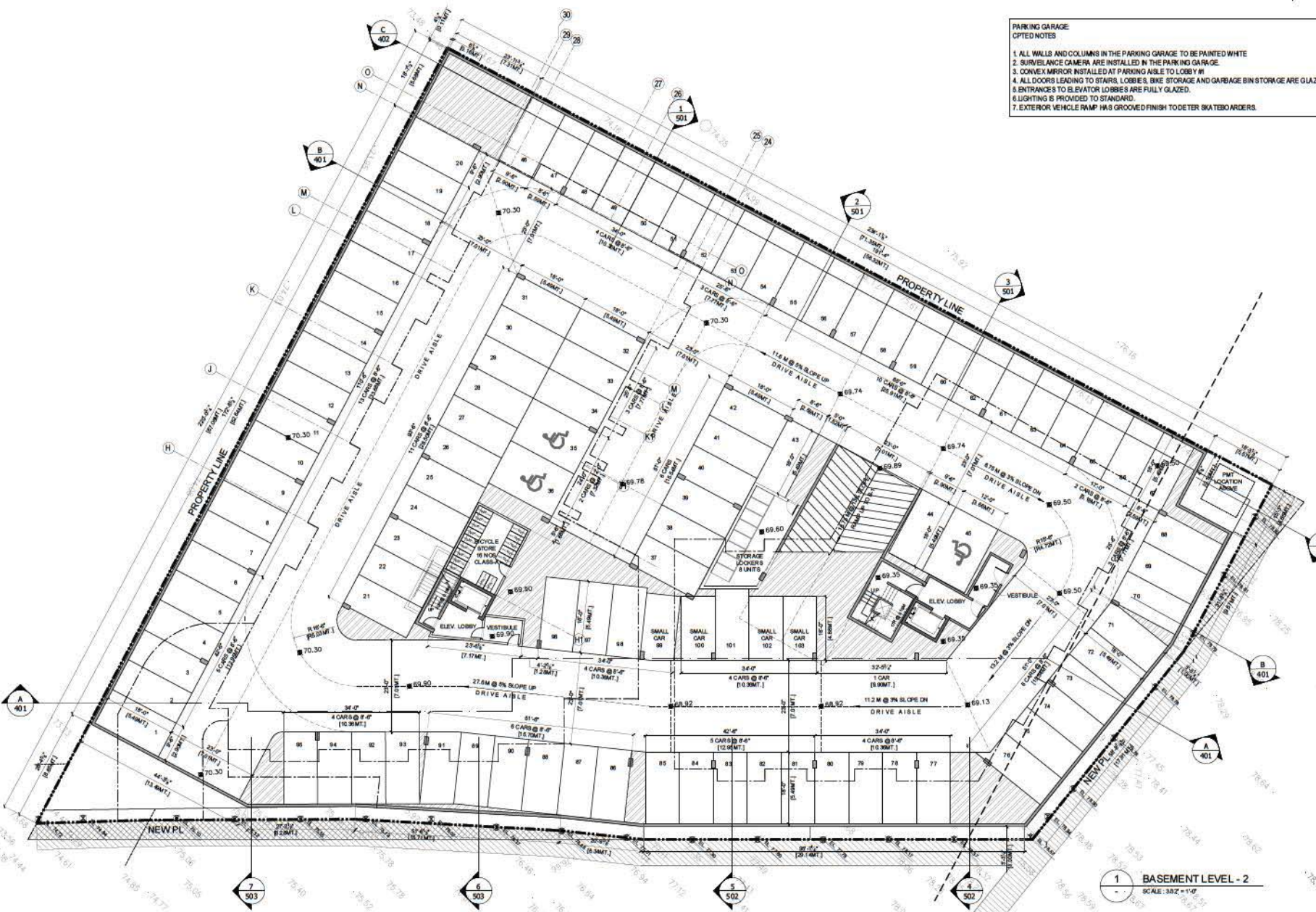
CLIENT
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 18/11/2018
DRAWN: JG
CHECKED: JA
SCALE: 3/32" = 1'-0"
JOB No.: 008-040
DATE: MAY 2018
HEET TITLE

BASEMENT LEVEL-2 PLAN

DRAWING NO.:
A-203

D



1 BASEMENT LEVEL - 2
SCALE: 3/32" = 1'-0"

NOTES:

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1300-8171 WHELL ROAD
RICHMOND, BRITISH COLUMBIA,
CANADA V6X 3E2
TEL: (604) 273-7777
info@dfarchitecture.ca

PROJECT:
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
396 - 5148 128 STREET,
SURREY, BC
V3W 1R1

THIS SET OF PLANS, SPECIFICATIONS AND SCHEDULES SHALL BE CONSIDERED TO BE THE SOLE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR.

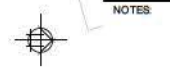
| | |
|--------------|---------------|
| DATE: | 03 |
| DRAWN: | JA |
| SCALE: | 3/32" = 1'-0" |
| JOB NO.: | 208 040 |
| DATE: | MAY 2016 |
| SHEET TITLE: | |

MAIN FLOOR PLAN

| | |
|--------------|-------|
| DRAWING NO.: | A-204 |
| DATE: | D |



1 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"



NOTES

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1205-8171 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
 CANADA V6V 3Z8
 T (604) 274-0124 F (604) 274-0121
 info@dfarchitecture.ca

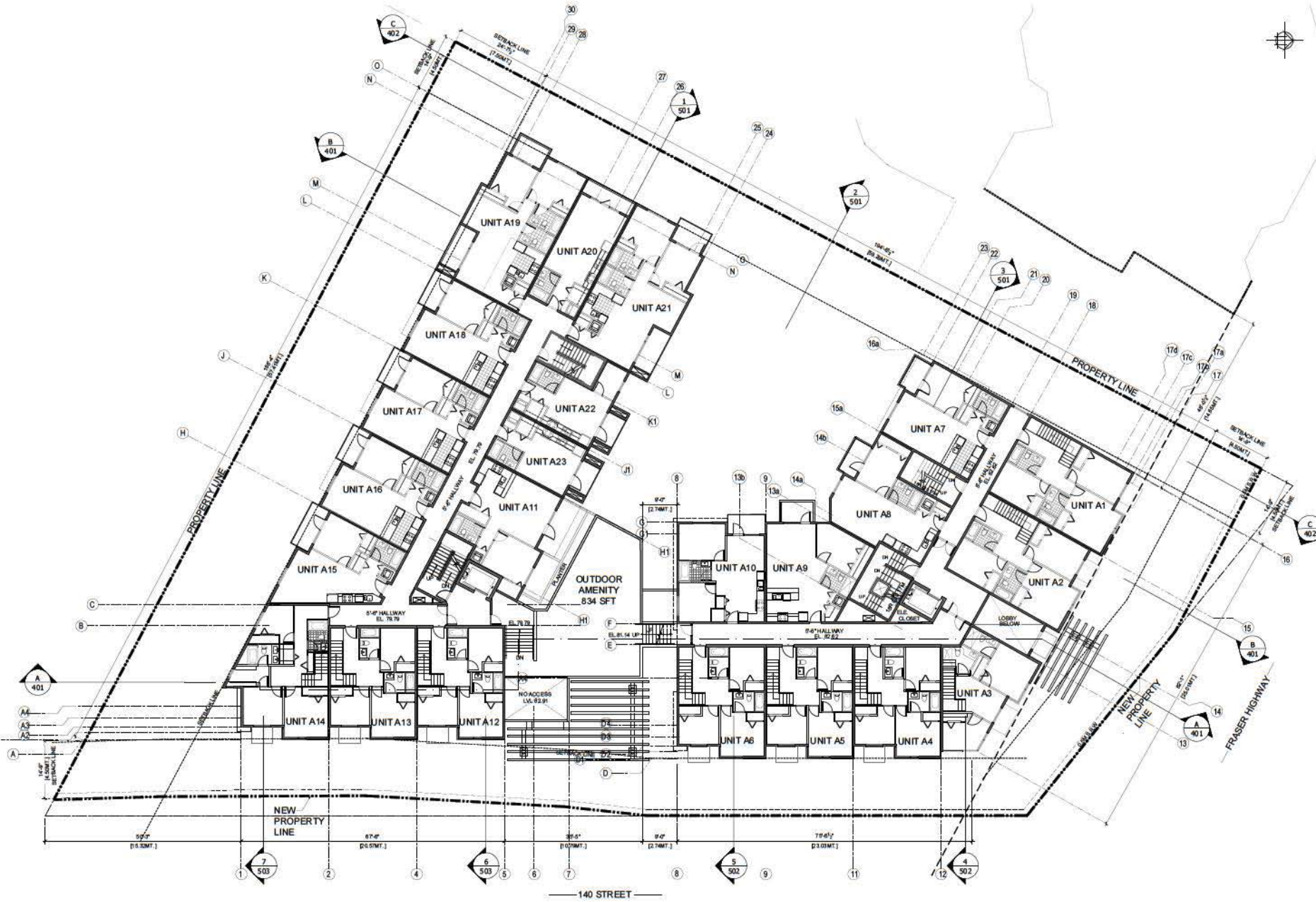
PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
 9688 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
 # 384 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

| | |
|-------------|---------------|
| DATE | 1/1/2018 |
| SCALE | 3/32" = 1'-0" |
| JOB NO. | 100-100 |
| DATE | MAY 2018 |
| SHEET TITLE | |

SECOND FLOOR PLAN

| | |
|-------------|---------------|
| DATE | 1/1/2018 |
| SCALE | 3/32" = 1'-0" |
| JOB NO. | 100-100 |
| DATE | MAY 2018 |
| SHEET TITLE | |



1 SECOND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

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1200-4871 SHELL ROAD
 RICHMOND, BRITISH COLUMBIA
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PROJECT
**121 UNIT RESIDENTIAL
 DEVELOPMENT**
 9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
 # 308 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

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| DATE | 15 |
| DRAWN BY | JK |
| CHECKED BY | JK |
| SCALE | 1/32" = 1'-0" |
| APP. NO. | SUR 040 |
| DATE | MAY 2016 |
| SHEET TITLE | |

THIRD FLOOR PLAN

DRAWING NO.:
A-206 D



1 THIRD FLOOR PLAN
 SCALE: 1/32" = 1'-0"



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| 50 | REVISION |

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PROJECT
**121 UNIT RESIDENTIAL
DEVELOPMENT**
9889 - 140 STREET, SURREY, BC

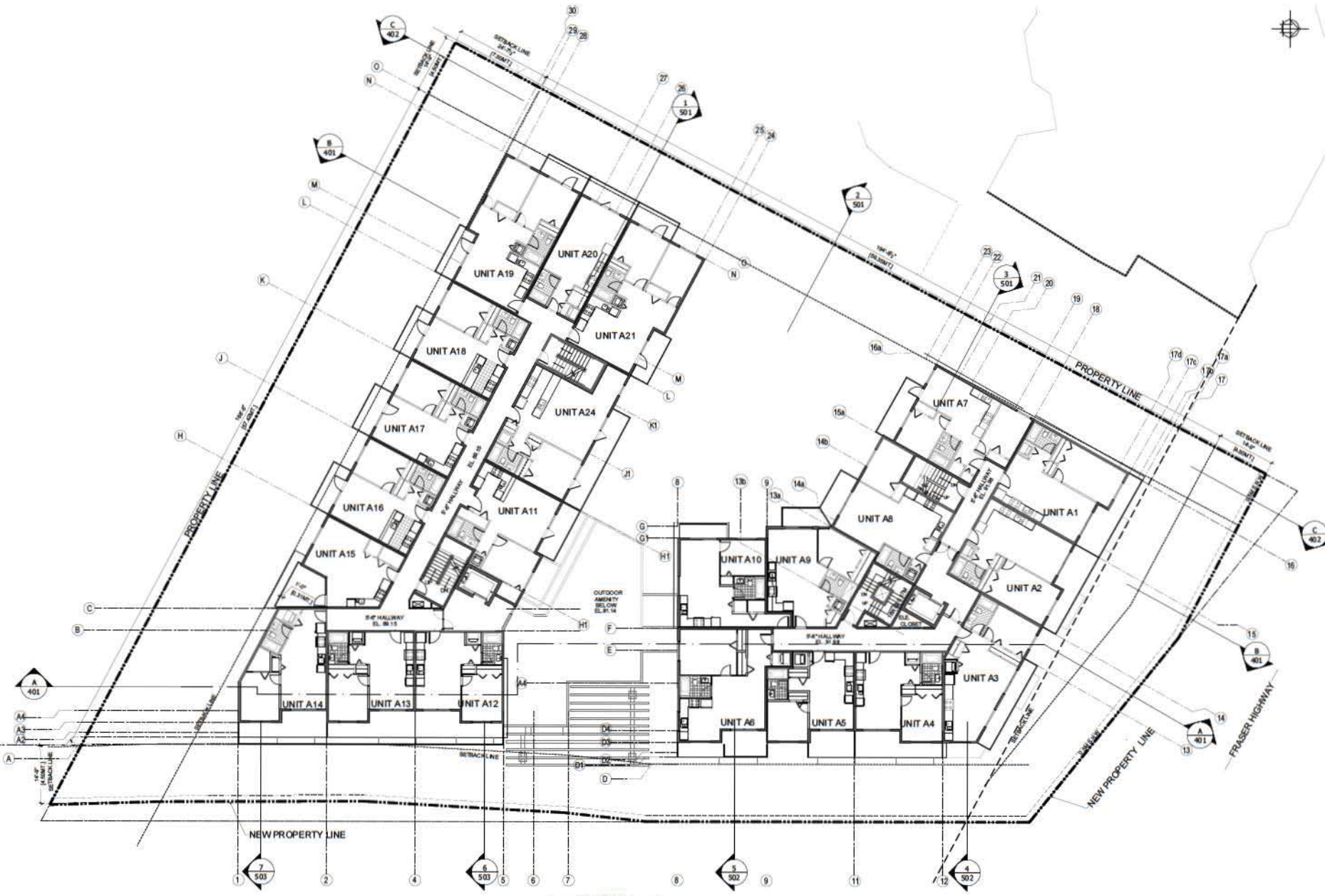
CLIENT
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 12/14/2013
SCALE: 1/8" = 1'-0"
JOB NO.: 100-340
DATE: MAY 2013
SHEET TITLE:

FOURTH FLOOR PLAN

1 FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

DRAWING NO.
A-207 C



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| 18/1/18 | REVISED DP SUBMISSION |
| 02/11/18 | ADP SUBMISSION |
| 07/09/18 | REVISED DP SUBMISSION |
| 12/01/18 | REVISIONS AND DP SUBMISSION |
| 14/01/18 | |
| 15/01/18 | |



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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
 969 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
 # 396 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

DATE OF ISSUE: 15/01/2018
 DRAWN BY: JACOB
 CHECKED BY: JACOB

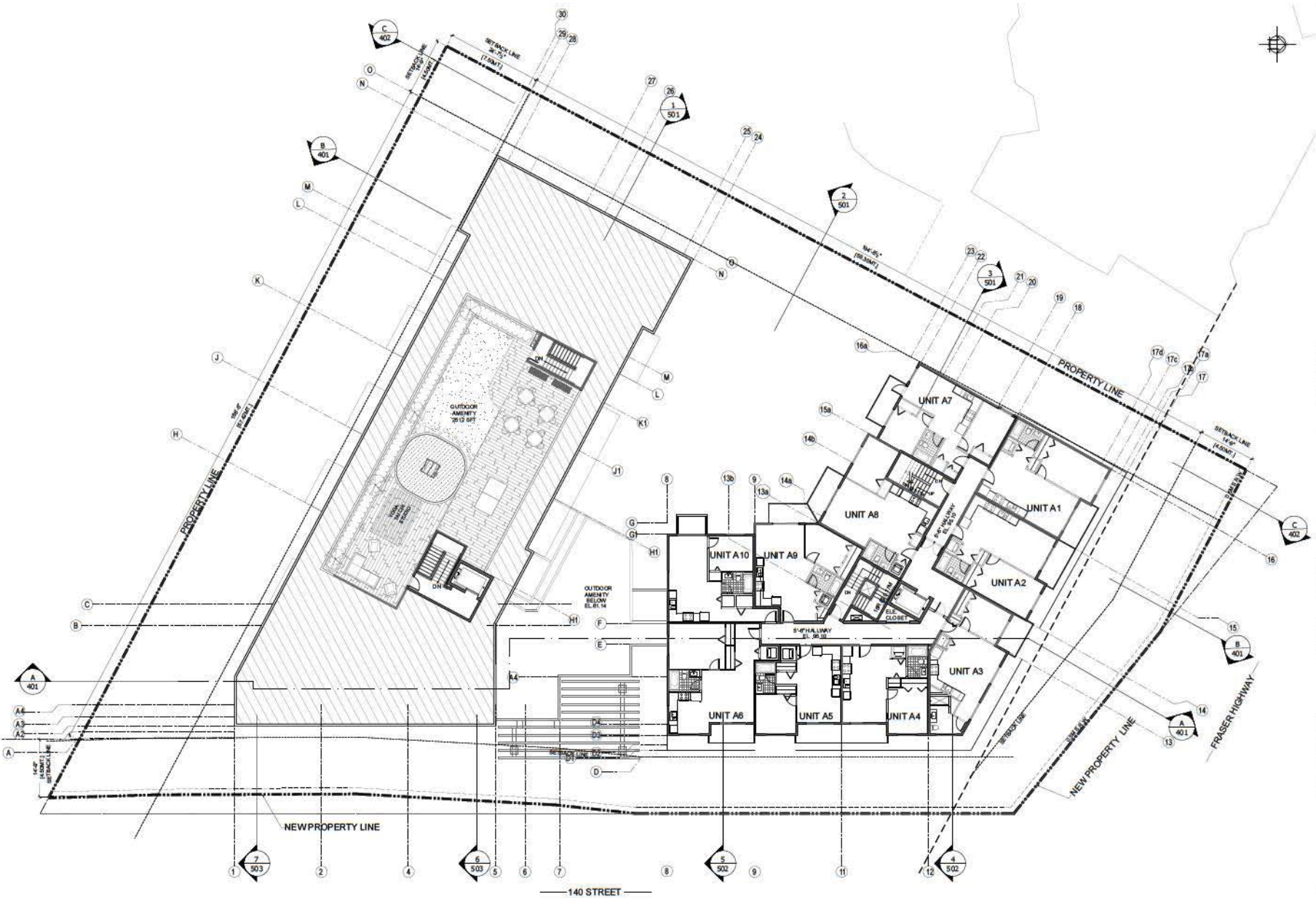
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| ISSUED: | AS |
| DESIGNED: | JA |
| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 501-040 |
| DATE: | MAY 2018 |
| ISSUED TITLE: | |

FIFTH FLOOR PLAN

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| DRAWING NO.: | A-208 | D |
|--------------|--------------|----------|

1 FIFTH FLOOR PLAN
 SCALE: 3/32" = 1'-0"

NOTES



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130-4071 SHELL ROAD
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PROJECT
 121 UNIT RESIDENTIAL
 DEVELOPMENT
 9888 - 140 STREET, SURREY, BC

OWNER
 DARSHAN HOLDINGS INC.
 # 398 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

DATE: 11/11/2024
 TIME: 10:00 AM
 PROJECT: 121 UNIT RESIDENTIAL DEVELOPMENT

| | |
|--------------|--------------|
| DATE: | 11/11/2024 |
| DESIGNER: | JA |
| SCALE: | 3/8" = 1'-0" |
| JOB No.: | SUR 040 |
| SHEET: | MF 2018 |
| SHEET TITLE: | |

SIXTH FLOOR PLAN

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|--------------|--------------|----------|
| DRAWING NO.: | A-209 | D |
|--------------|--------------|----------|

1 SIXTH FLOOR PLAN
 SCALE: 3/8" = 1'-0"



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| 18/2/18 | REVISED DP SUBMISSION |
| 02/1/18 | ADP SUBMISSION |
| 07/1/18 | REVISED DP SUBMISSION |
| 12/2/18 | REWORKING AND DP SUBMISSION |
| 12/2/18 | |
| 12/2/18 | |



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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
 9688 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
 # 308 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

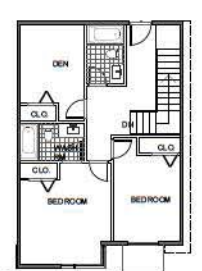
DATE: 12/2/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 18-083 |
| DATE: | MAY 2018 |
| PROJECT TITLE: | |

UNIT A-1, A-2, A-3 & A-4



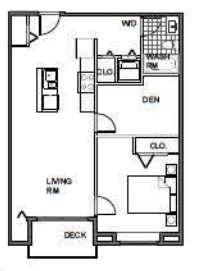
1 UNIT A-1 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 UNIT A-1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 UNIT A-1 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



4 UNIT A-1 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



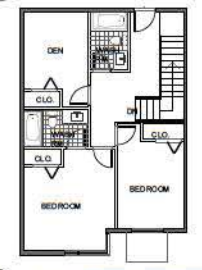
5 UNIT A-1 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



6 UNIT A-1 SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



7 UNIT A-2 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



8 UNIT A-2 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



9 UNIT A-2 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



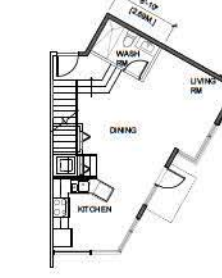
10 UNIT A-2 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



11 UNIT A-2 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



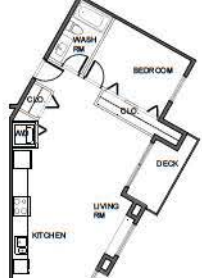
12 UNIT A-2 SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



13 UNIT A-3 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



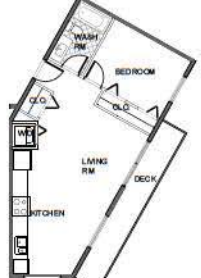
14 UNIT A-3 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



15 UNIT A-3 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



16 UNIT A-3 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



17 UNIT A-3 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



18 UNIT A-3 SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



19 UNIT A-4 MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



20 UNIT A-4 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



21 UNIT A-4 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"



22 UNIT A-4 FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



23 UNIT A-4 FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



24 UNIT A-4 SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOTES:



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PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
8 306 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 11/11/2024
TIME: 10:00 AM
BY: [Signature]

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| DESIGN: | |
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| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 248-040 |
| DATE: | NOV 2024 |
| SHEET TITLE: | |

UNIT A-5, A-6, A-7 & A-8



1 UNIT A-5 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT A-5 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 UNIT A-5 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 UNIT A-5 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 UNIT A-5 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 UNIT A-5 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



7 UNIT A-6 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



8 UNIT A-6 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



9 UNIT A-6 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 UNIT A-6 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



11 UNIT A-6 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



12 UNIT A-6 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



13 UNIT A-7 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



14 UNIT A-7 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



15 UNIT A-7 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



16 UNIT A-7 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



17 UNIT A-7 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



18 UNIT A-7 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



20 UNIT A-8 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



21 UNIT A-8 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



22 UNIT A-8 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



23 UNIT A-8 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



24 UNIT A-8 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 UNIT A-9 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT A-9 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 UNIT A-9 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 UNIT A-9 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 UNIT A-9 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 UNIT A-9 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



7 UNIT A-10 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



8 UNIT A-10 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



9 UNIT A-10 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



10 UNIT A-10 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



11 UNIT A-10 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



12 UNIT A-10 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



13 UNIT A-11 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



14 UNIT A-11 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



15 UNIT A-11 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



16 UNIT A-11 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



17 UNIT A-12 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



18 UNIT A-12 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



19 UNIT A-12 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



20 UNIT A-12 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



21 UNIT A-12 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEYPLAN

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PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9669 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
#308 - 8146 128 STREET,
SURREY, BC
V3W 1R1

DATE: 10/20/18
REVISION: 10/20/18
DRAWN: [initials]
CHECKED: [initials]
SCALE: 1/8" = 1'-0"
JOB NO.: 1810-040
DATE: MAY 2018
SHEET TITLE:

UNIT A-9, A-10, A-11 & A-12



1 UNIT A-13 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT A-13 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3 UNIT A-13 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



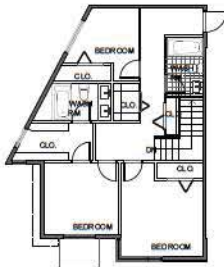
4 UNIT A-13 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



5 UNIT A-13 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 UNIT A-14 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



7 UNIT A-14 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



8 UNIT A-14 THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



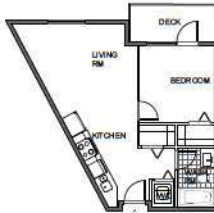
9 UNIT A-14 FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



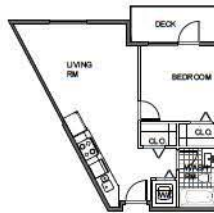
10 UNIT A-14 FIFTH FLOOR PLAN
SCALE: 3/16" = 1'-0"



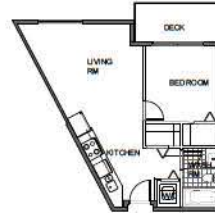
11 UNIT A-15 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



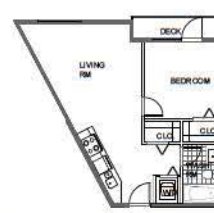
12 UNIT A-15 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



13 UNIT A-15 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



14 UNIT A-15 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



15 UNIT A-15 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



16 UNIT A-15 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



17 UNIT A-16 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



18 UNIT A-16 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



19 UNIT A-16 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



20 UNIT A-16 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



21 UNIT A-16 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



22 UNIT A-16 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES

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100-801 SHELL ROAD
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PROJECT:
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
336 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 07/20/18
SCALE: 1/8" = 1'-0"

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| DESIGNER: | |
| DRAWN: | |
| CHECKED: | |
| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 2018-040 |
| DATE: | 07/20/18 |
| ISSUE TITLE: | |

UNIT A-13, A-14, A-15 & A-16



NOTES

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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
336 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 05/2018
SCALE: 1/8" = 1'-0"
JOB NO.: 2018-040
DATE: MAY 2018
SHEET TITLE:

UNIT A-17, A-18 & A-19

DRAWING NO.:
A-225

D

1 UNIT A-17 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 UNIT A-17 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 UNIT A-17 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

4 UNIT A-17 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

5 UNIT A-17 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 UNIT A-17 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

7 UNIT A-18 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

8 UNIT A-18 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

9 UNIT A-18 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

10 UNIT A-18 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

11 UNIT A-18 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

12 UNIT A-18 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

13 UNIT A-19 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

14 UNIT A-19 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

15 UNIT A-19 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

16 UNIT A-19 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

17 UNIT A-19 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

18 UNIT A-19 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOTES

| | | |
|---|----------|-----------------------------|
| 1 | 11/18/18 | REVISED DP SUBMISSION |
| 2 | 12/11/18 | ADP SUBMISSION |
| 3 | 07/09/19 | REVISED DP SUBMISSION |
| 4 | 02/25/19 | REWORKING AND DP SUBMISSION |

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PROJECT:
**121 UNIT RESIDENTIAL
DEVELOPMENT**
9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
236 - 8140 128 STREET,
SURREY, BC
V3W 1R1

DATE: MAY 2019

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| DRAWN: | - |
| CHECKED: | - |
| SCALE: | 1/8" = 1'-0" |
| JOB NO.: | 808-016 |
| DATE: | MAY 2019 |
| DRAWING TITLE: | |

UNIT A-20, A-21, A-22, A-23
& A-24

DRAWING NO.:
A-226

D

1 UNIT A-20 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 UNIT A-20 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

3 UNIT A-20 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

4 UNIT A-20 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

5 UNIT A-20 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

6 UNIT A-20 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



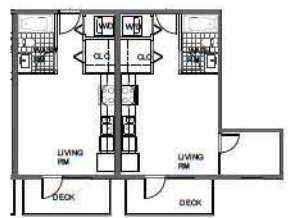
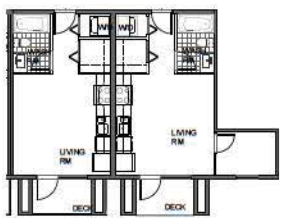
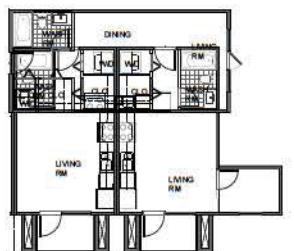
7 UNIT A-21 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

8 UNIT A-21 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

9 UNIT A-21 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

10 UNIT A-21 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

11 UNIT A-21 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

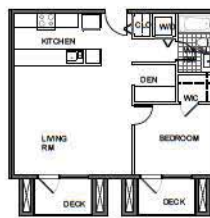


12 UNIT A-21 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

13 UNIT A-22 & 23 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

14 UNIT A-22 & 23 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

15 UNIT A-22 & 23 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"









16 UNIT A-24 LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

17 UNIT A-24 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

18 UNIT A-24 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTES:

| FINISHES SCHEDULE: | |
|---|--|
|  | 1. SMOOTH FINISH HARDIE PANEL SIDING PAINTED TO MATCH PEARL GREY FRY REGLET REVEAL FINISH |
|  | 2. SMOOTH FINISH HARDIE PANEL SIDING PAINTED TO MATCH AGED PEWTER FRY REGLET REVEAL FINISH |
|  | 3. 6" LONGBOARD WOOD GRAINS CHANNEL SIDING/ FLASHING OR EQUIVALENT (LIGHT WALNUT 1806/02-716) |
|  | 4. 2"x12" FASCIA BOARD PAINTED TO MATCH PEARL GREY FRY REGLET COLOR |
|  | 5. BUFFED FROSTED ALMOND BRICK VENEER (H.C. MUDDOX) CLADDING |
|  | 6. CURTAIN WALL SYSTEM - SPANDEL GLASS WITH OPACI COATING (ORANGE BROWN) |
| | 7. PAINTED VINYL WINDOWS - COLOR BLACK |
| | 8. POWDER COATED CURTAIN WALL SYSTEM - |
| | 9. GLUELAM TIMBER GLASS LACQUERED COLOR TO MATCH LONG BOARD |
| | 10. SOLID CORE WOOD DOORS PAINTED TO MATCH AGED PEWTER WITH TRANSLUCENT ORANGE BROWN SIDE GLAZING |
| | 11. POWDER COATED ALUMINUM RAILING WITH SAFETY GLASS - CHARCOAL COLOR |
| | 12. POWDER COATED ALUMINUM SCREEN WITH TRANSLUCENT TEMPERED GLASS - CHARCOAL COLOR |
| | 13. ENTRY POSTS CLADED WITH BUFFED FROSTED ALMOND BRICK VENEER (H.C. MUDDOX) AND CONCRETE CAP |
| | 14. LACQUERED PARALLAM TIMBER POST & BEAM CANOPY - COLOR TO MATCH LONGBOARD WALNUT CLADDING 1806/ 02 - 176 |
| | 15. METAL FLASHING - COLOR TO MATCH PEARL GREY FRY REGLET |



2 ENTRANCE DETAIL
SCALE: 1/8" = 1'-0"

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| 18/12/18 | REVISED DP SUBMISSION |
| 03/11/18 | ACP SUBMISSION |
| 07/09/18 | REVISED DP SUBMISSION |
| 12/06/18 | REWORKING AND DP SUBMISSION |
| 01/01/18 | |



1205-4871 SHELL ROAD
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PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9695 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DESIGNED BY: **DF ARCHITECTURE INC.**
DATE: **MAY 2018**

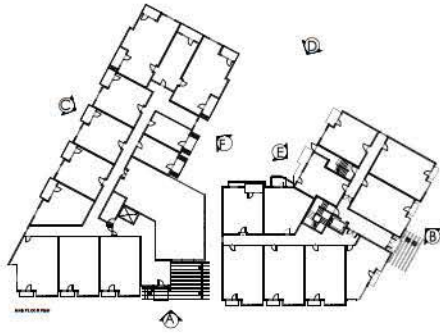
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| DESIGN: | |
| DRAWN: | |
| CHECKED: | |
| DATE: | MAY 2018 |

ELEVATIONS

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| DRAWING NO.: | A-301 | D |
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1 ELEVATION A
SCALE: 1/32" = 1'-0"



KEY-PLAN
SCALE: NTS



1 ELEVATION B
SCALE: 3/32" = 1'-0"



2 ELEVATION A
SCALE: 3/32" = 1'-0"

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| | E |
| 10/13/18 | REVISED DP SUBMISSION |
| 12/11/18 | ADP SUBMISSION |
| 07/09/19 | REVISED DP SUBMISSION |
| 12/15/18 | REZONING AND DP SUBMISSION |
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1355-4675 BELL ROAD
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PROJECT
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

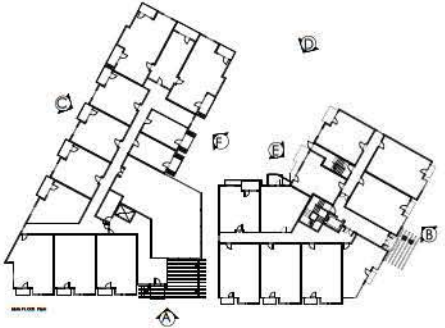
CLIENT
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 01/15/2019
DRAWN BY: [Name]
CHECKED BY: [Name]

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| OWNER | |
| DESIGNER | |
| SCALE | 3/32" = 1'-0" |
| JOB No. | 2018-040 |
| DATE | MAY 2018 |
| HEET TITLE | |

ELEVATIONS

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|-------------|--------------|----------|
| DRAWING NO. | A-302 | D |
|-------------|--------------|----------|



KEY-PLAN
SCALE: NTS



2 ELEVATION C
SCALE: 3/32" = 1'-0"



2 ELEVATION D
SCALE: 3/32" = 1'-0"

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| | R |
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| | E |
| 10/13/18 | REVISED DP SUBMISSION |
| 12/11/18 | ADP SUBMISSION |
| 07/09/19 | REVISED DP SUBMISSION |
| 12/15/18 | REZONING AND DP SUBMISSION |
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1385-8675 SHELL ROAD
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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

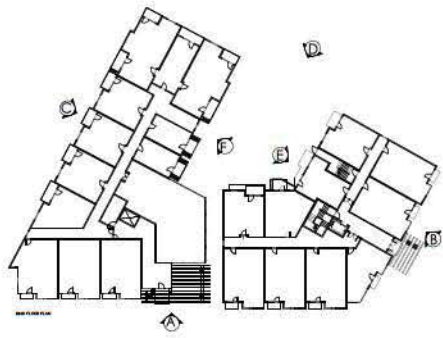
CLIENT
DARSHAN HOLDINGS INC.
3396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE PLOTTED: 11/15/2018 11:58:11 AM
DRAWN BY: SSK/SKD
CHECKED BY: SSK/SKD

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| OWNER | --- |
| DESIGNER | --- |
| SCALE | 3/32" = 1'-0" |
| JOB No. | SSK 040 |
| DATE | MAY 2018 |
| DRAWING TITLE | --- |

ELEVATIONS

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| DRAWING NO. | A-303 | D |
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KEY-PLAN
SCALE: NTS



1 ELEVATION E
SCALE: 3/32" = 1'-0"



2 ELEVATION F
SCALE: 3/32" = 1'-0"

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| | R |
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| 10/13/18 | REVISED DP SUBMISSION |
| 12/11/18 | ADD SUBMISSION |
| 07/09/19 | REVISED DP SUBMISSION |
| 12/05/19 | REZONING AND DP SUBMISSION |
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1385-4675 SHELL ROAD
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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 10/13/18
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 3/32" = 1'-0"

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| CHECKED BY: | [Name] |
| SCALE: | 3/32" = 1'-0" |
| JOB No.: | 208-040 |
| DATE: | MAY 2018 |
| HEET TITLE: | |

ELEVATIONS

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| DRAWING NO.: | A-304 | D |
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VIEW 1



VIEW 2

NOTES

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| R | |
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| 08/20/18 | REVISED DP SUBMISSION |
| 02/15/18 | EXP SUBMISSION |
| 07/09/18 | REVISED DP SUBMISSION |
| 12/05/18 | REVISION AND DP SUBMISSION |
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128-8071 SHELL ROAD
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PROJECT:
**121 UNIT RESIDENTIAL
 DEVELOPMENT**
 9689 - 140 STREET, SURREY, BC

CLIENT:
DARSHAN HOLDINGS INC.
 # 396 - 8148 128 STREET,
 SURREY, BC
 V3W 1R1

DATE: 08/20/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

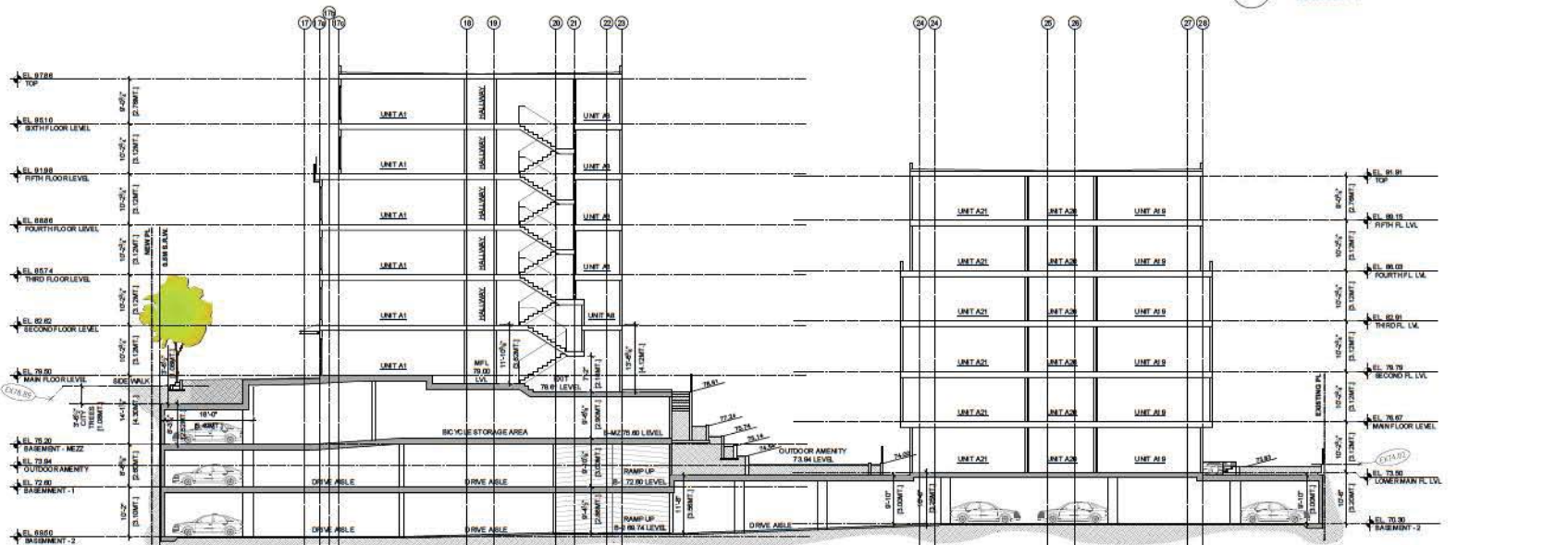
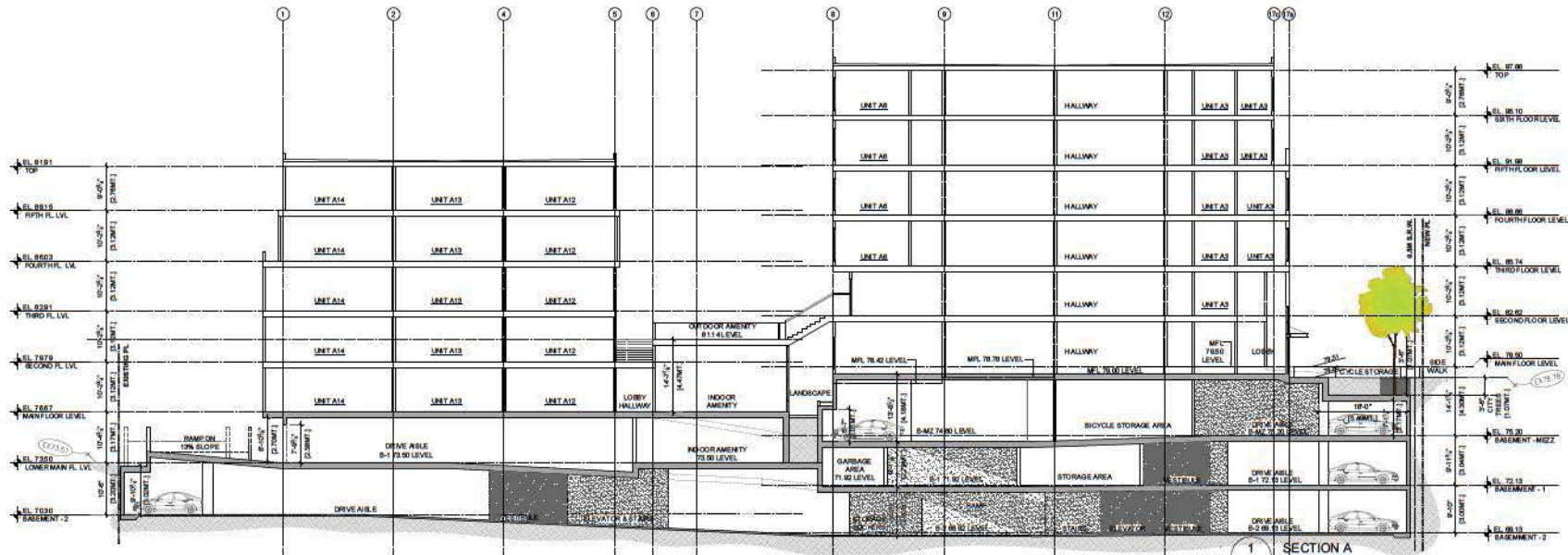
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| DATE: | 08/20/18 |
| SCALE: | 3/32" = 1'-0" |
| JOB NO.: | 2018-040 |
| DATE: | 08/20/18 |
| DATE: | 08/20/18 |

RENDERINGS

| | | |
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| DRAWING NO.: | A-305 | D |
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NOTES:



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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
306 - 8146 138 STREET,
SURREY, BC
V3W 1R1

| | |
|-------------|---------------|
| DATE | 05 |
| DESIGN | 05 |
| SCALE | 3/32" = 1'-0" |
| JOB NO. | 006-040 |
| DWG. | 001-001 |
| SHEET TITLE | |

SECTION A & B

DRAWING NO.:
A-401 **D**

NOTES:

| | |
|----------|----------------------------|
| 18/10/18 | REVISED SUBMISSION |
| 02/11/18 | APP SUBMISSION |
| 02/08/19 | REVISED SUBMISSION |
| 12/05/18 | REZONING AND OF SUBMISSION |

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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
306 - 8148 128 STREET,
SURREY, BC
V3W 1R1

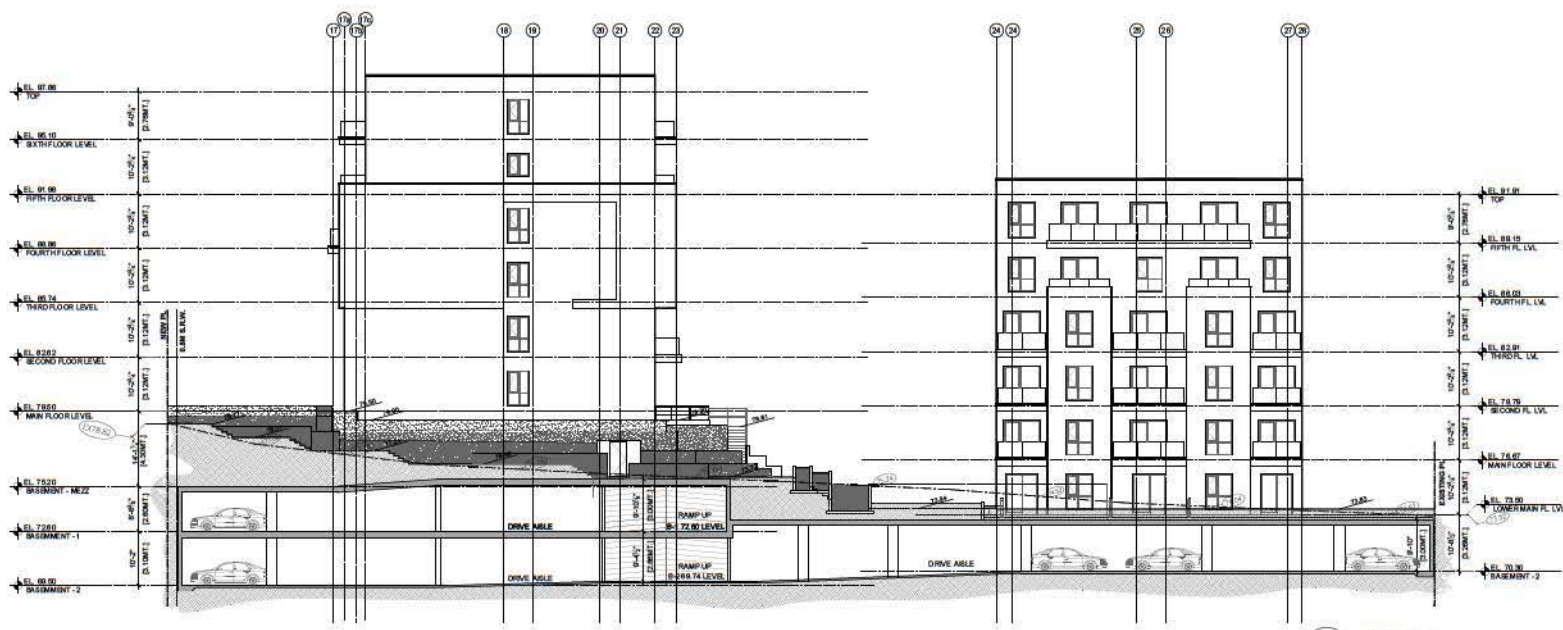
DATE: 05/11/2018
SCALE: 1/8" = 1'-0"
JOB NO.: 2018-040

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| DESIGNER | JK |
| CHECKED | JK |
| DATE | 05/11/2018 |

SHEET TITLE

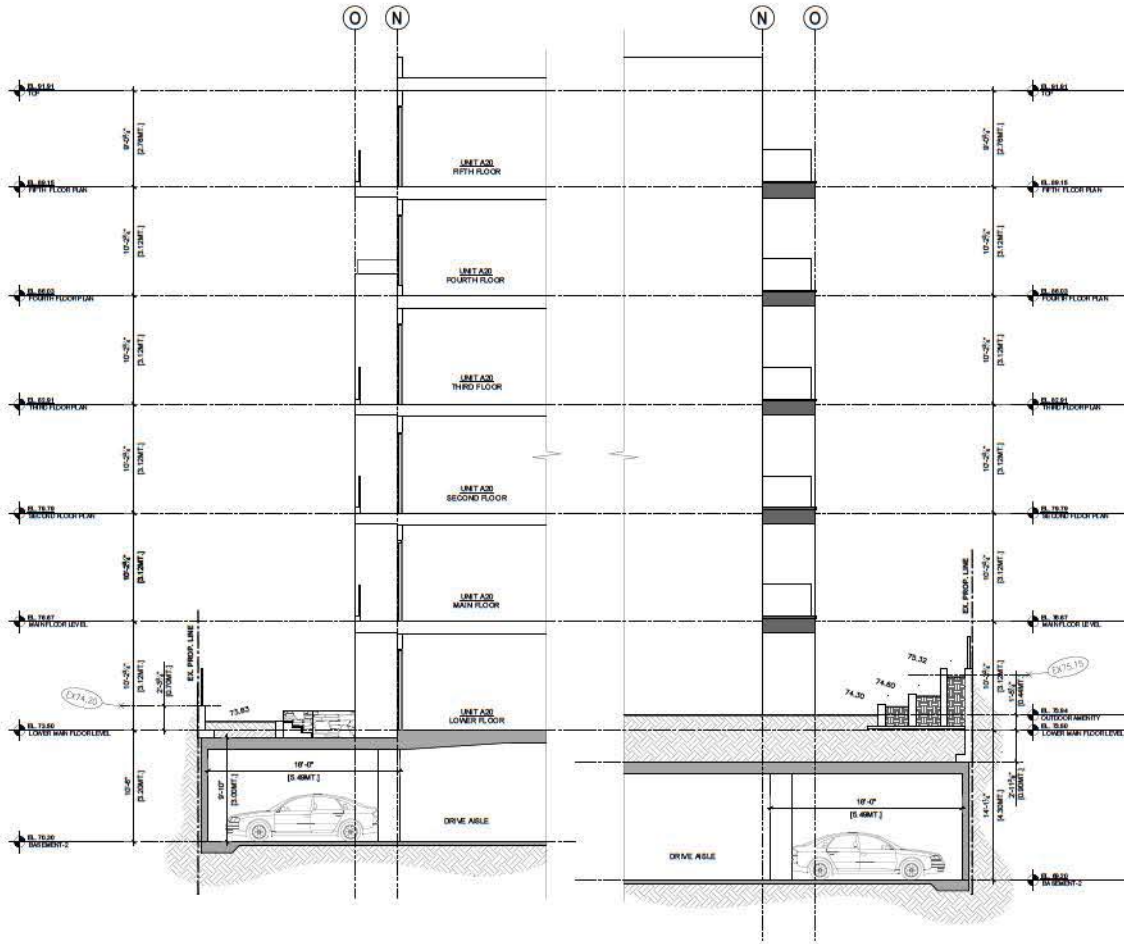
SECTION C

DRAWING NO.:
A-402 **D**



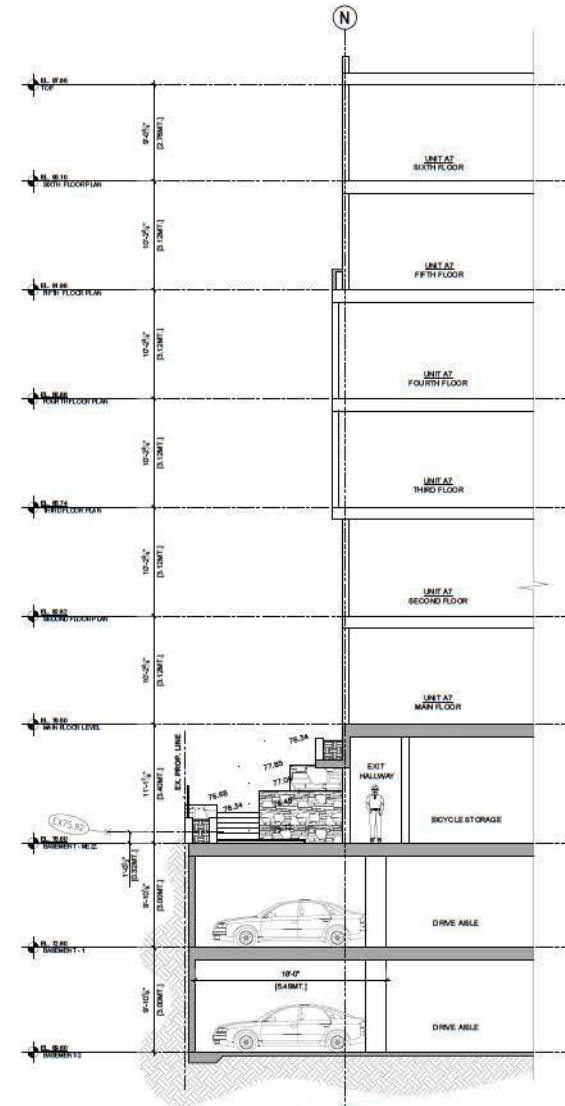
3 SECTION C
SCALE: 3/8" = 1'-0"

NOTES:



1 SECTION-1
SCALE: 3/8" = 1'-0"

2 SECTION-2
SCALE: 3/8" = 1'-0"



3 SECTION-3
SCALE: 3/8" = 1'-0"

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1205-4071 BELL ROAD
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PROJECT
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

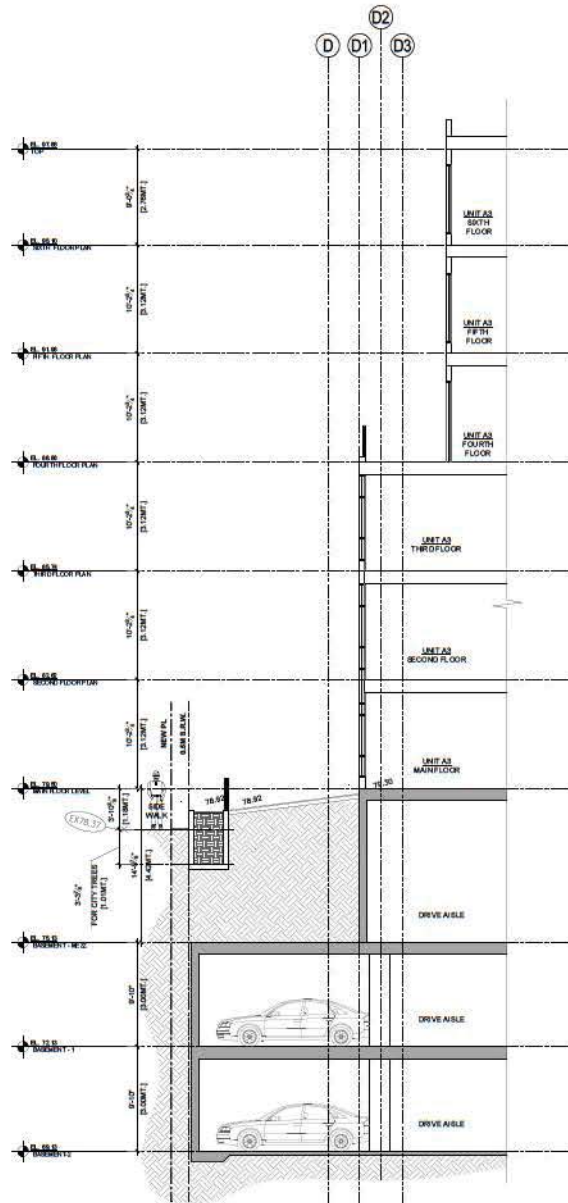
CLIENT
DARSHAN HOLDINGS INC.
306 - 8146 128 STREET,
SURREY, BC
V3W 1R1

| | |
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| DATE | 05 |
| DESIGN | JA |
| SCALE | 3/8" = 1'-0" |
| JOB No. | 208 040 |
| DATE | 05P 2018 |
| SHEET TITLE | |

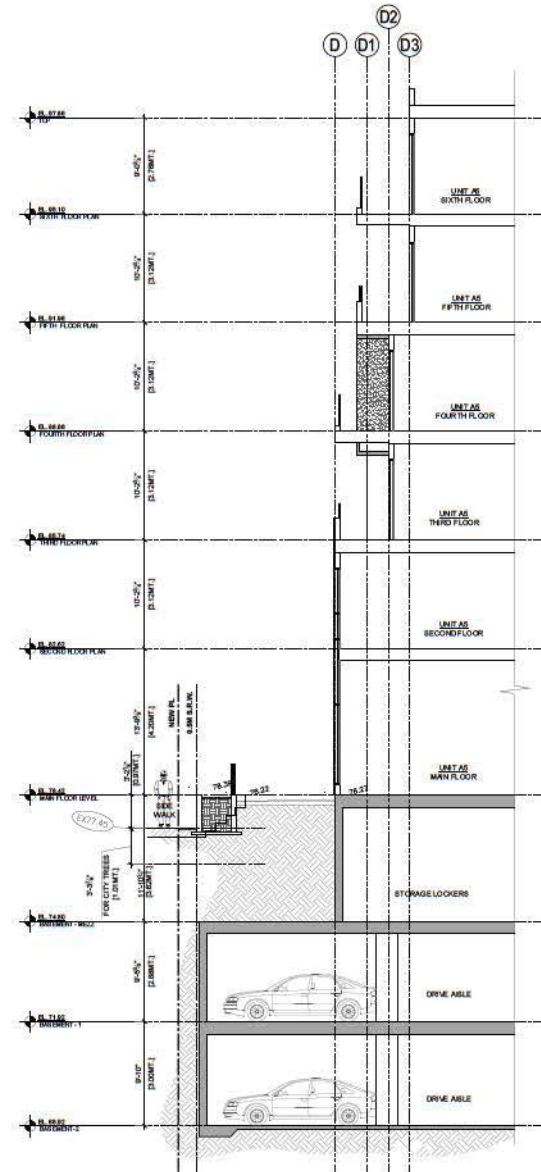
PART SECTIONS
1, 2 & 3

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| DRAWING NO. | A-501 | D |
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NOTES:



1 SECTION-4
SCALE: 3/8" = 1'-0"



2 SECTION-5
SCALE: 3/8" = 1'-0"

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1205-4071 BELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3C5
T: (604) 273-1111 F: (604) 273-1112
info@dfarchitect.com

PROJECT
121 UNIT RESIDENTIAL
DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
306 - 8148 128 STREET,
SURREY, BC
V3W 1R1

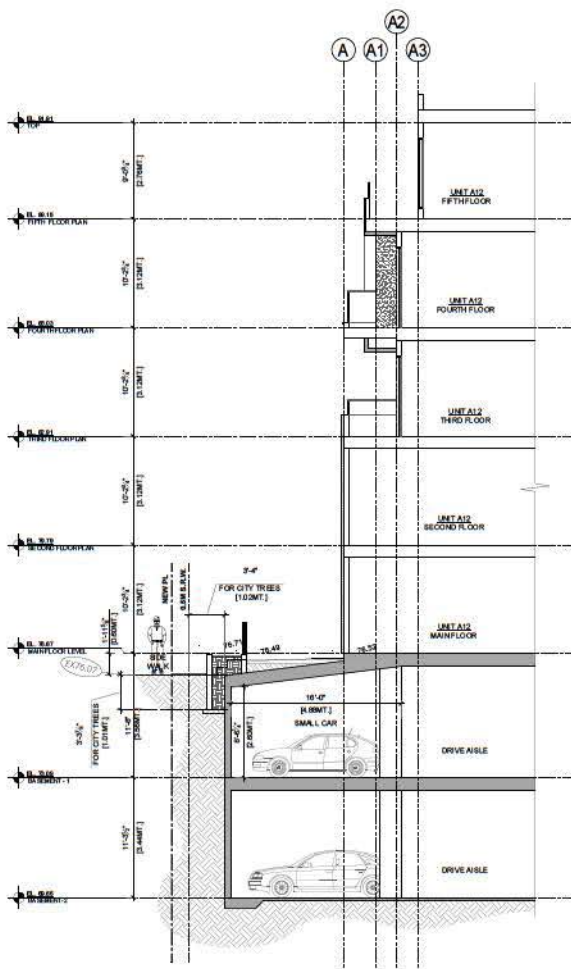
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| DATE | 05 |
| DESIGN | JK |
| SCALE | 3/16" = 1'-0" |
| JOB NO. | 206-040 |
| DATE | APR 2018 |
| SHEET TITLE | |

PART SECTIONS
4 & 5

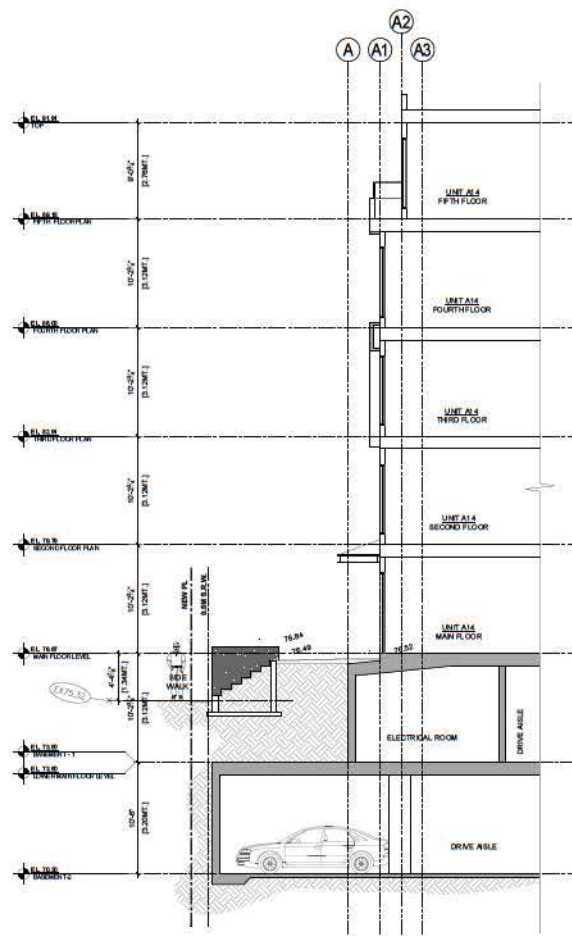
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NOTES:



1 SECTION-6
SCALE: 3/16" = 1'-0"



2 SECTION-7
SCALE: 3/16" = 1'-0"

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PROJECT
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

CLIENT
DARSHAN HOLDINGS INC.
306 - 8146 128 STREET,
SURREY, BC
V3W 1R1

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| DATE | 05 |
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| DATE | APR 2018 |
| SHEET TITLE | |

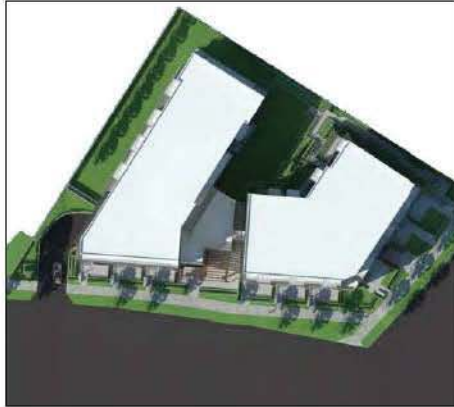
PART SECTIONS
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| DRAWING NO. | A-503 |
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NOTES:



1 MARCH 21, 10.00 AM
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2 MARCH 21, 12.00 PM
UTC -7:00



3 MARCH 21, 2.00 PM
UTC -7:00



4 SEP 21, 10.00 AM
UTC -7:00



5 SEP 21, 12.00PM
UTC -7:00



6 SEP 21, 2.00PM
UTC -7:00

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| 08/21/18 | REVISED DP SUBMISSION |
| 02/11/18 | ADP SUBMISSION |
| 07/09/18 | REVISED DP SUBMISSION |
| 12/15/18 | REZONING AND DP SUBMISSION |
| CS | |
| 4 | |



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PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140 STREET, SURREY, BC

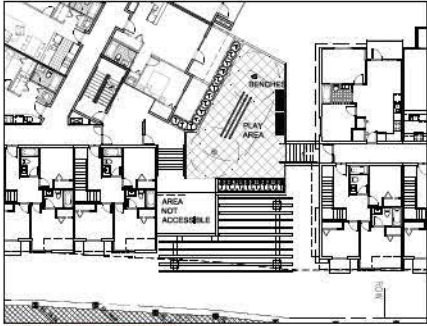
CLIENT:
DARSHAN HOLDINGS INC.
3396 - 8148 128 STREET,
SURREY, BC
V3W 1R1

DATE: 08/21/2018
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| DATE: | MAR 2018 |
| HEET TITLE: | |

SHADOW ANALYSIS
(21 MARCH & 21 SEP)

DRAWING NO.:
A-601 **D**



SECOND FLOOR OUTDOOR AMENITY

| PLANT SCHEDULE - 2ND FLOOR AMENITY | | PROJECT NUMBER: 16-209 | DATE: 16-03-24 |
|------------------------------------|-----------------------------|------------------------|----------------|
| 1 | 100% 10' WIDE 3" x 6" PLANK | 16-03-24 | 16-03-24 |
| 2 | 100% 10' WIDE 3" x 6" PLANK | 16-03-24 | 16-03-24 |

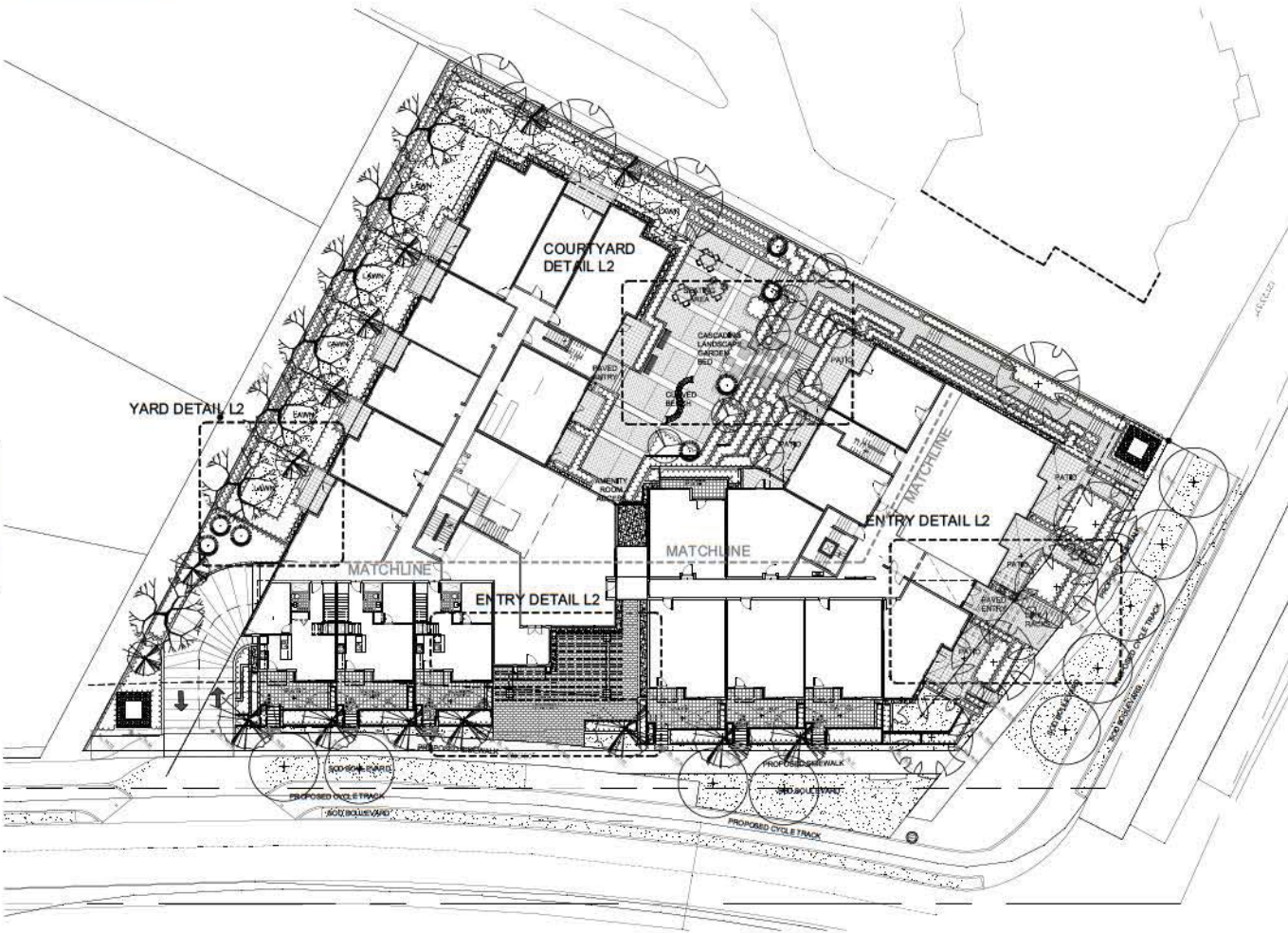
TREES



| PLANT SCHEDULE - GROUND FLOOR | | PROJECT NUMBER: 16-209 | DATE: 16-03-24 |
|-------------------------------|-----------------------------|------------------------|----------------|
| 1 | 100% 10' WIDE 3" x 6" PLANK | 16-03-24 | 16-03-24 |
| 2 | 100% 10' WIDE 3" x 6" PLANK | 16-03-24 | 16-03-24 |



PERENNIALS AND GROUNDCOVERS



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SEAL



| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|----------|----------------------|-----|
| 1 | 16-03-24 | DESIGN DEVELOPMENT | CLG |
| 2 | 16-03-24 | CONCEPT DESIGN | CLG |

CLIENT:

PROJECT:
121 UNIT RESIDENTIAL DEVELOPMENT
9689 - 140TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN
DATE: 16-03-24 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: MCV **L1**
OF 7

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

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

DATE: **February 1, 2017** PROJECT FILE: **7816-0215-00**

RE: **Engineering Requirements
Location: 9689 - 140 Street**

REZONE

Property and Right-of-Way Requirements

- Dedicate varying dedication along Fraser Hwy to achieve 17.5 from centreline.
- Dedicate varying dedication along 140 Street to achieve 15.0m from centreline.
- Dedicate as road (without compensation) Bylaw Road for Parcel A of Lot 11 shown on Plan 47032 on a road dedication or subdivision plan.
- Provide 0.5m wide statutory rights-of-way along Fraser Hwy and 140 Street frontages.

Works and Services

- Construct south side of Fraser Hwy to Arterial Road standard.
- Construct west side of 140 Street to Arterial Road standard.
- Reconstruct existing bus bay on 140 Street, if applicable.
- Construct water main, sanitary main and storm main to service the site.
- Register restrictive covenants for right-in/right-out, sustainable drainage, water quality/sediment control, sanitary pump connection, legal document for District Energy and for working easement from adjacent properties (if applicable).
- Underground existing overhead utilities.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

HB4

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, January 25, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0215 00

SUMMARY

The proposed 121 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 7 |
| Secondary Students: | 4 |

September 2016 Enrolment/School Capacity

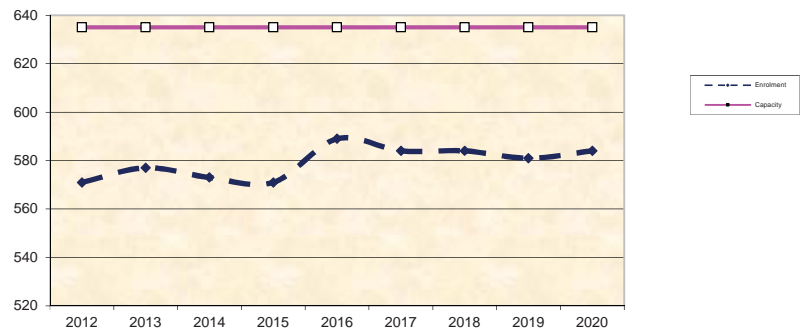
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| Simon Cunningham Elementary | |
| Enrolment (K/1-7): | 83 K + 506 |
| Capacity (K/1-7): | 60 K + 575 |
| Queen Elizabeth Secondary | |
| Enrolment (8-12): | 1237 |
| Nominal Capacity (8-12): | 1600 |
| Functional Capacity*(8-12): | 1728 |

School Enrolment Projections and Planning Update:

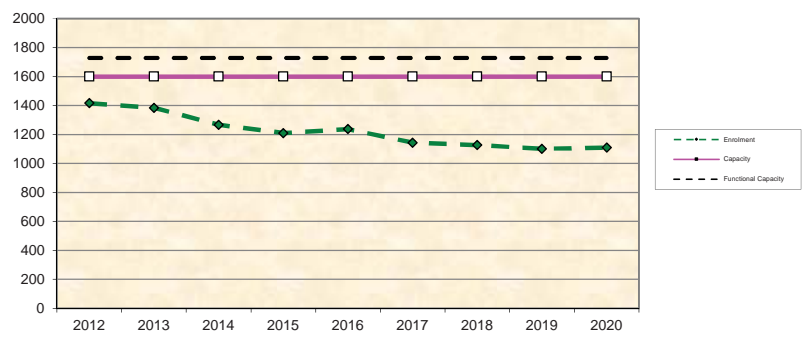
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

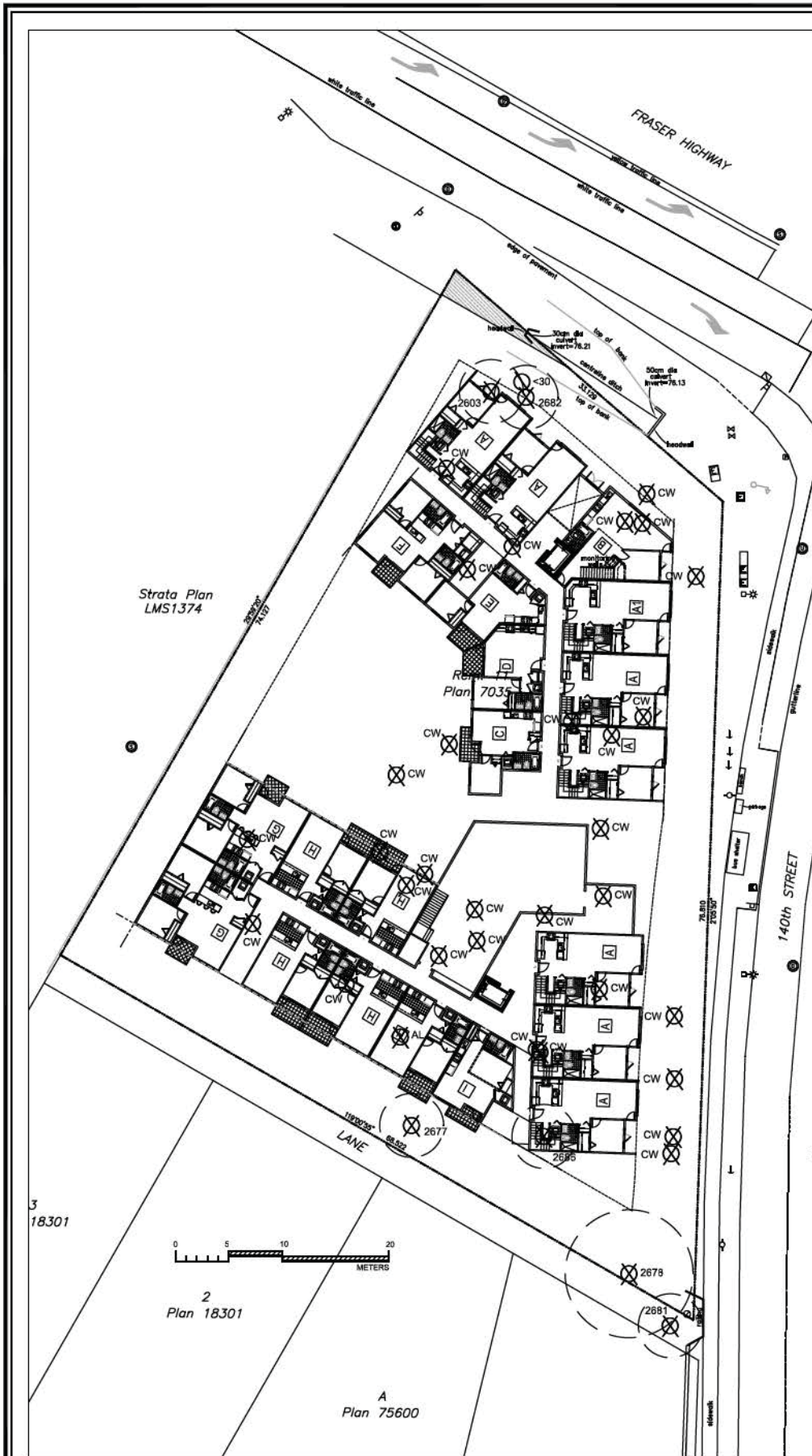
Simon Cunningham Elementary



Queen Elizabeth 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.



LEGEND

TREE TO BE REMOVED
 MINIMUM NO DISTURBANCE ZONE

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT
 C/O DARSHAN HOLDINGS INC.

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 9689 140 STREET
 SURREY, B.C.

REVISIONS:

| NO. | DATE | BY | REVISION |
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SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

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DRAWN
 MK

SCALE
 AS SHOWN

DATE
 MAY 2, 2016

T-1
 SHEET 1 OF 2



Advisory Design Panel Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, NOVEMBER 10, 2016
Time: 4:05 pm

Present:

Chair – L. Mickelson
M. Ehman
S. Forrest
K. Johnston
D. Ramslie
D. Staples

Guests:

J. Arora, DF Architecture
M. Chan Yip, PMG Landscape Architects
Z. Billimoria, MRAIC
A. Igel, Aplin & Martin Consultants
A. Castro, Aplin & Martin Consultants
J. Minten, JM Architecture Inc./Patrick Stewart Architect
M. Grover, JM Architecture Inc./Patrick Stewart Architect
K. Bae Park, CHP Architects
S. McLaughlin, Terra Housing Consultants for Kekinow Native Housing Society

Staff Present:

M. Rondeau, Acting City Architect
N. Chow, Urban Designer
L. Luaifoa, Administrative Assistant

B. NEW SUBMISSIONS

1. 4:05 PM

| | |
|------------------------------|---|
| File No.: | 7916-0215-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | Rezoning from RF to CD and a DP for a 124-unit, 6-storey, street-oriented townhouses fronting 140 Street and Fraser Highway |
| Address: | 9689-140 Street (City Centre) |
| Developer: | Rosa Shih, Pacific Land Group |
| Architect: | Jessie Arora, DF Architecture |
| Landscape Architect: | Mary Chan Yip, PMG Landscape Architects |
| Planner: | Jennifer McLean |
| Urban Design Planner: | Mary Beth Rondeau |

The Acting City Architect provided the following comments:

- The use, form of 6 storeys and density generally meet the policy for City Centre. The City Centre Policy is to achieve 2-storey townhouse interface in the 6 storey massing.
- Staff are working with the applicant on the resolution of the overall character of the 6 storey form and the shadowed amenity space. Staff are seeking the Panel's advice with these.

The **Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- The site is significantly sloped and the design has responded to this.

- The project proposes 2 separate buildings which are stepping with the slope.
- All townhouses will have porches facing the street; therefore providing street access.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- Canopy trees will be situated adjacent to the street and close to the parking lot.
- The top of amenity room has a children's play area.
- Water feature using rain water is proposed.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
Rezoning from RF to CD and a DP for a 124-unit,
6-storey, street-oriented townhouses fronting 140 Street and Fraser
Highway
File No. 7916-0215-00

It was Moved by S. Forrest
Seconded by D. Staples
That the Advisory Design Panel (ADP)
recommends C - that the applicant address the following issues to the satisfaction
of the Planning & Development Department and, at the discretion of Planning
Staff, resubmit the project to ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel considered the site planning well resolved on the challenging sloped site and supports the use, density and form with further resolution of the overall character and shadowing of amenity.

Building Form and Character

- Recommend reducing the number of materials and distribution particularly where shown on building elevation drawings. Recommend removing stone cladding. The glulam at the entry is a good feature.

(Revised the elevations accordingly; the stone cladding has been replaced with cream colored buff brick veneer as recommended by City.)

- The panelization of the Hardie can be better resolved and perhaps less efficient.

(Revised the elevations accordingly, see sheet A-305 and A-306.)

- The dark mass can be taken off. The stepping back and treatment of the top two floors can be reconsidered.

(The massing has been revised. Kindly refer to sheet A-305 and A-306.)

- The townhouse entrances appear too “commercial/institutional”. More planting can also be considered.

(The sliders used as entry to these units have been replaced with solid wood door with sidelights giving it a more residential appearance. Landscape consultant to confirm with regards to planting, see sheet A-305 and A-306.)

- The building graphics (the sketches, the renderings and the building elevations) are different and the sketches are the most appealing.

(The building massing & colors have been revised and are consistent with the elevations & renderings.)

- The courtyard is going to be dark and in the shade; therefore, will not be used as much. Outdoor amenity can be located on the south building roof.

(An additional amenity area has been provided on the roof top level of the southern building. The shaded courtyard space can be a reprieve in the hotter, summer months for outdoor use and is connected to the indoor amenity space.)

- Suggest covers for upper balconies.

(Canopies/ Roof have been introduced above the sixth-floor balconies.)

- Recommend a review of 7-storey reports of north building with a Code consultant.

(The same has also been reviewed by us and found to be compliant with the BCBC 2012.)

- The kitchens are simple and long with access to the washroom through the master room. Recommend access be switched around by the main living area.

(The unit layouts have been revised.)

- Suggest removal of the water feature at the lobby given these features are turned off in the winter months.

(The water feature has been revised.)

- Security in this area is important and suggest using a gate at the townhouse entries.

(All townhouse entries are provided with individual gates.)

- The indoor amenity should be better programmed.

(The indoor amenity would be divided into zones and both would be provided with accessible washrooms along with pantry counter and coat closets. The upper level would be converted to a gymnasium of the residents while the lower level would be used for functional gatherings with direct access to the outdoor.)

- One of the units appears to have access to the washroom thru the master bedroom.

(The unit's layouts has been revised.)

Landscaping

- The slot beside the main entrance can be a gated pedestrian connection from 140 Street to internal courtyard.

(The grade will be significantly higher than that of the courtyard. However we will explore this possibility with the architect as an alternative mid-block connection.)

- Significant improvement to the shady amenity courtyard and should be reconsidered.

(The overhead canopy will be minimized to allow for greater light penetration into the outdoor amenity area.)

- The stormwater feature in the courtyard should also be reconsidered in the cold and shady location. More permeable materials should be considered.

(The stormwater feature has been removed, reduced to a cascading planting concept and placed seating further west to take advantage of late afternoon & evening sunlight.)

- The second floor amenity is also questionable and would need clearer rationale and detailing.

(Additional play equipment pieces and parental seating has been added.)

- Consider additional opportunities for urban agriculture with “edible landscapes”, native shrubs, berry producing shrubs etc.

(Additional edible shrubs have been added to the rooftop amenity area.)

- The landscape drawings should be more readable with more details.

(Additional details will be added and general reduction in architectural site plan information will allow the landscape drawing to become more legible in future submissions.)

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend unisex washroom in indoor amenity.
(This has been included in the submission.)
- Recommend entrances have power doors with an accessible call button.
(The same shall be provided in our BP submission.)
- Recommend elevator buttons be placed horizontally to minimize reach.
(The same shall be provided in our BP submission.)
- Strongly recommend that 5% of the units be wheel chair accessible.
(The developer will try to provide adaptable units within the development.)
- Recommend installing an additional handicapped parking stall.
(4 accessible parking spaces have been included.)
- Recommend emergency call buttons available in the parking lobby.
(The same shall be provided in our BP submission.)

Sustainability

- Appreciate the rational approach to glazing and the directed daylight to spaces where possible.
- The location of the bike parking in the upper parking mezzanine is a good solution.
- The proposed re-use of water from rooftops and re-use into terrace gardens is supported with a more realistic approach in the courtyard.
- Recommend the use of high efficiency LED lighting where possible.
(The same shall be provided in our BP submission.)
- Recommend lowering the number of spaces for parking as plan is 15 spaces over minimum given proximity to transit.
(Completed.)

CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-238-046

Lot 11 Except: Firstly: Parcel A (By-law Plan 47032) and Secondly: Part Now Road on Statutory Right of Way Plan 29489, Section 35 Block 5 North Range 2 West New Westminster District Plan 7035

9689 - 140 Street

(hereinafter referred to as the "Lands")

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

A. Intent

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

B. Permitted Uses

The *Lands* and *structures* shall be used for *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1 or *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 2.5.
3. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

| Use | Setback | Front Yard (north) | Rear Yard (south) | Side Yard (west) | Side Yard (east) |
|---|----------------|------------------------------|-----------------------------|----------------------------|----------------------------|
| <i>Principal Buildings</i> | | 4.5 m | 7.5 m | 4.5 m | 4.5 m |
| <i>Accessory Buildings and Structures</i> | | [15 ft.] | [25 ft.] | [15 ft.] | [15 ft.] |

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

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs with more than three risers may encroach into the *setback*.

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 20 metres [66 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking*.
3. *Tandem parking* is not permitted.
4. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the *underground parking facility* may be located up to 0.9 metres [3 ft.] from any *lot line*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|-----------------------------|-----------------------|------------------------|
| 3,000 sq. m. [0.74 acre] | 30 metres [98 ft.] | 70 metres [230 ft.] |

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone in City Centre as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone in City Centre.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.

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

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK