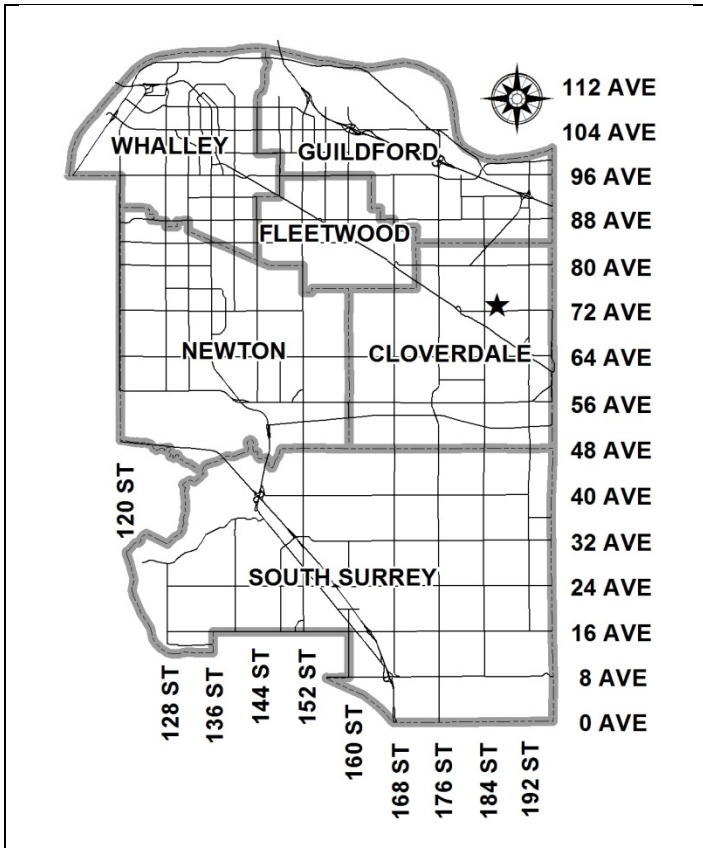


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0518-00

Planning Report Date: July 9, 2018



PROPOSAL:

- **NCP Amendment** to amend the road network and Biodiversity Conservation Strategy Corridor location in the West Clayton NCP;
- **Rezoning** from RA to RM-30;
- **Development Permit**; and
- **Development Variance Permit**.

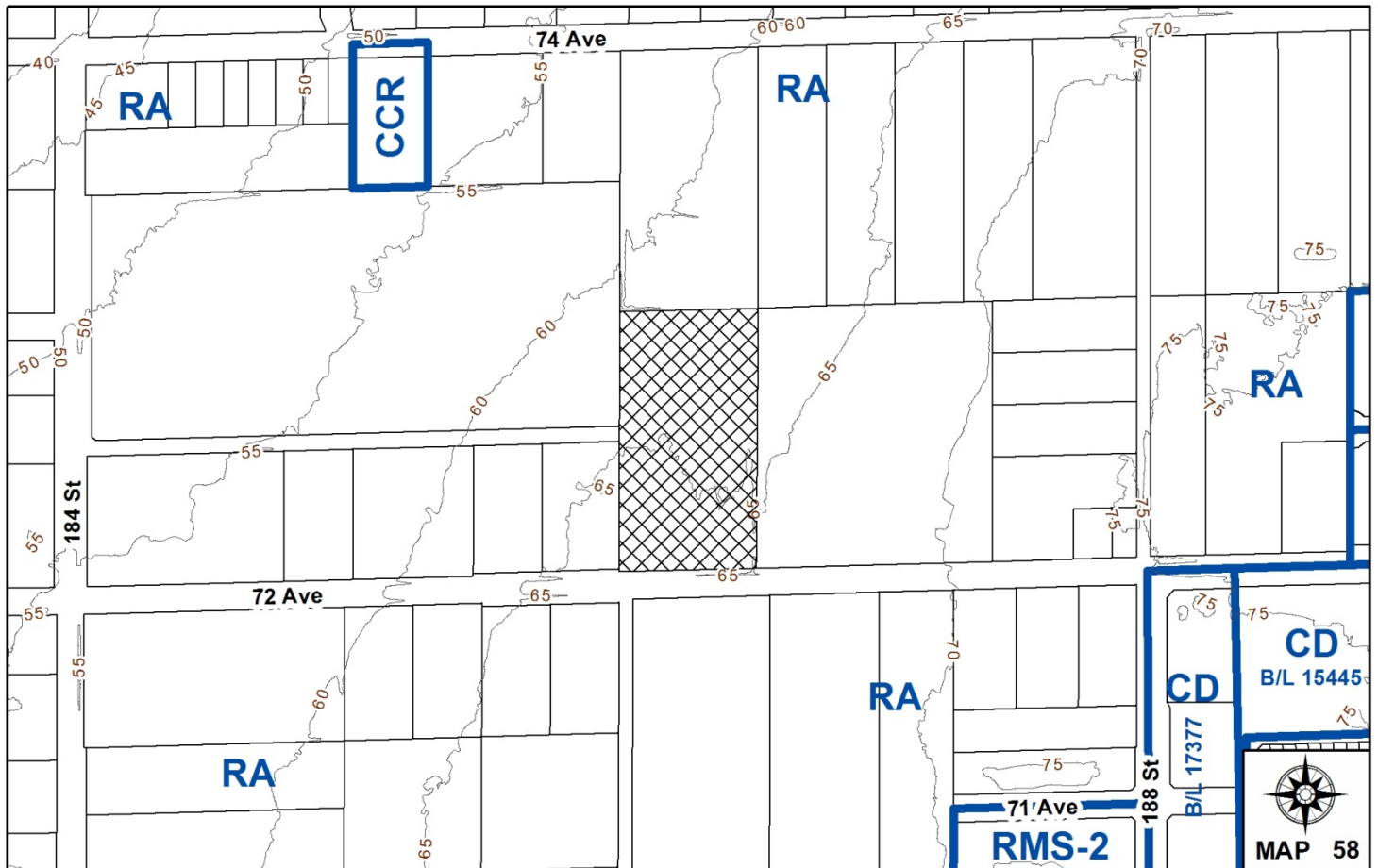
to permit the development of 83 townhouse units on two proposed lots.

LOCATION: 18611 - 72 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Residential (22 + 5 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning;
- Approval to eliminate indoor amenity space on proposed Lot 2;
- Approval to draft Development Permit; and
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum front, side and rear yard building setbacks of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the West Clayton Neighbourhood Network Plan (NCP) land use designation.
- An Amendment to the West Clayton NCP is proposed to alter the road network and to re-align the Biodiversity Conservation Strategy Green Infrastructure Network.
- The re-alignment of the Biodiversity Conservation Strategy Green Infrastructure Network and road network plan has been proposed in order to retain an existing Class B watercourse in its current location. The West Clayton NCP currently proposes to re-locate the watercourse. The amendment to the road network plan is a result of this change.
- The proposed changes are supported by impacted property owners and reflect the existing site conditions. The properties affected by the proposed changes are under in-stream development applications and also reflect the proposed NCP amendment.
- The proposed setbacks achieve a more urban, pedestrian streetscape consistent with similar townhouse projects and are reflective of the West Clayton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space on proposed Lot 2;
3. Council authorize staff to draft Development Permit No. 7917-0518-00 generally in accordance with the attached drawings (Appendix VIII).
4. Council approve Development Variance Permit No. 7917-0518-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south front yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for Building 6 and to 1.5 metres (5 ft.) for Buildings 3 and 4;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (d) to reduce the minimum north rear yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (e) to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 3 and to 1.5 metres (5 ft.) for Buildings 4, 7 and 8;
 - (g) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 5 and to 3.0 metres (10 ft.) for Building 6; and
 - (h) to reduce the minimum south front yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

-
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to ensure the energy efficiency requirements outlined in the West Clayton NCP are satisfied;
 - (j) a finalized Ecosystem Development Plan and an Impact Mitigation Plan and P-15 to the satisfaction of City staff;
 - (k) Water Act approval is required for the construction and crossing of future 72A Avenue;
 - (l) the applicant adequately address the impact of reduced indoor amenity space; and
 - (m) the applicant convey the riparian area, identified as Lot 3, to the City as a lot.
6. Council pass a resolution to amend the West Clayton NCP to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VII, when the project is considered for final adoption.

REFERRALS

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

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

21 Elementary students at Clayton Elementary
11 Secondary students at Salish Secondary

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2020.

Parks, Recreation & Culture: Parks will accept the riparian area as shown which must be conveyed to the City as a lot. Parks supports the replanting proposed in the EDP through a P-15 agreement.

Fire Comments: Final approved required.

SITE CHARACTERISTICS

Existing Land Use: Single family home on large suburban property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family home	Townhouse 22+5 upa	RA
East :	Single family home	Townhouse/Apartment Flex and Green Density Transfer	RA
South (Across 72 Avenue):	Clayton Park and future Clayton Recreation Centre	Park	RA
West:	Salish Secondary School and single family home	Townhouse 22+5 upa	RA

DEVELOPMENT CONSIDERATIONS

- The subject site, at 18611 – 72 Avenue, is located in West Clayton with a net site area of 12,354 square metres (3.053 ac.). There is an existing single family home and accessory structure on the site.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and Townhouse Residential 22 + 5 in the West Clayton Neighbourhood Network Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The site is centrally located within the West Clayton NCP. Salish Secondary School, situated to the west of the site, is scheduled to open in September 2018 and the future Clayton Community Centre will be located directly south across 72 Avenue.
- There are in-stream development applications directly north and east of the subject site that will be brought forward for Council consideration at a future date.

Current Proposal

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and to subdivide to create two (2) lots in order to allow the development of 83 townhouse units with two separate stratas (38 units and 45 units on each lot respectively).
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum building setbacks along the front, rear and side lot lines (see By-law Variances section below).
- The net overall density for the proposed 83 unit townhouse development is 67 units per hectare (27 u.p.a) with a floor area ratio (FAR) of 1.0, which meet the maximum unit density of 30 u.p.a and maximum FAR of 1.0 as outlined in the RM-30 Zone. The proposed density complies with the maximum permitted density of 27 upa outlined in the West Clayton NCP with the application of the density bonus for energy efficiency. A Section 219 Restrictive Covenant will be required to ensure the energy efficiency requirements are satisfied. Both the north and south sites comply with the RM-30 Zone.
- Development Permits are required for Form and Character as well as Sensitive Ecosystems - Streamside Areas and Green Infrastructure Areas.
- There are two (2) Class B watercourses that affect the property. The watercourse adjacent to the north portion of the site is situated on the adjacent property to the north, 18638 74 Avenue. A 15 metre (50 ft.) setback from top-of-bank applies to the subject site. The second watercourse on the east portion of the site lies within the subject site with 15 metre (50 ft.) setbacks applicable. The proposed setbacks comply with Part 7A Streamside Setbacks outlined in the Zoning By-law. The riparian area will be conveyed to the City as a lot for Parks purposes.

JUSTIFICATION FOR PLAN AMENDMENT

- An Amendment to the West Clayton NCP is proposed, which includes changes to the road network plan and re-alignment of the Biodiversity Strategy Green Infrastructure Network.
- The re-alignment of the Biodiversity Conservation Strategy Green Infrastructure Network and road network plan has been proposed in order to retain an existing Class B watercourse in its current location along the east property line. The West Clayton NCP currently proposes to re-locate the watercourse to the east, within the current Biodiversity Conservation Strategy Green Infrastructure Network and proposes a road where the watercourse is currently sited (Appendix VII). The retention of the watercourse in its existing location is considered better from a habitat preservation perspective.
- The amendment to the road network plan is a result of the change outlined above. The road shown on the east property line in the NCP is proposed to be relocated east to the adjacent property at 18737 72 Avenue, currently under Development Application No. 7918-0001-00
- The amendment to the Biodiversity Conservation Strategy Green Infrastructure Network and road network plan affect the properties directly east and north of the subject site. All of the properties impacted by the proposed amendment to the NCP are under development applications (Appendix V). The applications are all reflective of the proposed amendment and all owners are supportive of the change.
- The proposed NCP changes are supportable, as road connectivity and BCS objectives are still met while better reflecting the existing site conditions.

PRE-NOTIFICATION

Pre-notification letters were sent on May 1, 2018. One response letter was received. A summary of the response is as follows (staff comments are in italics):

- The Cloverdale Community Association provided comments to support the number of tandem garage units proposed, to ensure sidewalks and boulevards are installed and that parking requirements are met. They also commented that off-street parking should be available on all roads.

(The number of proposed tandem garages is 30 which meets the By-law requirements. Sidewalks and boulevards will be installed and the proposed resident and visitor parking also comply with By-law requirements. Off-street parking will be available on 72A Avenue. No parking will be permitted along 72 Avenue as it is an arterial road where parking is not permitted).

DEVELOPMENT PERMITS

- Development Permits are required for Form and Character (discussed under Design Proposal and Review) and for Sensitive Ecosystems – Streamside Areas and Green Infrastructure Areas.

- Class B watercourses are situated along the east and north property lines and require 15.0 metres (50 ft.) setbacks from top of bank, as per Part 7A, Streamside Protection, of the Zoning By-law, No. 12000.
- The proposed setbacks comply with the requirements outlined in the Zoning By-law. The riparian area is proposed to be conveyed to the City as a lot as a condition of rezoning approval.
- The 15.0 metre (50 ft.) Biodiversity Conservation Strategy Green Infrastructure Network Corridor is situated within the east portion of subject site and is proposed to be conveyed to the City as a lot. An additional 15 metres (50 ft.) will be provided on the adjacent site to the east, under Development Application No. 7918-0001-00. The total 30 metre (100 ft.) width is reflective of the Biodiversity Conservation Strategy Green Infrastructure Corridor outlined in the West Clayton NCP.
- An Ecosystem Development Plan and Impact Mitigation Plan has been prepared and submitted by Envirowest Consultants. This report will be subject to detailed review by City staff and a peer review prior to being finalized and incorporated into the Development Permit.
- Approval from the Ministry of Forests, Lands and Natural Resources, under Section 11 *Water Sustainability Act*, is required in order to obtain approval to construct and install a road crossing (future 72A Avenue) over the Class B watercourse along the east property line.

DESIGN PROPOSAL AND REVIEW

- The proposed 83 unit townhouse project consists of north and south sites bi-sected by the future 72A Avenue. The existing lot is proposed to be subdivided in order to create two (2) lots and future strata properties. The north site (Lot 2) consists of 38 units and the south site (Lot 1) consists of 45 units for a total of 83 units.
- The project will front both 72 Avenue and future 72A Avenue and propose a high quality design and street presence.
- A total of 53 units have double side-by-side garages and 30 units have tandem parking garages which comply with the RM-30 Zone.
- The site plan, and units, has been designed to appropriately interface with the riparian area, which will be future City parkland.
- The proposed building materials include hardie board siding, hardie board flat panels and cedar siding.
- Natural wood trim is included as an accent material around doors. The balconies include tempered glass with black metal frame.
- The colour palette is a combination of dark grey, black and natural cedar.
- Each proposed townhouse includes a patio at grade and a second-floor balcony.

Vehicle Access and Parking

- Vehicle access to the two development sites will not be permitted from 72 Avenue as it is an arterial road. Both north and south site accesses will be from 72A Avenue and are proposed to align.
- The required 166 resident parking stalls and the required 17 visitor parking stalls are provided on site in garages and surface visitor parking stalls.

Amenity Spaces

- The RM-30 Zone requires that 249 sq. m (2,680 sq. ft.) each of indoor and outdoor amenity space be provided on the entire site (3.0 sq. m ((32 sq. ft.)) per dwelling unit.
- The applicant is proposing to provide a total of 440 sq. m (4,736 sq. ft.) of outdoor amenity space, which exceeds the requirement under the RM-30 Zone. The outdoor amenity area on the north site is 163 sq. m (1,755 sq. ft.) and on the south site is 271 sq. m (2,917 sq. ft.) which also satisfy the requirements of the RM-30 Zone.
- The proposed outdoor amenity areas are central to each site and will consist of play areas and a structure and soft landscaping. Additional details are included below in the Landscaping section.
- The applicant is proposing a two storey indoor amenity building, of 210 sq. m (2,260 sq. ft.), on the south site only, which exceeds the required 135 sq. m required under the RM-30 Zone. No indoor amenity area is proposed on the north site.
- The applicant's rationale for not providing indoor amenity area on the north site is to provide the option for future residents to choose to live in a development with an indoor amenity facility or not. The north site will not have access to the indoor amenity building on the south site.
- The applicant will provide a monetary contribution of \$45,600 (based on \$1,200 per unit) in accordance with City Policy to address this shortfall on the north site (Lot 2).

Landscaping:

- The landscape plan shows a total of 78 replacement trees, to be planted throughout the subject site including Flowering Dogwood, Lilac Tree, Cherry, Pear, Western Red Cedar, Sitka Spruce and others.
- A significant number of shrubs and ground cover species are proposed throughout the site including Northern Azalea, Hasta, Rhododendron, Boxwood, Hydrangea and others.
- The applicant proposes a 3.0 metre (10 ft.) wide landscaped buffer area on the north site and along the west property line in order to provide screening from Salish Secondary School.
- Significant landscaping is proposed along both 72 Avenue and 72A Avenue street frontages.

- The outdoor amenity areas are central to each site and include open hardscaped areas as well as children's play areas and soft landscaping.
- The outdoor amenity area on the south site is adjacent to the indoor amenity building both of which are designed to provide functional and interactive amenity spaces.

TREES

- Ira Sutherland, ISA Certified Arborist of Diamond Head Consulting 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	3	3	0
Cottonwood	19	19	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	
Bitter Cherry	1	1	
Cherry	2	2	
English Walnut	2	2	
Pear	3	3	
Plum	1	1	
Big Leaf Maple	1	1	
Weeping Willow	1	1	
Coniferous Trees			
Douglas Fir	8	8	
Western Red Cedar	1	1	
Total (excluding Alder and Cottonwood Trees)	21	21	0
Additional Trees in the proposed Riparian Area -	15	0	15
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		78	
Total Retained and Replacement Trees		78	

Tree Species	Existing	Remove	Retain
Contribution to the Green City Fund		Nil	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. Approximately 50% of the total trees (22 trees) on the site are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed tree preservation of off-site trees along the west property line will require supervision by an arborist during construction.
- Table 1 includes an additional 15 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement, or cash-in-lieu, are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- 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 64 replacement trees on the site. The applicant is proposing 78 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- The new trees on the site will consist of a variety of species including Flowering Dogwood, Lilac Tree, Cherry, Pear, Western Red Cedar, Sitka Spruce and others.
- In summary, a total of 78 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund required.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub C and a Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat

inventories. The BCS recommends a target Corridor width of 60 meters and target area of 6,754 square meters which is 35% of the subject property.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub C, and is located north east of the subject property. This corridor includes a mix of riparian, forested natural areas and low density residential development; it follows planned greenways and provides limited connectivity through developed neighborhoods.
- The development proposal conserves/enhances 4,896 square meters of the subject site through Parkland Conveyance which is 25% of the total gross area of subject site, or 72% of the target GIN area. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• Located within the West Clayton NCP
2. Density & Diversity (B1-B7)	• Townhouses at 27 upa are proposed which is compliant with the NCP
3. Ecology & Stewardship (C1-C4)	• Low Impact Development Standards are incorporated including absorbent soils, dry swales, and sediment controls. A total of 78 trees will be planted on-site.
4. Sustainable Transport & Mobility (D1-D2)	• NA
5. Accessibility & Safety (E1-E3)	• Not proposed
6. Green Certification (F1)	• Not proposed
7. Education & Awareness (G1-G4)	• The development proposal sign and pre-notification letters were used to consult the community.

BY-LAW VARIANCE AND JUSTIFICATIONLot 2 (North)

(a) Requested Variance:

to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);

to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for Building 6 and to 1.5 metres (5 ft.) for Buildings 3 and 4;

to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and

to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- To create a better streetscape and provide usable outdoor space for future residents;
- To allow for the riparian area to be conveyed to the City as part of the Biodiversity Conservation Strategy.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all property lines.
- The reduced setbacks along the (future) south property line for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape.
- The proposed west side yard setback allows adequate room for landscaping and buffering towards the school.
- The proposed setbacks of 2.8 metres (9 ft.) and 1.5 metres (5 ft.) along the east are adjacent to the proposed riparian area which is to be conveyed to the City. The reduced north rear yard setback of 4.5 metres (15 ft.) is also adjacent to the future riparian parkland.
- The reduced setbacks are in keeping with recently approved townhouse projects immediately north and south of the subject site and in the Clayton area.
- Staff support the requested variances.

Lot 1 (South)

(b) Requested Variance:

to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);

to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 3 and 1.5 metres (5 ft.) for Buildings 4, 7 and 8;

to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 5 and 3.0 metres (10 ft.) for Building 6; and

to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).

Applicant's Reasons:

- To create a better streetscape and provide usable outdoor space for future residents;
- To allow for the riparian area to be conveyed to the City as part of the Biodiversity Conservation Strategy.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The applicant is proposing reduced setbacks along all property lines.
- The reduced setbacks along the (future) north and south property lines for the front yards of the proposed townhouse units will create an appropriate urban, pedestrian-friendly streetscape.
- The proposed reduced west yard still accommodates retention of shared trees along the west lot line and adequate yard space.
- The proposed setbacks of 2.8 metres (9 ft.) and 1.5 metres (5 ft.) along the east are adjacent to the proposed riparian area which is to be conveyed to the City.
- The reduced setbacks are in keeping with recently approved townhouse projects immediately north and south of the subject site and in the Clayton area.
- Staff support the requested variances.

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.	Proposed Preliminary Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Map of Adjacent Development Applications
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	NCP Amendment Plan
Appendix VIII	Draft Development Permit Drawings
Appendix IX	Development Variance Permit No. 7917-0518-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek and Kavolinas and Associates, respectively, dated July 4, 2018 and June 30, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

IM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

North Lot Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,275 m ²
Road Widening area		2,025 m ²
Undevelopable area		4,896 m ²
South Lot		6,682 m ²
Net Total		5,671 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	44 ⁰ %
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front South	7.5m	4.0m
Rear North	7.5m	4.5m
Side #1 (W)	7.5m	
Side #2 (E)	7.5m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	11.1 m
Accessory	11m	NA
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		38
Total		38
FLOOR AREA: Residential	5,387 m ²	5,506 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	5,387 m ²	5,506 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)	75 uph/30 upa	20 uph/8 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	67 uph/27 upa
FAR (gross)	1.0	0.3
FAR (net)	1.0	1.0
AMENITY SPACE (area in square metres)		
Indoor	114 m ²	0
Outdoor	114 m ²	163 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	76	76
Residential Visitors	7.6	7.6
Institutional		
Total Number of Parking Spaces	84	84
Number of accessible stalls	0	0
Number of small cars	2	0
Tandem Parking Spaces: Number / % of Total Number of Units	19/50%	17/45%
Size of Tandem Parking Spaces width/length	3.2m/12.2m	3.2m/12.2m

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA SHEET

South Lot Proposed Zoning: RM-30

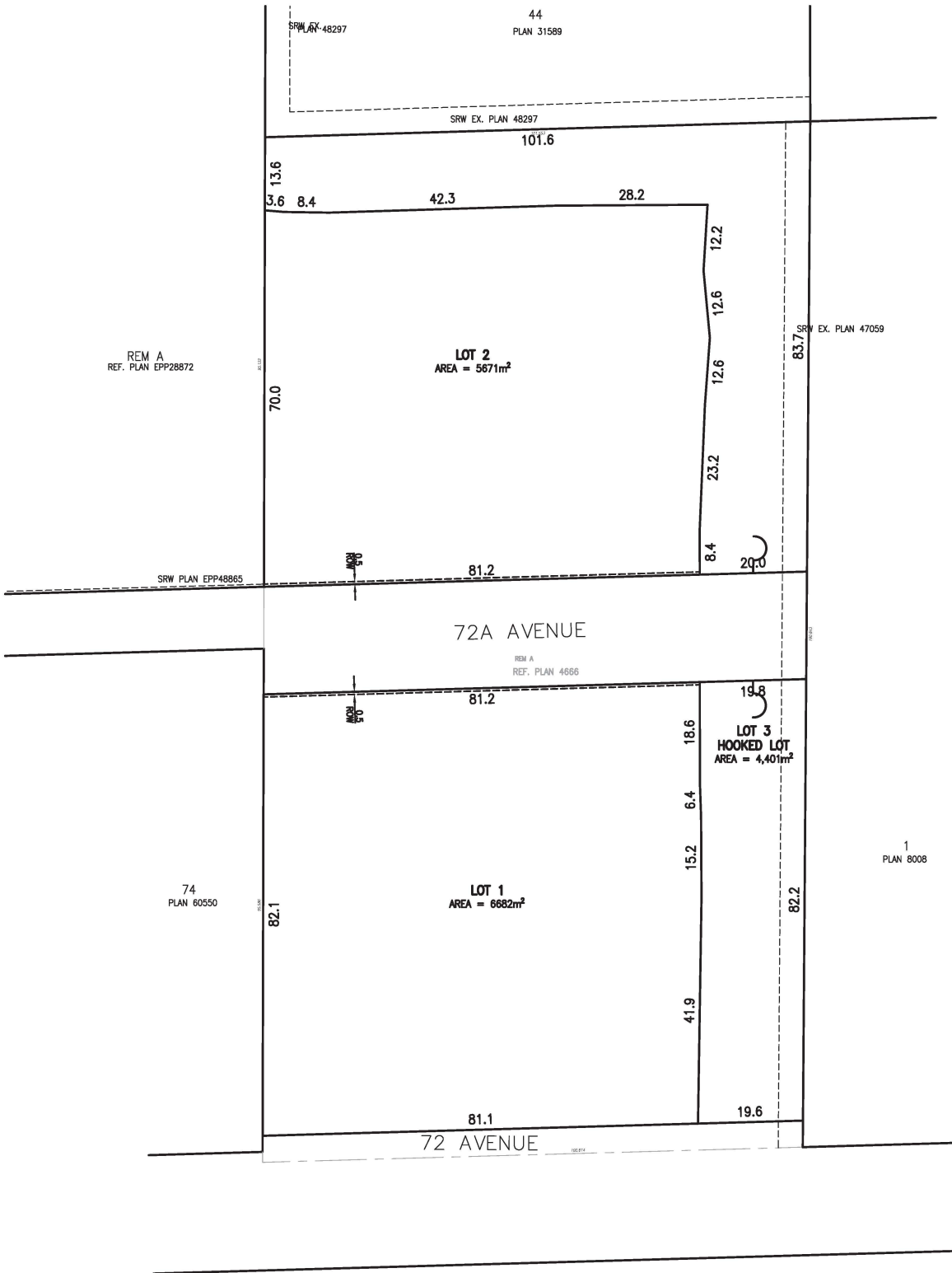
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,275 m ²
Road Widening area		2,025 m ²
Undevelopable area		4,896 m ²
North Lot		5,671 m ²
Net Total		6,682 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45 ⁰ %	45 ⁰ %
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front North	7.5 m	
Rear South	7.5 m	
Side #1 (W)	7.5 m	
Side #2 (E)	7.5 m	
BUILDING HEIGHT (in metres/storeys)		
Principal	13m	11.1 m
Accessory	11m	NA
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		45
Total	45	45
FLOOR AREA: Residential	6,347 m ²	6,681 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,347 m ²	6,681 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)	75 uph/30 upa	20 uph/8 upa
# of units/ha /# units/acre (net)	75 uph/30 upa	67 uph/27 upa
FAR (gross)	1.0	0.3
FAR (net)	1.0	1.0
AMENITY SPACE (area in square metres)		
Indoor	135 m ²	210 m ²
Outdoor	135 m ²	277 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	90	90
Residential Visitors	9.0	9.0
Institutional		
Total Number of Parking Spaces	99	99
Number of accessible stalls	0	0
Number of small cars	3	0
Tandem Parking Spaces: Number / % of Total Number of Units	22/50%	13/29%
Size of Tandem Parking Spaces width/length	3.2m/12.2m	3.2m/12.2m

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



PRELIMINARY
FOR DISCUSSION PURPOSES

C:\Users\mcc\OneDrive - Centras Engineering Ltd\Desktop\011-2018-06-06-041-10 - 062018-11-17 6/06/2018 8:28PM



CROYDON BUSINESS CENTRE
 #216-2630 CROYDON DRIVE, SURREY, BC V3S 6T3
 PHONE: 604-782-6927 EMAIL: info@centras.ca

CLIENT: GG METRO		
PROJECT TITLE: TOWNHOUSE PROJECT		
PROJECT ADDRESS: 18611-72 AVENUE, SURREY BC		
LEGAL: -		SCALE: 1:750
PROJECT No. 17023	MUNICIPAL PROJECT No. 17-0518-00	DATE: JUNE 2018
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES		

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 29, 2018** PROJECT FILE: **7817-0518-00**

RE: **Engineering Requirements
Location: 18611 72 Avenue**

NCP AMENDMENT

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

- Pay 50% cash-in-lieu of construction for 187 Street road and utilities. This will not be required if the owner/developer of adjacent development 7818-0001-00 agrees to cover 100% of the road and utility costs.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942-metres along 72 Avenue, plus additional 0.5-metre statutory right-of-way (SRW) along the property line.
- dedicate 20.0-metres along 72A Avenue local road, plus an additional 0.5-metre SRW along the property line.

Works and Services

- construct 72 Avenue to the interim arterial road standard.
- construct 72A Avenue along the development frontage to the local road standard.
- construct 72A Avenue to the 11.5-metre half road standard from the development towards 184 Street along the Salish Secondary School frontage. Cash-in-lieu was provided as part of 7813-0062-00. Construction of the half road standard will require obtaining working easements from properties along the south side.
- construct storm, water, and sanitary mains and service connections to service the development as per the NCP.
- implement Best Management Practices to manage storm water as per the West Clayton NCP Stage 2 Servicing Strategy and the Clayton Integrated Stormwater management Plan.
- construct downstream offsite sanitary mains (North Cloverdale Trunk Sewer) as per the NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Engineer

SK2

NOTE: Detailed Land Development Engineering Review available on file



Planning

June 14, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0518 00

SUMMARY

The proposed 83 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	21
Secondary Students:	11

September 2017 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	36 K + 193
Operating Capacity (K/1-7)	57 K + 93
Salish Secondary	
Enrolment (8-12):	#N/A
Capacity (8-12):	#N/A

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.

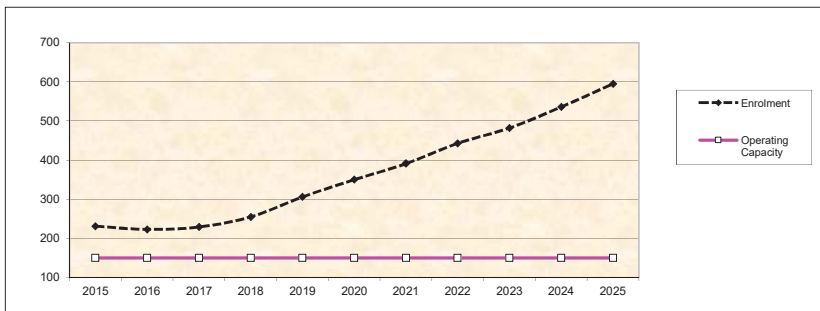
Katzie Elementary was opened in the spring of 2014 to relieve pressure at the existing Clayton Elementary. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2017, the school has 12 portables on site used for enrolling spaces. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. As of September 2017, Hazelgrove has 10 portables on site used for enrolling spaces. Currently, there is a 606 elementary seat shortfall in the Clayton area and this is projected to grow to over 800 seats if no new seats are added in the next 5 years.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools just to the north of Katzie Elementary. Both facilities are targeting to be open September 2020 which will relieve the immediate in-catchment enrollment pressure.

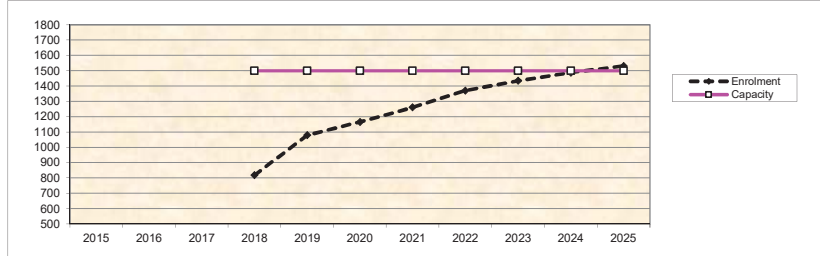
As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding.

A new 1500 capacity high school, Ecole Salish Secondary, is scheduled to open September 2018. The new boundaries has been established dividing the existing Clayton Heights Secondary into two catchments. Clayton Elementary will feed the new Salish Secondary when it opens in September 2018.

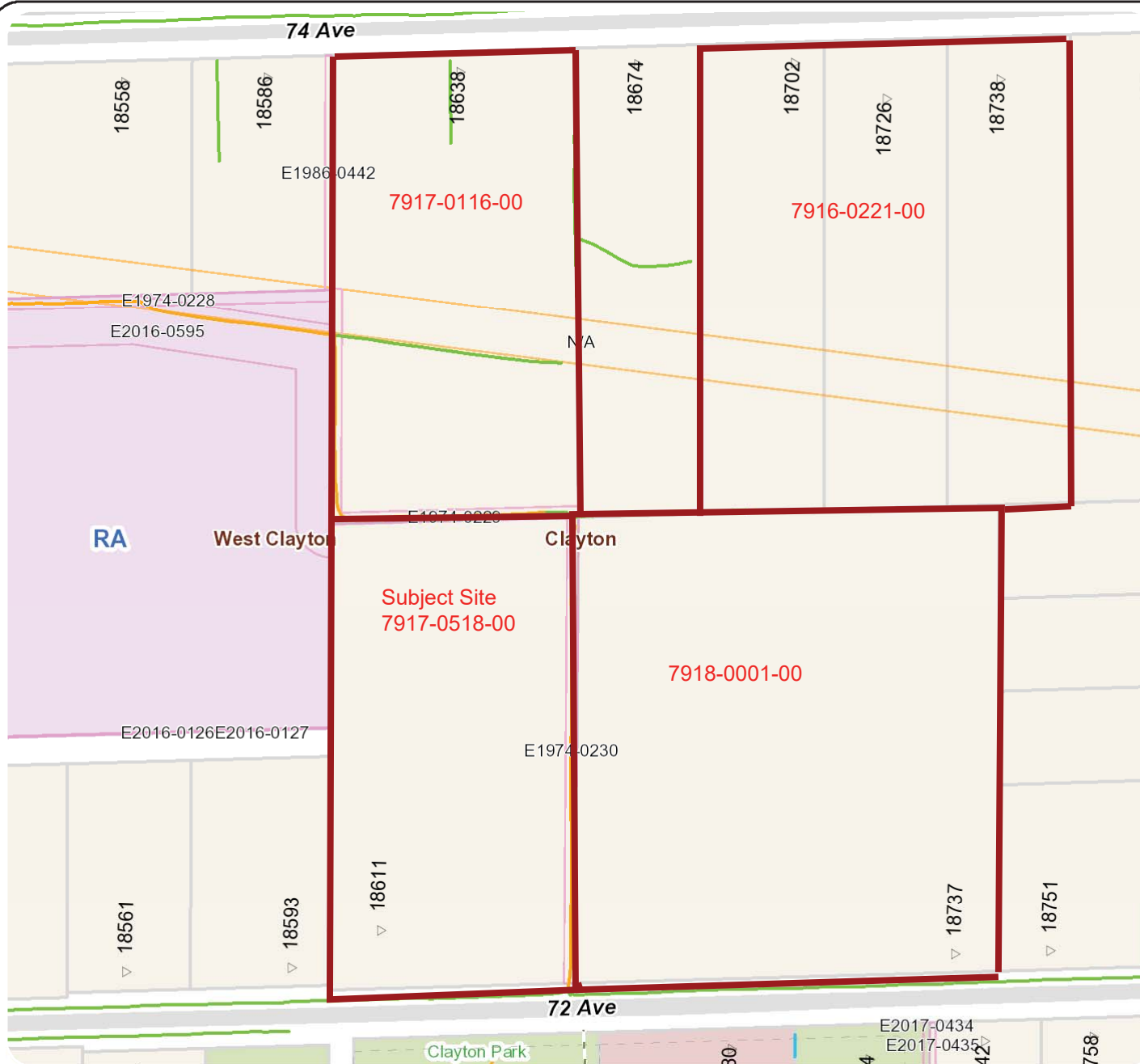
Clayton Elementary



Salish 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.



Legend

Important Trees Internal

- Decommissioned
- Operating

Heritage Sites Internal

- Inventory
- Registered
- Registered and Protected

Light Rail Transit Route

Early Copy Lots

- Early Copy Lots

Light Rail Transit Stations

- Light Rail Transit Stations
- Road Names1000_4000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Points
- Park Specimen Trees2000_4000
- Trails and Paths

Fish Class (Open Channels)

- A
- AO
- B

Enter Map Description

Scale: 1:2,500

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

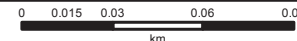


Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	18611 72 Avenue, Surrey, BC
Registered Arborist:	Ira Sutherland, BSc, MSc ISA Certified Arborist (PN-8489A) Forester in Training
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)	43
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>22</u> X one (1) = 22	64
- All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42	
Replacement Trees Proposed	69
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	15
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

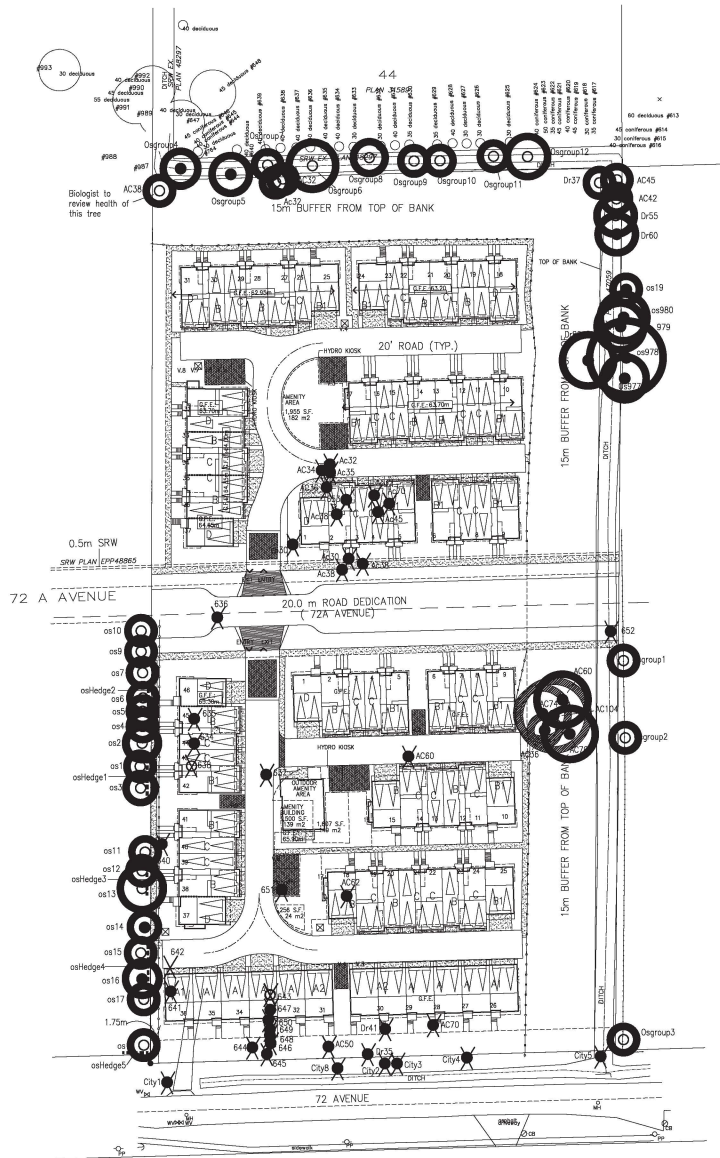
Summary prepared and
submitted by:



Arborist

October 19,
2017

Date



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
WV/18	CITY OF SURREY COMMENTS	1

C.KAVOLINAS & ASSOCIATES INC.
 BCSA CSLA
 2462 JONQUIL COURT
 4800 SURREY, B.C.
 V3C 3E8
 PHONE (604) 857-2376

CLIENT
 MR. PARM GARCHA
 c/o BARNETT DEMBEX ARCHITECTS INC.
 SUITE #135
 7536 - 150 STREET
 SURREY, B.C.
 V3W 1H8
 604-597-7100

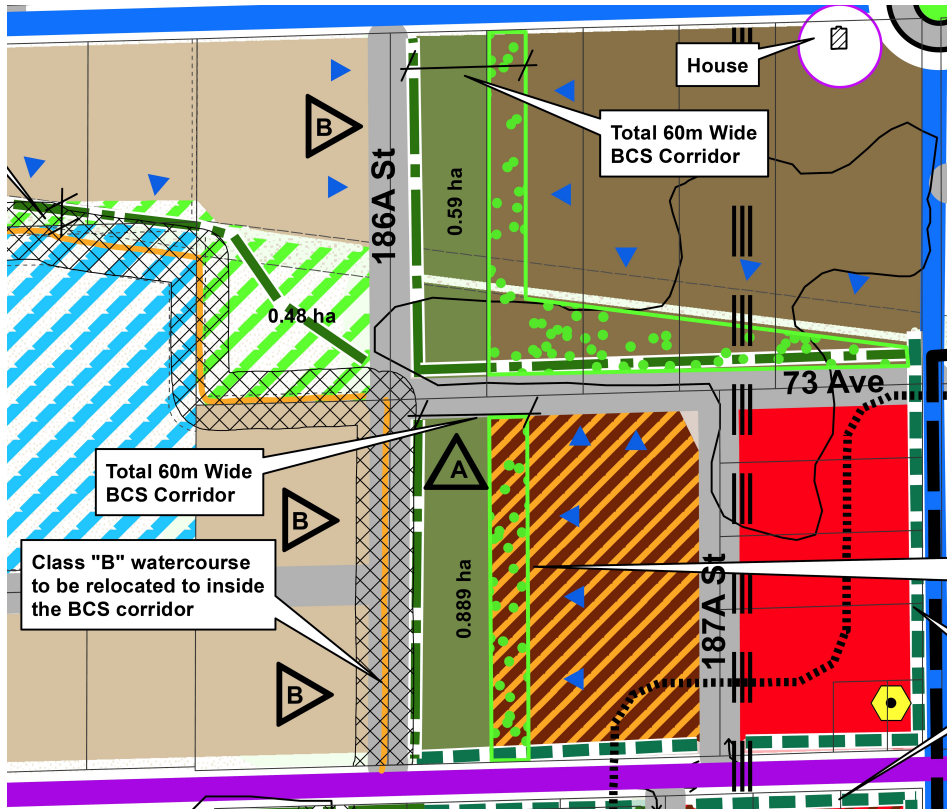
TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION
 TOWNHOUSE DEVELOPMENT
 18611 - 72 AVENUE
 SURREY, B.C.

SCALE 1:500	DATE SEP/17
DRAWN	CHKD
ENG.	CHKD
APPROV	AS BUILT

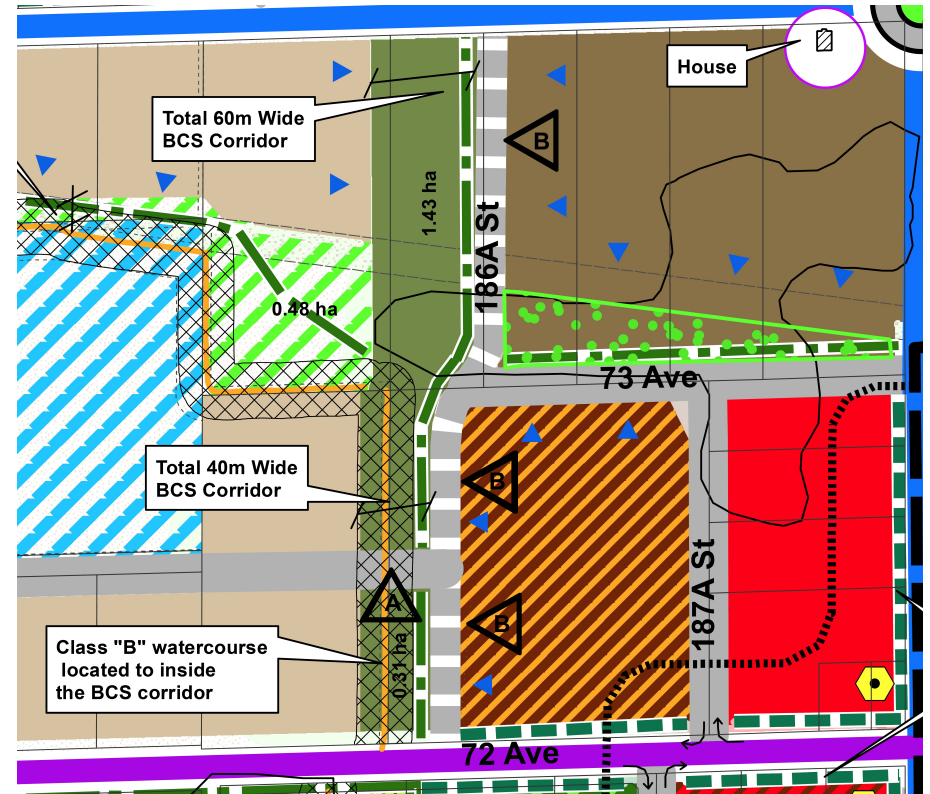
PRINTED	JOB NO.
DRAWING NO.	AS BUILT
TR-1	



West Clayton NCP - Proposed Amendments



Existing Land Use Concept



Revised Land Use Concept

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NO.	DATE	BY	REVISION



60m NORTH TO ROAD

DESIGN	L.P.A.	DRAWN	DATE	SCALE

CLIENT: 66 METRO HOLDINGS LTD.
 PROJECT: TOWNHOUSE DEVELOPMENT
 18611 - 124th AVENUE
 SHEET CONTENTS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett denbek
 ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
16007	AC-12
PROJECT NO.	REV. NO.

DEVELOPMENT DATA

SITE AREA:
 GROSS: 207471 S.F. 4.769 ACRES 14,275 m²
 ROAD DEDICATION: 21,745 S.F. 0.441 ACRES 2,025 m²
 ENVIRONMENTAL SETBACK: 52,701 S.F. 1.201 ACRES 4,946 m²
 SOUTH LOT: 71,920 S.F. 1.651 ACRES 6,662 m²
 NET: 61,041 S.F. 1.401 ACRES 5,611 m²

DENSITY: 21 U.P.A. (30 UNITS)

SITE COVERAGE: 44% (26,661 S.F.)

F.A.R.: 1.0 (54,262 S.F.)

PARKING: REQUIRED:
 30 UNITS x 2 SPACES (RESIDENTIAL) = 16 SPACES
 38 UNITS x 0.2 SPACES (VISITOR) = 1.6 SPACES
TOTAL: 83.6 SPACES

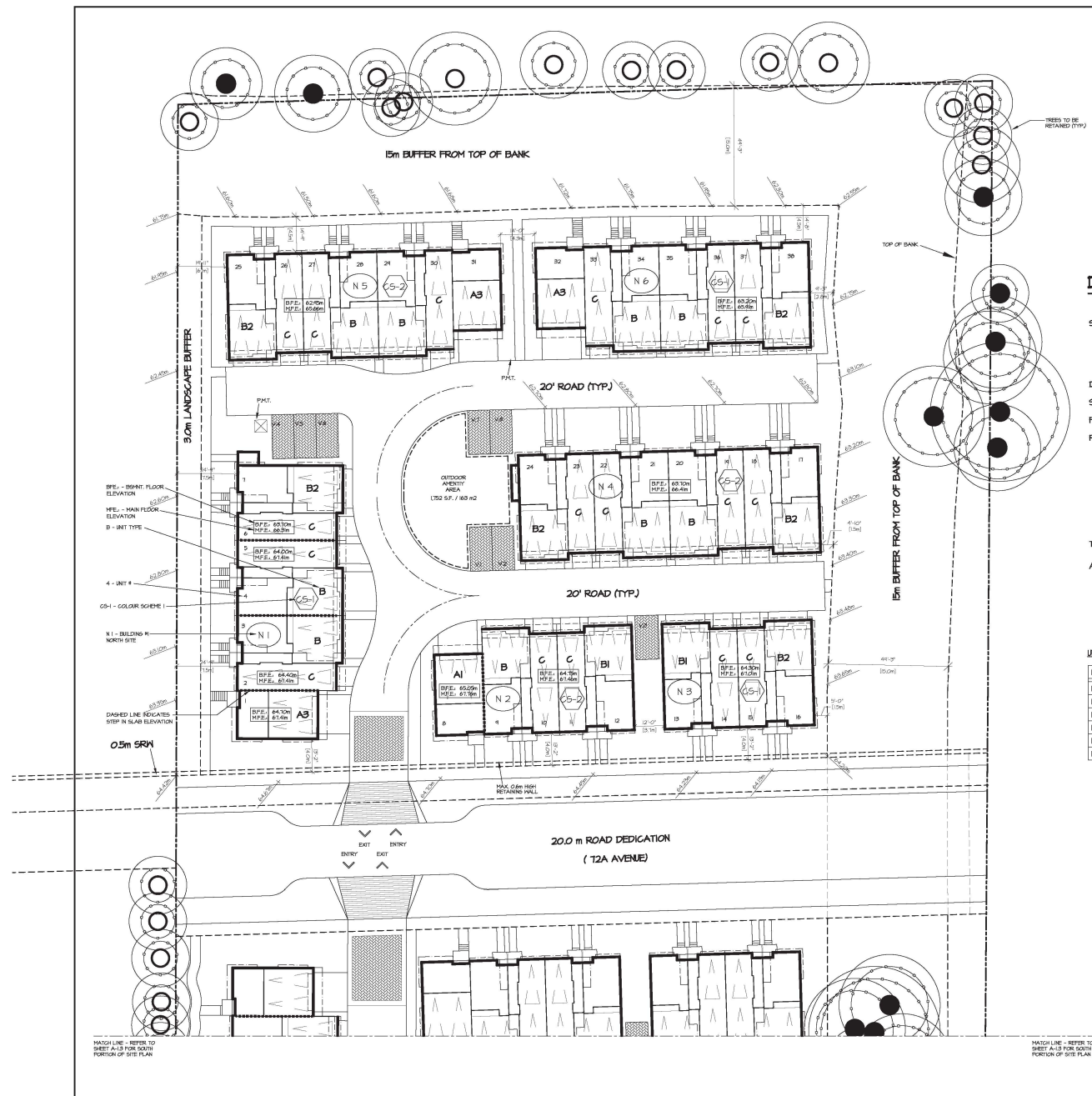
PROVIDED:
 RESIDENTIAL: 16 SPACES
 VISITOR: 8 SPACES
TOTAL: 84 SPACES

TANDEM PARKING: 17 TANDEM PARKING UNITS (45%)

AMENITY AREA: INDOOR: REQUIRED: 3.0 m² x 38 UNITS = 114 m²
 PROVIDED: 0 m²
 OUTDOOR: REQUIRED: 3.0 m² x 38 UNITS = 114 m²
 PROVIDED: 163 m²

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A'	3 BEDROOMS	1,656 S.F.	1	1,656 S.F.
UNIT 'A'	3 BEDROOMS	1,670 S.F.	3	5,010 S.F.
UNIT 'B'	3 BEDROOMS	1,548 S.F.	4	4,382 S.F.
UNIT 'B'	3 BEDROOMS	1,616 S.F.	2	3,232 S.F.
UNIT 'B2'	3 BEDROOMS	1,663 S.F.	6	9,978 S.F.
UNIT 'C'	3 BEDROOMS	1,305 S.F.	17	23,545 S.F.
			38	51,803 S.F.



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

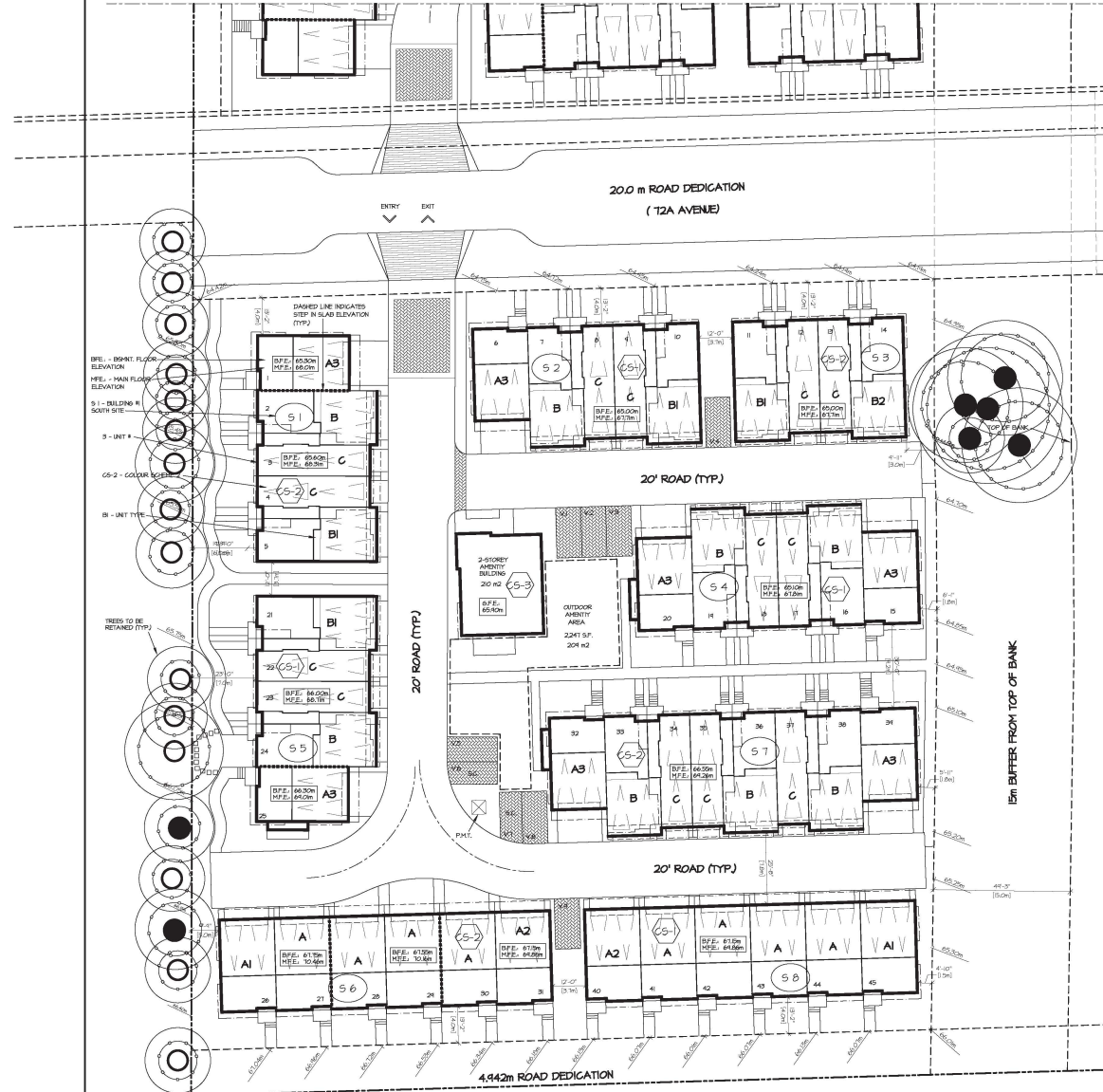


MATCH LINE - REFER TO SHEET A-13 FOR SOUTH PORTION OF SITE PLAN

MATCH LINE - REFER TO SHEET A-13 FOR SOUTH PORTION OF SITE PLAN

MATCH LINE - REFER TO SHEET A-1.2 FOR NORTH PORTION OF SITE PLAN

MATCH LINE - REFER TO SHEET A-1.3 FOR NORTH PORTION OF SITE PLAN



DEVELOPMENT DATA

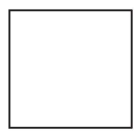
SITE AREA:	GROSS:	207,471 S.F.	4.763 ACRES	14,275 m ²
	ROAD DEDICATION:	21,795 S.F.	0.441 ACRES	2,025 m ²
	ENVIRONMENTAL SETBACK:	52,101 S.F.	1.210 ACRES	4,846 m ²
	NORTH LOT:	61,041 S.F.	1.401 ACRES	5,671 m ²
NET:	71,830 S.F.	1.651 ACRES	6,682 m ²	
DENSITY:	21 U.P.A. (45 UNITS)			
SITE COVERAGE:	45% (32,128 S.F.)			
F.A.R.:	1.0 (71,916 S.F.)			
PARKING:	REQUIRED:	45 UNITS x 2 SPACES (RESIDENTIAL) = 90 SPACES		
		45 UNITS x 0.2 SPACES (VISITOR) = 9.0 SPACES		
	TOTAL:	99.0 SPACES		
PROVIDED:	RESIDENTIAL:	90 SPACES		
	VISITOR:	4 SPACES (2 SMALL CAR SPACES)		
	TOTAL:	94 SPACES		
TANDEM PARKING:	13 TANDEM PARKING UNITS (248)			
AMENITY AREA:	INDOOR:	REQUIRED:	3.0 m ² x 45 UNITS = 135 m ²	
		PROVIDED:	210 m ²	
OUTDOOR:	REQUIRED:	3.0 m ² x 45 UNITS = 135 m ²		
	PROVIDED:	204 m ²		

UNIT BREAKDOWN:

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A'	3 BEDROOMS	1,605 S.F.	8	12,840 S.F.
UNIT 'A1'	3 BEDROOMS	1,656 S.F.	2	3,312 S.F.
UNIT 'A2'	3 BEDROOMS	1,618 S.F.	2	3,236 S.F.
UNIT 'A3'	3 BEDROOMS	1,632 S.F.	7	11,424 S.F.
UNIT 'B'	3 BEDROOMS	1,548 S.F.	8	12,384 S.F.
UNIT 'B1'	3 BEDROOMS	1,616 S.F.	4	6,464 S.F.
UNIT 'B2'	3 BEDROOMS	1,663 S.F.	1	1,663 S.F.
UNIT 'C'	3 BEDROOMS	1,385 S.F.	13	18,005 S.F.
			45	64,128 S.F.

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NO.	DATE	BY	CHKD	ISSUED FOR



CLIENT: 66 METRO HOLDINGS LTD.
 PROJECT: TOWNHOUSE DEVELOPMENT
 18611 - 122nd AVENUE
 SHEET CONTENTS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

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

CLIENT NO.	SHEET NO.
16007	AC-13
PROJECT NO.	REV. NO.

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



T2 AVENUE

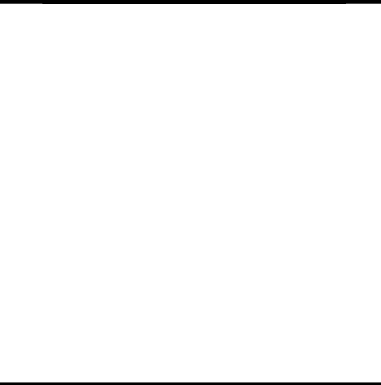
SCHEMATIC

NORTH



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REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR



C01-CONTEXT.dwg

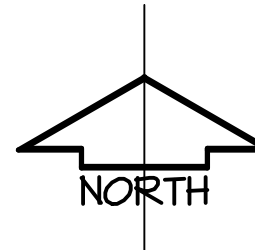
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PROJECT :	TOWNHOUSE DEVELOPMENT 18011 - 72nd AVENUE
SHEET CONTENTS :	CONTEXT PLAN

barnett dembek
ARCHITECTS INC.

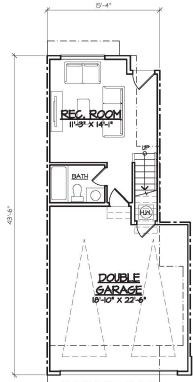
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

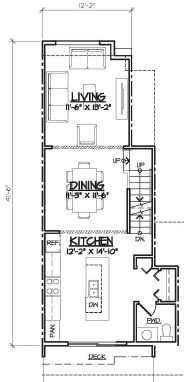
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-1.4

 NORTH

CONTEXT PLAN
SCALE: 1" = 100'-0"



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
316 S.F.
GARAGE AREA: 430 S.F.

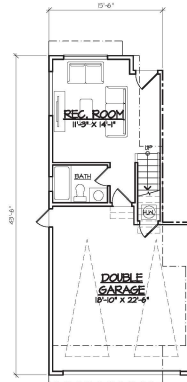


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
621 S.F.

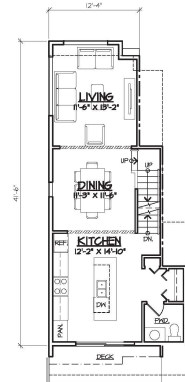


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
661 S.F.

UNIT TYPE 'B'
TOTAL FLOOR AREA: 1598 S.F.
(GARAGE NOT INCLUDED)



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
320 S.F.
GARAGE AREA: 434 S.F.

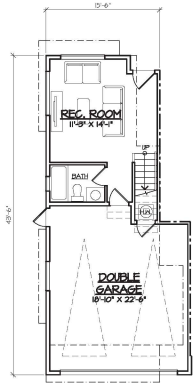


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
628 S.F.

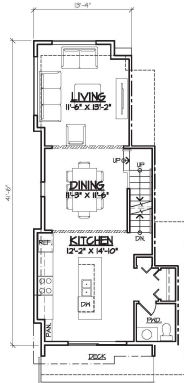


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
668 S.F.

UNIT TYPE 'B1'
TOTAL FLOOR AREA: 1616 S.F.
(GARAGE NOT INCLUDED)



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
320 S.F.
GARAGE AREA: 434 S.F.

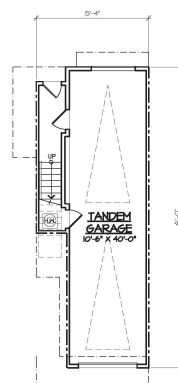


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
653 S.F.

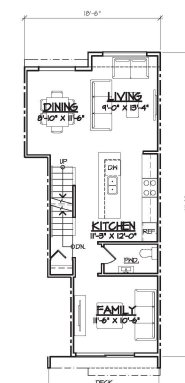


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
640 S.F.

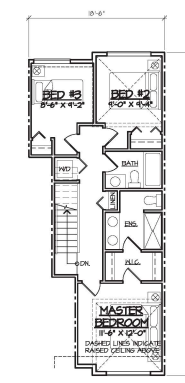
UNIT TYPE 'B2'
TOTAL FLOOR AREA: 1663 S.F.
(GARAGE NOT INCLUDED)



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
80 S.F.
GARAGE AREA: 451 S.F.



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



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

UNIT TYPE 'C'
TOTAL FLOOR AREA: 1385 S.F.
(GARAGE NOT INCLUDED)

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DATE	BY	CHKD	ISSUED FOR

CONTRACT NO.

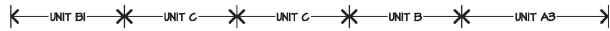
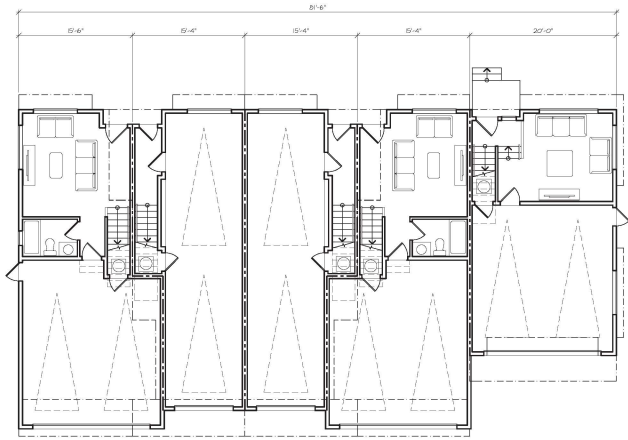
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CLIENT: 66 METRO HOLDINGS LTD.
PROJECT: TOWNHOUSE DEVELOPMENT
12611 - 122nd AVENUE
SHEET CONTENTS:
UNIT PLANS

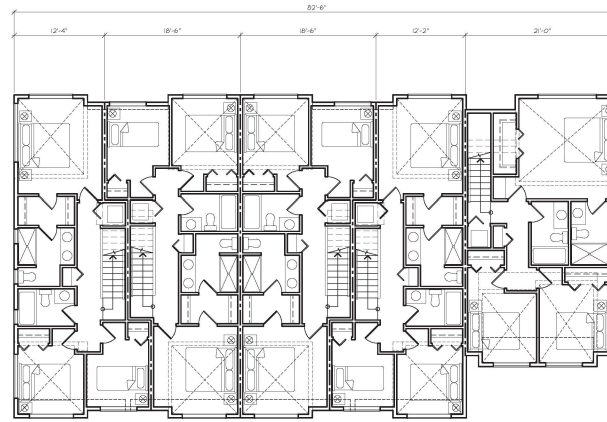
barnett denbek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

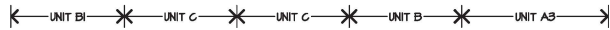
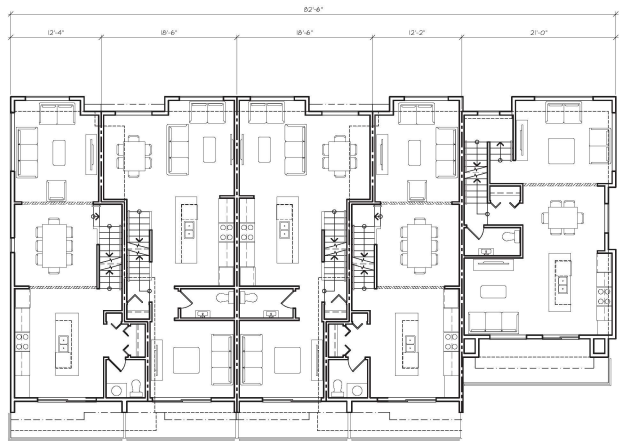
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-22



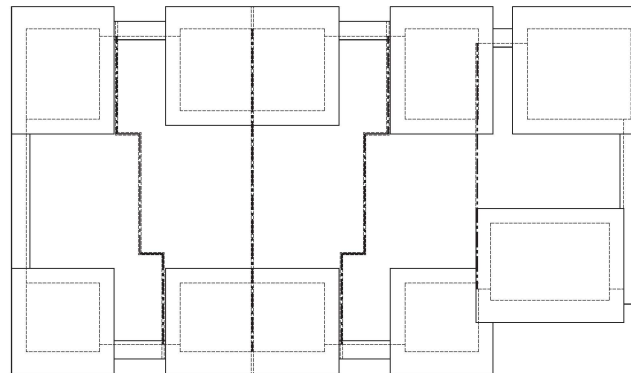
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

NORTH LOT:
BUILDING #2
SIMILAR

SOUTH LOT:
BUILDING #1, 2 & 5

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REV#	DATE	BY	CHKD	ISSUED FOR

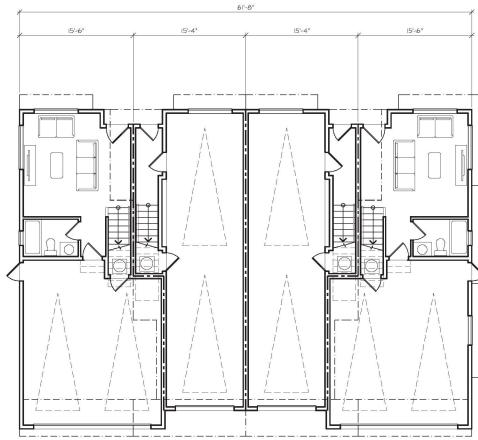
CONTRACTING

DESIGN : L.P.A.	DRAWN : DATE : SCALE : 1/8" = 1'-0"
CLIENT : 66 METRO HOLDINGS LTD.	
PROJECT : TOWNHOUSE DEVELOPMENT 18611 - 122nd AVENUE	
SHEET CONTENTS : BUILDING PLANS	

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdrk.ca

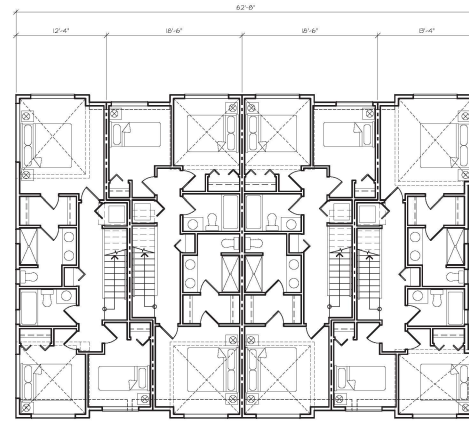
CLIENT NO. 16007	SHEET NO. AC-3.1
PROJECT NO.	REV. NO.



← UNIT B1 * UNIT C * UNIT C * UNIT B2 →

GROUND FLOOR PLAN

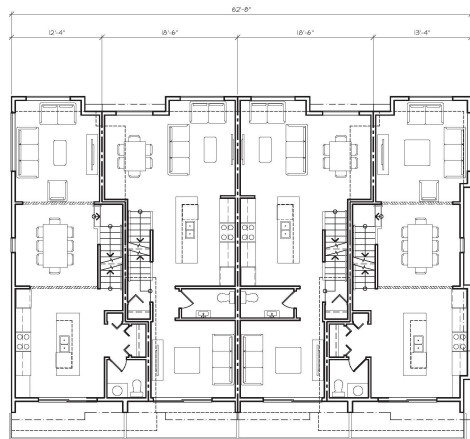
SCALE: 1/8" = 1'-0"



← UNIT B1 * UNIT C * UNIT C * UNIT B2 →

UPPER FLOOR PLAN

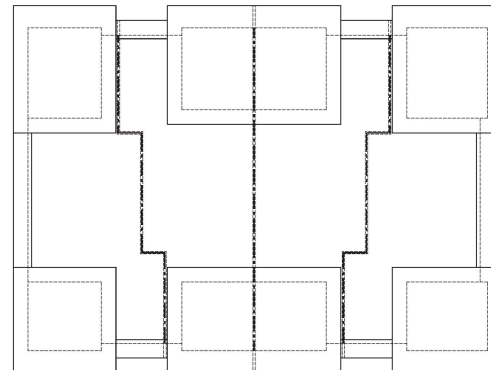
SCALE: 1/8" = 1'-0"



← UNIT B1 * UNIT C * UNIT C * UNIT B2 →

MAIN FLOOR PLAN

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



← UNIT B1 * UNIT C * UNIT C * UNIT B2 →

ROOF PLAN

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

NORTH LOT:
BUILDING #3

SOUTH LOT:
BUILDING #3

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REV#	DATE	BY	CHKD	ISSUED FOR

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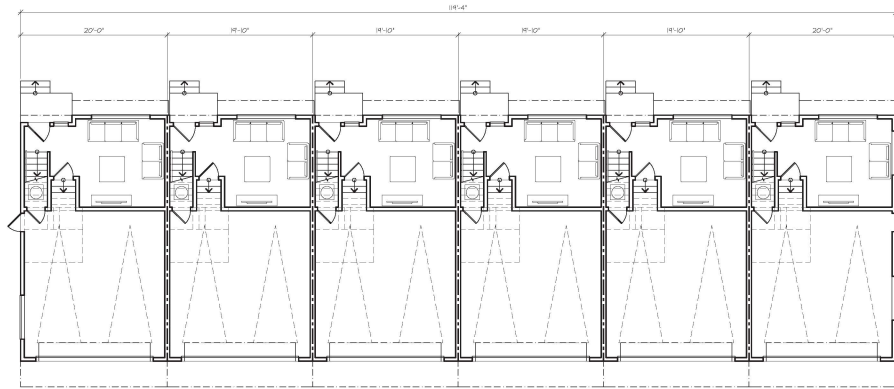
CLIENT :	66 METRO HOLDINGS LTD.
DESIGN :	L.F.A.
PROJECT :	TOWNHOUSE DEVELOPMENT 18611 - 122nd AVENUE
DATE :	Jan 29 10
SHEET CONTENTS :	BUILDING PLANS
SCALE :	1/8" = 1'-0"

barnett dembek
ARCHITECTS INC.

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

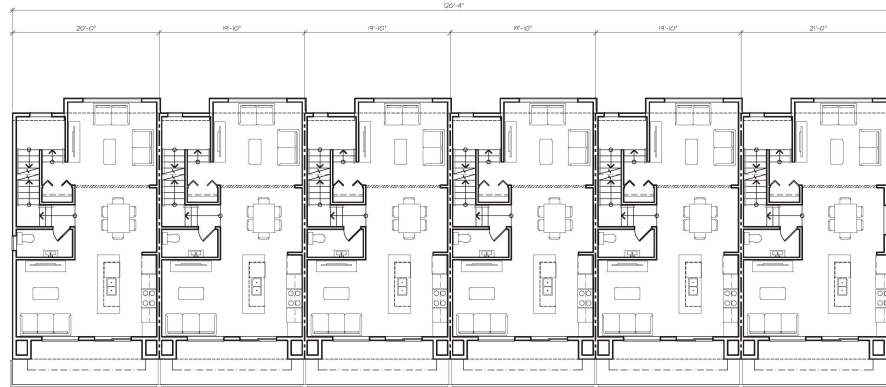
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett-dembek.com

CLIENT NO.	SHEET NO.
16007	AC-3.2
PROJECT NO.	REV. NO.



GROUND FLOOR PLAN

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



MAIN FLOOR PLAN

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

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DATE	REV.	BY	DATE	REASON FOR



6074611.dwg

DESIGN : L.P.A.	CLIENT : 66 METRO HOLDINGS LTD.
DRAWN :	PROJECT : TOWNHOUSE DEVELOPMENT
DATE : Jan 29 10	18611 - 12nd AVENUE
SCALE : 1/8" = 1'-0"	SHEET CONTENTS : BUILDING PLANS

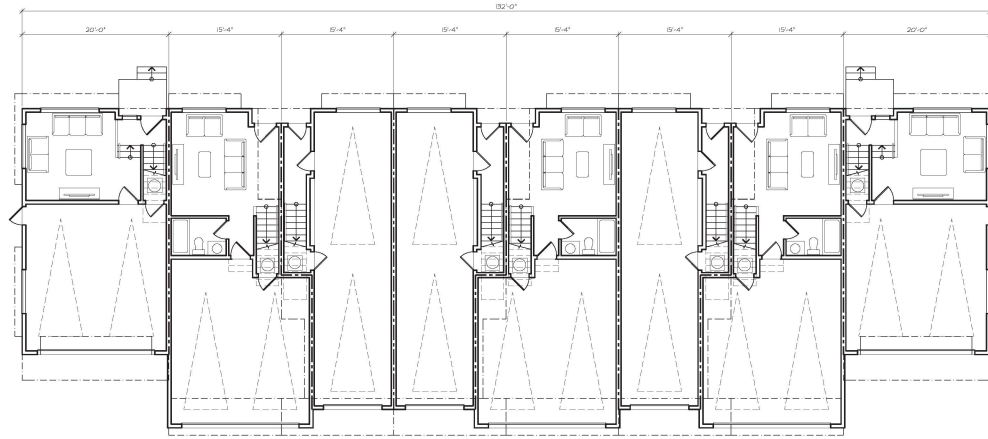
barnett danker
ARCHITECTS INC.

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

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

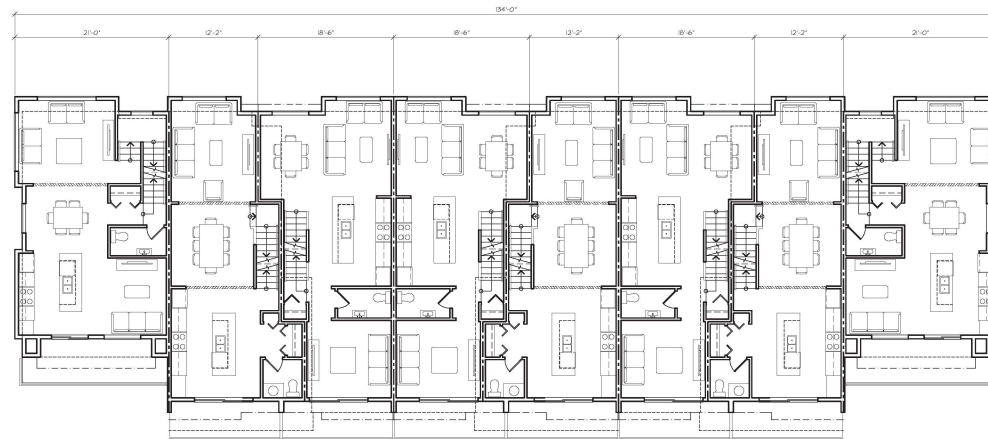
CLIENT NO.	SHEET NO.
16007	AC-3.4a
PROJECT NO.	REV. NO.
16007	

SOUTH LOT:
BUILDING #6 & 8



← UNIT A3 * UNIT B * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

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



← UNIT A3 * UNIT B * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

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

SOUTH LOT.
BUILDING #7

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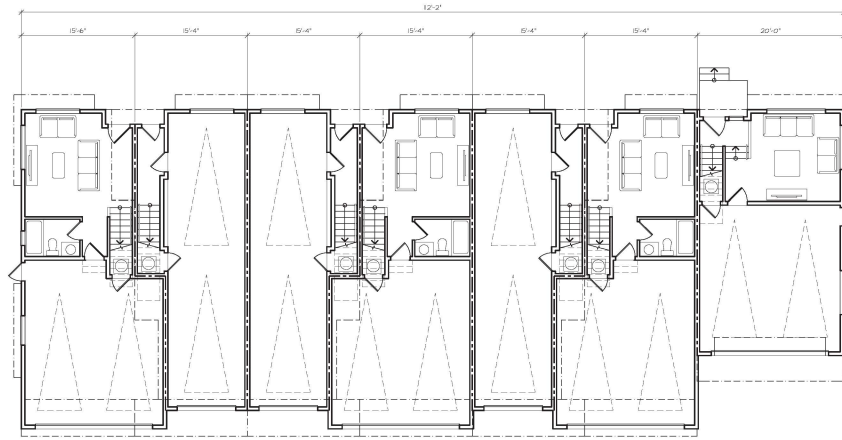
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L.P.A.	
PROJECT :	TONKHAUSE DEVELOPMENT
DATE :	18611 - 12th AVENUE
DRAWN :	
DATE :	Jan 29 10
SHEET CONTENTS :	BUILDING PLANS
SCALE :	1/8" = 1'-0"

barnett danker
ARCHITECTS INC.

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

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

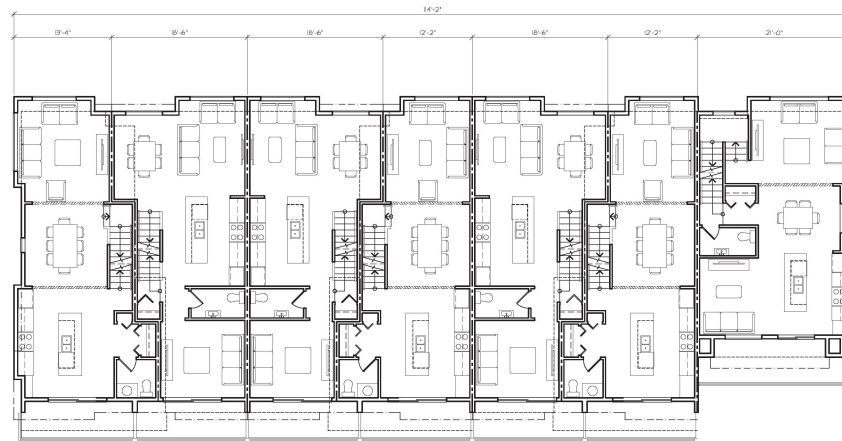
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-35a



← UNIT B2 * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

GROUND FLOOR PLAN

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



← UNIT B2 * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

MAIN FLOOR PLAN

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

NORTH LOT:
BUILDING #1, 5 & 6

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0014611.dwg

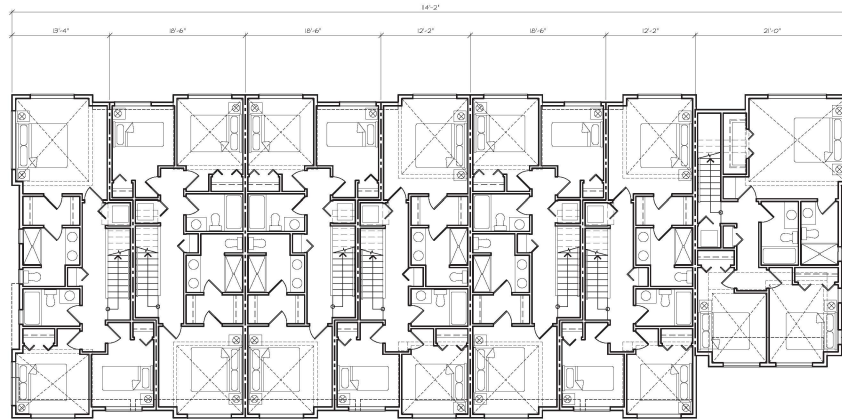
DESIGN: L.F.A.	CLIENT: 66 METRO HOLDINGS LTD.
DRAWN:	PROJECT: TOWNHOUSE DEVELOPMENT 18611 - 122nd AVENUE
DATE: Jan 29 10	SHEET CONTENTS: BUILDING PLANS
SCALE: 1/8" = 1'-0"	

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ARCHITECTS INC.

UNIT 135,
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SURREY, B.C.
V3W 1H8

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FAX: (604) 597-2099
EMAIL: mail@barnett-danker.com

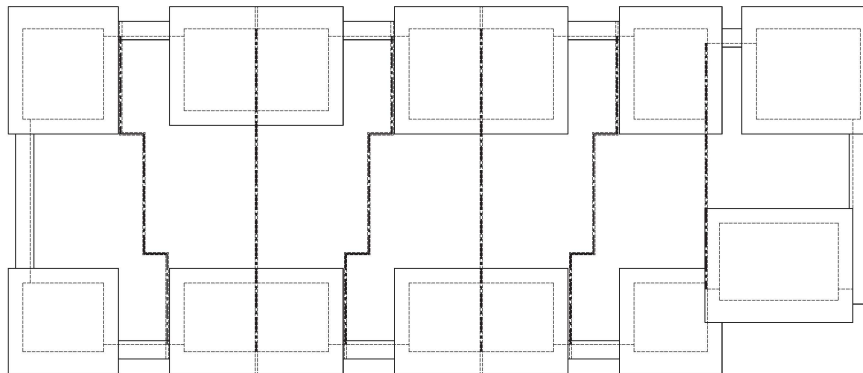
CLIENT NO.	SHEET NO.
16007	AC-3.6a
PROJECT NO.	REV. NO.



← UNIT B2 * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

UPPER FLOOR PLAN

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



← UNIT B2 * UNIT C * UNIT C * UNIT B * UNIT C * UNIT B * UNIT A3 →

ROOF PLAN

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

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REV#	DATE	BY	CHKD	ISSUED FOR



CONVERTING

DESIGN: L.P.A.	CLIENT: 66 METRO HOLDINGS LTD.
DRAWN:	PROJECT: TOWNHOUSE DEVELOPMENT
DATE: Jan 29 10	18611 - 12nd AVENUE
SCALE: 1/8" = 1'-0"	SHEET CONTENTS: BUILDING PLANS

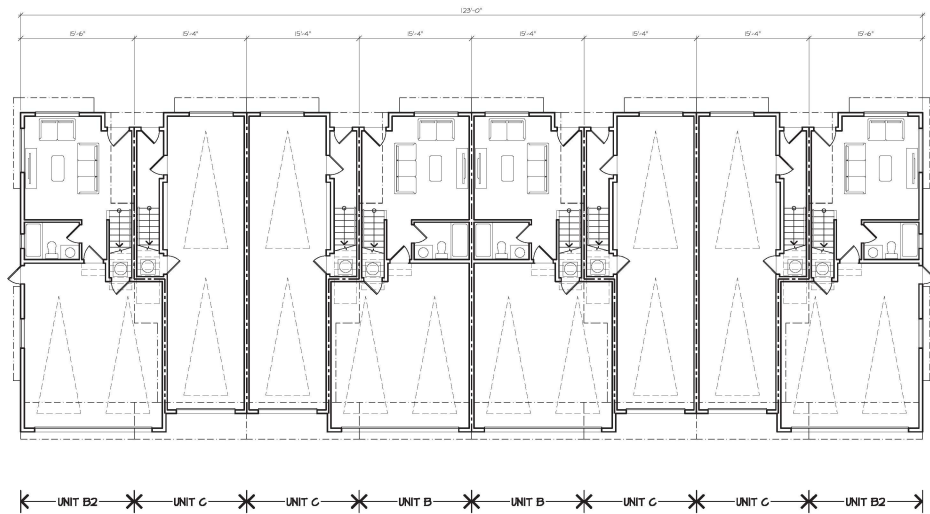
barnett dembek
ARCHITECTS INC.

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

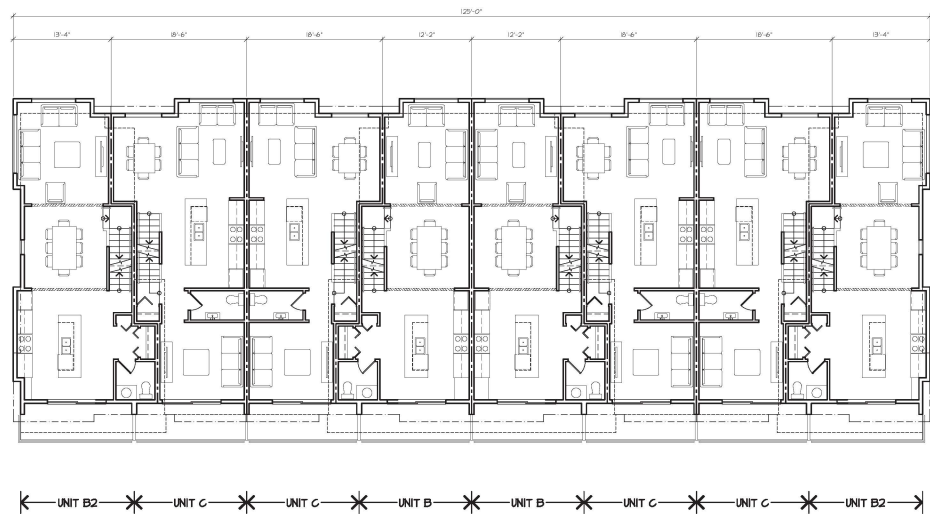
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-366

NORTH LOT:
BUILDING #1, 5 & 6



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



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

NORTH LOT:
BUILDING #4

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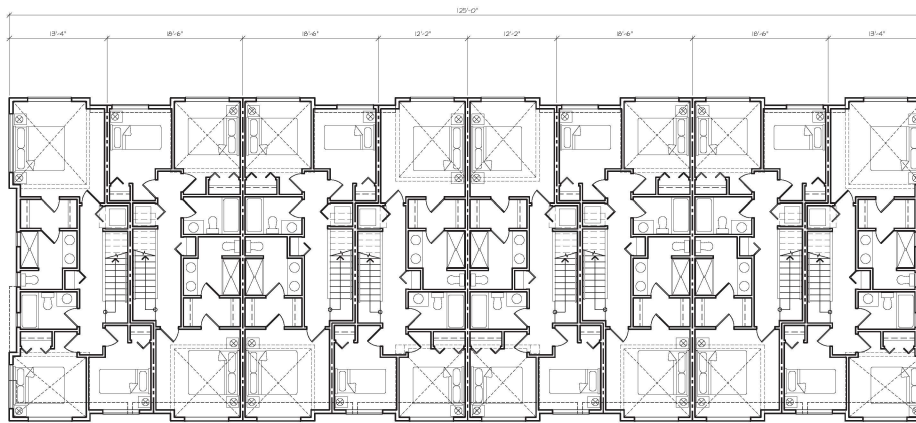
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CLIENT : 66 METRO HOLDINGS LTD.	DESIGN : L.F.A.
PROJECT : TOWNHOUSE DEVELOPMENT 16611 - 122nd AVENUE	DRAWN : DATE : Jun 29 10
SHEET CONTENTS : BUILDING PLANS	SCALE : 1/8" = 1'-0"

barnett denbek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

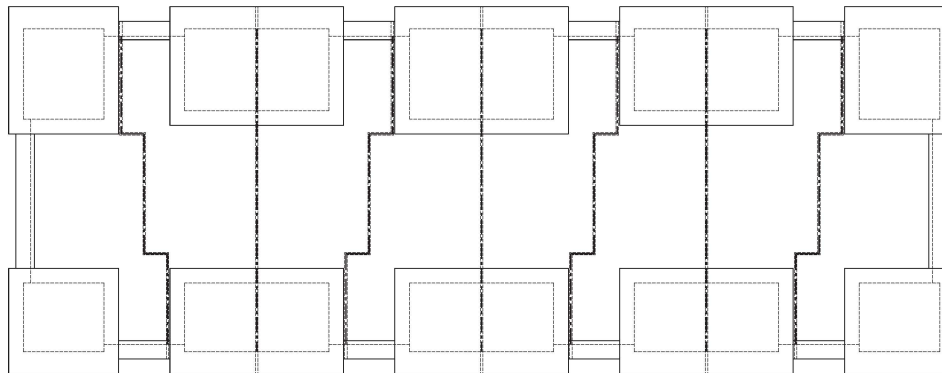
CLIENT NO. 16007	SHEET NO. AC-3.1a1
PROJECT NO.	REV. NO.



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

UPPER FLOOR PLAN

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



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

ROOF PLAN

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

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REV#	DATE	BY	CHKD	ISSUED FOR



COY-1671-11-10

DESIGN : L.F.A.	CLIENT : 66 METRO HOLDINGS LTD.
DRAWN :	PROJECT : TOWNHOUSE DEVELOPMENT
DATE : Jan 29 10	16611 - 12nd AVENUE
SCALE : 1/8" = 1'-0"	SHEET CONTENTS : BUILDING PLANS

barnett denbek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
16007	AC-3.7D
PROJECT NO.	REV. NO.
16007	

NORTH LOT:
BUILDING #4

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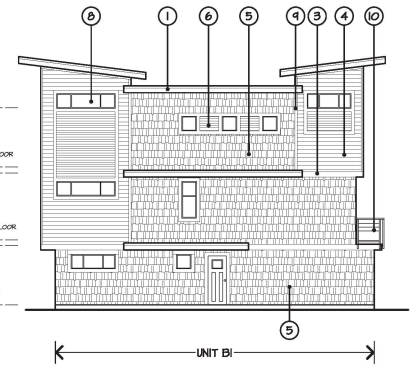
NO.	DATE	BY	DATE	BY



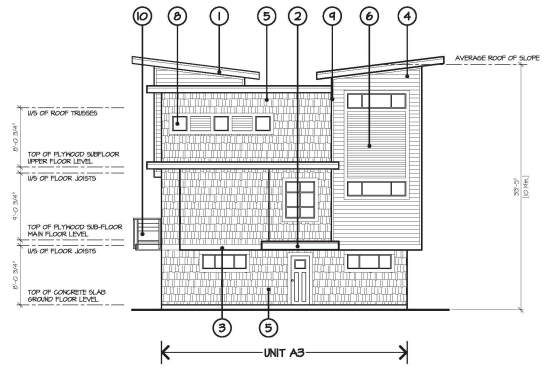
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 2100-30 "WIGGING HORN"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 2100-30 "WIGGING HORN"
- ③ HORIZONTAL 2x10 MOOD TRIM
BENJAMIN MOORE 2100-30 "WIGGING HORN"
- ④ HARDIE-PLANK LAP SIDING
VARIES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 2100-30 "NOCTURNAL GRAY"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNERS SPECS
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNERS SPECS
- ⑧ VINYL FRAMED WINDOWS 1/4" x 6" TRIM
TRIMS - BENJAMIN MOORE 2100-30 "WIGGING HORN"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE 16" 160 "TOOTHBAY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL 1/4" GLAZING



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



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



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

NORTH LOT:
BUILDING #2 SIMILAR

SOUTH LOT:
BUILDING #1, 2 & 5

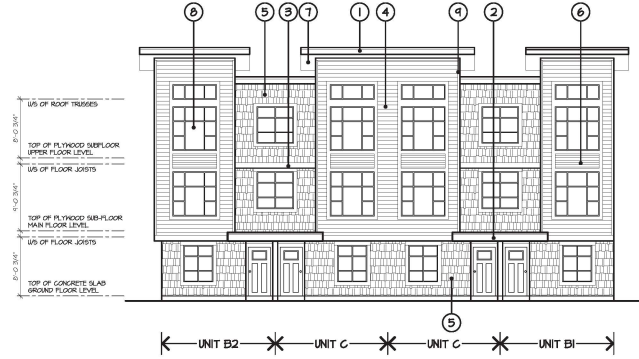
CLIENT :	66 METRO HOLDINGS LTD.
DESIGN :	L.F.A.
DRAWN :	
DATE :	Jan 29 10
SCALE :	1/8" = 1'-0"
PROJECT : TOWNHOUSE DEVELOPMENT 18611 - 122nd AVENUE	
SHEET CONTENTS : ELEVATIONS	

barnett dembek
ARCHITECTS INC.

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@b-d.ca

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-4.1

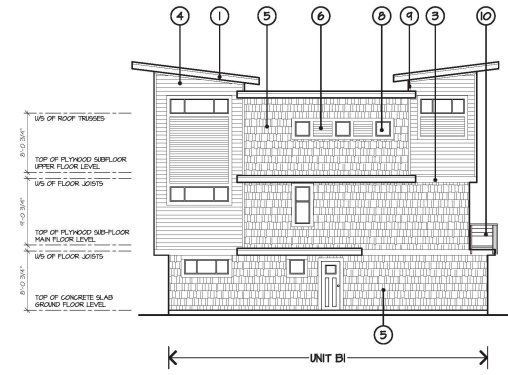


FRONT ELEVATION

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

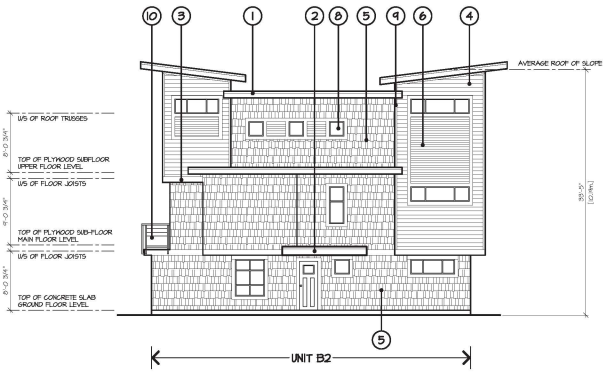
SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 230-50 "WITCHING HOUR"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 230-50 "WITCHING HOUR"
- ③ HORIZONTAL 2x10 MOOD TRIM
BENJAMIN MOORE 230-50 "WITCHING HOUR"
- ④ HARDIE-PLANK LAP SIDING
VARIES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 235-30 "NATURAL GRAY"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 230-50 "WITCHING HOUR"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE 16 1/8" "DOORWAY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING



SIDE ELEVATION

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



SIDE ELEVATION

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

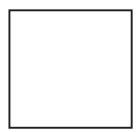


REAR ELEVATION

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

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REV#	DATE	BY	ISSUED FOR



DESIGN :	L.P.A.	DRAWN :	
CLIENT :	66 METRO HOLDINGS LTD.	DATE :	Jan 29 10
PROJECT :	TOWNHOUSE DEVELOPMENT	SCALE :	1/8" = 1'-0"
	18611 - 12nd AVENUE	SHEET CONTENTS :	ELEVATIONS

barnett denbek
ARCHITECTS INC.

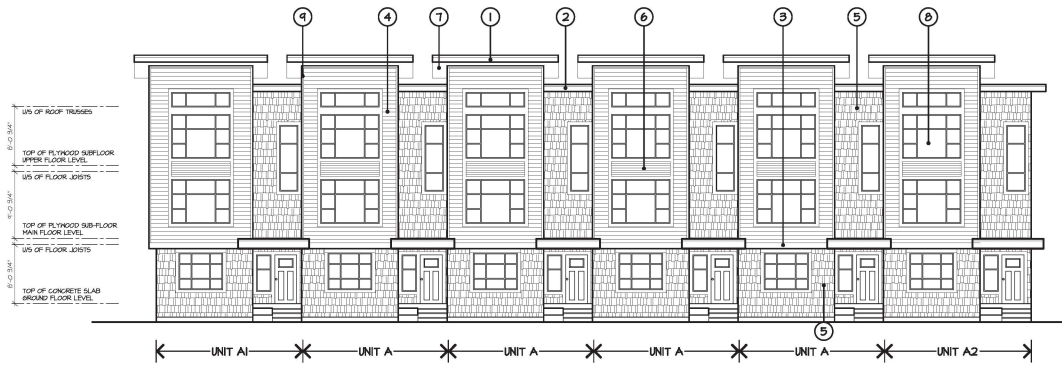
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

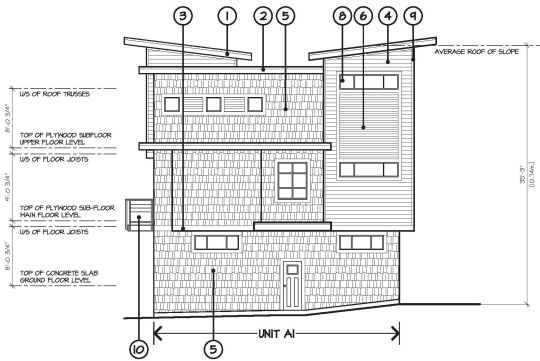
NORTH LOT:
BUILDING #3

SOUTH LOT:
BUILDING #3

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-4.2



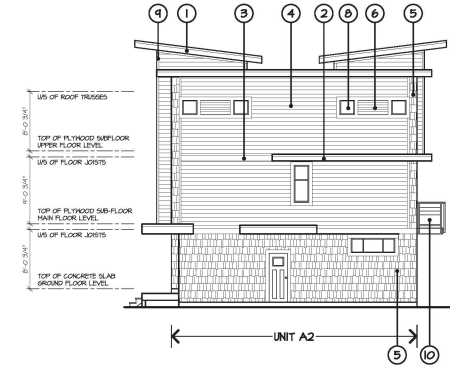
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



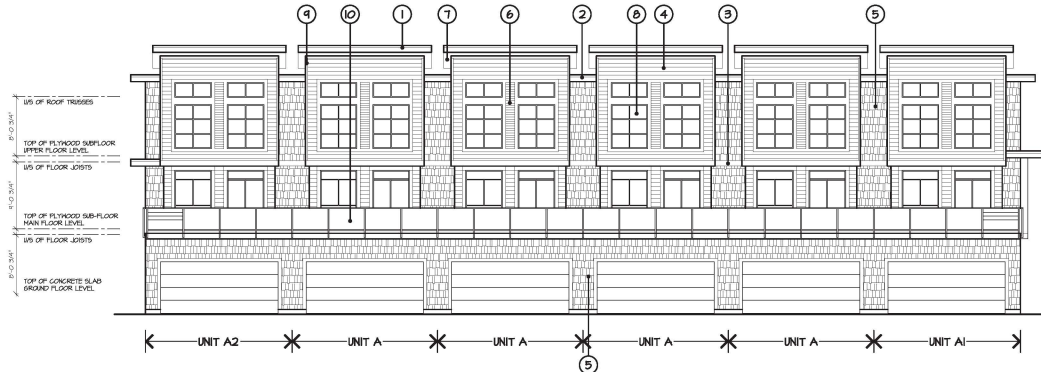
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 2100-30 "WITTING HORN"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 2100-30 "WITTING HORN"
- ③ HORIZONTAL 2x10 MOOD TRIM
BENJAMIN MOORE 2100-30 "WITTING HORN"
- ④ HARDIE-PLANK LAP SIDING
VARIABLES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 2100-30 "NOCERAL GRAY"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 2100-30 "WITTING HORN"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE KC 165 "ROOSTERWAY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING



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



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

SOUTH LOT:
BUILDING #6 & 8

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NO.	DATE	BY	ISSUED FOR

CONTRACT NO.:

DESIGN L.P.A.	DRAWN	DATE	SCALE
CLIENT: 66 METRO HOLDINGS LTD.			
PROJECT: TOWNHOUSE DEVELOPMENT			
18611 - 122nd AVENUE			
SHEET CONTENTS: ELEVATIONS			

barnett denbek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

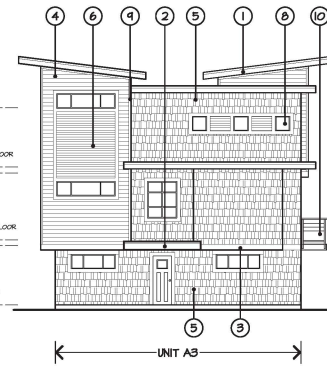
CLIENT NO.	SHEET NO.
16007	AC-4.4
PROJECT NO.	REV. NO.



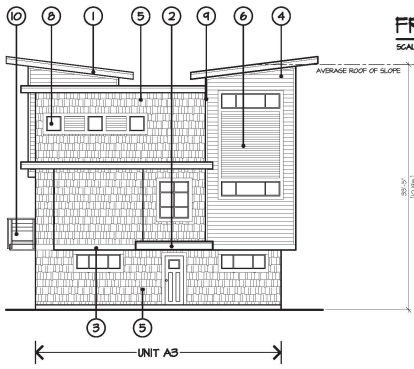
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

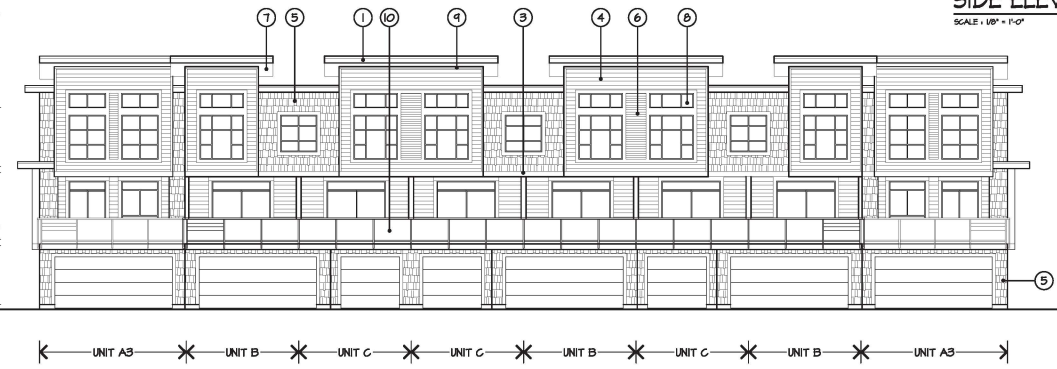
- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 230-30 "ITCHING HOUR"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 230-30 "ITCHING HOUR"
- ③ HORIZONTAL 2x10 WOOD TRIM
BENJAMIN MOORE 230-30 "ITCHING HOUR"
- ④ HARDIE-PLANK LAP SIDING
VARIES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 230-30 "ITCHING HOUR"
- ⑥ STAINED CEDAR SIDING
PREPARED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑦ STAINED CEDAR SOFFITS
PREPARED FROM MANUFACTURER AS PER OWNER'S SPECS
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 230-30 "ITCHING HOUR"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE HC 80 "TOOTHBREAT GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING



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



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

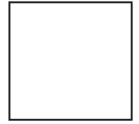


REAR ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH LOT.
BUILDING #7

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NO.	DATE	BY	CHKD	ISSUED FOR



DESIGN :	L.P.A.	DRAWN :	DATE :	SCALE :
CLIENT :	66 METRO HOLDINGS LTD.	PROJECT :	TONKHAUSE DEVELOPMENT	18611 - 122nd AVENUE
SHEET CONTENTS :				
ELEVATIONS				

barnett dembek
ARCHITECTS INC.

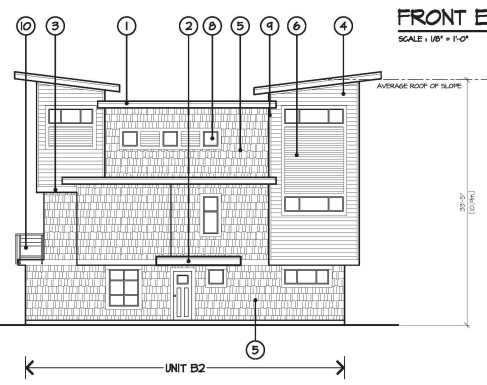
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
16007	AC-45
PROJECT NO.	REV. NO.



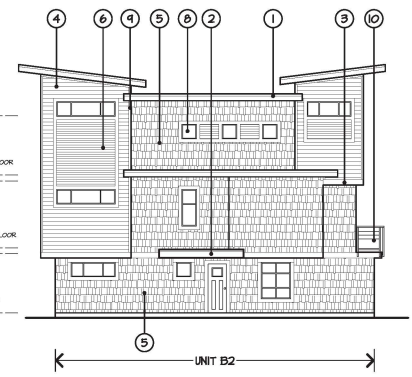
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



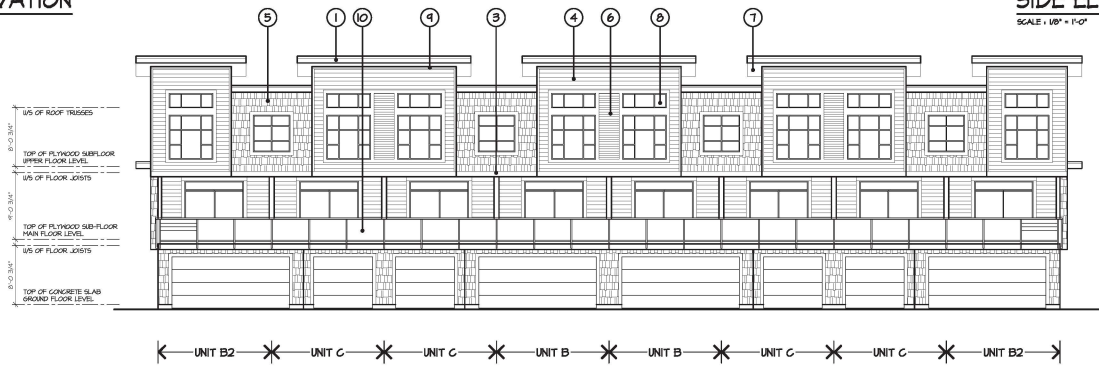
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 2100-50 "WITCHING HOUR"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 2100-50 "WITCHING HOUR"
- ③ HORIZONTAL 2x10 WOOD TRIM
BENJAMIN MOORE 2100-50 "WITCHING HOUR"
- ④ HARDIE-PLANK LAP SIDING
VARIES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 2105-30 "NOCTURNAL GRAY"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 2100-50 "WITCHING HOUR"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE HC 165 "TOOTHBAY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING



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

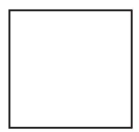


REAR ELEVATION
SCALE: 1/8" = 1'-0"

NORTH LOT:
BUILDING #4

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INCLUDES 1541 STAINED AND CONVERSION
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CANADA. COPYRIGHT NOT P.S.C. 1978.

NO.	DATE	BY	CHKD	ISSUED FOR



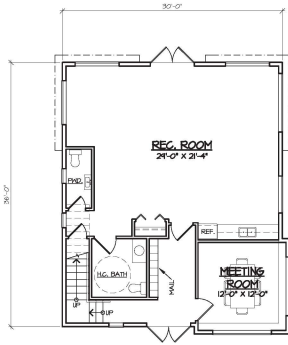
DESIGN / L.P.A.	DATE: Jan 29 10	SCALE: 1/8" = 1'-0"
CLIENT: 66 METRO HOLDINGS LTD.	PROJECT: TOWNHOUSE DEVELOPMENT	SHEET CONTENTS: ELEVATIONS
18611 - 122nd AVENUE		

barnett denbek
ARCHITECTS INC.

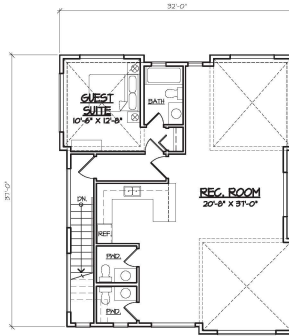
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

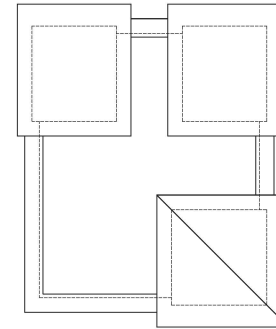
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-4.7



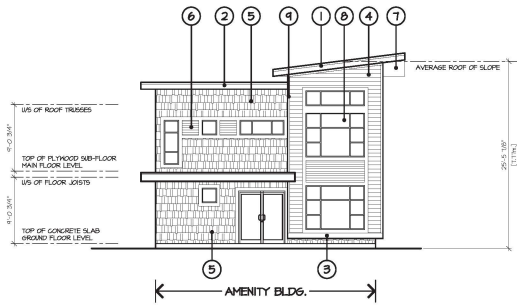
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,105 S.F. / 102.7 m²



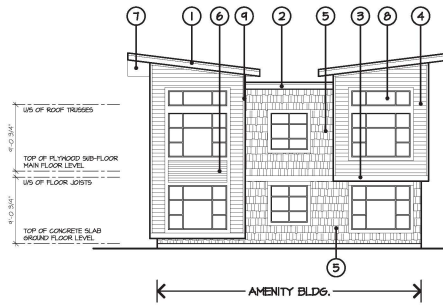
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
1,152 S.F. / 107.0 m²
TOTAL AREA: 2,257 S.F. / 209.7 m²



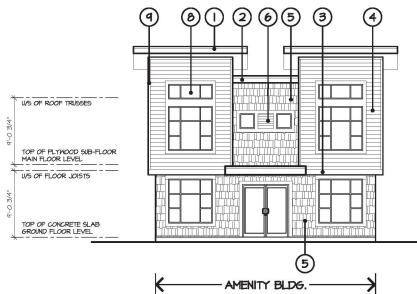
ROOF PLAN
SCALE: 1/8" = 1'-0"



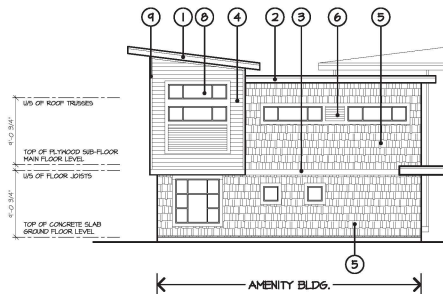
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

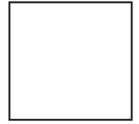
SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 2100-30 "WITCHING HOUR"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 2100-30 "WITCHING HOUR"
- ③ HORIZONTAL 2x10 WOOD TRIM
BENJAMIN MOORE 2100-30 "WITCHING HOUR"
- ④ HARDIE-PLANK LAP SIDING
VARIES - REFER TO COLOURED ELEVATIONS
- ⑤ HARDIE-SHINGLE SIDING
BENJAMIN MOORE 2105-30 "NOCTURNAL GRAY"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC'S
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC'S
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 2100-30 "WITCHING HOUR"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE HC 465 "TOOTHY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING

SOUTH LOT:
AMENITY BUILDING

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REV#	DATE	BY	APP	CRD	ISSUED FOR








CLIENT :	66 METRO HOLDINGS LTD.
DESIGN :	BARNETT DENBEK ARCHITECTS INC.
DATE :	JAN 29 19
SCALE :	1/8" = 1'-0"
PROJECT :	TONHOUSE DEVELOPMENT 18611 - 122nd AVENUE
SHEET CONTENTS :	PLANS & ELEVATIONS

barnett denbek
ARCHITECTS INC.
UNIT 1355,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
16007	AC-4.2

-  **HARDIE-SHINGLE SIDING**
SHEVIN HILLIAMS SH 6174 "DASH"
-  **HARDIE-PLANK LAP SIDING**
BENJAMIN MOORE HC 160 "TOOTHBAY GRAY"
-  **CEDAR SIDING, GARAGE DOORS & SOFFITS**
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC
-  **TRIM BOARDS & FASCIAS**
BENJAMIN MOORE 232-30 "WITTING HOAR"
-  **UNIT ENTRY DOORS**
SHEVIN HILLIAMS SH 2005 SANDRED TOPHAT

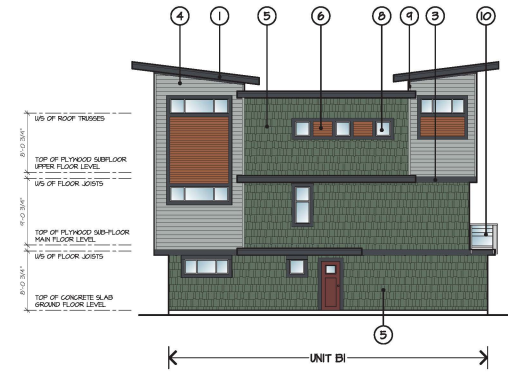


FRONT ELEVATION

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

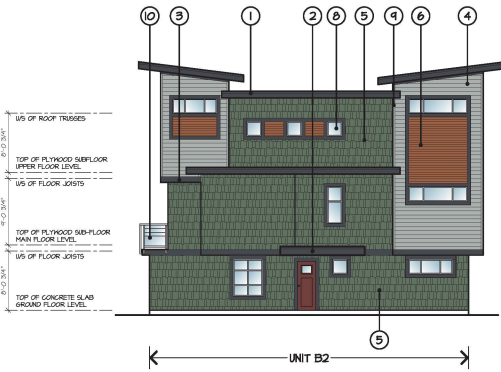
SCHEDULE OF FINISHES

- ① 1x4 TRIM ON 2x12 FASCIA
BENJAMIN MOORE 232-30 "WITTING HOAR"
- ② 1x4 TRIM ON 16" HARDIE-BOARD FASCIA
BENJAMIN MOORE 232-30 "WITTING HOAR"
- ③ HORIZONTAL 2x10 MOOD TRIM
BENJAMIN MOORE 232-30 "WITTING HOAR"
- ④ HARDIE-PLANK LAP SIDING
BENJAMIN MOORE HC 165 "TOOTHBAY GRAY"
- ⑤ HARDIE-SHINGLE SIDING
SHEVIN HILLIAMS SH 6432 "GARDEN SPOT"
- ⑥ STAINED CEDAR SIDING
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC
- ⑦ STAINED CEDAR SOFFITS
PREFINISHED FROM MANUFACTURER AS PER OWNER'S SPEC
- ⑧ VINYL FRAMED WINDOWS W/ 1x6 TRIM
TRIMS - BENJAMIN MOORE 232-30 "WITTING HOAR"
- ⑨ HARDIE CORNER TRIM / VERTICAL TRIM
BENJAMIN MOORE HC 165 "TOOTHBAY GRAY" - TO MATCH ADJACENT SIDING
- ⑩ 3'-6" HIGH ALUMINUM GUARDRAIL W/ GLAZING



SIDE ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

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

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REV#	DATE	ISSUE	BY	ISSUED FOR



CP71-COLORIMetry

DESIGN	DRAWN	DATE	SCALE

CLIENT: 66 METRO HOLDINGS LTD.
PROJECT: TOWNHOUSE DEVELOPMENT
18611 - 12nd AVENUE
SHEET CONTENTS:
ELEVATIONS

barnett denbek
ARCHITECTS INC.

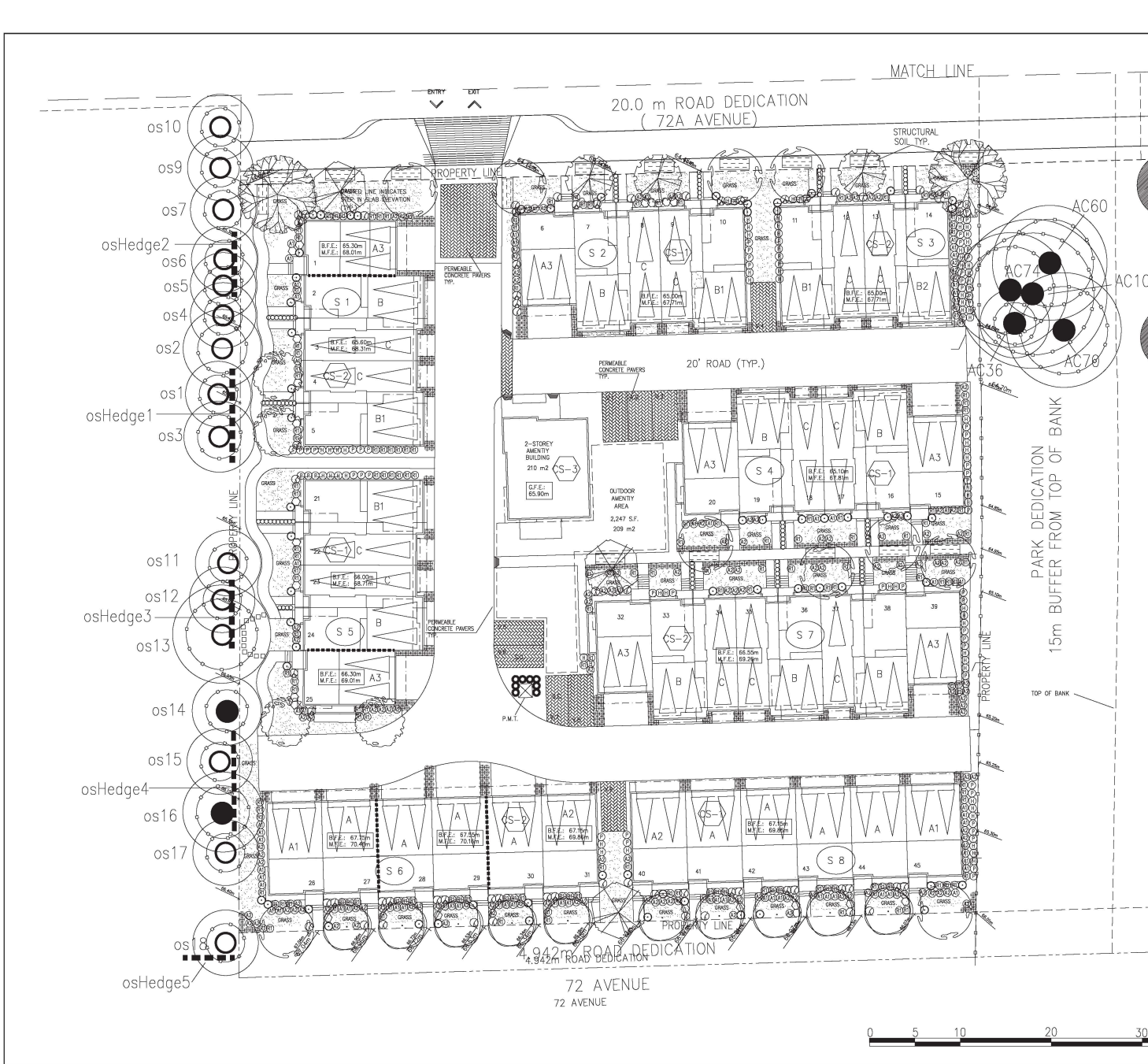
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8


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

CLIENT NO.	SHEET NO.
16007	AC-3.2
PROJECT NO.	REV. NO.

COLOUR SCHEME 2

NORTH LOT: BLDGS 2, 4 & 5
SOUTH LOT: BLDGS 1, 3, 6 & 7





LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

JAN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONGUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. PARM GARCHA
c/o BARNETT DEMBEX ARCHITECTS INC.
SUITE #135
7536 - 126 STREET
SURREY, B.C.
V0R 1R8
604-597-7100

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
18611 - 72 AVENUE
SURREY, B.C.

SCALE 1:200	DATE SEP/17
DWNT	DWNT
ENG	DWNT
APPRD	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1A

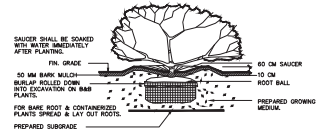


		ON-SITE PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	8	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	25	6 CM. CAL.	AS SHOWN	B. & B.
	PARROTTIA PERSICA	PERSIAN IRONWOOD	8	6 CM. CAL.	AS SHOWN	B. & B.
	CERCIS CANADENSIS	EASTERN REDBUD	16	6 CM. CAL.	AS SHOWN	B. & B.
	PYRUS CALLERYANA ARISTOCRAT	ARISTOCRAT CALLERY PEAR	5	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	102	#3 POT	90 CM. O.C.	
	AZALEA JAPONICA (VARIOUS)	AZALEA	253	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	69	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	246	#3 POT	45 CM. O.C.	
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	109	#3 POT	90 CM. O.C.	
	SPHRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPHRAEA	37	#3 POT	90 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	260	#3 POT	90 CM. O.C.	
	POLYSTICHUM MINUTUM	SWORD FERN	105	#3 POT	90 CM. O.C.	
	HOSTA (VARIOUS)	HOSTA	122	#3 POT	90 CM. O.C.	
	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	81	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	683	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	37	1.50 METERS	65 CM. O.C.	

NOTES / GENERAL

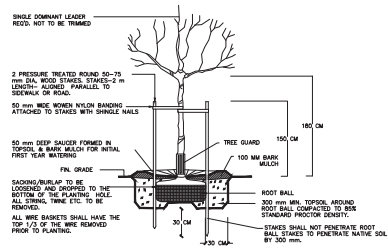
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'ON-SITE STANDARDS' BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER VANLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'BC LANDSCAPE STANDARD'.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE 'NURSERY'. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARD'.
- MIX. GROWING MEDIUM (DEPTH OVER PREPARED SUBGRADE SHALL BE:

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE AREAS	500 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SODKING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD INCL, WOODY PLANT PARTS, FEED OR PESTICIDAL PARTS, OF BESS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERSH AS IT ACCUMULATES, AND SHALL AT THE COMPLETION OF THE WORK LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.

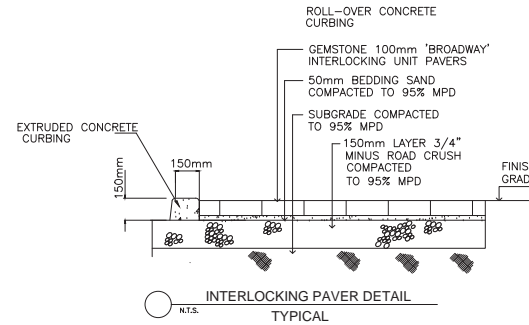


TREE PLANTING DETAIL

SECTION N.T.S.

3 METER BUFFER PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
CONIFEROUS TREES						
	THUJA PLICATA	WESTERN RED CEDAR	4	1.20 METERS	AS SHOWN	B. & B.
	PICEA SITCHENSIS	SITKA SPRUCE	3	1.20 METERS	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	2	1.20 METERS	AS SHOWN	B. & B.
DECIDUOUS TREES						
	PRUNUS EMARGINATA	BITTER CHERRY	2	1.20 METERS	AS SHOWN	B. & B.
SHRUBS						
	PHYSOCARPUS CAPITATUS	PACIFIC NINE-BARK	28	#2 POT	AS SHOWN	WELL BRANCHED
	ROSA NUTKANA	NOOKTA ROSE	26	#2 POT	AS SHOWN	WELL BRANCHED
	SAMBUCUS RACEMOSA	RED ELDERBERRY	27	#2 POT	AS SHOWN	WELL BRANCHED
	RUBUS SPECTABILIS	SALMONBERRY	25	#2 POT	AS SHOWN	WELL BRANCHED
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	35	#2 POT	AS SHOWN	WELL BRANCHED
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	36	#2 POT	AS SHOWN	WELL BRANCHED
	VACINIUM OVATUM	EVERGREEN HUCKLEBERRY	22	#2 POT	AS SHOWN	WELL BRANCHED
	GAULTHERIA SHALLON	SALAL	50	#2 POT	AS SHOWN	WELL BRANCHED



DATE	CITY OF SURREY COMMENTS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1
DATE	REVISIONS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.

95LSA CSLA
2442 JONKUIL COURT
ABBOTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT

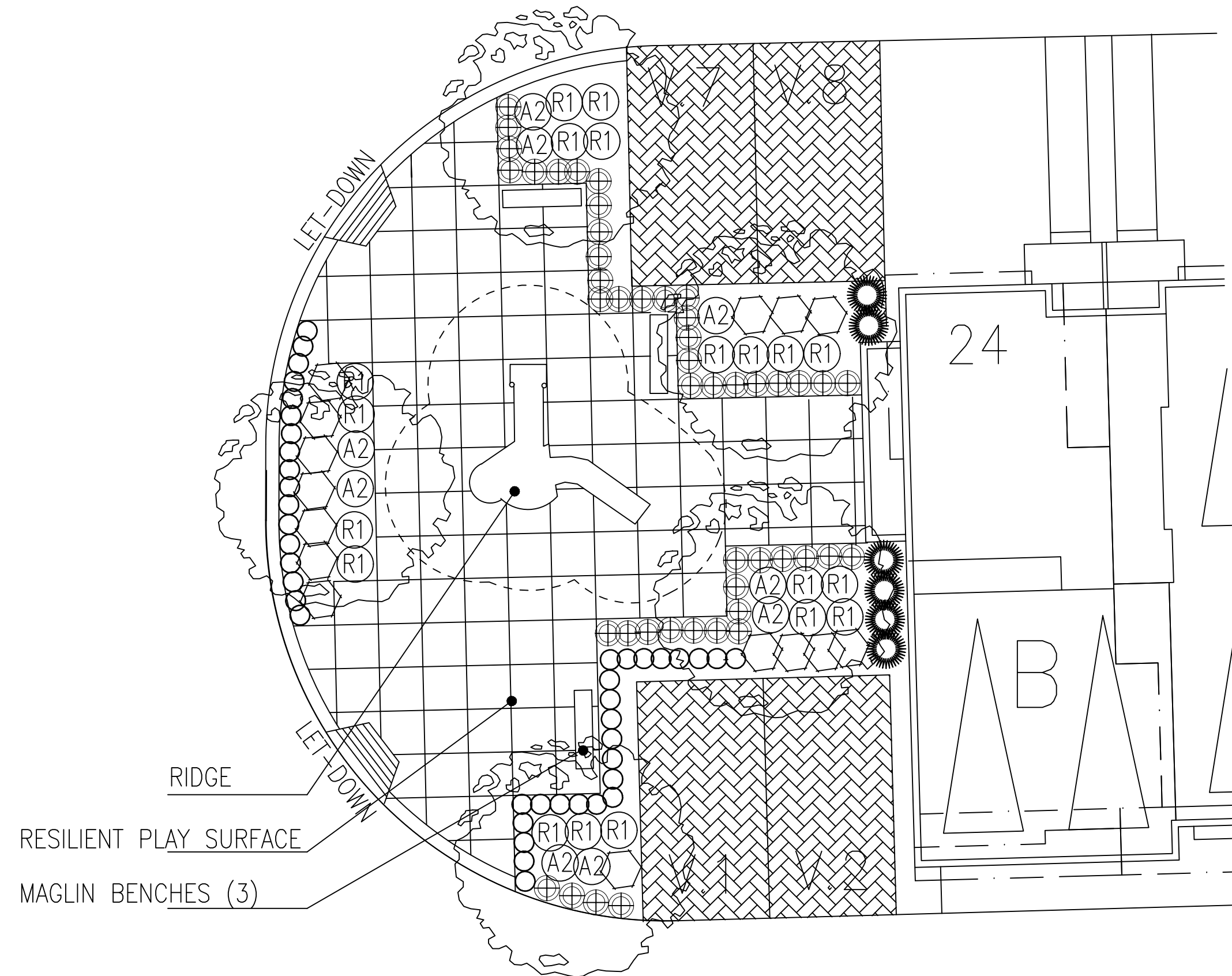
MR. PABLO GARCIA
c/o BARNETT DEXBEN ARCHITECTS INC.
SUITE #135
7536 - 130 STREET
SURREY, B.C.
V3W 1H8
604-597-7100

TITLE

PLAN VIEW
LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
10811 - 72 AVENUE
SURREY, B.C.

SCALE	DATE
N.T.S.	SEP/17
DWMT	DW/D
DNS	DW/D
APPROV	HS BALT

PRINTED	JOB NO.
PRINTED	DRAWING NO.
	L-1B



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PARROTIA PERSICA	PERSIAN IRONWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	AZALEA JAPONICA (VARIOUS)	AZALEA	7	#3 POT	90 CM. O.C.	
	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	6	#3 POT	90 CM. O.C.	
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	41	#3 POT	45 CM. O.C.	
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	14	#3 POT	90 CM. O.C.	
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	35	#3 POT	90 CM. O.C.	
	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	6	1.50 METERS	65 CM. O.C.	

playfall Technical Data Sheet
Safety Surfacing System

When kids play, they also fall, and that's where Playfall comes to the rescue. Playfall is designed to meet stringent ASTM requirements for playground fall protection and is available in a variety of thicknesses to match the fall heights of most play equipment and events.

Don't play on anything less!

Playfall Tile Details

- Tiles are 2' x 2' and feature a 2" x 1" cross-hatch surface pattern
- Available in 1.75" or 2.5" thickness
- Slip resistant
- Minimal maintenance
- Porous for effective drainage
- Quick interlocking installation with plastic pins & minimal adhesive
- Made from 100% recycled SBR truck tire rubber buffings & granules in a non-toxic polyurethane binder

Drop Height Configurations

Fall Height	Configuration Required
6"	1.75" Playfall Tile
8"	2.5" Playfall Tile
10"	1.75" Playfall Tile + 1.5" PlayPad
12"	2.5" Playfall Tile + 2 layers of 1.5" PlayPad
14"	2.5" Playfall Tile + 3 layers of 1.5" PlayPad

Standard Colors

Black Green Terra Cotta

North West Rubber Mats Ltd. 2380 Industrial Avenue Abbotsford, BC, Canada V2S 7T9 T 604-859-2022 F 604-859-2009 T1 1-800-663-8724

KOMPAN Product Info Ridge - ELE500003

Best User Age: 5-12 years

Element	Accessible	Accessible	Accessible	Accessible
Activity	Activity	Level Activity	Level Activity	Level Play Space
Present	Present	1	1	1
Required	Required	2	1	1

Posting information to ground posts. Surface installation also available. Technical information available at kompanids.com

10 Year Limited Warranty

MAGLIN BENCHES

MLB450W

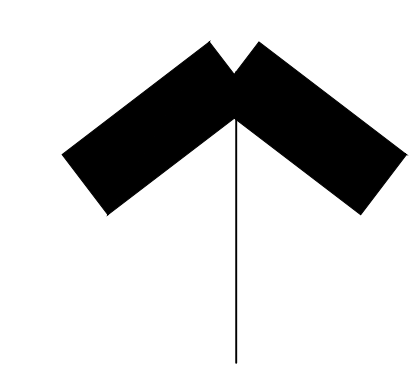
MATERIALS: Bench frame is made from 1.5" steel tube and 2"x4". The seat and back slats are made of 1.5" x 4" slats. All steel components are galvanized with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (Ø 5/8") are provided in each foot for securing to bolts.

TO SPECIFY: Select MLB450W for (MLB450W) - Recycled Plastic (MLB450WR) - for Recycled Plastic select color - Powdercoat Color

COMPONENTS PRODUCTS: - MLB450W - MLB450WR - MLP450W

DIMENSIONS: Height: 36.00" (91.44 cm) Length: 30.00" (76.20 cm) Depth: 24.00" (61.00 cm) Seat: 18.00" (45.72 cm) Weight: 135 lbs (61.23 kg)



DATE	REMARKS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. PARM GARCHA
c/o BARNETT DEMBEK ARCHITECTS INC.

SUITE #135
7536 - 130 STREET
SURREY, B.C.
V3W 1H8
604-597-7100

TITLE

PLAN VIEW

LANDSCAPE PLAN
AMENITY AREA #1
TOWNHOUSE DEVELOPMENT
18611 - 72 AVENUE
SURREY, B.C.

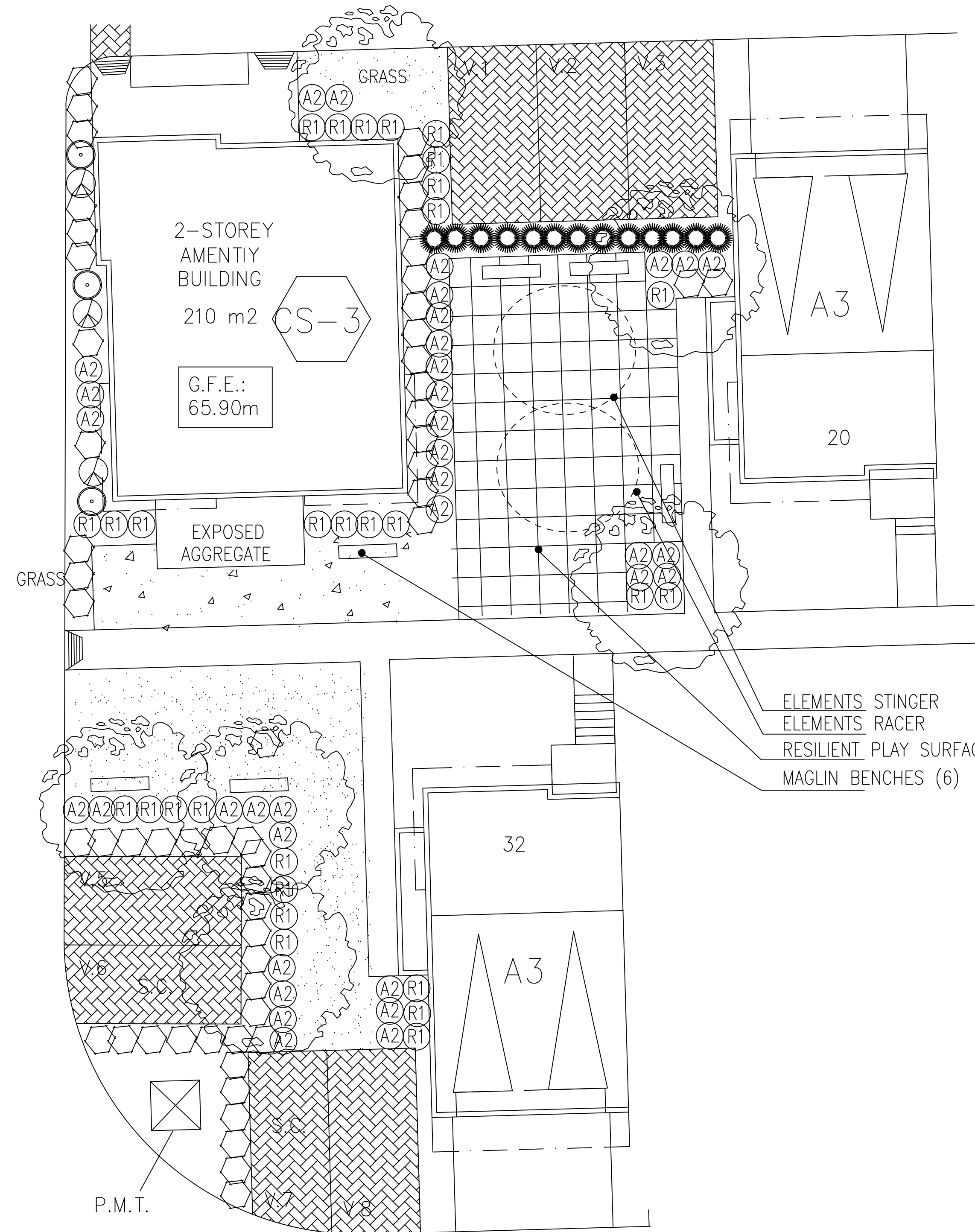
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ENG.	CHK'D		
APPR'D	AS BUILT		

PRINTED

JOB No.

DRAWING No.

A-1



ELEMENTS STINGER
 ELEMENTS RACER
 RESILIENT PLAY SURFACE
 MAGLIN BENCHES (6)

KOMPAN Product Info Stinger - EL400020

Best User Age: 2-5 years

Element	Available Activities	Accessible Element	Available Ground Level Activities	Accessible Ground Level Play Types
Required	0	0	1	1
Optional	0	0	1	1

KOMPAN Product Info Racer - EL400002

Best User Age: 2-5 years

Element	Available Activities	Accessible Element	Available Ground Level Activities	Accessible Ground Level Play Types
Required	0	0	1	1
Optional	0	0	1	1

MAGLIN MLB450W

Materials: Bench frame is made from 1.5" steel tube and 1.5" x 3" x 0.1875" galvanized steel slats. The seat and back slats are made from 1.5" x 3" x 0.1875" galvanized steel slats. All metal components are finished with a powder coat finish. The Maglin Professional System provides a durable finish on all metal surfaces. Wood seats are finished with penetrating sealers.

Installation: The bench is delivered pre-assembled. Holes (Ø 22) are provided to attach the bench to the base.

Dimensions: Height: 36.00" (91.44 cm), Length: 72.00" (182.88 cm), Depth: 18.00" (45.72 cm), Seat Height: 18.00" (45.72 cm), Weight: 155 lbs (70 kg).

playfall Safety Surfacing System

Technical Data Sheet

When kids play, they also fall, and that's where Playfall comes to the rescue. Playfall is designed to meet stringent ASTM requirements for playground fall protection and is available in a variety of thicknesses to match the fall heights of most play equipment and events.

Don't play on anything less!

Fall Height	Configuration Required
4'	1.75" Playfall Tile
6'	2.5" Playfall Tile
8'	1.75" Playfall Tile + 1.5" Playfall Tile
10'	2.5" Playfall Tile + 1.5" Playfall Tile
12'	2.5" Playfall Tile + 2 layers of 1.5" Playfall Tile
14'	2.5" Playfall Tile + 3 layers of 1.5" Playfall Tile

Standard Colors: Black, Green, Terra Cotta

↑

JUN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1
DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA

2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. PARM GARCHA
 c/o BARNETT DEMBEK ARCHITECTS INC.

SUITE #135
 7536 - 130 STREET
 SURREY, B.C.
 V3W 1H8
 604-597-7100

TITLE

PLAN VIEW

LANDSCAPE PLAN
 AMENITY AREAS #2 & #3
 TOWNHOUSE DEVELOPMENT
 18611 - 72 AVENUE
 SURREY, B.C.

SCALE	1:100	DATE	SEP/17
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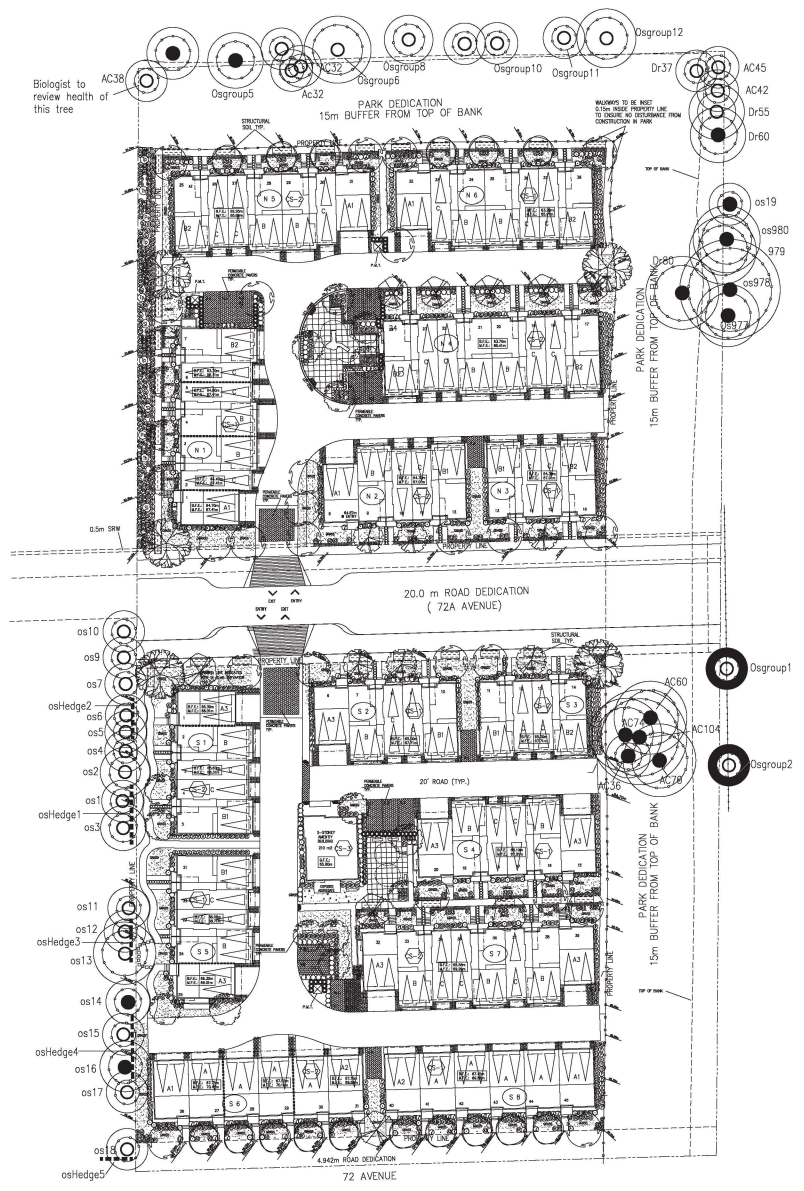
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JOB No.

DRAWING No.

A-2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PARROTIA PERSICA	PERSIAN IRONWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
A2	AZALEA JAPONICA (VARIOUS)	AZALEA	25	#3 POT	90 CM. O.C.	
⬡	ABELIA 'EDWARD GOWCHER'	EDWARD GOUCHER ABELIA	28	#3 POT	90 CM. O.C.	
R1	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	25	#3 POT	90 CM. O.C.	
●	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	13	1.50 METERS	65 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	3	#3 POT	90 CM. O.C.	
⊕	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	3	#2 POT	90 CM. O.C.	



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1

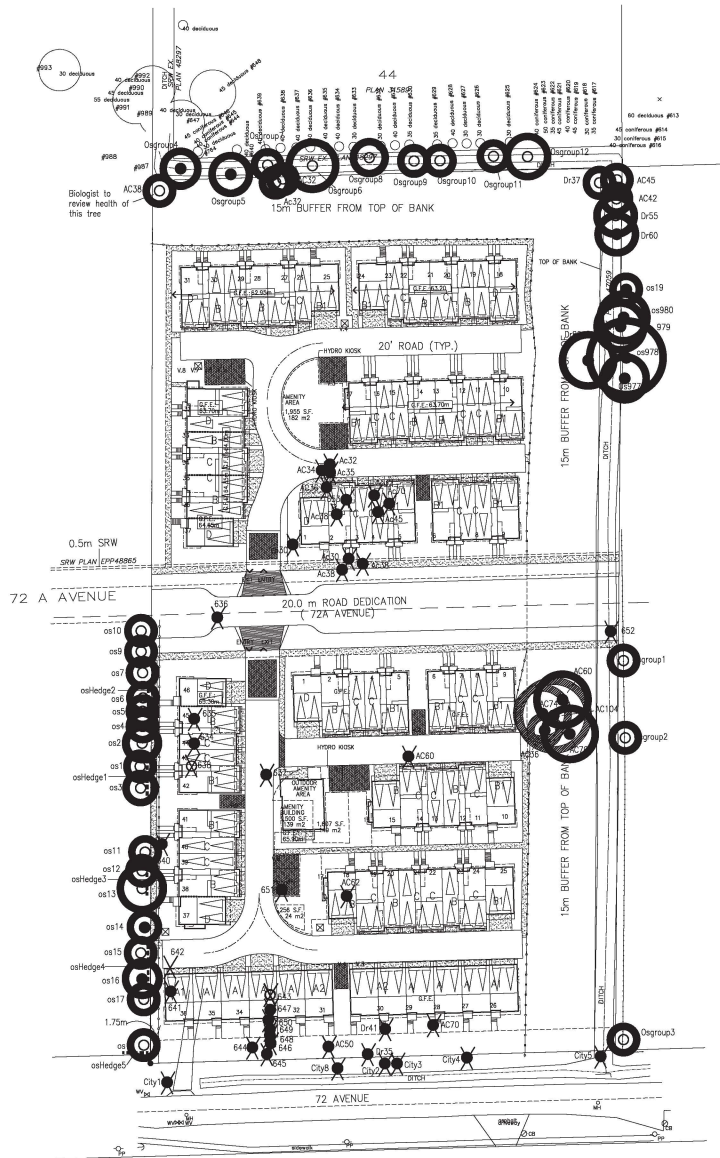
C.KAVOLINAS & ASSOCIATES INC.
 BCALA CSLA
 2482 JONGUIL COURT
 ABSTRACTOR, B.C.
 V3C 3E8
 PHONE (604) 857-2376

CLIENT
 MR. PARM GARCHA
 c/o BARNETT DEMBEK ARCHITECTS INC.
 SUITE #135
 7535 - 132 STREET
 SURREY, B.C.
 V0W 1W8
 604-597-7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 CONCEPT PLAN
 TOWNHOUSE DEVELOPMENT
 18811 - 72 AVENUE
 SURREY, B.C.

SCALE	DATE
1:400	SEP/17
DRAWN	CHKD
ENL	CHKD
APPROV	AS BUILT

PRINTED	JOB NO.
DRAWING NO.	
L-0	



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
WV/18	CITY OF SURREY COMMENTS	1

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA
2462 JONQUIL COURT
4880 STARDO, B.C.
V3G 3E8
PHONE (604) 857-2376

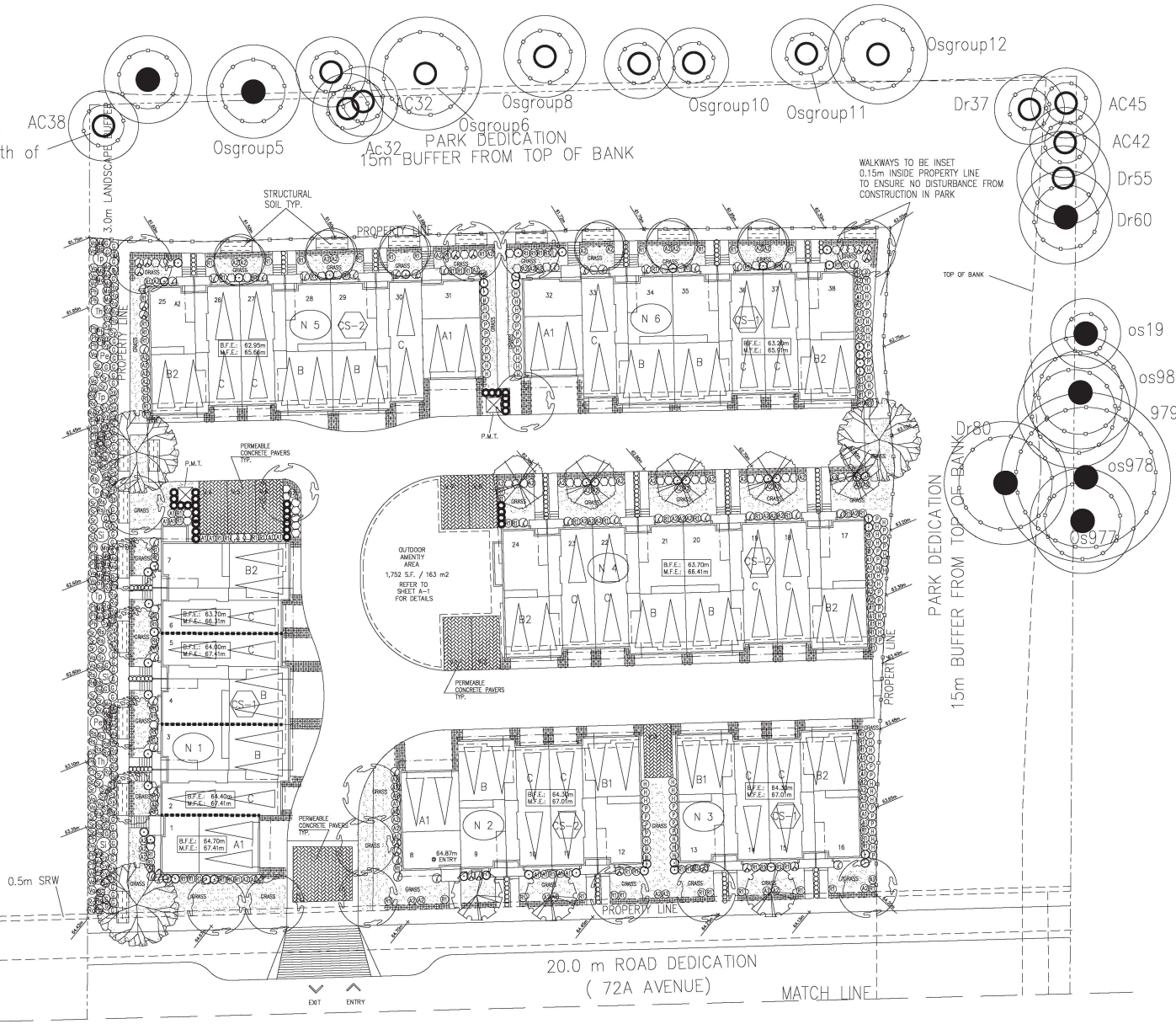
CLIENT
MR. PARM GARCHA
c/o BARNETT DEMBEX ARCHITECTS INC.
SUITE #135
7536 - 150 STREET
SURREY, B.C.
V3W 1H8
604-597-7100

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION
TOWNHOUSE DEVELOPMENT
18611 - 72 AVENUE
SURREY, B.C.

SCALE 1:500	DATE SEP/17
DWNT	DWNT
ENG.	DWNT
APPRD	AS BUILT

PRINTED	JOB No.
DRAWING No.	AS BUILT
TR-1	

Biologist to review health of this tree



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.
JUN/18	CITY OF SURREY COMMENTS	2
MAY/18	CITY OF SURREY COMMENTS	1

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSIA
 2462 JONQUIL COURT
 ABOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2376

CLIENT
 MR. PARM GARCIA
 c/o BARNETT DEMBEK ARCHITECTS INC.
 SUITE #135
 7336 - 135 STREET
 SURREY, B.C.
 V3W 1H5
 604-597-7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 18611 - 72 AVENUE
 SURREY, B.C.

SCALE 1:200	DATE SEP/17
DWNT DWG	DWNT DWG
ENG. DWG	ENG. DWG
APPROV. AS B/L	APPROV. AS B/L

PRINTED: JOB NO.
 DRAWING NO. L-1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0518-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the 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: 013-231-219

Parcel "A" (Reference Plan 4666) South Half of the South West Quarter Section 21
Township 8 Except: Part Subdivided by the Plan 31589, New Westminster District

18611 - 72 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended, is varied as follows:

In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30):

Lot 2 (North)

- (a) the minimum south front yard setback of the RM-30 Zone on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (b) the minimum east side yard setback of the RM-30 Zone on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for Building 6 and to 1.5 metres (5 ft.) for Buildings 3 and 4;
- (c) the minimum west side yard setback of the RM-30 Zone on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (d) the minimum north rear yard setback of the RM-30 Zone on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

Lot 1 (South)

- (e) the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (f) the minimum east side yard setback of the RM-30 Zone on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 3 and to 1.5 metres (5 ft.) for Buildings 4, 7 and 8;
- (g) the minimum west side yard setback of the RM-30 Zone on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 5 and to 3.0 metres (10 ft.) for Building 6; and
- (h) the minimum south front yard setback of the RM-30 Zone on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).

- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
- 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two years of issuance.
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

