

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0318-00

Planning Report Date: July 9, 2018

PROPOSAL:

- **NCP Amendment** from Townhouses 15 u.p.a. max to Townhouses 30 u.p.a. max
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

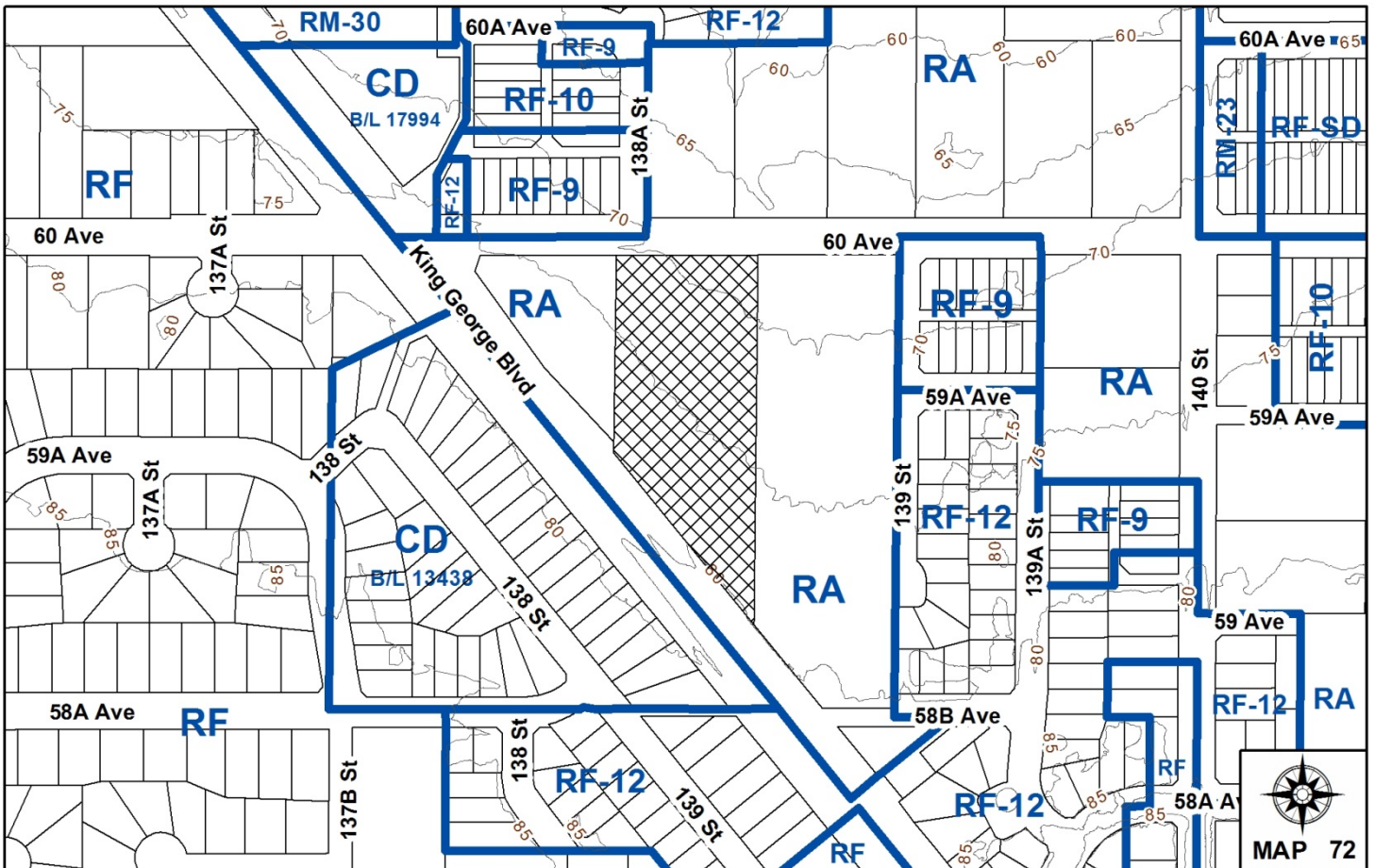
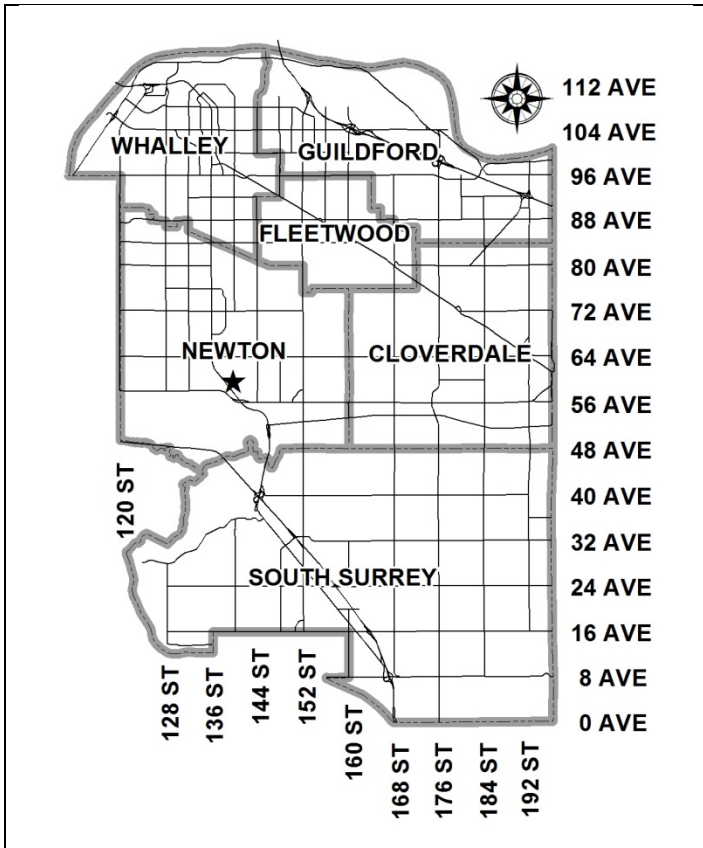
to permit the development of 57 townhouse units.

LOCATION: 13866 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouses 15 u.p.a. max



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from Townhouses 15 u.p.a. max to Townhouses 30 u.p.a. max and to eliminate the north-south buffer along the east property line.
- Seeking a variance for reduced building setbacks.

RATIONALE OF RECOMMENDATION

- The proposed amendments to the South Newton Neighbourhood Concept Plan (NCP) are reflective of the higher densities desired along King George Boulevard, which is part of the Frequent Transit Network.
- The removal of the north-south buffer along the east property line is supportable due to changes to the road network since the NCP was first adopted. The application will dedicate 5 metres (16 ft.) towards the future north-south 138B Street along the east property line of the subject site. With the introduction of 138B Street, buffering between the subject site and property to the east is no longer necessary as the road will provide adequate separation between the townhouse and single family small lot uses. The proposed townhouse units along 138B Street will also interface with the street, which will be complementary to small lot single family development.
- The proposed variance to reduce the setbacks along the north, east and west property lines is supportable and will achieve a more urban, pedestrian streetscape along 60 Avenue and the future 138B Street.
- The proposed indoor amenity space shortfall is supportable given that the proposed reduced indoor amenity space is functional, with the remaining shortfall addressed through a cash-in-lieu contribution in accordance with City policy. The applicant is proposing to provide 77 percent of the required indoor amenity space in the form of a 131.9 square metre (1,420 sq. ft.) two-storey building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0318-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0318-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setbacks of the "Multiple Residential 30 Zone (RM-30)" from 7.5 metres (25 ft.) to:
 - 5.0 metres (16 ft.) from the north property line (60 Avenue) to the building face and 4.0 metres (13 ft.) to the patio posts;
 - 4.5 metres (15 ft.) from the east property line (future 138B Street) to the building face and 3.5 metres (11 ft.) to the patio posts; and
 - 3.0 metres (10 ft.) for the building face from the west property line (side yard).
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 171 square metres (1,873 sq.ft.) to 131.9 square metres (1,420 sq.ft.), for the proposed townhouse site.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of an acoustical report for the townhouse units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (f) registration of a Section 219 Restrictive Covenant on the townhouse site to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) the applicant adequately address the impact of reduced indoor amenity space; and
 - (i) Registration of a reciprocal access easement in favour of the property to the west at 5964 – King George Boulevard for future shared access.
6. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses 15 u.p.a. max. to Townhouses 30 u.p.a. max. and eliminate the north-south buffer along the east property line when the project is considered for final adoption (Appendix VI).

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:**

14 students at Woodward Hill Elementary School
7 students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that this project is expected to be constructed and ready for occupancy by early 2020.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: vacant single family lot

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (across 60 Avenue)	Single family residential	Single Family Small Lots, Townhouses 15 u.p.a. max, and Creeks and Riparian Set-back	RF-9 and RA
East:	Single family residential.	Single Family Small Lots	RA
South/West (Across King George Boulevard):	Single family residential	OCP: Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed amendments to the South Newton Neighbourhood Concept Plan (NCP) are reflective of the higher densities desired along King George Boulevard, which is part of the Frequent Transit Network. Given the site's location relative to existing frequent transit and proposed rapid transit along King George Boulevard, there is merit to supporting higher densities in this area.
- The South Newton NCP originally designated the lands across 60 Avenue to the north as Townhouses 15 u.p.a.; however, Development Application No. 7912-0037-00 redesignated the site from Townhouses 15 u.p.a. max to Single Family Small Lots and rezoned the site from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) and Single Family Residential (9) Zone (RF-9) in order to subdivide into 30 single family lots with a density of approximately 30 u.p.h or 12 u.p.a. Therefore, the density across 60 Avenue is lower than was originally anticipated, making the moderate increase in density proposed by the subject application supportable, as the overall net density is similar to that originally envisioned by the NCP.
- The proposed removal of the north-south buffer along the east property line is supportable due to changes to the road network since the NCP was first adopted. The approximately 5 metre (16 ft.) wide buffer was intended to provide separation between the Townhouse designated properties to the west and Single Family Small Lot designation to the east. The application will instead dedicate 5 metres (16 ft.) towards the future north-south 138B Street along the east property line of the subject site. With the introduction of 138B Street, buffering between the subject site and property to the east is no longer necessary, as the road will provide adequate separation between the townhouse and single family small lot uses. The proposed townhouse units along 138B Street will also interface with the street, which will be complementary to small lot single family development.

DEVELOPMENT CONSIDERATIONS

Background

- The 1.1 hectare (2.7acre) subject site is a double-fronting lot located between 60 Avenue (north) and King George Boulevard (south-west).
- The site is designated Urban in the OCP, Townhouse 15 u.p.a. max in the South Newton NCP, and is zoned "One-Acre Residential (RA)".

Proposal

- The applicant is proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the subject site from Townhouses 15 u.p.a. max to Townhouses 30 u.p.a. max and to eliminate the north-south buffer along the east property line, to rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit to permit the development of 57 townhouse units.
- The application proposes a unit density of 57.3 u.p.h. or 23.4 u.p.a. and has a net Floor Area Ratio (FAR) of 0.8 which complies with the maximum 0.9 FAR permitted under the RM-30 Zone.
- A Development Variance Permit is also proposed to reduce the setback requirements under the RM-30 Zone.
- A 5.0 metre (16 ft.) wide portion of a new north-south road (138B Street) will be dedicated along the east property line as part of this application, which will allow for future Single Family Small Lot development to the east, in accordance with the NCP designation.
- The application proposes 3-bedroom units for all 57 townhouses.
- A shared access easement will be required between the subject property and neighbouring property to the west at 5964- King George Boulevard, as driveways are not permitted from King George Boulevard and due to inadequate spacing from the intersection of King George Boulevard for an independent driveway on 60 Avenue. The applicant advises that he has no success in coming to an agreement with the owner of 5964 – King George Boulevard to consolidate the two properties, despite multiple attempts. The owner of the neighbouring property is not interested in developing at this time and currently has a rental tenant living in the existing single family home on the site. The applicant has provided a concept plan demonstrating how access to the property to the west can be achieved via the subject site, as well as showing how the property to the west could redevelop into townhouses with a similar net density as is being proposed for the subject site. The proposed shared access will be located at the entrance to the site only (along 60 Avenue near the west property line), which is designed to minimize impacts on the future townhouse residents. Signage is required to be installed on-site to advise the future owners and residents of the shared access arrangement.

PRE-NOTIFICATION

Pre-notification letters were sent on April 23, 2018 to 129 households within 100 metres (328 feet) of the subject site and a Development Proposal Sign was installed on the site on April 24, 2018. To date staff have received no responses.

DESIGN PROPOSAL AND REVIEW

- The proposed fifty-seven (57) ground-oriented townhouse unit development is comprised of twelve (12) three-storey buildings, as well as indoor and outdoor amenity space.
- The traditionally styled building form is designed to delineate each individual townhouse unit. The buildings will be stepped with the grades to help articulate the individual units.
- The rooflines seek to harmonize the transition in the neighbourhood from single family residences to townhouses by utilizing the low-sloped hip roof forms. Asphalt shingle roofing will be used for the townhouse development.
- Buildings 1 and 2 will face onto 60 Avenue and units 3 to 6 onto future 138B Street with direct access to the sidewalk, which will enliven the street presence and provide a sense of natural surveillance.
- The exterior building cladding consists of mainly of hard panel siding and wood trim.
- An acoustical engineer will be engaged by the applicant to determine appropriate sound mitigation measures to address the traffic noise from King George Boulevard. The recommendations in this report will be incorporated into the final Development Permit drawings for this application. Similarly, the recommendations will be registered on title through a Restrictive Covenant to ensure they are incorporated into the units.

Landscaping

- The landscaping includes a mix of trees, shrubs and ground cover.
- 110 trees are proposed to be planted on the site, including Japanese Maple, Golden Catalpa, Redbud, False Cypress, Sweet Gum, Magnolia, Crab Apple, Weeping White Spruce, Blue Spruce, Pin Oak, and Japanese Stewartia.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that are used to soften the hard surfaces of the site, mark walkways and help define the transitions between private and semi-private spaces.
- A 6.0 metre (20 ft.) wide landscape buffer is proposed along the project's King George Boulevard frontage. This landscaping consists of a 3.5 metre (11 ft.) wide low berm planted with a variety of trees and shrubs including Malus Red Jewel, Chamaecyparis Obtusa and Baby Blue Eyes.
- Decorative pavers are proposed at the site entrance from 60 Avenue and in the visitor parking areas.

Vehicular Access and Parking

- Access to the site will be from a single-driveway entrance at 6o Avenue.
- Direct access to King George Boulevard is not permitted, as King George Boulevard is designated as an arterial road.
- Double car garages are proposed for 49 units and tandem unit types for 8 of the units (14% of the total units).
- Thirteen (13) visitor parking stalls are proposed, which meets the parking requirements of the RM-30 Zone.

Indoor and Outdoor Amenity Space

- The Zoning By-law requires 171 square metres (1,840 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on the requirement of 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 176.5 square metres (1,900 sq. ft.) of outdoor amenity space and 131.9 square metres (1,420 sq. ft.) of indoor amenity space. The proposed outdoor amenity space exceeds the requirements of the RM-30 Zone; however, the applicant is requesting a reduction in the amount of indoor amenity space.
- The proposed reduction in indoor amenity space from 171 square metres (1,873 sq.ft.) to 131.9 square metres (1,420 sq.ft.) is a shortfall of approximately 13 units. The applicant is proposing to provide 77 percent of the required indoor amenity space in the form of a two-storey building, which the applicant has confirmed is functional for the needs of the proposed townhouse development. The applicant will pay cash-in-lieu for the shortfall in accordance with City Policy.
- The indoor amenity space is located in Building 7 towards the south end of the site.
- The outdoor amenity space is located adjacent to the indoor amenity space between Buildings 7 and 8. The outdoor amenity space will feature a patio area hardscaped with unit pavers, benches and tables for sitting, a grass area, and will be surrounded by landscaping.

ADVISORY DESIGN PANEL

- The subject application is not subject to review by the Advisory Design Panel (ADP). The design and landscaping were reviewed by City staff and found to be generally acceptable.

TREES

- Jeff Ross, 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	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	9	8	1
Cherry, Bitter	3	3	0
Elm	4	4	0
Maple, Norway	1	0	1
Coniferous Trees			
Cedar, Western	2	2	0
Douglas-fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	20	18	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		110	
Total Retained and Replacement Trees		112	
Contribution to the Green City Fund		n/a	

- The Arborist Assessment states that there are a total of 20 protected trees on the site, excluding Alder and Cottonwood trees. There is 1 existing Alder or Cottonwood tree on the site. It was determined that 2 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 37 replacement trees on the site. The applicant is proposing 110 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Japanese Maple, Golden Catalpa, Redbud, False Cypress, Sweet Gum, Magnolia, Crab Apple, Weeping White Spruce, Blue Spruce, Pin Oak, and Japanese Stewartia.
- In summary, a total of 112 trees are proposed to be retained or replaced on the site, exceeding City requirements.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 22, 2017. 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"> The subject site is located between 60 Avenue (north) and King George Boulevard (south-west) in the South Newton NCP Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The application proposes a unit density of 57.3 u.p.h. or 23.4 u.p.a. and has a net Floor Area Ratio (FAR) of 0.8, meeting the requirements of the RM-30 Zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development will include the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> Absorbent Soils On-lot infiltration trenches or sub-surface chambers Natural Landscaping Xeriscaping Sediment control devices Permeable pavement/surfaces Garbage, recycling and compost pick-up will be provided.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development will provide connections to the sidewalks on 60 Avenue and the future 138B Street. There are existing bus stops in both directions on King George Boulevard at 60 Avenue.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The buildings are oriented to follow Crime Prevention Through Environmental Design "CPTED" principles including windows facing onto 60 Avenue and the future 138B Street and no hidden areas.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were sent on April 23, 2018 and a Development Proposal Sign was installed on the site on April 24, 2018. A Public Hearing will be required for the proposed rezoning.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) for the patio posts from the north property line (60 Avenue);
 - 4.5 metres (15 ft.) to the building face and to 3.5 metres (11 ft.) for the patio posts from the east property line (138B Street); and
 - 3.0 metres (10 ft.) to the building face from the west property line (side yard).

Applicant's Reasons:

- Units facing 60 Avenue and future 138B Street will provide more interaction between the public and private realms. Units along these streets will have direct walkway connections to the sidewalk and the closer proximity of the units to the street supports the CPTED principle of "eyes on the street".
- The proposed 3.0 metre (10 ft.) setback from the west property line is for a side yard condition only and it is anticipated that future redevelopment of the property to the west will have similar side yard setbacks.
- The proposed setbacks allow for a more functional site plan.

Staff Comments:

- The proposed front yard setbacks provide reasonable setback distances from 60 Avenue and 138B Street, which help to provide a more urban, pedestrian streetscape.
- It is anticipated that any future townhouse development to the west would have similar front (60 Avenue) and side yard setbacks to the proposed development.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) 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.	NCP Amendment Plan
Appendix VII.	Development Variance Permit No. 7917-0318-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		11,082 m ²
Road Widening area		1,127 m ²
Undevelopable area		
Net Total		9,954 m ²
LOT COVERAGE (in % of net lot area)	45%	43%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (North along 6o Avenue)	7.5 m	4.0 m
Rear (South-West along King George Blvd)	7.5 m	7.5 m
Side #1 (East)	7.5 m	4.5 m
Side #2 (West)	7.5 m	3.0 m
BUILDING HEIGHT (in metres/storeys)	13.0 m	13.0 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		57
Total		57
FLOOR AREA: Residential		7,780 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		7,780 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)		
# of units/ha /# units/acre (net)	75 u.p.h./30 u.p.a.	57.3 u.p.h./ 23.2 u.p.a.
FAR (gross)		
FAR (net)	0.9	0.8
AMENITY SPACE (area in square metres)		
Indoor	171 m ²	131.9 m ²
Outdoor	171 m ²	176.5 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	114	114
Residential Visitors	11.4	13
Institutional		
Total Number of Parking Spaces	125.4	127
Number of accessible stalls		
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		8 spaces/14%
Size of Tandem Parking Spaces width/length		3.2 m/12 m

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



138B ST. ELEVATION
SCALE: 1"=20'



60TH AVE. ELEVATION
SCALE: 1"=20'

CONCEPTUAL STREETSCAPE ELEVATION
SCALE: 1"=20'

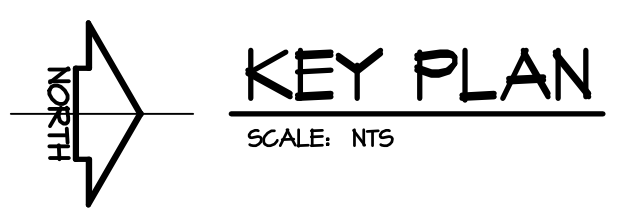
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barnett dembek
ARCHITECTS. INC.

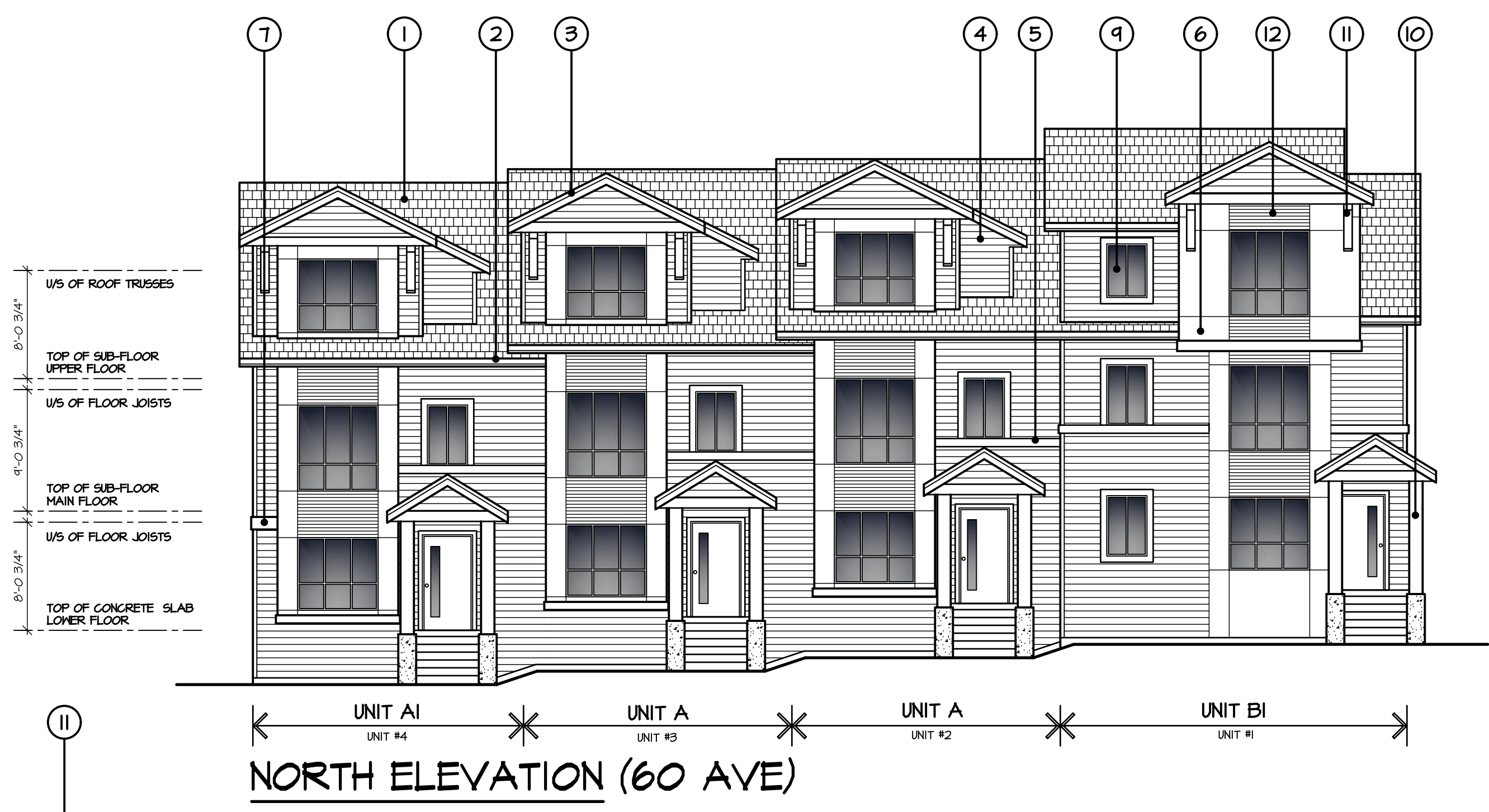
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

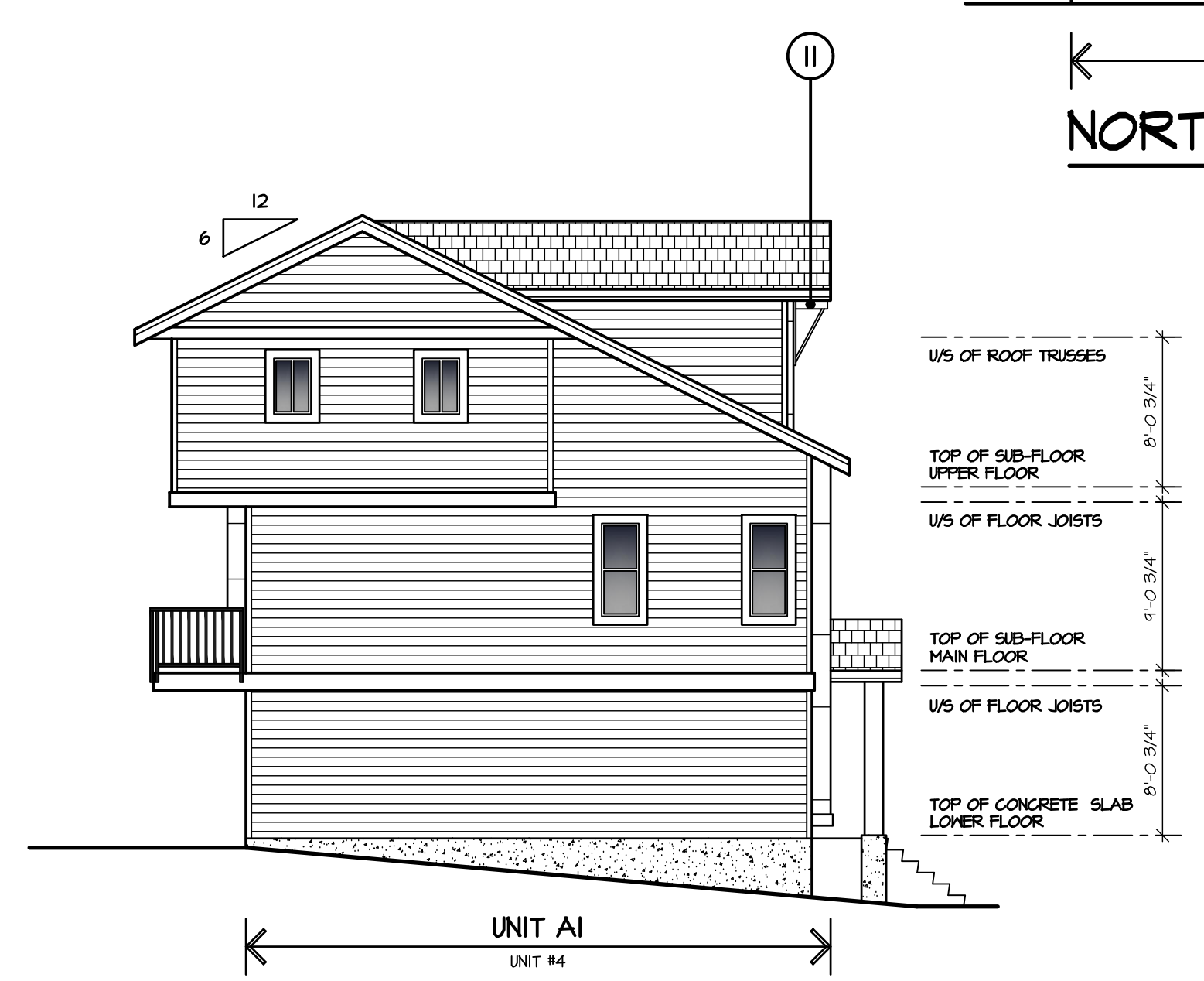


CLIENT NO.	SHEET NO.
	AC-15
PROJECT NO.	REV. NO.
16058	

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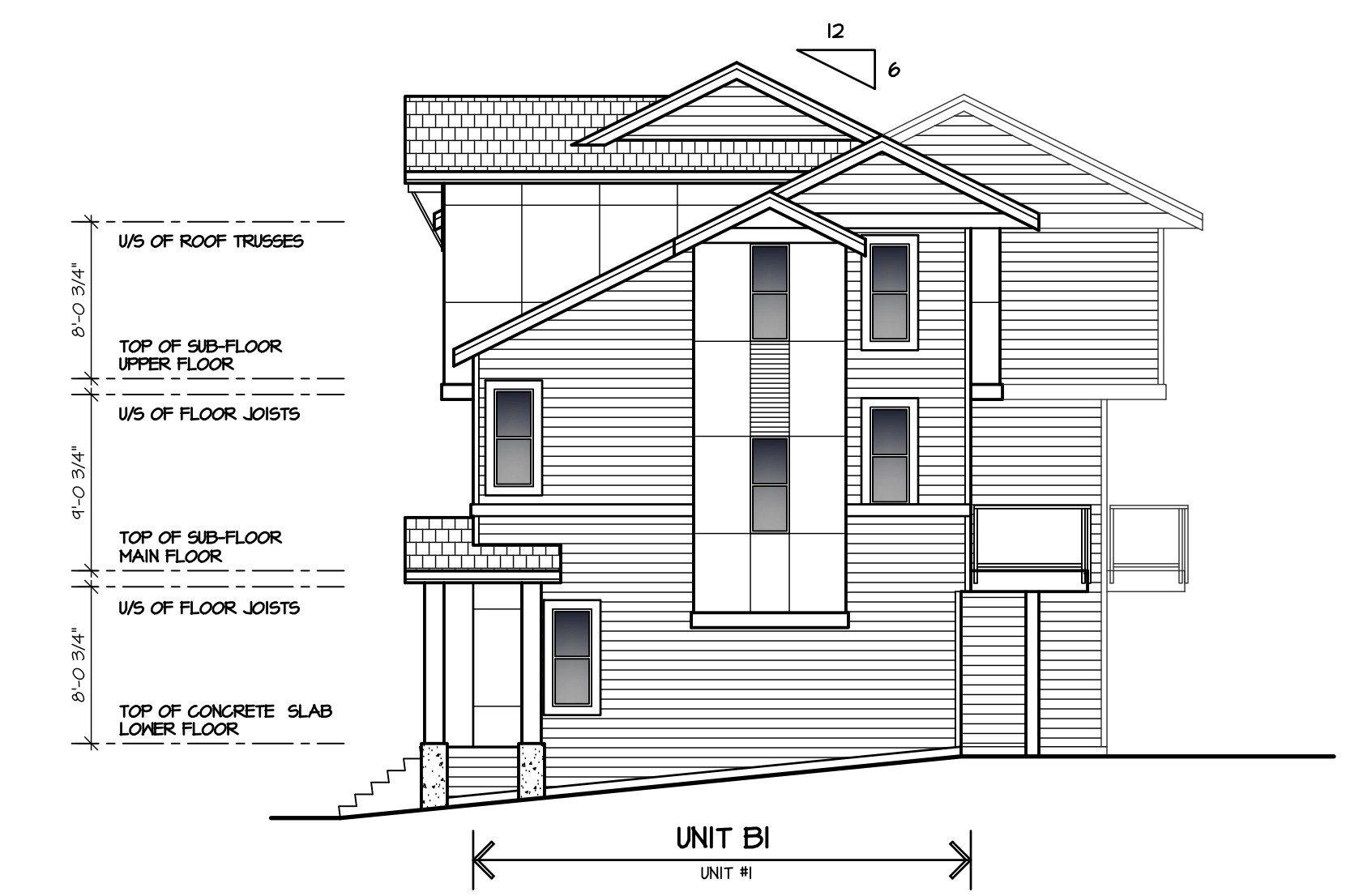
NORTH ELEVATION (60 AVE)



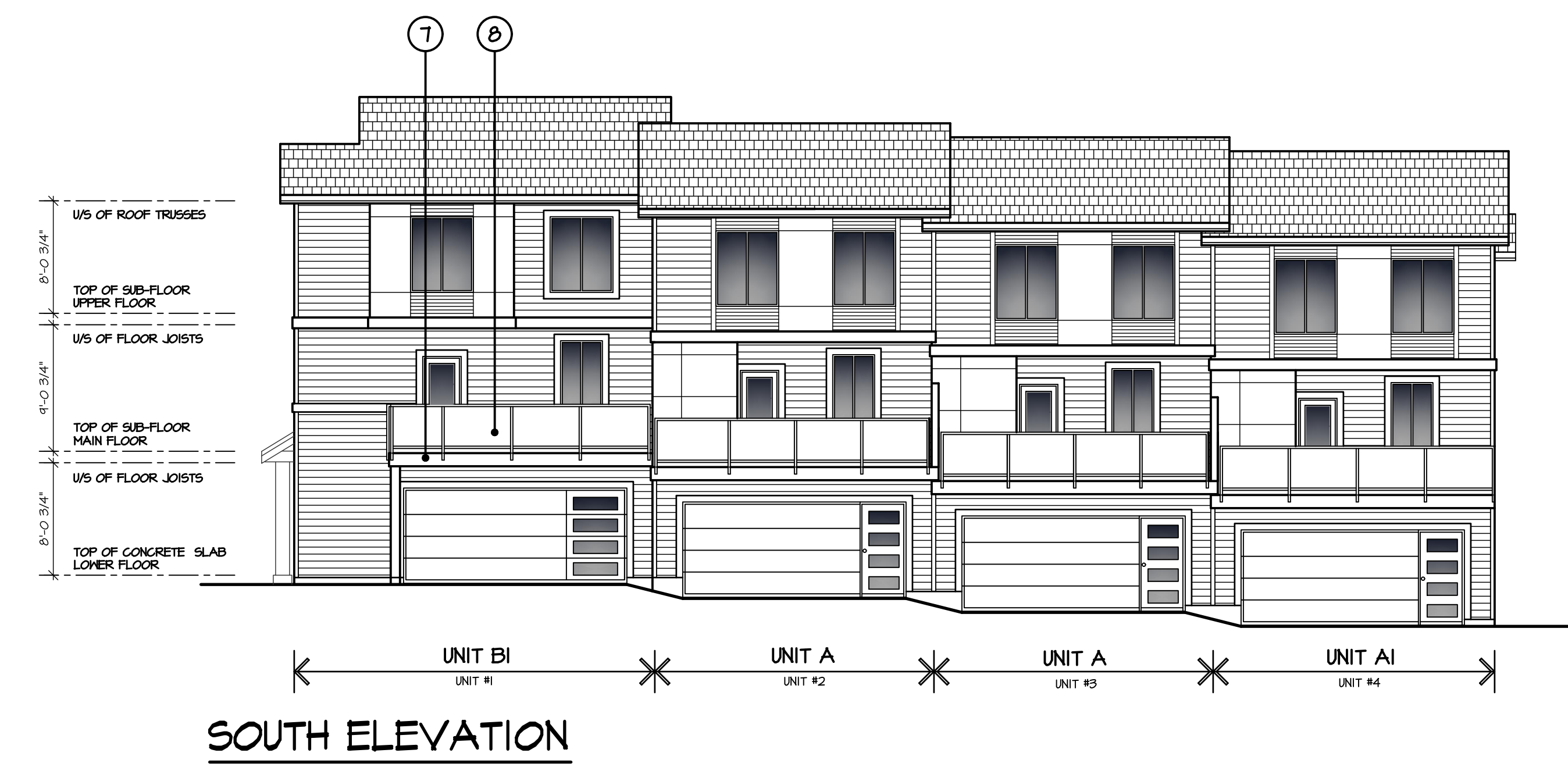
EAST ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/W 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



WEST ELEVATION



SOUTH ELEVATION

BUILDING #1

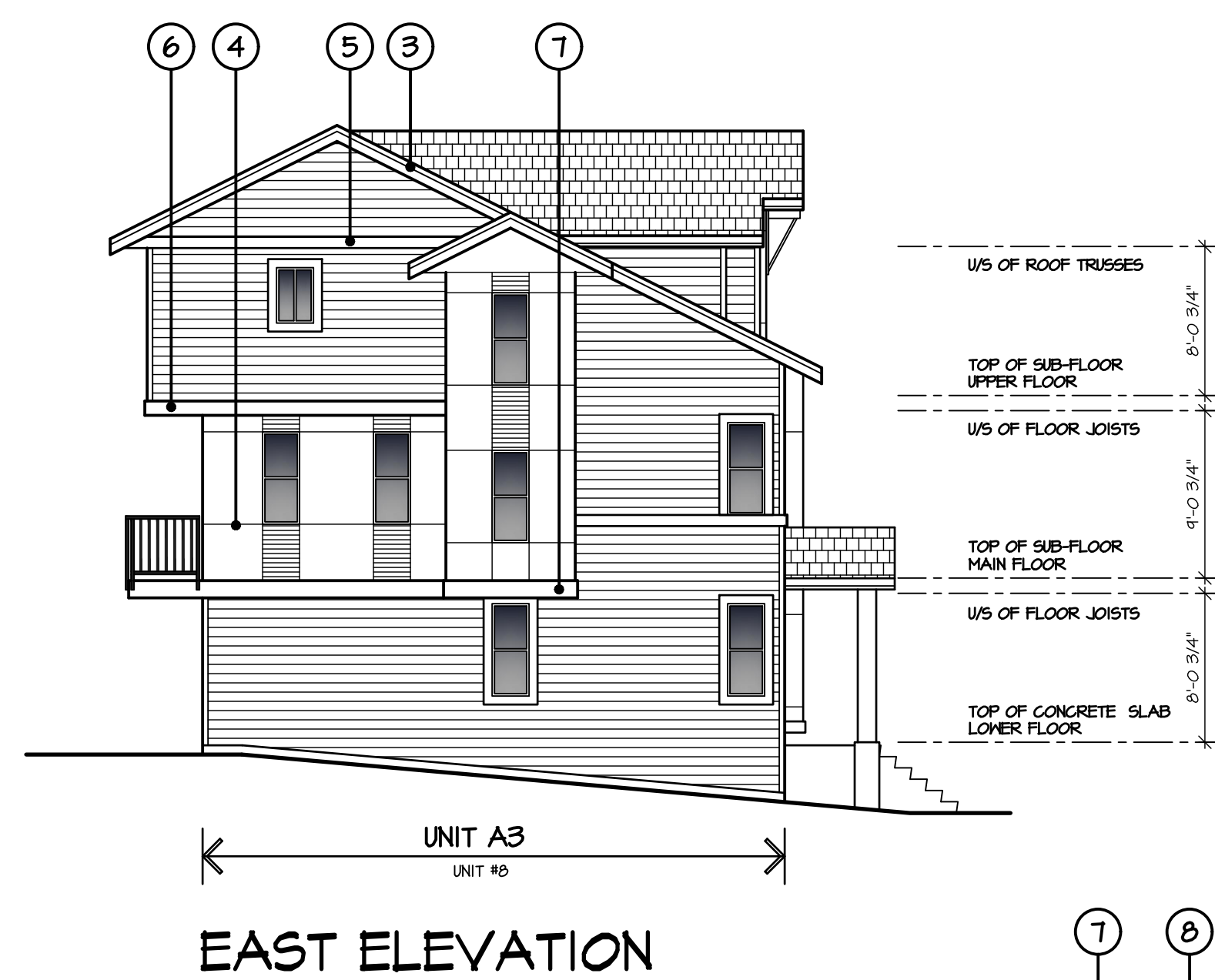
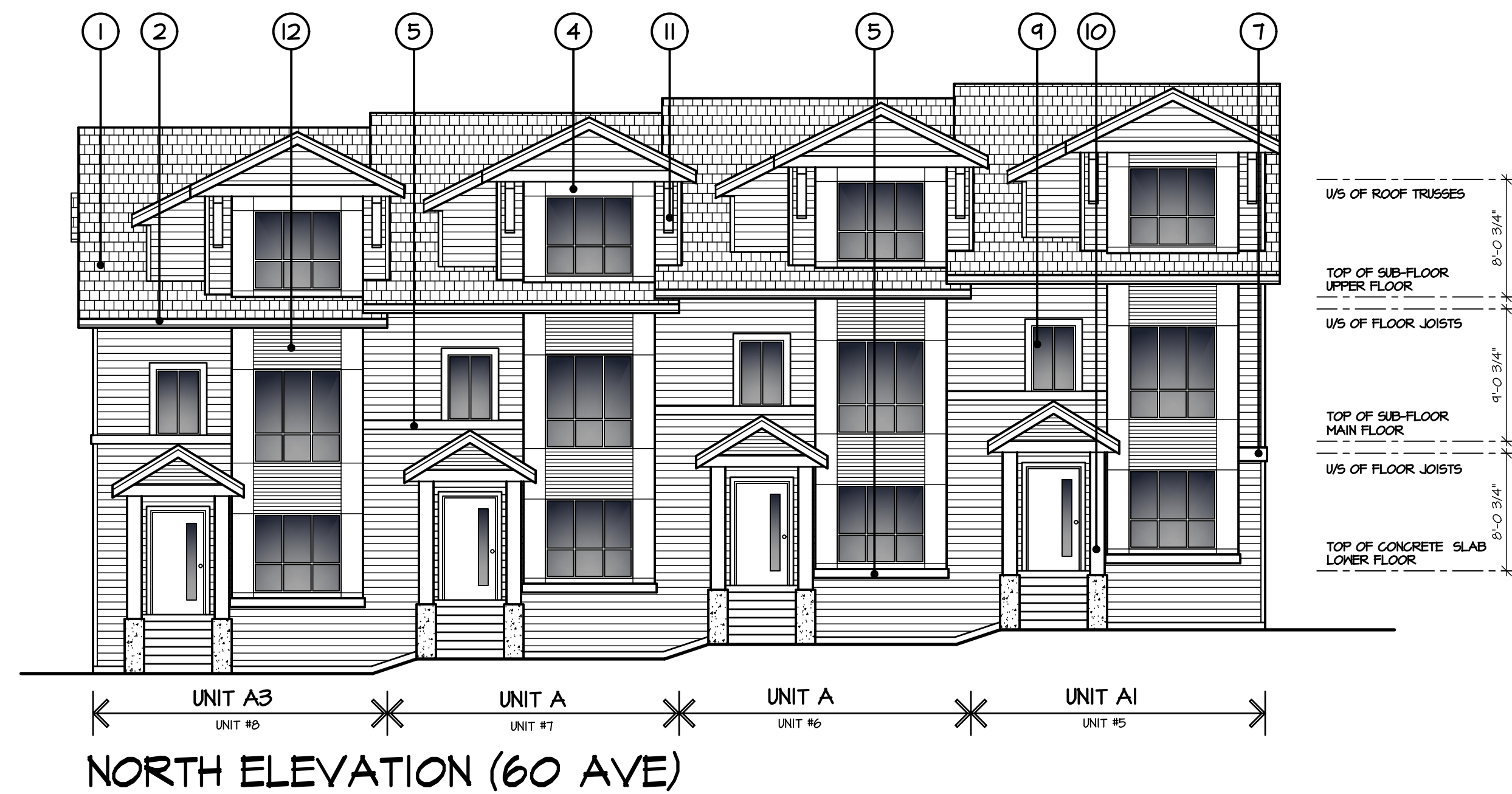
REV#	DATE	BY	ISSUED FOR

DESIGN :	M.D.	DRAWN :		DATE :	JUL 3 18	SCALE :	1/8" = 1'-0"
CLIENT :	LESAN DEVELOPMENTS LTD.						
PROJECT :	TOWNHOUSE DEVELOPMENT 15866 60TH AVENUE, SURREY						
SHEET CONTENTS :	ELEVATIONS BUILDING #1						

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

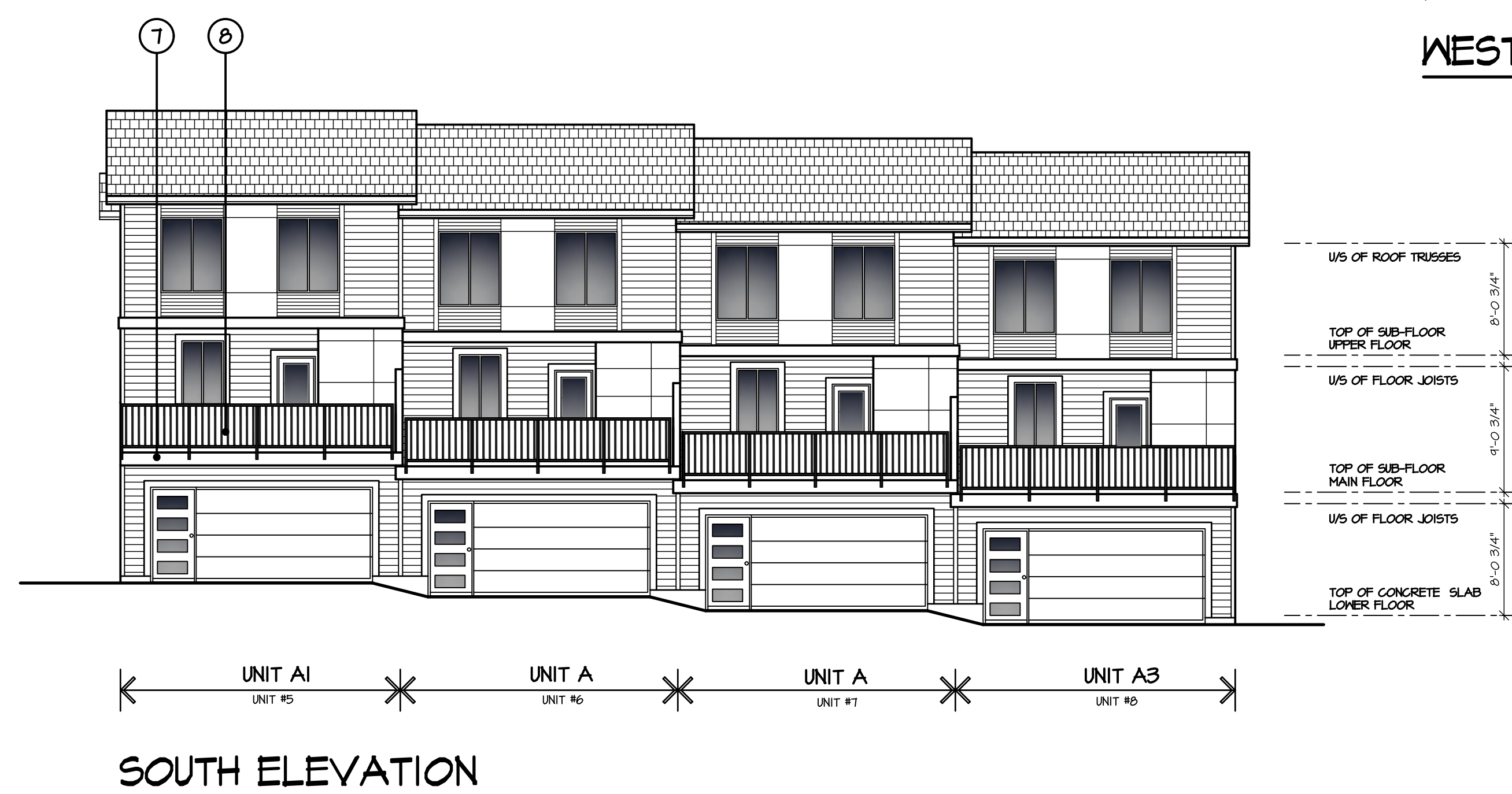
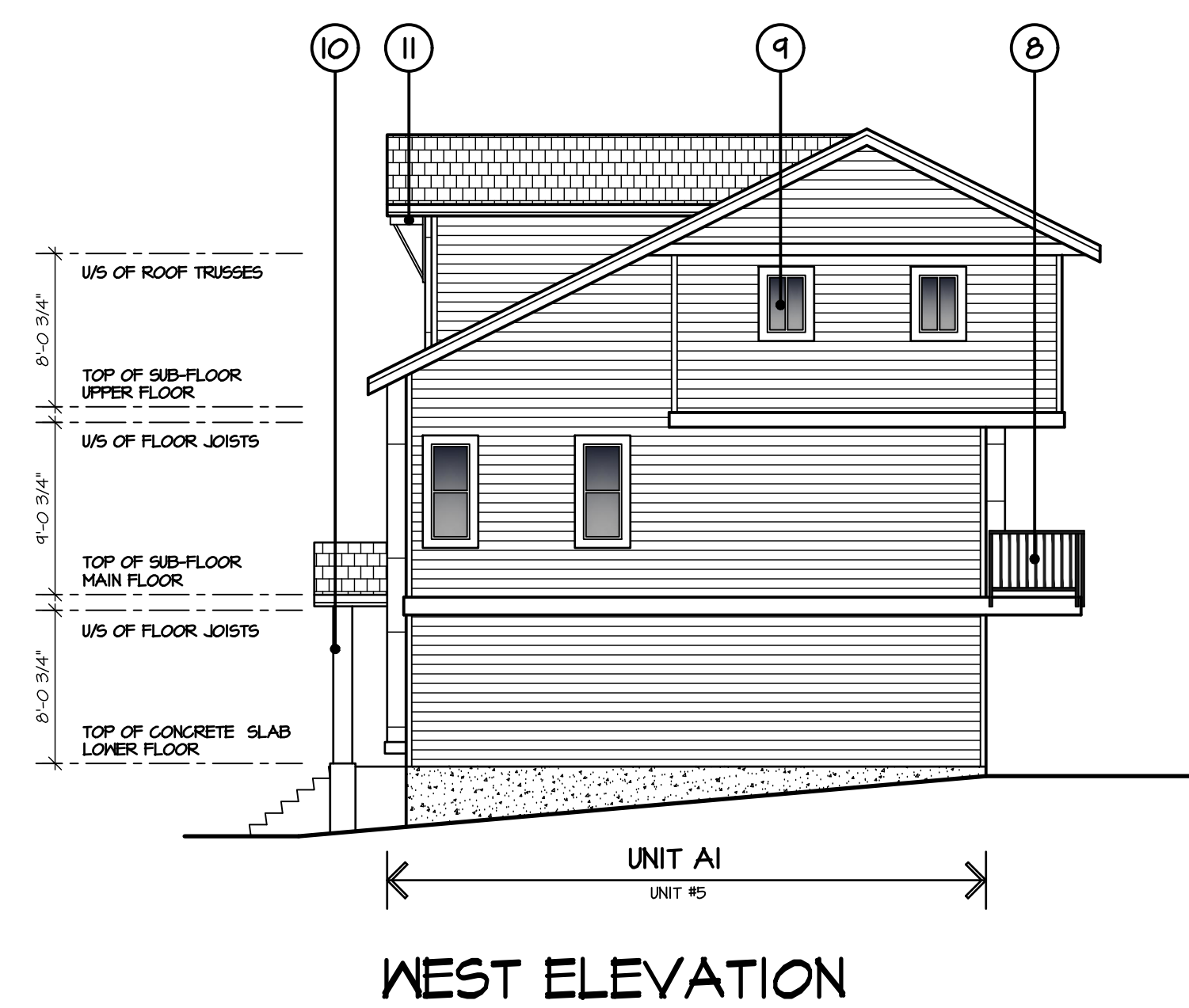
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PROJECT NO.	REV. NO.
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- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/W 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



ISSUED FOR	BY	DATE	ISSUE	REV	DATE	DESCRIPTION

DESIGN :	DRN :	DATE :	SCALE :
MD		June 21 18	1/8" = 1'-0"

CLIENT : LESAN DEVELOPMENTS LTD.
 PROJECT : TOWNHOUSE DEVELOPMENT 13666 60TH AVENUE, SURREY
 SHEET CONTENTS : ELEVATIONS BUILDING #2

barnett dembek
ARCHITECTS INC.

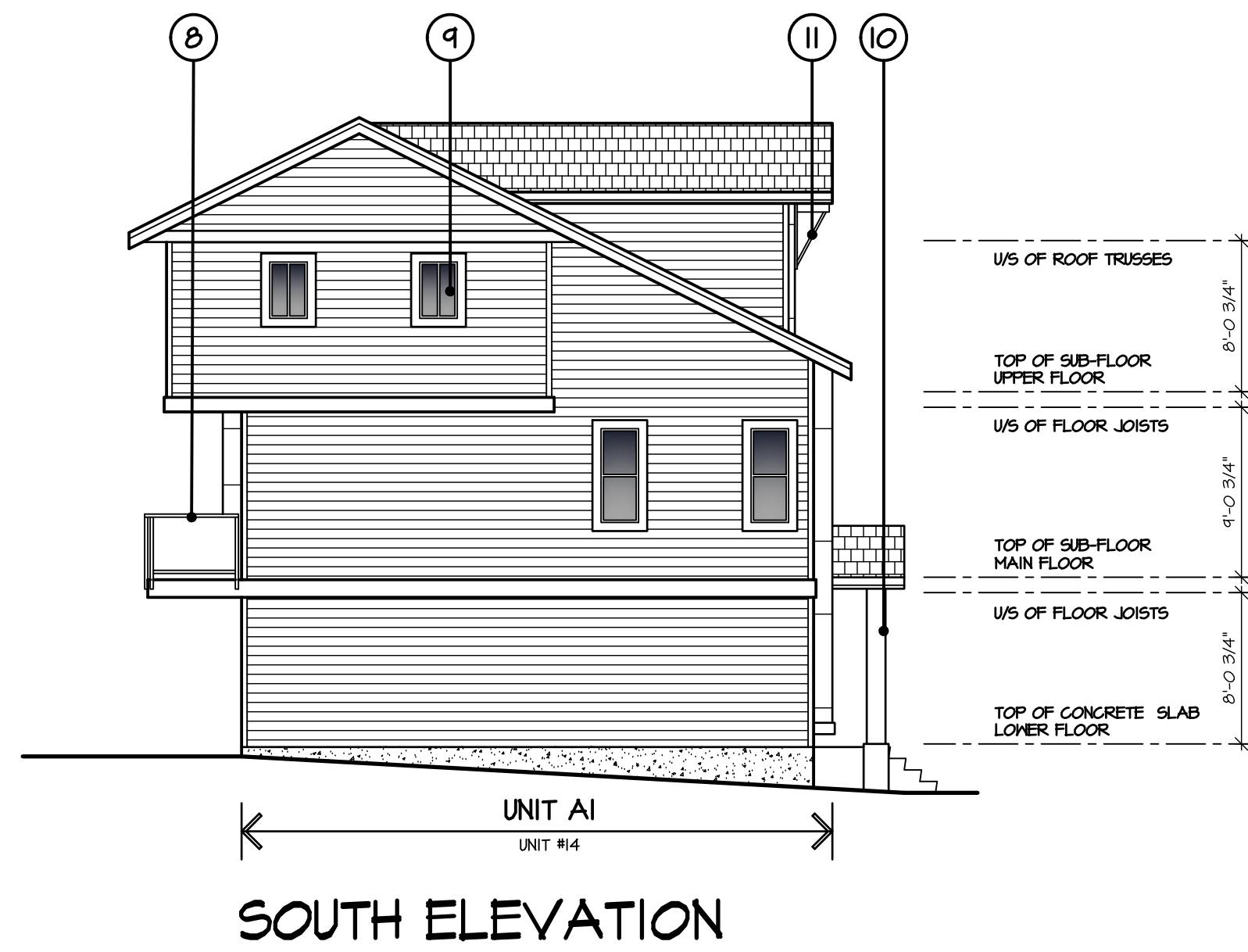
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
	AC-4.02
PROJECT NO.	REV. NO.
16058	

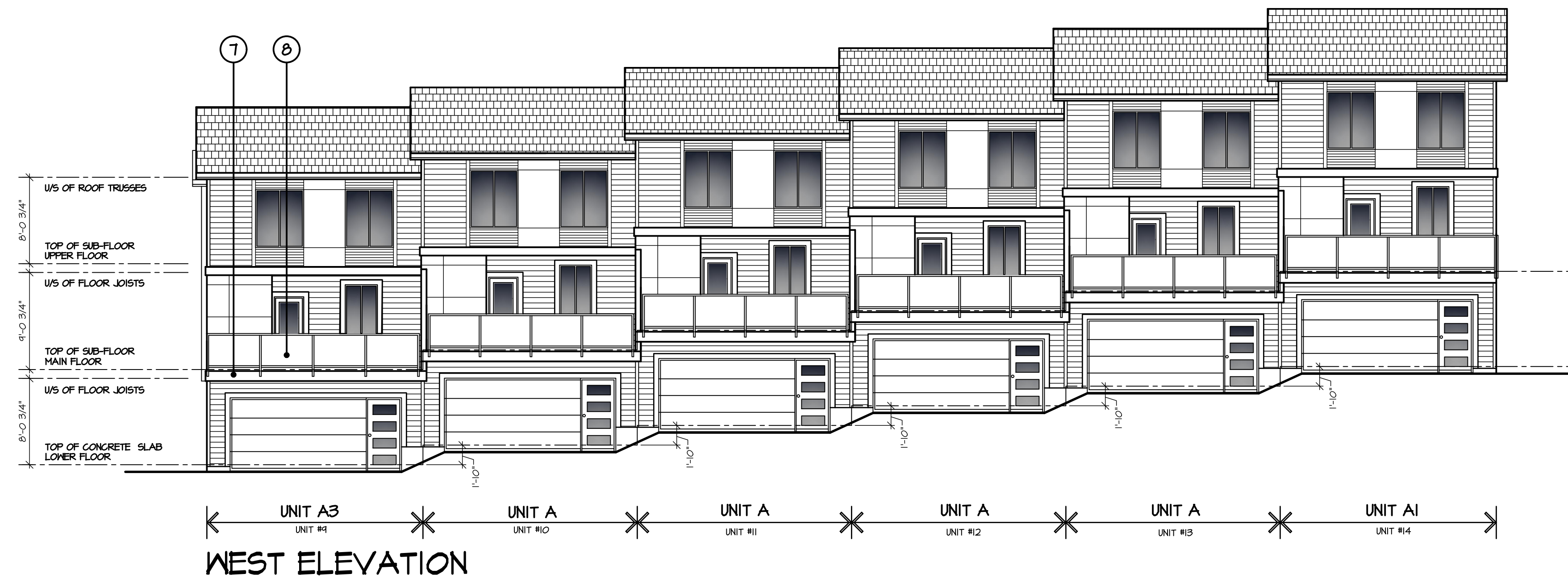
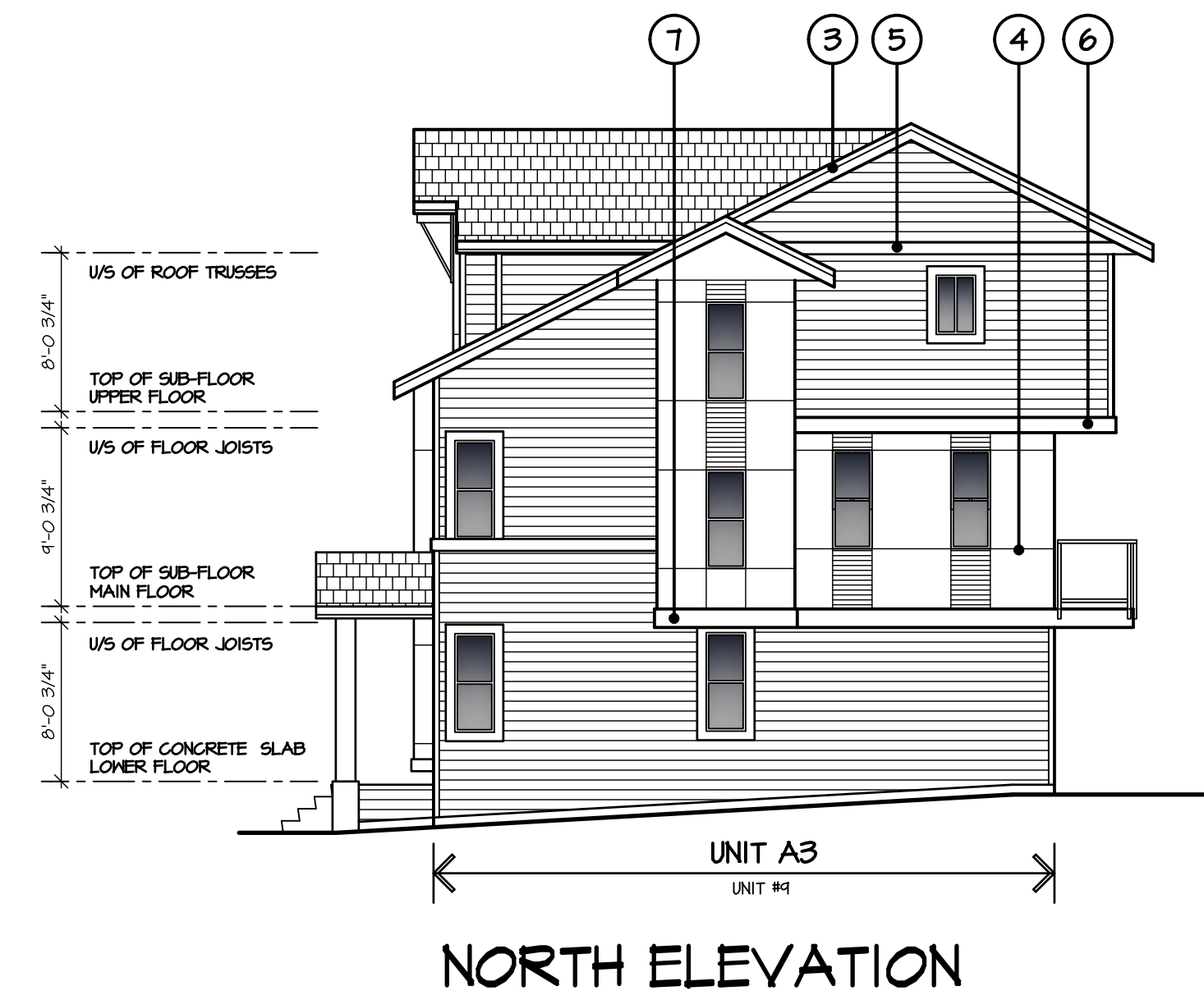
BUILDING #2

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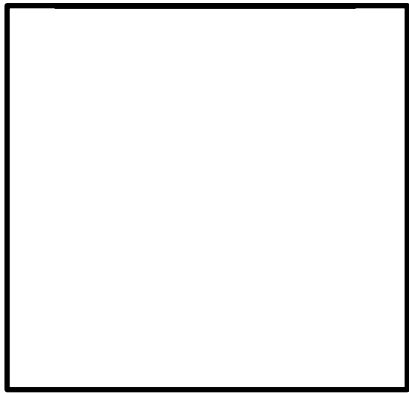


SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/W 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



ISSUED FOR	BY	DATE	ISSUE



C38-E11.dwg

DESIGN :	DATE :
MD	JUL 3 10
DRAWN :	SCALE :
	1/8" = 1'-0"
CLIENT : LESAN DEVELOPMENTS LTD.	
PROJECT : TOWNHOUSE DEVELOPMENT 13866 60TH AVENUE, SURREY	
SHEET CONTENTS : ELEVATIONS BUILDING #3	

barnett dembek
ARCHITECTS INC.

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

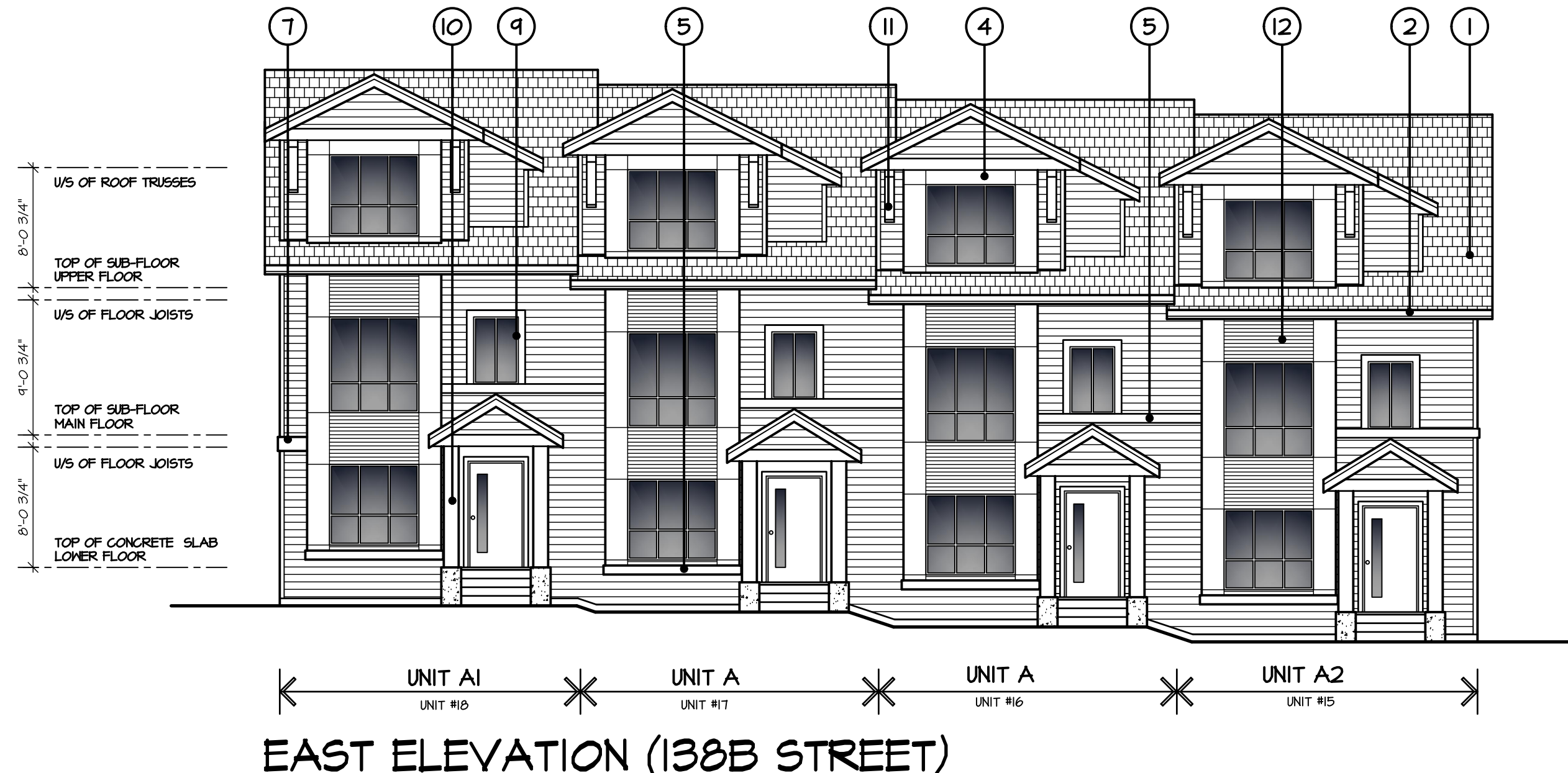
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

BUILDING #3

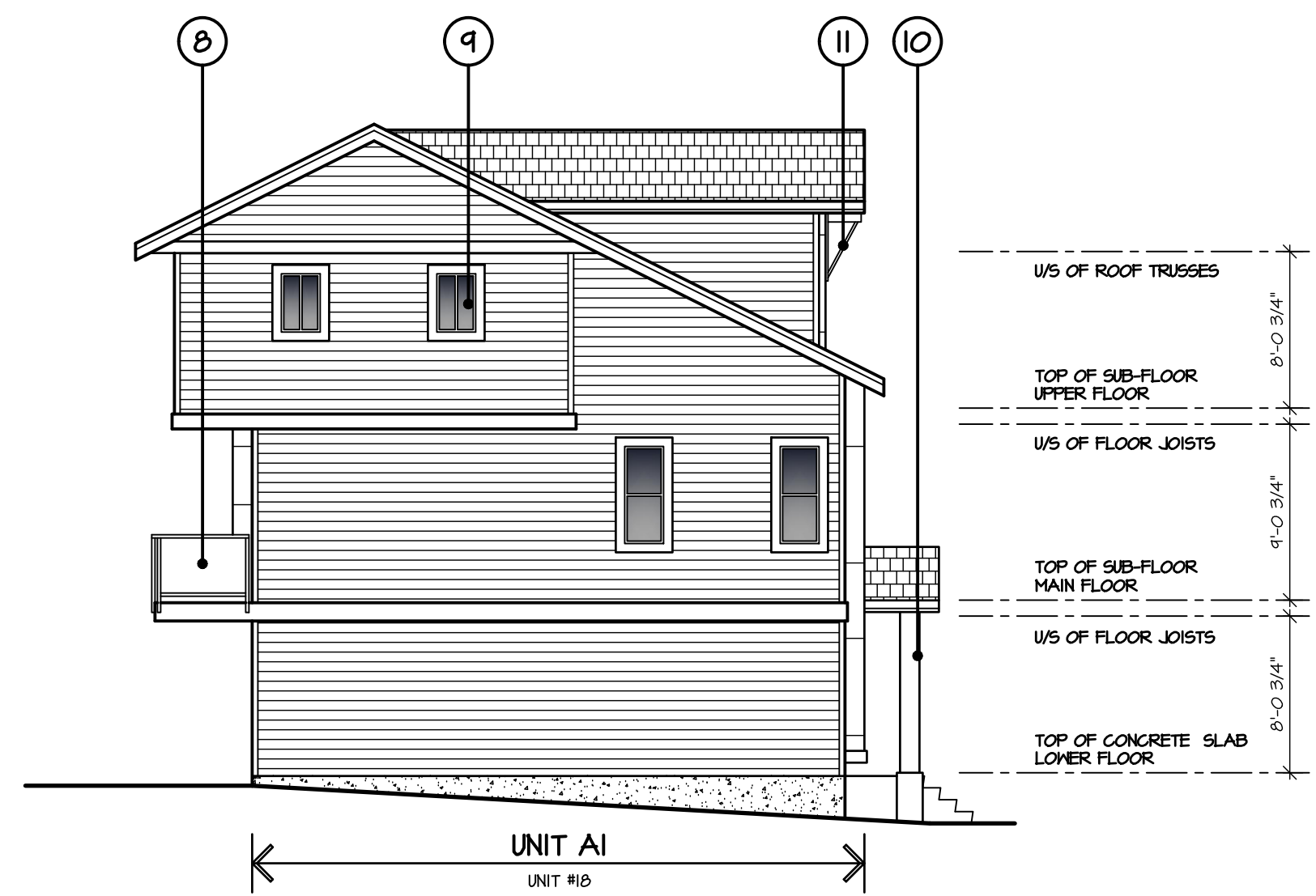
CLIENT NO.	SHEET NO.
	AC-4.03
PROJECT NO.	REV. NO.
16058	

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REV#	DATE	BY	ISSUE FOR



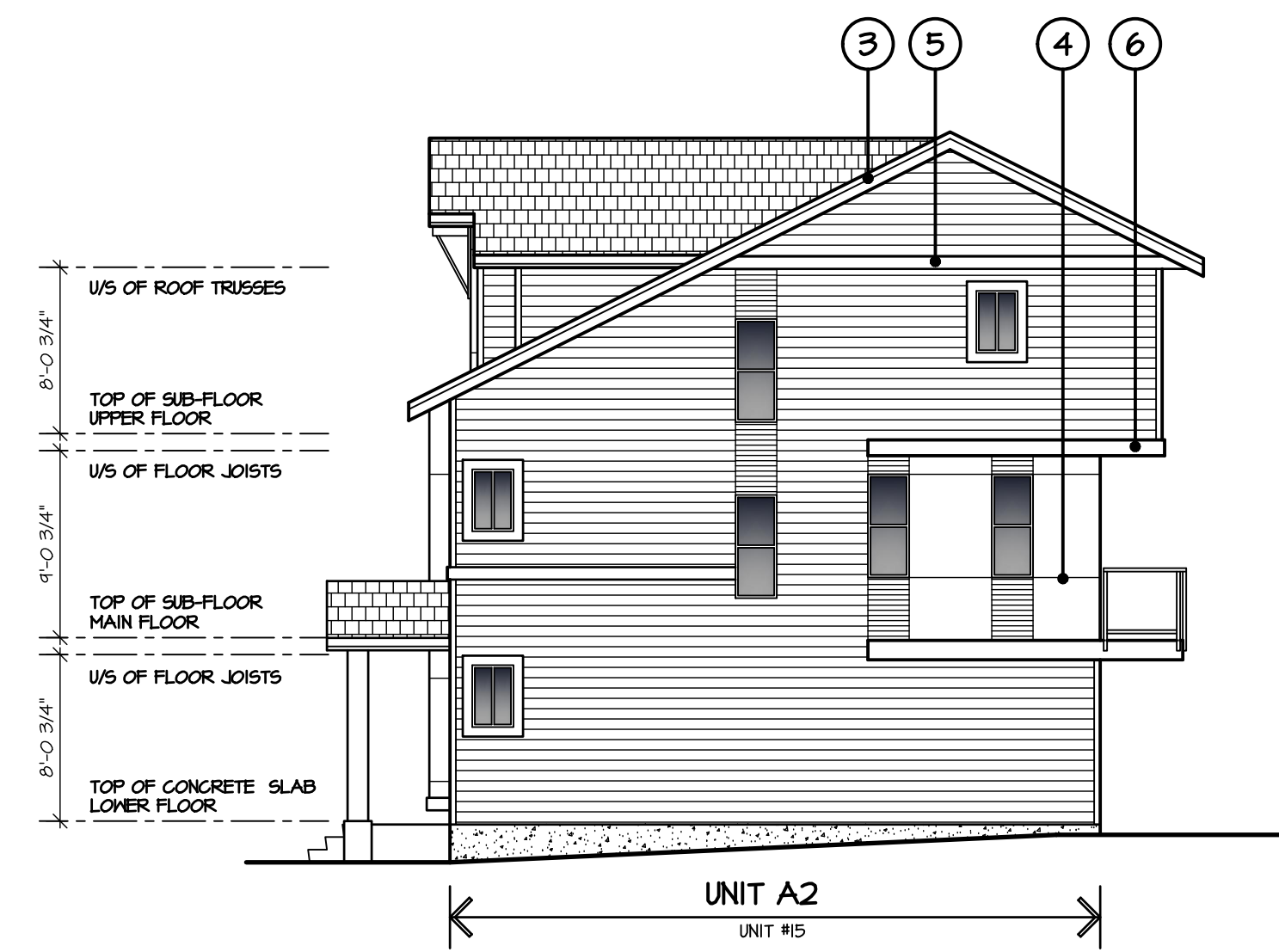
EAST ELEVATION (138B STREET)



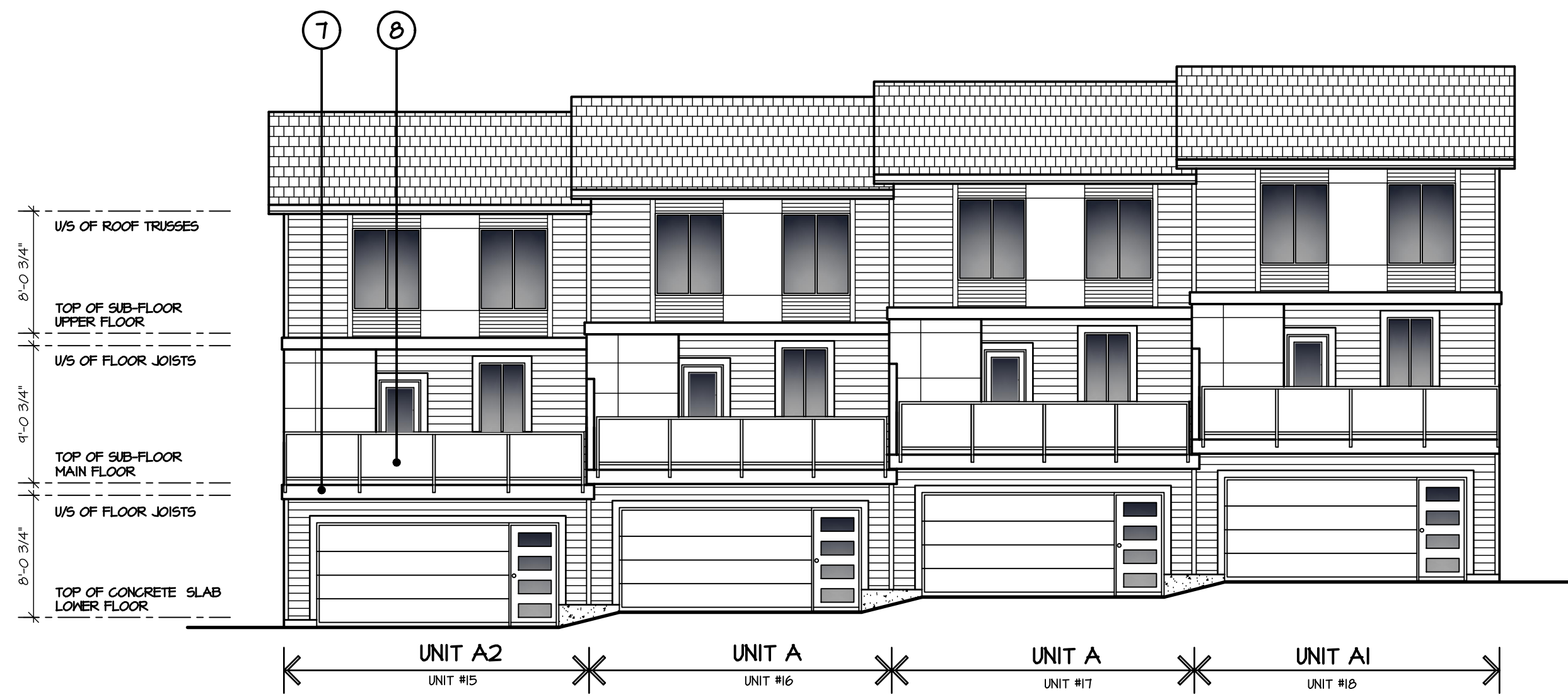
SOUTH ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



NORTH ELEVATION



WEST ELEVATION

C58-EVL.dwg

DESIGN :	HD	DRAWN :	
DATE :	June 21 18	SCALE :	1/8" = 1'-0"
CLIENT :	LESAN DEVELOPMENTS LTD.		
PROJECT :	TOWNHOUSE DEVELOPMENT 15866 60TH AVENUE, SURREY		
SHEET CONTENTS :	ELEVATIONS BUILDING #4		

barnett dembek
ARCHITECTS INC.

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

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

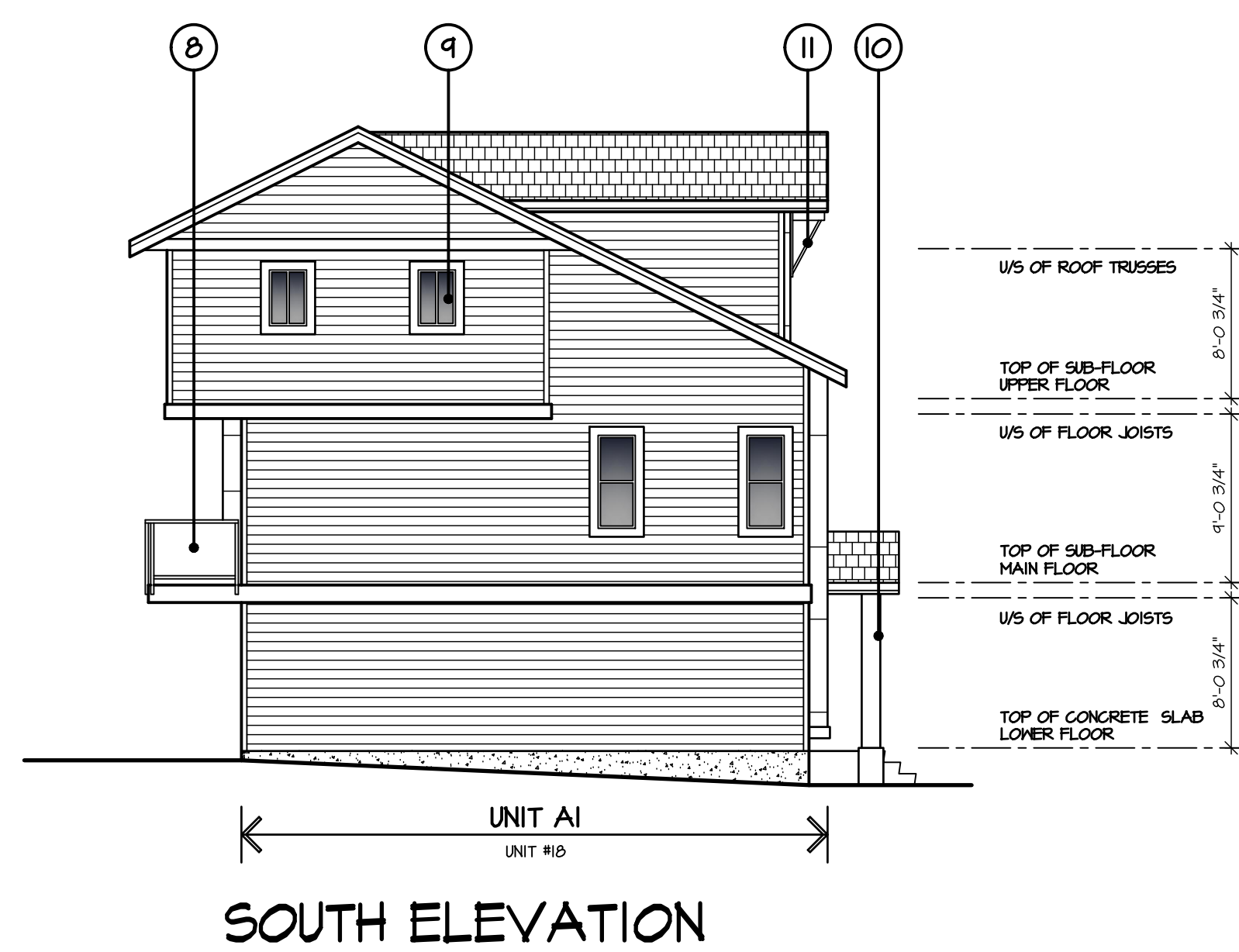
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.04

BUILDING #4

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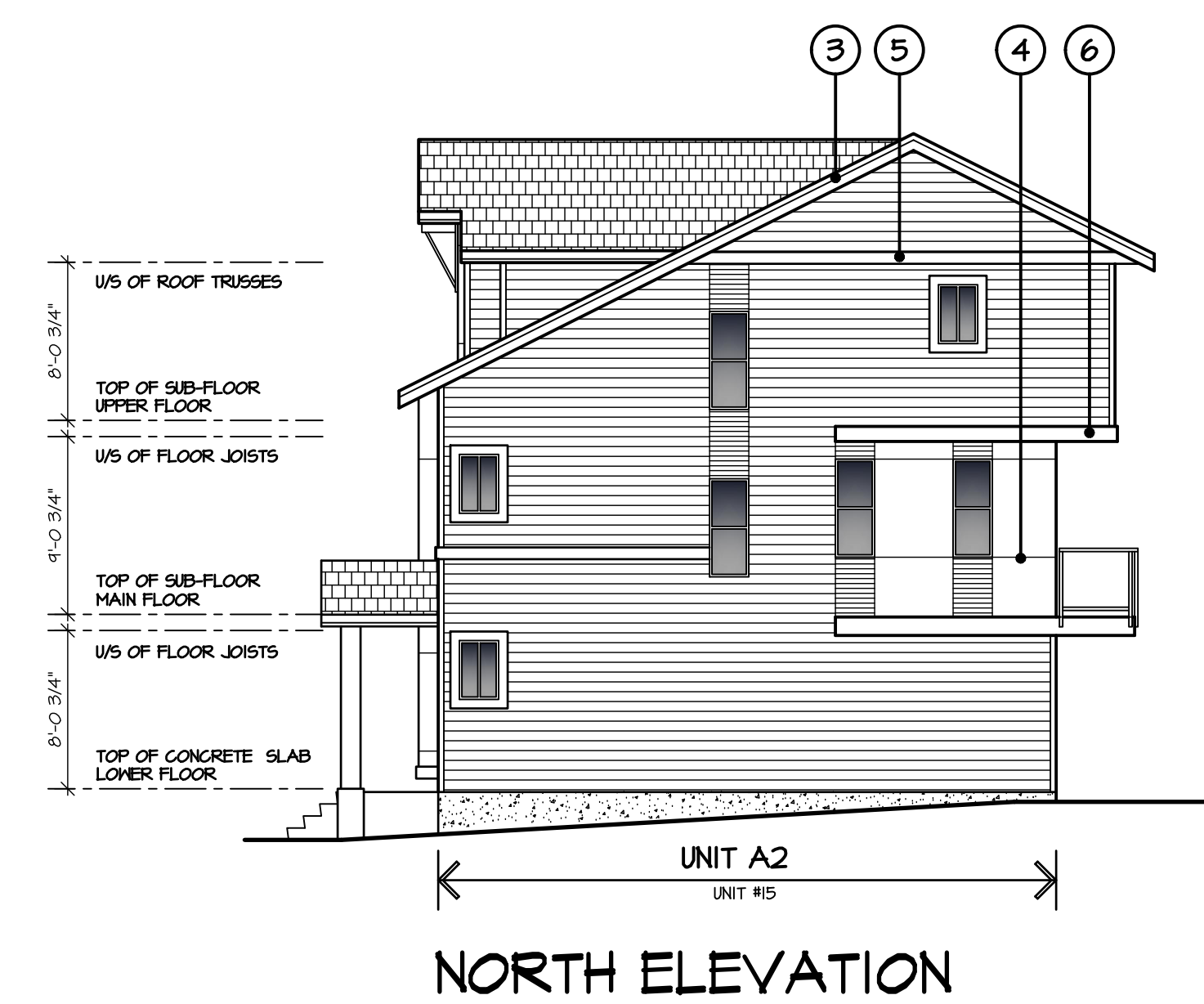
EAST ELEVATION (138B STREET)



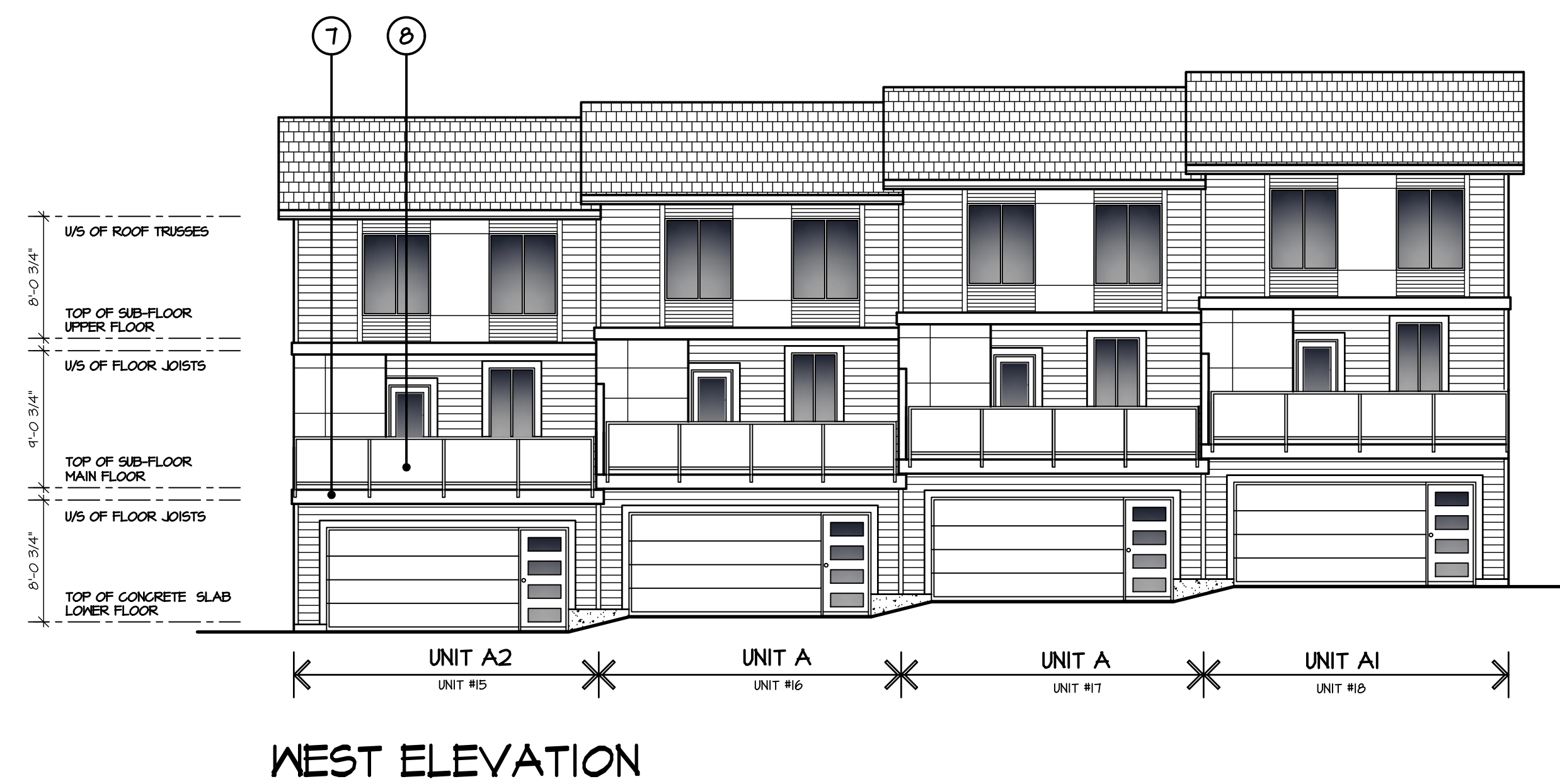
SOUTH ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



NORTH ELEVATION



WEST ELEVATION

ISSUED FOR	BY	DATE	ISSUE

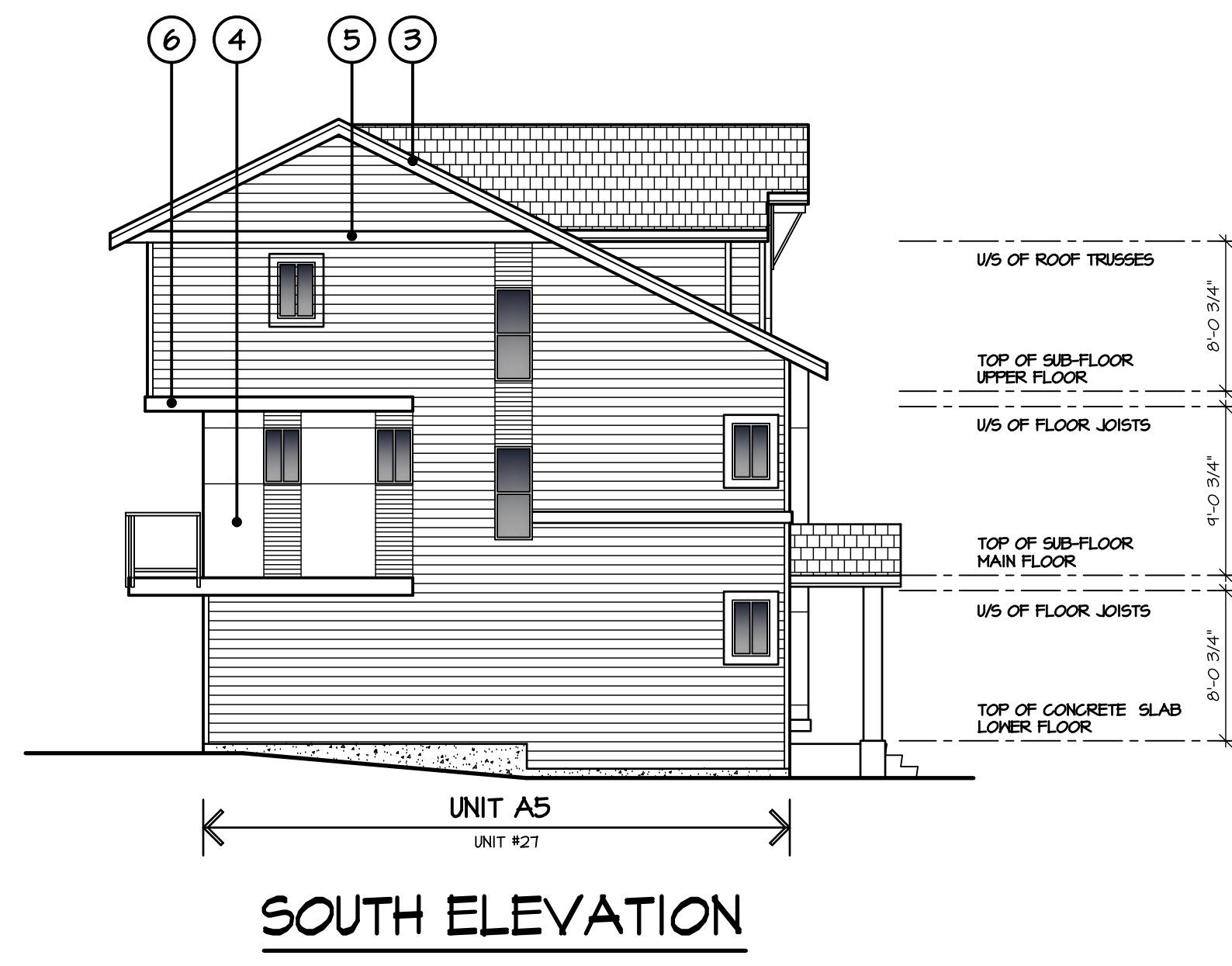
DESIGN : JMD
 DRAWN :
 DATE : June 21st 18
 SCALE : 1/8" = 1'-0"
 CLIENT : LESAN DEVELOPMENTS LTD.
 PROJECT : TOWNHOUSE DEVELOPMENT 13866 60TH AVENUE, SURREY
 SHEET CONTENTS : ELEVATIONS BUILDING #5

barnett dembek
 ARCHITECTS INC.
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 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

BUILDING #5

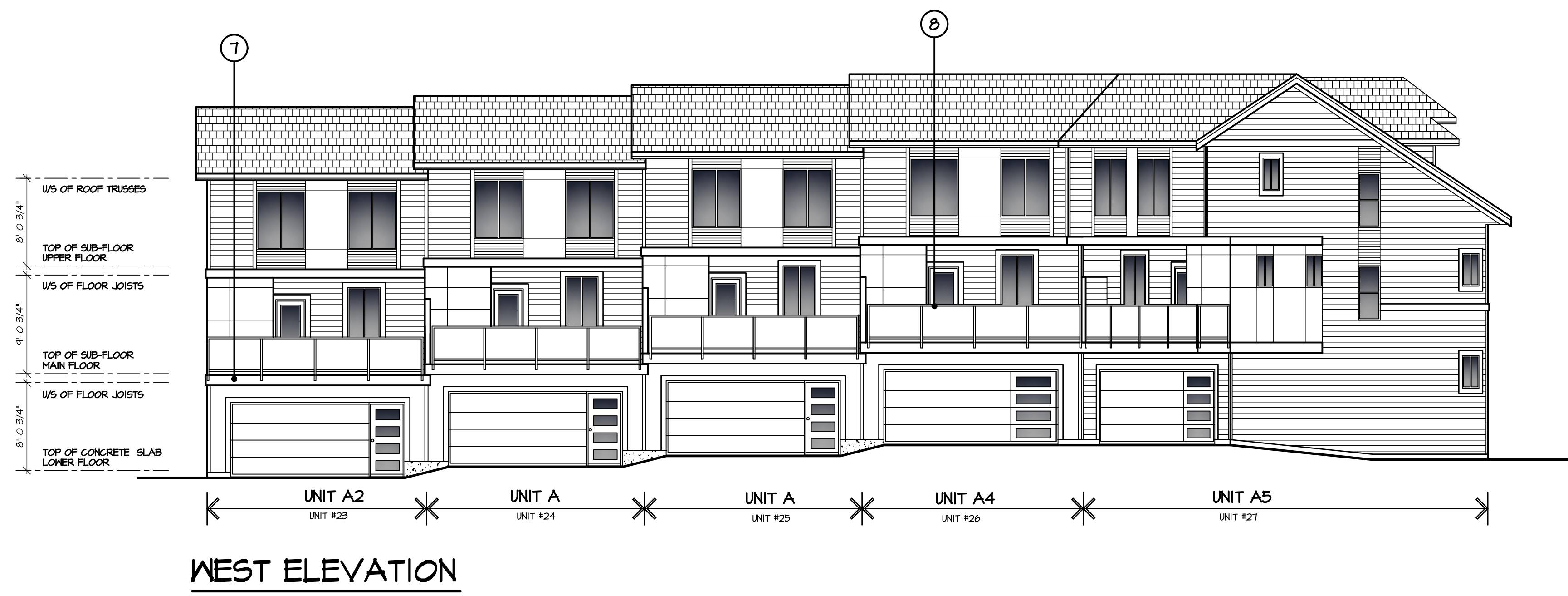
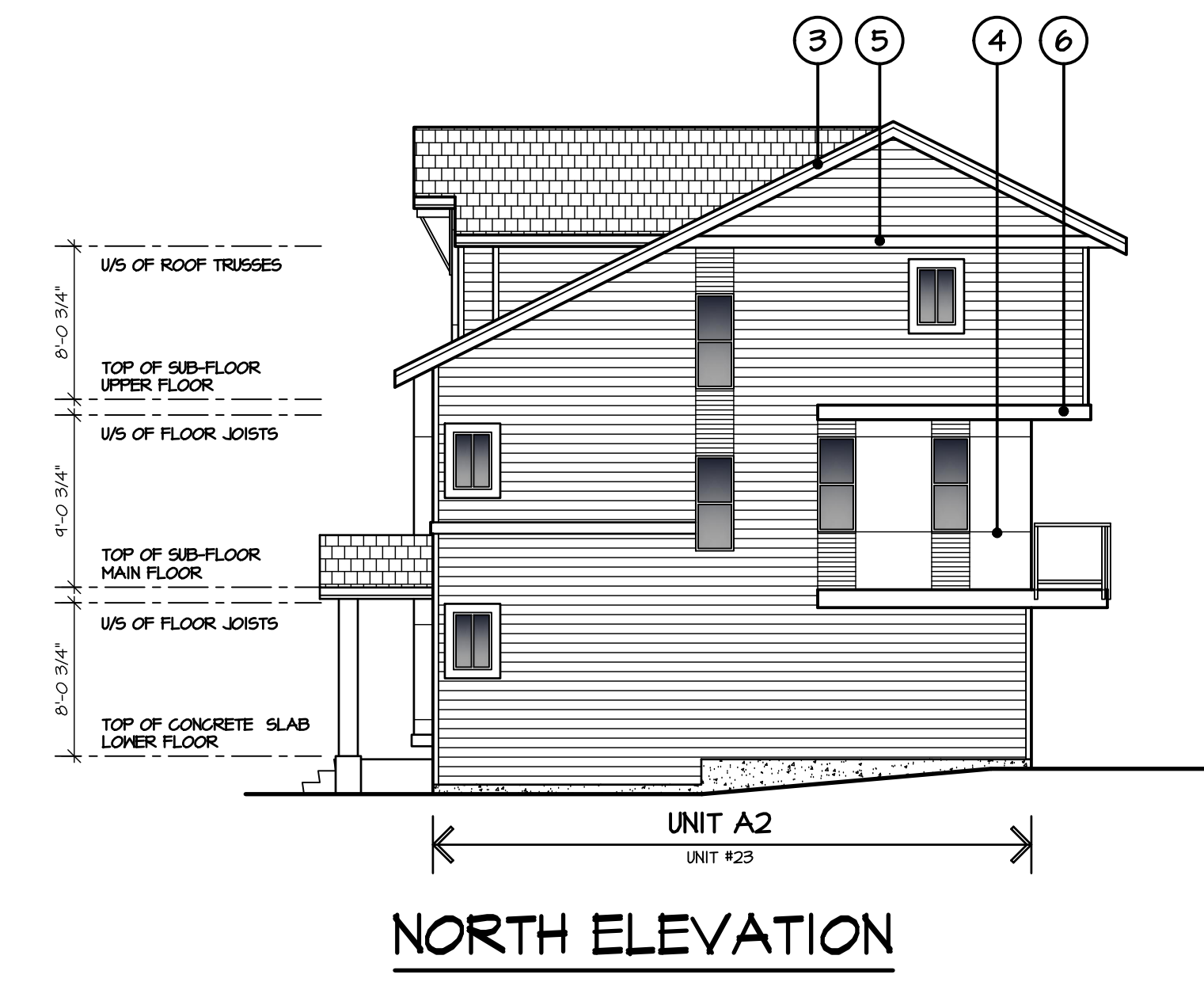
CLIENT NO.	SHEET NO.
	AC-4.05
PROJECT NO.	REV. NO.
16058	

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SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASICA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



REV#	DATE	BY	ISSUED FOR

C58-Ext.dwg

DESIGN : MD	DRAWN :
DATE : June 21 18	SCALE : 1/8" = 1'-0"
CLIENT : LESAN DEVELOPMENTS LTD.	
PROJECT : TOWNHOUSE DEVELOPMENT 13866 60TH AVENUE, SURREY	
SHEET CONTENTS : ELEVATIONS BUILDING #6	

barnett dembek
ARCHITECTS INC.

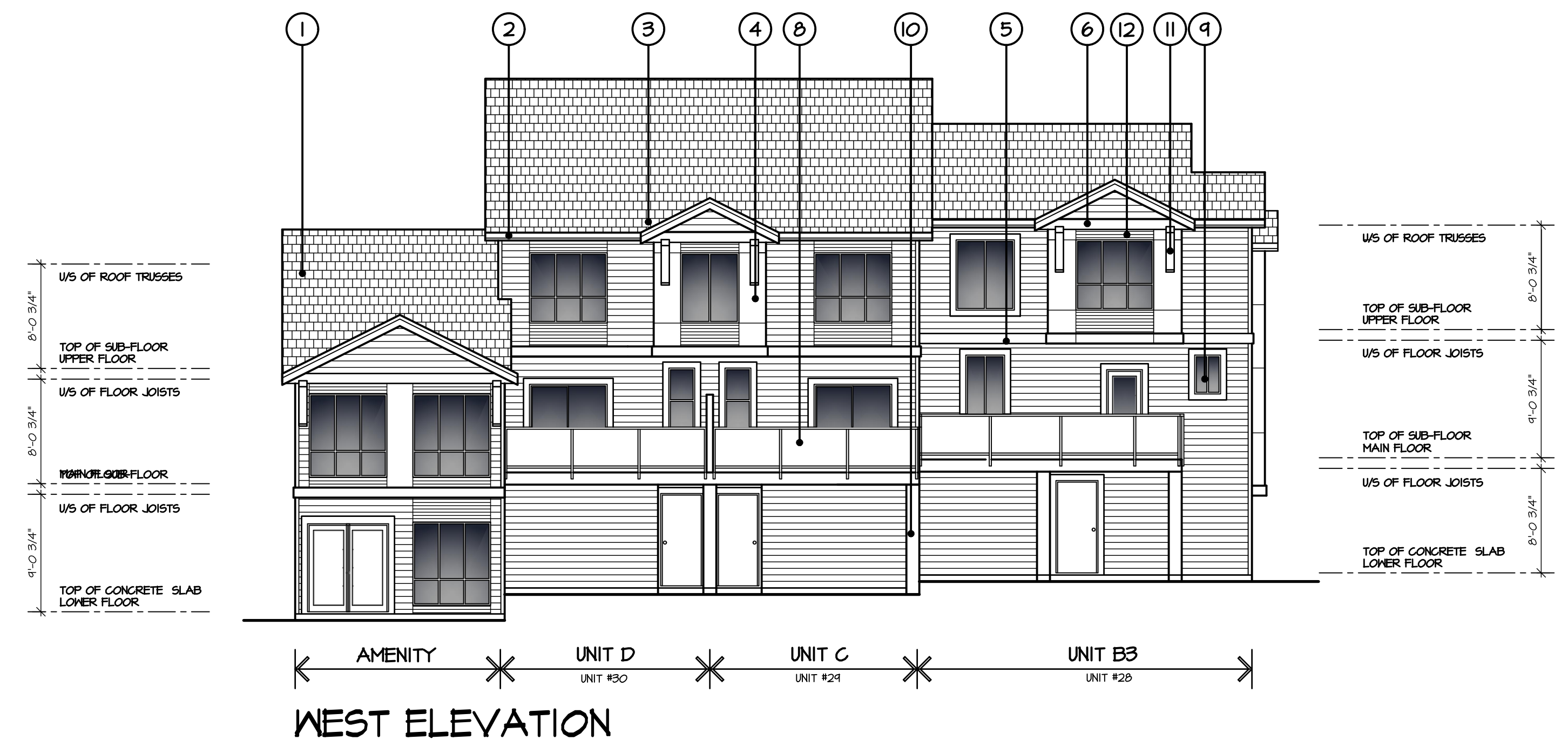
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

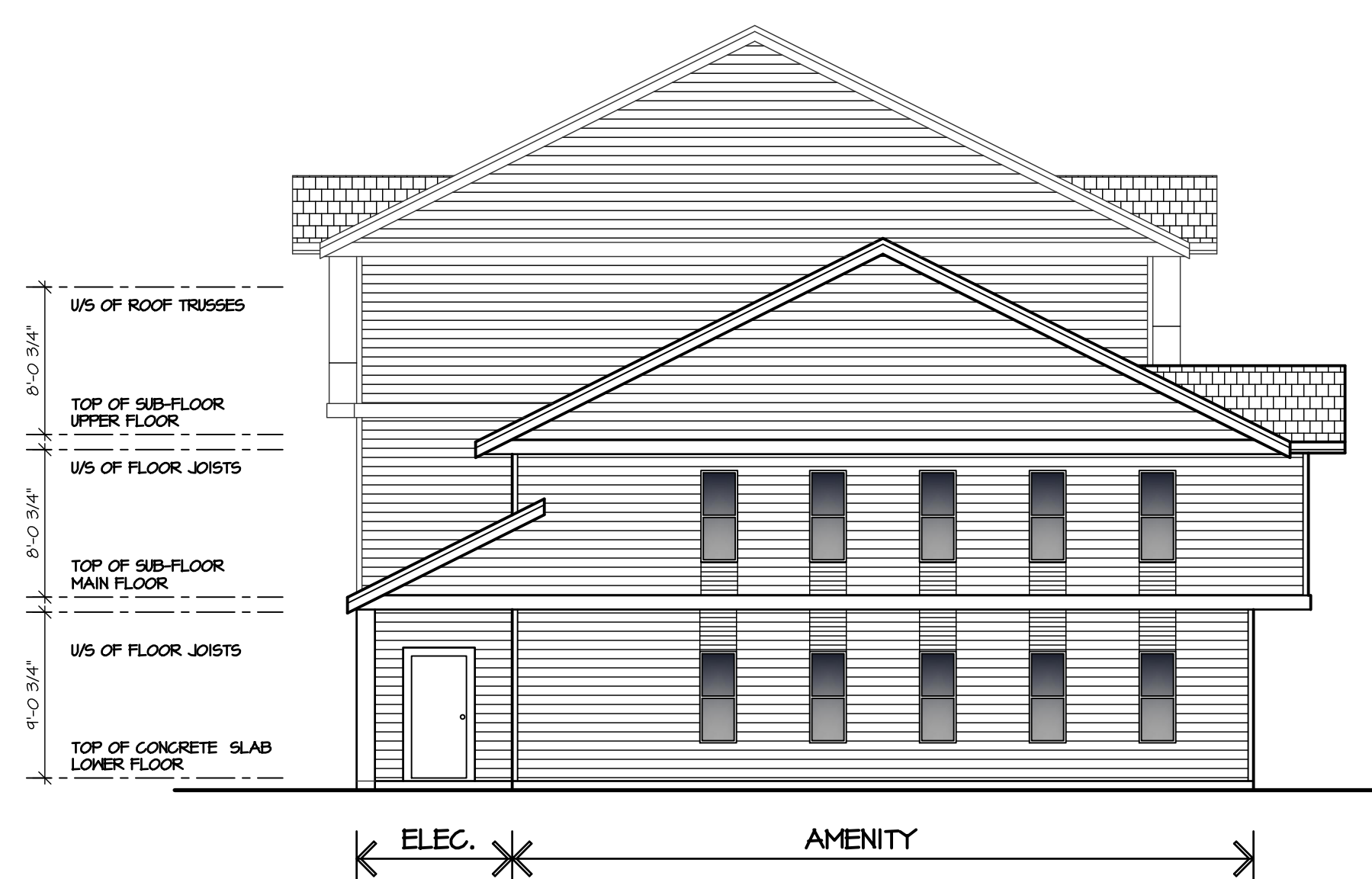
BUILDING #6

CLIENT NO.	SHEET NO. AC-4.06
PROJECT NO. 16058	REV. NO.

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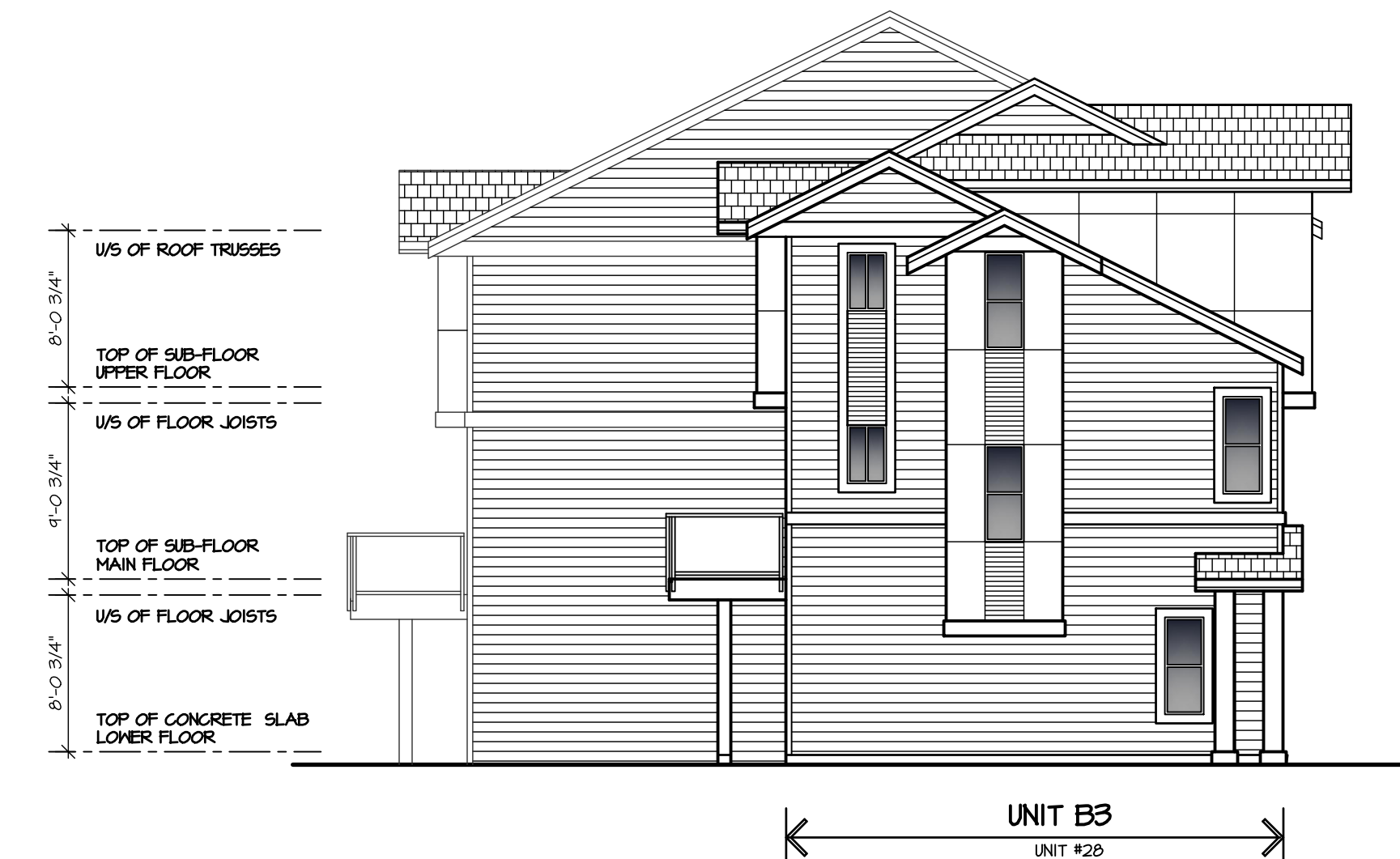
WEST ELEVATION



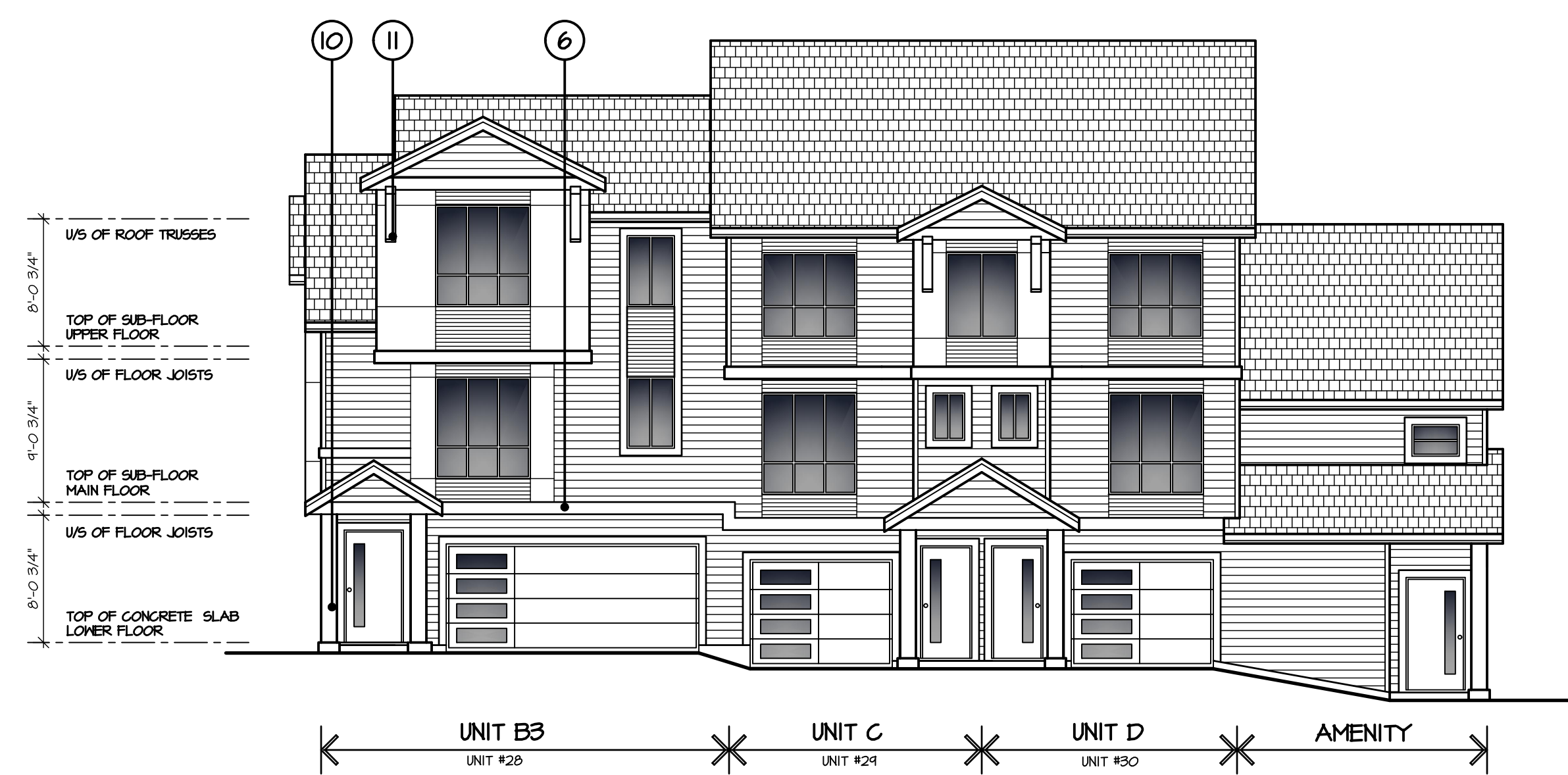
NORTH ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



SOUTH ELEVATION



EAST ELEVATION

ISSUED FOR	BY	DATE	ISSUE	REV'D	REV'D	DATE	REV'D

DESIGN : HD	DRAWN :	DATE : June 21 19	SCALE : 1/8" = 1'-0"
CLIENT : LESAN DEVELOPMENTS LTD.			
PROJECT : TOWNHOUSE DEVELOPMENT 13666 60TH AVENUE, SURREY			
SHEET CONTENTS : ELEVATIONS BUILDING #7			

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

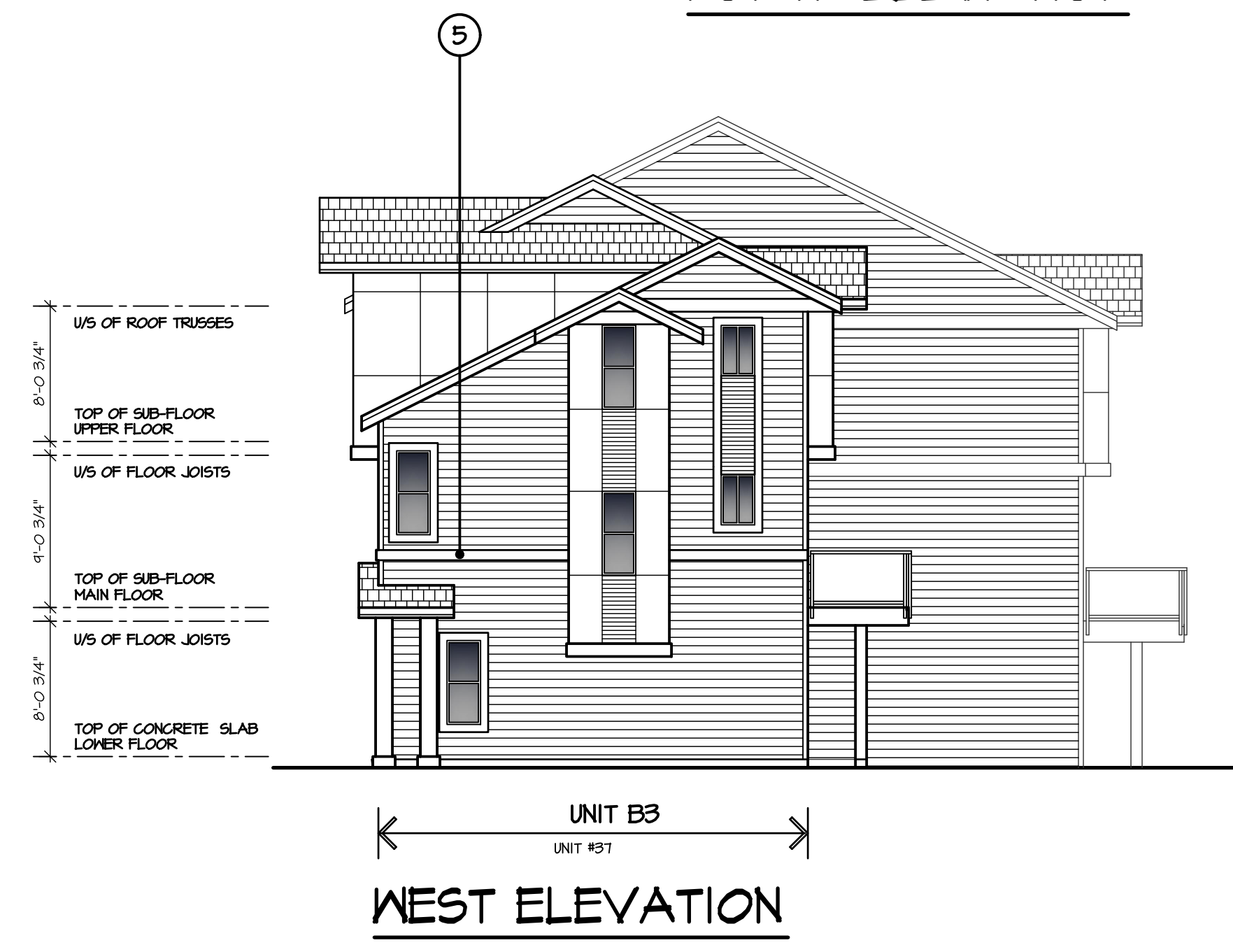
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.07

BUILDING #7

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NORTH ELEVATION



WEST ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



EAST ELEVATION



SOUTH ELEVATION

REV#	DATE	ISSUE	BY	ISSUED FOR

DESIGN :	MD
DRAWN :	MD
DATE :	June 21 18
SCALE :	1/8" = 1'-0"

CLIENT : LESAN DEVELOPMENTS LTD.
 PROJECT : TOWNHOUSE DEVELOPMENT
 15866 60TH AVENUE, SURREY
 SHEET CONTENTS : ELEVATIONS
 BUILDING #8

barnett dembek
 ARCHITECTS INC.

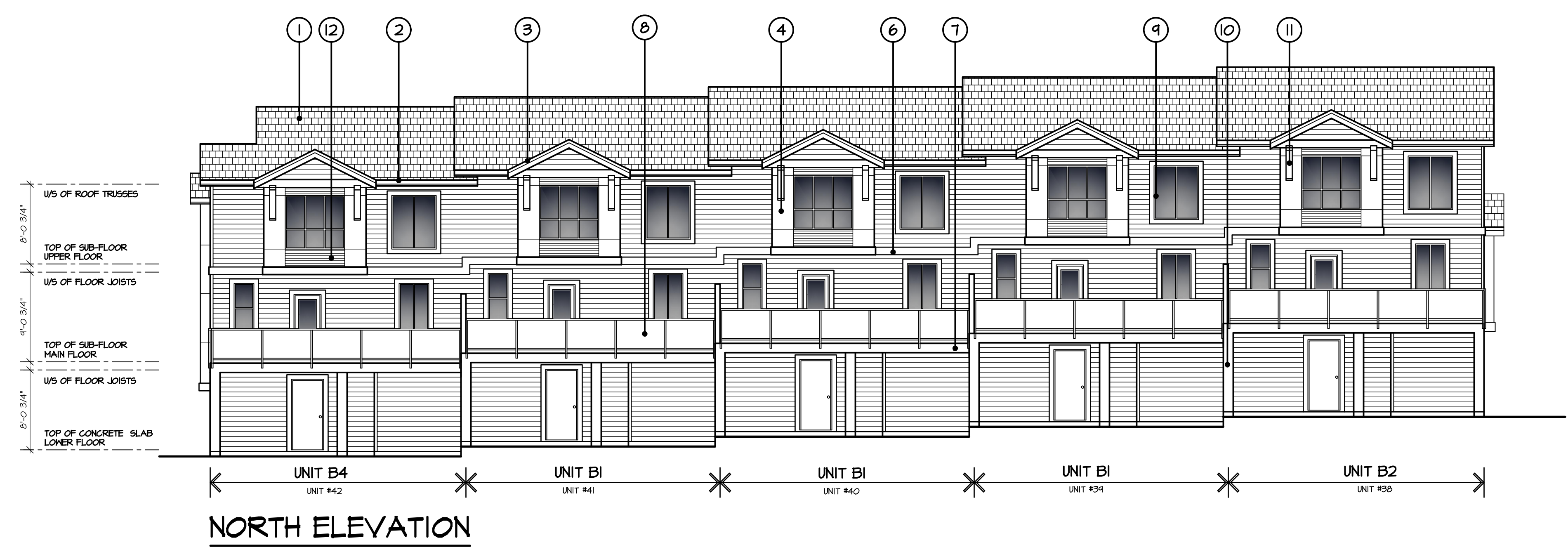
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

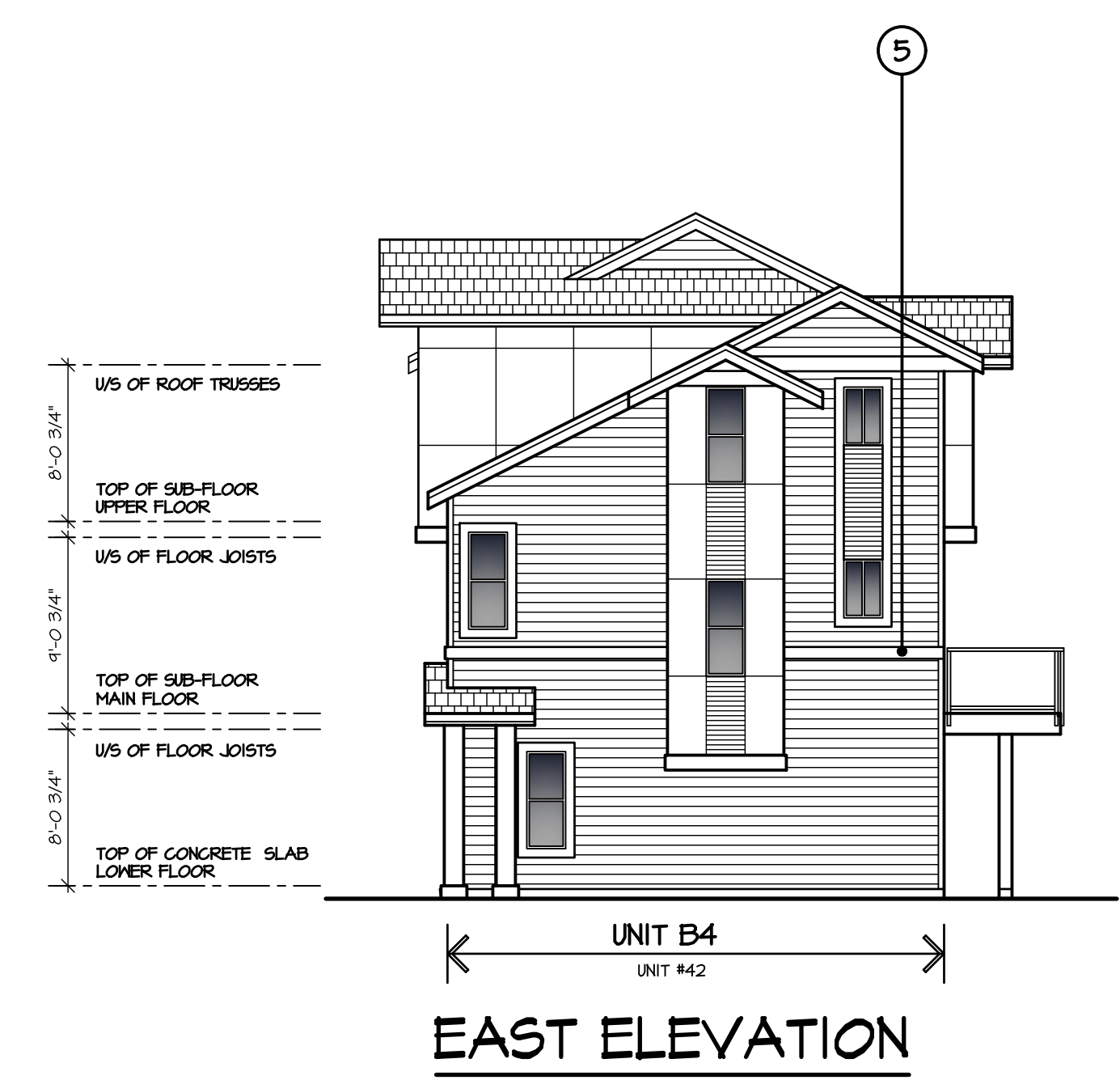
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.08

BUILDING #8

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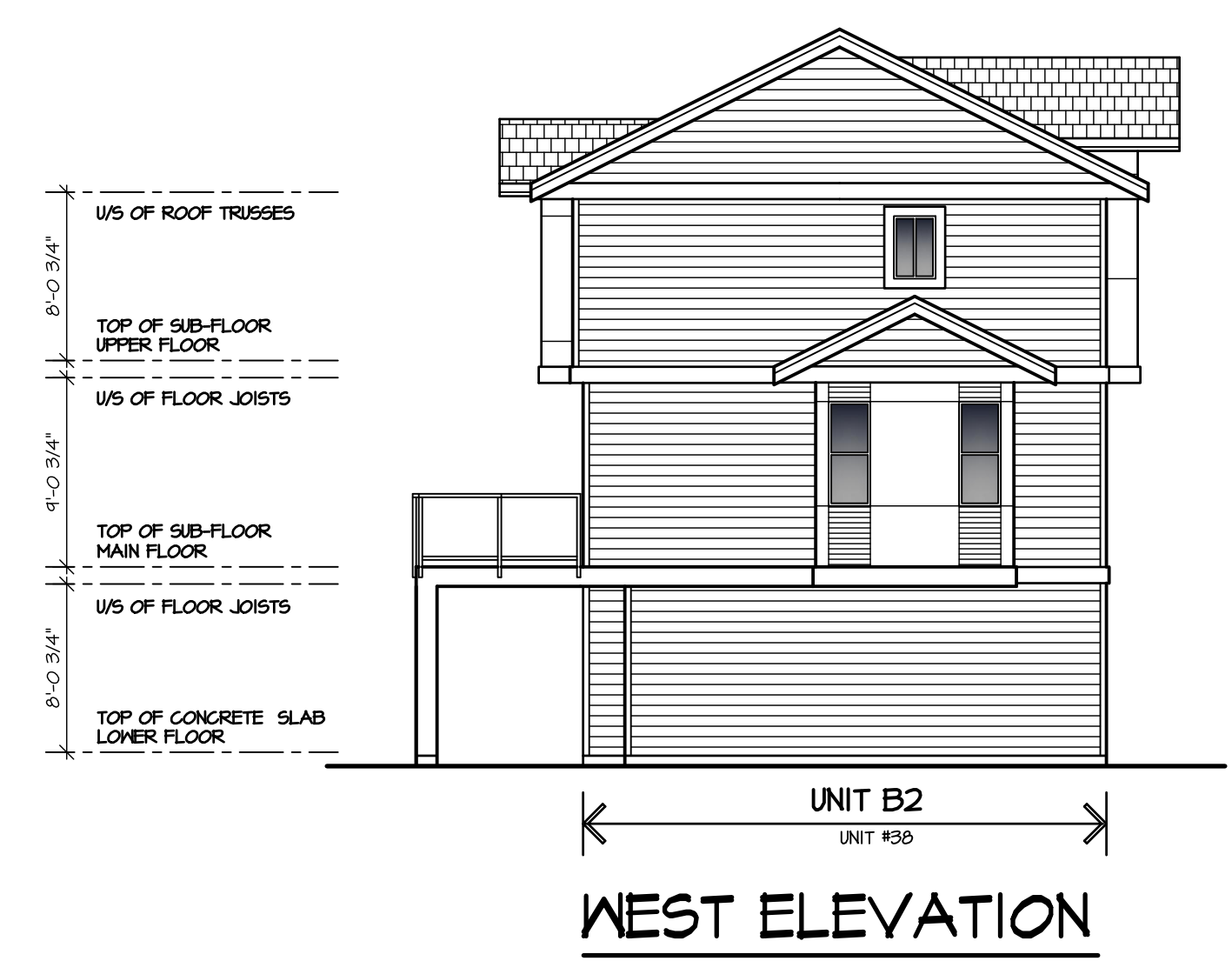
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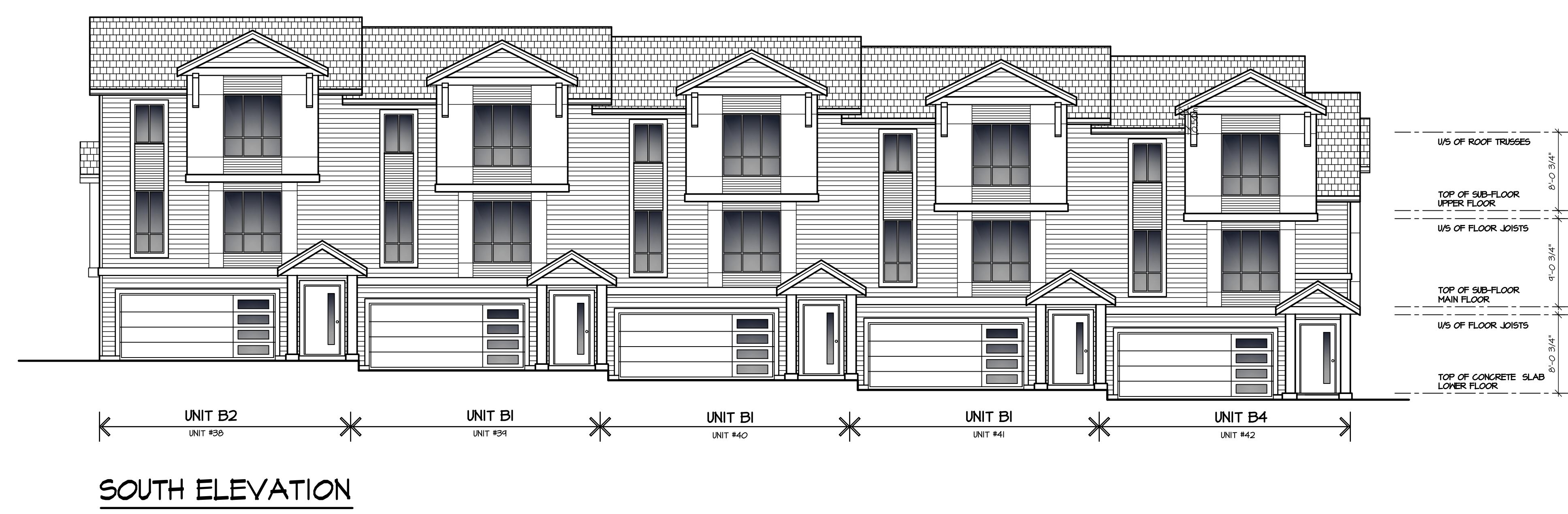
EAST ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASICA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/W 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



WEST ELEVATION



SOUTH ELEVATION

BUILDING #9

REV#	DATE	BY	ISSUED FOR

DESIGN : JMD
 DRAWN :
 DATE : June 21 18
 SCALE : 1/8" = 1'-0"

CLIENT : LESAN DEVELOPMENTS LTD.
 PROJECT : TOWNHOUSE DEVELOPMENT
 15866 60TH AVENUE, SURREY
 SHEET CONTENTS :
 ELEVATIONS
 BUILDING #9

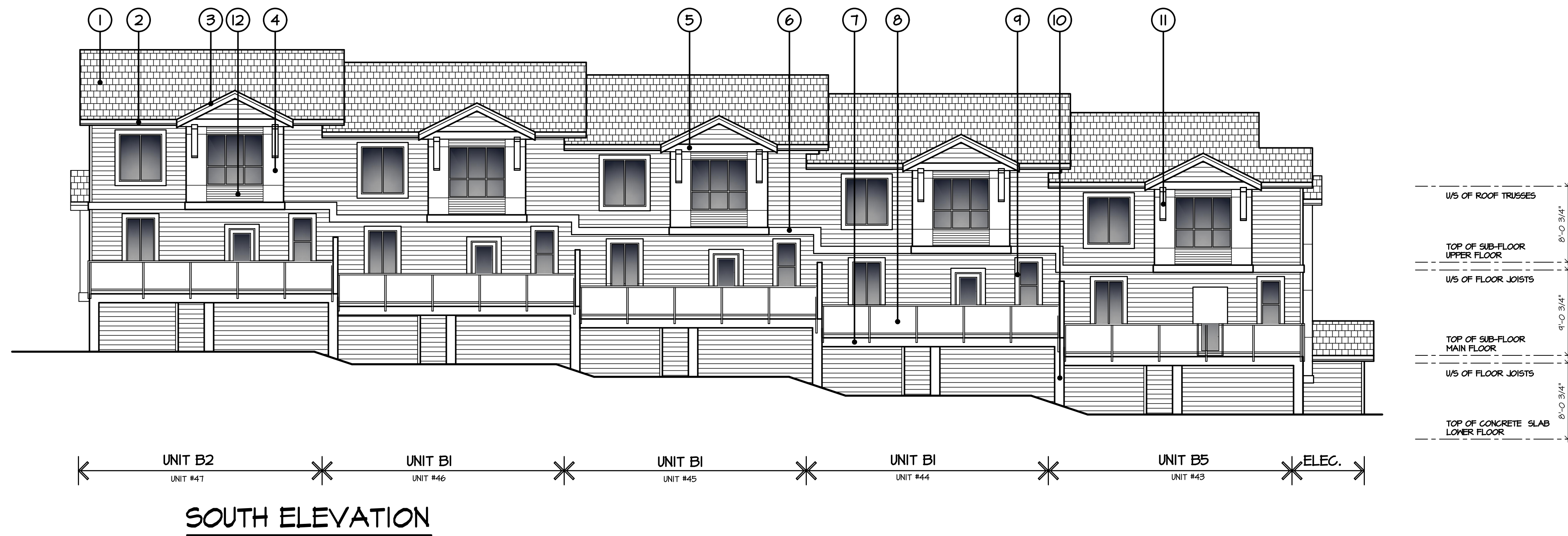
barnett dembek
 ARCHITECTS INC.

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

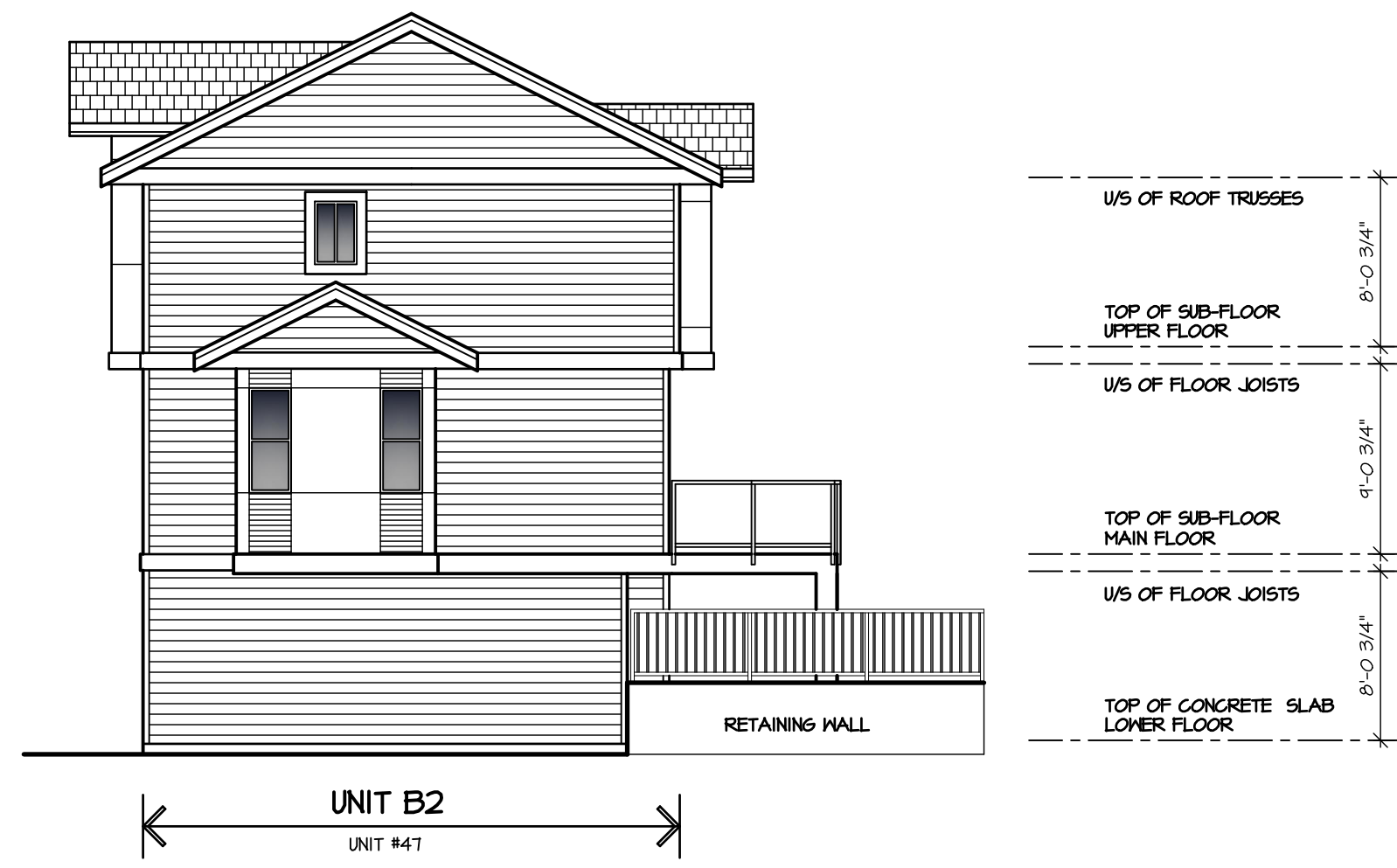
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-4.09
PROJECT NO.	REV. NO.
16058	

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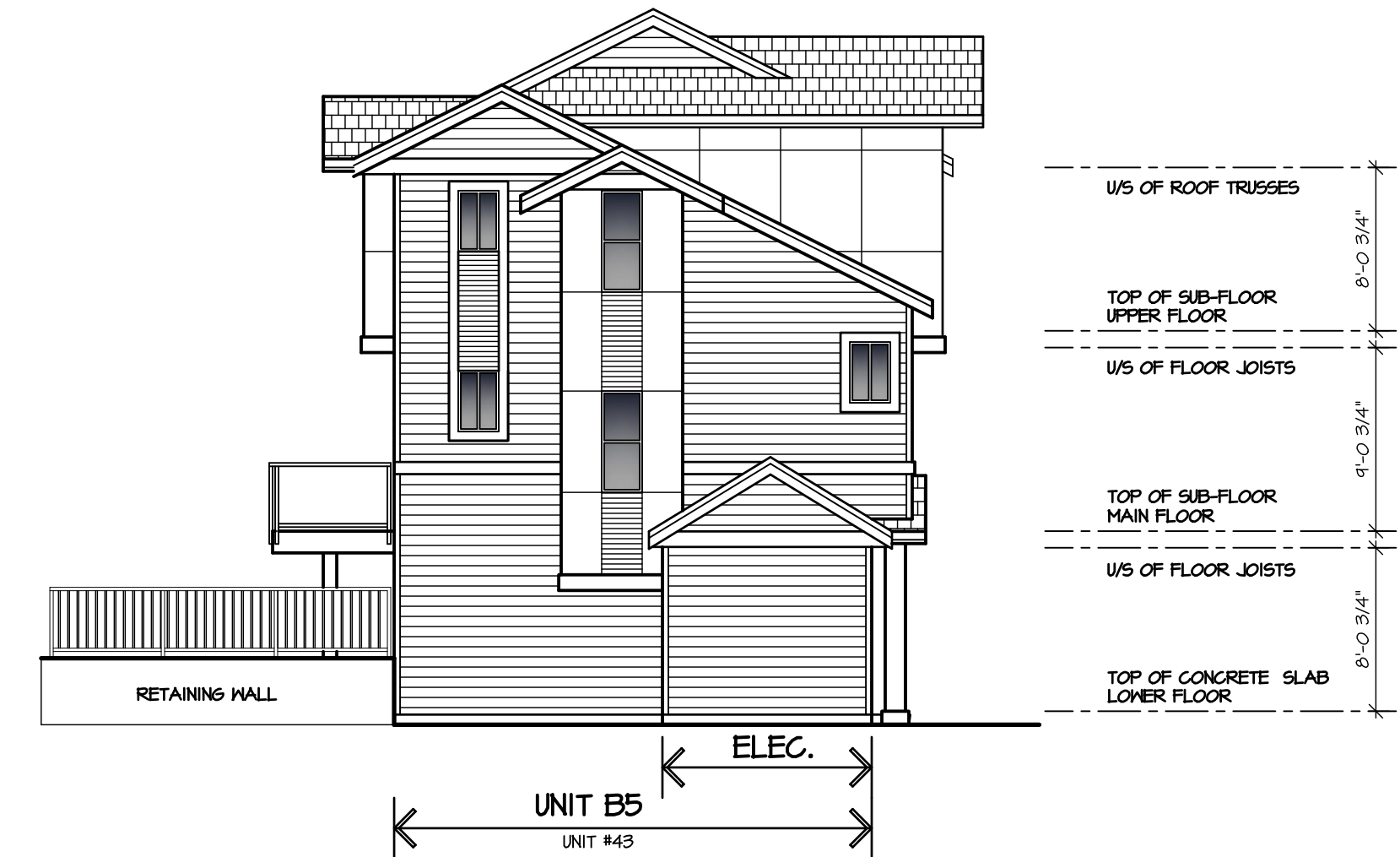
SOUTH ELEVATION



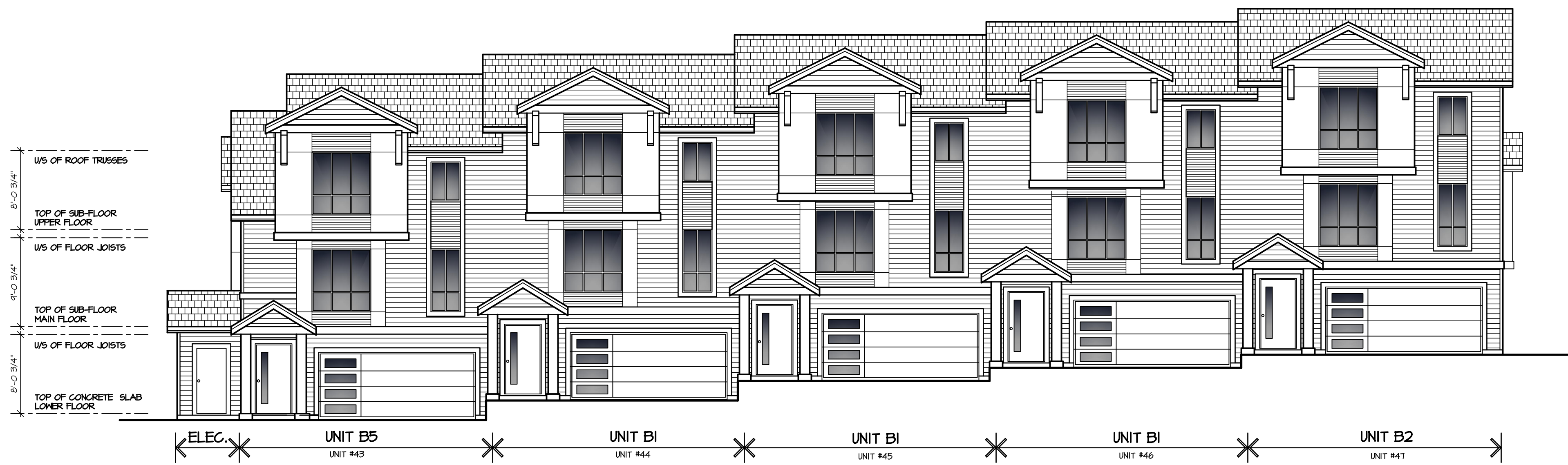
WEST ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASICA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING

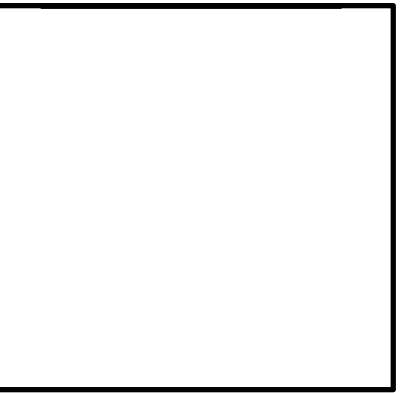


EAST ELEVATION



NORTH ELEVATION

ISSUED FOR	BY	DATE	ISSUE



C58-E11.dwg

DESIGN : MD	DRAWN :	DATE :	JUNE 21 18	SCALE :	1/8" = 1'-0"
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CLIENT :	LESAN DEVELOPMENTS LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT 15066 60TH AVENUE, SURREY
SHEET CONTENTS :	ELEVATIONS BUILDING #10

barnett dembek
ARCHITECTS INC.

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

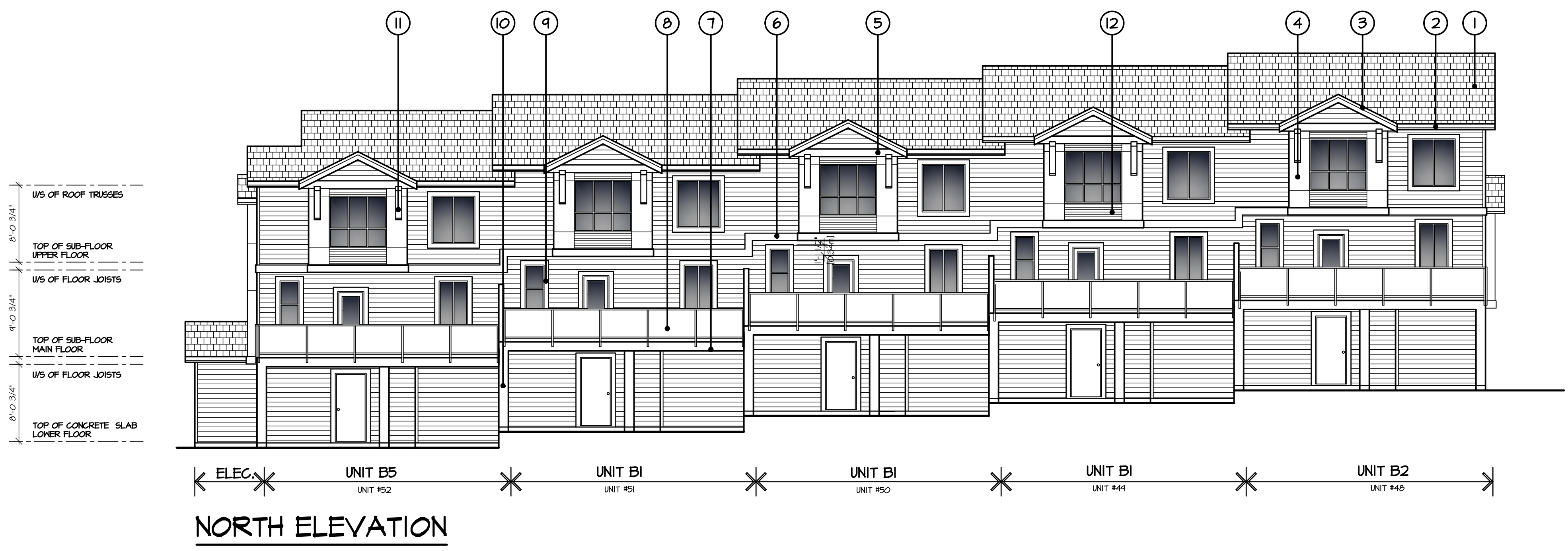
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.10

BUILDING #10

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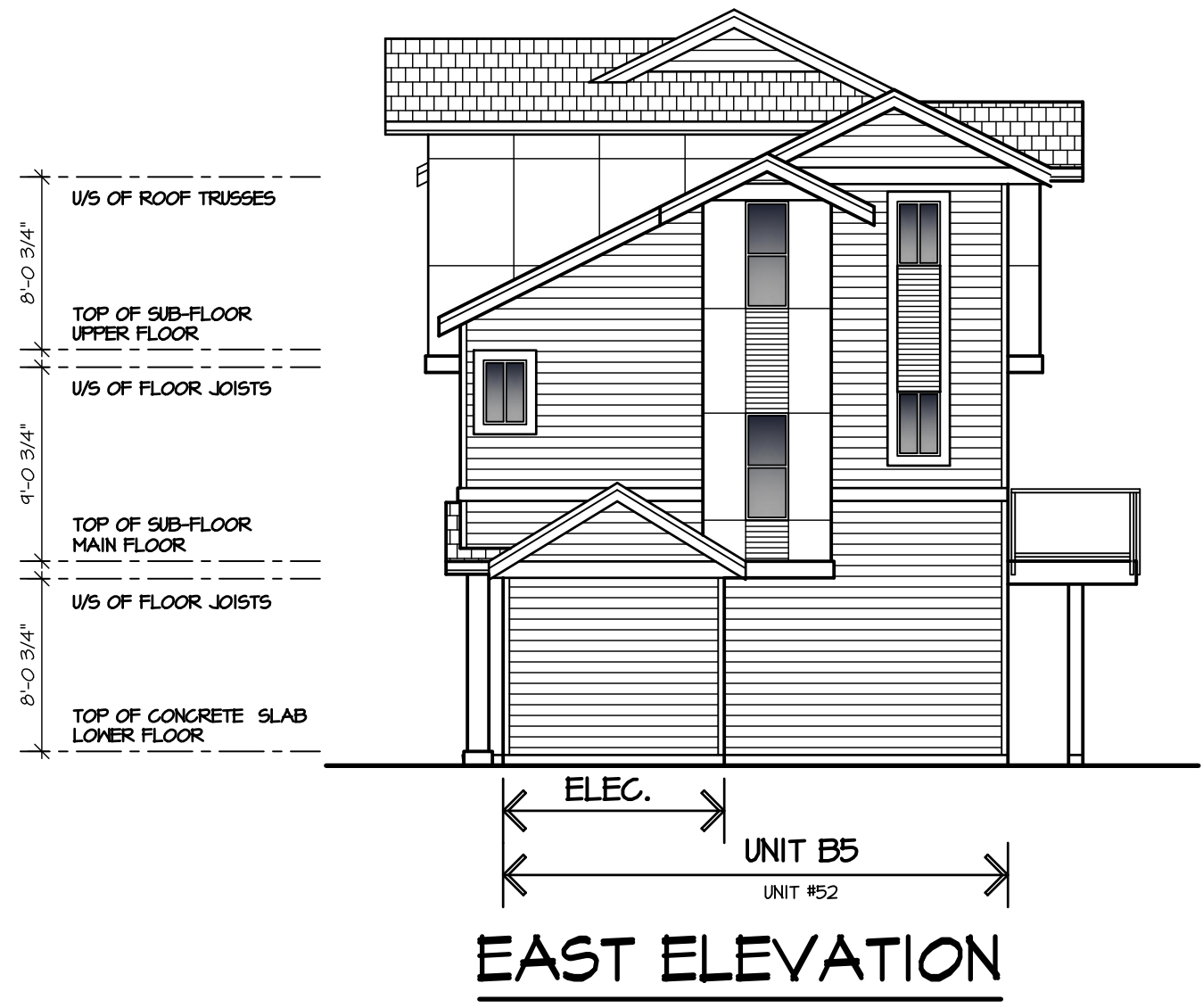
ISSUED FOR	BY	DATE	ISSUE	REV'D	DATE	REV'D



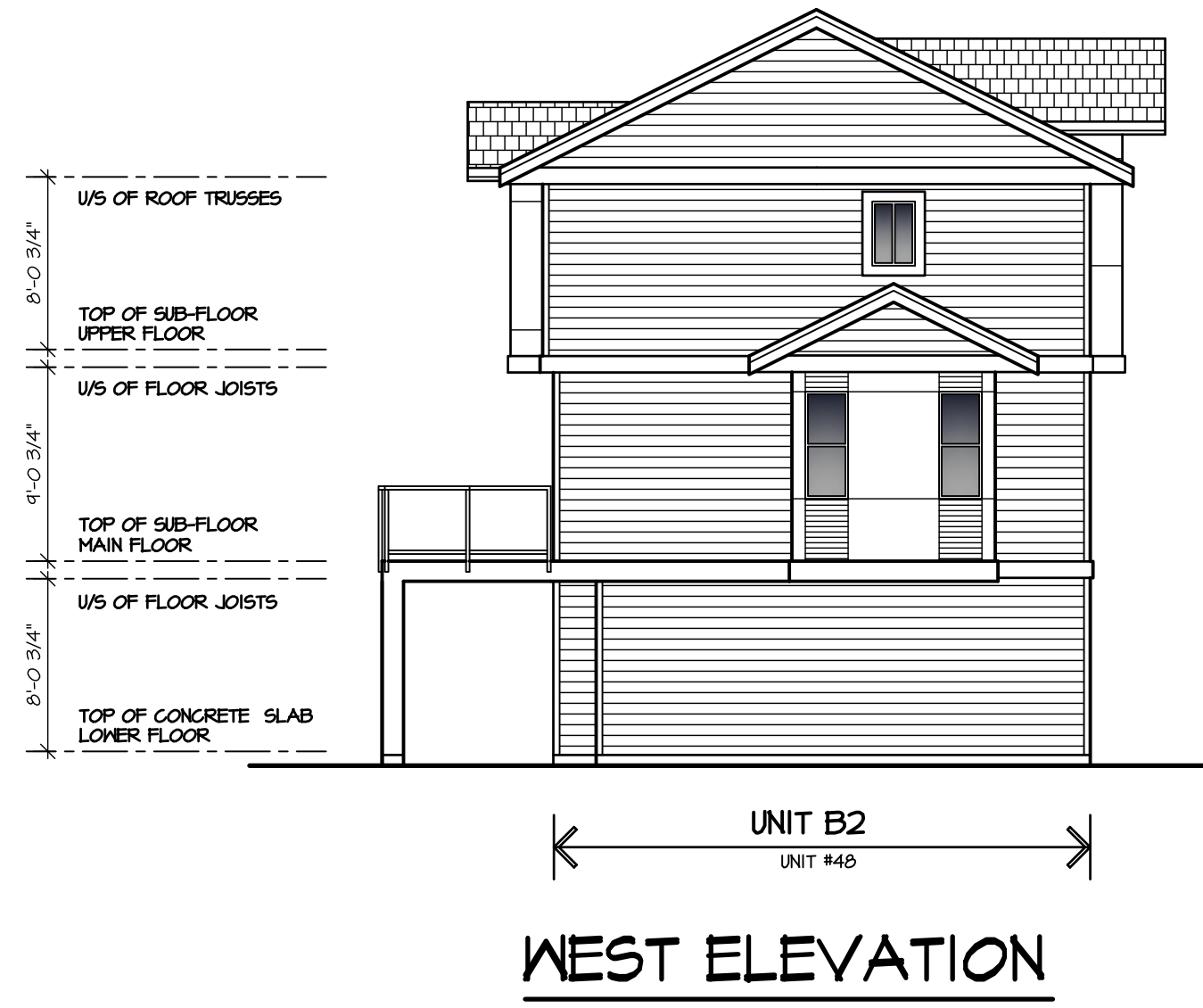
NORTH ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BUILDING #11

CSB-EVL.dwg

DESIGN :	MD	DRAWN :		DATE :	June 21 19	SCALE :	1/8" = 1'-0"
CLIENT :	LESAN DEVELOPMENTS LTD.			PROJECT : TOWNHOUSE DEVELOPMENT 15866 60TH AVENUE, SURREY			
SHEET CONTENTS :	ELEVATIONS			BUILDING #11			

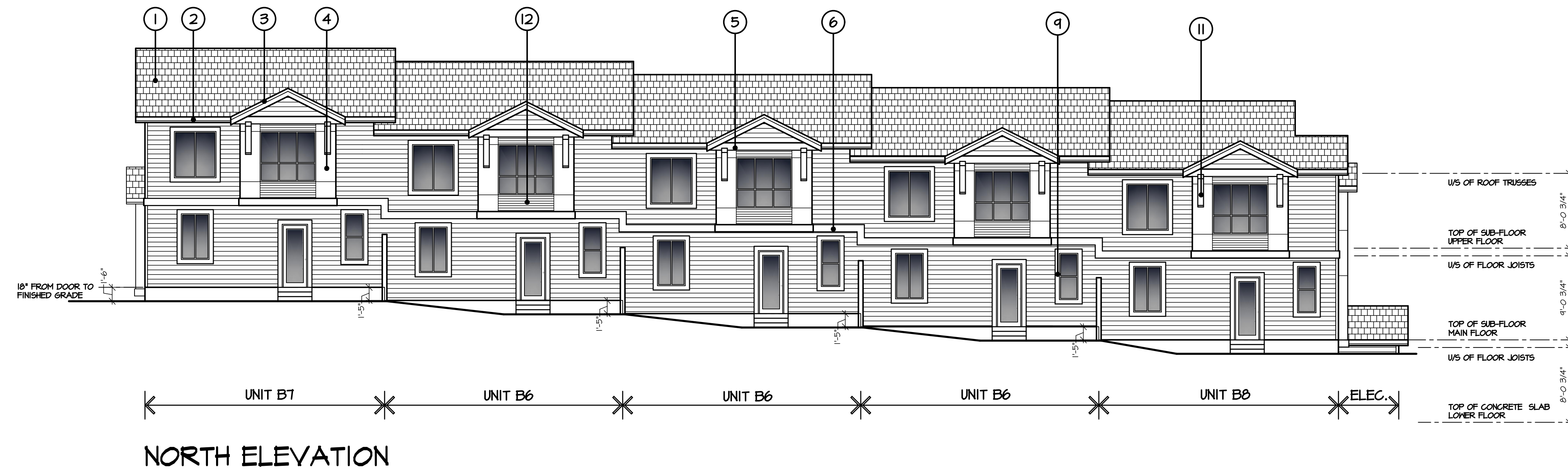
barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.11

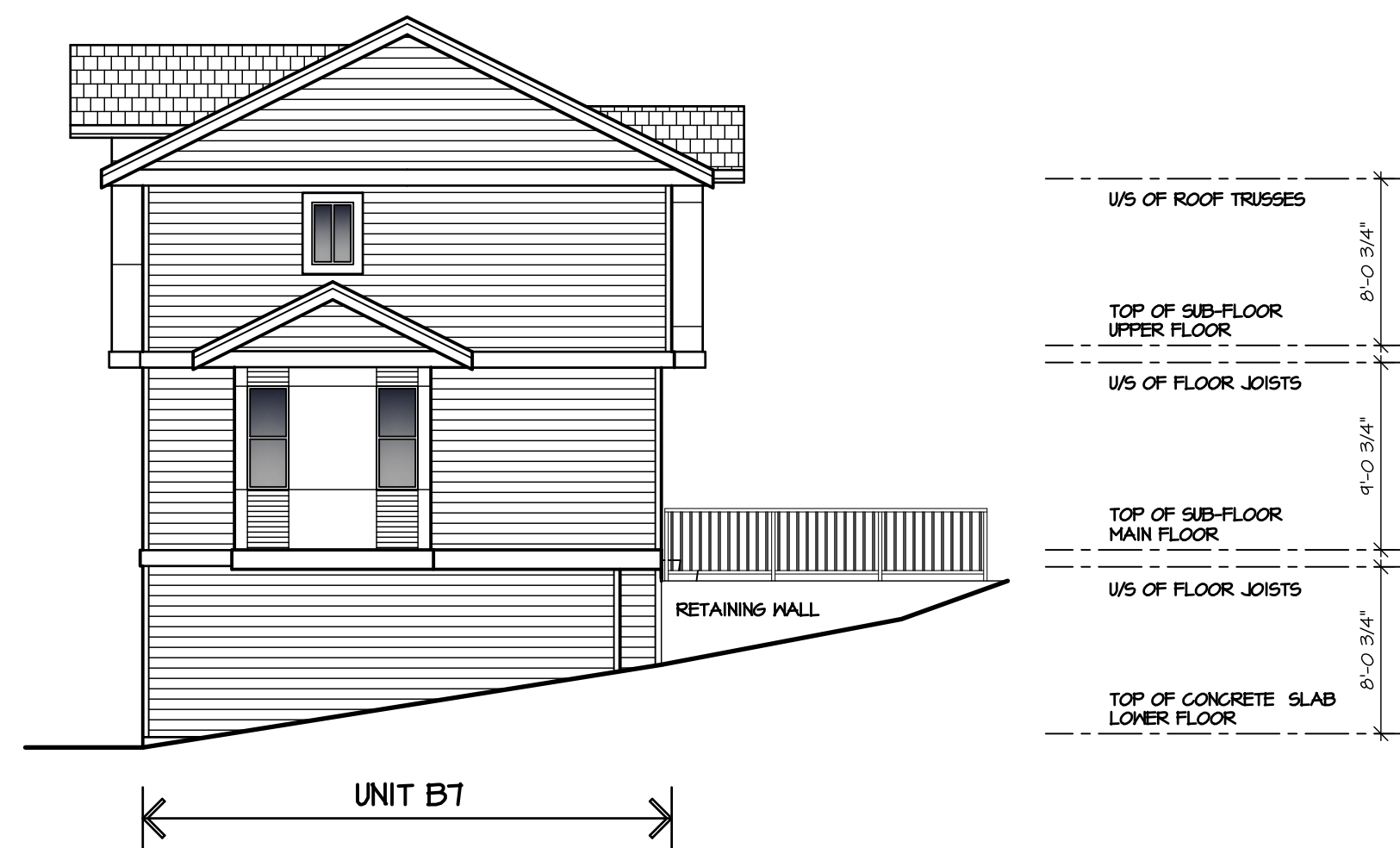
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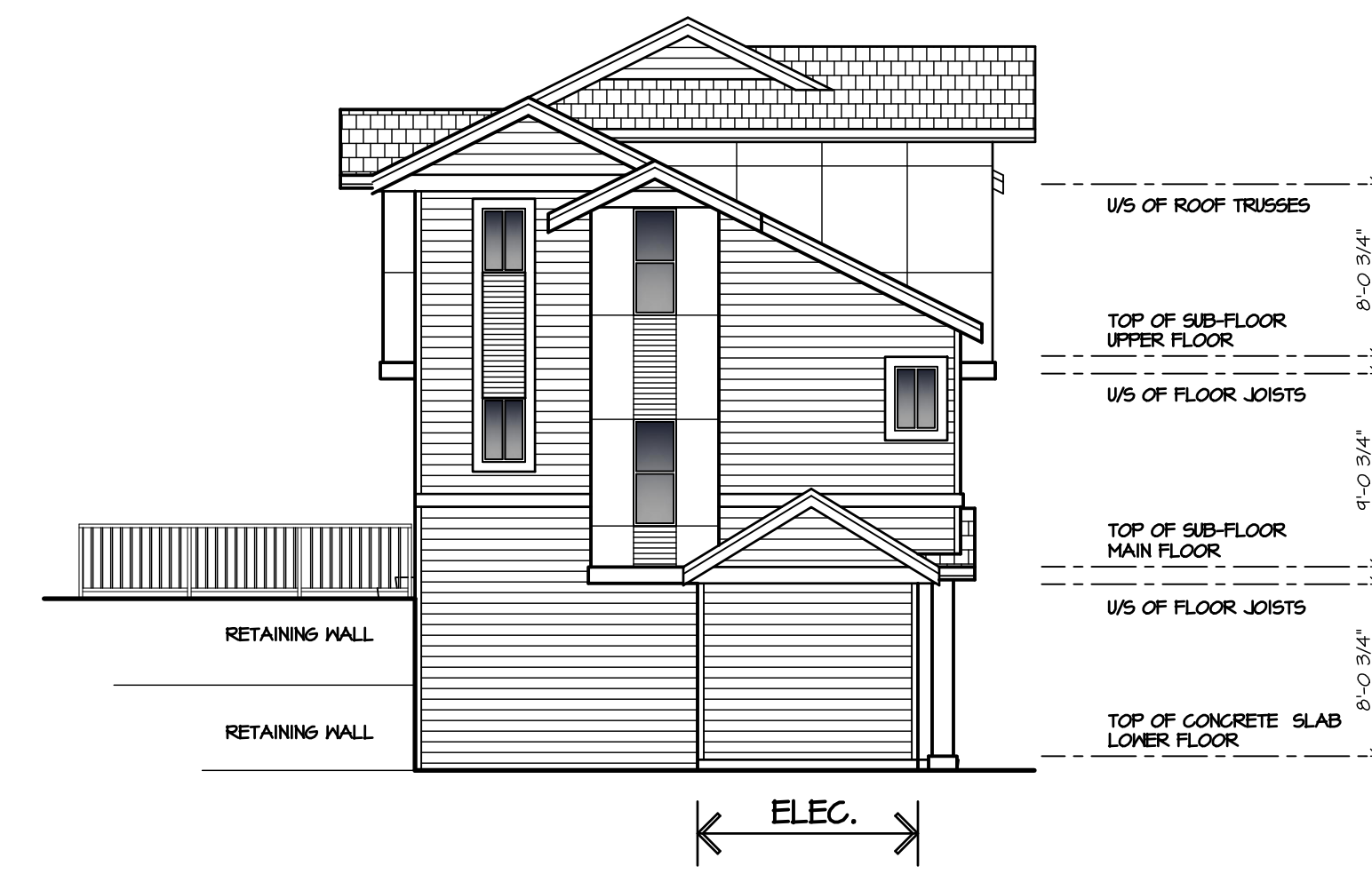
NORTH ELEVATION

SCHEDULE OF FINISHES

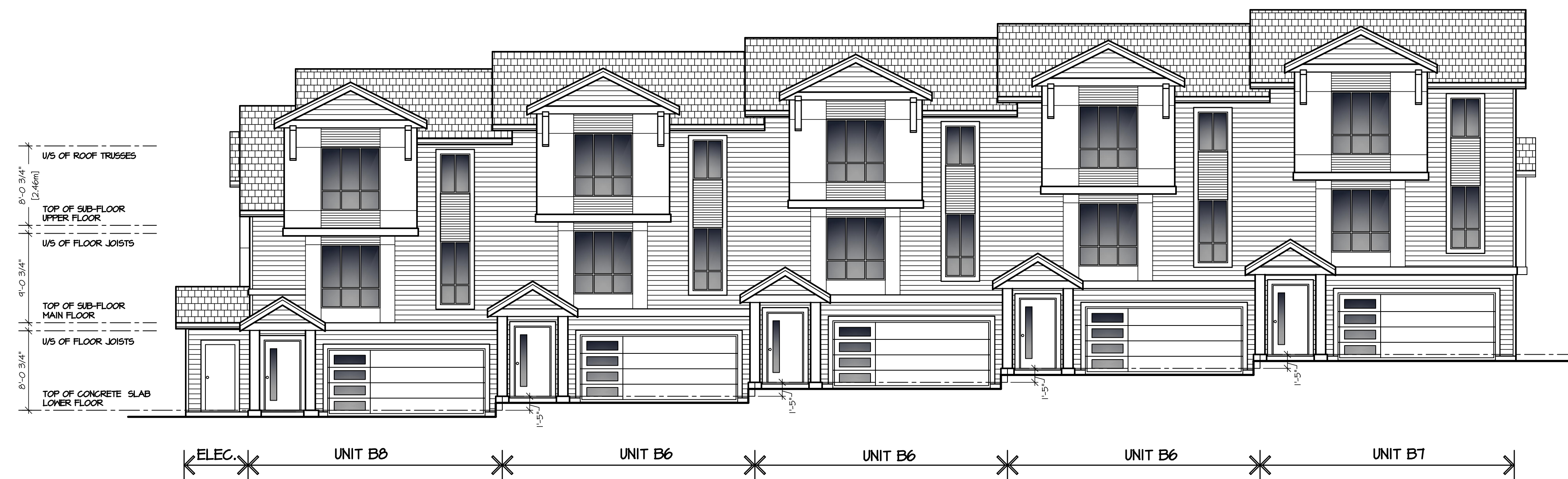
- ① ASPHALT SHINGLE ROOFING
- ② PRE-FINISHED ALUMINUM GUTTER ON 2x8 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI PANEL SIDING
- ⑤ 2x8 WOOD TRIM
- ⑥ 2x10 WOOD TRIM
- ⑦ 2x12 WOOD TRIM
- ⑧ 3'-6" HIGH GLASS RAIL
- ⑨ VINYL FRAMED WINDOWS C/M 2x6 TRIM
- ⑩ WOOD COLUMN
- ⑪ DECORATIVE KNEE BRACE
- ⑫ HARDI 'WOOD FINISH' SIDING



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

ISSUED FOR	BY	DATE	ISSUE	REV'D	DATE	REV'D

DESIGN : M.D.	DRAWN : 	DATE : June 21 18	SCALE : 1/8" = 1'-0"
CLIENT : LESAN DEVELOPMENTS LTD.			
PROJECT : TOWNHOUSE DEVELOPMENT 15866 60TH AVENUE, SURREY			
SHEET CONTENTS : ELEVATIONS BUILDING #12			

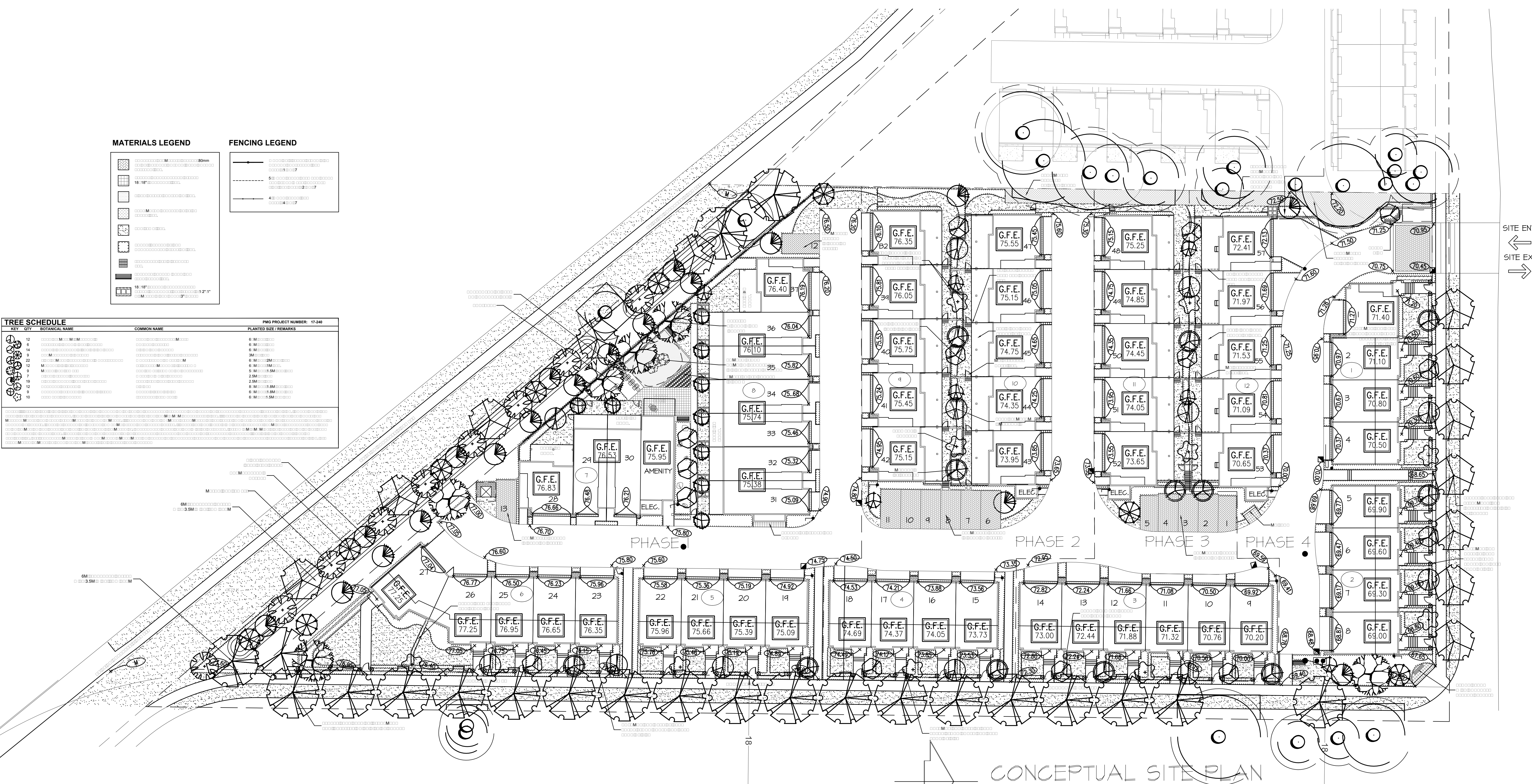
barnett dembek
ARCHITECTS, INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16058	AC-4.12

BUILDING #12



MATERIALS LEGEND

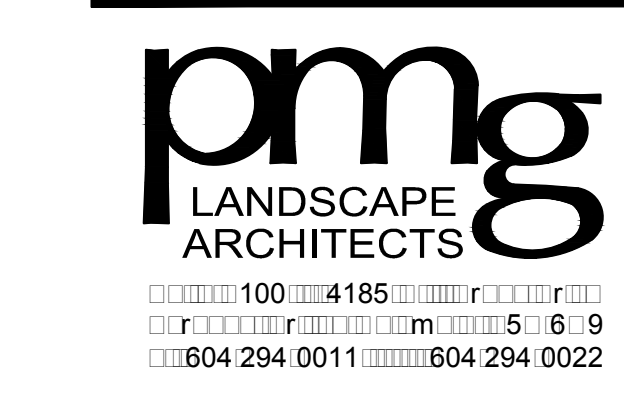
	80mm
	18-1/2\"/>
	18-1/4\"/>
	18-1/8\"/>
	18-1/16\"/>
	18-1/32\"/>
	18-1/64\"/>
	18-1/128\"/>
	18-1/256\"/>
	18-1/512\"/>
	18-1/1024\"/>
	18-1/2048\"/>
	18-1/4096\"/>

FENCING LEGEND

	7\"/>
	4\"/>

TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
1	1	M	M	6 M	
2	1	M	M	6 M	
3	1	M	M	6 M	
4	1	M	M	6 M	
5	1	M	M	6 M	
6	1	M	M	6 M	
7	1	M	M	6 M	
8	1	M	M	6 M	
9	1	M	M	6 M	
10	1	M	M	6 M	
11	1	M	M	6 M	
12	1	M	M	6 M	
13	1	M	M	6 M	
14	1	M	M	6 M	
15	1	M	M	6 M	
16	1	M	M	6 M	
17	1	M	M	6 M	
18	1	M	M	6 M	
19	1	M	M	6 M	
20	1	M	M	6 M	
21	1	M	M	6 M	
22	1	M	M	6 M	
23	1	M	M	6 M	
24	1	M	M	6 M	
25	1	M	M	6 M	
26	1	M	M	6 M	
27	1	M	M	6 M	
28	1	M	M	6 M	
29	1	M	M	6 M	
30	1	M	M	6 M	
31	1	M	M	6 M	
32	1	M	M	6 M	
33	1	M	M	6 M	
34	1	M	M	6 M	
35	1	M	M	6 M	
36	1	M	M	6 M	
37	1	M	M	6 M	
38	1	M	M	6 M	
39	1	M	M	6 M	
40	1	M	M	6 M	
41	1	M	M	6 M	
42	1	M	M	6 M	
43	1	M	M	6 M	
44	1	M	M	6 M	
45	1	M	M	6 M	
46	1	M	M	6 M	
47	1	M	M	6 M	
48	1	M	M	6 M	
49	1	M	M	6 M	
50	1	M	M	6 M	
51	1	M	M	6 M	
52	1	M	M	6 M	
53	1	M	M	6 M	
54	1	M	M	6 M	
55	1	M	M	6 M	
56	1	M	M	6 M	
57	1	M	M	6 M	



ACTIVE FIRE AND SAFETY

57 UNIT TOWNHOMES

13866 60TH AVENUE
SURREY, BC

LANDSCAPE PLAN

17.NOV.03
1:250
RK
RK
PC

2	18.JUN.28	REV PER ARCH PLANS & CITY COMMENTS	RK
1	18.MAR.23	REV PER ARCH/CIVIL PLANS & CITY COMMENTS	RK

L1

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jul 03, 2018** PROJECT FILE: **7817-0318-00**

RE: **Engineering Requirements
Location: 13866 60 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE

Property and Right-of-Way Requirements

- dedicate area under statutory right-of-way (SRW) Plan BCP23688 along King George Boulevard for ultimate 42.0 m road allowance;
- dedicate 1.942 m for ultimate 12.0 m road allowance from centerline of 60 Avenue; and
- dedicate 5.0 m along 138 B Street towards the ultimate 20.0 m road allowance.

Works and Services

- construct south side of 60 Avenue to collector road standard;
- construct west side of 138B Street to local road standard; and
- construct storm, water, and sanitary mains to meet frontage road requirements, as well as service connections to the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

M51



Planning

June 12, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0318 00

SUMMARY

The proposed 57 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	14
Secondary Students:	7

September 2017 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	65 K + 557
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2018	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000

School Enrolment Projections and Planning Update:

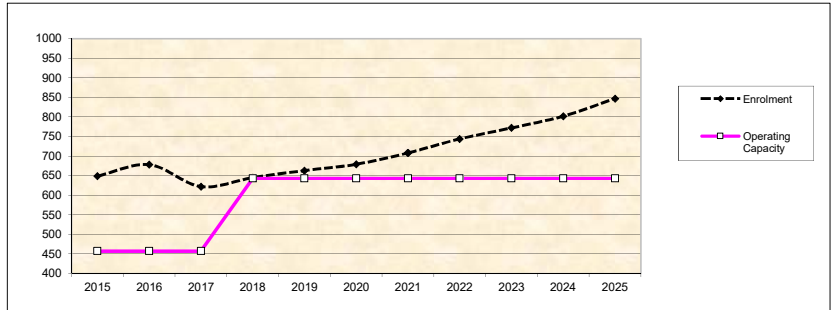
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Woodward Hill opened in 2010 to deal with in-catchment demand in the South Newton Area. As of August 2017, the District began construction, at this school, on a 200 capacity addition which is targeted to open September 2018. When the addition opens, the District anticipates to still have some portables remain on site. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

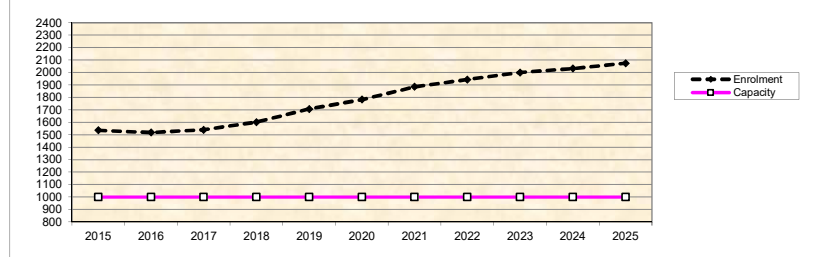
Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. Again the District's 2018/19 Capital Plan submission to Ministry of Education is requesting a new 700 capacity addition for the high school and we are awaiting funding approval.

Woodward Hill Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	9	8	1
Cherry, Bitter	3	3	0
Elm	4	4	0
Maple, Norway	1	0	1
Coniferous Trees			
Cedar, Western Red	2	2	0
Douglas-fir	1	1	0
Total (Not including Alder and Cottonwood)	20	18	2
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	

***TOTALS DO NOT INCLUDE OFFSITE TREES**



Tree Preservation Summary

Surrey Project No: 17-0318-00

Address: 13866 - 60 Avenue

Registered Arborist: Jeff Ross #PN-7991A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	21
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = <u>36</u> 	37
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist:

Date: May 25, 2018



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

13866 60 AVE.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR1617	SL	NEW SITE PLAN
2	JUN1317	MK	NEW SITE PLAN
3	APR2518	MK	NEW SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

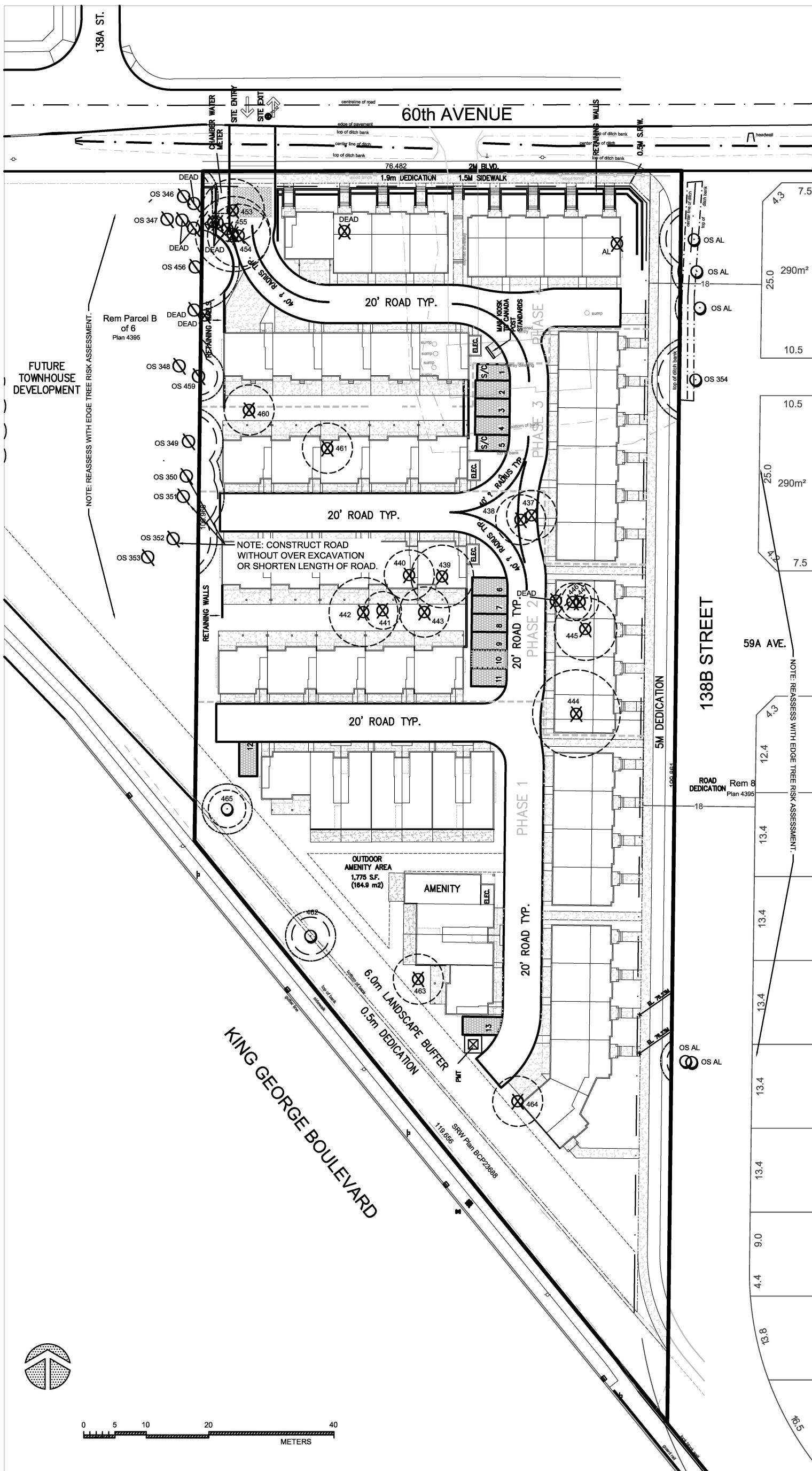
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DRAWN
SGL

SCALE
AS SHOWN

DATE
MARCH 27, 2014

T-1
SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NOTE: PROTECT FROM CONSTRUCTION IMPACT AND NOTIFY OWNER THAT MANY OF THESE TREES ARE DEAD.
- MINIMUM NO DISTURBANCE ZONE
- 1.0M EXCAVATION OFFSET

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

13866 60 AVE.,
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	MAR1617	SL	NEW SITE PLAN
2	JUN1317	MK	NEW SITE PLAN
3	APR2518	MK	NEW SITE PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PRESERVATION AND PROTECTION PLAN

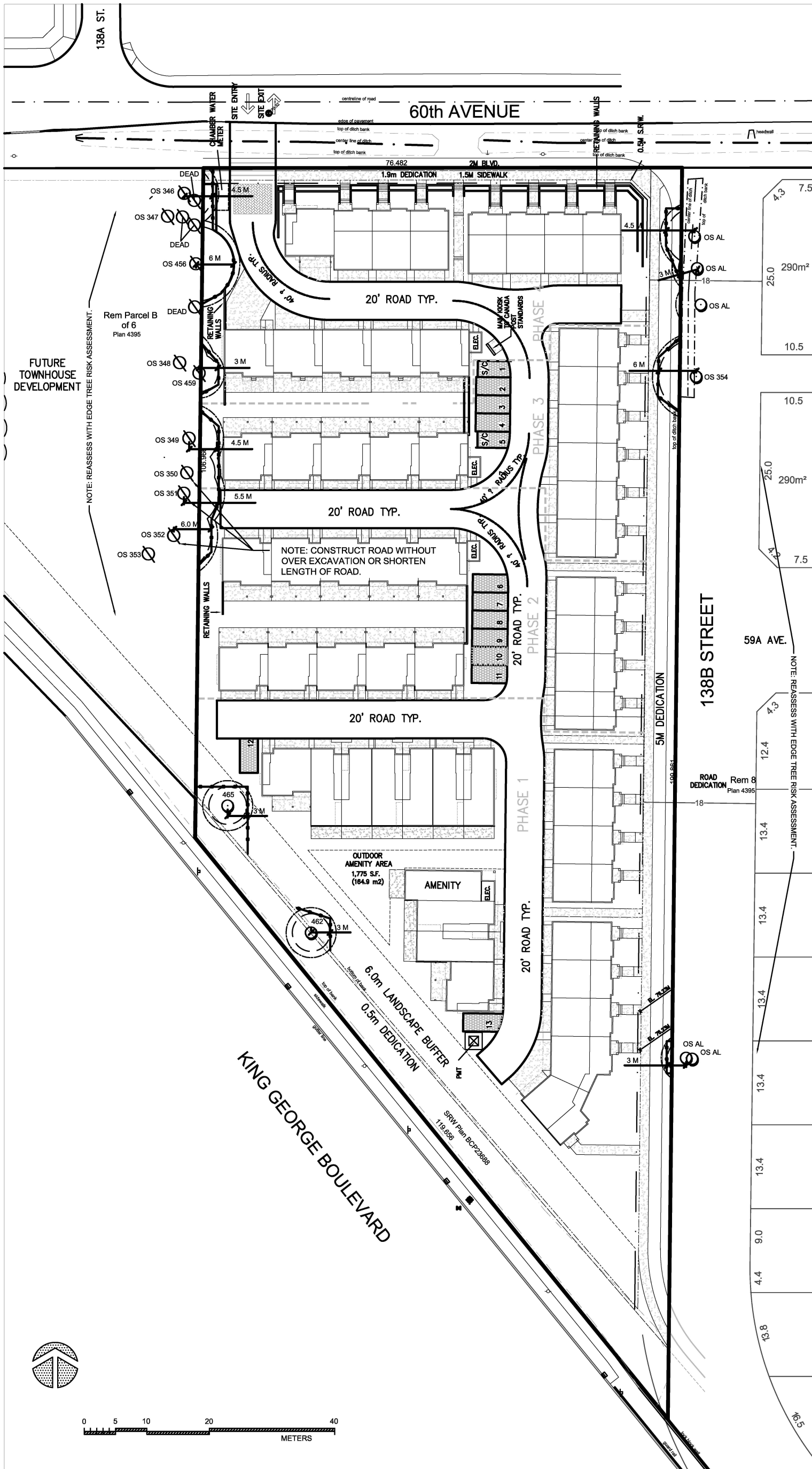
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DRAWN
SGL

SCALE
AS SHOWN

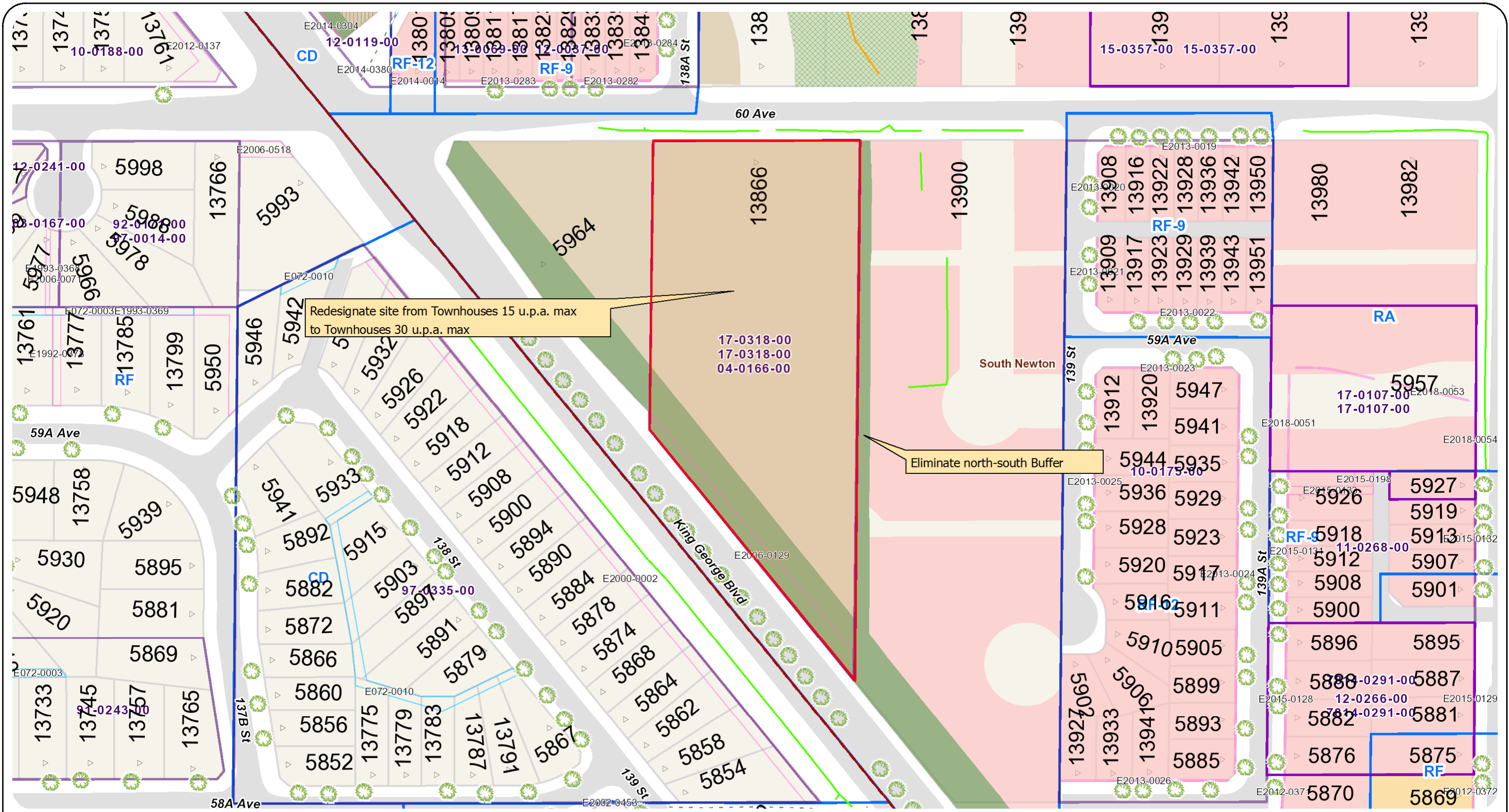
DATE
MARCH 27, 2014

T-2
SHEET 2 OF 2



LEGEND

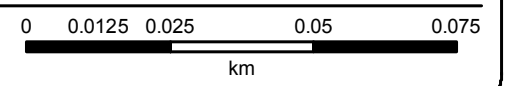
- TREE TO BE RETAINED
- NOTE: PROTECT FROM CONSTRUCTION IMPACT AND NOTIFY OWNER THAT MANY OF THESE TREES ARE DEAD.
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.0M EXCAVATION OFFSET



Development Application No. 7917-0318-00 Proposed NCP Amendment

Scale: 1:1,319

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2018-07-04

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0318-00

Issued To:

(the Owner)

Address of Owner:

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

Parcel Identifier: 011-064-773

Parcel "B" (209120E) Lot 7 Section 9 Township 2 New Westminster District Plan 4395
Lying North of Highway Shown on Plan 6363

13866 - 60 Avenue

(the "Land")

3. (a) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum north yard (60 Avenue) setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the patio posts;
 - (b) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum east yard (138B Street) setback is reduced from 7.5 metres (25 ft.) to

4.5 metres (15 ft.) to the building face and to 3.5 metres (11 ft.) to the patio posts;
and

(c) In Section F Yards and Setbacks of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum west yard (side yard) setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

DEVELOPMENT DATA

ZONING: RM-30
 SITE AREA: 11,280 S.F. 1,082 m² 2.780 AC 1,108 HA.
 ROAD DEDICATION: 12,132 S.F. 1,127 m² 0.271 AC 0.113 HA.
 NET: 107,148 S.F. 9,954 m² 2.46 AC 0.995 HA.

DENSITY: 23.2 U.P.A. 573 U.P.HA. (51 UNITS)
 ALLOWED: 0.90
 PROVIDED: 0.80

LOT COVERAGE: ALLOWED: 45%
 PROVIDED: 43%

SETBACKS:
 NORTH: (FACING 60TH AVENUE) / 4.11m (TO PATIO POST)
 EAST: (FACING 1308 ST STREET) / 4.5m (TO BLDG FACE) / 3.54m (TO PATIO POST)
 SOUTHWEST (FACING KING GEORGE BLVD) / 1.16m (TO BLDG FACE)

AMENITY SPACE:

INDOOR:
 REQUIRED: 3 m²/UNIT X 51 UNITS = 171 m² (1,873 S.F.)
 PROVIDED: 131.9 m² (1,420 S.F.)

OUTDOOR:
 REQUIRED: 3 m²/UNIT X 51 UNITS = 171 m² (1,873 S.F.)
 PROVIDED: 176.5 m² (1,900 S.F.)

UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M ²	NUMBER OF UNITS	TOTAL M ²	TOTAL S.F.
A	3	1497	139.1	14	1947.1	20958
A1	3	1509	140.2	5	701.0	7545
A2	3	1509	140.2	3	420.6	4527
A3	3	1516	140.8	2	281.7	3032
A4	3	1735	161.2	1	161.2	1735
A5	3	1748	162.4	1	162.4	1748
B	3	1484	138.2	1	138.2	1484
B1	3	1463	135.9	9	1223.3	13167
B2	3	1481	137.6	3	412.8	4443
B3	3	1488	138.2	2	276.5	2976
B4	3	1488	138.2	1	138.2	1488
B5	3	1488	138.2	2	276.5	2976
B6	3	1463	135.5	3	406.5	4389
B7	3	1481	137.1	1	137.1	1481
B8	3	1488	137.7	1	137.7	1488
C	3	1491	138.5	3	415.6	4473
C1	3	1552	144.2	1	144.2	1552
D	3	1488	138.2	4	553.0	5952
				57	7928.3	85364

GARAGE TYPE RATIO:		
PROVIDED:	TANDEM: 8	
	DOUBLE: 41	
		14%
		66%

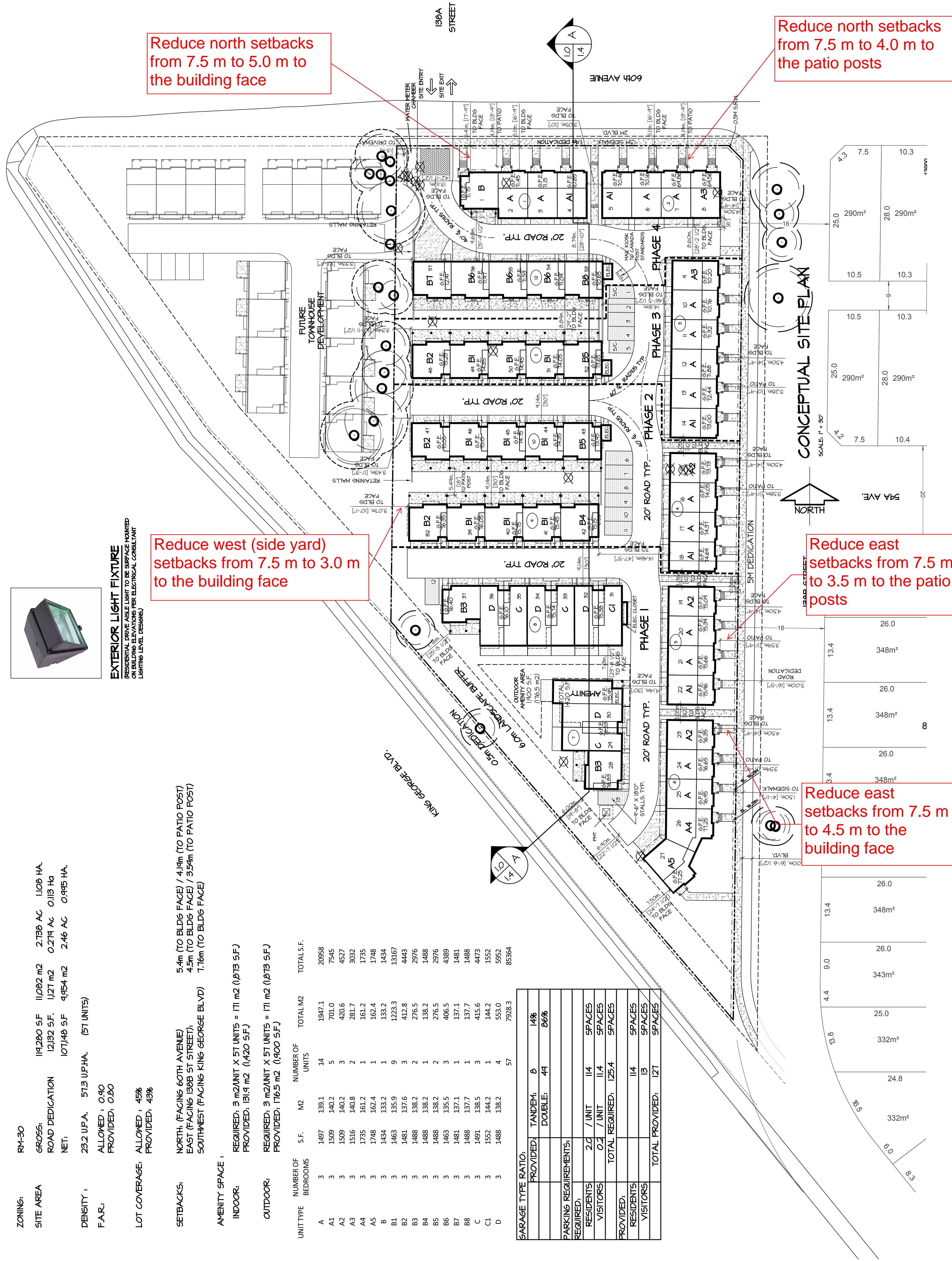
PARKING REQUIREMENTS:	
REQUIRED:	
RESIDENTS:	2.0 / UNIT
VISITORS:	0.2 / UNIT
TOTAL REQUIRED:	125.4 SPACES
PROVIDED:	
RESIDENTS:	114 SPACES
VISITORS:	13 SPACES
TOTAL PROVIDED:	127 SPACES

REV	DATE	BY	ISSUED FOR

DESIGN :	DATE :

CLIENT :	LESAN DEVELOPMENTS LTD.
PROJECT :	TOWNHOUSE DEVELOPMENT
PROJECT :	1966 60TH AVENUE, SURREY
SHEET CONTENTS :	CONCEPTUAL SITE PLAN AND CONCEPTUAL DATA
SCALE :	1" = 30'-0"
DATE :	JULY 5 18
DRAWN :	
DESIGN :	

CLIENT NO. :	16059
PROJECT NO. :	AC-1.0
SHEET NO. :	AC-1.0
REV. NO. :	



Reduce north setbacks from 7.5 m to 5.0 m to the building face

Reduce north setbacks from 7.5 m to 4.0 m to the patio posts

Reduce west (side yard) setbacks from 7.5 m to 3.0 m to the building face

Reduce east setbacks from 7.5 m to 3.5 m to the patio posts

Reduce east setbacks from 7.5 m to 4.5 m to the building face

EXTERIOR LIGHT FIXTURE
 (RESIDENTIAL DRIVE AISLE LIGHT TO BE SURFACE MOUNTED ON BUILDING ELEVATIONS PER ELECTRICAL CONSULTANT LIGHTING LEVEL DESIGN)



CONCEPTUAL SITE PLAN
 SCALE: 1" = 30'

SECTION	LENGTH	WIDTH	AREA
1	25.0	7.5	290m ²
2	10.5	10.3	108m ²
3	25.0	10.3	257m ²
4	10.5	10.3	108m ²
5	25.0	10.4	260m ²
6	13.4	26.0	348m ²
7	13.4	26.0	348m ²
8	3.4	26.0	88m ²
9	13.4	26.0	348m ²
10	4.4	9.0	39m ²
11	13.8	25.0	345m ²
12	24.8	8.0	198m ²
13	13.8	24.8	342m ²
14	6.0	8.5	51m ²

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