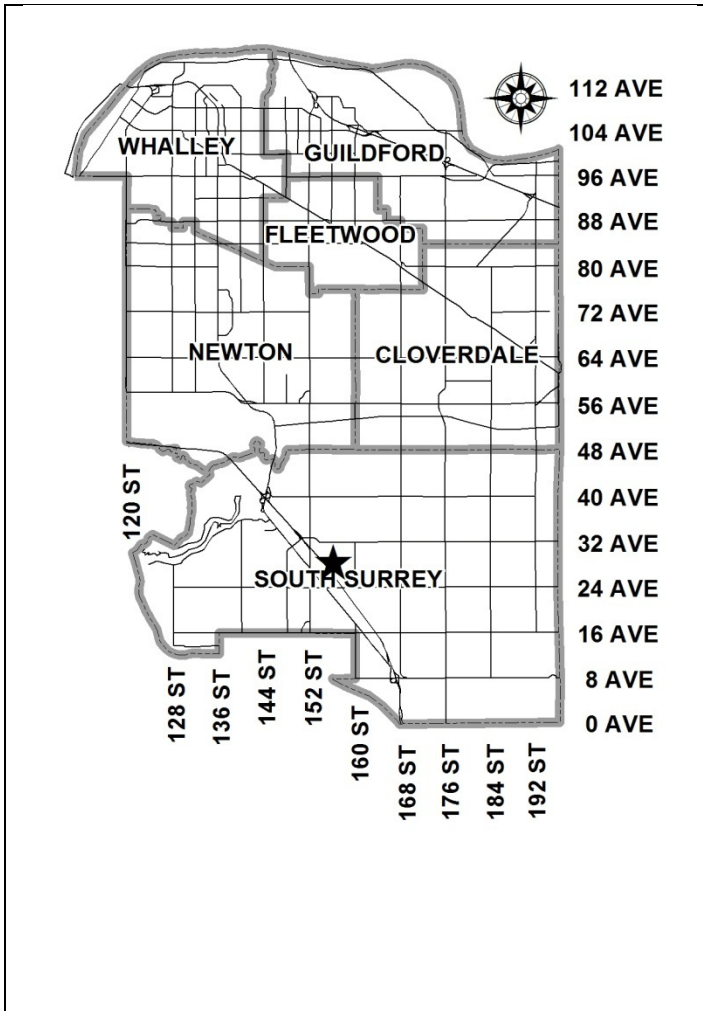


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0254-00

Planning Report Date: July 11, 2011

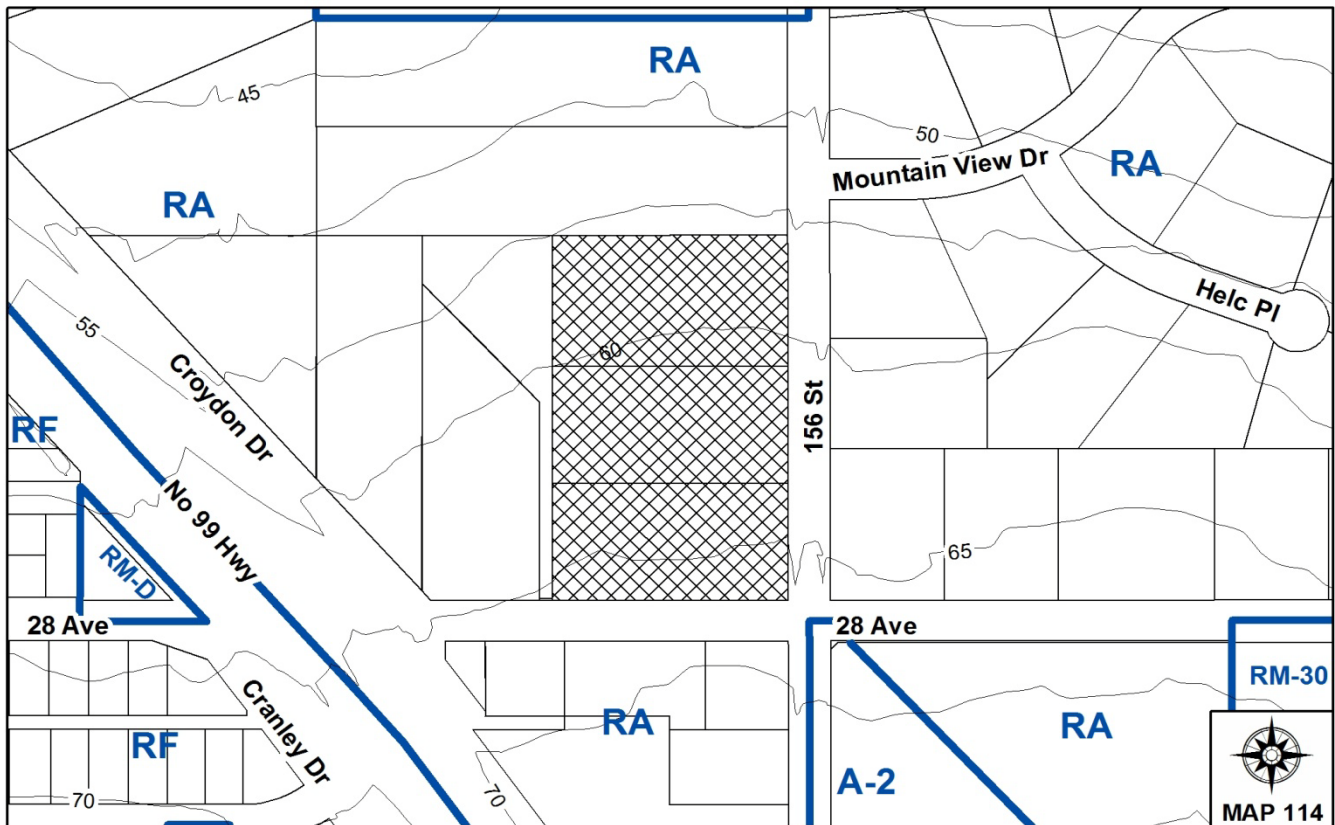


**PROPOSAL:**

- **OCP amendment** from Suburban to Multiple Residential
- **NCP amendment** to increase the apartment building height from three to four storeys
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 39 townhouse units and 66 units in a four storey apartment building form.

**LOCATION:** 2827, 2853 & 2871 -156 Street  
**OWNER:** Lakewood Heights Development Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Hydro Right of Way/ Greenway and Multiple Residential (15-25 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Suburban to Multiple Residential.
- Proposed amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to increase the apartment building height from three to four storeys.

### RATIONALE OF RECOMMENDATION

- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the NCP to achieve the approved land use designations and density.
- The proposed NCP amendment to increase the building height from three to four storeys is necessary in order to achieve the density envisioned in the NCP while at the same time preserving mature trees on the site.
- The proposed density and building form are appropriate for this part of North Grandview Heights. The proposed design meets the design guidelines of the Development Permit area.
- Efforts to protect trees have been made in designing this project. The applicant has demonstrated adequate tree preservation by retaining fifty-two (52) mature Douglas Fir and Western Red Cedar trees, representing 31% of all trees on the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA ) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 315 square metres (3,391 square feet) to 98 square metres (1,054 square feet).
5. Council authorize staff to draft Development Permit No. 7908-0254-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout (lot consolidation) to the satisfaction of the Approving Officer;
  - (c) final approval from BC Hydro;
  - (d) submission of an acceptable tree survey, arborist report, landscape plans and landscape cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (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) the applicant adequately address the impact of reduced indoor amenity space; and
  - (i) the applicant address the shortfall in tree replacement.

7. Council pass a resolution to amend North Grandview Heights Neighbourhood Concept Plan (NCP) to increase the building height from three to four storeys 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 (Appendix IV):**

10 Elementary students at Sunnyside Elementary School  
5 Secondary students at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2012/ early 2013.

**Parks, Recreation & Culture:** No objection.

**BC Hydro:** Consent to the uses proposed within the Hydro right-of-way subject to the conditions outlined in their letter dated April 11, 2011.

**Fire:** Due to the proximity of the proposed development to the BC Hydro Corridor, the buildings will need to be protected by sprinkler systems.

### SITE CHARACTERISTICS

**Existing Land Use:** BC Hydro corridor and large lot single family residential lots.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Townhouses	Multiple Residential/ Multiple Residential (15-25 upa)	RM-30
East (Across 156 Street):	Large single family residential lots	Suburban/Cluster Housing (6-8 upa)	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 28 Avenue) and West:	BC Hydro corridor and large single family residential lots	Suburban/Hydro Right of Way/Greenway and Business Park Light Industrial	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated Suburban in the OCP and Hydro Right of Way/ Greenway and Multiple Residential (15 -25 upa) in the North Grandview Heights NCP. In accordance with Section 4.1 of the North Grandview Heights NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to achieve the land uses and density approved in the NCP.
- The proposed NCP amendment to increase the building height from three to four storeys is necessary in order to achieve the density envisioned in the NCP while at the same time preserving mature trees on the site.
- A public information meeting was held on April 19, 2011 to solicit opinions and feedback from the neighbourhood concerning the proposed changes to the NCP. Eight (8) area residents attended the meeting and expressed no objection to the proposal.

### DEVELOPMENT CONSIDERATIONS

- The site is currently zoned One-Acre Residential Zone (RA). The applicant proposes to rezone the site to Comprehensive Development Zone (CD) based on the Multiple Residential 30 Zone (RM-30) in order to permit 39 townhouse units and 66 apartment housing units in a four storey building form.
- The proposed density of 22 units per acre (upa), including the BC Hydro corridor and excluding road dedication is within the range of 15 to 25 upa that is permitted in the North Grandview Heights NCP. By including the BC Hydro Corridor, the proposed development has the following benefits to the community:
  - the acquisition of 2827-156 Street and subsequent dedication and construction of 28 Avenue including a multi-use pathway;
  - the improvement of open spaces within the BC Hydro Corridor; and
  - the retention of a significant cluster of mature specimen trees.
- The corner property fronting 28 Avenue, 2827-156 Street, is a prominent property providing a gateway to the North Grandview Heights community. Unfortunately, the majority of this property is located within the BC Hydro Corridor and therefore it has very limited development potential. At the request of the City, the applicant acquired this property and included it into the land assembly. In turn, the applicant also agreed to complete the frontage works, including the construction of the multi-use pathway on 28 Avenue and to improve the open spaces within the BC Hydro corridor. The completion of transportation infrastructure and the enhancement of the open space helps to improve the

pedestrian experience as you enter this community and thus is a benefit to the community. The retention of existing mature trees on the subject site is discussed in detail below.

#### Townhouse Units:

- The proposed townhouse units consist of two and three bedroom units in a row-house format with at-grade parking. The interior townhouse units are proposed to have tandem parking arrangement. The townhouse units range in size from 121 square metres (1,306 square feet) to 185 square metres (1,992 square feet), with a total floor area of 5,745 square metres (61,842 square feet).
- A total of 86 parking stalls are proposed for the townhouse units, including 78 parking stalls for residents and 8 visitor parking stalls. This meets the parking requirements of the Surrey Zoning By-law.

#### Apartment Units:

- The proposed apartment housing units consist of one and two bedroom units including one universally accessible unit. These units range in size from 57 square metres (617 square feet) to 100 square metres (1,081 square feet), with a total floor area of 5,433 square metres (58,487 square feet).
- A total of 110 parking stalls are proposed for the apartment housing units, including 97 parking stalls for residents and 13 visitor parking stalls. This meets the parking requirements of the Surrey Zoning By-law.

#### Amenity Space:

- The proposal includes 98 square metres (1,054 square feet) of indoor amenity space, which consists of a multi-purpose meeting room including a kitchen and an accessible bathroom. The RM-30 Zone requires a minimum of 315 square metres (3,391 square feet) of indoor amenity space (3 square metres/32 square feet per dwelling unit). There is a deficiency of 217 square metres (2,336 square feet) and the applicant will provide cash-in-lieu for the deficiency in accordance with City Policy. The indoor amenity building is proposed to be located on the ground level of the apartment building with direct outdoor access to the outdoor amenity space. It is centrally located for easy access by all residents of this development.
- The proposal includes 1,279 square metres (13,767 square feet) of outdoor amenity space, which consists of a large treed area with outdoor recreational opportunities. This substantially exceeds the 315 square metre (3,391 square feet) required under the RM-30 Zone (3 square metres (32 square feet) of outdoor amenity space per dwelling unit). The outdoor amenity area includes two playground areas as well as walking paths and seating areas next to the large treed areas.

Proposed CD Zone:

- The proposed Comprehensive Development Zone (CD) is based on the Multiple Residential 30 Zone (RM-30). The following table outlines the differences between the RM-30 Zone and the proposed CD Zone.

	<b>RM-30 Zone</b>	<b>CD Zone</b>	<b>Comments</b>
<b>Permitted Uses</b>	Multiple unit residential buildings or ground oriented multiple residential unit buildings	Multiple unit residential buildings and ground oriented multiple residential unit buildings	Same permitted uses.
<b>Maximum Density</b>	30 upa	34 upa	The Zoning By-law requires the exclusion of the BC Hydro Corridor area from density calculations. With the inclusion of the BC Hydro Corridor, the density proposed is 22 upa; substantially below the RM-30 Zone.
<b>Maximum Floor Area Ratio (FAR)</b>	0.90	0.98	The Zoning By-law requires the exclusion of the BC Hydro Corridor area from density calculations. With the inclusion of the BC Hydro Corridor, the FAR proposed is 0.61 upa; substantially below the RM-30 Zone.
<b>Maximum Lot Coverage</b>	45%	37%	Lower than is permitted in the RM-30 Zone.
<b>Maximum Building Height</b>	13 m (43 ft)	15 m (49 ft)	Increased height in order to accommodate the steeply stopped location of the apartment housing building adjacent to the tree preservation area.
<b>Minimum Front Yard Setback (28 Avenue)</b>	7.5 m (25 ft)	25 m (82 ft)	Substantially increased front yard setback due to restrictions of the BC Hydro Corridor.
<b>Minimum Side Yard Setback (West)</b>	7.5 m (25 ft)	7.5 m (25 ft)	Same.
<b>Minimum Rear Yard Setback (North)</b>	7.5 m (25 ft)	5.9 m (19 ft)	Reduced rear yard setback to the sides of two townhouse units and the deck of the apartment building only. A 7.5 m setback is maintained to the building face of the apartment building.
<b>Minimum Side Yard Setback on Flanking Street (156 Street)</b>	7.5 m (25 ft)	4.5 m (15 ft)	In order to create a more pedestrian friendly street presence on 156 Street, a front room has been added to the units facing the street. This front room will provide for natural surveillance of the street. In order to provide both a front room and a functional floor layout, the buildings are proposed to be located closer to the street.

Vehicular and Pedestrian Access:

- Road dedication, consisting of 1.942 metres (6.4 feet) including a 3 metre (10 feet) by 3 metre (10 feet) corner cut is required along 28 Avenue. The applicant is also required to construct the north side of 28 Avenue and the west side of 156 Street.
- Two accesses are proposed from 156 Street. The internal circulation of the subject site meets the requirements of the Fire and Engineering Departments and provides clear visibility of all routes throughout the site in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

Tree Preservation and Landscaping:

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Limited prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 170 protected trees on the subject site. The following table provides the breakdown by tree species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
False Acacia	2	0	2
Red Alder	2	0	2
Paper Birch	4	0	4
Western Red Cedar	48	22	26
Cherry	4	0	4
Bitter Cherry	1	0	1
Dogwood	1	0	1
Douglas Fir	103	30	73
Western Hemlock	5	0	5
<b>Total</b>	<b>170</b>	<b>52</b>	<b>118</b>

- It was determined that fifty-two (52) trees, representing 31% of all trees on the subject site can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, underground parking and lot grading. The proposed tree preservation will enhance the character and livability of this prominent site and therefore will be a benefit to the community. The trees proposed to be retained consist mainly of mature Western Red Cedar and Douglas Fir trees. (Currently missing tree data; requested from applicant)
- For those trees which cannot be preserved, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees. This will require a total of 234 replacement trees on the subject site. A total of 163 replacement trees can be accommodated on the subject site. The resulting deficit of 71 replacement trees will require a cash-in-lieu payment of \$21,300, representing \$300 per tree, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application. The new trees on the site will consist of a variety of trees including six different species of Maple trees, Katsura, Dogwood, Western Red Cedar and Douglas Fir trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.



## PRE-NOTIFICATION

- Pre-notification letters were sent on November 18, 2008 and March 15, 2011 to households within 100 metres (328 feet) of the subject site and staff received four (4) telephone calls as a result of the notification. Two callers requested information only and the other two callers expressed the following concerns:
  - Concerns about disruption in the area as a result of on-going construction and lack of proper infrastructure. In particular, concerned about adding additional people to the neighbourhood without consideration to proper infrastructure in the area such as sidewalks and the completion of unfinished roads.

*(The Engineering Department recognizes that there are locations throughout the City with existing unfinished street sections that are experiencing increased usage due to growth. As development occurs, especially in NCP areas, these street sections will be completed to the designated standard as part of development obligated works and services. With this application, the prominent development frontage of 28 Avenue and 156 Street will be completed including the construction of a multi-use pathway on 28 Avenue. Unfortunately with development sometimes happening in a piecemeal way, there will be situations where missing gaps in the network occur until such time the NCP area is complete. The Engineering Department will continue to monitor necessary infrastructure requirements in the area and will continue to use Development Cost Works (DCW) and Capital projects where appropriate to supplement the developer requirements.)*

- A public information meeting was held on April 19, 2011 in order to obtain more detailed input from area residents with respect to the proposed application and the proposed amendment to the North Grandview Heights NCP. Eight (8) residents attended this meeting. The following concerns were raised at the meeting:
  - Concerns about the safety of the intersection at 28 Avenue and 156 Street. Area residents have previously requested the City to install a four way stop sign at this intersection to help improve the safety at this intersection.

*(The Engineering Department has undertaken two All-Way Stop warrant assessments for this intersection in the last year. Currently the intersection does not meet any of the three criteria required for installation of the All-Way stop:*

- *The intersection does not have a history of collisions which would have been reduced by the installation of an all way stop;*
- *Site lines at the intersection meet or are in excess of design standards; and*
- *There is an absence of the necessary total intersection and minor road volumes to satisfy the warrant.*

*It is recognized that as development continues to occur in the area, traffic volumes and patterns will change and the Engineering Department will continue to monitor the intersection and undertake future All-Way Stop warrant assessments accordingly.)*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on May 12, 2011. All ADP comments have been satisfactorily addressed by the applicant. The proposed development was evaluated based on compliance with the design guidelines in the OCP and the North Grandview Heights NCP.
- The proposed four storey apartment building and townhouses are designed with high quality design features and materials envisioned for the area. The project includes a mix of housing products ranging from one to three bedroom apartment housing units and two to three bedroom townhouse units. The ground level units of the apartment building and all of the townhouse units will have direct and covered pedestrian entrances at the ground level to access the street or landscaped open space.
- The massing and stepping of the apartment building between three and four storeys is in response to the slope of the site, retention of the existing trees and interface with the existing townhouse project to the north and west. The orientation and stepping down of the apartment building from four to three storeys minimizes the impact on the neighbouring townhouse units.
- The townhouses adjacent to 156 Street are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest and each townhouse unit on 156 Street will have a porch facing the street. Overall, the streetscape will be a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- Two colour schemes are proposed: Grey/Beige and Brown/Beige. The proposed colour schemes are complementary to each other.
- The proposed apartment building will be constructed using brick veneer and hardi board horizontal siding as the primary cladding material and wood trim on windows and doors. Wood posts will be used as vertical accents to help break up the massing and to add vertical articulation to the building.
- All of the proposed townhouse units will be constructed using hardi board horizontal, shake, board and batten siding as the primary cladding materials.
- Vinyl is not a permitted cladding material in the North Grandview Heights NCP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Lot Consolidation, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School Board Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	ADP Comments and Applicant's Response
Appendix VII.	NCP Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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Information for City Clerk

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

1. Agent:           Name:           Harald Trepke, President, Lakewood Management Limited  
                    Address:       201 - 7795 - 128 Street  
  Surrey, BC  
  V3W 4E6  
                    Tel:             604-590-8444
  
2.     Properties involved in the Application
  - (a)    Civic Address:       2827, 2853 and 2871 - 156 Street
  
  - (b)    Civic Address:       2827 - 156 Street  
          Owner:            Lakewood Heights Development Ltd., Inc. No. 815775  
          PID:             011-258-900  
          South 189 Feet Lot 7 Section 23 Township 1 New Westminster District Plan 7582
  
  - (c)    Civic Address:       2853 - 156 Street  
          Owner:            Lakewood Heights Development Ltd., Inc. No. 0815775  
          PID:             001-575-317  
          Lot "B" Section 23 Township 1 New Westminster District Plan 17859
  
  - (d)    Civic Address:       2871 - 156 Street  
          Owner:            Lakewood Heights Development Ltd  
          PID:             010-308-385  
          Lot "A" Section 23 Township 1 New Westminster District Plan 17859
  
3.     Summary of Actions for City Clerk's Office
  - (a)    Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)    Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on RM-30

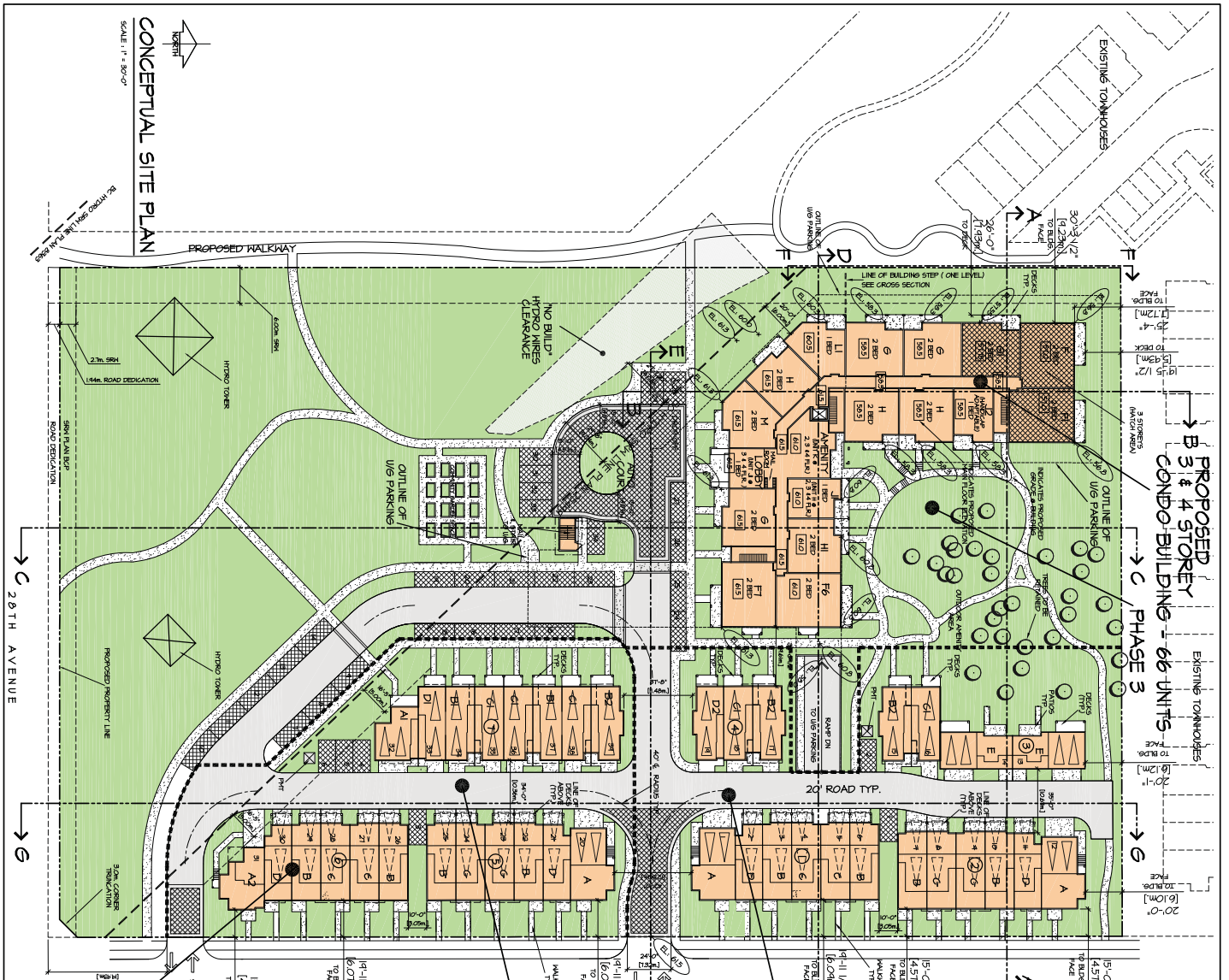
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		20,185 sq.m.
Road Widening area		222 sq.m.
Undevelopable area (BC Hydro)		7,445 sq.m.
Net Total		12,518 sq.m. (excl. BC Hydro) 19,963 sq.m. (incl. BC Hydro)
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	23% (incl. BC Hydro) 37% (excl. BC Hydro)
<b>SETBACKS</b> ( in metres)		
Front (28 Avenue)	7.5 m	25 m
Rear (North)	7.5 m	5.9 m
Side Yard on Flanking Street (156 Street)	7.5 m	4.5 m
Side Yard (West)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	15 m
Accessory	4.5 m	4.5 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		9
Two Bedroom		57
Three Bedroom +		39
Total		105
<b>FLOOR AREA: Residential</b>		12,105 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		12,105 sq.m.

*\* 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
<b>DENSITY</b>		
# units/acre (gross) (incl. BC Hydro & excl. road)	25 upa	22 upa
# units/acre (net) (excl. BC Hydro and road)	30 upa	34 upa
FAR (gross) (incl. BC Hydro & excl. road)	0.90	0.61
FAR (net) (excl. BC Hydro and road)	0.90	0.98
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	315 sq.m.	98 sq.m.
Outdoor	315 sq.m.	1279 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential (Apartment Building)	86	86
Residential Visitor (Apartment Building)	8	8
Residential (Townhouse)	97	97
Residential Visitor (Townhouse)	13	13
Institutional		
Total Number of Parking Spaces	196	196
Number of disabled stalls		
Number of small cars	49	32
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**DEVELOPMENT DATA**

ZONING:	CD (R)-30	PARKING:	REQUIRED:
SITE AREA:	214,925 S.F. 4.93 AC.	TOWNHOUSE	1.6 (RESIDENT)
ALLOWABLE:	148.0 UNITS	CONDO	1.2 (RESIDENT)
PROPOSED:	103.0 UNITS	TOTAL	2.8 (RESIDENT)
ALLOWABLE:	0.40	1.3 / 1.2 BED	16.2 (RESIDENT)
PROPOSED:	0.61	1.5 / 1.2 BED	17.0 (RESIDENT)
SITE COVERAGE:	49%	TOTAL	19.4 SPACES
ALLOWABLE:	23%	TOWNHOUSE	1.0 (RESIDENT)
PROPOSED:	23%	CONDO	8.6 SPACES
ANENITY:		1.2 (RESIDENT U/S)	1.4 SPACES
REQUIRED:	323 / UNIT 334,150 S.F.	1.0 (RESIDENT)	1.0 SPACES
PROVIDED:	1,088.00 S.F.	TOTAL REQUIRED	195.2 SPACES
REQUIRED:	323 / UNIT 334,150 S.F.	TOTAL PROVIDED	146 SPACES
PROVIDED:	1,316.54 S.F.	TOTAL REQUIRED	146 SPACES
		(INCLUDES 52 SMALL CAR SPACES)	

**DRAWING INDEX**

NO.	DESCRIPTION	NO.	DESCRIPTION
A-1.1	CONCEPTUAL SITE PLAN & DEVELOPMENT DATA	A-4.1	U/S PARKING LEVEL 2
A-1.2	SITE CONTEXT PLAN	A-4.2	FIRST LEVEL (N) & U/S PARKING LEVEL 1
A-1.3	CONDO UNIT PLANS	A-4.3	2ND LEVEL (N)
A-1.4	CONDO UNIT PLANS	A-4.4	3RD LEVEL (N)
A-1.5	CONDO UNIT PLANS	A-4.5	4TH LEVEL (S)
A-2.1	TOWNHOUSE - INT PLANS	A-4.6	4TH LEVEL (N)
A-2.2	TOWNHOUSE - INT PLANS	A-4.7	BUILDING #1 FLOOR PLANS
A-2.3	TOWNHOUSE - INT PLANS	A-4.8	BUILDING #2 FLOOR PLANS
A-2.4	TOWNHOUSE - INT PLANS	A-4.9	BUILDING #3 FLOOR PLANS
A-2.5	TOWNHOUSE - INT PLANS	A-4.10	BUILDING #4 FLOOR PLANS
A-2.6	TOWNHOUSE - INT PLANS	A-4.11	BUILDING #5 FLOOR PLANS
A-2.7	TOWNHOUSE - INT PLANS	A-4.12	BUILDING #6 FLOOR PLANS
A-2.8	TOWNHOUSE - INT PLANS	A-4.13	BUILDING #7 FLOOR PLANS
A-2.9	TOWNHOUSE - INT PLANS	A-4.14	BUILDING #8 FLOOR PLANS
A-2.10	TOWNHOUSE - INT PLANS	A-4.15	BUILDING #9 FLOOR PLANS
A-2.11	TOWNHOUSE - INT PLANS	A-4.16	BUILDING #10 FLOOR PLANS
A-2.12	TOWNHOUSE - INT PLANS	A-4.17	BUILDING #11 FLOOR PLANS
A-2.13	TOWNHOUSE - INT PLANS	A-4.18	BUILDING #12 FLOOR PLANS
A-2.14	TOWNHOUSE - INT PLANS	A-4.19	BUILDING #13 FLOOR PLANS
A-2.15	TOWNHOUSE - INT PLANS	A-4.20	BUILDING #14 FLOOR PLANS
A-2.16	TOWNHOUSE - INT PLANS	A-4.21	BUILDING #15 FLOOR PLANS
A-2.17	TOWNHOUSE - INT PLANS	A-4.22	BUILDING #16 FLOOR PLANS
A-2.18	TOWNHOUSE - INT PLANS	A-4.23	BUILDING #17 FLOOR PLANS
A-2.19	TOWNHOUSE - INT PLANS	A-4.24	BUILDING #18 FLOOR PLANS
A-2.20	TOWNHOUSE - INT PLANS	A-4.25	BUILDING #19 FLOOR PLANS
A-2.21	TOWNHOUSE - INT PLANS	A-4.26	BUILDING #20 FLOOR PLANS
A-2.22	TOWNHOUSE - INT PLANS	A-4.27	BUILDING #21 FLOOR PLANS
A-2.23	TOWNHOUSE - INT PLANS	A-4.28	BUILDING #22 FLOOR PLANS
A-2.24	TOWNHOUSE - INT PLANS	A-4.29	BUILDING #23 FLOOR PLANS
A-2.25	TOWNHOUSE - INT PLANS	A-4.30	BUILDING #24 FLOOR PLANS
A-2.26	TOWNHOUSE - INT PLANS	A-4.31	BUILDING #25 FLOOR PLANS
A-2.27	TOWNHOUSE - INT PLANS	A-4.32	BUILDING #26 FLOOR PLANS
A-2.28	TOWNHOUSE - INT PLANS	A-4.33	BUILDING #27 FLOOR PLANS
A-2.29	TOWNHOUSE - INT PLANS	A-4.34	BUILDING #28 FLOOR PLANS
A-2.30	TOWNHOUSE - INT PLANS	A-4.35	BUILDING #29 FLOOR PLANS
A-2.31	TOWNHOUSE - INT PLANS	A-4.36	BUILDING #30 FLOOR PLANS

REV#	DATE	BY	CHKD	ISSUE	DATE	BY	ISSUED FOR
1	APR. 04	REP	DJA	REVISED AS PER PERM REVIEW WITH SURVEY			
2	JUN 24	REP	DJA	REVISED AS PER ASP COMMENTS			

CLIENT :	LAKEWOOD HEIGHTS DEVELOPMENT LTD.
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 26TH AVE. & 156TH ST, SURREY
DESIGN :	
DRAWN :	
DATE :	JUN 24 11
SCALE :	1" = 30'-0"

**domnett denbæk**

UNIT 136  
7321 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@denbæk.com

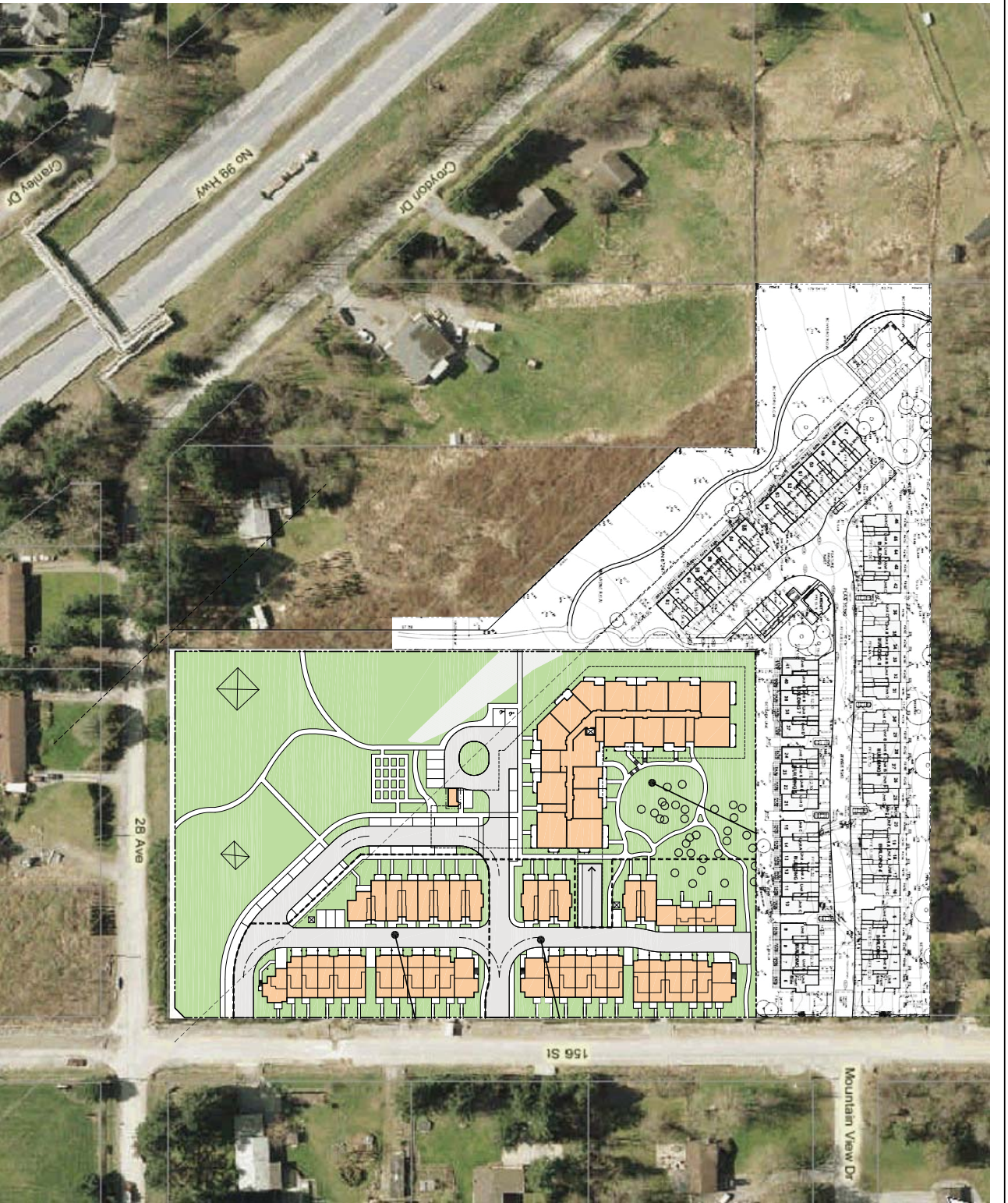
CLIENT NO. 205  
PROJECT NO. 09006

SHEET NO. AC-11

DATE: JUN 24 11

SCALE: 1" = 30'-0"

SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA



NORTH  
SITE CONTEXT

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REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 2011	REP	DJK	REVISED AS PER ACP COMMENTS			

020-1-149

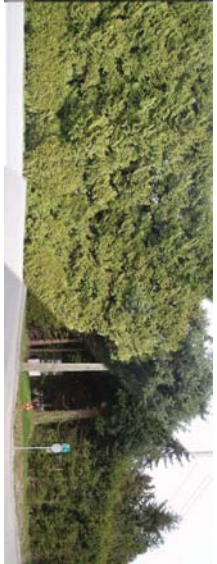
CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY  
 SHEET CONTENTS :  
 SITE CONTEXT

DESIGN :  
 DRAWN :  
 DATE : June 28 11  
 SCALE : 1" = 50'-0"

**dornell denmbek**  
 7328 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@dornelldenmbek.com

UNIT 136  
 PROJECT NO. 09006  
 CLIENT NO. 205  
 SHEET NO. AC-12  
 REV. NO.





VIEW NORTH FROM 28TH AVENUE

VIEW NORTH FROM SITE



VIEW SOUTH FROM 28TH AVENUE



VIEW EAST FROM 156TH STREET



VIEW WEST FROM 156TH STREET

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REP	DJM	REVISED AS PER ADP COMMENTS			

020-444

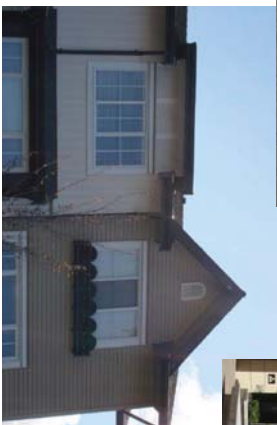
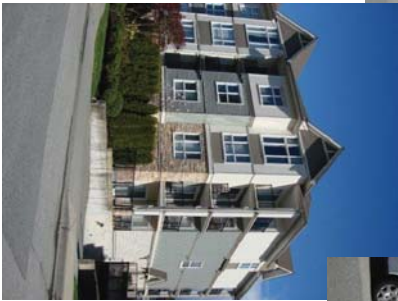
CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. # 156TH ST, SURREY  
 SHEET CONTENTS :  
 SITE CONTEXT

UNIT 13E  
 7528 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@denbek.com

donnett denbek  
 CLIENT NO. 205  
 SHEET NO. AC-13  
 PROJECT NO. 09006

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USE OF VERTICAL ELEMENTS SUCH AS PROJECTED DECKS, GABLE AND RAISED ROOFS, WINDOW PATTERNS, VARIETY OF EXTERIOR FINISHES TO BREAKUP THE HORIZONTAL MASSING OF THE BUILDING



USE OF BRICK AND SHED ROOF AT ENTRY OF GROUND FLOOR UNITS OF CONDO BUILDING TO CREATE A STREET FRONT PRESENCE.

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REV#	DATE	DRN	CHK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/16	REP	DJA	REVISED AS PER ACP COMMENTS			

02006-104

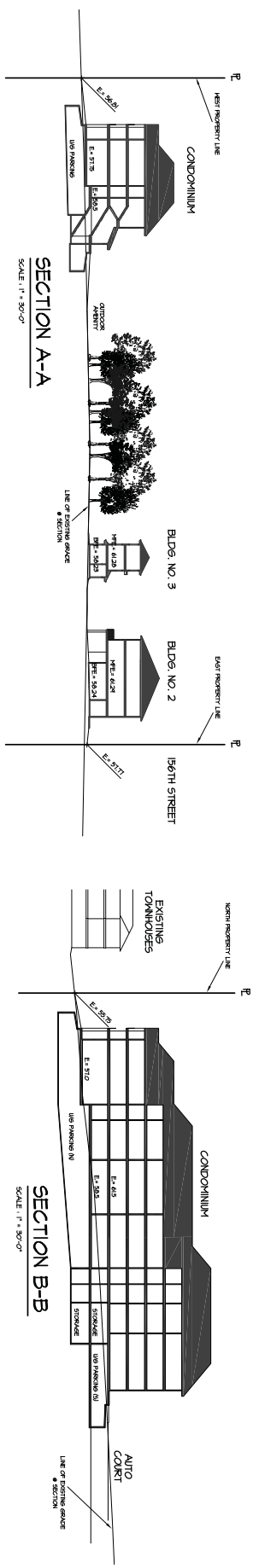
CLIENT :	LAKEWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	PRECEDENT PHOTOS OF OTHER PROJECTS	DATE :	JUNE 24 11
		SCALE :	1" = 50'-0"

**barnett denmbek**

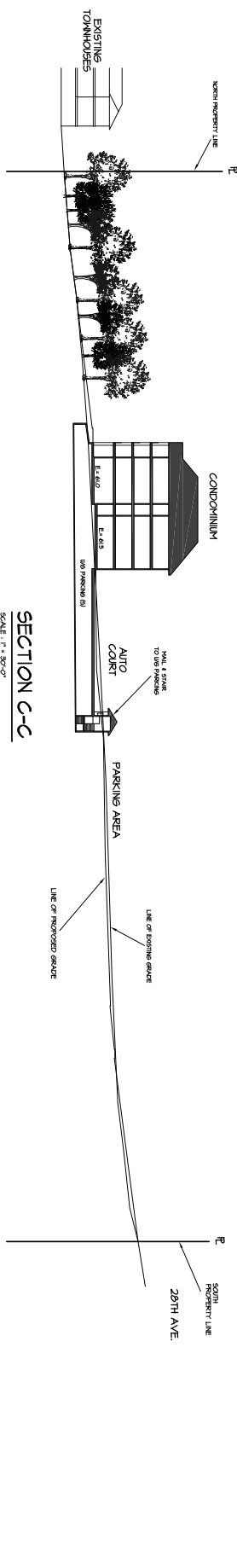
UNIT 136  
7526 130 STREET  
SURREY, B.C.  
V3W 1H8

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

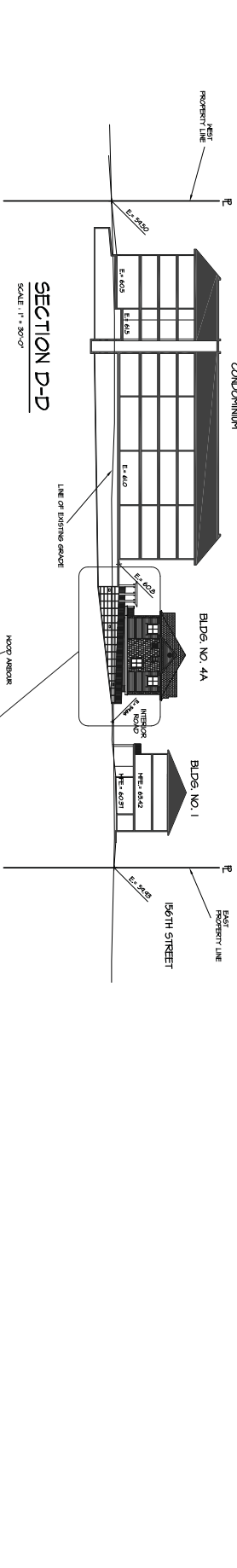
CLIENT NO.	203	SHEET NO.	AC-51
PROJECT NO.	02006	REV. NO.	1



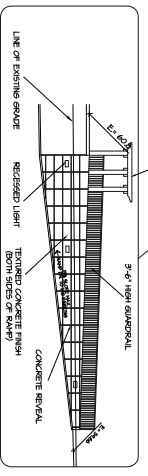
SECTION A-A  
SCALE: 1" = 30'-0"



SECTION C-C  
SCALE: 1" = 30'-0"



SECTION D-D  
SCALE: 1" = 30'-0"



RAMP SECTION

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	RCF	DXJ	REVISED AS PER ADP COMMENTS			

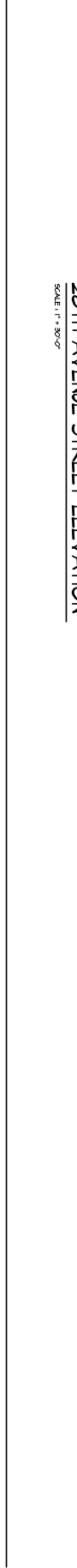
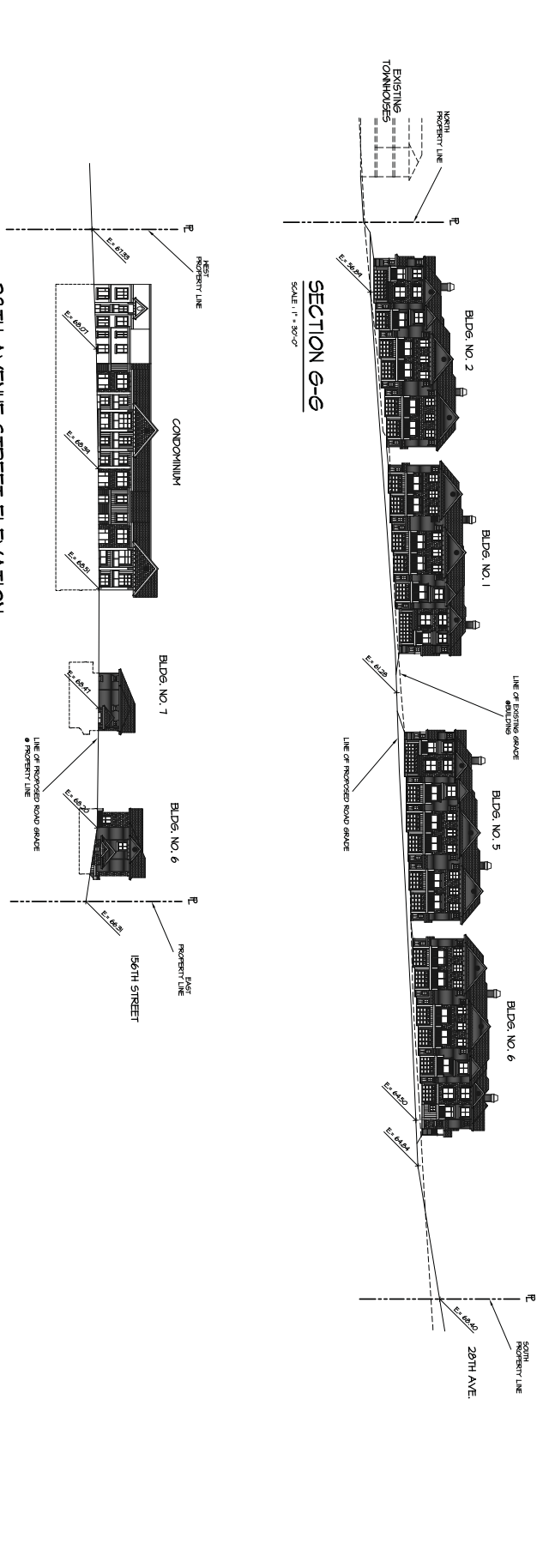
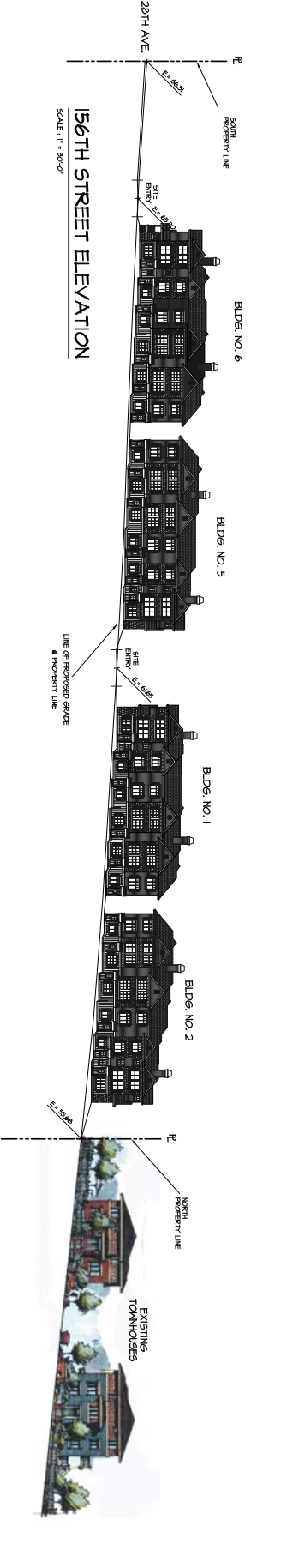
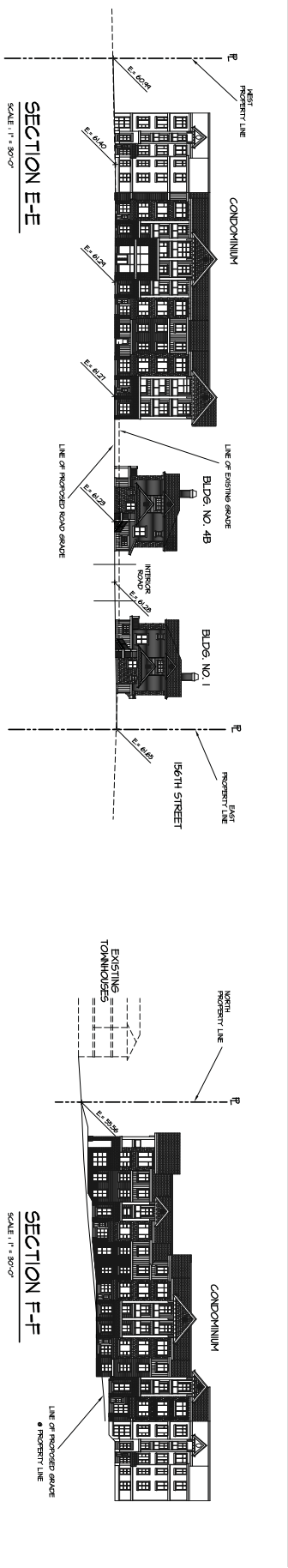
CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. # 156TH ST, SURREY
DESIGN :	
DRAWN :	
DATE :	JUN 24 11
SCALE :	1" = 30'-0"

SHEET CONTENTS :	STREETSCAPES AND SITE SECTIONS
CLIENT NO.	203
PROJECT NO.	AC-14
REV. NO.	02006

**barnett dembek**

UNIT 135,  
7236 130 STREET,  
SURREY, B.C.  
V3M 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@barnettdembek.com



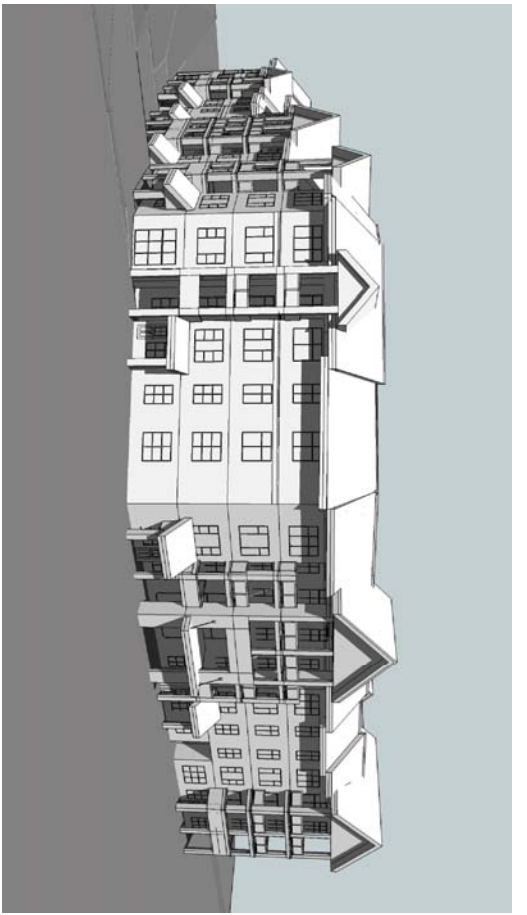
REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REP	DJA	REVISED AS PER ACP COMMENTS			

DATE: June 24 11  
SCALE: 1" = 30'-0"

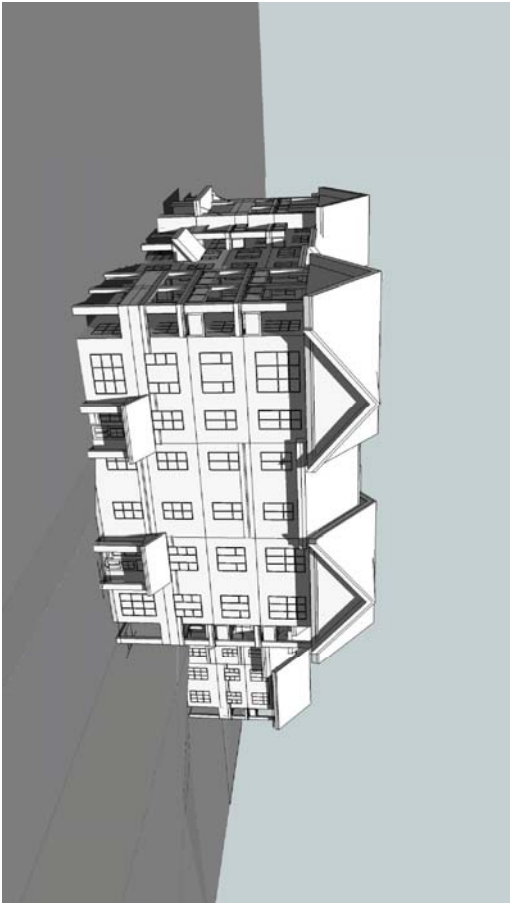
CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
28TH AVE. & 156TH ST, SURREY  
SHEET CONTENTS :  
STREETSCAPES AND  
SITE SECTIONS

**barnett dembek**  
UNIT 135  
7236 130 STREET  
SURREY, B.C.  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@barnettdembek.com

CLIENT NO. 203  
SHEET NO. AC-15  
PROJECT NO. 09006



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION



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 THE CITY OF VANCOUVER.

REV#	DATE	DR#	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 26/11	RFJ	DJA	REVISED AS PER ADP COMMENTS			

CLIENT :	LAKENWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	CONDOMINIUM BUILDING MASSING	DATE :	JUNE 26 11
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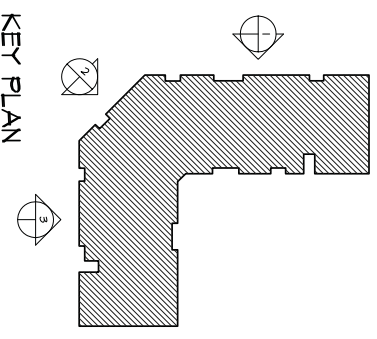
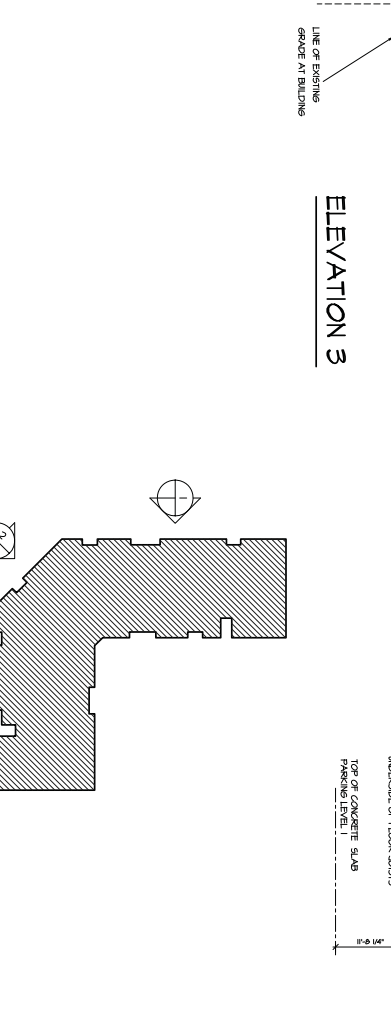
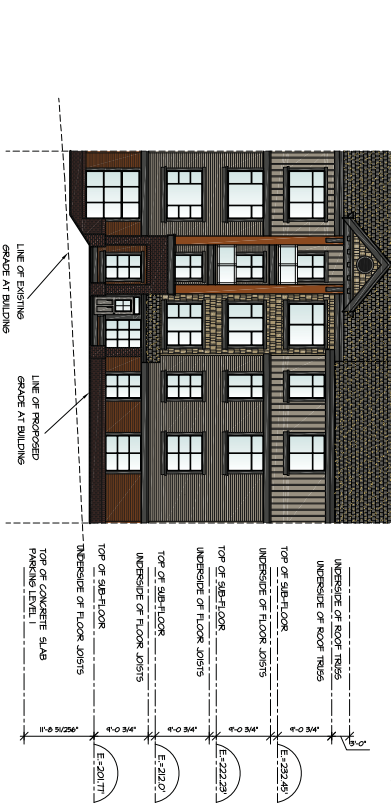
**bornett dembek**

UNIT 136  
 7526 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@bornett.com

CLIENT NO.	SHEET NO.
205	AC-32
PROJECT NO.	REV. NO.
09006	0



- ### SCHEDULE OF FINISHES
- 1 DRABD ROOF - WEATHERED WOOD
  - 2 PREFINISHED ALUMINUM GUTTER (BLACK) ON 2X12 WOOD FASCIA (IRON ORE)
  - 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - IRON ORE
  - 4 HORIZONTAL SINGING - HARDI BOARD GROUND FLOOR - VENETIAN RED UPPER FLOORS - DARK DRIFT
  - 5 SHAKE SINGING - HARDI BOARD - SUNSET CEDAR
  - 6 BOARD AND BATTEN SINGING - HARDI BOARD - DARK DRIFT
  - 7 CORNER TRIM - AS PER SINGING MATERIAL
  - 8 VINYL FRAMED WINDOWS W/ 1X4 ON 1X2 WOOD TRIM - IRON ORE
  - 9 2X10 WOOD BASE TRIM - IRON ORE
  - 10 WOOD POST - VENETIAN RED
  - 11 LAMYRES - BLACK
  - 12 PREFAB ALUMINUM GLASS RAILINGS
  - 13 METAL 1 GLASS CANOPY
  - 14 BRICK VENEER
  - 15



REV#	DATE	DRN	DRP	OK'D	DJK	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11					REVISED AS PER ASP COMMENTS			

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY  
 SHEET CONTENTS :  
 CONDOMINIUM  
 BUILDING ELEVATION

UNIT 135  
 7328 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@denbek.com

**donnell denbek**

CLIENT NO. 203  
 PROJECT NO. AC-31/A  
 SHEET NO. 02006

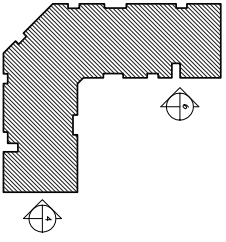
GOVERNMENT OF BRITISH COLUMBIA  
 THE REAL PROPERTY OF VANCOUVER  
 BUILDING DEPARTMENT  
 THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE PURPOSES OF THE BUILDING ACT AND THE BUILDING REGULATIONS.  
 THE REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED THEREON.



**SCHEDULE OF FINISHES**

- ① DIBOND ROOF - WEATHERED WOOD
- ② FRESHFINISHED ALUMINUM GUTTER (BLACK) ON 2X12 WOOD FASCIA (IRON ORE)
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - IRON ORE
- ④ HORIZONTAL SIDING - HARDI BOARD
- ⑤ SHAKE SIDING - HARDI BOARD - DARK DRIFT
- ⑥ BOARD AND BATTEN SIDING - HARDI BOARD - DARK DRIFT
- ⑦ CORNER TRIM - AS PER SIDING MATERIAL
- ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM - IRON ORE
- ⑨ 2X10 WOOD BASE TRIM - IRON ORE
- ⑩ WOOD POST - VENETIAN RED
- ⑪ LOWNES - BLACK
- ⑫ PREFAB ALUMINUM GLASS RAILINGS METAL & GLASS CANOPY
- ⑬ BRICK VENEER

**KEY PLAN**



REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REP	DJK	REVISED AS PER ADP COMMENTS			

CLIENT :	LAKELWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	CONDOMINIUM BUILDING ELEVATION	DATE :	June 24 11
		SCALE :	3/32" = 1'-0"

**domett denbek**

UNIT 135  
7328 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@denbekt.com

CLIENT NO. 205  
PROJECT NO. 02006

SHEET NO. AC-31B  
REV. NO. 3

GOVERNMENT OF BRITISH COLUMBIA  
THE ACT RESPECTING OF LAND-TITLE  
WHICH USES METRIC AS A UNIT OF  
MEASUREMENT AND WHICH PROVIDES  
FOR THE REGISTRATION OF INTERESTS  
IN LAND AND THE MATTER OF  
LAND SURVEY ACT, 1986

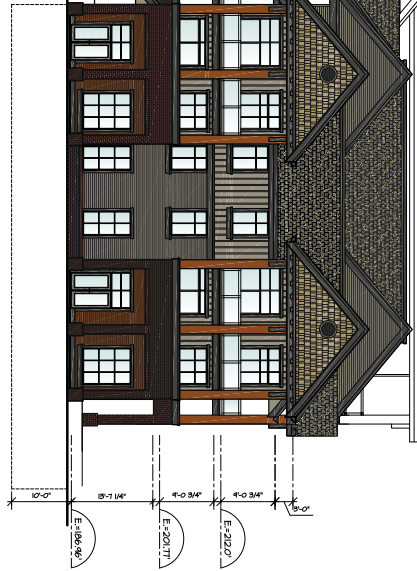


**SCHEDULE OF FINISHES**

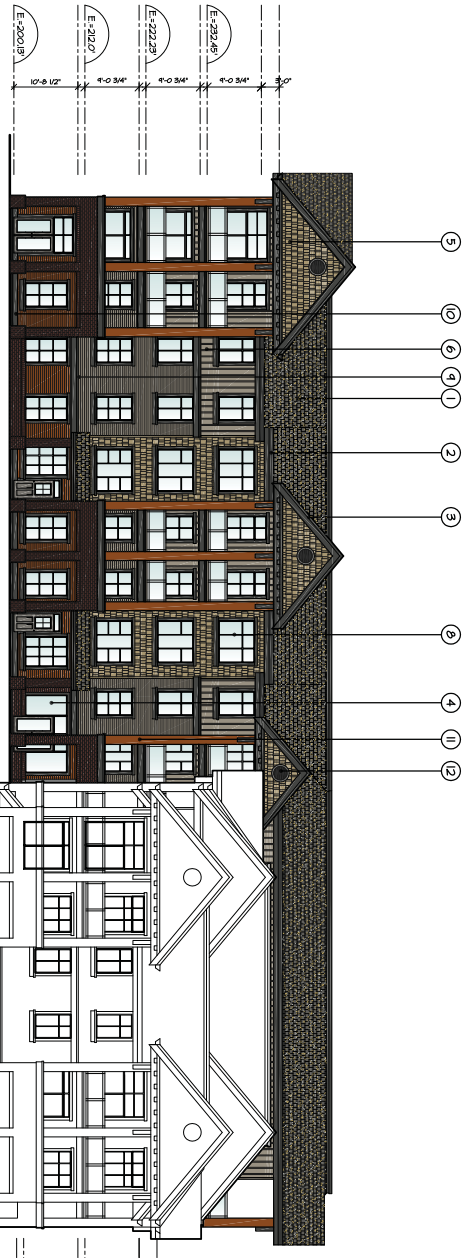
- ① DARK ROOF - HEATHERED WOOD
- ② PREFINISHED ALUMINUM GUTTER (BLACK) ON 2X12 WOOD FASCIA (IRON ORE)
- ③ 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - IRON ORE
- ④ HORIZONTAL SIDING - HARDI BOARD GROUND FLOOR - VENETIAN RED UPPER FLOORS - DARK DRIFT
- ⑤ SHAKE SIDING - HARDI BOARD - SINGLET CEDAR
- ⑥ BOARD AND BATTEN SIDING - HARDI BOARD - DARK DRIFT
- ⑦ CORNER TRIM - AS PER SIDING MATERIAL
- ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM - IRON ORE
- ⑨ 1X4 ON 1X12 WOOD TRIM - IRON ORE
- ⑩ 2X10 WOOD BASE TRIM - IRON ORE
- ⑪ WOOD POST - VENETIAN RED
- ⑫ LOWNRES - BLACK
- ⑬ PREFAB ALUMINUM GLASS RAILINGS
- ⑭ METAL & GLASS CANOPY
- ⑮ BRICK VENEER



ELEVATION 5



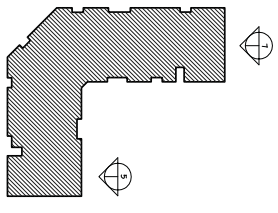
ELEVATION 7



ELEVATION 5



ELEVATION 7



KEY PLAN

GOVERNMENT OF BRITISH COLUMBIA  
THE REAL PROPERTY OF AMHERST  
MUNICIPALITY  
MUNICIPALITY OF AMHERST  
CORPORATE REPRESENTATIVE OFFICERS  
MUNICIPALITY OF AMHERST  
MUNICIPALITY OF AMHERST  
MUNICIPALITY OF AMHERST

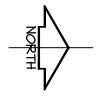
REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	RFJ	DJK	REVISED AS PER ADP COMMENTS			

Client: LAKELWOOD HEIGHTS DEVELOPMENT LTD.  
Project: PROPOSED MULTI-FAMILY DEVELOPMENT  
28TH AVE. & 156TH ST, SURREY  
Sheet Contents: CONDOMINIUM BUILDING ELEVATION

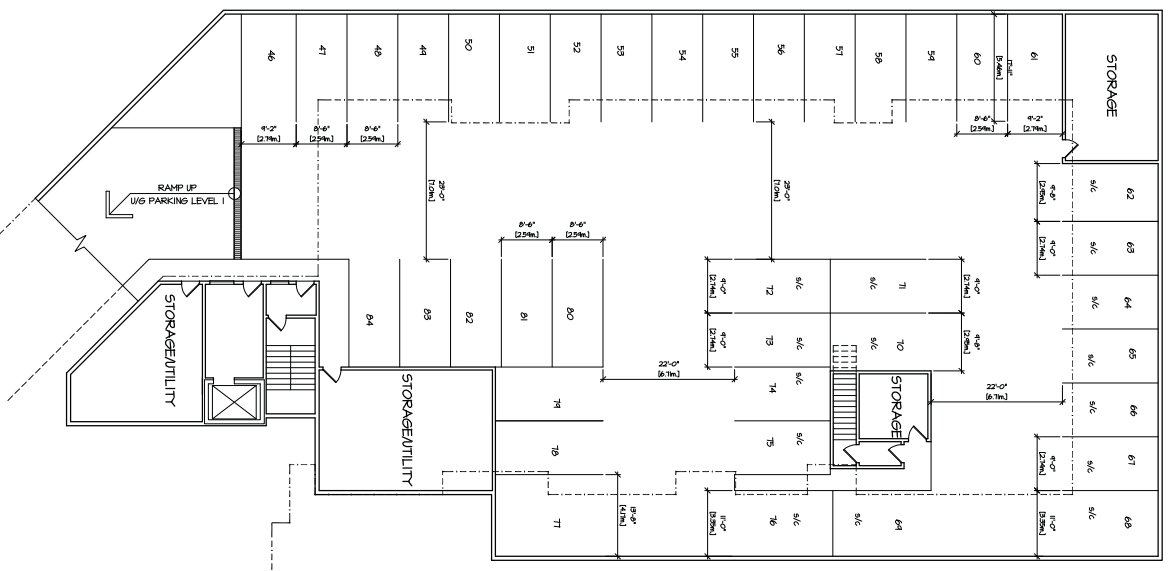
UNIT 135  
7326 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@bornett.com

**bornett dembek**

CLIENT NO. 203  
PROJECT NO. 02006  
SHEET NO. AC-31C  
REV. NO.



PROPERTY LINE



### CPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF CPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SCATTEBOARDERS.

### U/G PARKING LEVEL 2 BUILDING PLAN

SCALE : 1/16" = 1'-0"

GOVERNMENT OF BRITISH COLUMBIA  
 THE SOCIETY OF ARCHITECTS  
 THE SOCIETY OF ENGINEERS  
 THE SOCIETY OF LAND SURVEYORS  
 THE SOCIETY OF PROFESSIONAL ENGINEERS  
 THE SOCIETY OF PROFESSIONAL GEOMETRIC ENGINEERS  
 THE SOCIETY OF PROFESSIONAL FOREST ENGINEERS  
 THE SOCIETY OF PROFESSIONAL PHOTOGRAPHERS  
 THE SOCIETY OF PROFESSIONAL PLANNERS  
 THE SOCIETY OF PROFESSIONAL SCULPTORS  
 THE SOCIETY OF PROFESSIONAL THEATRICAL DESIGNERS  
 THE SOCIETY OF PROFESSIONAL VIDEO ARTISTS  
 THE SOCIETY OF PROFESSIONAL WRITERS

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	PDF	DJA	REVISED AS PER ACP COMMENTS			

DATE-COMPLETION

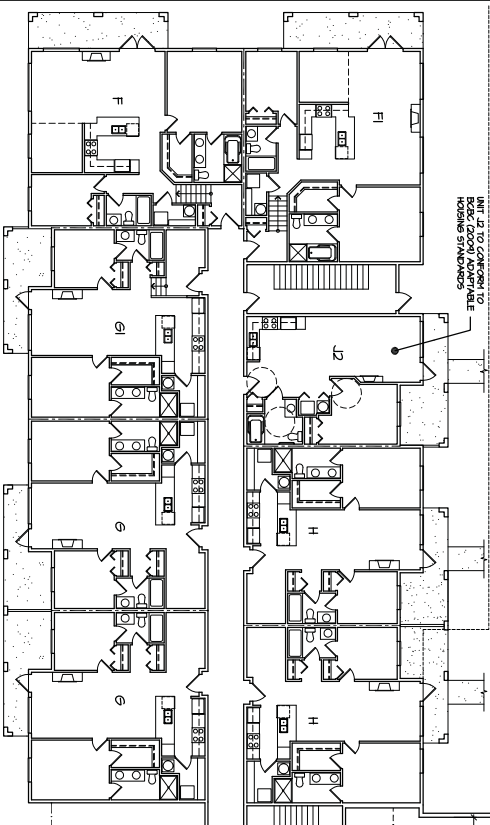
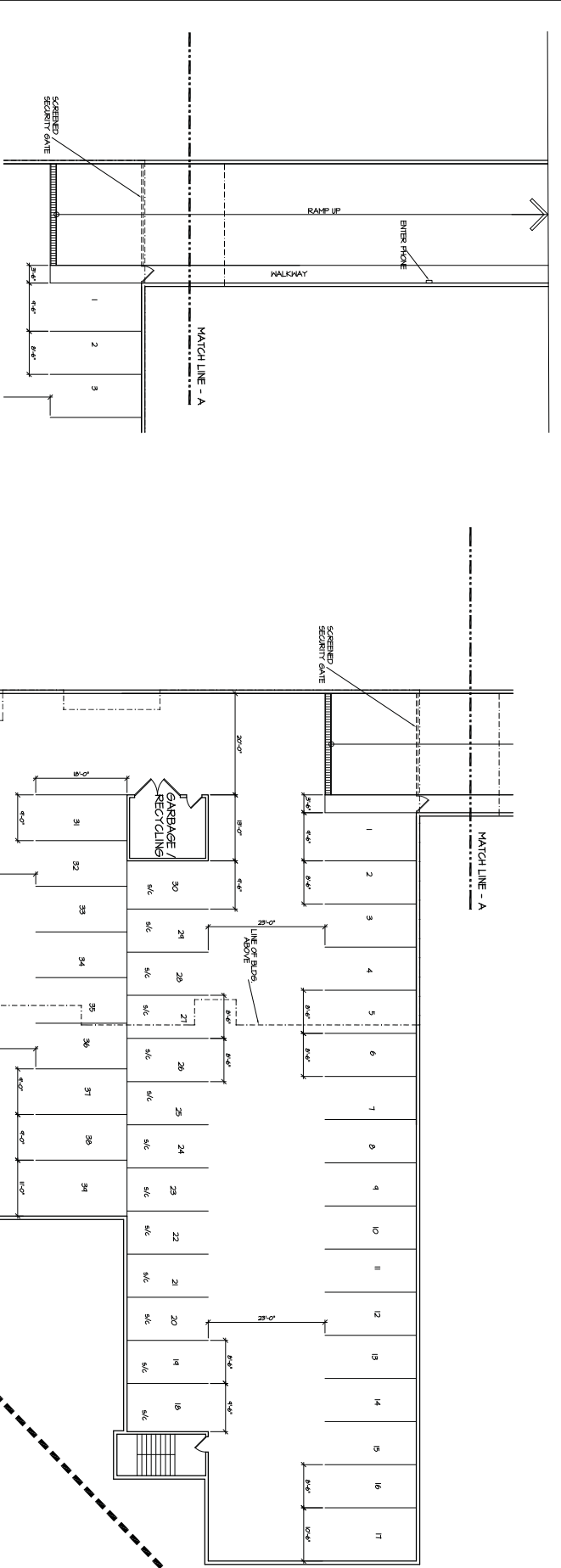
CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	CONDOMINIUM BUILDING PLANS	DATE :	JUNE 24 11
		SCALE :	3/32" = 1'-0"

**darrett dembek**

UNIT 136  
 7526 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@darrettdembek.com

CLIENT NO.	203	SHEET NO.	AC-41
PROJECT NO.	09006	REV. NO.	1



BC HYDRO SRW LINE PLAN 25499



U/G PARKING LEVEL 1 & 1ST LEVEL (N) BLDG. PLAN

SCALE: 1/16" = 1'-0"

PROPERTY LINE

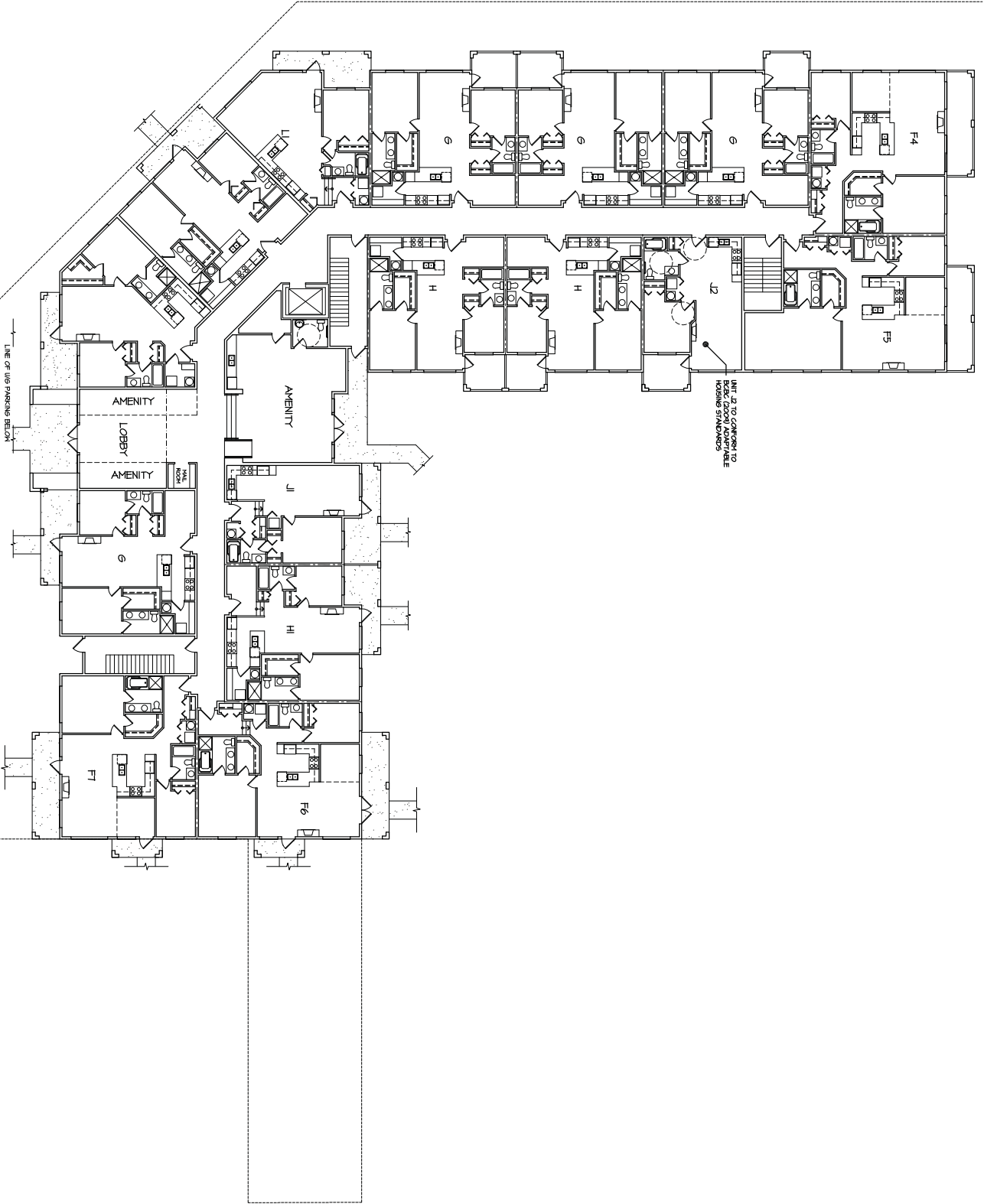
REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 26/11	REP	DJA	REVISED AS PER ACP COMMENTS			

CLIENT :	LAKELWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	CONDOMINIUM BUILDING PLANS	DATE :	JUN 24 11
		SCALE :	3/32" = 1'-0"

**dornitt dembek**  
 UNIT 135  
 7526 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@dornittdembek.com

CLIENT NO.	205	SHEET NO.	AC-4.2
PROJECT NO.	09006	REV. NO.	1

GOVERNMENT OF BRITISH COLUMBIA  
 THE REAL PROPERTY OF LAND TITLE  
 REGISTRY ACT  
 THE REGISTRY OF LAND TITLE  
 ACT  
 THE REGISTRY OF LAND TITLE  
 ACT  
 THE REGISTRY OF LAND TITLE  
 ACT  
 THE REGISTRY OF LAND TITLE  
 ACT



1ST LEVEL (S) & 2ND LEVEL (N) BUILDING PLAN

UNIT 136  
 7326 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-7099  
 EMAIL: info@burnett.com

**burnett dembek**

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY

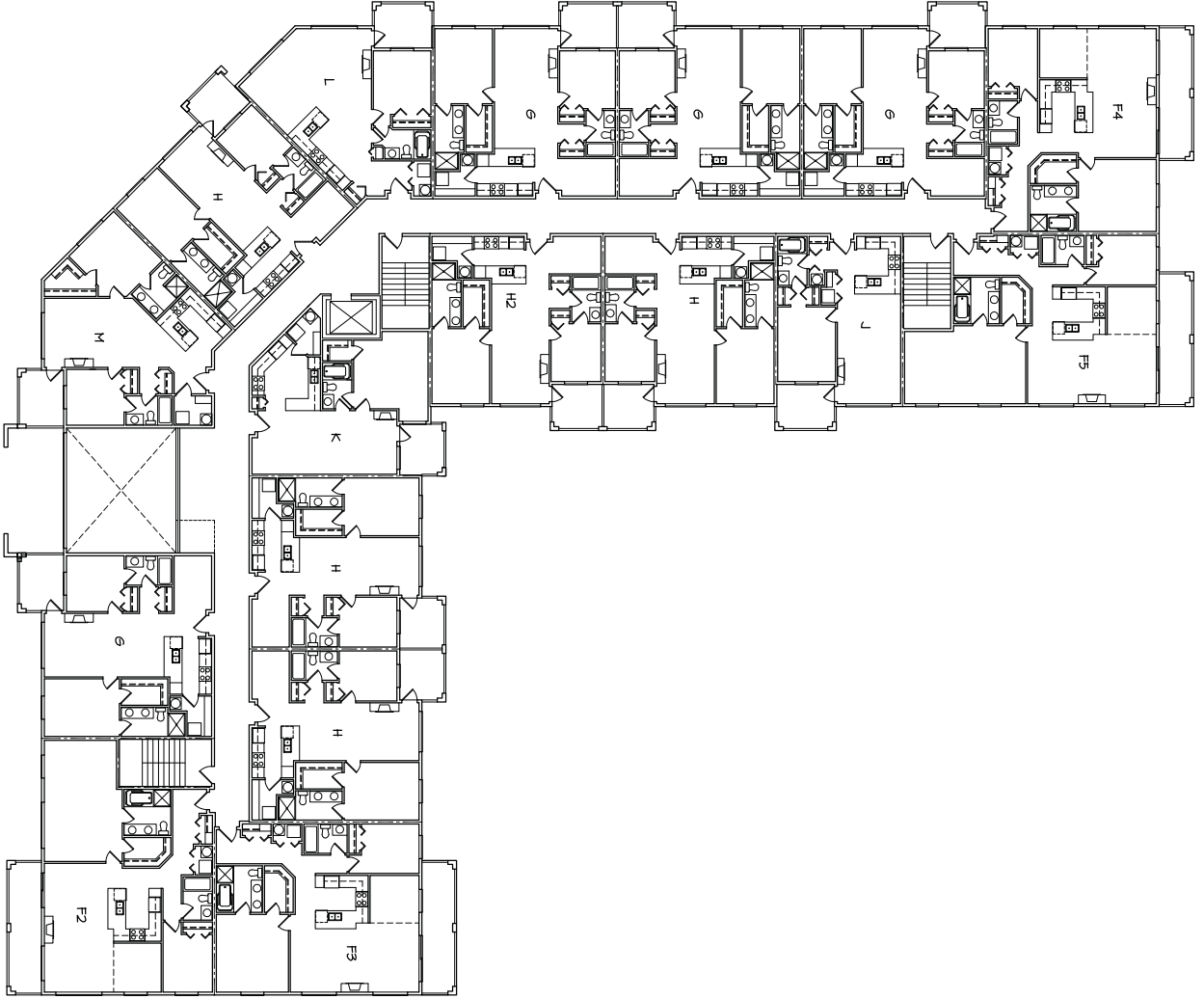
DESIGN :  
 DRAWN :  
 DATE : June 24 II  
 SCALE : 3/32" = 1'-0"

SHEET CONTENTS :  
 CONDOMINIUM  
 BUILDING PLANS

DATE: 2023-06-24  
 TIME: 10:00 AM  
 PROJECT: 203 AC-43  
 SHEET: 02006


REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/23	DFP	DJA	REVISED AS PER ACP COMMENTS			

GOVERNMENT OF BRITISH COLUMBIA  
 THE ACT OF PARLIAMENT OF BRITISH COLUMBIA  
 IN THE 42ND YEAR OF HER MAJESTY IN RIGHT  
 OF CANADA, 1997, CHAPTER 24, SECTION 24(1)  
 CONSTRUCTION PERMITS AND INSPECTION ACT  
 UNDER REG. NO. 187, ART. 187(1)  
 1997, CHAPTER 24, SECTION 24(1)



**2ND LEVEL (S) & 3RD LEVEL (N) BUILDING PLAN**

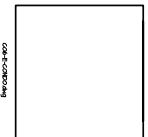
UNIT 136  
 7326 130 STREET  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-7099  
 EMAIL: rmb@dembeck.com



**dembeck**

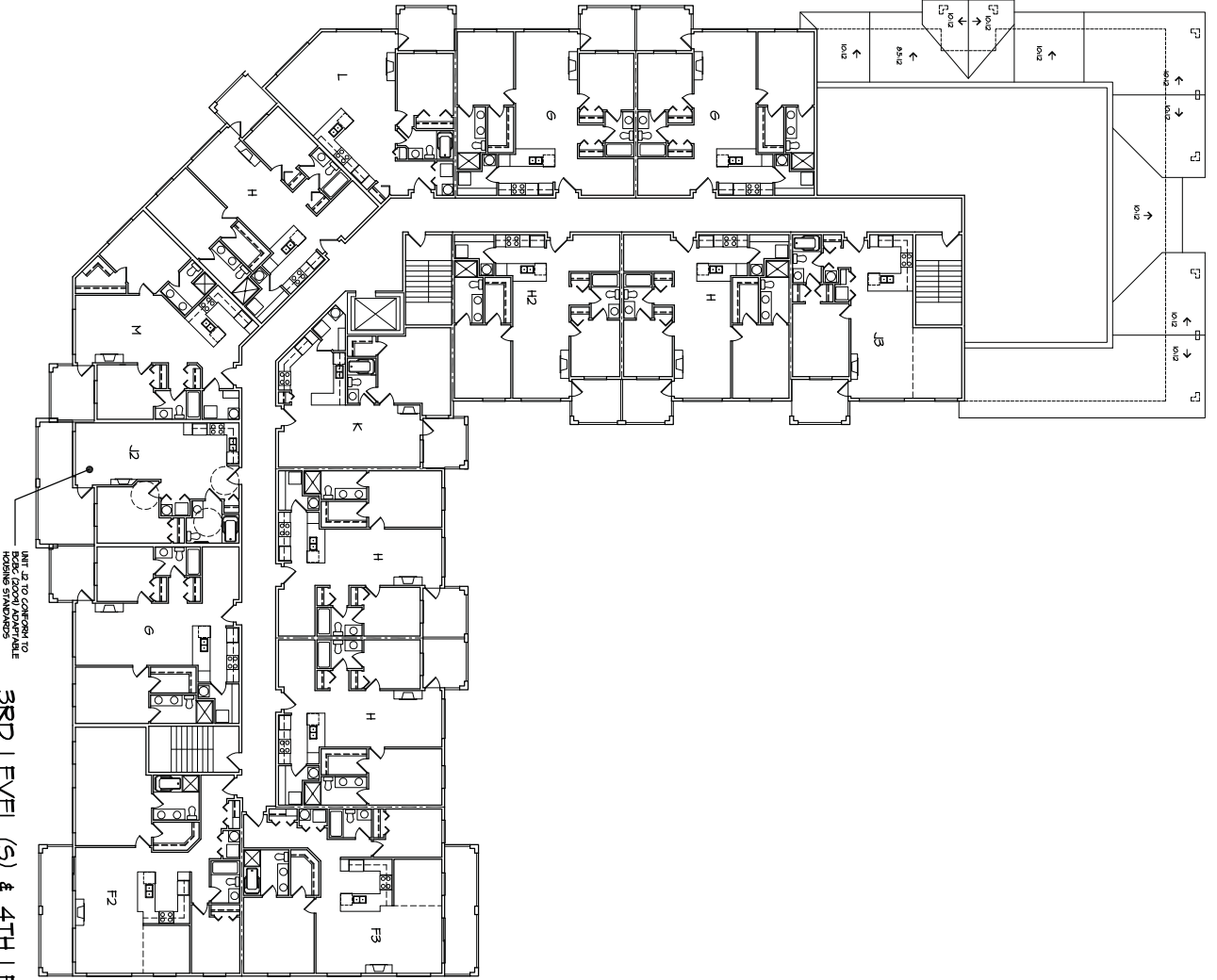
CLIENT NO. 205  
 SHEET NO. AC-4.4  
 PROJECT NO. 09006  
 REV. NO.

CLIENT : LAKWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :
SHEET CONTENTS : CONDOMINIUM BUILDING PLANS	DATE : June 29 11
	SCALE : 3/32" = 1'-0"



REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 29 11	RFJ	DJA	REVISED AS PER ACP COMMENTS			

DEMBECK ASSOCIATES INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, RELIGION, SEX, AGE, NATIONAL ORIGIN, ANCESTRY, MARITAL STATUS, DISABILITY, OR OTHER UNLAWFUL CRITERIA. WE WILL ACCEPT AND CONSIDER APPLICATIONS FROM MINORITY GROUPS AND WOMEN.



**3RD LEVEL (S) & 4TH LEVEL (N) BUILDING PLAN**

UNIT 135  
7295 130 STREET,  
SURREY, B.C.  
VAN H8B  
PHONE: (604) 597-7100  
FAX: (604) 597-7099  
E-MAIL: rmb@denmek.com

CLIENT NO.	205	SHEET NO.	AC-45
PROJECT NO.	09006	REV. NO.	0

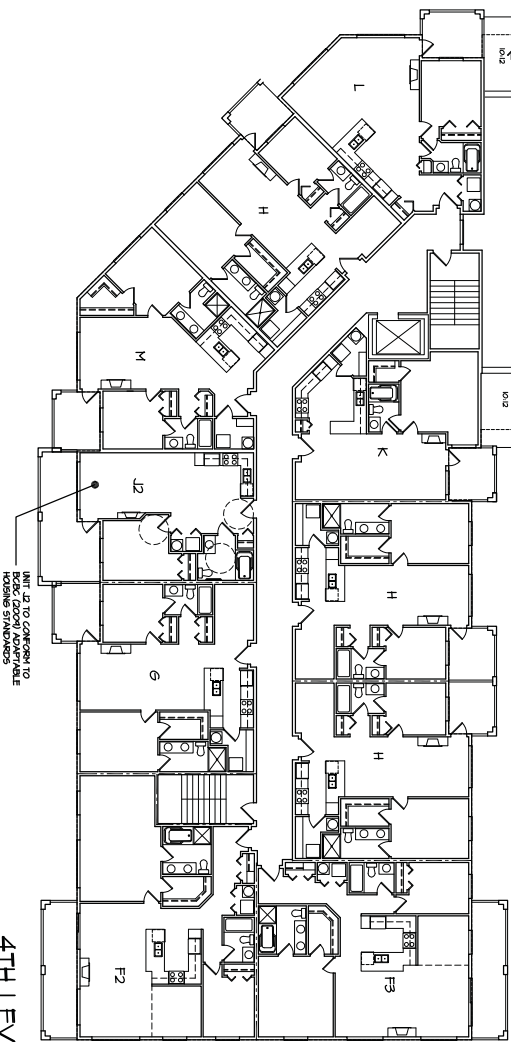
UNIT 135 7295 130 STREET, SURREY, B.C. VAN H8B PHONE: (604) 597-7100 FAX: (604) 597-7099 E-MAIL: rmb@denmek.com	<b>denmek</b> denmek
---	-------------------------

CLIENT : LAKWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :
PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY	DRAWN :
SHEET CONTENTS : CONDOMINIUM BUILDING PLANS	DATE : June 24 11
	SCALE : 3/32" = 1'-0"

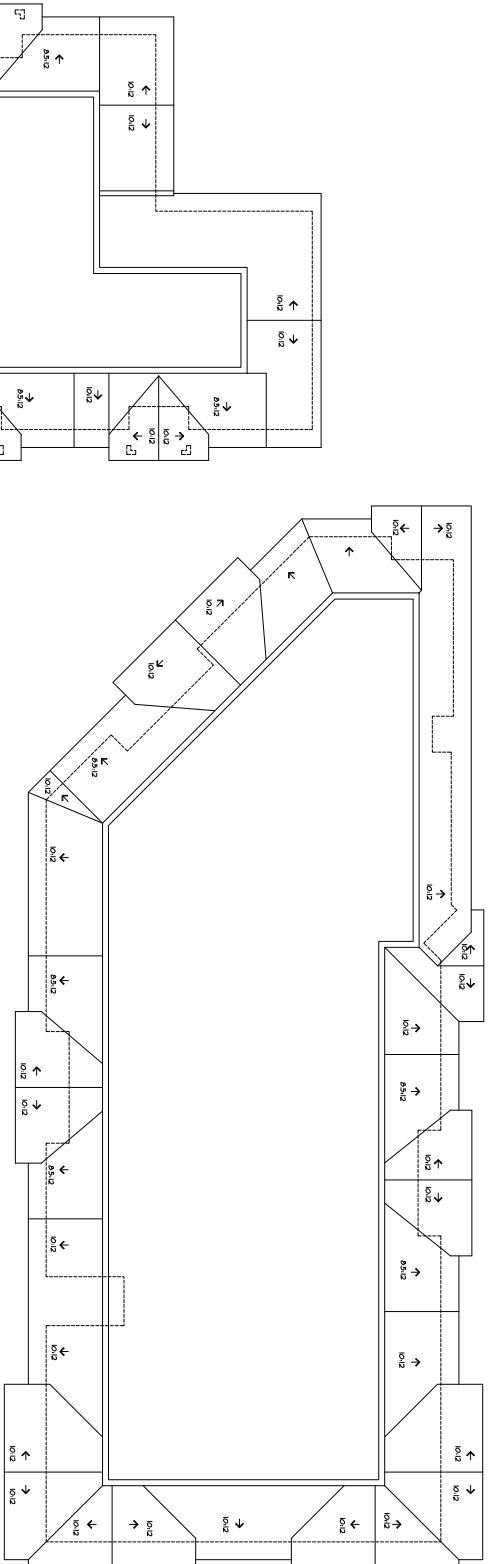
DATE	DRN	CK'D
JUN 24/11	RFJ	DJA

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1				REVISED AS PER ADP COMMENTS			

GOVERNMENT: ALL SERVICES AND THE  
THE QUALITY OF SERVICE AND THE  
THE USE OF MATERIALS OR METHODS  
CONSTRUCTION AND TO PROTECT THE  
PUBLIC INTEREST AND TO ENFORCE THE  
BUILDING ACT AND BY-LAW, FROM  
THE PROVISION OF THIS SERVICE.



4TH LEVEL (5) BUILDING PLAN



4TH LEVEL (5) ROOF PLAN

0404-CONC/04

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	RFJ	DJA	REVISED AS PER ACP COMMENTS			

CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. # 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	CONDOMINIUM BUILDING PLANS	DATE :	JUN 24 11
		SCALE :	3/32" = 1'-0"

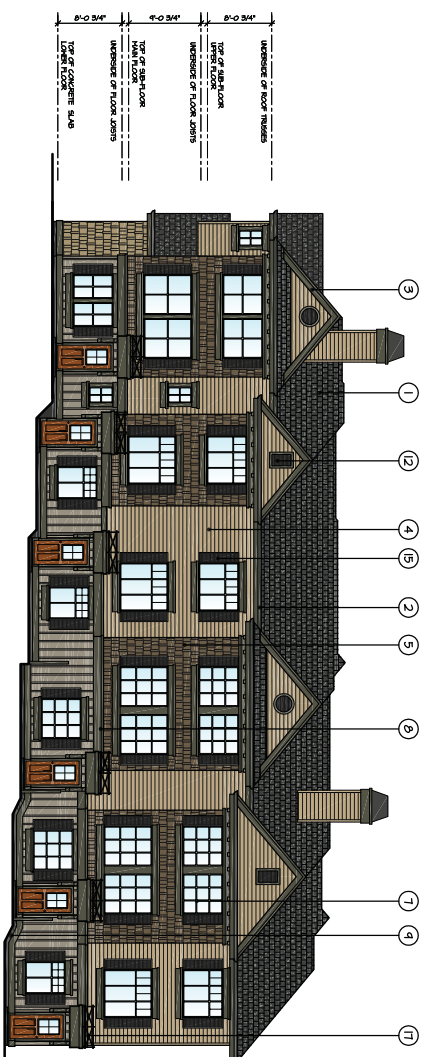
0404-CONC/04

**dornell dembek**

UNIT 135  
7236 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-7099  
EMAIL: info@dembeck.com

CLIENT NO.	SHEET NO.
203	AC-46
PROJECT NO.	REV. NO.
09006	0

GOVERNMENT OF BRITISH COLUMBIA  
THE SOCIETY OF ARCHITECTS  
THE SOCIETY OF ENGINEERS  
THE SOCIETY OF LAND SURVEYORS  
THE SOCIETY OF PROFESSIONAL ENGINEERS  
THE SOCIETY OF PROFESSIONAL GEOLOGISTS  
THE SOCIETY OF PROFESSIONAL AGGREGATE  
INDUSTRY REGULATION BOARD  
THE SOCIETY OF PROFESSIONAL  
PLANNERS



**SCHEDULE OF FINISHES**

- 1 WEATHERED GRAY ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA - MIDNIGHT CHARCOAL
- 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - MOONLIT MOSS
- 4 HORIZONTAL SIDING - HARDI BOARD - PEBBLE KAKI
- 5 SHAKE SIDING - HARDI BOARD - SINGLET / HARVEST CEDAR
- 6 CORNER TRIM - AS PER SIDING MATERIAL
- 7 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM - MOONLIT MOSS
- 8 1X4 ON 1X2 WOOD TRIM - MOONLIT MOSS
- 9 2X10 WOOD BASE TRIM - MOONLIT MOSS
- 10 WOOD POST - MOONLIT MOSS
- 11 5'-0" HIGH PRIVACY SCREEN
- 12 LOWNERS - MIDNIGHT CHARCOAL
- 13 RAISED PANEL GARAGE DOOR - GANNETT GRAY
- 14 PREFAB ALUMINUM RAILINGS - MIDNIGHT CHARCOAL
- 15 VINYL SHUTTERS - MIDNIGHT CHARCOAL
- 16 BOARD AND BATTEN SIDING - HARDI BOARD -5STORE
- 17 DECORATIVE METAL RAILING - MIDNIGHT CHARCOAL



**BUILDING #1**

REV#	DATE	DRN	OK'D	DIAL	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24 11	REV			REVISED AS PER ADP COMMENTS			

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY

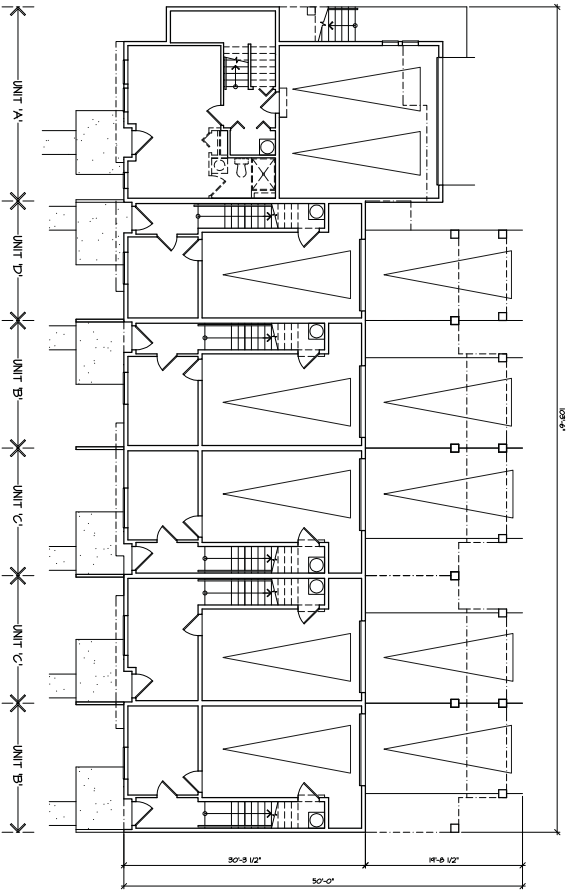
DESIGN :  
 DRAWN :  
 DATE : June 24 11  
 SCALE : 1/8" = 1'-0"

**cornett denbck**

1571 136  
 7226 130 STREET,  
 SURREY, B.C.  
 V3M 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@cornettdenbck.com

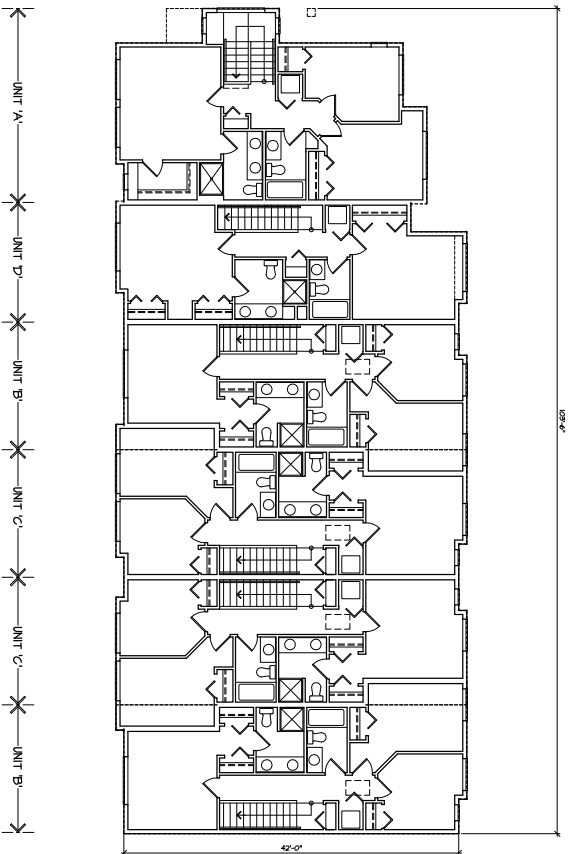
CLIENT NO. 203  
 PROJECT NO. 09006  
 SHEET NO. AC-33





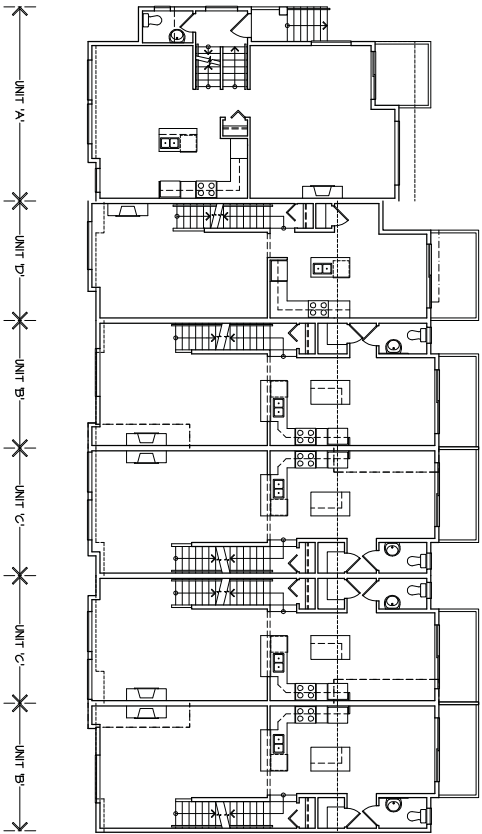
**BASEMENT FLOOR PLAN**

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



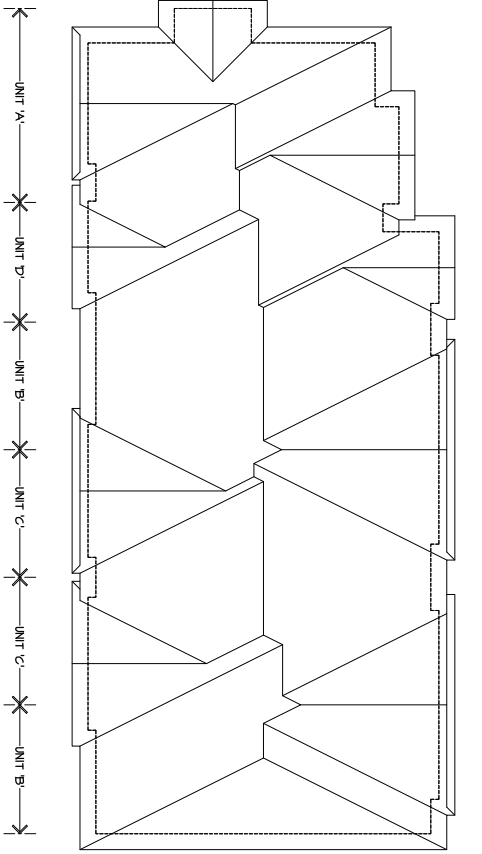
**UPPER FLOOR PLAN**

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



**MAIN FLOOR PLAN**

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



**ROOF PLAN**

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

**BUILDING #1**

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. # 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	BUILDING PLANS	DATE :	June 24 11
		SCALE :	1/8" = 1'-0"

**cornett dembek**

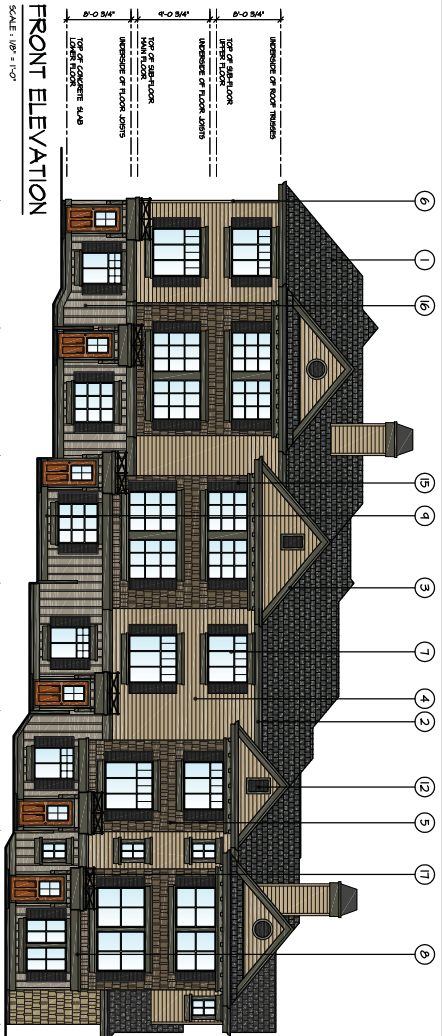
UNIT 136  
7526 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@cornettdembek.com

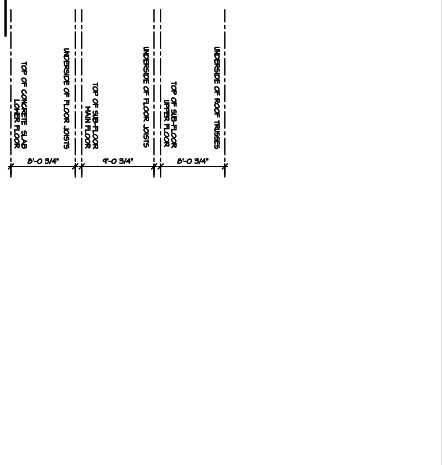
CLIENT NO.	203	SHEET NO.	AC-4.7
PROJECT NO.	09006	REV. NO.	

155'-4"

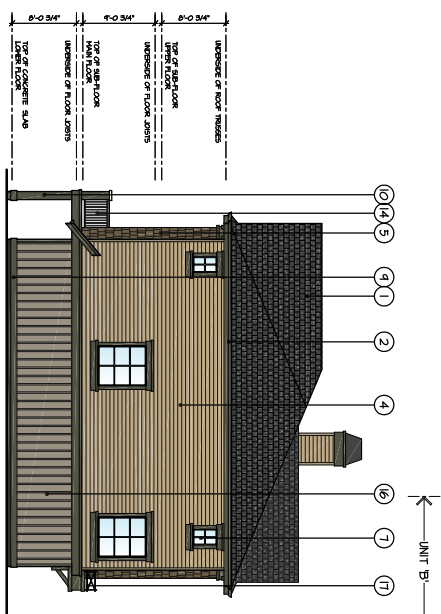
155'-4"



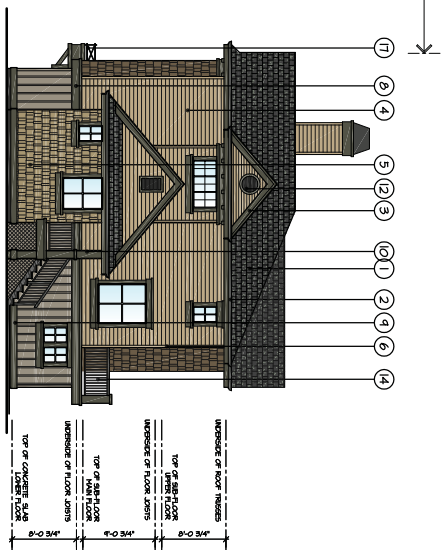
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



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



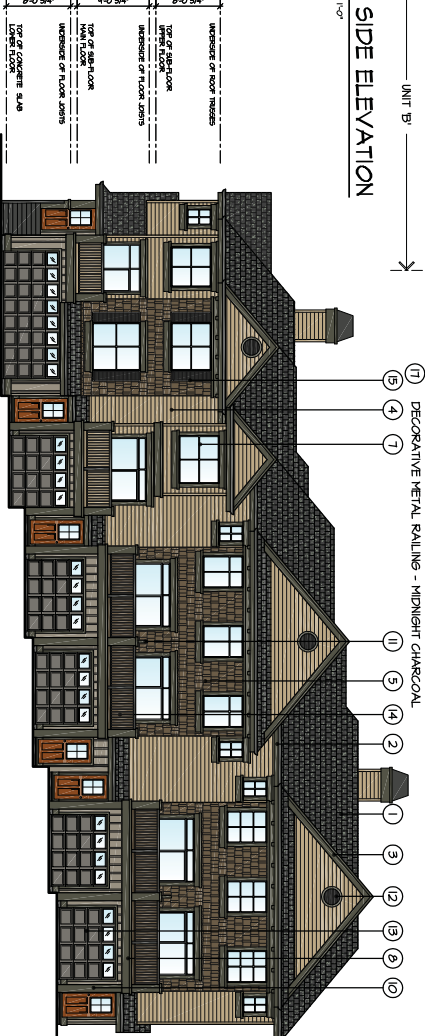
LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



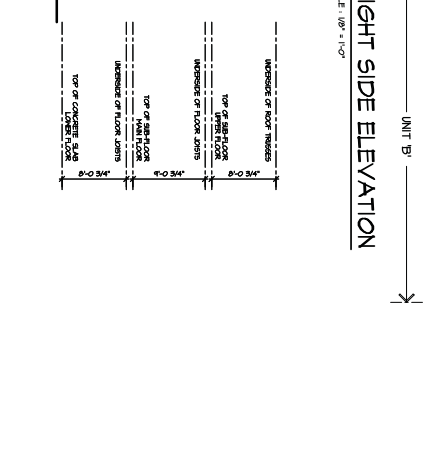
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 WEATHERED GRAY ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA - MIDNIGHT CHARCOAL
- 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - MOONLIT W055
- 4 HORIZONTAL SIDING - HARDI BOARD - PEBBLE FLAKI
- 5 SHAKE SIDING - HARDI BOARD - SINKET / HARVEST CEDAR
- 6 CORNER TRIM - AS PER SIDING MATERIAL
- 7 VINYL FRAMED WINDOWS W/
- 8 1X4 ON 1X12 WOOD TRIM - MOONLIT W055
- 9 2X10 WOOD BASE TRIM - MOONLIT W055
- 10 WOOD POST - MOONLIT W055
- 11 5'-0" HIGH PRIVACY SCREEN
- 12 LOWNERS - MIDNIGHT CHARCOAL
- 13 RAISED PANEL GARAGE DOOR - GAUNTLLET GRAY
- 14 PREFAB ALUMINUM RAILINGS - MIDNIGHT CHARCOAL
- 15 VINYL SHUTTERS - MIDNIGHT CHARCOAL
- 16 BOARD AND BATTEN SIDING - HARDI BOARD - STORA
- 17 DECORATIVE METAL RAILING - MIDNIGHT CHARCOAL



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



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

BUILDING #2

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24 11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS

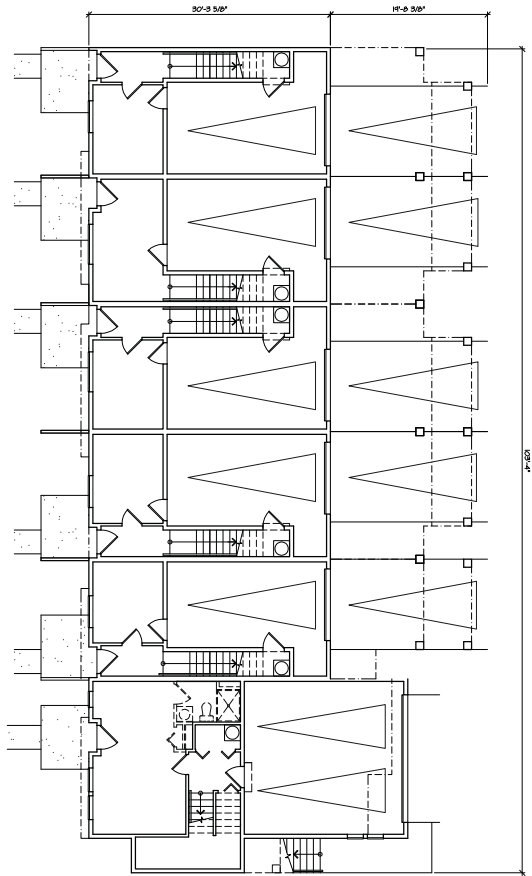
DESIGN :	
DRAWN :	
DATE :	JUN 24 11
SCALE :	1/8" = 1'-0"

**cornett denbek**

UNIT 135  
7326 130 STREET,  
SURREY, B.C.  
V3M 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@cornettdenbek.com

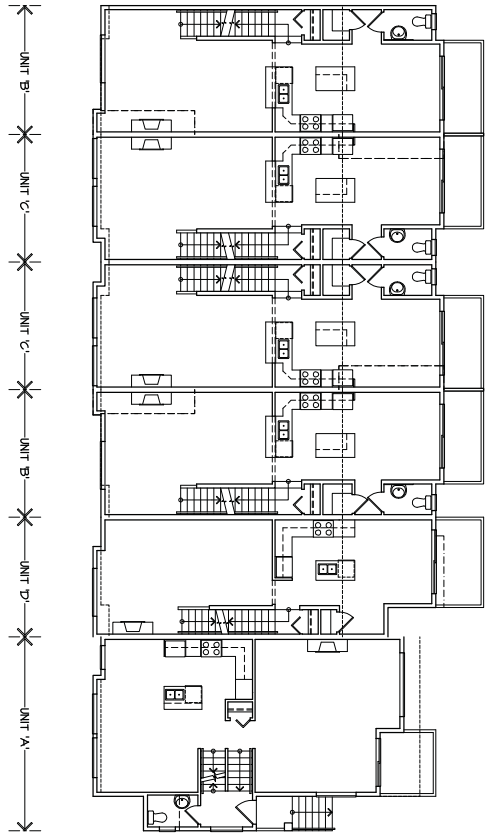
CLIENT NO. 203  
PROJECT NO. AC-34  
SHEET NO. 02006

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CONSENT OF BARNETT ARCHITECTURE  
INC. ANY MATERIAL FROM  
THIS DRAWING IS TO BE  
RETURNED TO THE  
DRAWING NO. 135



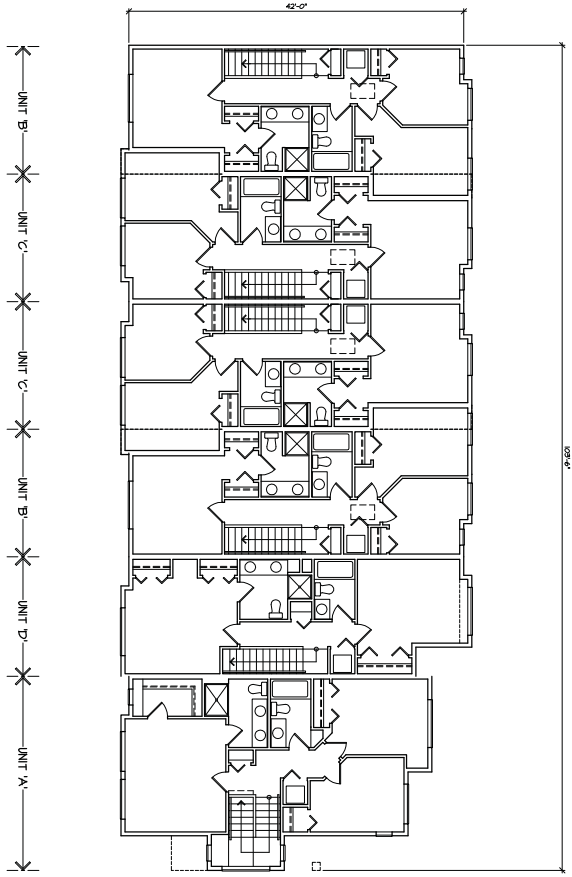
**BASEMENT FLOOR PLAN**

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



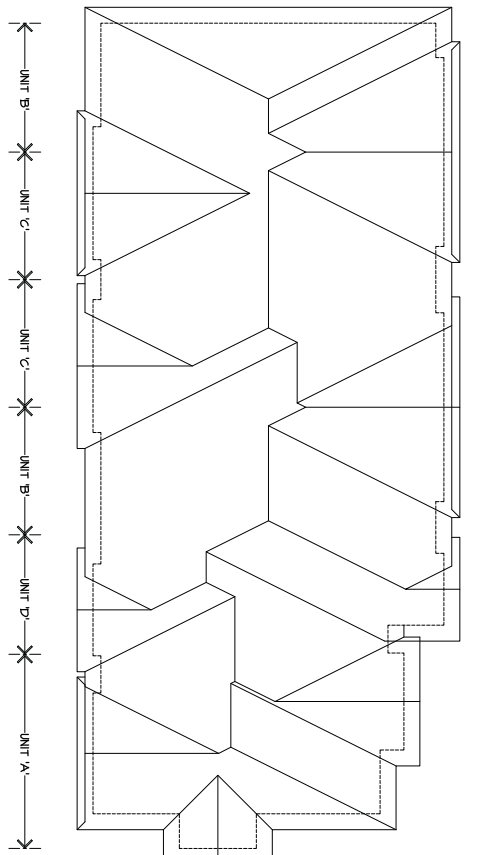
**MAIN FLOOR PLAN**

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



**UPPER FLOOR PLAN**

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



**ROOF PLAN**

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

**BUILDING #2**

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY  
 SHEET CONTENTS :  
 BUILDING PLANS

DESIGN :  
 DRAWN :  
 DATE : June 24 11  
 SCALE : 1/8" = 1'-0"  
 02006

**donnett dembek**

UNIT 136  
 7326 130 STREET,  
 SURREY, B.C.  
 V3M 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@donnettdembek.com

CLIENT NO. 203  
 PROJECT NO. 02006  
 SHEET NO. AC-4.8  
 REV. NO. 02006

GOVERNMENT OF BRITISH COLUMBIA  
 THE DISTRICT OF SURREY  
 THE DISTRICT OF SURREY  
 THE DISTRICT OF SURREY  
 THE DISTRICT OF SURREY  
 THE DISTRICT OF SURREY

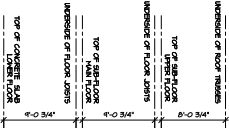
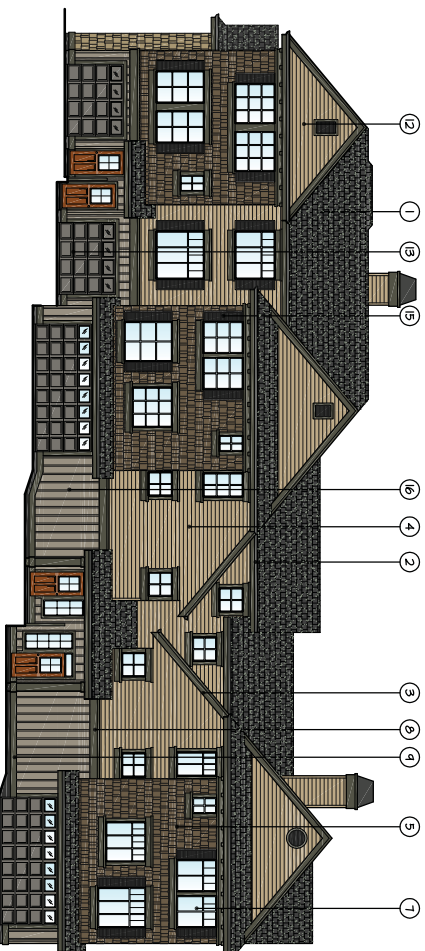
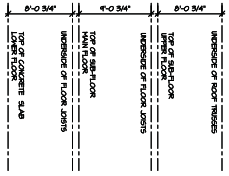
**FRONT ELEVATION**

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

UNIT B22 \* UNIT C \* UNIT E

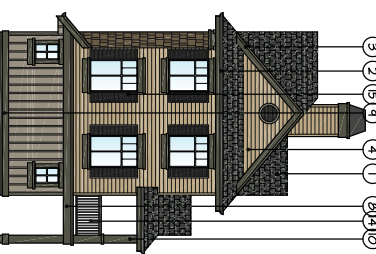
UNIT E \* UNIT C \* UNIT B22

UNIT E



**SCHEDULE OF FINISHES**

- 1 FEATHERED GRAY ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA - MIDNIGHT CHARCOAL
- 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - MOONLIT MOSS
- 4 HORIZONTAL SIDING - HARDI BOARD - FEEBLE KAKI
- 5 SHAKE SIDING - HARDI BOARD - SUNSET / HARVEST CEDAR
- 6 CORNER TRIM - AS PER SIDING MATERIAL
- 7 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM - MOONLIT MOSS
- 8 1X4 ON 1X2 WOOD TRIM - MOONLIT MOSS
- 9 2X10 WOOD BASE TRIM - MOONLIT MOSS
- 10 WOOD POST - MOONLIT MOSS
- 11 5'-0" HIGH PRIVACY SCREEN
- 12 LOWNERS - MIDNIGHT CHARCOAL
- 13 RAISED PANEL GARAGE DOOR - GAUNTLET GRAY
- 14 PREFAB ALUMINUM RAILINGS - MIDNIGHT CHARCOAL
- 15 VINYL SHUTTERS - MIDNIGHT CHARCOAL
- 16 BOARD AND BATTEN SIDING - HARDI BOARD - STORM
- 17 DECORATIVE METAL RAILING - MIDNIGHT CHARCOAL



**LEFT SIDE ELEVATION**

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

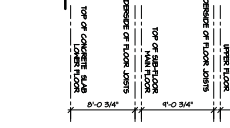
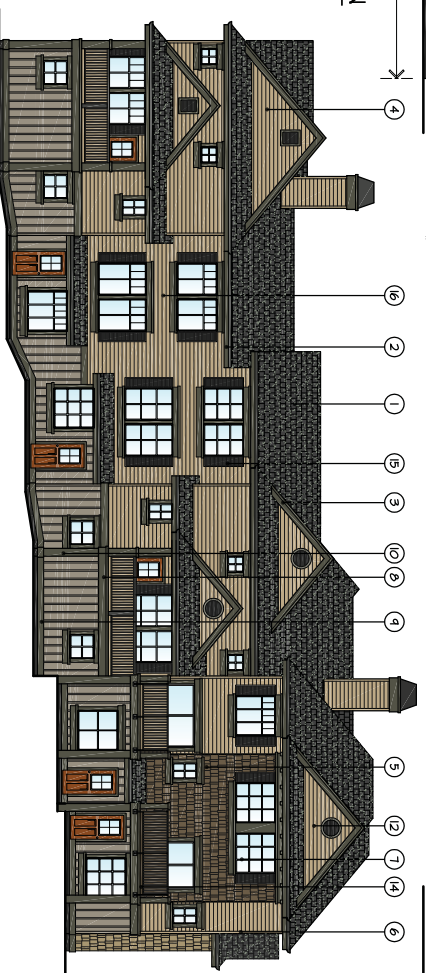
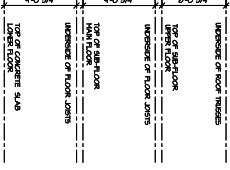
UNIT B22

UNIT E

**RIGHT SIDE ELEVATION**

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

UNIT E



**REAR ELEVATION**

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

UNIT E

UNIT C

UNIT E \* UNIT C \* UNIT B22

**BUILDING NO. 3**

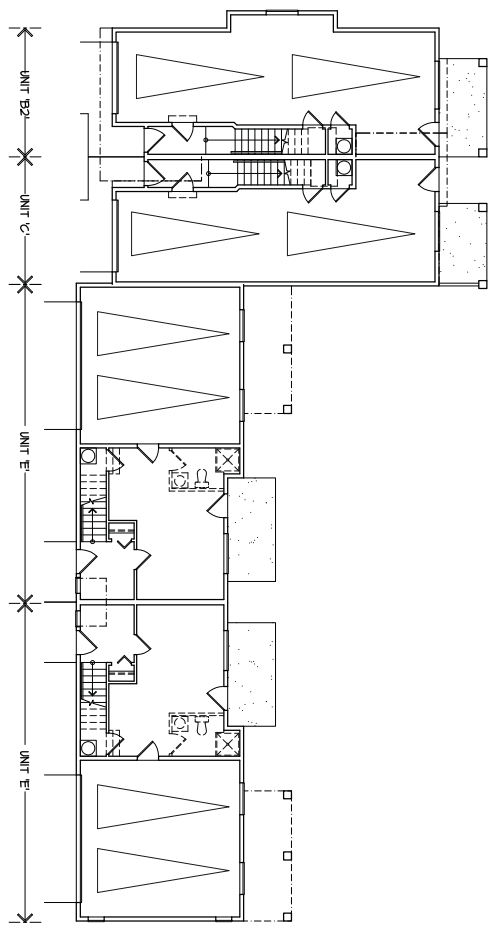
REV#	DATE	DR#	OK'D	BY	ISSUED FOR
1	JUN 24 11	REV	DAI		REVISED AS PER ADP COMMENTS

CLIENT: LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. # 156TH ST, SURREY  
 SHEET CONTENTS: BUILDING ELEVATIONS

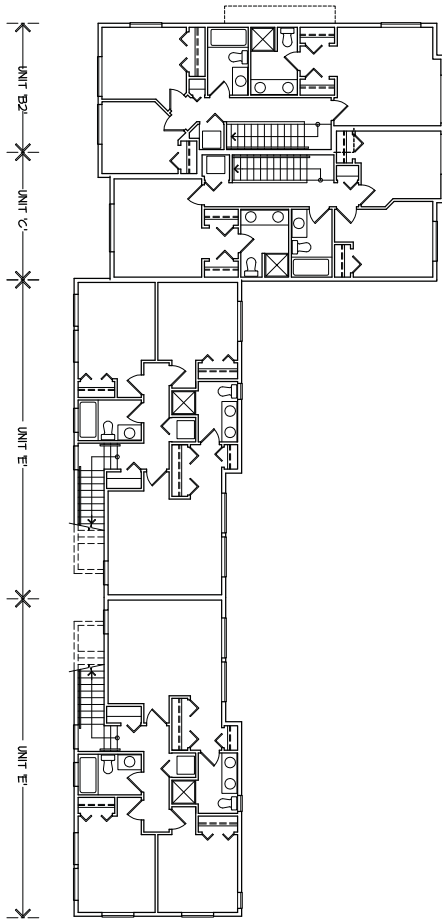
DESIGN: [Blank]  
 DRAWN: [Blank]  
 DATE: JUN 24 11  
 SCALE: 1/8" = 1'-0"  
 CLIENT NO: 205  
 PROJECT NO: 092006

**cornett denbek**  
 UNIT 135  
 7236 130 STREET,  
 SURREY, B.C.  
 V3M 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-7099  
 EMAIL: info@cornettdenbek.com

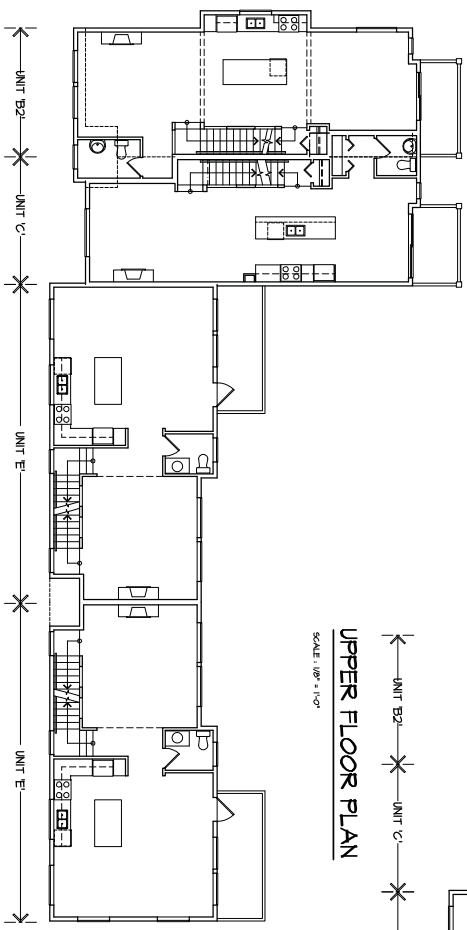
CLIENT NO: 205  
 PROJECT NO: 092006  
 SHEET NO: AC-35



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



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



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

**BUILDING NO. 3**

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REV	DL	REVISED AS PER ADP COMMENTS			

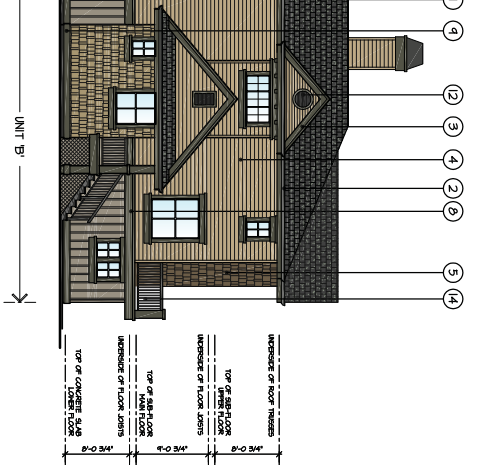
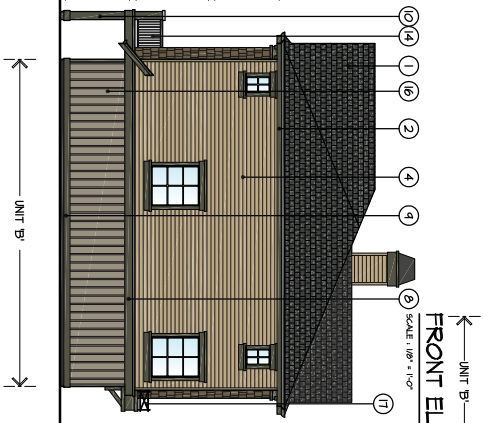
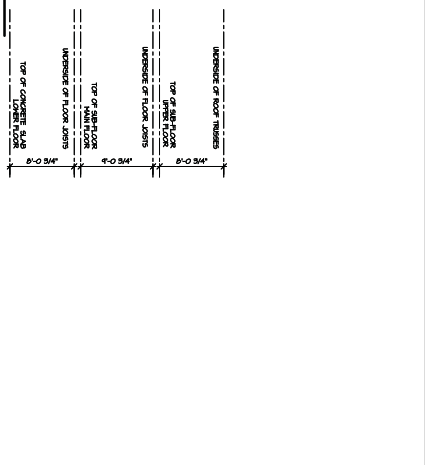
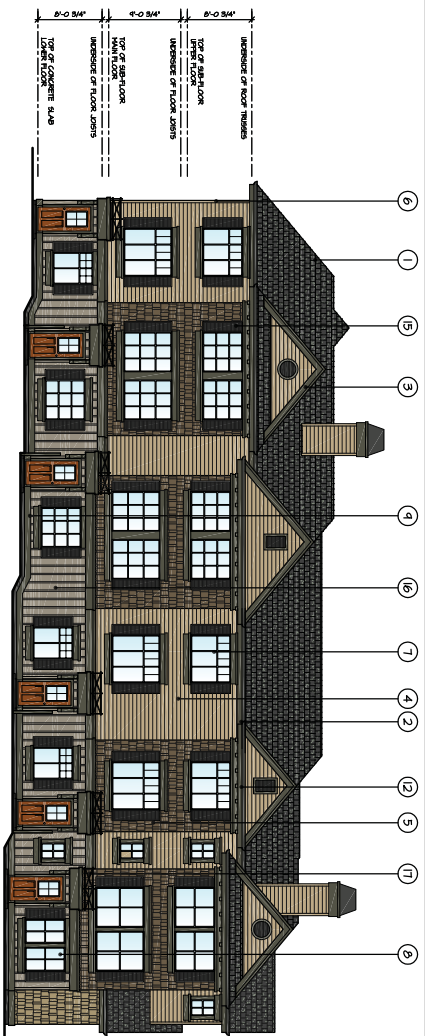
CLIENT :	LAKELWOOD HEIGHTS DEVELOPMENT LTD.	DESIGN :	
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. # 156TH ST, SURREY	DRAWN :	
SHEET CONTENTS :	BUILDING PLANS	DATE :	June 24 11
		SCALE :	1/8" = 1'-0"

**dornell dembek**

UNIT 136  
7526 130 STREET,  
SURREY, B.C.  
V3M 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@dornelldembek.com

CLIENT NO.	203	SHEET NO.	AC-4.4
PROJECT NO.	09006	REV. NO.	1

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CORPORATE REGISTERED CONSULTANT  
UNDER THE PROFESSIONAL BOUNDARY  
ACT (RSBC 1996) CHAPTER 111.



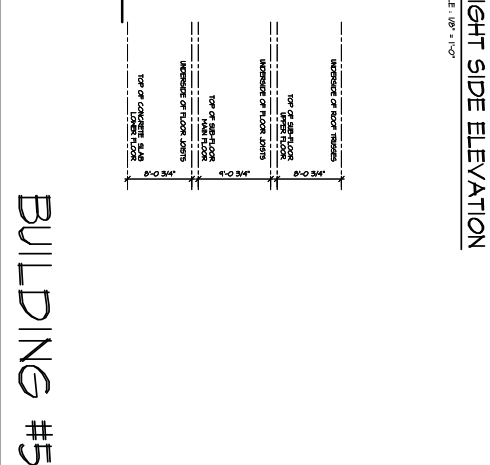
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

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

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

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

- SCHEDULE OF FINISHES**
- 1 WEATHERED GRAY ROOFING
  - 2 PREFINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA - MIDNIGHT CHARCOAL
  - 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - MOONLIT W055
  - 4 HORIZONTAL SIDING - HARDI BOARD - FEBBLE KAKI
  - 5 SHAKE SIDING - HARDI BOARD - SANGET / HARVEST CEDAR
  - 6 CORNER TRIM - AS PER SIDING MATERIAL
  - 7 VINYL TRAYED HANDRAILS IV
  - 8 1X6 WOOD TRIM - MOONLIT W055
  - 9 1X4 ON 1X12 WOOD TRIM - MOONLIT W055
  - 10 2X10 WOOD BASE TRIM - MOONLIT W055
  - 11 WOOD POST - MOONLIT W055
  - 12 5'-0" HIGH PRIVACY SCREEN
  - 13 LOUNGES - MIDNIGHT CHARCOAL
  - 14 RAISED PANEL GARAGE DOOR - SANGLET GRAY
  - 15 PREFAB ALUMINUM RAILINGS - MIDNIGHT CHARCOAL
  - 16 VINYL SHUTTERS - MIDNIGHT CHARCOAL
  - 17 BOARD AND BATTER SIDING - HARDI BOARD - STORM
  - 18 DECORATIVE METAL RAILING - MIDNIGHT CHARCOAL



**BUILDING #5**

REV#	DATE	DR#	OK'D	DATE	BY	ISSUED FOR
1	JUN 24 11	REV	DAI			REVISED AS PER ADP COMMENTS

CLIENT :	LAKWOOD HEIGHTS DEVELOPMENT LTD.
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS

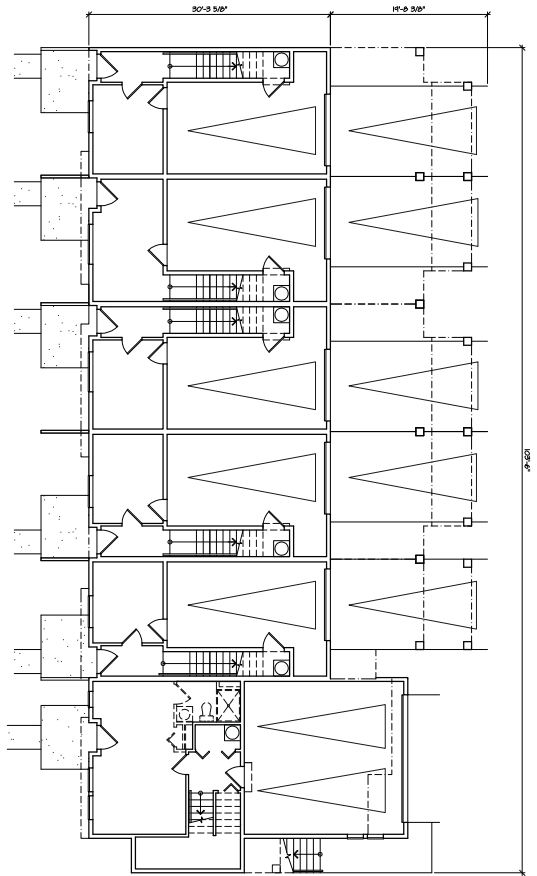
DESIGN :	
DRAWN :	
DATE :	JUN 24 11
SCALE :	1/8" = 1'-0"

**donnell denbek**

UNIT 135  
7326 130 STREET,  
SURREY, B.C.  
V3M 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@denndebek.com

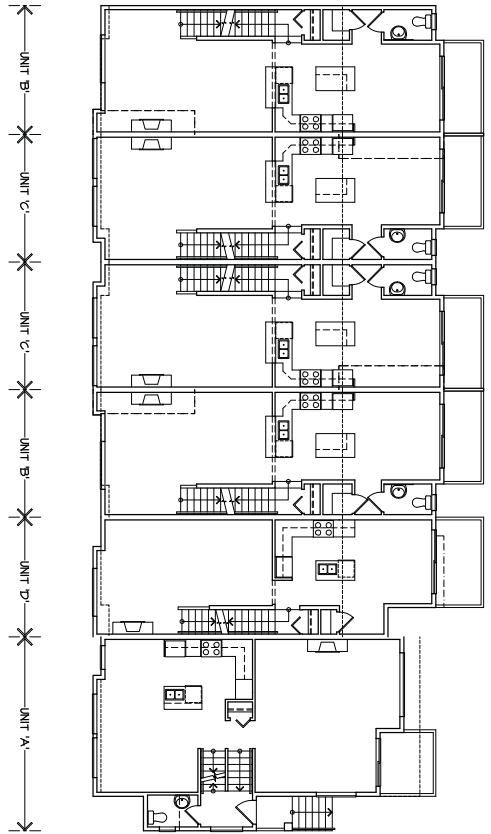
CLIENT NO.	203	SHEET NO.	AC-3-6
PROJECT NO.	09006	REV. NO.	

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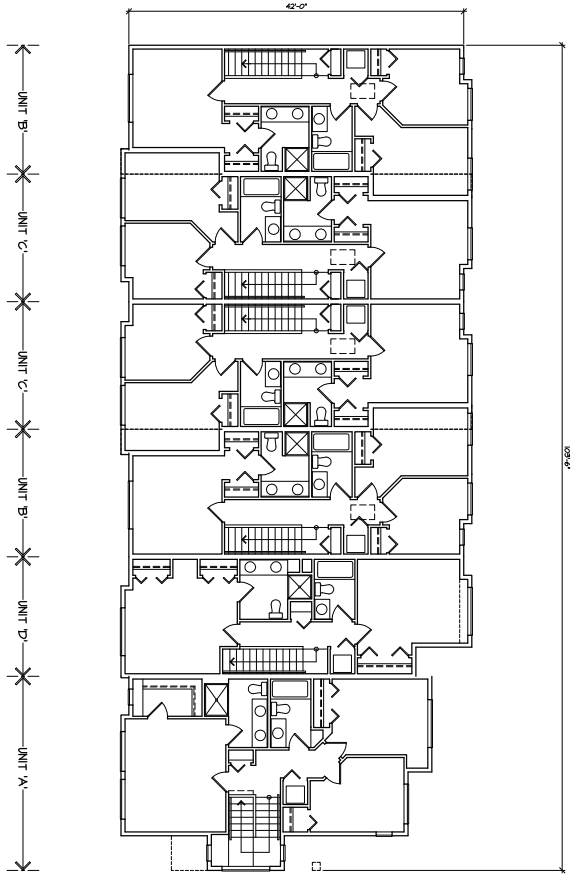
**BASEMENT FLOOR PLAN**

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



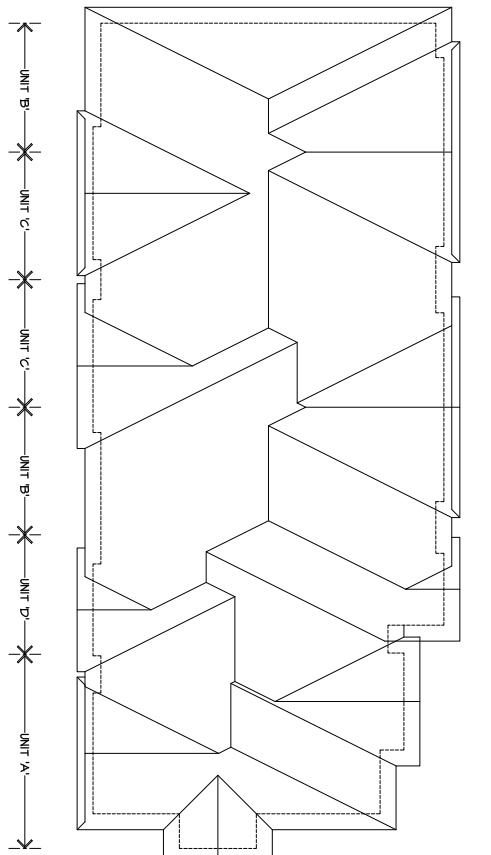
**MAIN FLOOR PLAN**

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



**UPPER FLOOR PLAN**

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



**ROOF PLAN**

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

**BUILDING #5**

REV#	DATE	DRN	CK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. & 156TH ST, SURREY  
 SHEET CONTENTS :  
 BUILDING PLANS

DESIGN :  
 DRAWN :  
 DATE : June 24 11  
 SCALE : 1/8" = 1'-0"  
 EML: eml@denbek.com

**denbek**

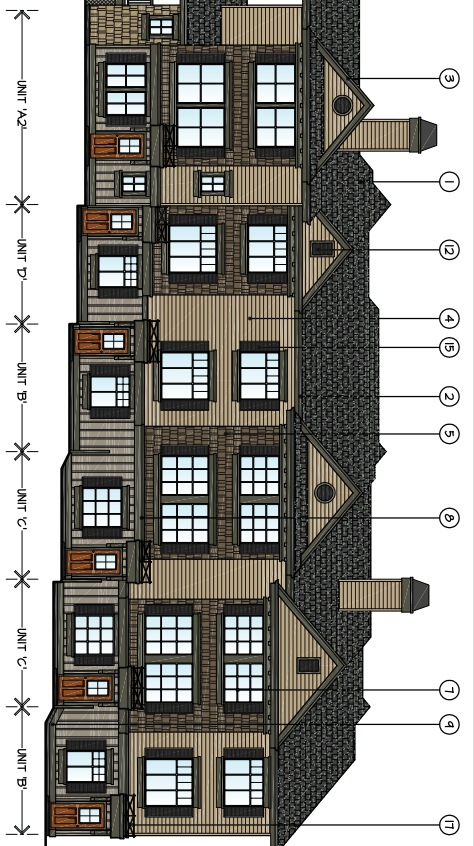
UNIT 136  
 7328 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EML: eml@denbek.com

CLIENT NO.	203	SHEET NO.	AC-410
PROJECT NO.	09006	REV. NO.	

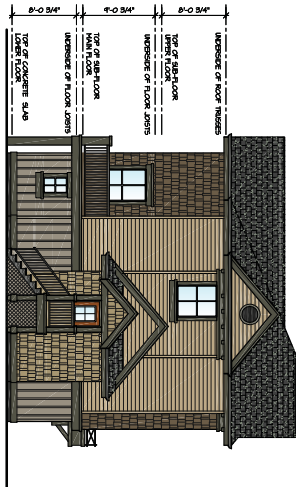
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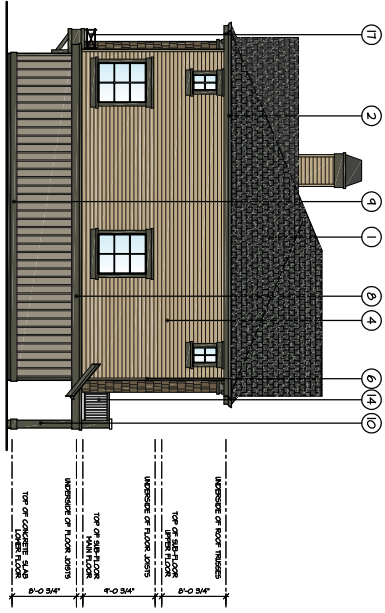
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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



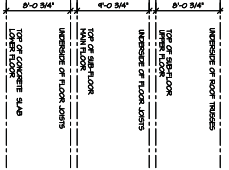
**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



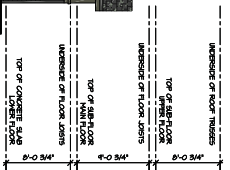
**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- 1 LEATHERED GRAY ROOFING
- 2 FINISHED ALUMINUM GUTTER ON 2X12 WOOD FASCIA - MIDNIGHT CHARCOAL
- 3 1X4 WOOD TRIM ON 2X12 WOOD FASCIA - MOONLIT HOSS
- 4 HORIZONTAL SIDING - HARDI BOARD - PEBBLE KAKI
- 5 SHAKE SIDING - HARDI BOARD - SWEET / HARVEST CEDAR
- 6 CORNER TRIM - AS PER SIDING MATERIAL
- 7 VINYL FRAMED WINDOWS W/ 1/2" WOOD TRIM - MOONLIT HOSS
- 8 1X4 ON 1/2" WOOD TRIM - MOONLIT HOSS
- 9 2X10 WOOD BASE TRIM - MOONLIT HOSS
- 10 WOOD POST - MOONLIT HOSS
- 11 5'-0" HIGH PRIVACY SCREEN
- 12 LOUNGE - MIDNIGHT CHARCOAL
- 13 RAISED PANEL GARAGE DOOR - GAUNTLET GRAY
- 14 PREFAB ALUMINUM RAILINGS - MIDNIGHT CHARCOAL
- 15 VINYL SHUTTERS - MIDNIGHT CHARCOAL
- 16 BOARD AND BATTEN SIDING - HARDI BOARD - STORM
- 17 DECORATIVE METAL RAILING - MIDNIGHT CHARCOAL



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



**BUILDING #6**

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24 11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT :	LAKELWOOD HEIGHTS DEVELOPMENT LTD.
PROJECT :	PROPOSED MULTI-FAMILY DEVELOPMENT 28TH AVE. & 156TH ST, SURREY
SHEET CONTENTS :	BUILDING ELEVATIONS

**cornett denbek**

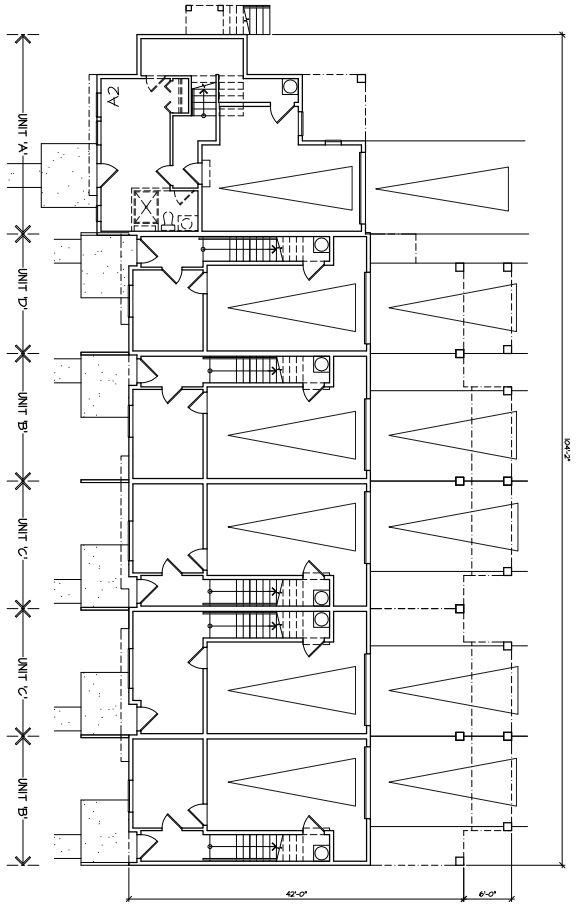
UNIT 135  
7326 130 STREET,  
SURREY, B.C.  
V3M 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: info@cornettdenbek.com

CLIENT NO. 203  
PROJECT NO. AC-31  
SHEET NO. 09006

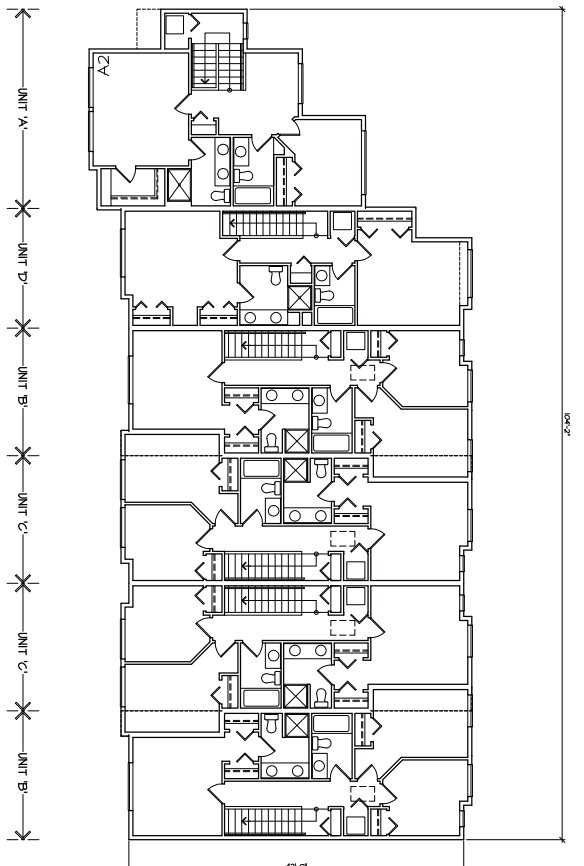
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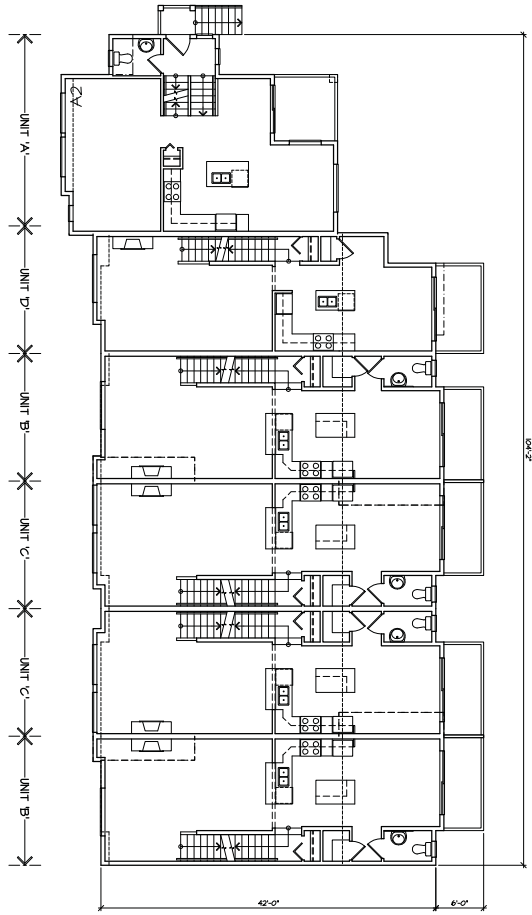
**BASEMENT FLOOR PLAN**

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



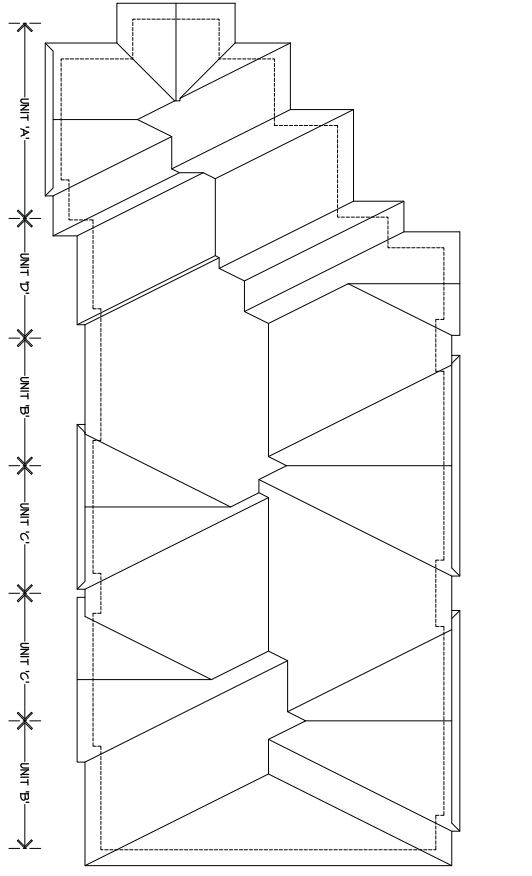
**UPPER FLOOR PLAN**

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



**MAIN FLOOR PLAN**

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



**ROOF PLAN**

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

**BUILDING #6**

REV#	DATE	DRN	OK'D	ISSUE	DATE	BY	ISSUED FOR
1	JUN 24/11	REV	DAI	REVISED AS PER ADP COMMENTS			

CLIENT : LAKEWOOD HEIGHTS DEVELOPMENT LTD.  
 PROJECT : PROPOSED MULTI-FAMILY DEVELOPMENT  
 28TH AVE. # 156TH ST, SURREY  
 SHEET CONTENTS : BUILDING PLANS

DESIGN :  
 DRAWN :  
 DATE : June 24 11  
 SCALE : 1/8" = 1'-0"

**cornett dembek**

UNIT 136  
 7326 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
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 EMAIL: info@cornettdembek.com

CLIENT NO. 203  
 PROJECT NO. AC-411  
 SHEET NO. 09006

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 THE OFFICE OF THE REGISTRAR  
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# INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 4, 2011** PROJECT FILE: **7808-0254-00**

---

RE: **Engineering Requirements  
Location: 2827/2853/2871 - 156 St.**

## OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

## REZONE/SUBDIVISION

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

- Dedicate 1.942 metre width on 28 Avenue
- Provide 2.70 metre wide Statutory Right-of-Way (SRW) on 28 Avenue for the Multi-Use Pathway.
- Provide 6.0 metre wide SRW running along the west property line to twin the existing 6.0 metre wide SRW on the property to the west.

### *Works and Services*

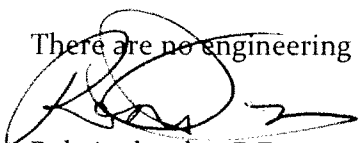
Subject to the successful completion and acceptance by the City of the storm sewer and sanitary sewers on 156 Street:

- Construct the north half of 28 Avenue.
- Construct west half of 156 Street.
- Construct drainage and sanitary works on 28 Avenue.
- Provide sustainable drainage features as per the NCP requirements; and
- Pay applicable water, drainage and sanitary charges and levies relative to 5706-0257-00-1; 5806-0137-00-1; 5906-0137-00-1; 8606-0137-00-1;
- Pay 100% of sanitary and drainage DCC's relative to 8205-0126-00-1 & 8306-0137-00-1

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.  
Development Project Engineer  
IK1

NOTE: Detailed Land Development Engineering Review available on file



Monday, May 16, 2011  
Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7908-0254-00

**SUMMARY**

The proposed 66 lowrise units and 39 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	10
Secondary Students:	5

**September 2010 Enrolment/School Capacity**

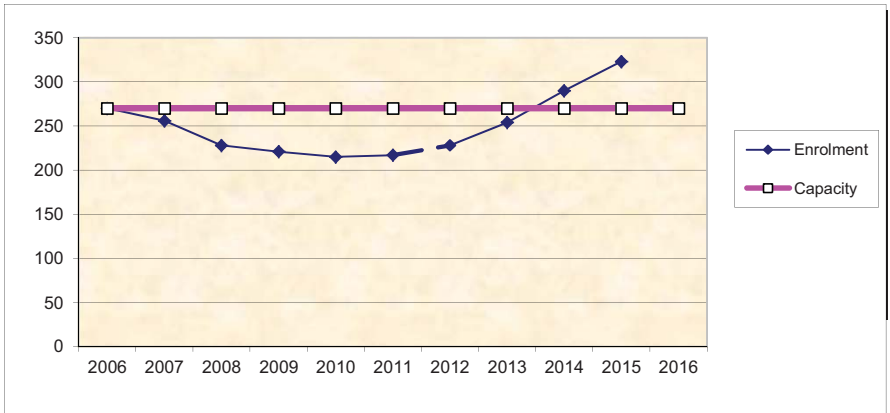
<b>Sunnyside Elementary</b>	
Enrolment (K/1-7):	30 K + 185
Capacity (K/1-7):	20 K + 250
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1462
Capacity (8-12):	1300

**School Enrolment Projections and Planning Update:**

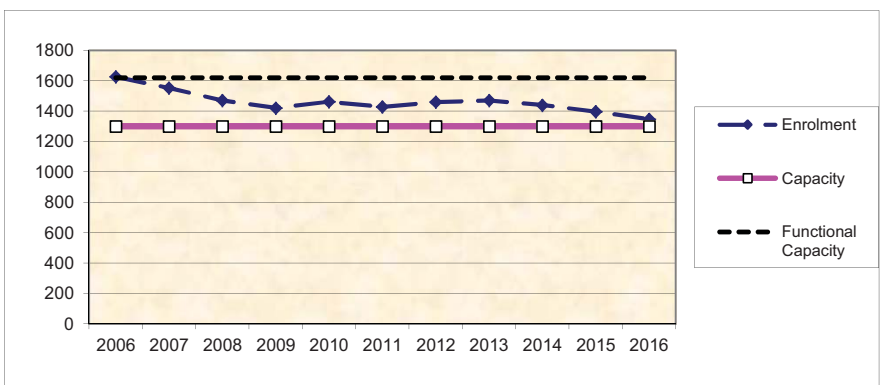
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in the design stage (planned to replace Sunnyside) in the north west Grandview Area (Site #202). The school district will close Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move from Sunnyside to the new school. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below does not show the impact of the new school and is based on current school catchment. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The proposed development will not have an impact on these projections.

**Sunnyside Elementary**



**Semiahmoo Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 08-0254-00  
Project Location: 2827 / 53 / 71 - 156 Street  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Good quality Douglas-fir dominated stand at the north end with moderate to poor quality Douglas-fir throughout the central area. Moderate quality western redcedar to the south.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	170 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	118 (C)
Number of Protected Trees to be retained (A-C)	52 (D)
Number of Replacement Trees required (2 alder and 116 others X 2)	234 (E)
Number of Replacement Trees proposed	163 (F)
Number of Replacement Trees in deficit (E-F)	71 (G)
Total number of Prot. and Rep. Trees on site (D+F)	215 (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

Date: June 28, 2011

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

11140 - 92A Avenue  
Delta, British Columbia  
V4C 3L8  
Ph: (604) 582-0309  
Fax: (604) 589-2888  
Email: mfadum@fadum.ca

CLIENT  
LAKEWOOD DEVELOPMENTS

FILE NO.  
7908-0254-00

PROJECT TITLE  
TREE PRESERVATION AND PROTECTION PLAN  
LAKEWOOD 156 28 AVE.,  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JUNE3011	SL	NEW SITE PLAN

NOTE: RECOMMENDATIONS FOR TREE PRESERVATION IS BASED ON STANDARD EXCAVATION OFFSETS. RECOMMENDED NO DISTURBANCE ZONES MUST BE RESPECTED.

MAINTAIN GRADES WITHIN TREE PROTECTION ZONES AS SHOWN. ANY CONSTRUCTION WITHIN TREE PROTECTION ZONES SHALL BE SUBJECT TO REVIEW AND APPROVAL BY PROJECT ARBORIST, LANDSCAPE ARCHITECT AND SURREY TREE DEPARTMENT.

SHEET TITLE  
T1 - TREE PRESERVATION AND REMOVAL PLAN

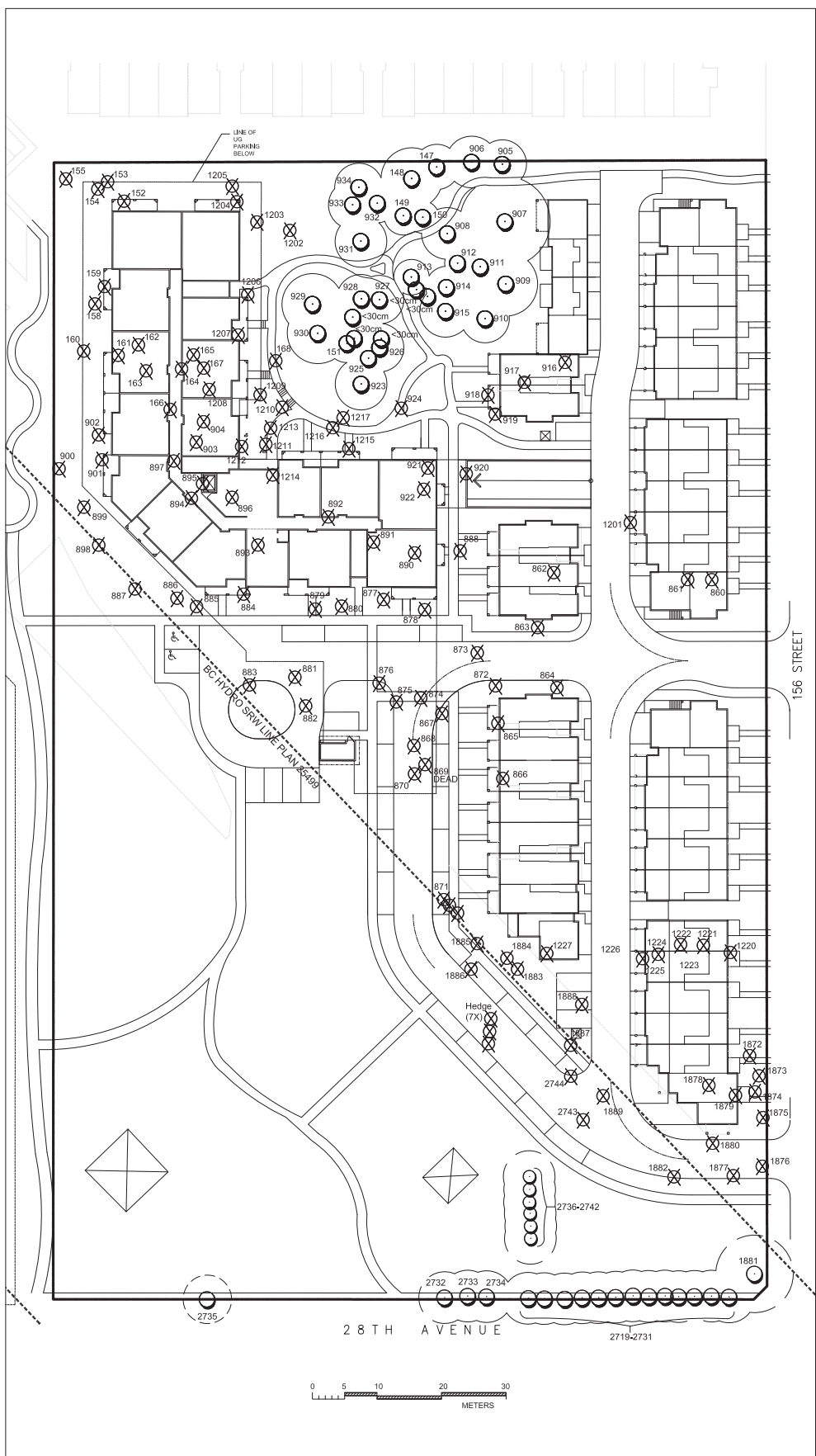
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DRAWN  
SGL

SCALE  
AS SHOWN

DATE  
FEBRUARY 17, 2011

T-1  
SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
	TREE TO BE REMOVED		

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

11140 - 92A Avenue  
Delta, British Columbia  
V4C 3L8  
Ph: (604) 582-0309  
Fax: (604) 589-2888  
Email: mfadum@fadum.ca

CLIENT  
LAKEWOOD DEVELOPMENTS

FILE NO.  
7908-0254-00

PROJECT TITLE  
TREE PRESERVATION AND PROTECTION PLAN  
LAKEWOOD 156 28 AVE.,  
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	JUNE 3011	SL	NEW SITE PLAN

NOTE: RECOMMENDATIONS FOR TREE PRESERVATION IS BASED ON STANDARD EXCAVATION OFFSETS. RECOMMENDED NO DISTURBANCE ZONES MUST BE RESPECTED.  
MAINTAIN GRADES WITHIN TREE PROTECTION ZONES AS SHOWN.  
TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS.

SHEET TITLE  
T2 - TREE PROTECTION PLAN

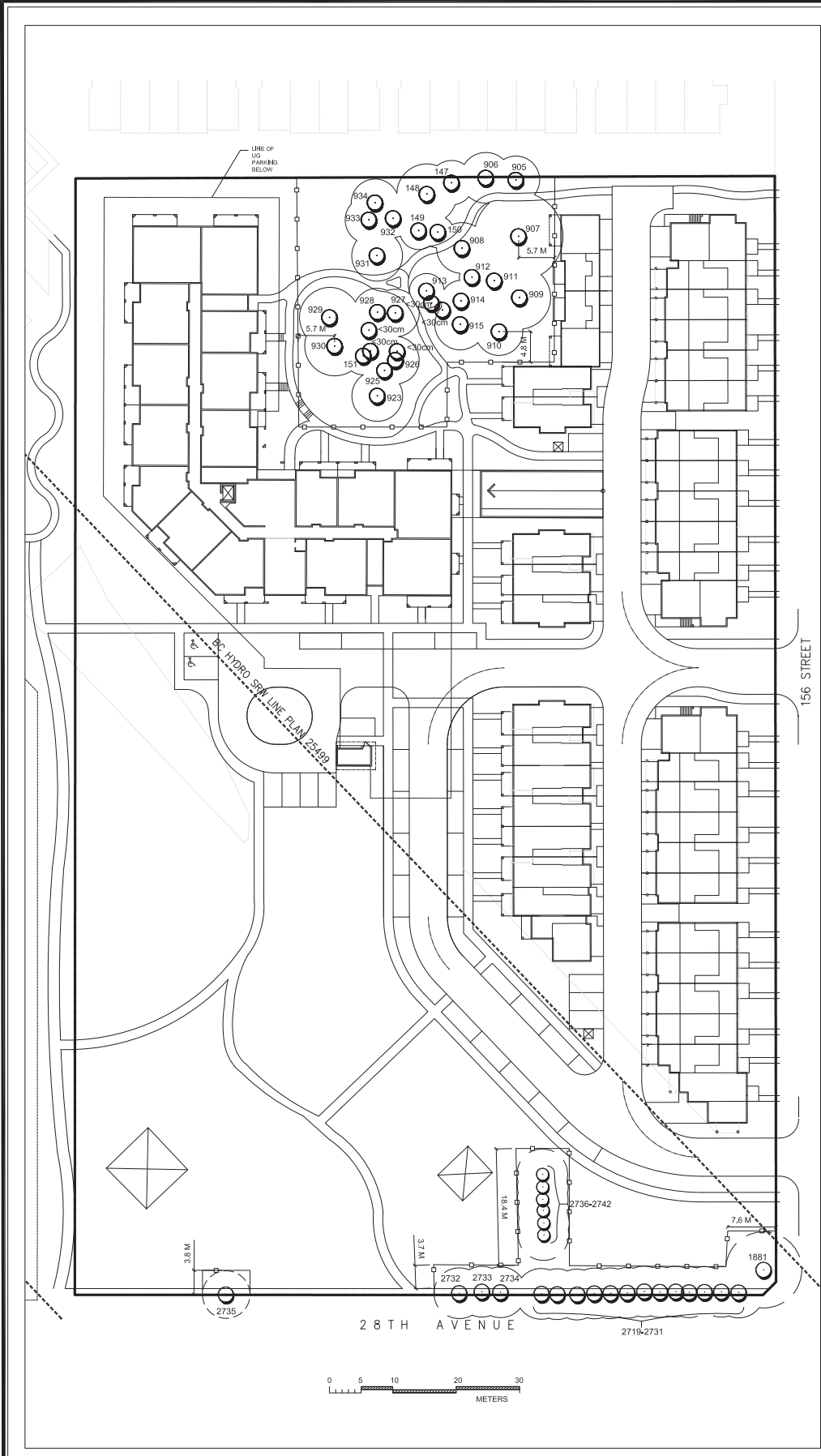
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DRAWN  
SGL

SCALE  
AS SHOWN

DATE  
FEBRUARY 17, 2011

T-2  
SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING



**Chair:**

L. Mickelson

**Guests:**

Lance Barnett, Barnett Dembek Architects, Inc.  
Allison Good, DMG Landscape Architects  
Samuel Chan, Ionic Architecture Inc.  
Jenny Liu, JHL Design Group Inc.  
Leigh Sully, Elkay Developments Ltd.

**Staff Present:**

T. Ainscough, Planning & Development  
H. Bello, Planning & Development  
J. Hunter, Legislative Services

**Panel Members:**

R. Bernstein  
R. Ciccozzi  
J. Makepeace  
R. Myers  
Cpl. M. Searle  
T. Wolf

**A. RECEIPT OF MINUTES**

It was Moved by R. Bernstein  
Seconded by M. Searle  
That the minutes of the Advisory Design  
Panel meeting held on April 28, 2011 be received.  
Carried

**B. SUBMISSIONS**

**4:00 PM**

1. File No.: 7908-0254-00  
New or Resubmit: New  
Description: DP for 66 unit, 4 storey apartment building and 39 townhouses  
Address: 2827, 2871, 2853- 156 Street, North Grandview Heights  
Developer: Harald Trepke, Lakewood  
Architect: Dave Walls, Barnett Dembek Architects Inc.  
Landscape Architect: Allison Good, DMG Landscape Architects  
Planner: Catherina Lisiak  
Urban Design Planner: Hernan Bello

The Urban Design Planner and the City Architect presented background information and an overview of the proposed project and highlighted the following:

- The project is located at the corner of 156<sup>th</sup> Street and 28<sup>th</sup> Avenue, with the BC Hydro right-of-way bordering to the west and existing townhouses to the north of the project.
- The project consists of two housing types – townhouses and a condominium building.
- The project has been through several iterations - has maximized tree protection and has minimized surface parking.

- The site is sloped and the power line corridor adjacent constrains the site.
- Fence along street - we prefer one with a long lifecycle and prefer the fence at the street to be similar in quality to the adjacent sites.

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

- The principal driving force behind the site was tree preservation and the hydro right-of-way.
- There is a 12 m drop at the back of the site
- Townhouses step along the street
- Townhouses along 156 address the single family home development on the opposite side of the street
- Higher part of our building is 4 storeys which step down to 3 and interface with townhouses behind
- Building was a challenge because of the grade change along the west side - some units step inside.
- Expression of condo building and houses is colonial in nature, classical references in the dentils, siding, brick at base, gables, strong heavy timbers up face of building, and contrast in materials.
- People won't be able to see a lot of the condo building from the street because it is shielded by the townhouses.
- There is a large variety of unit types to accommodate different people with different needs
- 4 units designed to be handicapped adaptable
- 1000 sq ft of indoor amenity space
- Lot of outdoor amenity, cluster of trees preserved

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Landscape enhances the area and embraces the treed area
- Pathway designed to go under trees
- Entries off sidewalk, gated so not fully public
- Decorative pavement in drive aisles; have reduced the amount of surface parking
- Worked with the City to meet amenity requirements
- Pedestrian connection provided to 28 Avenue, gravel paths,
- Low growing trees are within hydro requirements
- Planting includes broad landscape palette - woodland treatment, seasonal and perennials along street front, privacy fencing along perimeter, individual gated entries on all 4 sides of the condo building.



**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**2827, 2871, 2853- 156 Street, North Grandview Heights**  
**File No. 7908-0254-00**

It was Moved by  
Seconded by  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following issues to the satisfaction of  
the Planning & Development Department.  
Carried

**STATEMENT OF REVIEW COMMENTS**

**Context and Site Planning**

- Appreciate efforts to save trees.
- Like fronts on 156 St. and how they interface with single family homes across the street.
- Condo building entrance:
  - Entrance and drop off seems to be a bit disjointed.
  - Consider relocating the main entry to the 4 storey to connect to the vehicular turn around / drop off – this will give the entry better presence within the site.
  - Entry to 4 storey is very weak the way you drive into turnaround area with drop off, from drop off you aren't sure where to go – suggest adding visual clues. Could be worked a bit better to give better sense of entry from the exterior.
  - Poor entry to four storey. It doesn't relate well to the porte cochere; have entry directly opposite porte cochere, leading to amenity, leading to treed open space.
  - Entry could use more enhancements, something more in place with the other design elements.
  - Courtyard should be visible thru apartment, as opposed to having entry tucked around side.
- Condo building location:
  - Four storey relates better to 156<sup>th</sup> than where it is currently located
  - Location of 4 storey questioned. Some confusion in terms of how the site is organized where 3 storeys and townhouses should go and 4 storey - suggest flipping them around.
  - Consider flipping location of four storey with townhouses – angle the townhouses. Continue diagonal expression and open up heart of project for more landscape.
  - Take the treed courtyard and carry it down through the heart of the project along diagonal, locate townhouses at north end.
- Entry to garage & Townhouse building 4B :
  - Unfortunate that you are dragging all residents past those townhouses, suggest flipping the building.
  - Consider relocating the parking ramp to be further away from the building 4B.
  - Consider providing more distance between the 4 storey and the building 4B.

- Concern re building 4B because it is tight going from 4 to 3 storeys, balcony to balcony, very little space between the ramp and that unit; building 4B seems forced in there. Find a way to create more room between the building and the ramp.
- Townhouses in block 4B are cornered between the road, access to underground parking and the 4 storey of condo building. Consider lowering the condo building at east end or reconfiguring block 4B townhouses and the underground parking. Maybe moving more building mass of the condo building to the other (north) end.

### **Pedestrian Circulation**

- Consider access for wheel chairs and strollers for woodland area and amenities such as benches, etc.

### **Form and Character**

- Character of project is quite nice, very appealing, nice consistency to it. Overall it's quite well resolved. Like the palate of colours, architecture is varied, have done good job of breaking up the fairly large building mass. Expression of building is rich and articulated.
- Colonial used so much that sometimes lacks identity but not here; suggest a bit less variety in the finishes of building.
- Consider simplifying main roof over 4 storey. Roof seems a bit too busy; calming down would bring out the elements and look a lot better.
- Simplify building finishes. Maybe a heavier base, e.g., more brick.
- Window elements should line up - maybe gable should line up with windows and not the bay.
- Concern some units don't have storage.
- Townhouse colours a bit bland - maybe introduce some stronger or a lighter colour, more contrast, more refinement on the townhouse.

### **Landscaping**

- Increase soft landscape at hydro right-of-way to provide a visual barrier
- Hydro right-of-way can often get very rough with blackberries etc so it won't look so great - create a visual barrier from the hydro right-of-way,
- May be bit of a CPTED problem with trails, etc. through the right-of-way, consider fencing,
- Wood fencing does become problematic, has a 3-5 year life cycle; suggest replacing with metal material and concrete footings.

### **CPTED**

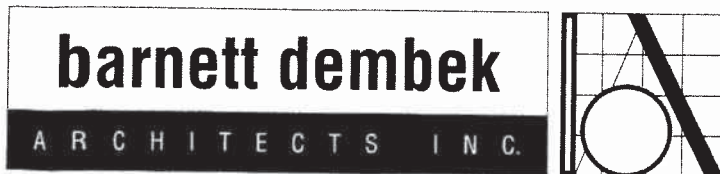
- There is no strong crime profile in that area. From a policing perspective there are no issues with this proposal.
- The nature of these developments don't lend themselves to natural surveillance from the street - add gated defensible space and make it secure and supportive of block watch and crime watch.
- CPTED principles need to be followed.
- Care should be taken how the site would be lit, and how the underground parking would be lit at night.
- A common M.O. is people following cars into the underground parking in this type of development.

**Accessibility**

- Recommend pathway slopes do not exceed disabled required access
- Amenity room should be wheelchair accessible
- Recommend the 4 units (adaptable) be dispersed in the condo (not lumped together)
- Make outdoor amenity space for people to be able to access and sit and reflect; make sure amenity areas are wheelchair accessible especially the washroom.

**Sustainability**

- No provision has been made to make the project more sustainable than minimum code.
- Would like to see some upgrades to minimum code.
- Upgrade from electric heat and electric hot water tank.
- Consider heat recovery ventilation high-efficiency gas furnace heat for townhouses, hot water heat for condominiums, high efficiency boilers and storage tanks for condominium domestic hot water.
- Can community gardens be added under hydro right-of-way? All this land would be great for a community garden



Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8  
(604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

June 29, 2011

BDA File : 08006

City of Surrey  
Planning and Development Department  
14245 56 Avenue  
Surrey, B.C.  
V3X 3A2

Attn : Catherina Lisiak, MCIP, Planner

Dear Catherina :

RE : SURREY # 7908 0254 00 LAKEWOOD HEIGHTS TOWNHOUSES AND CONDOMINIUM  
156 STREET AND 28 AVENUE, SURREY

Thank you for your comments, and the Advisory Design Panel Minutes of May 12, 2011.

In response to your comments, our meeting of June 2, 2011, and the ADP comments, attached are the revised Development Permit Drawings, and an outline below,

**1 / CONDO BUILDING ENTRANCE,**

- The main entrance / lobby area of the condo building is relocated to the south side of the building to better relate to the drop off, and the turnaround area. The lobby area leads thru to the open Amenity room, and with a view to the treed area of the outdoor amenity area.

The entry facade of the condo building has been enhanced with large brick columns, and an open 2 storey lobby area with glass.

**2 / CONDO BUILDING LOCATION,**

- The Condo Building was not relocated as per the recommendations of the ADP, as locating the building along 156 Street would not address the guidelines and the context of the NCP Plans for 156 Street.

**3 / ENTRY TO GARAGE AND TOWNHOUSE BUILDING 4B,**

- As discussed at our meeting with yourself and Tom, the location of Building 4B was not changed, but was reduced in size to allow for more open space around it, and Building 4A was relocated to connect with Building 3 to order to provide greater separation for open space, and access to the amenity area with the retained trees.

**4 / PEDESTRIAN CIRCULATION,**

- A partial circular walkway in the central wooded area has been added, see DMG Landscape Drawings.

#### 5 / FORM AND CHARACTER,

- As discussed with Tom at the meeting, it was felt that the 4th floor roof design was sufficient as is.
- Brick was added around the Condo Building to provide a heavier base.
- As discussed with Tom at the meeting, it was felt that the window elements, and the lineup of windows were sufficient as is.
- The condo units are provided with a flex area which gives the owner the option of using this space as a storage area if they wish.
- The color of the vertical elements of the townhouses, cedar shake siding and gables, are revised to a darker color to provide more contrast with the other colors of the building.

#### 6 / LANDSCAPING,

- See DMG Landscape Drawings and response.

#### 7 / CPTED,

- See DMG Landscape Drawings for a lighting plan and response.
- The underground parking will be well lit, see CPTED notes on Sht. AC - 4.1.

#### 8 / ACCESSIBILITY,

- See DMG Landscape Drawings for pathway location, and slopes.
- Amenity room is wheelchair accessible
- 4 units are H/C Adaptable, 2 units are located in the north portion of the building, and 2 units are located in the south portion of the building.
- See DMG Landscape Drawings for outdoor pathways, seating areas, etc.

#### 9 / SUSTAINABILITY,

- The following Building product items will be provided by the Developer,
  - a / Use Hardi Board exterior siding which is long lasting, fire resistant, and made of sawmill waste and Portland cement.
  - b / Use 30 year roofshingles for long term reliability.
  - c / Use Brick to provide long term reliability, and fire resistant.
  - d / Use Rain screen system strips using polypropylene, instead of plywood strips, to reduce the use of wood products.
  - e / Use non HCFC expanding foam around windows, doors, and penetrations.
  - f / Use Engineered wood products [ sawmill wastes ] in window headers to reduce dimensional lumber, which saves using old growth trees.
  - g / Use finger jointed studs for all non-structural framing, which saves using old growth trees.
  - h / Use vinyl windows made of at least 10% recycled plastics, which reduces the landfill usage.
  - i / Use recovered content gypsum wallboard.
  - j / Use paints, flooring, and carpet finishes that produce low gassing [ VOC's ].

For Sustainability comments from the Civil, Mechanical, and Electrical Consultants, see attached emails outlined in black.

Most of the above items can be provided by local suppliers and manufacturers, which will minimize the shipping of the product, which will lower pollutants caused by fuel emissions.

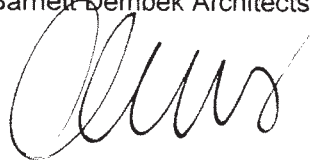
The 3D massing model has been revised to indicate the south building elevation, and a 3D blowup of the lower roof at the deck projections is provided.

The Developer has indicated a hopeful start date for construction in November 2011 for the townhouse portion of the project with occupancy to follow in May 2012.

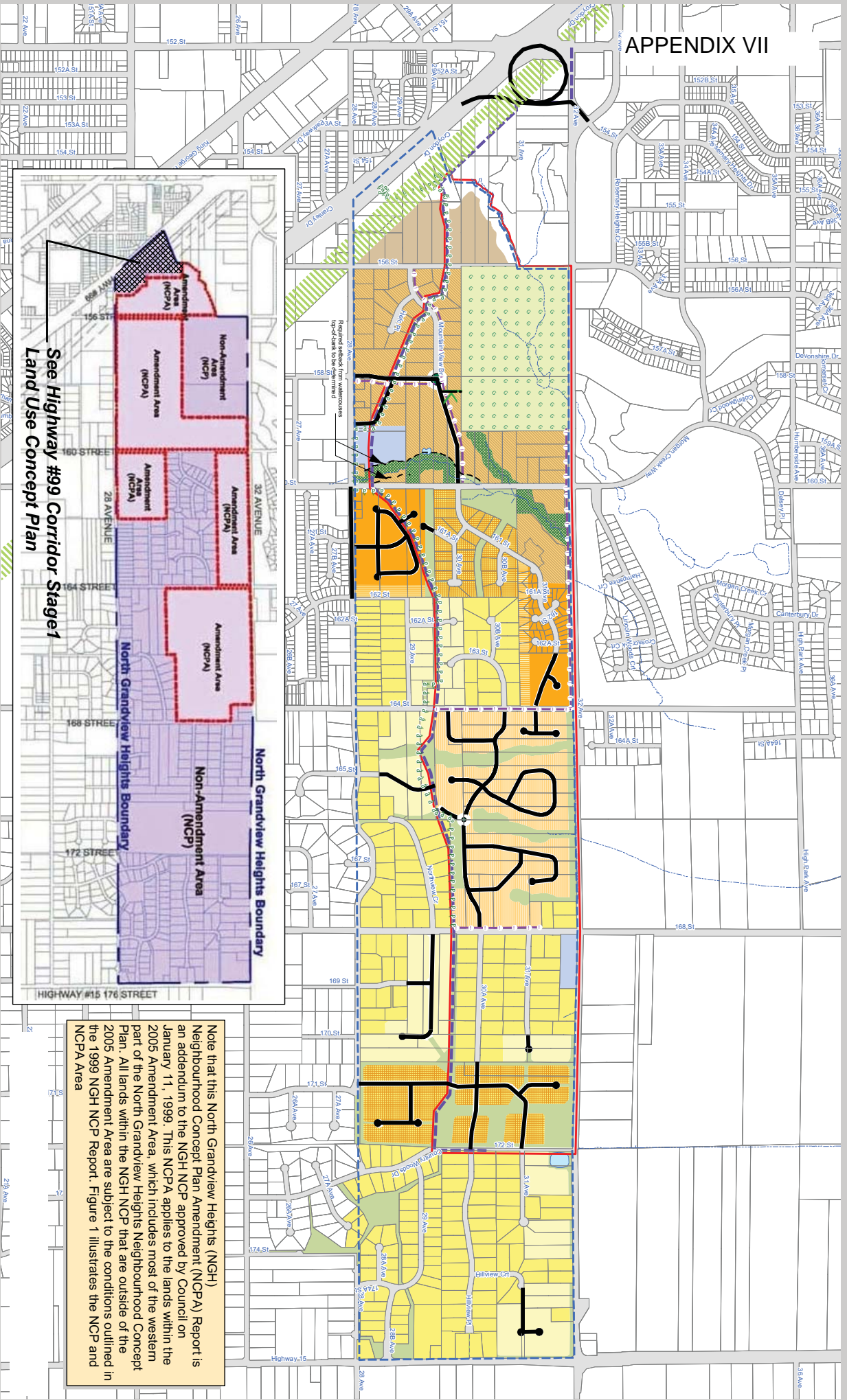
If you have any concerns, or questions, please do not hesitate to contact us at your convenience.

Yours Truly,

Barnett Dembek Architects Inc.

A handwritten signature in black ink, appearing to read 'DWalls', written in a cursive style.

David Walls, BD.AIBC, ASc.T



See Highway #99 Corridor Stage 1  
Land Use Concept Plan

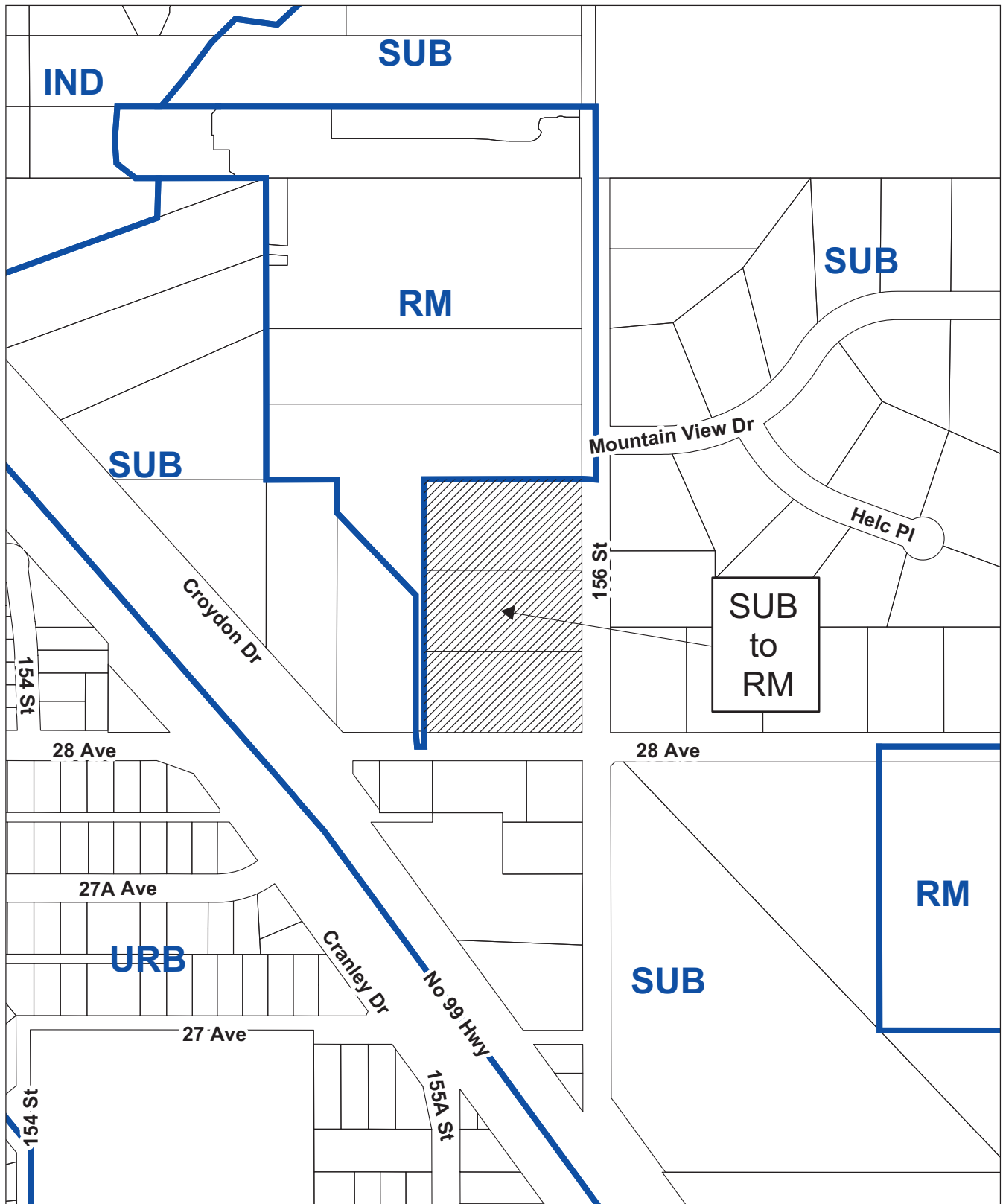
Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Cluster Housing (6-8 upa)
- Multiple Residential (15-25 upa)
- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing One Acre & Half Acre Lots
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)
- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail

- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail
- Creeks
- Proposed Roads
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.





## OCP Amendment

Proposed amendment from Suburban to Multiple Residential





CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 011-258-900  
 South 189 Feet Lot 7 Section 23 Township 1 New Westminster District Plan 7582  
 2827 - 156 Street

Parcel Identifier: 001-575-317  
 Lot "B" Section 23 Township 1 New Westminster District Plan 17859  
 2853 - 156 Street

Parcel Identifier: 010-308-385  
 Lot "A" Section 23 Township 1 New Westminster District Plan 17859  
 2871 - 156 Street

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

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

**B. Permitted Uses**

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

1. *Multiple unit residential buildings.*
2. *Ground-oriented multiple unit residential building.*
3. *Child care centres, provided that such centres:*
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
  - (a) The *floor area ratio* shall not exceed 0.98; and
  - (b) The *unit density* shall not exceed 84 *dwelling units* per hectare [34 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 37 %.

## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (28 Avenue)	<b>Rear Yard</b> (North)	<b>Side Yard</b> (West)	<b>Side Yard on Flanking Street</b> (156 Street)
<i>Principal and Accessory Buildings and Structures</i>		25 m [82 ft]	5.9 m [19 ft]	7.5 m [25 ft]	4.5 m [15 ft]

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

## G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 15 metres [49 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking* within the *building envelope*.
3. *Parking* within the required *setbacks* is not permitted.
4. No *parking* shall be permitted in front of the main entrance of a non-ground-oriented *multiple unit residential building*, except for the purpose of short term drop-off or pick-up and parking for the disabled.
5. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted, subject to the following:
  - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and

- (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.9 hectares [4.7 acres]	100 metres [328 ft]	150 metres [492 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the *Surrey Official Community Plan, 1996*, By-law No. 12900, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK