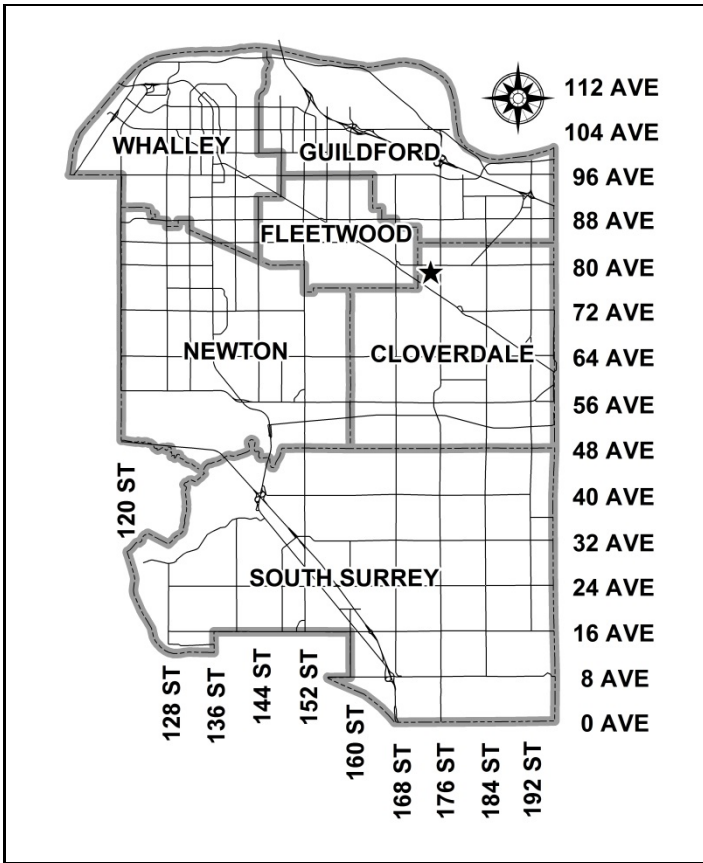


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0485-00

Planning Report Date: July 10, 2017



PROPOSAL:

- **OCF Amendment** of a portion from Suburban to Urban
- **Rezoning** from CPG to CD (based on RM-15) and RA
- **Development Permit**

to permit the development of 98 townhouse units and a remnant lot.

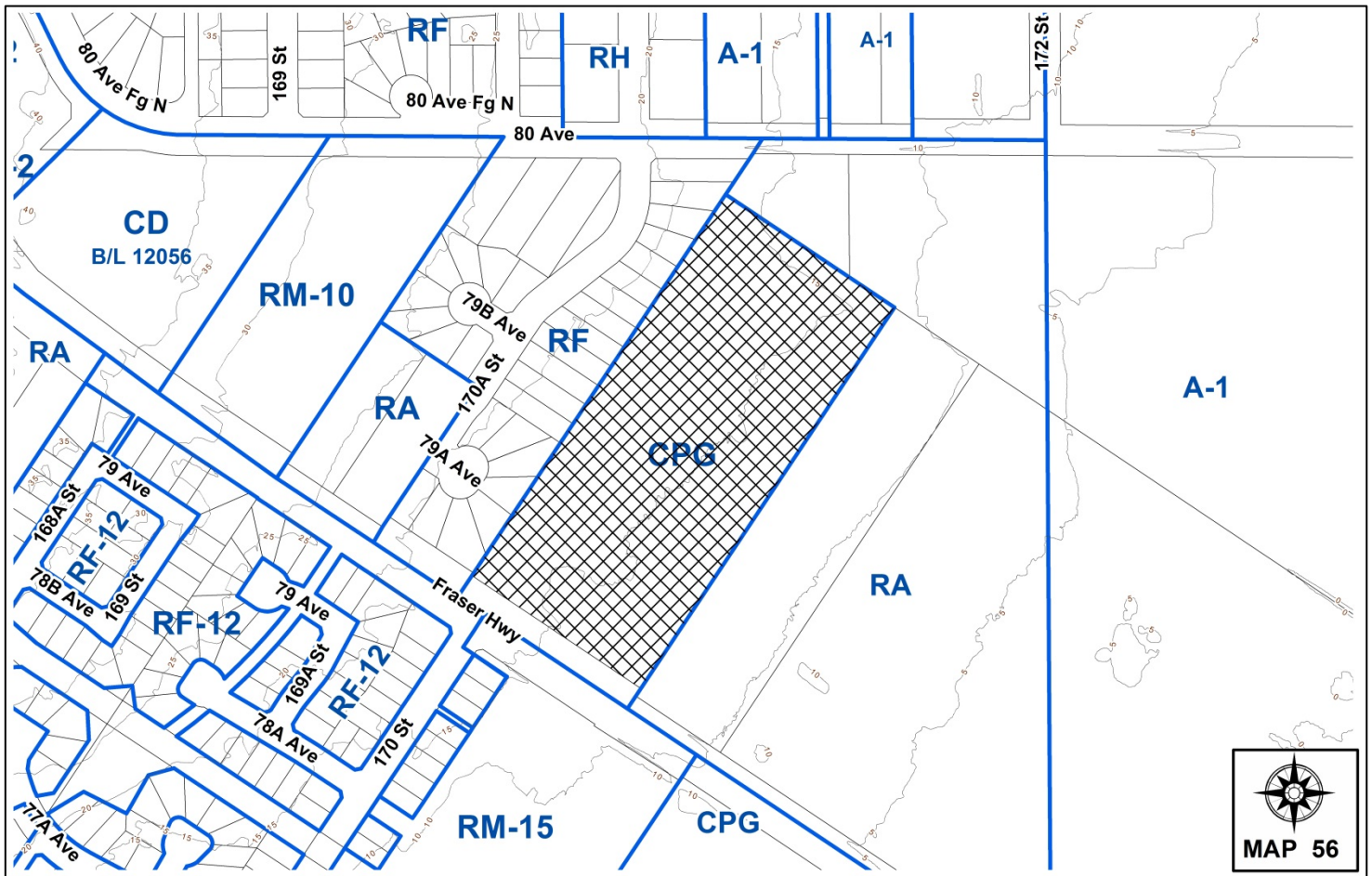
LOCATION: 17015 - Fraser Hwy

OWNER: 107559 B.C. Ltd.

ZONING: CPG

OCF DESIGNATION: Suburban

LAP DESIGNATION: n/a



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP Amendment from Suburban to Urban for a portion of the site.

RATIONALE OF RECOMMENDATION

- Complies with the Metro Vancouver Regional Growth Strategy designation.
- There were no significant objections expressed at the Public Information meeting concerning this project.
- The proposed form and density is appropriate along the future Fraser Highway frequent transit corridor.
- The applicant will be providing a community benefit in the form of a cash contribution of \$1200 per unit to satisfy the OCP Amendment Policy.
- The applicant will also be providing a cash contribution of \$845 per unit to address the additional pressure that will be put on the existing park facilities in the area. The applicant will also be constructing the multi-use pathway along the Fraser Highway road frontage.
- The reduction in the amount of required indoor amenity space has merit as the proposed 195 square metre (2,100 sq. ft.) amenity space building is functional for the proposed development and the shortfall will be addressed through a cash-in-lieu payment.
- The townhouse development proposes a one and a half to two storey building interface with the adjoining single family subdivision to the west and north.

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 from Suburban to Urban and a date for Public Hearing be set. (Appendix VI)
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 A on the Survey Plan attached in Appendix I from "Golf Course Zone (CPG)" to "Comprehensive Development Zone (CD)" and the portion of the subject site shown as Block B on the Survey Plan from "Golf Course Zone (CPG)" to "One-Acre Residential Zone (RA)" 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 294 square metres (3,164 square feet) to 195 square metres (2,100 square feet).
5. Council authorize staff to draft Development Permit No. 7916-0485-00 generally in accordance with the attached drawings (Appendix II).
6. 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 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) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a shared access agreement on the driveway from Fraser Highway to facilitate shared driveway access when the southeasterly properties re-develop;

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a Section 219 Restrictive Covenant for "no build" on the south eastern portion of the subject site until future consolidation with the adjacent property (17071 Fraser Hwy.)
- (k) the applicant adequately address the impact of reduced indoor amenity space; and
- (l) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications.

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:

20 Elementary students at Coast Meridian Elementary School
10 Secondary students at North Surrey Secondary School

The applicant anticipates that construction will commence in 2018 with full occupancy by 2021.

(Appendix IV)

Parks, Recreation & Culture: Outdoor amenity space is designed primarily for an adult community. Consideration should be given to programming this space to include interactive areas for children. There will be an increased pressure on the park amenities in the area. Consideration should be given to achieving a connectivity north to 80 Avenue.

Fire Department

SITE CHARACTERISTICS

Existing Land Use: Golf Driving Range

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
Northeast:	Single Family Residences	Suburban	RA

Direction	Existing Use	OCP Designation	Existing Zone
East:	Vacant Land	Suburban	RA
Southwest(Across Fraser Highway):	Townhouses and single family residences	Urban	RM-15 and RF-12
West:	Single Family Residences	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 3.96 hectare (9.78 acre) subject site is located at 17015 Fraser Highway. The site is currently designated "Suburban" in the Official Community Plan (OCP) and is zoned "Golf Course Zone (CPG)". The site is presently occupied by a driving range.
- The applicant is proposing to redevelop the northwest portion of the site, comprising 2.68 hectares (6.62 acres) of land, with a 98-unit townhouse development, and retain a 1.08 hectare (2.67 acre) remnant lot in the southeast corner of the site for future land assembly with the neighbouring property to the southeast (17071 – Fraser Highway).
- In order to facilitate this development proposal the applicant is requesting an OCP Amendment to re-designate the northwest portion of the subject site (2.79 hectares/6.9 acres) from Suburban to Urban, and rezone this portion from "Golf Course Zone (CPG)" to "Comprehensive Development Zone (CD)".
- The southeast portion of the subject site (1.18 hectares/2.9 acres) will remain designated Suburban. However, the applicant proposes to rezone this portion from "Golf Course Zone" to "One-Acre Residential Zone (RA)" to facilitate creation of the remnant parcel.
- The Urban designation in the OCP allows for a maximum unit density of 37 dwelling units per hectare (15 upa). The proposed net unit density of the proposed townhouse project is 37 dwelling units per hectare (15 upa) and therefore could be accommodated under the RM-15 Zone. However, the RM-15 zone prescribes a maximum floor area ratio (FAR) of 0.6, and the applicant has requested a FAR of 0.68 for the proposed townhouse development. A CD Zone is therefore proposed to accommodate this requested increase to the maximum allowable FAR.
- The applicant will dedicate 8.5 metres (27.83 ft.) of road widening for Fraser Highway along the entire frontage of the subject site.
- A "no-build" Restrictive Covenant will be registered on the proposed southeasterly remnant lot until such time as it is consolidated with the neighbouring property at 17071 Fraser Highway for future development.

Proposed CD By-law

The proposed CD Bylaw is based on the RM-15 Zone with variations to the allowable density (floor area ratio), building height, lot coverage and setbacks. The following table provides a comparison between the RM-15 Zone and the proposed CD By-law:

	RM-15	CD
Maximum FAR	0.6	0.68
Maximum units per hectare/acre	37 uph/15 upa	37 uph/15 upa
Setbacks	7.5 metres (25 ft.) from all property lines	North Yard: 7.5 metres (25 ft.) South Yard: 2.4 metres (8 ft.) East Yard: 7.5 metres (25 ft.) West Yard: 10.0 metres (33 ft.)
Building Height	11 metres (36 f.)t	10 metres (33 ft.)
Lot Coverage	45%	40%

- The proposed development is within the allowable 37 units per hectare (15 UPA) unit density in the RM-15 Zone, but will have a higher floor area ratio (FAR). The proposed FAR of 0.68 allows for larger unit types while still accommodating outdoor amenity space, functional yard space and a sensitive interface with neighbouring single family lots to the northwest.
- Under the RM-15 Zone, all buildings and structures are required to be setback a minimum of 7.5 metres (25 ft.) from all lot lines. The proposed building setbacks in the CD Zone are the same or larger as the RM-15 Zone with the exception of the southeast side yard which has been reduced to a minimum of 2.4 metres (8 ft.). The 2.4 metre (8 ft.) minimum setback applies only to a side yard of townhouse condition. All townhouse units with a rear yard condition will be setback a minimum of 6.0 metres (20 ft.) from the south lot line.
- The property lines that interface with the adjoining single family and suburban residential lots to the north and west have a minimum 7.5 metre (25 ft.) setback requirement, which is similar to a setback requirement from the rear property line of a single family residential dwelling.
- The subject property slopes down from the northwest to the southeast, and will result a one and one half to two-storey townhouse building interface with the adjoining single family residential lots to the northwest.

ENVIRONMENTAL

- The City's mapping system identified a green coded watercourse/ditch located parallel to the north property line of the subject site. A report prepared by Phoenix Environmental Services Ltd. dated June 20, 2017 confirmed that there is no watercourse on the subject property or on the adjacent property. The City's Drainage and Environment staff have confirmed the findings in the report.

DESIGN PROPOSAL AND REVIEW

- The proposed townhouse development consists of ninety-eight (98) townhouse units in twenty five (25) buildings. The units are a mixture of 2 and 3-storeys in height, depending on their location and corresponding grading conditions.
- All units will have three (3) bedrooms, with 64 of the units having a master bedroom on the main floor of the unit.
- Access to the site is provided by a driveway from Fraser Highway. This driveway will be shared with future development on the lands to the southeast. A reciprocal access agreement to secure this future shared access will be secured prior to final adoption of the proposed rezoning by-law.
- The future Bear Creek Connector road is proposed over a portion of the easterly property at 17071 Fraser Highway. Future access to the subject property will be facilitated by a future flex road dedication which will intersect with the Bear Creek Connector. This new road will also provide access to the future townhouse development on the southeasterly properties.
- The proposed exterior finishing of the townhouse units includes hardi-shingles and horizontal siding, with accent ledgestone.
- The proposed colour scheme includes dark taupe with rust window frames and garage doors.

Parking

- A total of 196 resident and 21 visitors parking stalls are proposed, which complies with the minimum off-street parking requirements of the Zoning By-law.
- All units will have a two-car side-by-side garage. Visitor parking spaces have been provided throughout the site.

Landscaping and Private Outdoor Space

- The proposed townhouse development proposes a variety of flowering and non-flowering deciduous and coniferous trees such as maples, weeping Serbian spruce and Japanese snowball. A variety of shrubs, grasses, perennials and ground cover are also proposed.
- Each townhouse unit will have access to a private outdoor space for the residents in the form of a balcony and/or ground level patio space.

- A 6.0 metre (20 ft.) landscaping buffer is being proposed along the Fraser Highway road frontage. This buffer incorporates both deciduous and coniferous trees, with shrubs and grasses which will provide screening and reduce the impact of the vehicle noise on Fraser Highway. Adjacent to the landscaping barrier will be a multi-use pathway along Fraser Highway.

Amenity Space

- The multiple residential zones of Surrey Zoning By-law No. 12000 require 3.0 square metres (10 sq. ft.) of indoor and outdoor amenity space per dwelling unit. Based on this calculation, a total of 294 square metres (3,165 sq. ft.) of both indoor and outdoor amenity area is required for the proposed townhouse development.
- The applicant is proposing 339 square metres (3,650 sq. ft.) of outdoor amenity space, exceeding the requirements of the Zoning By-law, and is proposing 195 square metres (2,100 sq. ft.) of indoor amenity area. The applicant has offered to provide a monetary contribution of \$39,600 (based on \$1,200 per unit for 33 units) in accordance with City Policy No. O-48 to address the indoor amenity space deficiency.
- The outdoor amenity space consists of community garden plots, and a bocce pit, and there is no children's playground equipment proposed. The applicant has advised they are targeting an empty nester market, with over half of the units having a master bedroom on the main floor of the dwelling. The outdoor amenity spaces has been programed based on the target market demographic.
- The indoor amenity building consists of a basement, main floor and upper floor. This space will be used for an exercise room, kitchen, lounge and a games room.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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	5	1	4
Cottonwood	4	1	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	0	1
Norway Maple	1	0	1
Coniferous Trees			
Austrian Pine	2	1	1
Total (excluding Alder and Cottonwood Trees)	4	1	3

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	342
Total Retained and Replacement Trees	345
Contribution to the Green City Fund	N/A

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 70 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees (excluding alder and cottonwood trees) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. The applicant is proposing 342 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees species including maples, apples spruce, ash and snowballs.

JUSTIFICATION FOR PLAN AMENDMENT

The proposed townhouse development does not comply with the Suburban OCP designation and therefore an amendment to re-designate the proposed townhouse portion of the site from Suburban to Urban is requested. The following are considered to be factors in support of the requested OCP Amendment:

- A similar pattern of residential development has been established south of Fraser Highway, with a combination of single family residential dwellings and townhouses;
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation;
- The subject site fronts onto Fraser Highway which is part of an existing Frequent Transit Network;
- Fraser Highway is designated for future Light Rail Transit with a station planned for the 168 Street/Fraser Highway intersection;
- The proposed development has demonstrated appropriate neighbourhood compatibility through sensitive building interface design and public consultation; and

The applicant has volunteered a community benefit in the form of a cash contribution in the amount of \$1,200 per proposed townhouse unit in support of the proposed OCP Amendment.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on January 28, 2017, and a Development Proposal Sign was erected on the property.

- Two (2) letters and were received from nearby residents expressing concerns about the density, access and form of the development.

(The proposed townhouse development is consistent with established RM-15 townhouse developments on the south side of Fraser Highway. The proposed townhouse form also has merit given anticipated future rapid transit along Fraser Highway. The townhouse units have been designed to interface sensitively with neighbouring single family residential properties to the northwest.)

A Public Information meeting was held on February 7, 2017 to allow the surrounding neighbourhood to review and comment on the proposal. There were 190 mail-out invitations to the adjoining property owners. At the meeting, there were six (6) people that signed in, and four (4) submitted a response to the survey provided at the meeting.

The surveys completed at the meeting showed that 66% of the respondents somewhat support or support the proposed development. The concerns expressed at the meeting and in the questionnaire include access into the proposed site, storm water runoff, the height differences of the topography and potential bus stops and stop lights along Fraser Highway.

(The proposed development will have shared driveway access with the future consolidated development site to the southeast onto Fraser Highway, with current bus service and planned future light rail transit service. Additional access to the site from the Bear Creek Connector will be provided when the neighbouring site to the southeast redevelops. On-site drainage will be addressed through the detailed engineering servicing design. The two-storey west elevation of the townhouses that interface with existing single family homes to the west are compatible in height.)

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 16, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location	<ul style="list-style-type: none"> • The site is located on a Frequent Transit corridor (Fraser Highway)

Sustainability Criteria	Sustainable Development Features Summary
(A1-A2)	
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed townhouse development has unit types that are being marketed to empty nesters as well as families.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Approximately 300 mm of soil will be provided to increase absorption. The proposed development has provisions for recycling and organic waste pick up.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development is located on a frequent transit corridor.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles have been incorporated into the proposal.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

ADVISORY DESIGN PANEL

This project was not referred to the Advisory Design Panel. The design of the proposal has been reviewed by staff and is considered supportable subject to minor design refinements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations, and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Summary of Tree Survey and Tree Preservation
Appendix VI	OCP Re-designation Map
Appendix VII	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnet Dembek Architects Inc. and PMG Landscape Architects respectively, both June 30, 2017.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/da

Information for City Clerk

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

1. (a) Agent: Name: James Pernu
McElhanney Consulting Services Ltd.
Address: Unit 2300, 13450 - 102 Avenue
Surrey, BC V3T 5X3

2. Properties involved in the Application

(a) Civic Address: 17015 - Fraser Hwy

(b) Civic Address: 17015 - Fraser Hwy
Owner: 1075579 B.C. Ltd.
Director Information:
Connie Johl

No Officer Information Filed as at May 12, 2017
PID: 018-421-270
Lot A Section 19 Township 8 New Westminster District Plan LMP12110

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to re-designate a portion of the site.

(b) Introduce a By-law to rezone the site.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed Based on RM-15	Proposed
LOT AREA* (in square metres)		
Gross Total		27,901 m ²
Road Widening area		
Undevelopable area		
Net Total		26779 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	39 ⁰ %
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5m	10.0m
Rear	7.5m	7.5m
Side #1 (W)	7.5m	7.5m
Side #2 (E)	7.5m	2.4m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.m	10m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	107	98
Total	107	98
FLOOR AREA: Residential	16,744 m ²	17,717 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	16,744 m ²	17,717 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	37 uph/15upa	35 uph/14.2upa
# of units/ha /# units/acre (net)	37 uph/15 upa	36.6 uph/14.8 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	294 m ²	195 m ²
Outdoor	294 m ²	339 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	196	196
Residential Visitors	20	21
Institutional		
Total Number of Parking Spaces	215.6	217
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OVER
LOT A SECTION 19 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN LMP12110**

FOR THE PURPOSE OF REZONING
BCGS 92G.017
BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A	PART OF LOT A SEC 19 TP 8 NWD PLAN LMP12110	2.792 ha
BLOCK B	PART OF LOT A SEC 19 TP 8 NWD PLAN LMP12110	1.180 ha

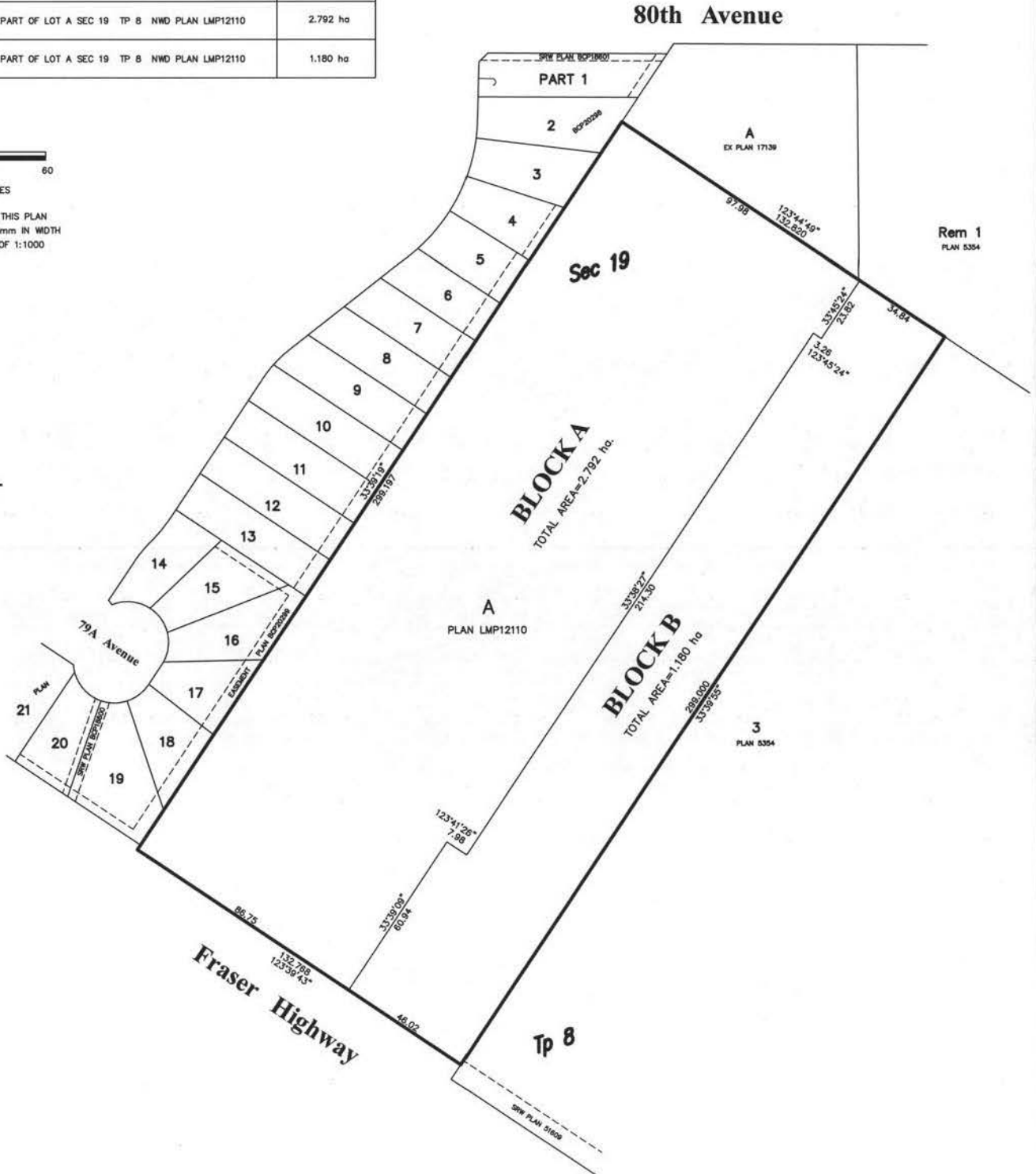
LEGEND

SCALE 1:1000



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 560mm IN HEIGHT BY 432mm IN WIDTH
WHEN PLOTTED AT A SCALE OF 1:1000





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REV	DATE	BY	ISSUE

REV	DATE	BY	ISSUE

DESIGN :	PLANNING ENTERPRISES LTD.
DRAWN :	TONNHOES DEVELOPMENT
DATE :	FRASER HIGHWAY, SURREY, BC
SCALE :	SITE CONTEXT

CLIENT :	PLANNING ENTERPRISES LTD.
PROJECT :	TONNHOES DEVELOPMENT
SHEET CONTENTS :	FRASER HIGHWAY, SURREY, BC
	SITE CONTEXT

barnett d
 UNIT 135,
 7536 130 STRE
 SURREY, B.C.
 V3W 1H8
 PHONE: (604)
 FAX: (604)
 EMAIL: mo@bd
 CLIENT NO. S
 466
 PROJECT NO. R
 14021

NORTH
SITE CONTEXT
 SCALE: 1" = 100'0"

APPENDIX II



DEVELOPMENT DATA:

ZONING: GD - BASED ON RPS		UNIT BREAKDOWN:		PARKING:				
SITE AREA:	GROSS:	UNIT TYPE	GARAGE TYPE	INTRA AREA	NO. OF UNITS	RESIDENTS:	VISITORS:	PER UNIT:
300,363.66 s.f.	21,700.2 m ²	D	DOUBLE	1875.6 s.f.	15	28,254 s.f.	02	186.0 SPACES
NET:	266,246.18 s.f.	D1	DOUBLE	1685.4 s.f.	5	26,281 s.f.		16.5 SPACES
	6.62 AC.	D2	DOUBLE	1875.6 s.f.	3	5,621 s.f.	PROVIDED:	
		D3	DOUBLE	1685.4 s.f.	5	9,421 s.f.	RESIDENTS:	186 SPACES
DENSITY:	107 UNITS	D4	DOUBLE	1875.6 s.f.	30	50,789 s.f.	VISITORS:	21 SPACES
PROPOSED GROSS:	49	D5	DOUBLE	1601.5 s.f.	20	32,025 s.f.	TOTAL:	217 SPACES
PROPOSED NET:	49					173,292 s.f.		
SITE COVERAGE:	45%					16,298 m ²		
PROPOSED GROSS:	9%					17,421 s.f.		
PROPOSED NET:	40%					1,614 m ²		
PLAR:	0.60					183,704 s.f.		
ALLOWABLE:	0.60					17,717 m ²		
PROPOSED GROSS:	0.60							
PROPOSED NET:	0.662							

NOTE: BASEMENT AREA IS EXCLUDED FROM PLAR CALCULATION AS VOLUME IS BELOW EXISTING GRADE.

AMENITY:

OUTDOOR AMENITY:	REQUIRED: 22.5 s.f. / UNIT	3,669.4 s.f.	244 m ²
	PROVIDED:	3,641.8 s.f.	284 m ²
INDOOR AMENITY:	REQUIRED: 22.5 s.f. / UNIT	3,669.4 s.f.	244 m ²
	PROVIDED:	2,000.0 s.f.	185 m ²

NOTE: OUTDOOR AMENITY AREA DOES NOT INCLUDE INDOOR AMENITY BUILDING ENVELOPE.

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REV. NO.	DATE	DESCRIPTION	BY	ISSUED FOR

CLIENT: PLATINUM ENTERPRISES LTD.
 PROJECT: TOWNHOUSES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
 SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

DESIGNER: PLATINUM ENTERPRISES LTD.
 DRAWN: TOWNHOUSES DEVELOPMENT
 DATE: JUN 30 17
 SCALE: 1" = 40'-0"

barnett dembek

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

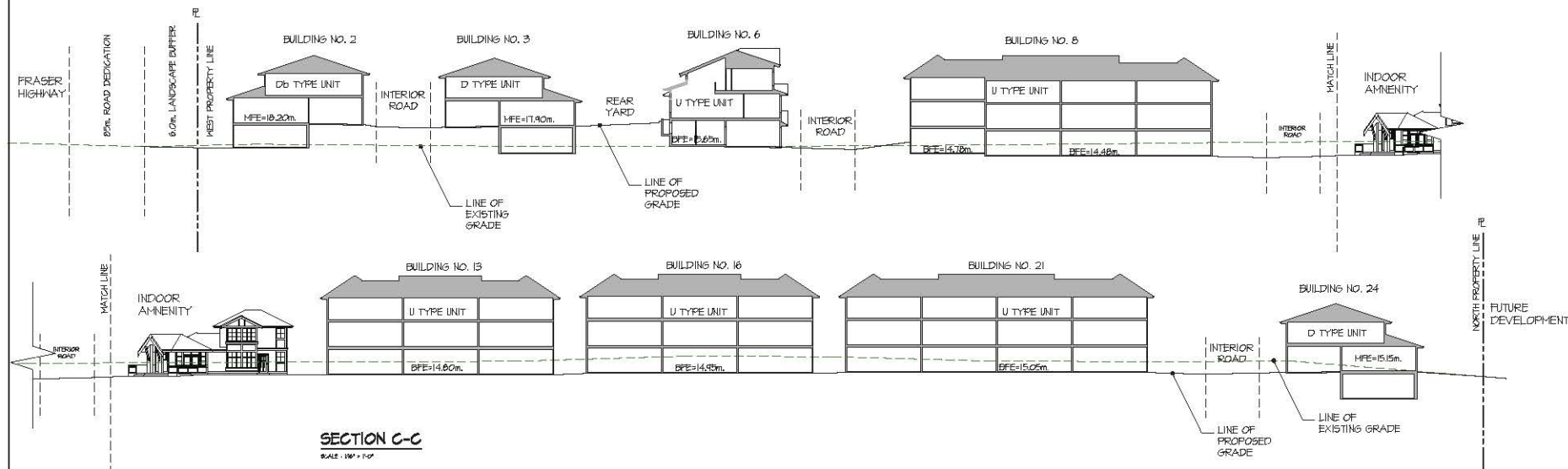
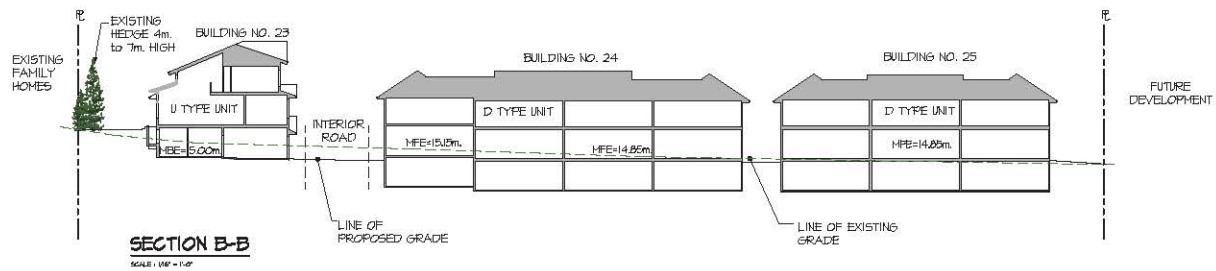
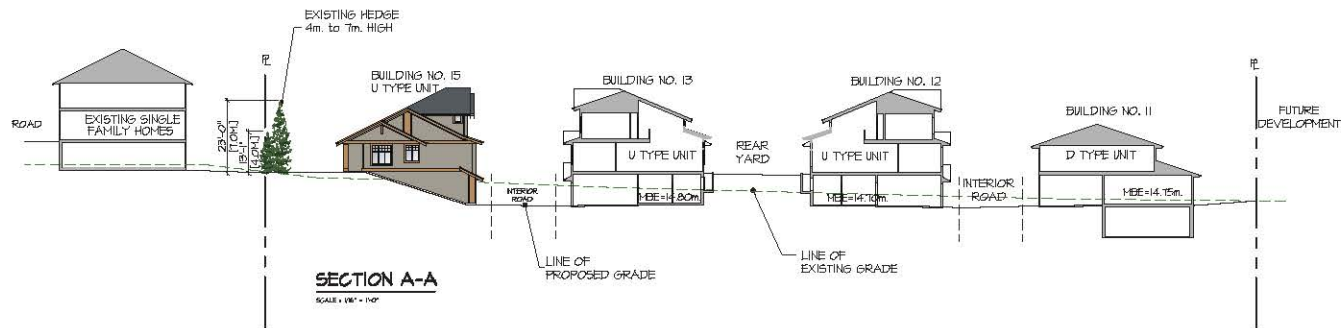
PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: md@barnett-dempek.com

CLIENT NO. SHEET NO.
 466 AC-2.0
 PROJECT NO. REV. NO.
 14021



CONCEPTUAL SITE PLAN
 SCALE: 1" = 40'-0"

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 THROUGHOUT ANY MATERIAL FROM
 CHECK OF PROJECT AT RISK. P.D.



ISSUED FOR	BY	DATE	ISSUE

DESIGN	DATE	SCALE

CLIENT: PLATINUM ENTERPRISES LTD.
 PROJECT: TOWNHOMES DEVELOPMENT
 FRASER HIGHWAY, SURREY, BC
 SHEET CONTENTS: SITE SECTIONS

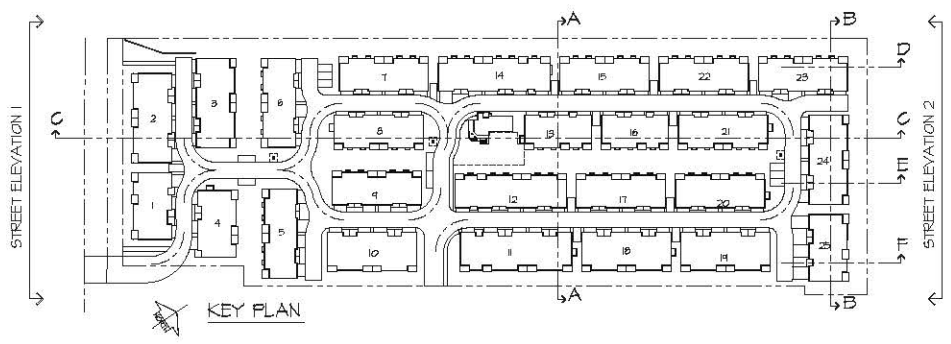
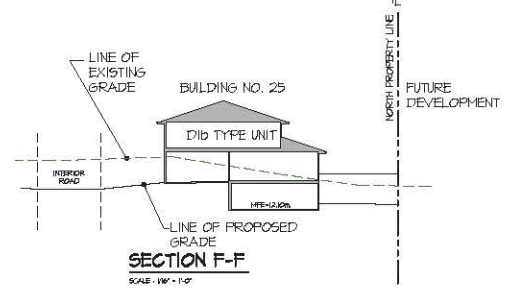
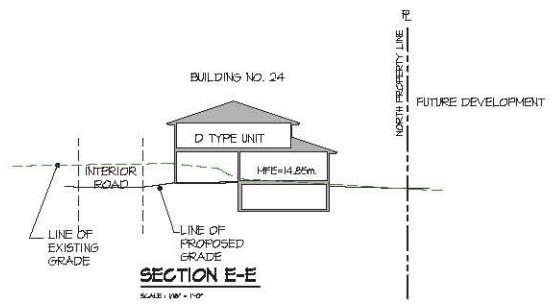
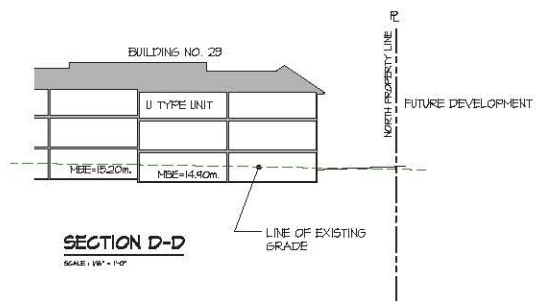
barnett dembek

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

PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: md@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
466	AG-3.1
PROJECT NO.	REV. NO.
14021	

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REV#	DATE	BY	ISSUED FOR

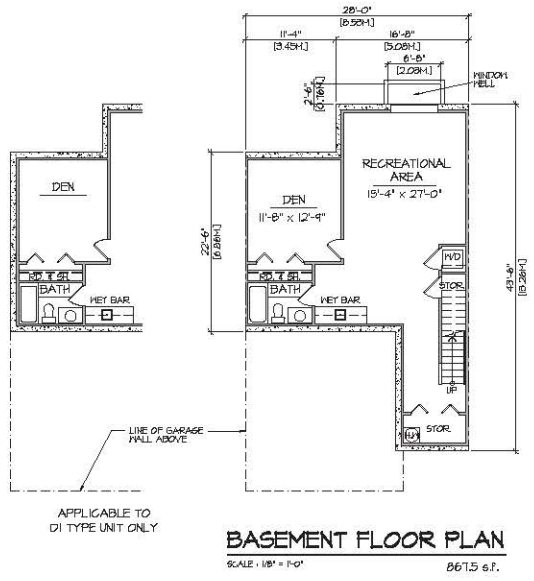
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CLIENT : PLATINUM ENTERPRISES LTD.			
PROJECT : TOMAHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC			
SHEET CONTENTS : SITE SECTIONS, STREET ELEVATIONS KEY PLAN			

barnett dembek
7538 130 STREET,
SURREY, B.C.
V3W 1H8

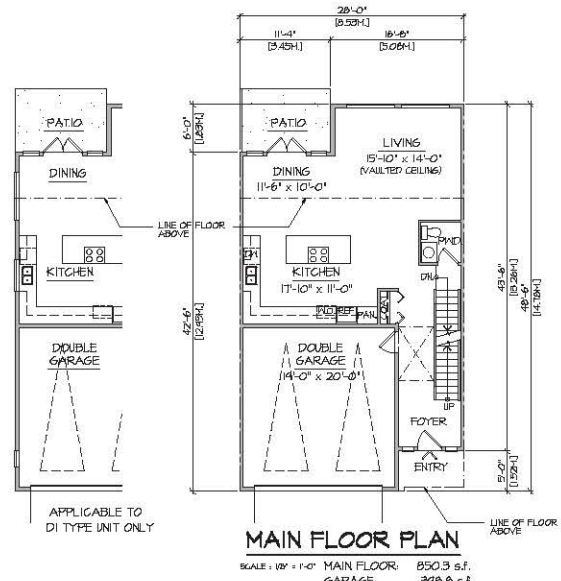
PHONE: (604) 597-7100
FAX: (604) 597-2088
EMAIL: md@barnett-dem-bek.com

CLIENT NO.	SHEET NO.
466	AC-3.2
PROJECT NO.	REV. NO.
14021	

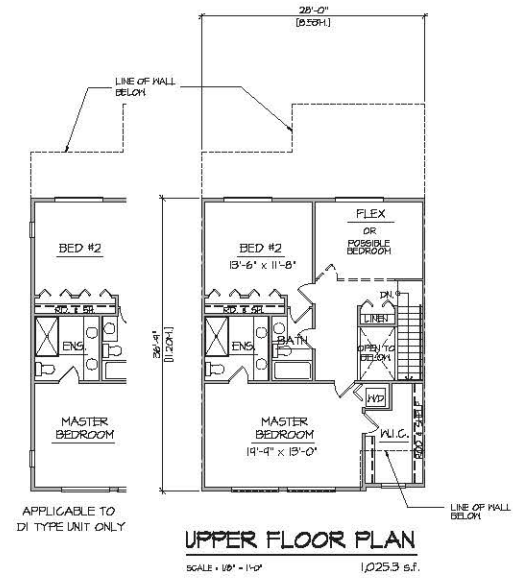
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
867.5 s.f.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" MAIN FLOOR: 850.3 s.f.
GARAGE: 348.8 s.f.

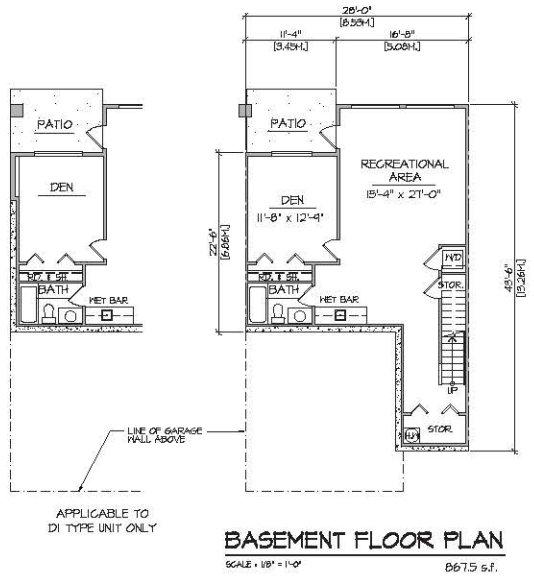


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,025.3 s.f.

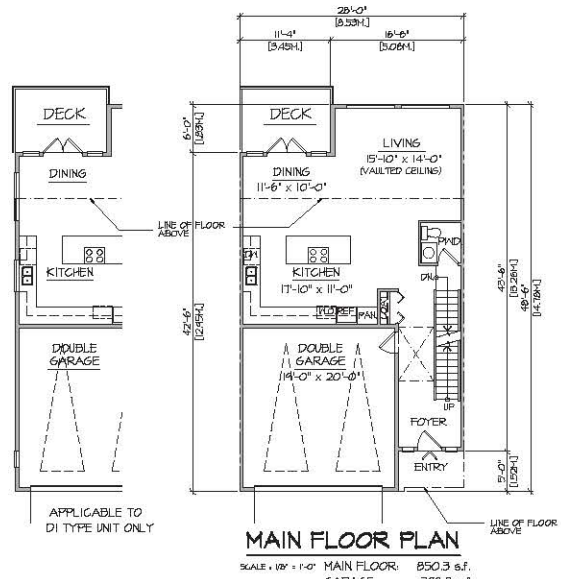
D, & D1 TYPE UNIT

TOTAL FLOOR AREA: 2,743.1 s.f.
(GARAGE NOT INCLUDED)

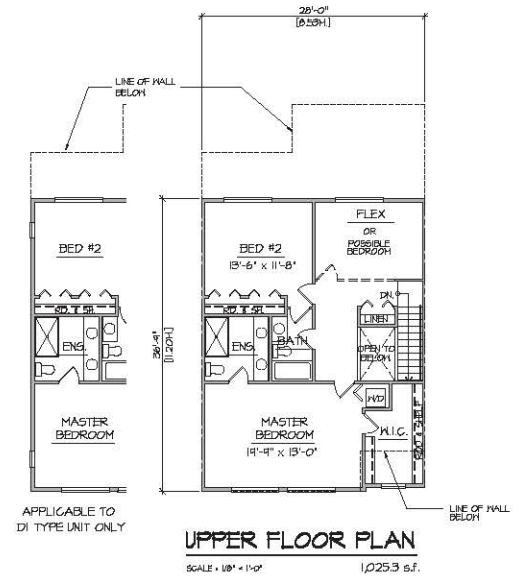
ISSUED FOR	
BY	
DATE	
ISSUE	
NO.	
DATE	
REV#	



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
867.5 s.f.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" MAIN FLOOR: 850.3 s.f.
GARAGE: 348.8 s.f.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,025.3 s.f.

D1b, & D1b1 TYPE UNIT

TOTAL FLOOR AREA: 2,743.1 s.f.
(GARAGE NOT INCLUDED)

C3-413.dwg

DESIGN :	LD
DRAMA :	
DATE :	JAN 2017
SCALE :	1/8" = 1'-0"
CLIENT :	PLATINUM ENTERPRISES LTD.
PROJECT :	TOWNHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS :	UNIT PLANS

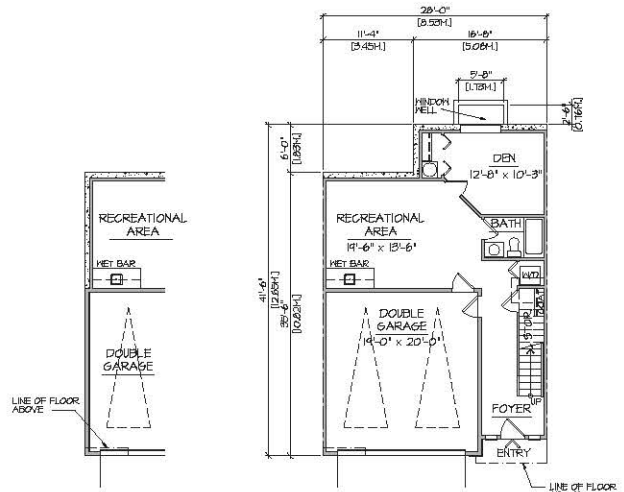
barnett denkem

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1B5

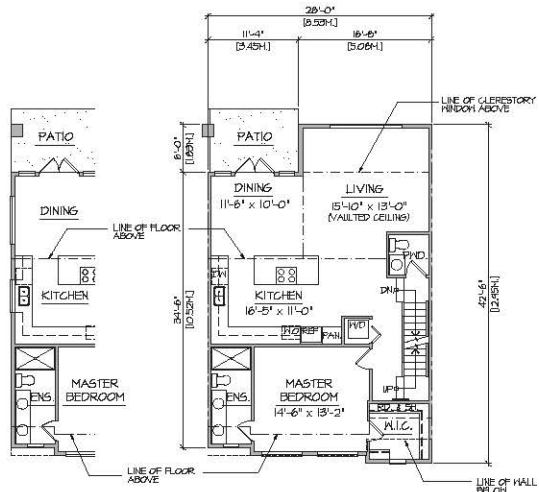
PHONE: (604) 597-7100
FAX: (604) 597-2098
EMAIL: mtl@barnett Denkem.com

CLIENT NO.	SHEET NO.
466	AG-4.1
PROJECT NO.	REV. NO.
14021	

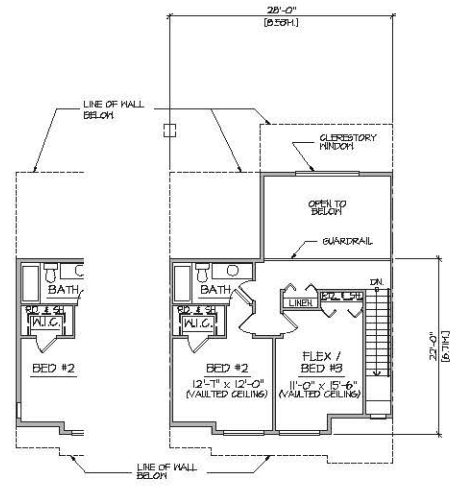
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT: 680.3 s.f.
GARAGE: 3911.3 s.f.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,097.0 s.f.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
545.3 s.f.

'U' & 'U1' TYPE UNIT
TOTAL FLOOR AREA: 2,312.50 s.f.
(GARAGE NOT INCLUDED)

ISSUE NO.	DATE	BY	REASON



DESIGN :	PLN
DRAWN :	
DATE :	JUN 20 17
SCALE :	1/8" = 1'-0"
CLIENT : PLATINUM ENTERPRISES LTD.	
PROJECT : TONNICHOPES DEVELOPMENT	
FRASER HIGHWAY, SURREY, BC	
SHEET CONTENTS : UNIT PLANS	

barnett dempse

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

PHONE: (604) 597-7100
FAX: (604) 597-2098
EMAIL: md@barnett.dempey.com

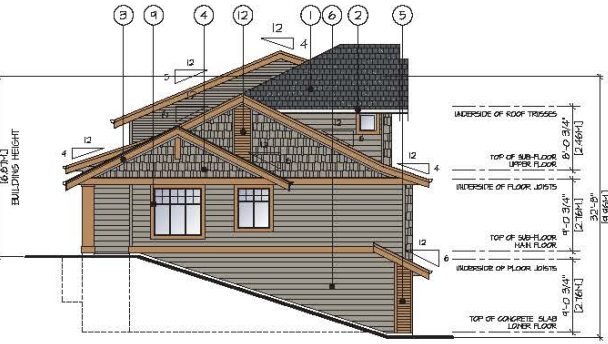
CLIENT NO.	SHEET NO.
466	AC-4.2
PROJECT NO.	REV. NO.
14021	

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UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U'

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

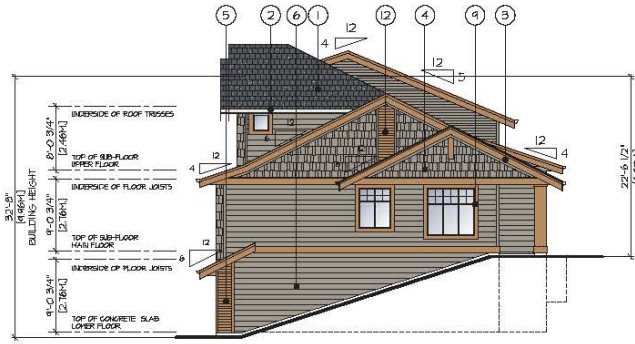


UNIT TYPE 'U'

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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑦ 7" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



UNIT TYPE 'U'

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



UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U' UNIT TYPE 'U'

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

5-PLEX UPHILL UNITS

ISSUED FOR	BY	DATE	ISSUE	DATE	REV	DATE

DESIGN :	DATE :
DWG :	SCALE :

CLIENT : PLATINUM ENTERPRISES LTD.
 PROJECT : TOWNHOMES DEVELOPMENT
 FRASER HIGHWAY, SURREY, BC
 SHEET CONTAINS : BUILDING ELEVATIONS
 5-PLEX UPHILL UNITS



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

PHONE: (604) 697-7100
 FAX: (604) 697-2099
 EMAIL: mo@barnettlex.com

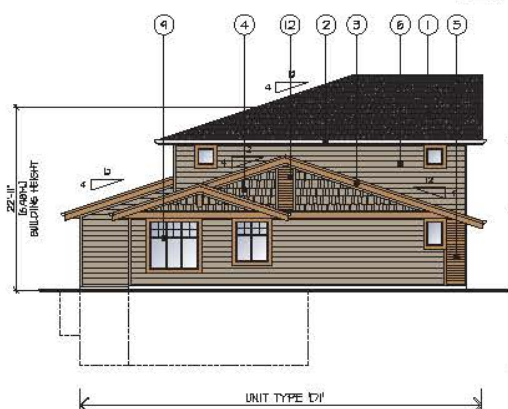
CLIENT NO.	SHEET NO.
466	AC-51
PROJECT NO.	REV. NO.
14021	



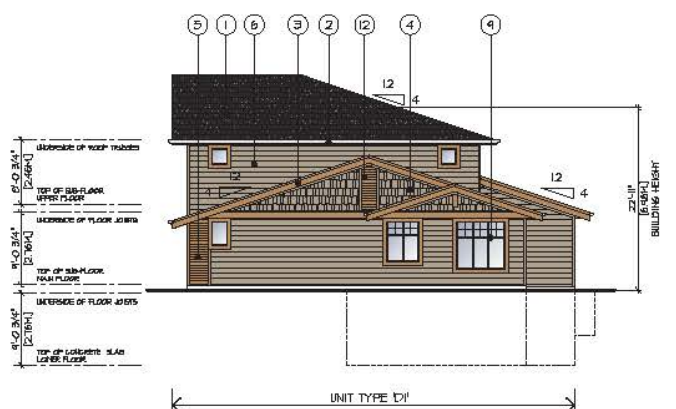
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1x4 HOOD TRIM ON 2X10 HOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑥ 7" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



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



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



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

4-PLEX DOWNHILL UNITS

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REVISION	DATE	BY	CHKD

CLIENT	PROJECT	DATE	SHEET NO.	SCALE
FLATIRON ENTERPRISES LTD.	TOWNHOMES DEVELOPMENT PHASER HIGHWAY, SURREY, BC	2017-03-17	466	1/8" = 1'-0"

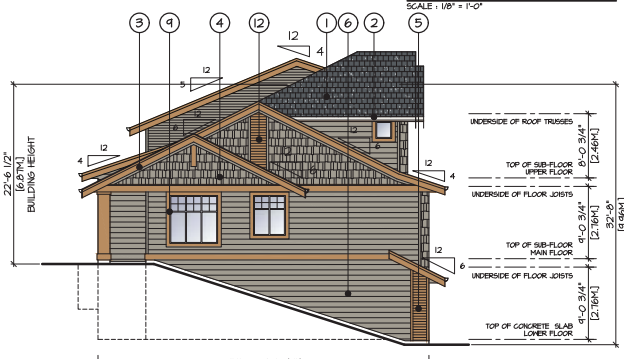
barnett cembek
 2538 130 STREET, SURREY, B.C. V3W 1H8

PHONE	FAX	EMAIL
(804) 597-7100	(804) 597-2066	info@barnettcembek.com

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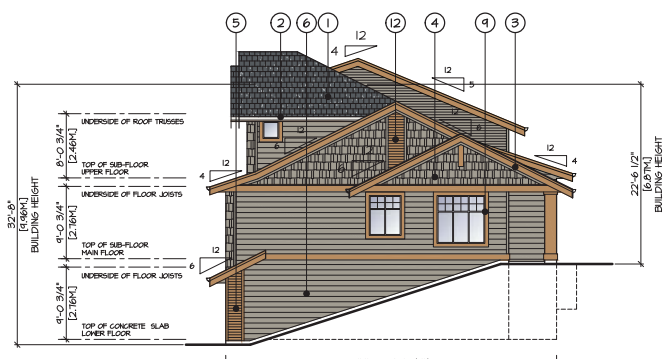
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



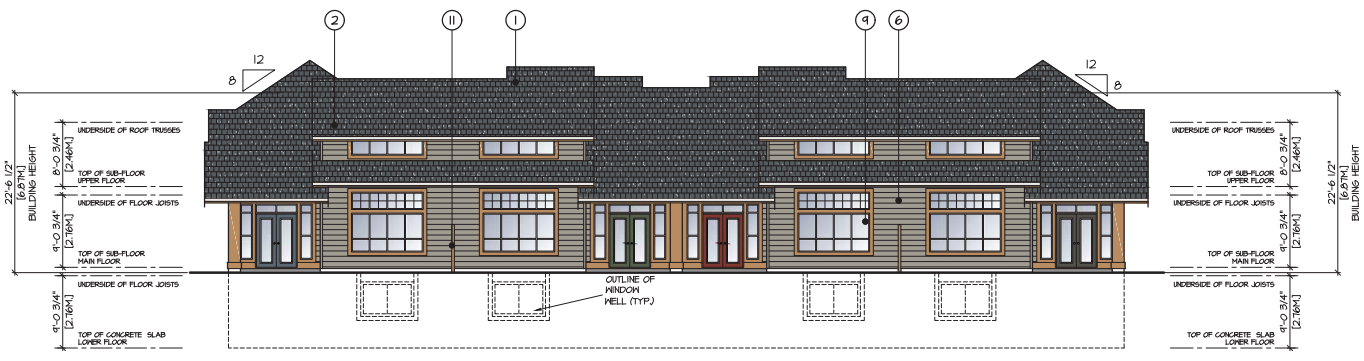
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1x4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑦ 7" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



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



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

4-PLEX UPHILL UNITS

ISSUED FOR	
BY	
DATE	
ISSUE	
REV#	
DATE	
DRN	
OXD	

DESIGN :	DN
DRAWN :	
DATE :	JAN 30 17
SCALE :	3/32" = 1'-0"

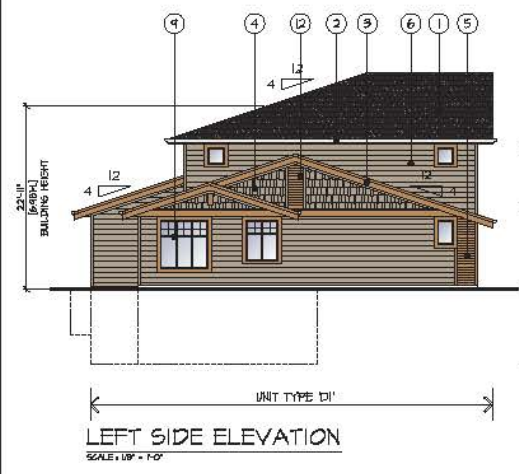
CLIENT : PLATINUM ENTERPRISES LTD.
PROJECT : TOWNHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS : BUILDING ELEVATIONS 4-PLEX UPHILL UNITS

barnett dembek

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

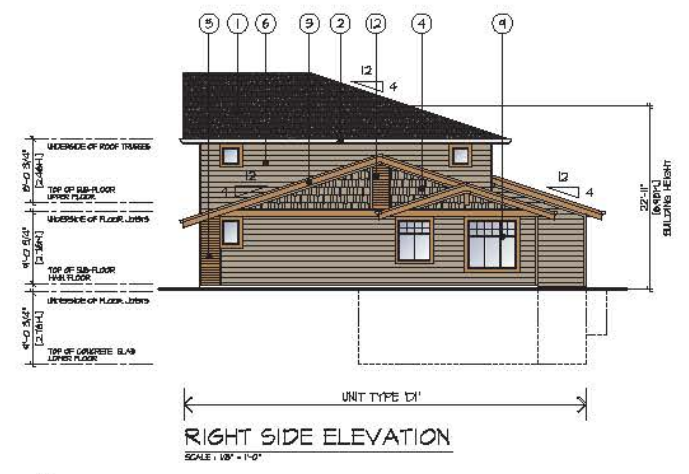
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mtd@demtek.com

CLIENT NO.	SHEET NO.
466	AC-53
PROJECT NO.	REV. NO.
14021	



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑥ T" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



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NO.	DATE	BY	REVISION

CLIENT:	PLATINUM ENTERPRISES LTD.
DRAWN:	
DATE:	
SCALE:	
SHEET:	
PROJECT:	

barnett dank
7538 130 STREET, SURREY, B.C. V3W 7J8

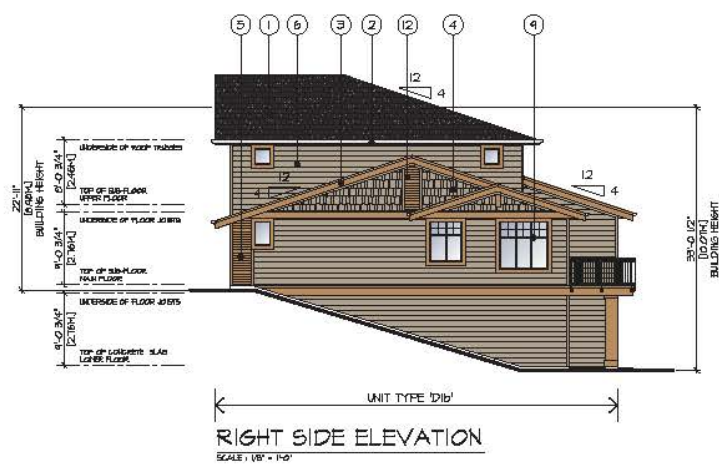
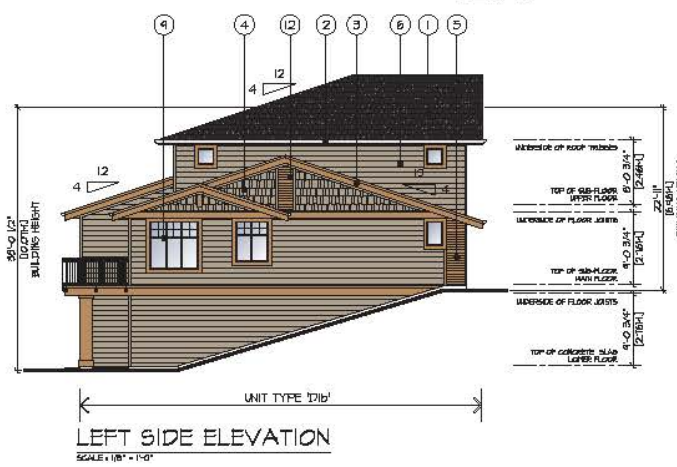
CLIENT NO:	466	SHEET NO:	AC-5.4
PROJECT NO:	14021	REV. NO.:	

3-PLEX DOWNHILL UNITS



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1/4" HOOD TRIM ON 2X10 HOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑥ 1" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



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REVISION	DATE	BY	CHKD

DESIGNER:	DATE:
DRAWN:	SCALE:

CLIENT:	PROJECT:
DATE:	SHEET CONTAINS:
DRAWN:	SCALE:

barnett cembek

UNIT 135
2538 130 STREET
SURREY, B.C.
V3W 1H8

PHONE: (804) 597-7100
FAX: (804) 597-2066
EMAIL: info@bca.ca

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

4-PLEX DOWNHILL UNITS

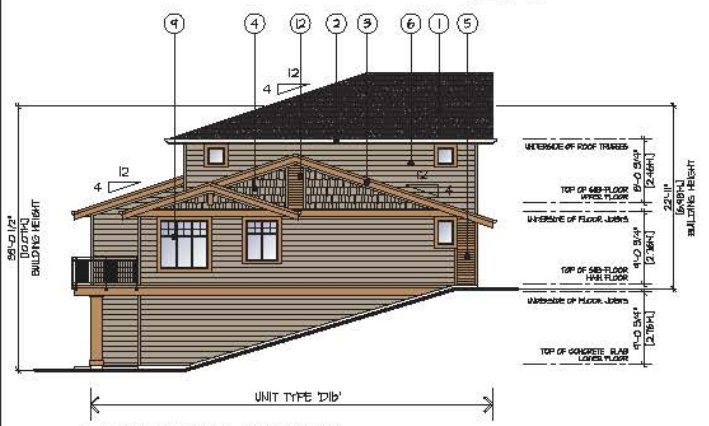
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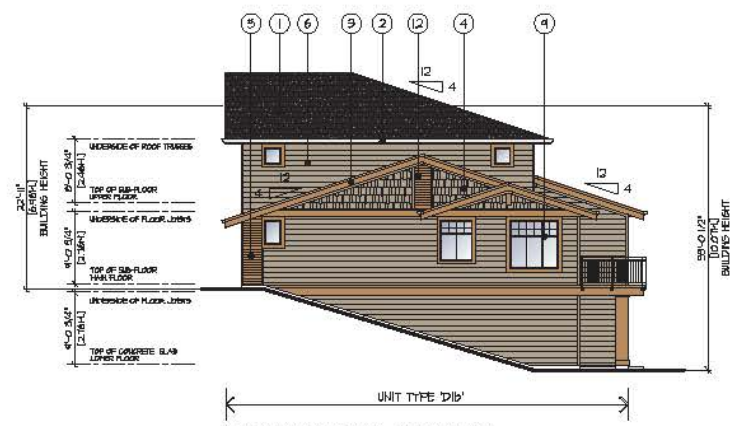
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑥ T" PROFILE HORIZONTAL HARDI SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ FLAT PANEL GARAGE DOOR
- ⑪ PRIVACY SCREEN
- ⑫ DECORATIVE TRIM (RUSTIC)



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



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



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

CLIENT:	DATE:
DRAWN:	DATE:
DATE:	SCALE:
SCALE:	SCALE:

CLIENT: PLATINUM ENTERPRISES, LTD.
PROJECT: TOPHONES DEVELOPMENT
TRACER HIGHWAY, SURREY, BC
SHEET NUMBER: BUILDING ELEVATIONS
3-PLEX DOWNHILL UNITS

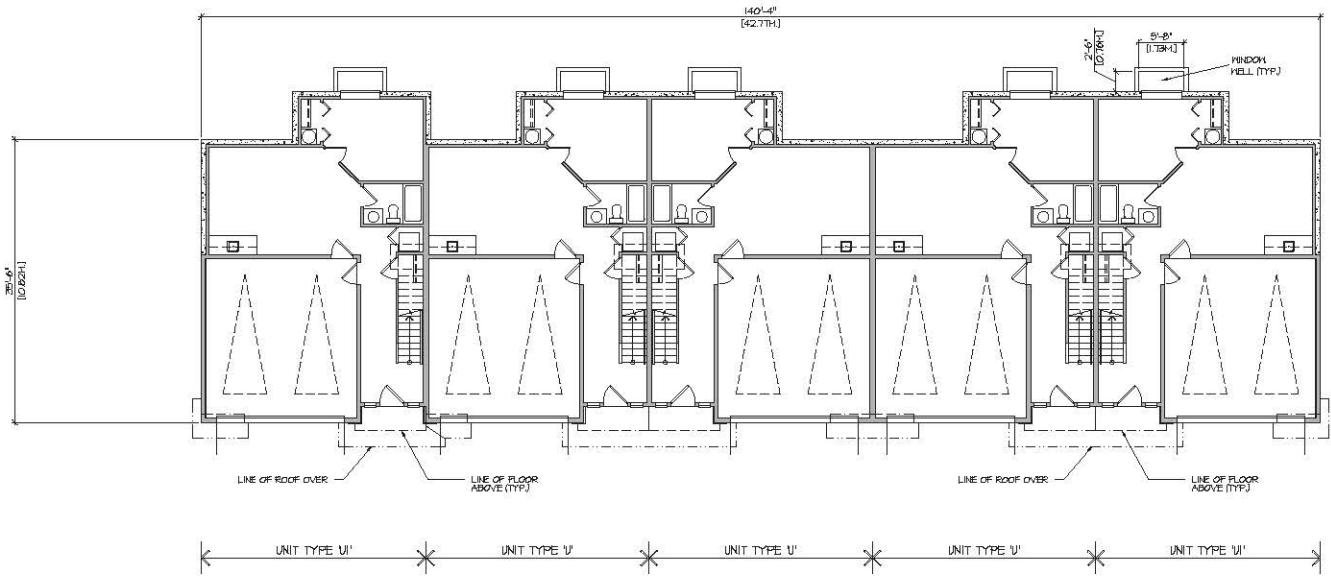
barnett dembark

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 7J8

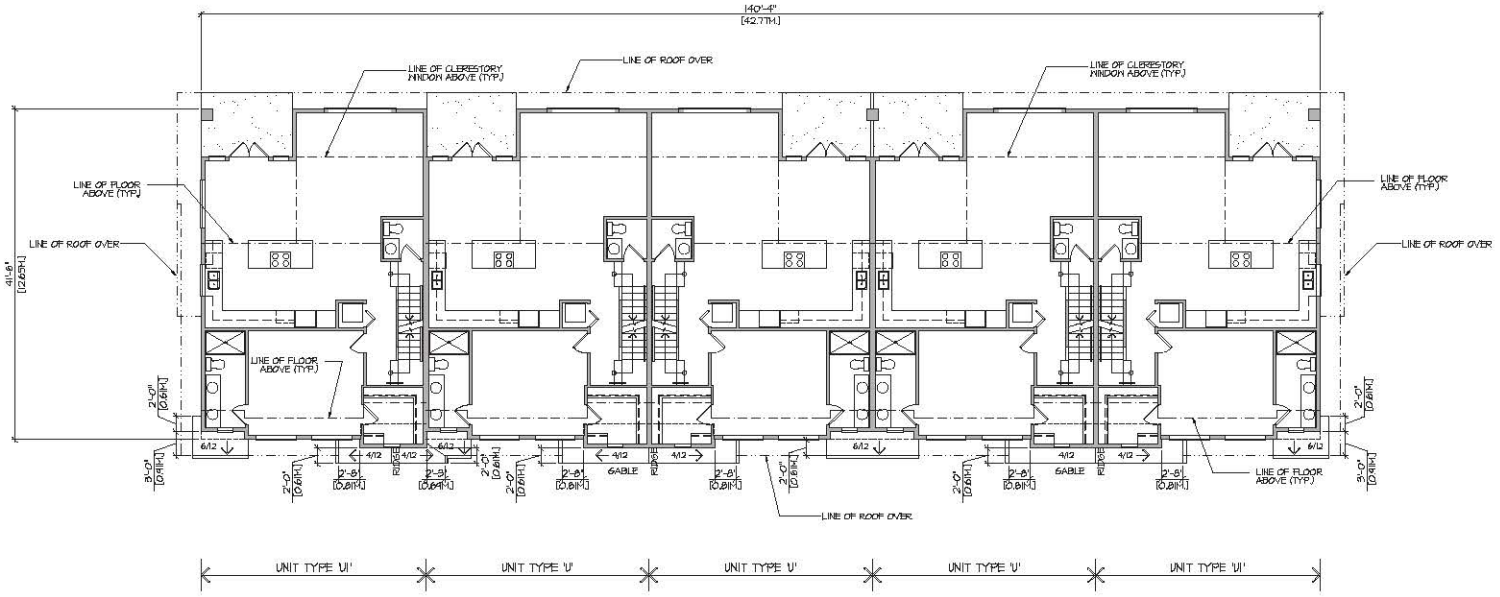
PHONE: (604) 597-7100
FAX: (604) 597-2068
EMAIL: mtd@barnett.com

CLIENT NO.	SHEET NO.
466	AC-5.6
PROJECT NO.	REV. NO.
14021	

3-PLEX DOWNHILL UNITS



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



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

5-PLEX UPHILL UNITS

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OTHER PROJECTS ARE FOR INFO.

REV#	DATE	DESCRIPTION	ISSUE	DATE	BY	ISSUED FOR

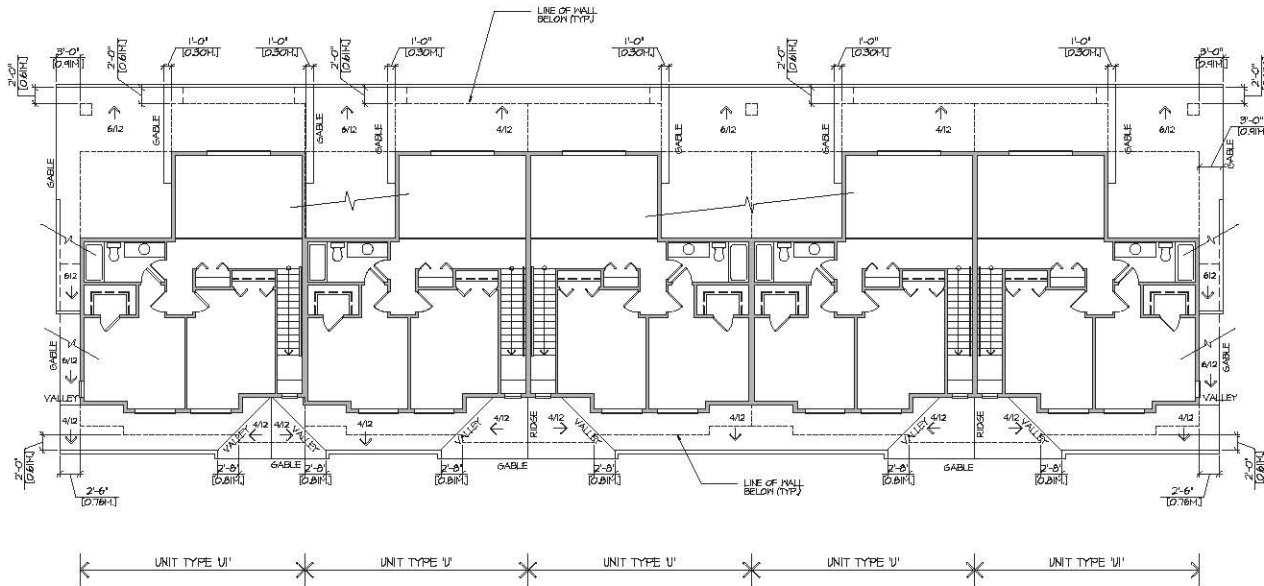
DESIGN :	CM	DATE :	JUN 20 17
DRAWN :		SCALE :	AS SHOWN
CLIENT :	PLATINUM ENTERPRISES LTD.		
PROJECT :	TOWNHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC		
SHEET CONTENTS :	BUILDING PLANS 5 PLEX UPHILL UNITS		

barnett demcke

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

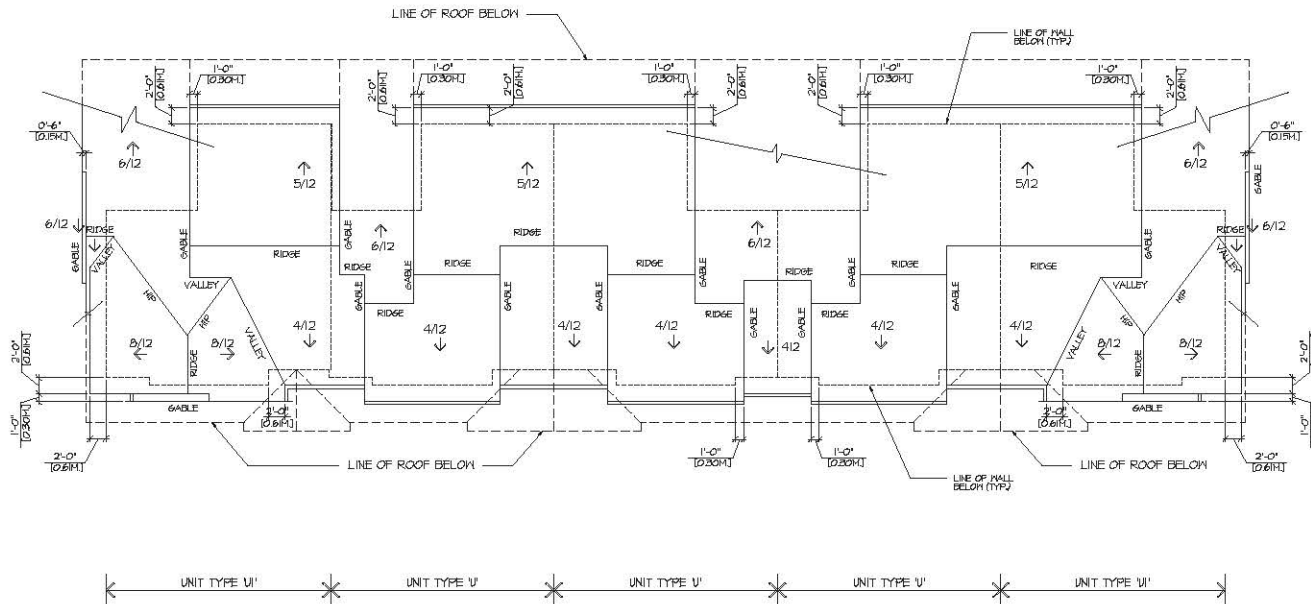
PHONE: (604) 597-7100
FAX: (604) 597-2098
EMAIL: mail@barnett-demcke.com

CLIENT NO.	SHEET NO.
466	AC-61a
PROJECT NO.	REV. NO.
14021	



UPPER FLOOR PLAN

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



ROOF PLAN

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

5-PLEX UPHILL UNITS

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REV#	DATE	DR	CD	ISSUE	DATE	BY	ISSUED FOR



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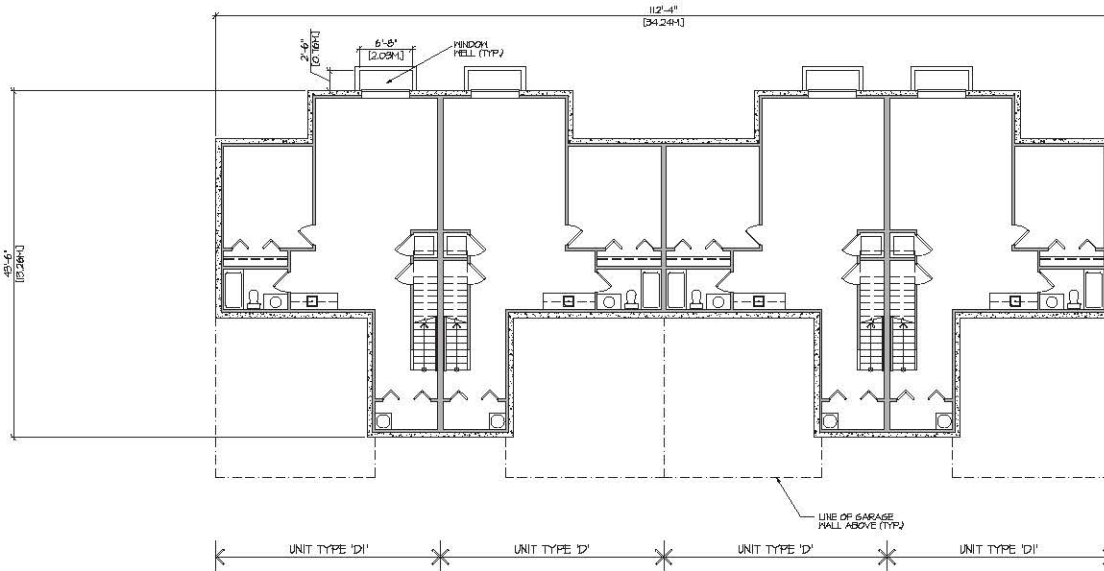
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DATE :	JUN 20 17	SCALE :	1/8" = 1'-0"
CLIENT :	PLATINUM ENTERPRISES LTD.	PROJECT :	TONNICHOPES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS :	BUILDING PLANS		5 PLEX UPHILL UNITS

barnett dembek

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

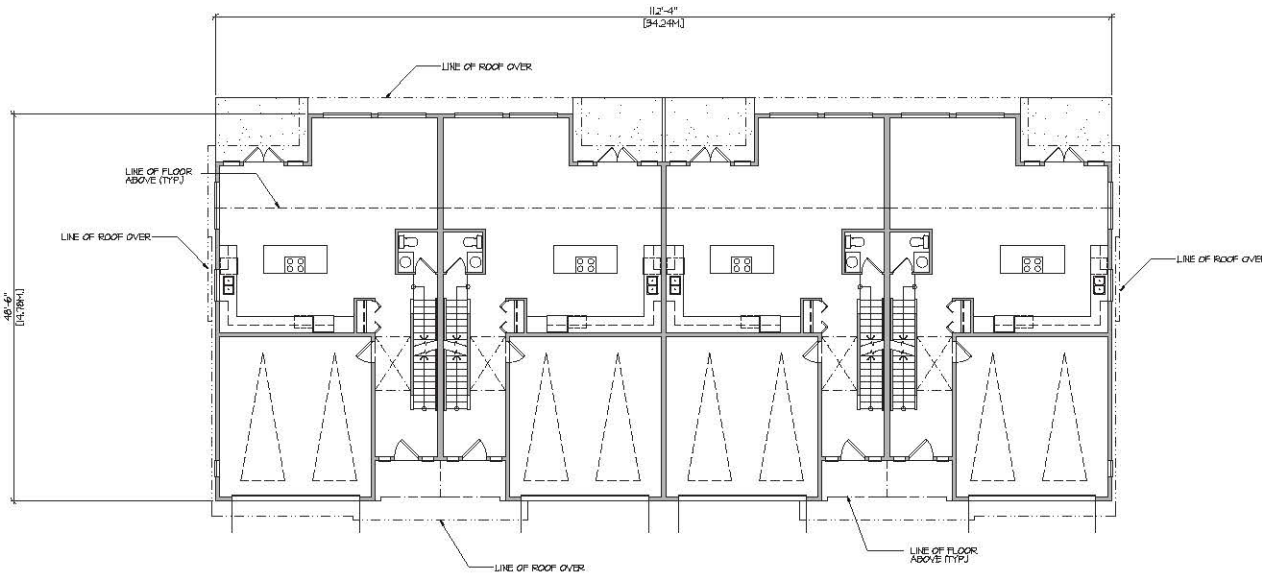
PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: md@demk1tx.com

CLIENT NO.	SHEET NO.
466	AC-6 lb
PROJECT NO.	REV. NO.
14021	



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

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ISSUE	DATE	BY	ISSUED FOR



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DESIGN	DATE	DRAWN	SCALE

CLIENT :	PLATINUM ENTERPRISES LTD.
PROJECT :	TONNICHES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS :	BUILDING PLANS 4-PLEX DOWNHILL UNITS

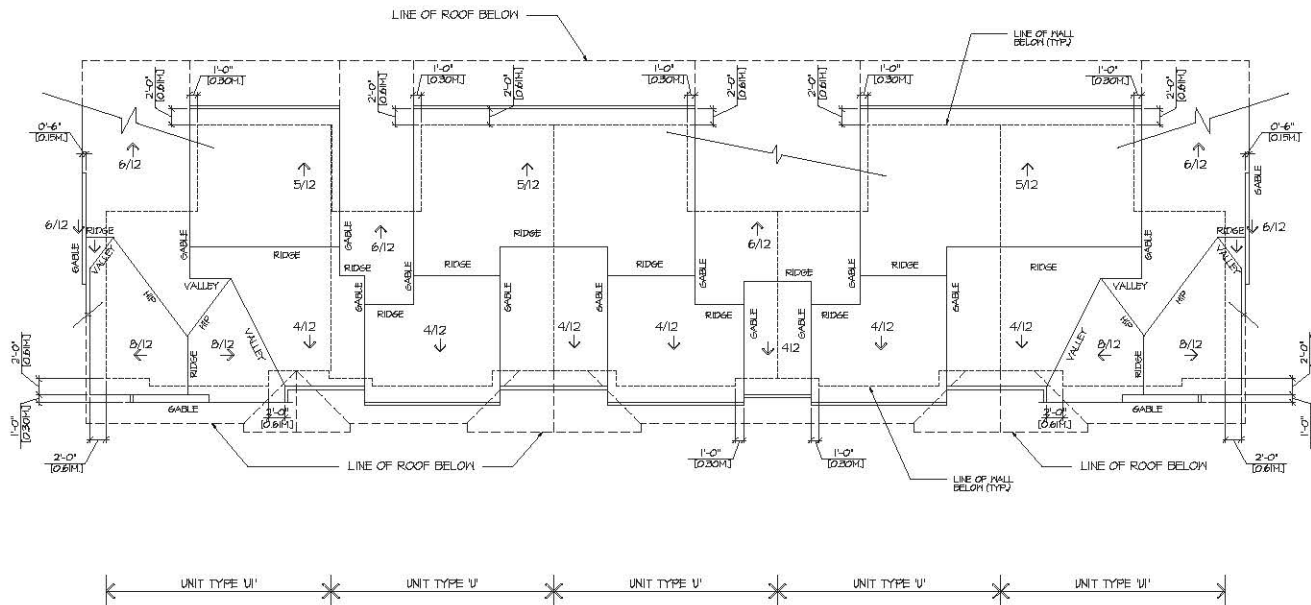
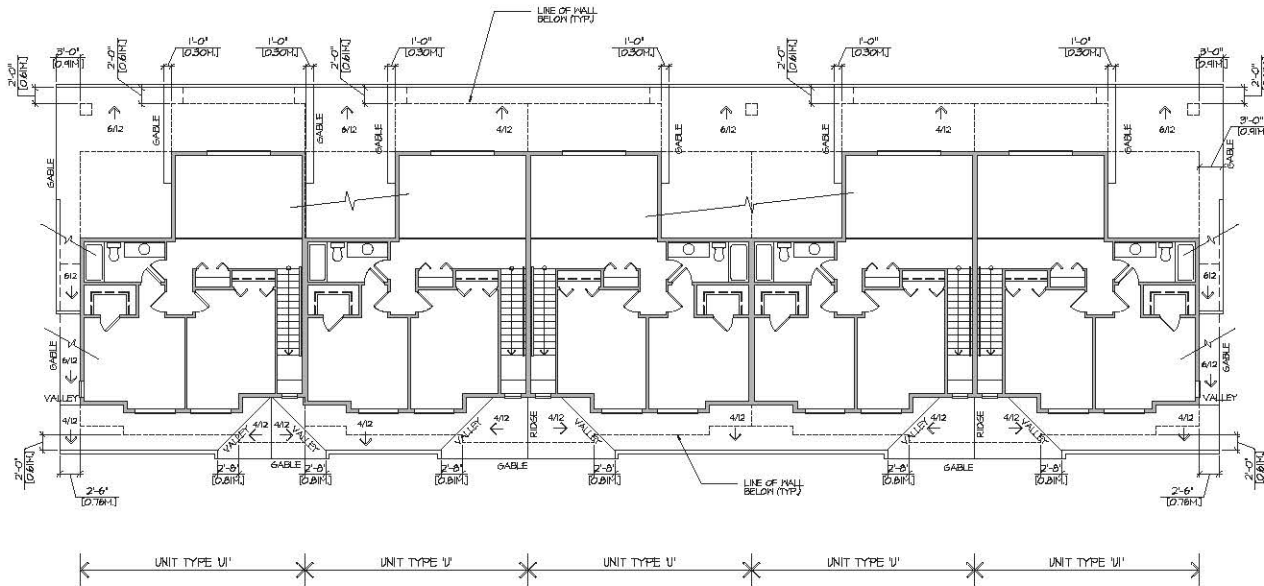
barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2098
EMAIL: mtd@demtek.com

CLIENT NO.	SHEET NO.
466	AC-6 2a
PROJECT NO.	REV. NO.
14021	

4-PLEX DOWNHILL UNITS



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REV#	DATE	DR#	QTY	ISSUE	DATE	BY	ISSUED FOR

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DESIGN :	CM	DRINK :	
DATE :	JUN 20 17	SCALE :	AS SH - 1/8"
CLIENT :	PLATINUM ENTERPRISES LTD.	PROJECT :	TONNICHOPES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS :	BUILDING PLANS		
	5 PLEX UPHILL UNITS		

barnett dembek

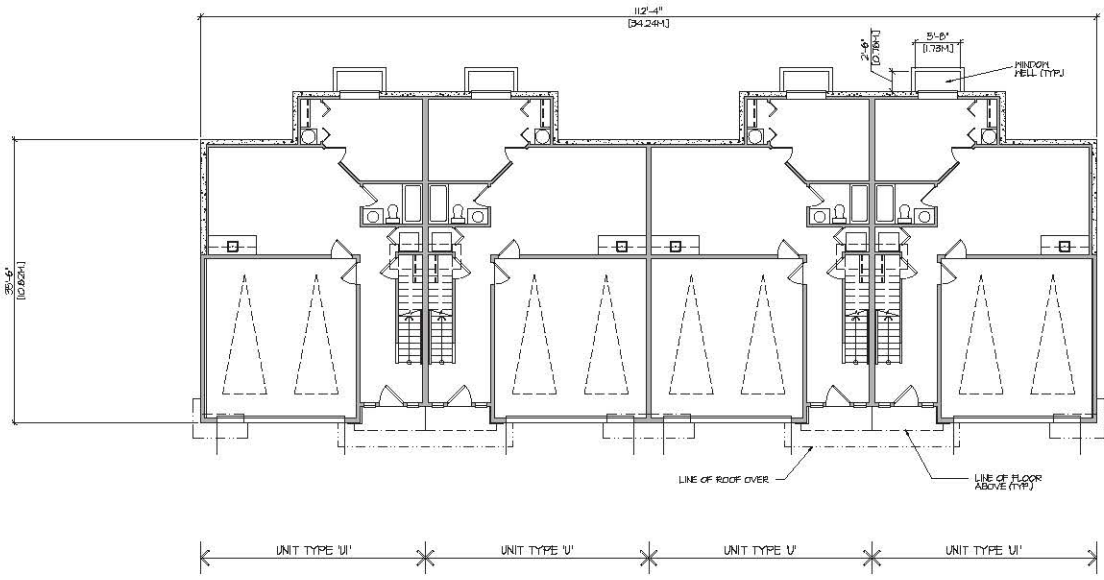
UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: md@demk1tx.com

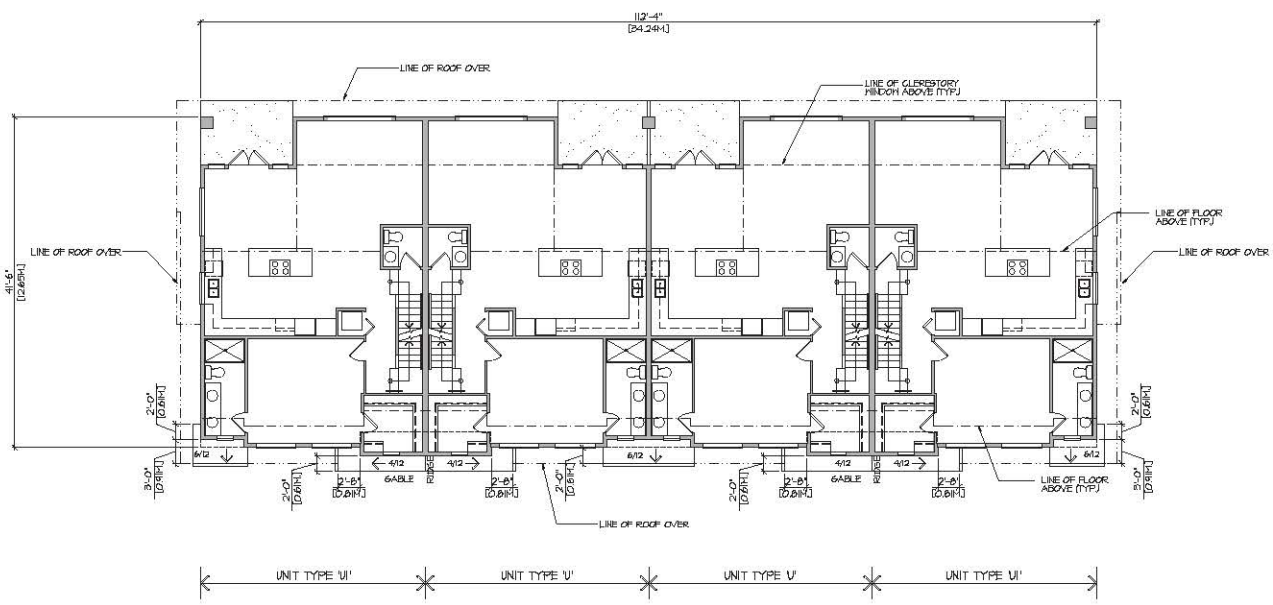
CLIENT NO.	SHEET NO.
466	AC-6 lb
PROJECT NO.	REV. NO.
14021	

5-PLEX UPHILL UNITS

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



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

REV#	DATE	DRN	QTD	ISSUE	BY	ISSUED FOR

CS-483.dwg

DESIGN :	CS	DATE :	JUN 26 17
DRAWN :		SCALE :	3/32" = 1'-0"
CLIENT : PLATINUM ENTERPRISES LTD.			
PROJECT : TONNICHES DEVELOPMENT			
FRASER HIGHWAY, SURREY, BC			
SHEET CONTENTS :			
BUILDING PLANS			
4 PLEX UPHILL UNITS			

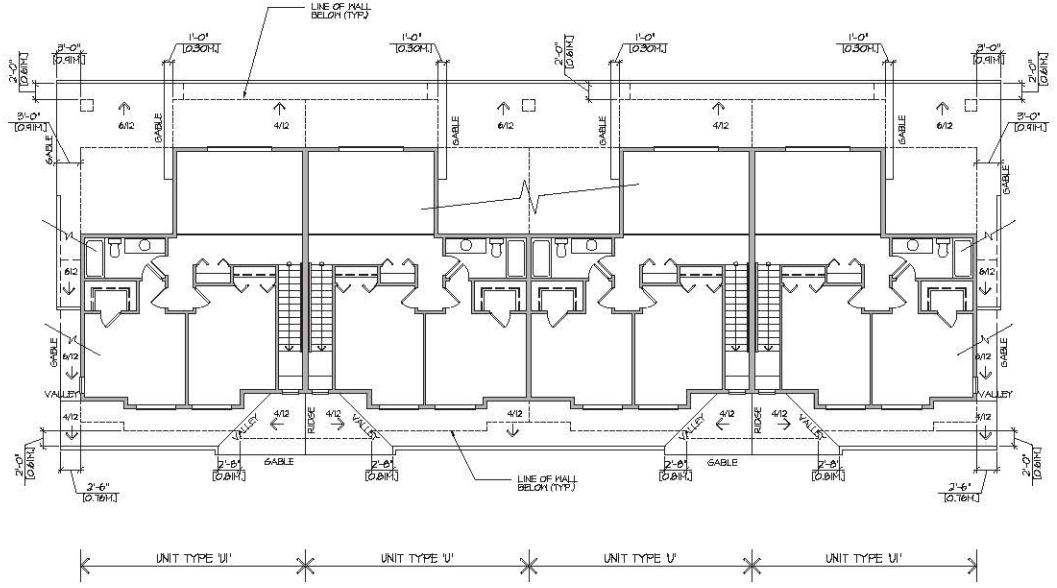
barnett dembek

UNIT 135,
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 SURREY, B.C.
 V3W 1H5

PHONE: (604) 597-7100
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 EMAIL: md@demtek.com

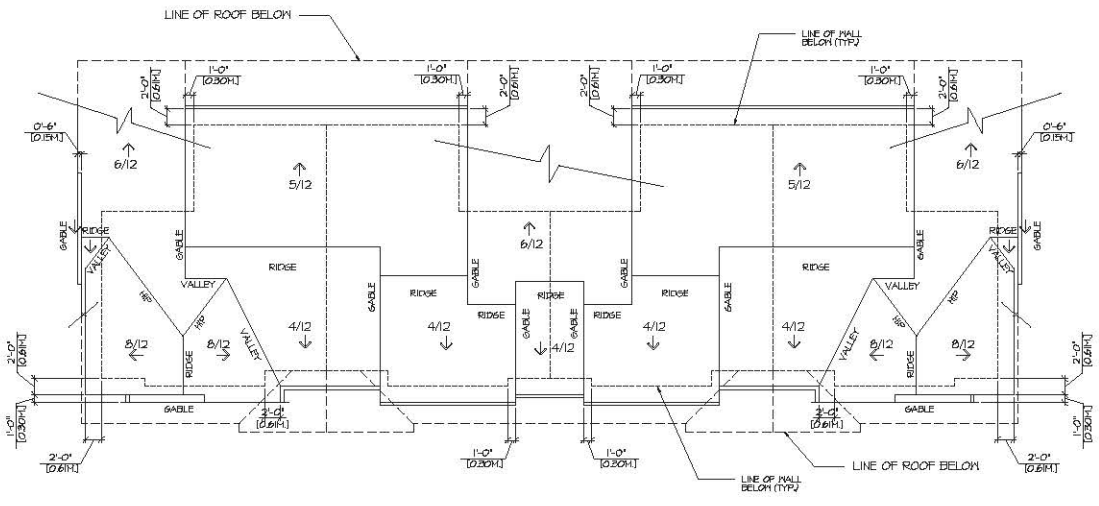
CLIENT NO.	SHEET NO.
466	AC-6.3a
PROJECT NO.	REV. NO.
14021	

4-PLEX UPHILL UNITS



UPPER FLOOR PLAN

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



ROOF PLAN

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

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DESIGN :	LDN	DRAMA :	
DATE :	JUN 26 17	SCALE :	1/8" = 1'-0"
CLIENT :	PLATINUM ENTERPRISES LTD.		
PROJECT :	TOWNHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC		
SHEET CONTENTS :	BUILDING PLANS 4 PLEX UPHILL UNITS		

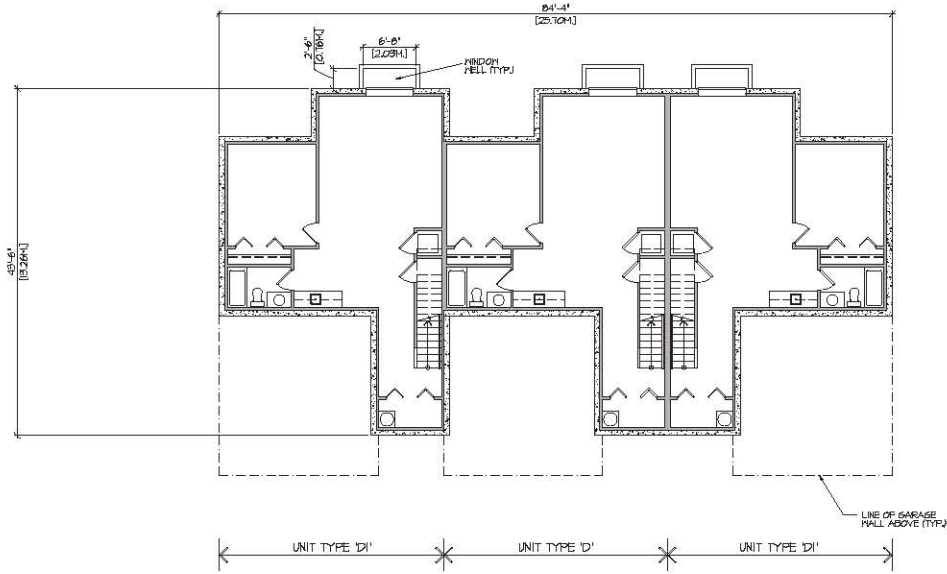
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 V3W 1H8

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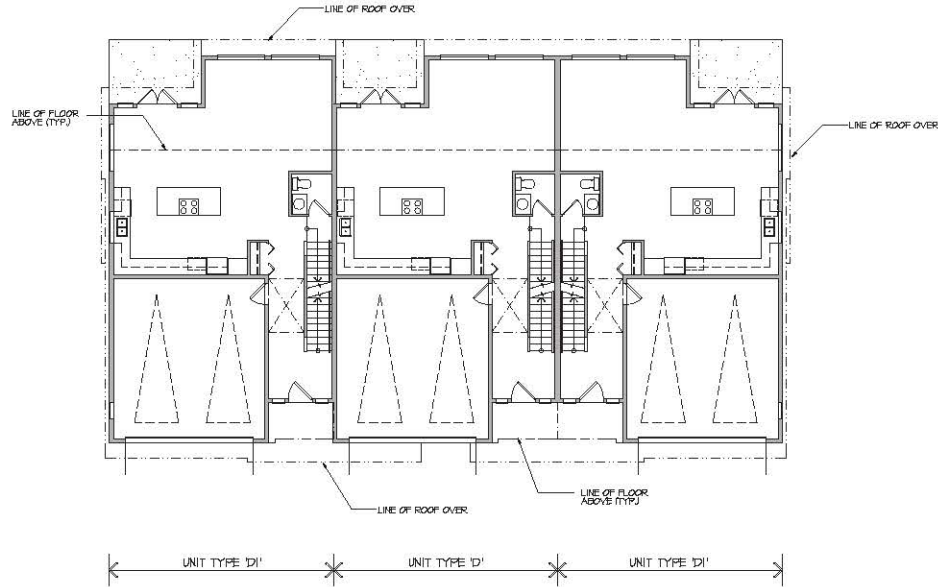
CLIENT NO.	SHEET NO.
466	AC-6.3b
PROJECT NO.	REV. NO.
14021	

4-PLEX UPHILL UNITS



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

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DESIGN	DATE	SCALE

CLIENT : PLATINUM ENTERPRISES LTD.
 PROJECT : TONKOPHOS DEVELOPMENT
 FRASER HIGHWAY, SURREY, BC
 SHEET CONTENTS : BUILDING PLANS
 TRIPLEX DOWNHILL UNITS

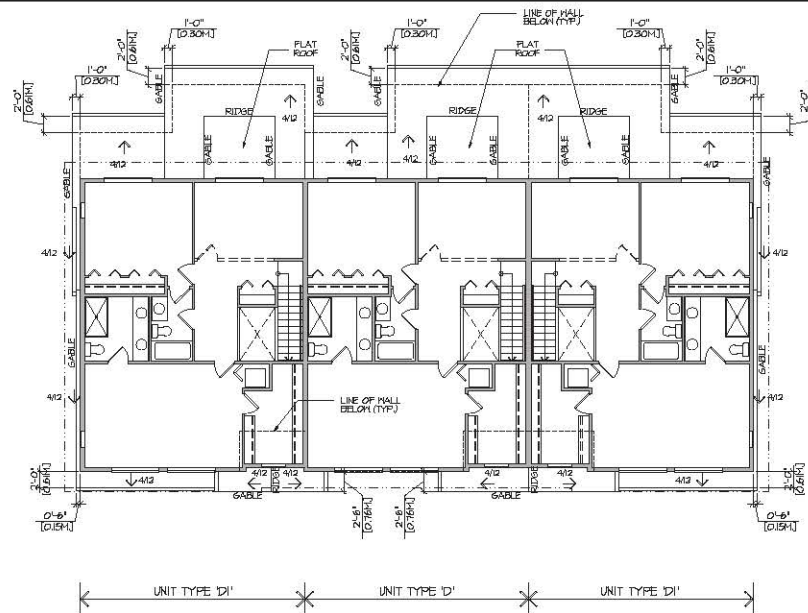
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 V3W 1H8

PHONE: (604) 597-7100
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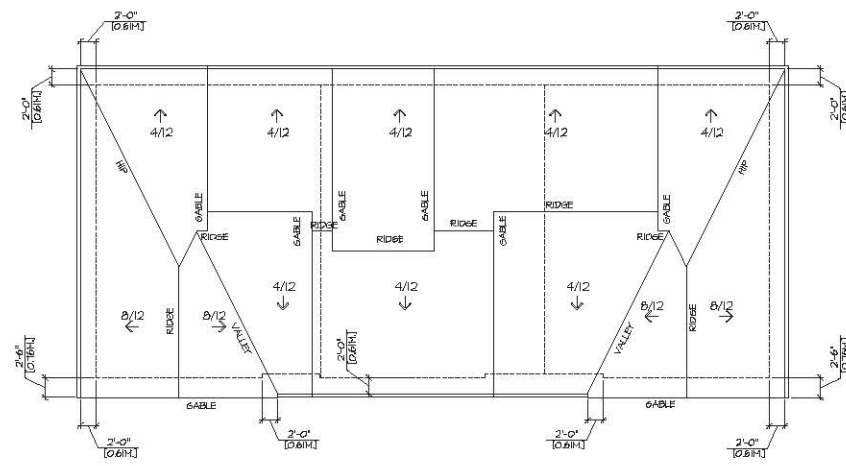
CLIENT NO.	SHEET NO.
466	AC-6 4a
PROJECT NO.	REV. NO.
14021	

3-PLEX DOWNHILL UNITS



UPPER FLOOR PLAN

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



ROOF PLAN

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

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REV#	DATE	DR#	QTY	ISSUE	DATE	BY	ISSUED FOR



DESIGN :	CM	DATE :	JUN 20 17
DRAWN :		SCALE :	1/8" = 1'-0"
CLIENT :	PLATINUM ENTERPRISES LTD.		
PROJECT :	TOWNHOMES DEVELOPMENT FRASER HIGHWAY, SURREY, BC		
SHEET CONTENTS :	BUILDING PLANS TRIPLEX DOWNHILL UNITS		

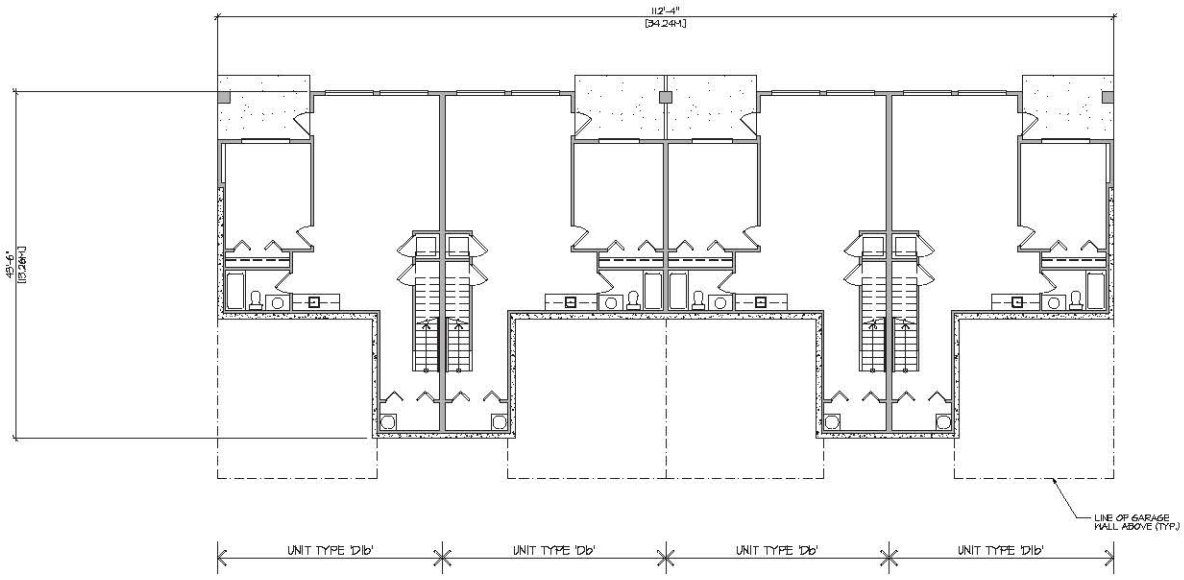
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UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8

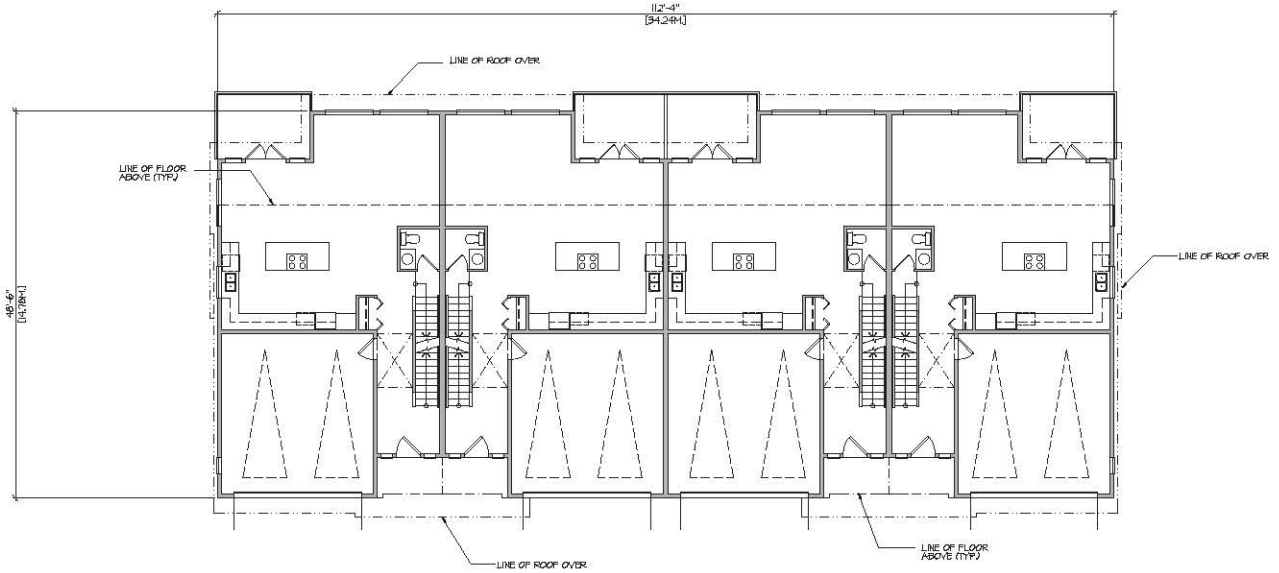
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 FAX: (604) 597-2088
 EMAIL: md@demtek.com

CLIENT NO.	SHEET NO.
466	AC-6 4b
PROJECT NO.	REV. NO.
14021	

3-PLEX DOWNHILL UNITS



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



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

'D6' TYPE BUILDING

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REV#	DATE	DESCRIPTION	ISSUED FOR



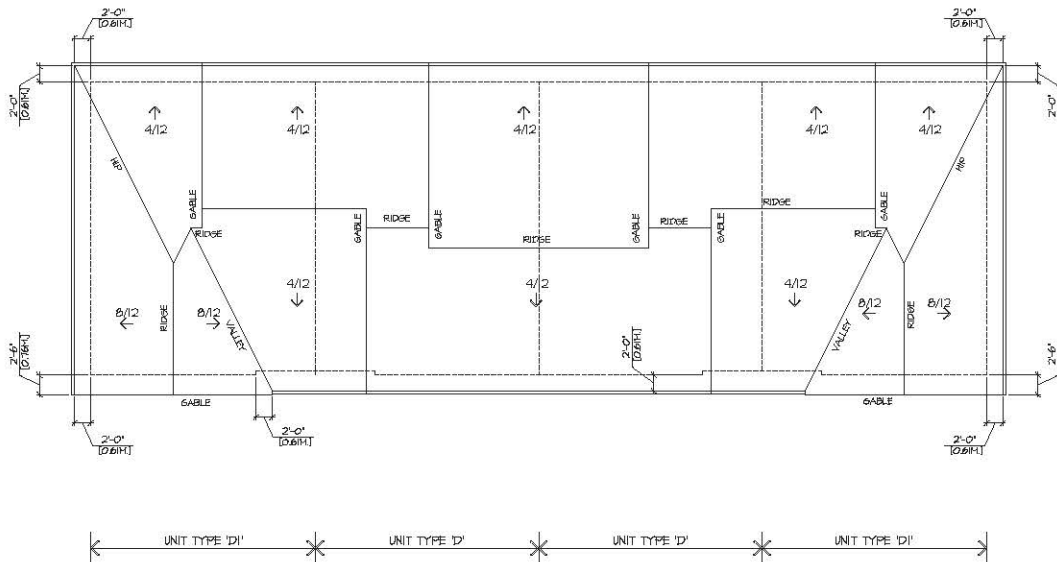
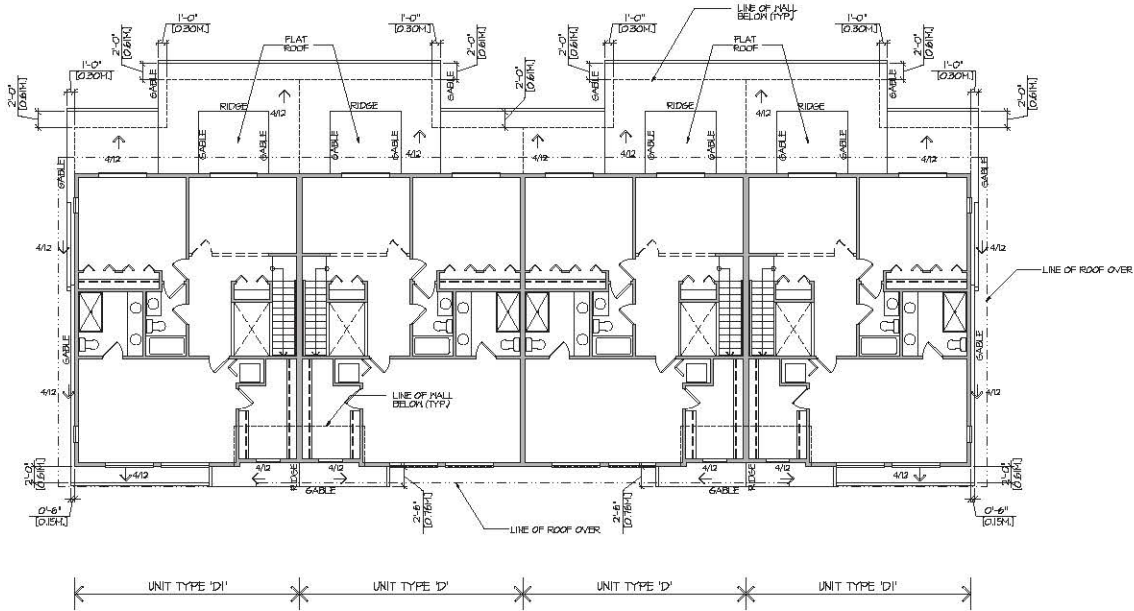
DESIGNER:	DRN:	DATE:	SCALE:
PLN		JUN 20 17	1/8" = 1'-0"
CLIENT:	PROJECT:	SHEET CONTENTS:	
PLATINUM ENTERPRISES LTD.	TONNICHES DEVELOPMENT FRASER HIGHWAY, SURREY, BC	BUILDING PLANS 4 PLEX DOWNHILL UNITS	

barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2088
EMAIL: md@barnett.com

CLIENT NO.	SHEET NO.
466	AC-6.5a
PROJECT NO.	REV. NO.
14021	



Db TYPE UNITS
4-PLEX DOWNHILL UNITS

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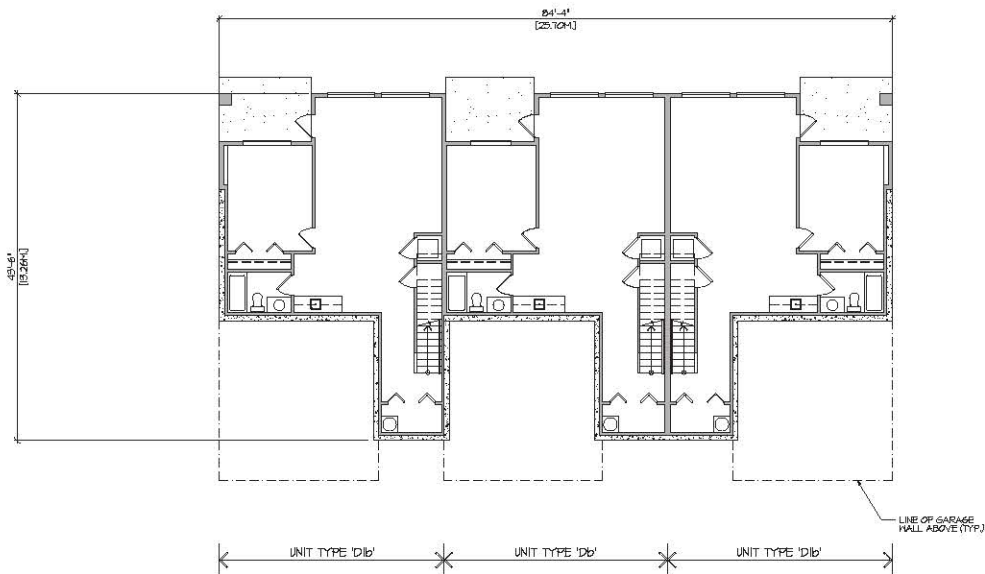
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DATE :	JAN 20 17
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PROJECT :	TONNICHES DEVELOPMENT FRASER HIGHWAY, SURREY, BC
SHEET CONTENTS :	BUILDING PLANS 4-PLEX DOWNHILL UNITS

barnett demck

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

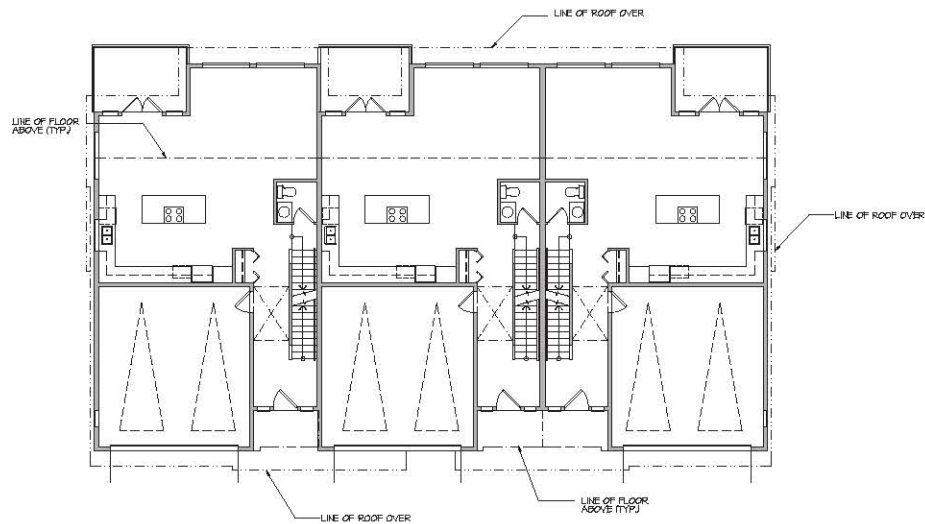
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CLIENT NO.	SHEET NO.
14021	AC-6.5b
PROJECT NO.	REV. NO.



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

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DESIGN : LH	DRAWN : 	DATE : JUN 20 17	SCALE : AS SHOWN
CLIENT : PLATINUM ENTERPRISES LTD.			
PROJECT : TONNICHES DEVELOPMENT FRASER HIGHWAY, SURREY, BC			
SHEET CONTENTS : BUILDING PLANS TRIPLEX DOWNHILL UNITS			

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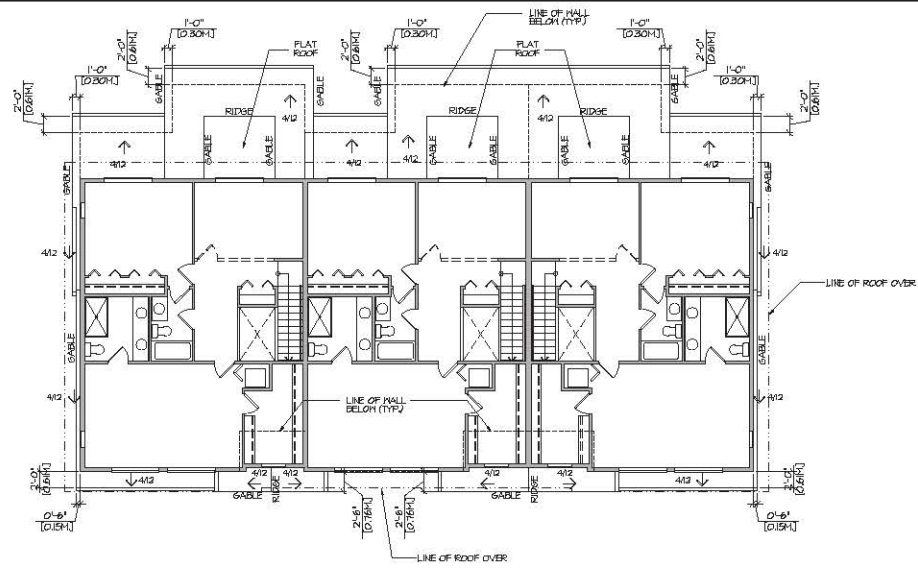
UNIT 135,
7538 130 STREET,
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V3W 1H8

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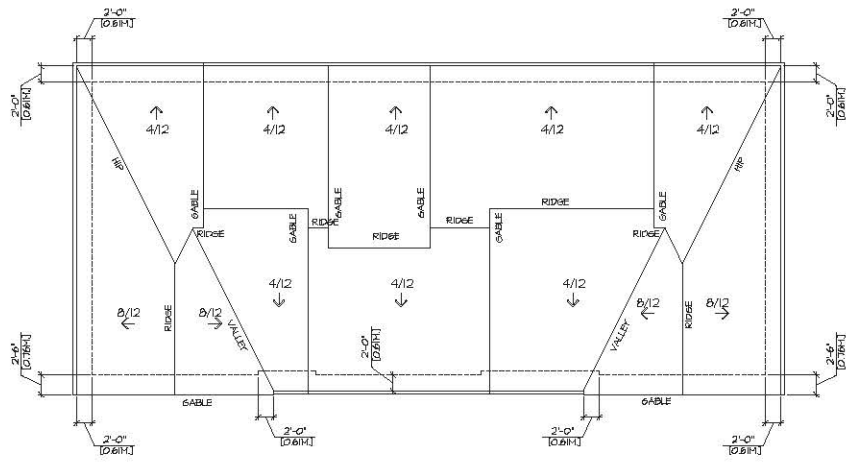
CLIENT NO.	SHEET NO.
466	AC-6 6a
PROJECT NO.	REV. NO.
14021	

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



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

REV#	DATE	DR#	QTY	ISSUE	DATE	BY	ISSUED FOR

DESIGN: JLN	DRAWN: JLN	DATE: JUN 26/17	SCALE: 1/8" = 1'-0"
CLIENT: PLATINUM ENTERPRISES LTD.			
PROJECT: TONNIPHOS DEVELOPMENT FRASER HIGHWAY, SURREY, BC			
SHEET CONTENTS: BUILDING PLANS TRIPLEX DOWNHILL UNITS			

barnett dembek

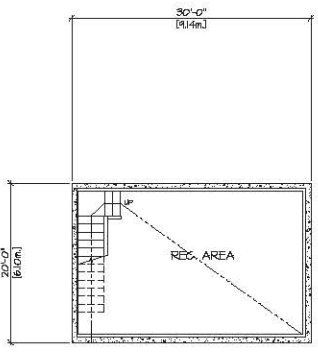
UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2088
EMAIL: md@barnett-dembek.com

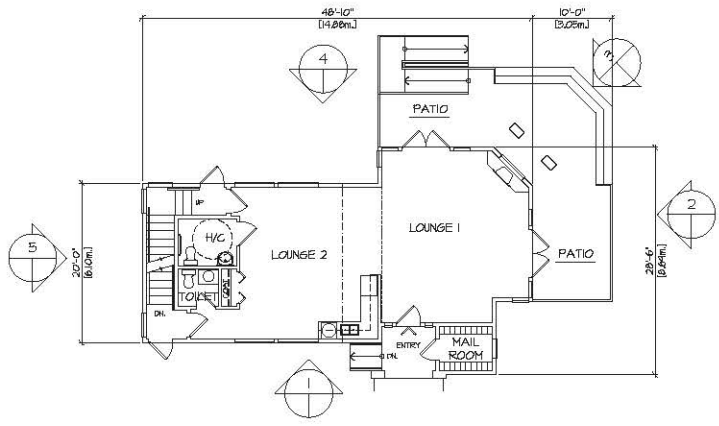
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466	AC-6 660
PROJECT NO.	REV. NO.
14021	

Db TYPE UNITS
3-PLEX DOWNHILL UNITS

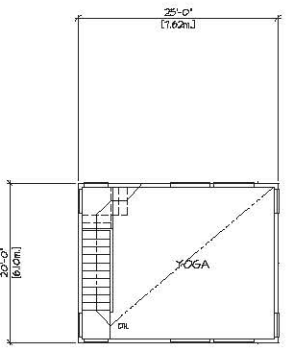
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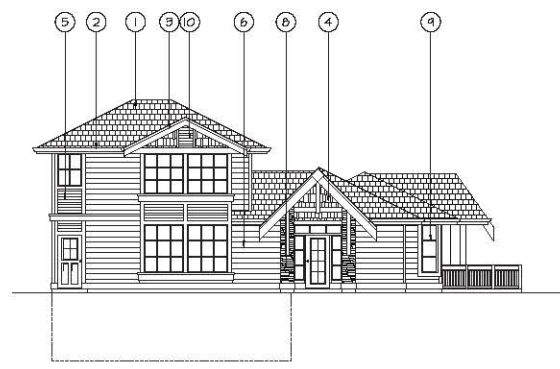
BASEMENT FLOOR PLAN
 5000 SQ. FT.



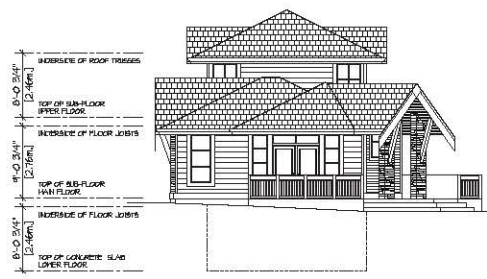
MAIN FLOOR PLAN
 10000 SQ. FT.



UPPER FLOOR PLAN
 5000 SQ. FT.



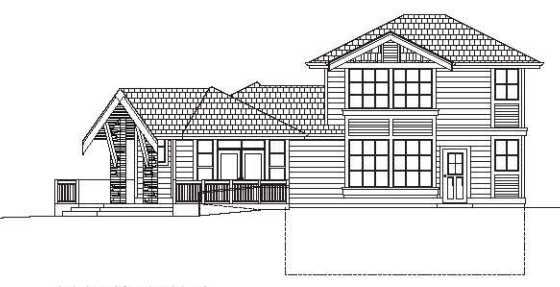
ELEVATION 1



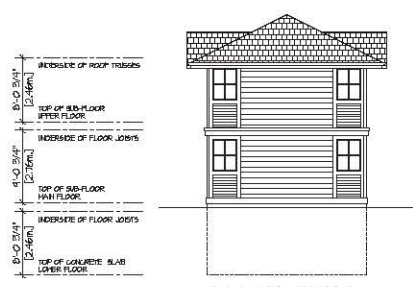
ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X10 FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHAKE SIDING
- ④a VINYL SHAKE SIDING
- ⑤ 6" PROFILE HORIZONTAL HARDI SIDING (RUSTIC)
- ⑥ 6" PROFILE HORIZONTAL VINYL SIDING (RUSTIC)
- ⑥ 7" PROFILE HORIZONTAL HARDI SIDING
- ⑥a 7" PROFILE HORIZONTAL VINYL SIDING
- ⑦ HARDI PANEL SIDING
- ⑧ LEDGESTONE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ DECORATIVE TRIM (RUSTIC)

ISSUED FOR	BY	DATE	DATE	DATE

DESIGN :	DR :	DATE :	SCALE :
PROJECT :	PROJECT :	SHEET CONTENTS :	INDOOR AMENITY FLOOR PLANS
			AND BUILDING ELEVATIONS

barnett demb

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

PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: md@demtek.com

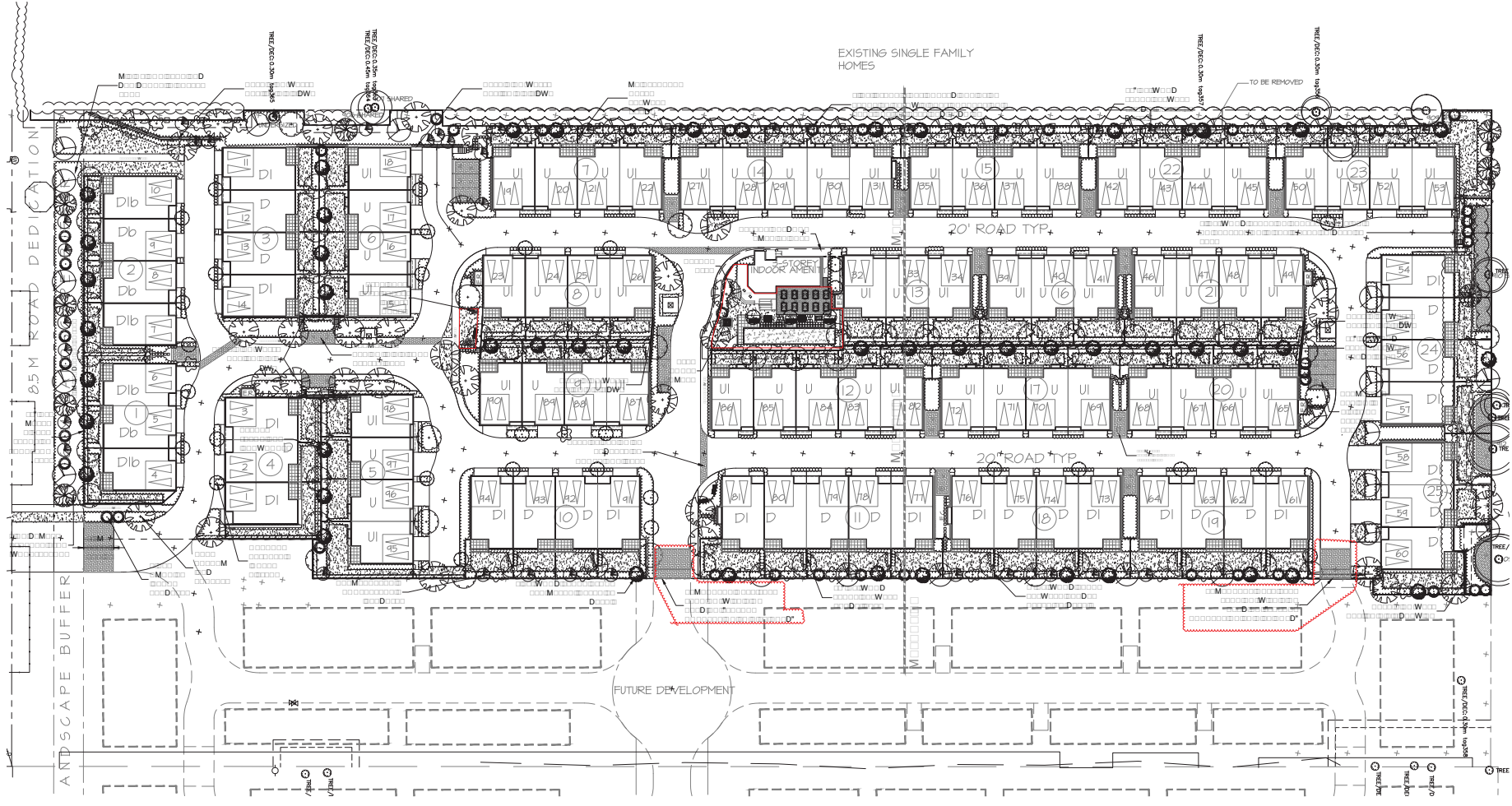
CLIENT NO.	SHEET NO.
466	AG-10
PROJECT NO.	REV. NO.
14021	

INDOOR AMENITY
 TOTAL FLOOR AREA 21000 S.F.



PLANT SCHEDULE

ID#	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE/REMARKS
1	10M.....D.....D.....M.....M.....D.....
2M.....D.....M.....M.....M.....M.....M.....D.....
3M.....D.....W.....D.....W.....D.....M.....D.....
4M.....D.....W.....D.....W.....D.....M.....D.....
5M.....D.....W.....D.....W.....D.....M.....D.....
6M.....D.....W.....D.....W.....D.....M.....D.....
7M.....D.....W.....D.....W.....D.....M.....D.....
8M.....D.....W.....D.....W.....D.....M.....D.....
9M.....D.....W.....D.....W.....D.....M.....D.....
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11M.....D.....W.....D.....W.....D.....M.....D.....
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14M.....D.....W.....D.....W.....D.....M.....D.....
15M.....D.....W.....D.....W.....D.....M.....D.....
16M.....D.....W.....D.....W.....D.....M.....D.....
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23M.....D.....W.....D.....W.....D.....M.....D.....
24M.....D.....W.....D.....W.....D.....M.....D.....



- 4 17 JUN 20 UPDATE PER CITY COMMENTS CLG
- 7 17 JUN 20 UPDATE PER NEW SITE PLAN CLG
- 2 17 MAR 21 NEW SITE PLAN SUBMISSION W/F PC
- 1 17 FEB 02 CONCEPT PLAN CLG

124 UNIT TOWNHOUSE DEVELOPMENT
17015 FRASER HWY SURREY

LANDSCAPE PLAN

D= 17 FEB 02 D=W=M

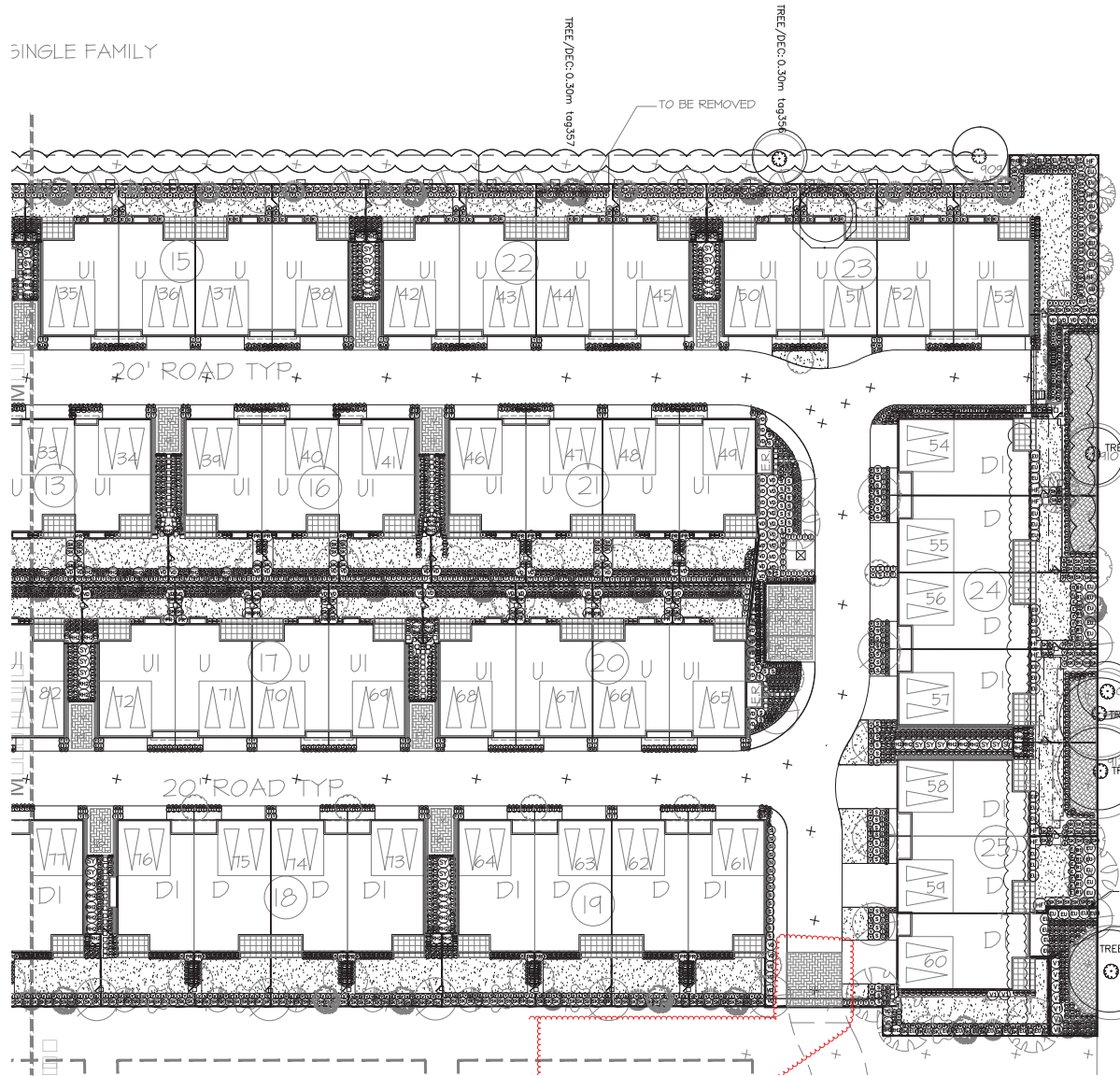
D= 1/32" = 1'-0"

D=W= CLG

D= CLG

D=D= PCM

SINGLE FAMILY



DATE: 17.FEB.2020
PROJECT: 17002-5-2P



4	17 JUN 20	UPDATE PER CITY COMMENTS	CLG
3	17 JUN 19	UPDATES FOR NEW SITE PLAN	CLG
2	17 MAR 21	NEW SITE PLAN OF SUBMISSION	W/ PC
1	17 FEB 02	CONCEPT PLAN	CLG

124 UNIT TOWNHOUSE DEVELOPMENT
17015 FRASER HWY
SURREY

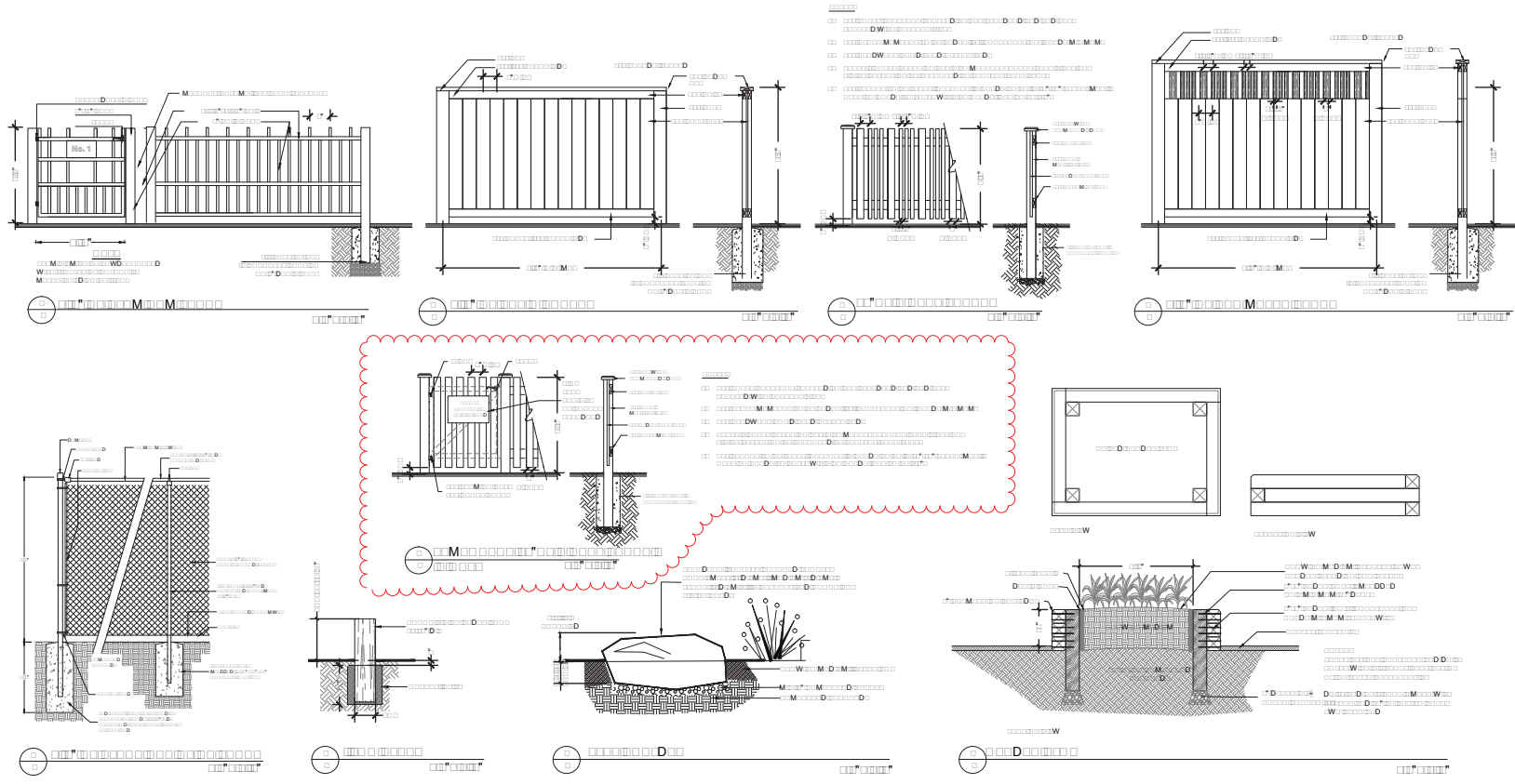
NORTH SHRUB PLAN

D: 17.FEB.02
1" = 20' - 0"
D: W: CLG
D: CLG
D: PCM

L3

OF 4





4	17 JUN 30	UPDATE PER CITY COMMENTS	CLG
3	17 JUN 19	UPDATES FOR NEW SITE PLAN	CLG
2	17 MAR 21	NEW SITE PLAN (UP SUBMISSION)	WV/PC
1	17 FEB 02	CONCEPT PLAN	CLG

124 UNIT TOWNHOUSE DEVELOPMENT
17015 FRASER HWY
SURREY

SHRUB PLAN

D: 17 FEB 02
1/32" = 1'-0"
D: W: CLG
D: CLG
D: PCM

L4

OF 4

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

FROM: Development Services Manager, Engineering Department

DATE: July 4, 2017 **PROJECT FILE: 7816-0485-00**

**RE: Engineering Requirements
Location: 17015 Fraser Highway**

OCP AMENDMENT

The following issues are to be addressed as a condition of the OCP Amendment:

- Construct a 2.5 metre concrete sidewalk along the north side of Fraser Highway to connect to the walkway proposed under Surrey Project 7816-0235-00. The developer must fund the offsite construction as a community contribution in consideration of OCP amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.5 metre along Fraser Highway to achieve a 36.5 metre road allowance from the existing south curb to accommodate future Light Rail Transit.
- Provide a 0.5 metre Statutory Right-of-Way along the Fraser Highway frontage.

Works and Services

- Construct a top soil and sod boulevard to City standards between the sidewalk and existing curb of Fraser Highway. Ensure boulevard elevation is +/-300mm to centreline of Fraser Highway.
- Modify existing left turn bay along Fraser Highway to accommodate the new driveway access location. The left turn bay is temporary only and will be eliminated with future Light Rail Transit.
- Construct a 7.30 m wide concrete driveway letdown to Fraser Highway.
- Construct storm, sanitary, and water mains to service the proposed development.
- Provide on-site stormwater mitigation features in accordance with the Fleetwood - Greenway - North Creek Integrated Stormwater Management Plan.
- Provide storm, sanitary, and water service connections to the proposed development.
- Abandon the existing water service connection.
- Register applicable restrictive covenants as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

The above issues are to be addressed as a condition of issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

CE4



Wednesday, March 08, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0485-00

SUMMARY

The proposed 98 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

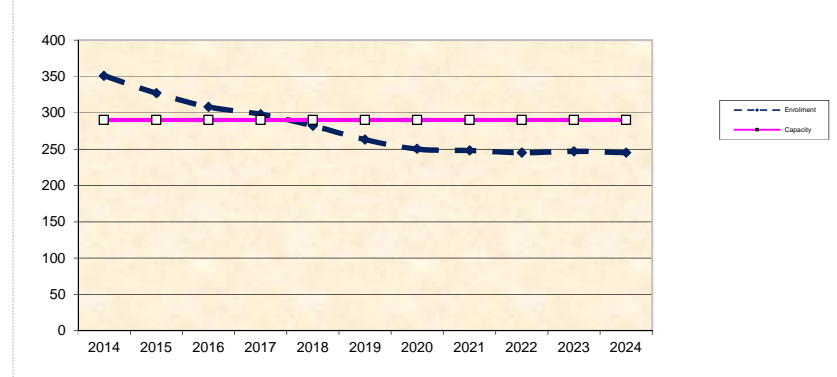
Elementary Students:	20
Secondary Students:	10

September 2018 Enrolment/School Capacity

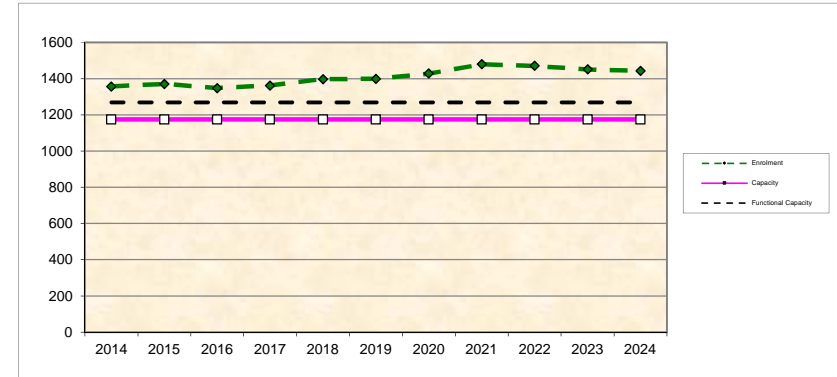
Coast Meridian Elementary	
Enrolment (K/1-7):	24 K + 284
Capacity (K/1-7):	40 K + 250
North Surrey Secondary	
Enrolment (8-12):	1348
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

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.
 In the district's 5-Year Capital Plan there is a request for an addition to North Surrey Secondary and no capital project requests for Coast Meridian Elementary.

Coast Meridian Elementary



North Surrey 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.: _____
 Project Address: 17015 Fraser Hwy Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	13
Bylaw Protected Trees to be Removed	3
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	10
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 2 times 1 = 2 All Other Bylaw Protected Trees at 2:1 ratio: 1 times 2 = 2 TOTAL:	4
Replacement Trees Proposed	By Landscape Arch
Replacement Trees in Deficit	TBD
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required: Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0 All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0 TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

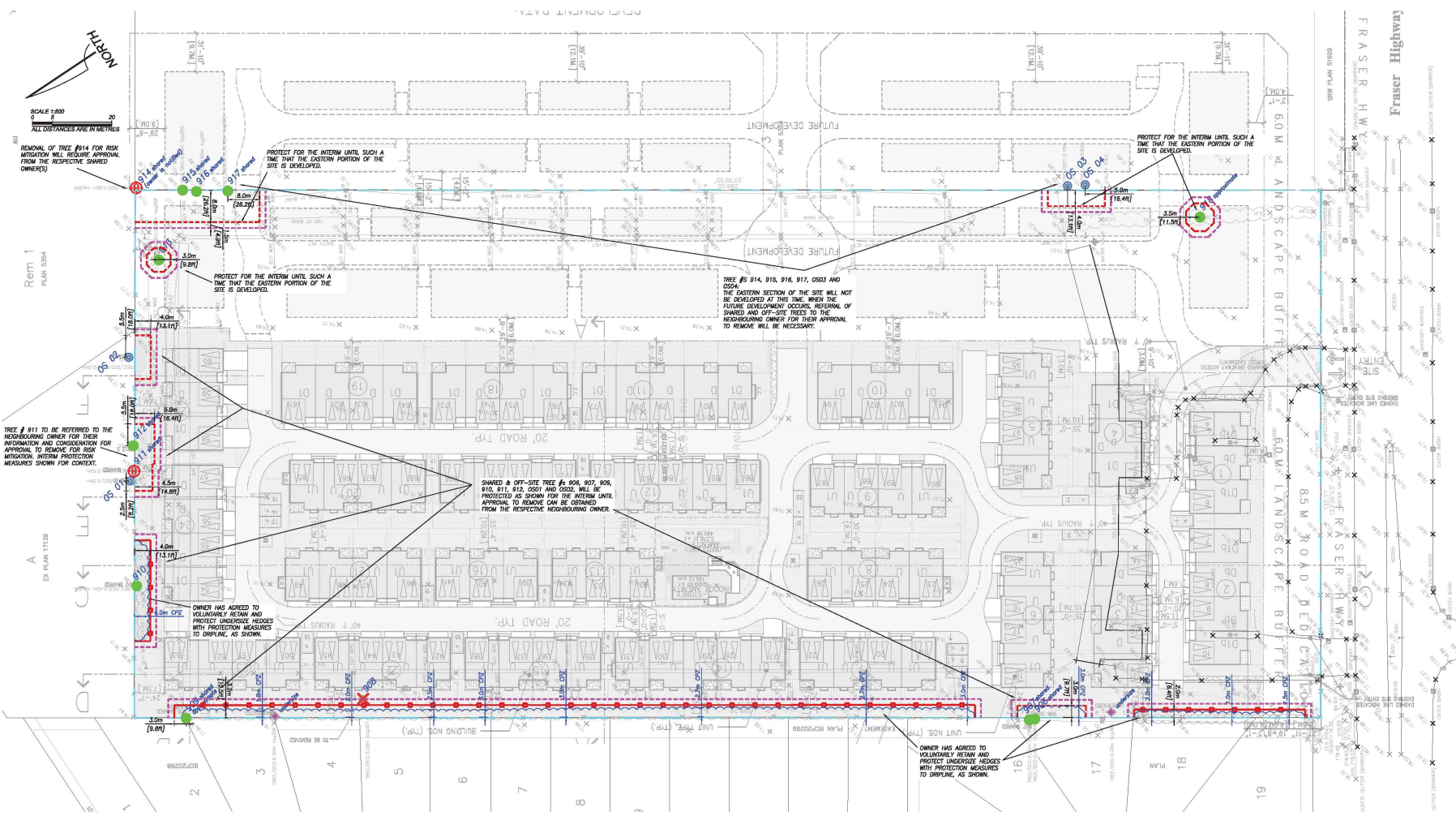
TBD denotes information to be specified by landscape architect.

This summary and the referenced documents are prepared and submitted by:



Nick McMahon, Consulting Arborist Dated: June 19, 2017

Direct: 604 812 2986
 Email: nick@aclgroup.ca



REMOVAL OF TREE #914 FOR RISK MITIGATION WILL REQUIRE APPROVAL FROM THE RESPECTIVE SHARED OWNER(S)

PROTECT FOR THE INTERIM UNTIL SUCH A TIME THAT THE EASTERN PORTION OF THE SITE IS DEVELOPED.

PROTECT FOR THE INTERIM UNTIL SUCH A TIME THAT THE EASTERN PORTION OF THE SITE IS DEVELOPED.

TREES #914, 915, 916, 917, 0503 AND 0504 THE EASTERN SECTION OF THE SITE WILL NOT BE DEVELOPED AT THIS TIME, WHEN THE FUTURE DEVELOPMENT OCCURS, REMOVAL OF SHARED AND OFF-SITE TREES TO THE NEIGHBOURING OWNER FOR THEIR APPROVAL TO REMOVE WILL BE NECESSARY.

PROTECT FOR THE INTERIM UNTIL SUCH A TIME THAT THE EASTERN PORTION OF THE SITE IS DEVELOPED.

TREE # 911 TO BE REFERRED TO THE NEIGHBOURING OWNER FOR THEIR INFORMATION AND CONSIDERATION FOR APPROVAL TO REMOVE FOR RISK MITIGATION. INTERIM PROTECTION MEASURES SHOWN FOR CONTEXT.

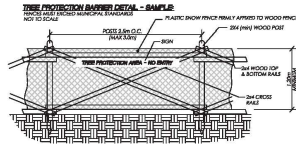
SHARED & OFF-SITE TREE # 906, 907, 909, 910, 911, 912, 0501 AND 0502 WILL BE PROTECTED AS SHOWN FOR THE INTERIM UNTIL APPROVAL TO REMOVE CAN BE OBTAINED FROM THE RESPECTIVE NEIGHBOURING OWNER.

OWNER HAS AGREED TO VOLUNTARILY RETAIN AND PROTECT UNDERSIZE HEDGES WITH PROTECTION MEASURES TO DRILLPILE, AS SHOWN.

OWNER HAS AGREED TO VOLUNTARILY RETAIN AND PROTECT UNDERSIZE HEDGES WITH PROTECTION MEASURES TO DRILLPILE, AS SHOWN.

TREE PROTECTION ZONE RESTRICTIONS:

- RESTRICTIONS IN PZ:**
See Arborist Report for further details. Any construction related work within a CPZ and/or within 1.0m of a RPZ requires advance approval from the project arborist, and may require site visit, direction or supervision from the project arborist. General restrictions in the PZ are as follows:
- No soil disturbance (excavation or any depth) including trenching, installing of curb drains, excavation, or placement, etc.
 - No storage of soil, sand, gravel, construction materials, waste materials, etc.
 - No waste or washing of concrete, muck, drywall, paint, or other potentially harmful materials.
 - No damage or operation of vehicles or equipment.
 - No placement of temporary structures or services.
 - No scaffolding, signs, cables or any other device to retained trees.
 - No unauthorized pruning or cutting of retained trees.



TREE MANAGEMENT IN PROJECT:

- denotes **RETENTION** tree (protection measures required).
- ✗ denotes **REMOVAL** tree (permit may be required).
- ⊕ denotes **HIGH RISK REMOVAL** tree (permit may be required).
- ⊖ denotes **OFF-SITE** tree (see report for treatment).
- ⊕ denotes **NON-STILW** undersize tree (as measured by arborist).

TREE PROTECTION SPECIFICATIONS:

- denotes **CROWN PROTECTION ZONE - CPZ** (drillpile extent)
- denotes **TREE ROOT PROTECTION ZONE - RPZ** alignment for **BARBERS**. Retain tree protection to 0.6m from curb, 0.3m from sidewalk and to drillpile extent.
- denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.

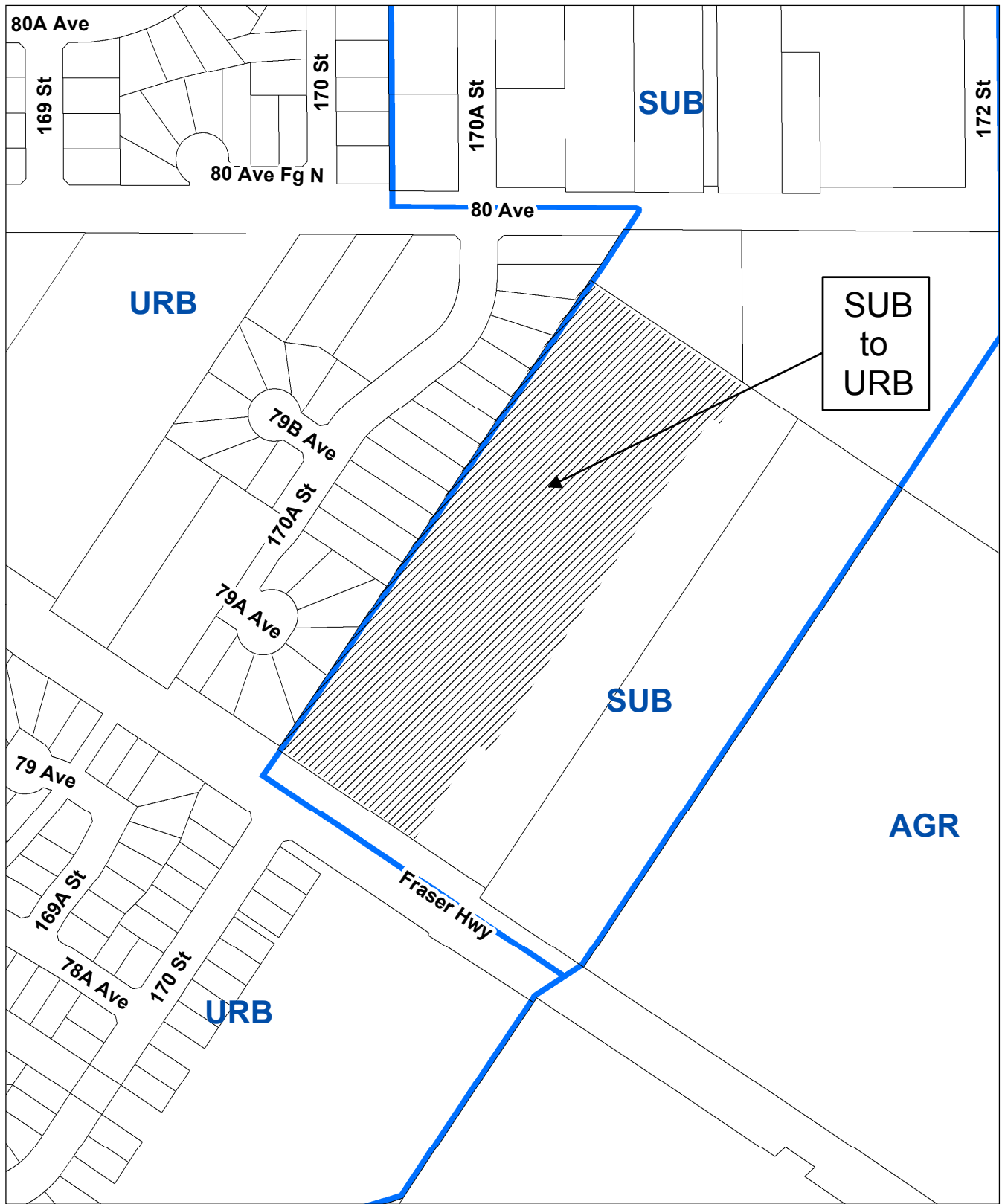
PLAN NOTES:
1. See Arborist Report for further details. Any construction related work within a CPZ and/or within 1.0m of a RPZ requires advance approval from the project arborist, and may require site visit, direction or supervision from the project arborist. General restrictions in the PZ are as follows:
2. No soil disturbance (excavation or any depth) including trenching, installing of curb drains, excavation, or placement, etc.
3. No storage of soil, sand, gravel, construction materials, waste materials, etc.
4. No waste or washing of concrete, muck, drywall, paint, or other potentially harmful materials.
5. No damage or operation of vehicles or equipment.
6. No placement of temporary structures or services.
7. No scaffolding, signs, cables or any other device to retained trees.
8. No unauthorized pruning or cutting of retained trees.



ARBORTECH CONSULTING
1450 - 12051 HORSESHOE WAY, RICHMOND, BC V4A 4V4
p 604 275 5484

1	14 JUN 15 2017	ISSUED SITE PLAN
2	18 JUN 2018	FINAL SUBMISSION
3	18 JUN 2018	FINAL SUBMISSION
4	18 JUN 2018	SCHEMATIC

TREE MANAGEMENT DRAWING
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
ADDRESS: 1705 FRASER HWY SURREY BC
CLIENT: PLATINUM GROUP
ACLI FILE: 14248 SHEET: 1 OF 1



OCP Amendment 7916-0485-00
Proposed amendment from Suburban to Urban



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: GOLF COURSE ZONE (CPG)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 018-421-270
Portion of Lot A Section 19 Township 8 New Westminster District Plan LMP12110 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Eugene Wong B.C.L.S. on the 21st day of June 2017, containing 2.792 hectares, called Block A.

Portion of 17015 - Fraser Hwy
(hereinafter referred to as the "*Lands*")

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

A. Intent

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

B. Permitted Uses

The *Lands* and structures shall be used for the following uses only, or for a combination of such uses:

- 1. *Ground-oriented multiple unit residential buildings.*
- 2. *Child care centres, provided that such centres:*

- (a) Do not constitute a singular use on the *lot*; and
- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of building construction:
 - (a) *The floor area ratio* shall not exceed 0.68; and
 - (b) *The unit density* shall not exceed 37 *dwelling units* per hectare [15 u.p.a.].
- 2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 40%

F. Yards and Setbacks

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

Use	Setback	Front Yard (Fraser Highway)	Rear Yard (North)	Side Yard (East)	Side Yard (West)
<i>Principal Buildings and Accessory Buildings and Structures</i>		10.0 m. [33 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	7.5 m. [25 ft.]

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

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 10 metres [33 ft.].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 10 metres [33 ft.]; and
 - (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [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* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* is not permitted

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 4.5 metres [14 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 screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

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* of which a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
2.6 hectares [6.6 acres]	85 metres [279 ft.]	290 metres [951 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-15 Zone 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-15 Zone.
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.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OVER
LOT A SECTION 19 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN LMP12110**

FOR THE PURPOSE OF REZONING
BCGS 92G.017
BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A	PART OF LOT A SEC 19 TP 8 NWD PLAN LMP12110	2.792 ha
BLOCK B	PART OF LOT A SEC 19 TP 8 NWD PLAN LMP12110	1.180 ha

LEGEND

SCALE 1:1000



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 560mm IN HEIGHT BY 432mm IN WIDTH
WHEN PLOTTED AT A SCALE OF 1:1000

