

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0214-00

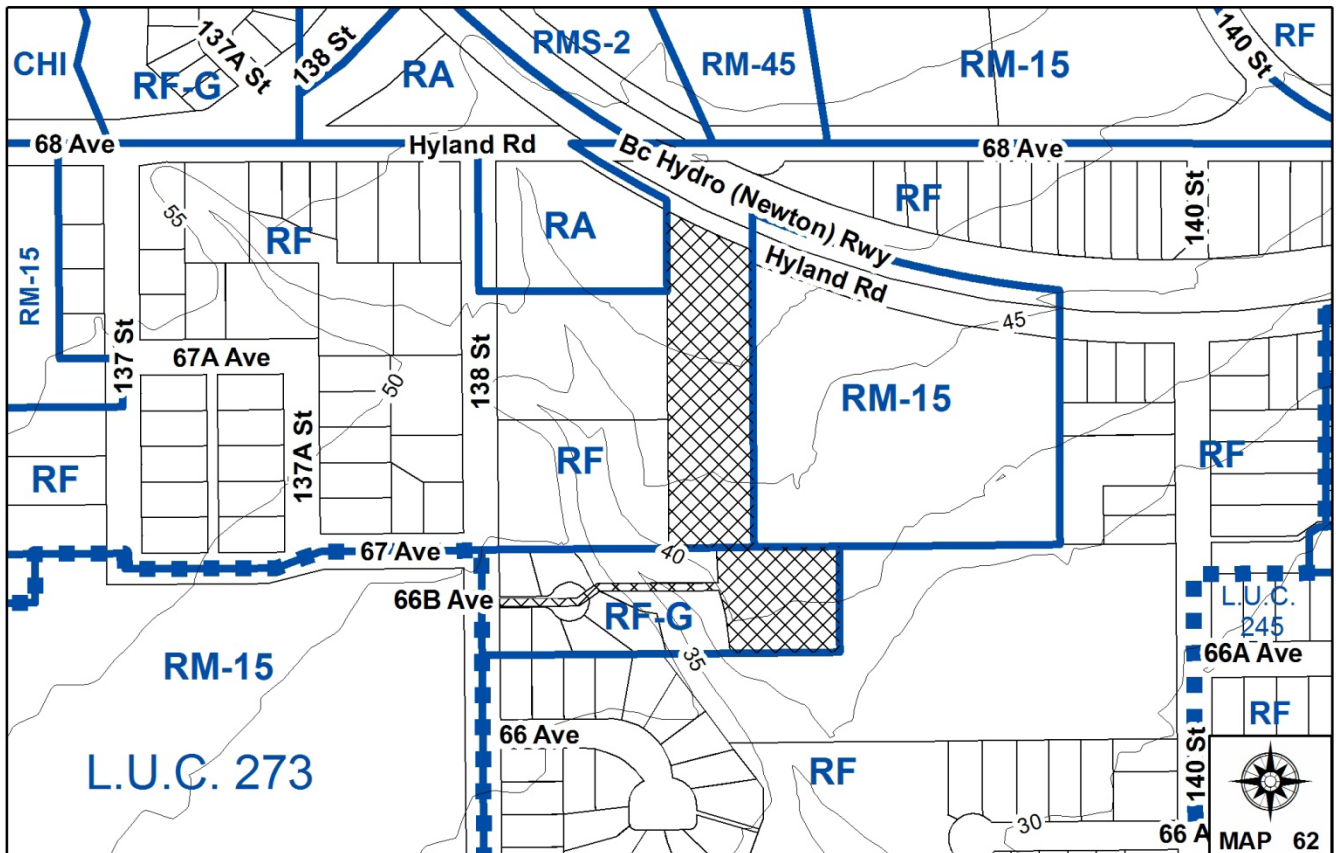
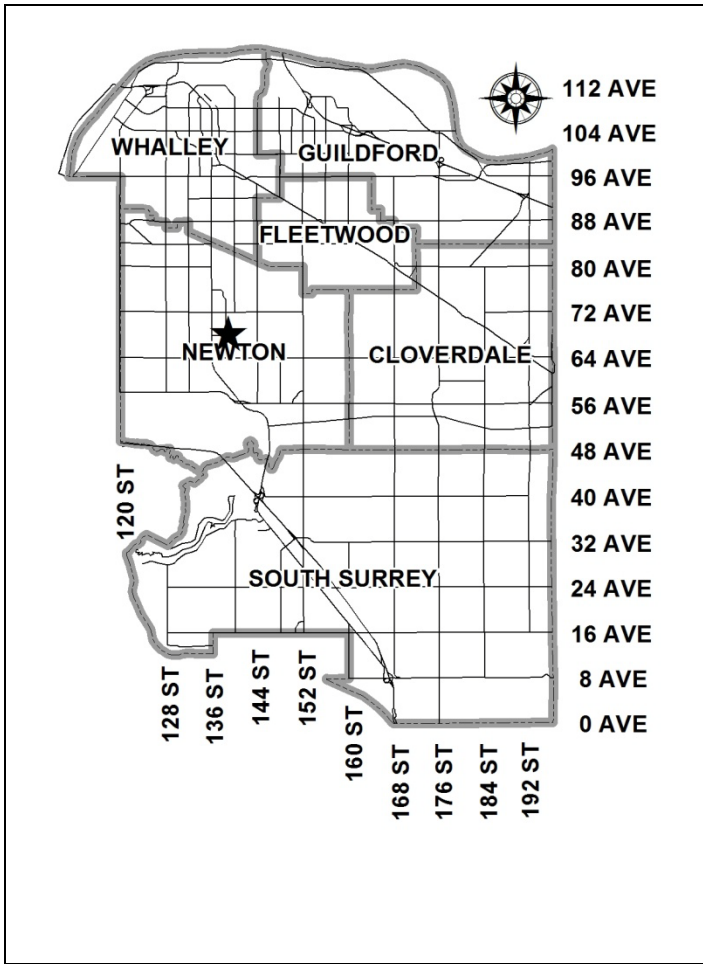
Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Rezoning** from RF and RF-G to CD (based on RM-15)
- **Development Permit**

in order to permit the development of 43 townhouse units.

**LOCATION:** 6670 - 138 Street and 13864 Hyland Road  
**OWNER:** Alpha Beta (Hyland Properties Ltd.), Inc. No. 0875382  
**ZONING:** RF and RF-G  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Open Space and Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the OCP and the Urban Residential and Open Space Designations in the Newton Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Newton and the proposed design meets the design guidelines of the Development Permit Area.
- Efforts to protect trees have been made in designing this project. Proposed tree retention is reasonable given the existing site constraints.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 129 square metres (1,389 sq.ft.) to 61 square metres (657 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7909-0214-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer including the dedication of the riparian area to the City as parkland;
  - (c) input from Senior Government Environmental Agencies;
  - (d) submission of a finalized tree survey, arborist report, landscape plans and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (h) registration of a reciprocal access easement with the neighbouring properties at 13840 Hyland Road and the eastern half of 6746 – 138 Street;
  - (i) the applicant adequately address the impact of reduced indoor amenity space; and
  - (j) the applicant address the shortfall in tree replacement.

REFERRALS

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

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

7 Elementary students at Hyland Elementary School  
4 Secondary students at Sullivan Heights Secondary School

**Parks, Recreation & Culture:** The applicant is required to dedicate the riparian area to the City as parkland. Before parkland is accepted by the Parks, Recreation & Culture Department, it must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards. Parks Planning has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks Planning to resolve these concerns.

**Fisheries and Oceans Canada (DFO):** The riparian area is required to be dedicated to the City as parkland and the applicant is required to remove all buildings and structures in the riparian area.

SITE CHARACTERISTICS

Existing Land Use: Vacant treed site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Hyland Road):	BC Hydro (Newton) Railway, single family and multi-family dwellings.	Urban/Urban Residential and Multiple Residential (Medium Rise)	RM-45, RM-15 and RF
East:	Townhouse development and Hyland Elementary School.	Urban/Urban Residential and Open Space & School	RM-15 and RF
South:	Hyland Creek Park and Hyland Elementary School	Urban/Open Space and School	RF-G and RF
West:	Single family homes and Hyland Creek.	Urban/Open Space	RF and RA

## DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "Single Family Residential Zone (RF)" and "Single Family Residential Gross Density Zone (RF-G)" and designated "Open Space" and "Urban Residential" in the Newton Local Area Plan (LAP). The applicant proposes to rezone the subject site to "Comprehensive Development Zone (CD)" in order to permit forty-three (43) townhouse units and one park lot for the protection of a riparian area.
- The subject site has been assessed by qualified environmental professionals to identify the environmentally significant features on the site and to determine areas for preservation. The most significant environmental feature on the site is Hyland Creek, a red coded (Class A) watercourse, which flows diagonally at the western edge of the subject site. The applicant retained ECL Envirowest Consultants Limited to survey the watercourse and to recommend various protection measures and setbacks.
- The environmental report prepared by ECL Envirowest Consultants Limited was presented to Fisheries and Oceans Canada (DFO) at the November 17, 2009 Planning Environmental Review Committee (ERC) meeting. At that meeting, it was determined that an average environmental setback of 30 metres (98 feet) from the top-of-bank of the watercourse would be required. The applicant has also agreed to remove all buildings and structures from the riparian area and to dedicate the riparian area to the City as parkland, without compensation.
- In total, approximately 20% of the total site area has been preserved as open space as part of this project.

### Proposed Townhouse Development

- The subject proposal consists of forty-three (43), two and three bedroom units in a row-house format with at-grade parking in a tandem arrangement. The units range in size from 117 square metres (1,260 square feet) to 132 square metres (1,415 square feet), with a total floor area of 7,377 square metres (86,646 square feet).
- The proposed gross density of 15 units per acre (upa) is consistent with the "Open Space" and "Urban Residential" designations in the Newton LAP and the "Urban" designation in the Official Community Plan (OCP).
- The development includes a total of 95 parking stalls (86 parking stalls for residents and 9 visitor parking stalls). This meets the parking requirements of the Surrey Zoning By-law.
- The development proposes 61 square metres (657 square feet) of indoor amenity space, which consists of a multi-purpose meeting room including a kitchen and an accessible bathroom. The RM-15 Zone requires a minimum of 129 square metres (1,389 square feet) of indoor amenity space (3 square metres/32 square feet per dwelling unit). There is a deficiency of 68 square metres (732 square feet) and the applicant will provide cash-in-lieu for the deficiency in accordance with City Policy. The indoor amenity building will be surrounded by a deck and is centrally located for easy access by all residents of this townhouse development.

- The development proposes 329 square metres (3,541 square feet) of outdoor amenity space, which consists of an outdoor recreational area adjacent to the indoor amenity building and a walkway adjacent to the riparian area. This substantially exceeds the 129 square metre (1,389 square feet) required under the RM-15 Zone (i.e. 3 square metres (32 square feet) of outdoor amenity space per dwelling unit).

Proposed CD Zone:

- The proposed CD Zone divides the subject site into two blocks (Blocks A and B) to reflect the proposed subdivision of the site. Block A will have permitted uses and regulations similar to the Multiple Residential 15 Zone (RM-15). Block B, which is the proposed park dedication area, will only permit the land to be used as open space for the protection of the riparian area.
- The following table outlines the differences between the RM-15 Zone and the proposed CD Zone.

	<b>RM-15 Zone</b>	<b>CD Zone -Block A</b>	<b>CD Zone -Block B</b>
<b>Permitted Uses</b>	Ground-oriented multiple unit residential buildings	Ground-oriented multiple unit residential buildings	Open space for the protection of a riparian area
<b>Maximum Density</b>	15 upa	43 dwelling units (18 upa)	n/a
<b>Maximum Floor Area Ratio (FAR)</b>	0.60	0.80	n/a
<b>Maximum Lot Coverage</b>	45%	25%	n/a
<b>Minimum Front Yard Setback</b>	7.5 metres (25 feet)	7.5 metres (25 feet) to the building face and 6.9 metres (22 feet) to porch	n/a
<b>Minimum Side Yard Setbacks</b>	7.5 metres (25 feet)	<i>Side Yard #1</i> (West): 4.8 metres [15.7 feet]; <i>Side Yard #2</i> (East): 6.2 metres [20.3 feet] to the <i>building</i> face and 5.0 metres [16.7 feet] to the balcony and stair risers; <i>Side Yard #3</i> (North): 7.5 metres [25 feet]; and <i>Side Yard #4</i> (East): 7.5 metres [25 feet] to the <i>building</i> face and 6.9 metres [22 feet] to the deck.	n/a
<b>Minimum Rear Yard Setback</b>	7.5 metres (25 feet)	2.7 metres [8.9 feet] to the <i>building</i> face and 1.4 metres [4.6 feet] to the balcony	n/a

- In the proposed CD Zone, the density and floor area ratio (FAR) are higher than is specified under the RM-15 Zone and the "Urban" designation in the OCP because the regulations in the CD Zone are based on the individual blocks (and proposed lots) and do not include the dedicated park area. For the gross site, excluding undevelopable areas (5 metres or 16 feet inland from the top-of-bank of the Class A watercourse) and road dedication required for Hyland Road, the proposed density is 15 upa and the proposed FAR is 0.60. This meets the requirements of the RM-15 Zone and the "Urban" designation in the OCP.

- The proposed reduced front, side and rear yard setbacks are required as a result of the required parkland dedication and the long and narrow configuration of the subject site, resulting in severe restrictions on the placement of buildings and structures. The affected units will have functional and livable outdoor amenity areas. The proposed reduced setbacks will maintain the development potential of the subject site while allowing for the dedication of riparian area to the City.

#### Vehicular Access:

- Road dedication, consisting of 7 metres (23 feet), is required along Hyland Road. The applicant is also required to construct Hyland Road to a collector standard.
- The subject site will obtain one vehicular access from Hyland Road. This access will be shared with the neighbouring properties, 13840 Hyland Road and the eastern half of 6746-138 Street. A shared access easement will be registered to secure the access to Hyland Road for these properties.
- The internal circulation of the subject site meets the requirements of the Fire and Engineering Departments and provides clear visibility of all vehicular routes throughout the site in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

#### Tree Preservation and Landscaping:

- Peter Mennel of Mike Fadum and Associated Ltd. prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 85 protected trees on the subject site. Trees located in the proposed dedicated riparian area were not included in the arborist assessment. The City's Park, Recreation and Culture Department will determine which of the trees in the riparian area are hazardous and will need to be removed. The following table provides the breakdown by tree species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Red Alder	29	0	29
Cedar	43	8	35
Bigleaf Maple	11	1	10
Pine	1	0	1
Spruce	1	0	1
<b>Total</b>	<b>85</b>	<b>9</b>	<b>76</b>

- Approximately half of all the trees on the subject site are non-retainable species such as Red Alder trees. The remaining trees were assessed individually and it was determined that only nine (9) of these trees are appropriate for retention given the constraints of the site. The trees proposed to be retained consist mainly of mature Western Red Cedar trees ranging between 0.46 metres (1.5 feet) and 1.15 metres (3.8 feet) in diameter at breast height (DBH). It was found that the remaining trees could not be retained because of their proximity to underground services, topography of the site and significant re-grading of the site.
- Despite the removal of trees on the subject site, 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 123 replacement trees on the subject site. Since only 90 replacement trees can be accommodated on the subject site, the deficit of 33 replacement trees will require a cash-in-lieu payment of \$ 9,900, 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 Maple, Katsura, Dogwood, Birch, Cedar, and 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 January 19, 2010 to 839 households within 100 metres (328 feet) of the subject site and staff received a total of twelve (12) responses.

- Seven (7) of the respondents had no objection to the proposal and requested information only.
- One (1) respondent expressed concern about the increase in traffic on Hyland Road as a result of the proposed development.

*(The Transportation Engineers of the Engineering Department evaluated the above noted concerns and confirmed that the proposed development is not anticipated to add a significant amount of traffic to Hyland Road nor should it impact its performance. Currently, the average amount of daily traffic for Hyland Road is approximately 3,600 vehicles per day. This is below the typical expected collector road volume of between 5,000 and 10,000 vehicles per day. The proposed development is anticipated to generate approximately 24 more trips during evening peak hours or one additional car every two and a half minutes.)*

- Two (2) respondents, including a representative on behalf of the Strata Council for Strata Plan LMS 628, Hyland Grove at 13900 Hyland Road expressed concern about establishing proper setbacks from Hyland Creek and the proposed tree preservation. In particular, the Strata Council expressed concern that the removal of trees on the subject site would make the trees at Hyland Grove more vulnerable to high winds and cause damage to units.

*(City staff requested the applicant to work with the Strata Council for Strata Plan LMS 628, Hyland Grove in order to determine an appropriate tree preservation strategy that would not unduly impact the trees at Hyland Grove. The applicant's arborist, Mike Fadum and Associated Ltd. met with representatives from the Strata Council to discuss the project and the works proposed. They also walked the perimeter of the properties and discussed the off-site trees to be removed. As a result of the meeting, City staff was advised that the Strata Council's concerns have been resolved concerning tree preservation.*

*With respect to the concern about establishing property setbacks to Hyland Creek, approval from Fisheries and Oceans Canada (DFO) has been granted to establish a 30 metre (98 feet) setback from the top-of-bank of this Class A watercourse. This meets the standard requirements of DFO and the City's Planning Environmental Review Committee (ERC).)*

- An additional two (2) respondents expressed opposition to the proposed land assembly and requested that their properties be included in the land assembly. These neighbours represent the three properties adjacent to the subject site and include: 6702 and 6746-138 Street and 13840-Hyland Road (Appendix V). These residents expressed concern that site planning for the subject site had not adequately taken into account the development potential of their properties and that fair or serious offers to purchase their properties have not been made. In summary, these owners were concerned that the proposed development would isolate their land and restrict the use and



future development potential of their properties. Their understanding is that the highest and best use of their properties is that all five (5) remaining properties would be assembled and would form one townhouse development.

*(Staff has encouraged the acquisition of all five properties in order to complete the land assembly. In general, the City encourages land assemblies in order to achieve more flexibility and development potential. However, if a land assembly is not achievable, the applicant needs to demonstrate that the remaining properties are not unduly isolated. In this regard, staff has required that the applicant provide a shared vehicular access to Hyland Road for the benefit of the neighbouring properties and to show how these lots can be developed in the absence of a complete land assembly (Appendix V).*

### DESIGN PROPOSAL AND REVIEW

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory by the City Architect and the City Landscape Architect. The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP).
- The proposed townhouse units are designed with high quality design features envisioned for the area. The townhouses adjacent to Hyland Road 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 Hyland Road will have a porch facing the street. Overall, the streetscape will create 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.
- The proposed townhouse units are oriented the same way as the existing townhouses to the East, creating a distance of approximately 14 metres (46 feet) between the buildings on the subject site and the neighbouring site.
- Two colour schemes are proposed: Grey/Light Blue and Light Brown/Beige. Both colour schemes will provide distinction to each respective townhouse unit block and will also act as a way finding aid for visitors and residents.
- All of the buildings will be constructed using asphalt shingles as the roofing material, and a combination of vinyl siding and cultured stone trim as the primary cladding material.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Property Address Map
- Appendix VI. Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/kms

v:\wp-docs\planning\plncom10\08301559cl.doc  
.8/31/10 8:12 AM

Information for City Clerk

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

1. (a) Agent:      Name:                      Riad Yassin, Alpha Beta Developments Ltd.  
   Address:                      918 – 1030 West Georgia Street  
   Vancouver, BC  
   V6E 2Y3  
   Tel:                              604-662-7900
  
2.            Properties involved in the Application
  - (a)      Civic Addresses:              6670 – 138 Street and 13864 Hyland Road
  
  - (b)      Civic Address:                      6670 – 138 Street  
   Owner:                              Alpha Beta (Hyland Properties) Ltd., Inc. No. BCo875382  
   PID:                                      019-177-089  
   Lot 2 South West Quarter Section 16 Township 2 New Westminster District Plan LMP21739
  
  - (c)      Civic Address:                      13864 Hyland Road  
   Owner:                              Alpha Beta (Hyland Properties) Ltd., Inc. No. BCo875382  
   PID:                                      008-349-894  
   Lot 17 South West Quarter Section 16 Township 2 New Westminster District Plan 2163
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

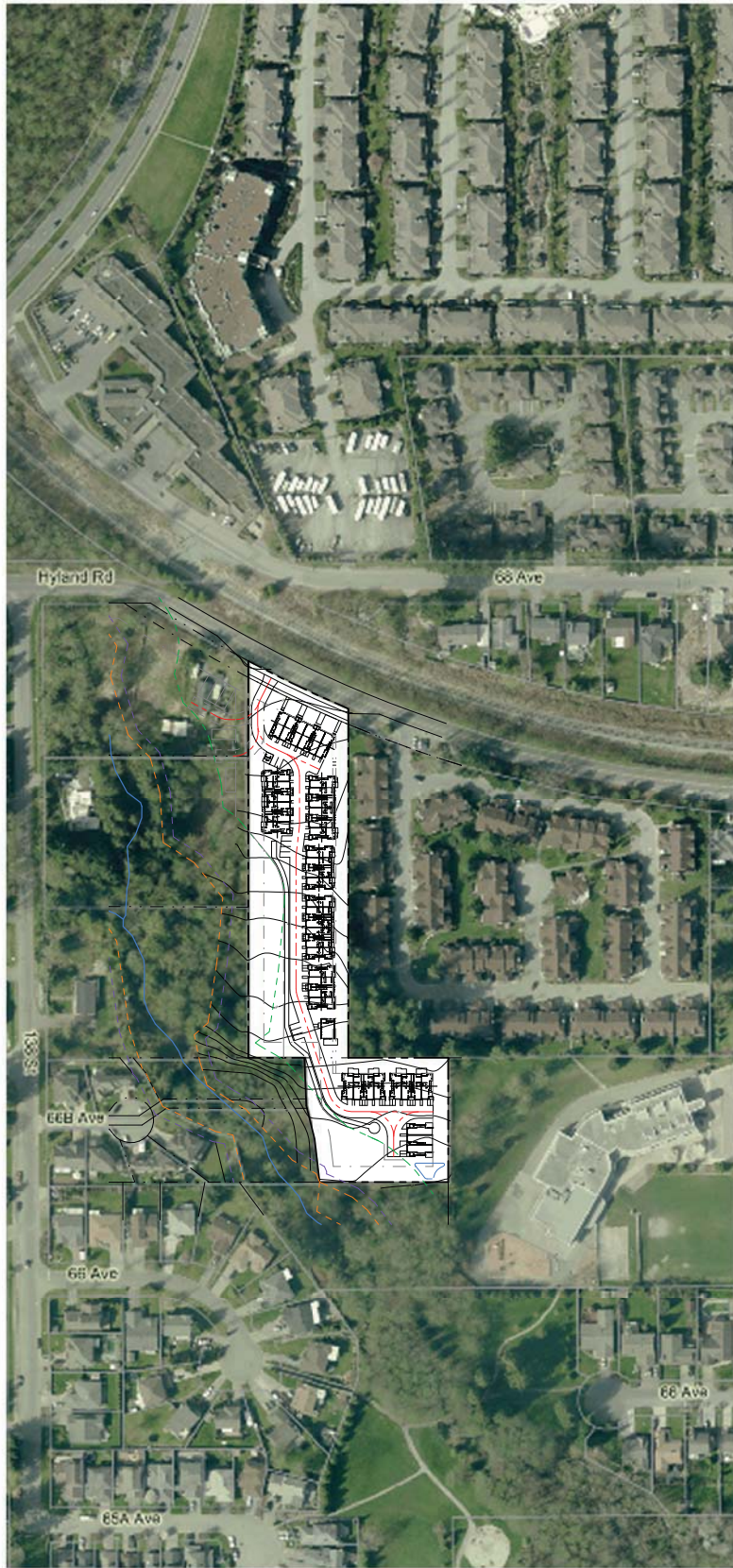
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	min. 2,000 sq.m.	12,717.8 sq.m.
Road Widening area		375.6 sq.m.
Riparian Area		2,603.5 sq.m.
Net Total		9,738.6 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45 <sup>0</sup> %	25 <sup>0</sup> %
SETBACKS ( in metres)		
Front (Hyland Road)	7.5 m	7.5 m to building/ 6.9 to porch
Rear	7.5 m	2.7 m to building/ 1.4 m to balcony
Side #1 (West)	7.5 m	4.8 m
Side #2 (East)	7.5 m	6.2 m to building/5 m to balcony & stair risers
Side #3 (North)	7.5 m	7.5 m
Side #4(East)	7.5 m	7.5 m to building/ 6.9 m to deck
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	11 m
Accessory (Indoor Amenity Building)	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		6
Three Bedroom +		37
Total		43
FLOOR AREA: Residential		7,377 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		7,377 sq.m.
TOTAL BUILDING FLOOR AREA		

\* 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>		
# of units/ha /# units/acre (gross)	15 upa	15 upa
# of units/ha /# units/acre (net)		
FAR (gross) (excluding road widening)	0.60	0.60
FAR (net) (excluding riparian area)		0.80
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	129 sq.m.	61 sq.m.
Outdoor	129 sq.m.	329 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	86	86
Residential Visitors	9	9
Institutional		
Total Number of Parking Spaces	95	95
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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



CONTEXT PLAN  
1"=80'0"



STREET ELEVATION (HYLAND ROAD)  
3/8" = 1'0"

DATE: 2016-11-22  
PROJECT: TOWNHOUSE DEVELOPMENT  
DRAWN BY: [Name]



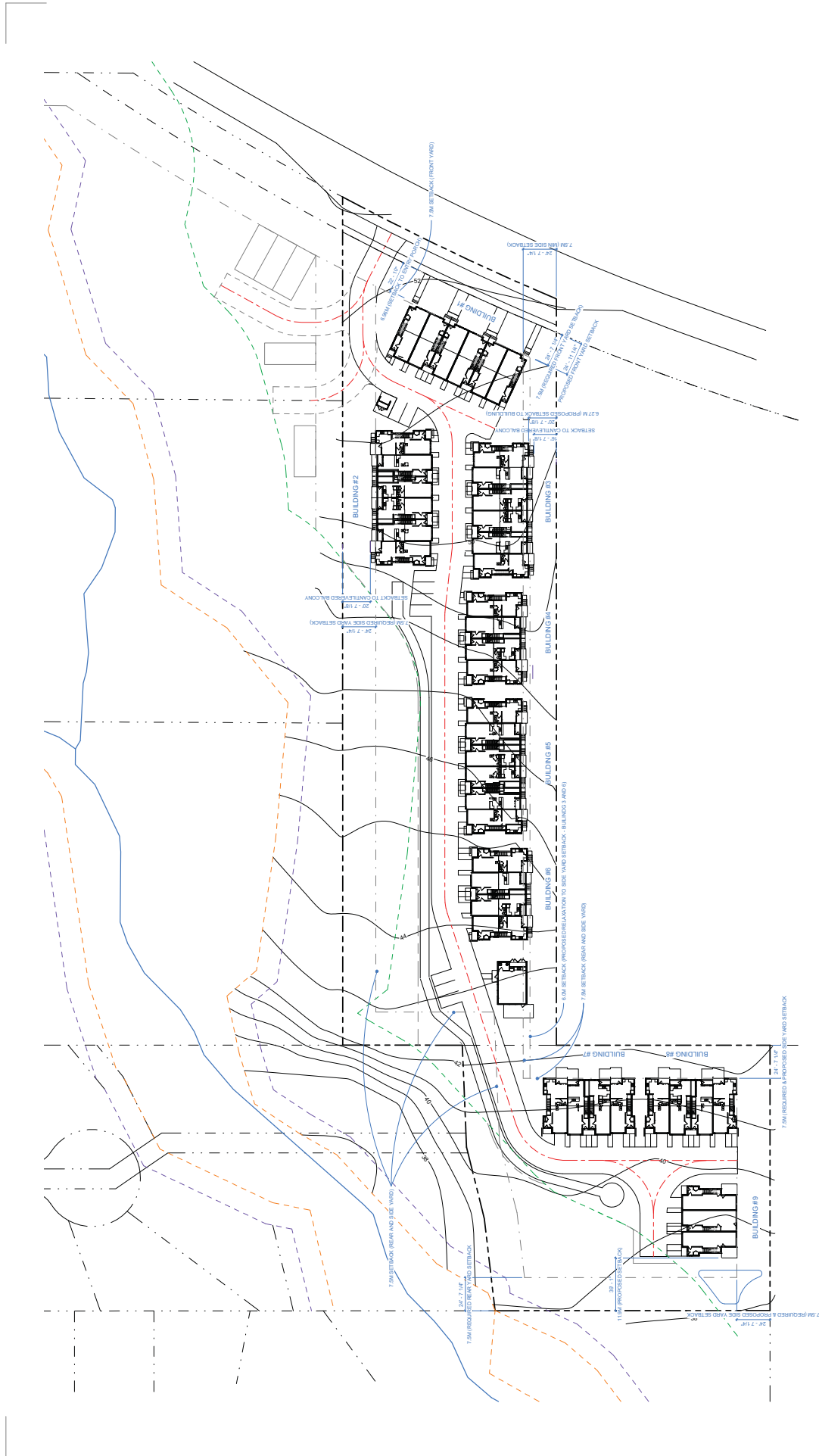
**Boldwing Continuum Architects Inc.**  
7037-137 ST., Suite 300  
Vancouver, BC, Canada V6P 4T6  
Tel: 604.276.2382 Fax: 604.276.4776  
Email: office@boldwingcontinuum.com

**ALPHA BETA  
TOWNHOUSE DEVELOPMENT  
13864 HYLAND ROAD  
SURREY, BC**

29009

As indicated  
A.B. S.B. Author  
AC202  
REVISED





DATE: 2016-11-22  
 2016-11-22, 10:30 AM

**Bolding Continuum Architects Inc.**  
 7037-137 ST., Suite 300  
 New West, BC, Canada V3W 2S1  
 Tel: 604.564.2382 Fax: 604.564.4756  
 Email: office@boldingcontinuum.com

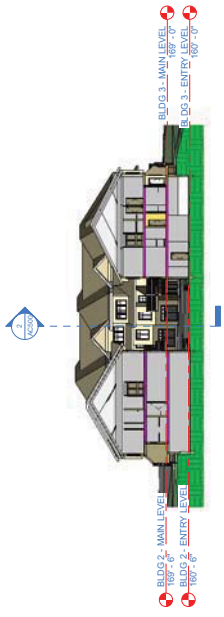
**ALPHA BETA**  
**TOWNHOUSE DEVELOPMENT**  
**13864 HYLAND ROAD**  
**SURREY, BC**

PROJECT # **29009**

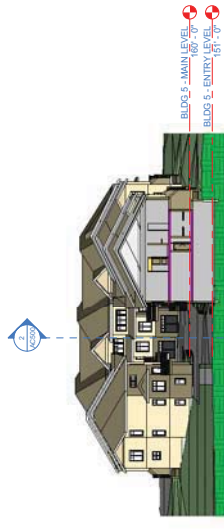
**SITE PLAN - CONCEPT, SETBACKS**  
**(REQUIRED & PROPOSED)**

DATE: 2016-11-22, 10:30 AM  
 PROJECT: 13864 HYLAND ROAD  
 AUTHOR: A.B. S.B.  
 AC204  
 REVISED: 11/22/2016

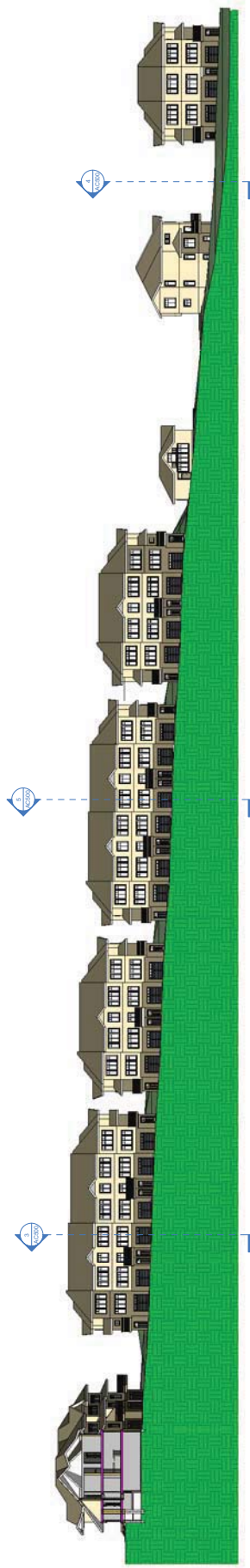




3 SITE SECTION THROUGH BLDGS 2 & 3 - LOOKING NORTH  
AC2309 3/8" = 1'-0"



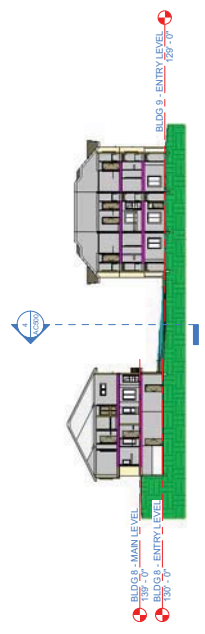
5 SITE SECTION THROUGH BLDG 5 - LOOKING NORTH  
AC2309 3/8" = 1'-0"



2 SITE SECTION THROUGH BLDG 1 AND ON-SITE ROAD - LOOKING EAST  
AC2309 3/8" = 1'-0"



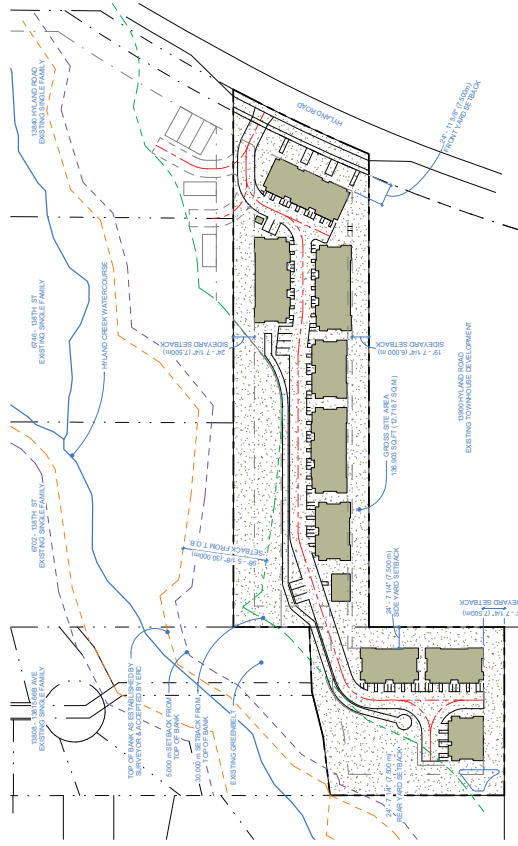
4 SITE SECTION THROUGH ON-SITE ROAD - LOOKING NORTH  
AC2309 3/8" = 1'-0"



1 SITE SECTION THROUGH BLDGS 8 AND 9 LOOKING EAST  
AC2309 3/8" = 1'-0"

 <b>Boldwing Continuum Architects Inc.</b> 7337 - 137 ST., Suite 300 West Vancouver, BC V8W 2Y1 Tel: 604.298.4444 / 604.4796 Email: office@boldwingcontinuum.com	ALPHA BETA TOWNHOUSE DEVELOPMENT 13864 HYLAND ROAD SURREY, BC	29009 3/8" = 1'-0" A.B. S.B. Author AC500	CONCEPT SITE SECTIONS
	2016 11/22 CD 01/14/16	2016 11/22 CD 01/14/16	2016 11/22 CD 01/14/16

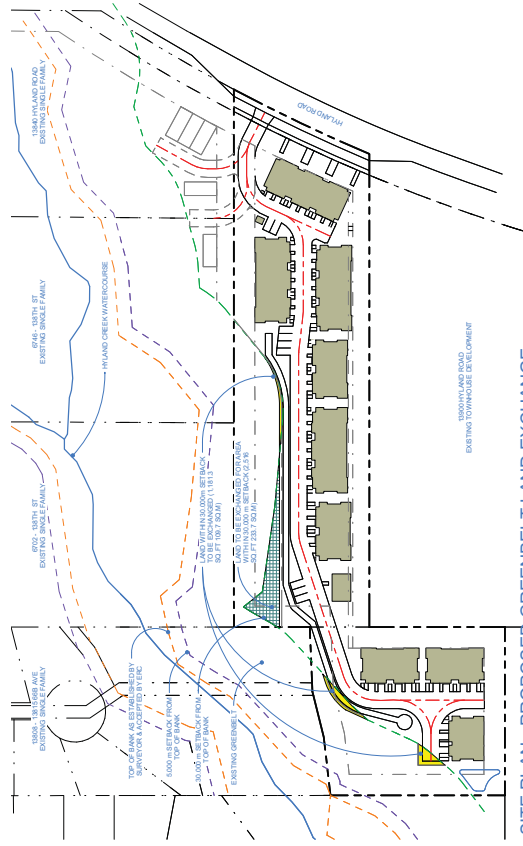




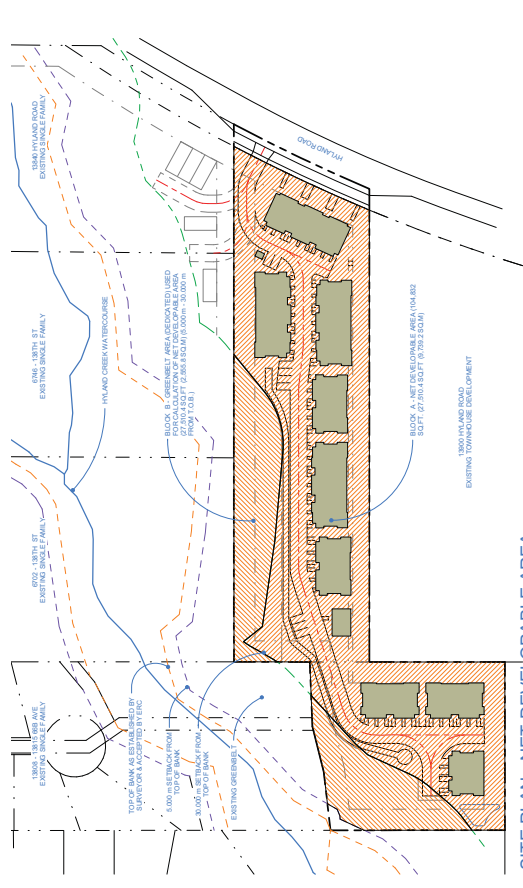
SITE PLAN - SETBACKS (RIPARIAN & BUILDING)  
1:750



SITE PLAN - DEDICATIONS (ROAD & GREENBELT)  
1:750



SITE PLAN - PROPOSED GREENBELT LAND EXCHANGE  
1:750



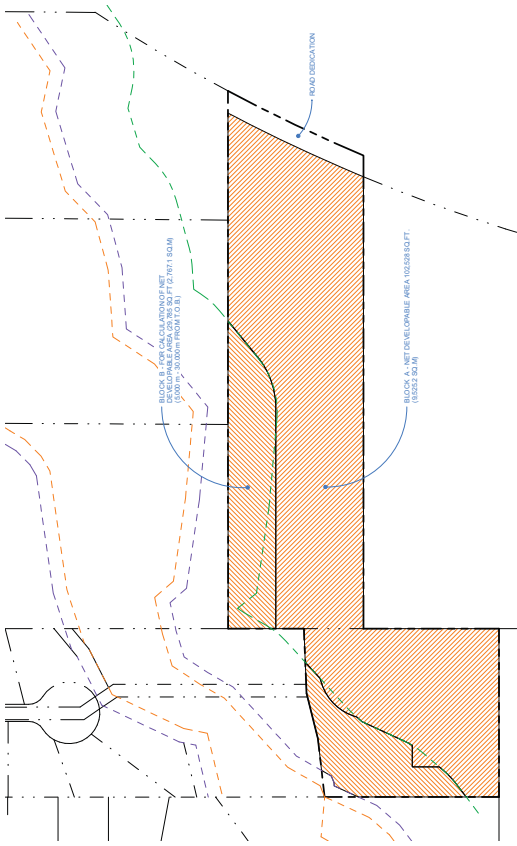
SITE PLAN - NET DEVELOPABLE AREA  
1:750


**Boldwing Continuum Architects Inc.**  
 7037 - 137 ST., Suite 300  
 Surrey, BC, Canada V3W 4Y1  
 Tel: 604.594.2882 Fax: 604.594.4736  
 Email: office@boldwingcontinuum.com

**ALPHA BETA**  
**TOWNHOUSE DEVELOPMENT**  
**13864 HYLAND ROAD**  
**SURREY, BC**

SHEET NO. 2010-1232-02 (REV. 04)  
 PROJECT NO. 29009  
 DATE: 01/11/2010  
 AUTHOR: A.B. S.B.  
 CHECKED: AC201

**CONCEPT SITE PLAN - AREA ANALYSIS PLANS**



SITE PLAN - BLOCK PLAN FOR DENSITY CALCULATIONS  
1:750

2016 11 22 10:24 AM  
 2016 11 22 10:24 AM  
 2016 11 22 10:24 AM

**Bolding Continuum Architects Inc.**  
 7337-137 ST., Suite 300  
 13864 HYLAND ROAD  
 SURREY, BC V3W 4P6  
 Tel: 604.283.4796  
 Email: office@boldingcontinuum.com

ALPHA BETA  
 TOWNHOUSE DEVELOPMENT  
 13864 HYLAND ROAD  
 SURREY, BC

29009  
 1:750

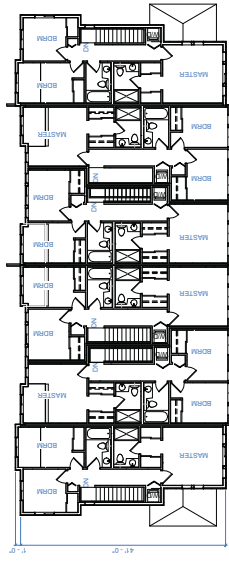
SITE PLAN - BLOCK PLAN  
 A.B. S.B. Author  
 AC203







NUMBER	REMARKS	DESCRIPTION
R10	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R11	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R12	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R13	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R14	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R15	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R16	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R17	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R18	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R19	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R20	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R21	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R22	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R23	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R24	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R25	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R26	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R27	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	
R28	USE FINISHES AND MATERIALS IDENTICAL TO FINISHES AND MATERIALS SHOWN IN CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN. WOOD TRIM & CABINETS TO MATCH CONCEPT PLAN.	



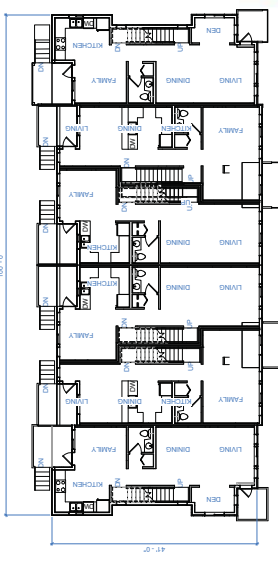
BLDG 2 - UPPER FLOOR PLAN  
3/32/21 @ 1/32"



BLDG 2 - VIEW FROM NORTH EAST  
3/32/21 @ 1/32"



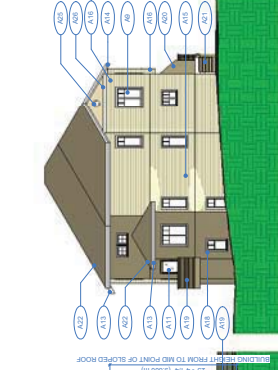
BLDG 2 - CROSS SECTION  
3/32/21 @ 1/32"



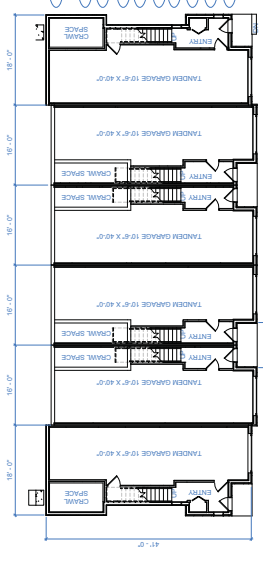
BLDG 2 - MAIN FLOOR PLAN  
3/32/21 @ 1/32"



BLDG 2 - EAST ELEVATION  
3/32/21 @ 1/32"



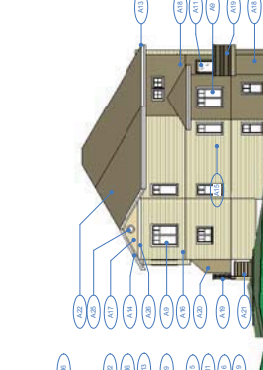
BLDG 2 - NORTH ELEVATION  
3/32/21 @ 1/32"



BLDG 2 - ENTRY FLOOR PLAN  
3/32/21 @ 1/32"



BLDG 2 - WEST ELEVATION  
3/32/21 @ 1/32"



BLDG 2 - SOUTH ELEVATION  
3/32/21 @ 1/32"

**BOLDWING CONTINUUM ARCHITECTS INC.**  
 7337 - 137 ST., Suite 300  
 Surrey, BC V3W 4T6  
 Tel: 604.283.2882 Fax: 604.276.4756  
 Email: office@boldwingcontinuum.com

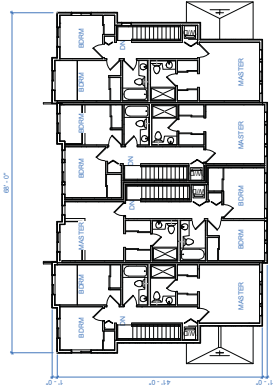
**ALPHA BETA**  
**TOWNHOUSE DEVELOPMENT**  
**13864 HYLAND ROAD**  
**SURREY, BC**

29009

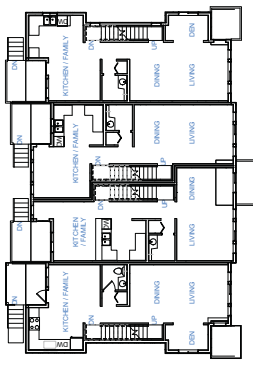
3/32/21 @ 1/32" A.B. S.B. Author

3/32/21 @ 1/32" A.C.301

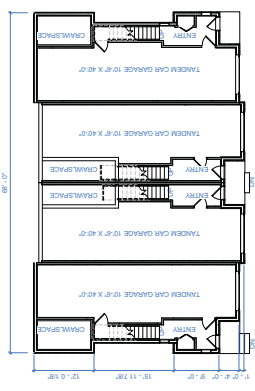
NUMBER	REMARKS	DESCRIPTION
R7	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R8	NATURAL LAMINATED WOOD SHAKES - BELLEVILLE 1.5" X 8" WOOD	
R9	INSULATED WAZZINGTON VINYL WINDOW WITH 1.5" X 4" WOOD BALD PAINTED TO MATCH BELLEVILLE WOOD TRIM	
R10	EXTERIOR WALLS TO MATCH BELLEVILLE WOOD TRIM	
R11	WOOD TRIM DOORS & TRIM PAINTED TO MATCH BELLEVILLE WOOD TRIM DOORS & TRIM PAINTED TO MATCH BELLEVILLE WOOD TRIM	
R12	PAINTED OVER BROWN SECTIONAL BRANDED COLOUR WITH WAZZINGTON VINYL WINDOW WITH 1.5" X 4" WOOD BALD PAINTED TO MATCH BELLEVILLE WOOD TRIM	
R13	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R14	INSULATED WAZZINGTON VINYL WINDOW WITH 1.5" X 4" WOOD BALD PAINTED TO MATCH BELLEVILLE WOOD TRIM	
R15	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R16	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R17	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R18	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R19	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R20	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R21	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R22	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R23	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	
R24	PREPARED FOR COCA-COLA, 100% RECYCLED POLYESTER FIBRE REINFORCED PLASTIC (FRP) ROOFING SYSTEM WITH 1.5" X 8" WOOD BALD & ROOF IS STAINED TO MATCH	



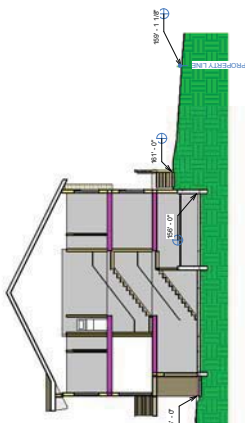
BLDG 4 - UPPER LEVEL PLAN  
3/32" = 1'-0"



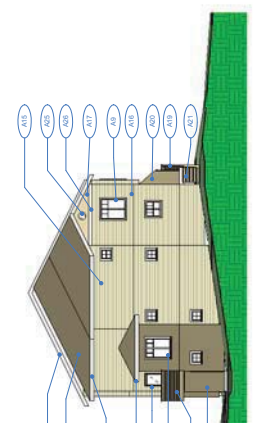
BLDG 4 - MAIN LEVEL PLAN  
3/32" = 1'-0"



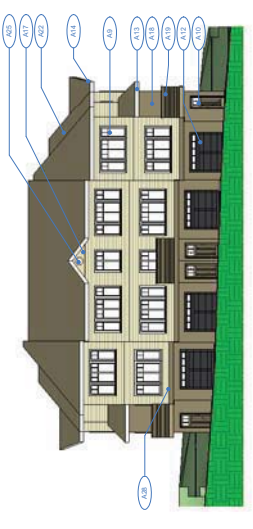
BLDG 4 - ENTRY LEVEL PLAN  
3/32" = 1'-0"



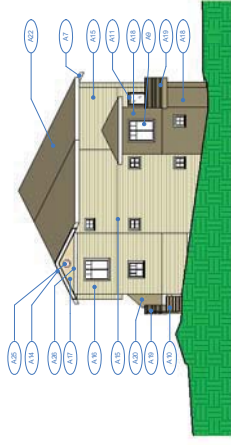
BLDG 4 - CROSS SECTION  
3/32" = 1'-0"



BLDG 4 - SOUTH ELEVATION  
3/32" = 1'-0"



BLDG 4 - WEST ELEVATION  
3/32" = 1'-0"



BLDG 4 - NORTH ELEVATION  
3/32" = 1'-0"



BLDG 4 - EAST ELEVATION  
3/32" = 1'-0"

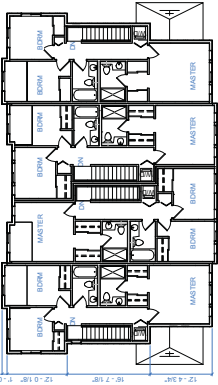

**Boldwing Continuum Architects Inc.**  
 7317-137 ST., Suite 300  
 13864 Hyland Road, Surrey, BC V4N 4T6  
 Tel: 604.594.2882 Fax: 604.594.4716  
 Email: office@boldwingcontinuum.com

**ALPHA BETA**  
**TOWNHOUSE DEVELOPMENT**  
**13864 HYLAND ROAD**  
**SURREY, BC**

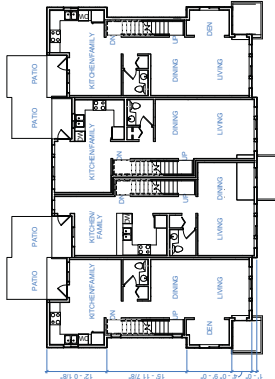
BUILDING 4 - CONCEPT PLANS & ELEVATIONS  
 (BUILDING 6 SIMILAR)

29009  
 3/32" = 1'-0"  
 A.B. S.B. Author  
 AC102

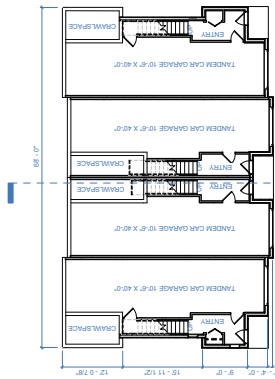
NUMBER	REMARKS	DESCRIPTION
R1	RESIDENTS TO VERIFY THE EXISTING CONCRETE FOUNDATION IS ADEQUATE TO SUPPORT THE PROPOSED 2-STOREY BUILDING.	
R2	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R3	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R4	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R5	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R6	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R7	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R8	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R9	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R10	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R11	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R12	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R13	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R14	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R15	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R16	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R17	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R18	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R19	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R20	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R21	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R22	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R23	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R24	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R25	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R26	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	
R27	THE PROPOSED 2-STOREY BUILDING IS TO BE CONSTRUCTED WITH A MATCHING BRICK FACADE TO MATCH THE EXISTING BUILDING.	



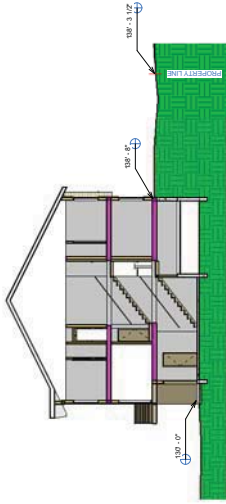
**BLDG 7 - UPPER LEVEL PLAN**  
3/32" = 1'-0"



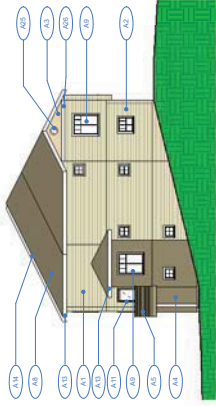
**BLDG 7 - MAIN LEVEL PLAN**  
3/32" = 1'-0"



**BLDG 7 - ENTRY LEVEL PLAN**  
3/32" = 1'-0"



**BLDG 7 - CROSS SECTION**  
3/32" = 1'-0"



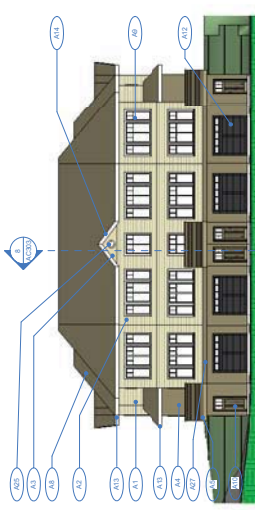
**BLDG 7 - EAST ELEVATION**  
3/32" = 1'-0"



**BLDG 7 - WEST ELEVATION**  
3/32" = 1'-0"



**BLDG 7 - NORTH ELEVATION**  
3/32" = 1'-0"



**BLDG 7 - SOUTH ELEVATION**  
3/32" = 1'-0"

**BLDWING CONTINUUM ARCHITECTS INC.**  
7037-137 ST., Suite 300  
New Westminster, BC V3W 4T6  
Tel: 604.276.4796  
Email: office@buildingcontinuum.com

**ALPHA BETA**  
**TOWNHOUSE DEVELOPMENT**  
13864 HYLAND ROAD  
SURREY, BC

PROJECT NUMBER: 29009

DATE: 2016.02.24

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

DATE: 2016.02.24









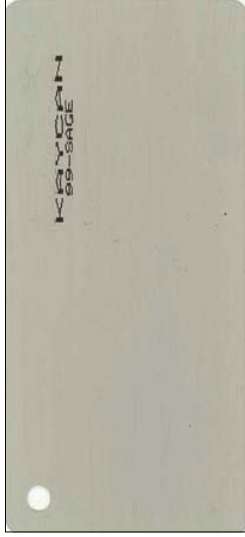
COLOUR SCHEME 1, BUILDINGS 1, 3, 5, 7 & 9



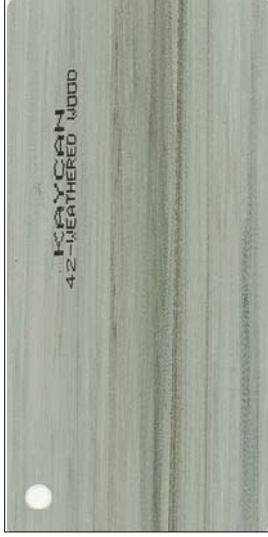
Roof: Asphalt Shingles (KO Cambridge)  
Colour: Harvest Slate



Accent: Cultured Stone (Owens Corning)  
Colour: (CSV-2048)  
20% Aspen Dressed Fieldstone (CSV-2040)



Gable Cladding: 4" Vinyl Siding (Kaycan Timberlake)  
Colour: #9-Sage



Cladding: 4" Vinyl Siding (Kaycan Hardwood Valley II)  
Colour: #4-Weathered Wood



Window Frames, Soffits, Trim: BM White  
Front Doors and Garage Doors: BM Black

2016-11-22: CD REVISED  
2016-11-22: CD REVISED

REVISED

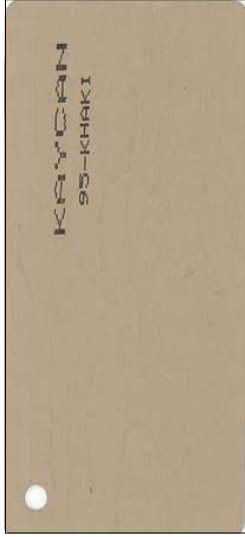
COLOUR SCHEME 2, BUILDINGS 2, 4, 6 & 8



Roof: Asphalt Shingles (KO Cambridge)  
Colour: Weatherwood



Accent: Cultured Stone (Owens Corning)  
Colour: (CSV-2048)  
20% Chertstone Dressed Fieldstone (CSV-2042)



Gable Cladding: 4" Vinyl Siding (Kaycan Timberlake)  
Colour: #Khaki



Cladding: 4" Vinyl Siding (Kaycan Hardwood Valley II)  
Colour: #Opypress



Window Frames, Soffits, Trim: BM White  
Front Doors and Garage Doors: BM Black

2016-11-22: CD REVISED  
2016-11-22: CD REVISED

REVISED

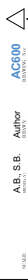
**Boldwing Continuum Architects Inc.**  
7337-137 ST., Suite 300  
North Delta, BC Canada V4L 4T6  
Tel: (604) 282-2882 Fax: (604) 284-4736  
Email: office@boldwingcontinuum.com



Colour Board

29009

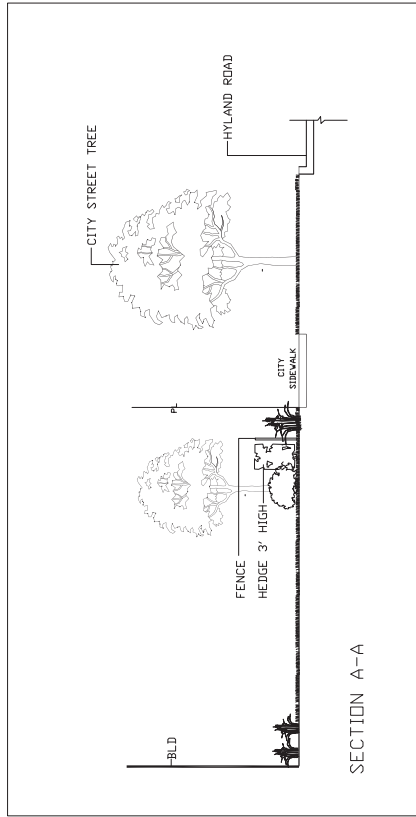
ALPHA BETA  
TOWNHOUSE DEVELOPMENT  
13864 HYLAND ROAD  
SURREY, BC



Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
2	A	<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Pacific Dogwood	7cm call B&B	as shown
17	B	<i>Acer platanoides</i> , 'Emerald Green'	Emerald Green Maple	7cm call B&B	as shown
2	C	<i>Betula jacquemontii</i>	Whitebarked Himalayan Birch	8cm call B&B	as shown
17	D	<i>Conspicillium japonica</i>	Katsura	7cm call B&B	as shown
3	E	<i>Prunus 'Shiroline'</i>	Prunella	3.0m H&B	as shown
14	G	<i>Prunus 'Yoshinone Aokawa'</i>	Western Red Cedar	5cm call B&B	as shown
9	H	<i>Acer circinnatum</i>	Vine Maple	5cm call B&B	as shown
1	I	<i>Thuja glabra 'Exoniol'</i>	Western Red Cedar	1m H&B	as shown
16	K	<i>Cornus amom</i>	Common Cherry Dogwood	5cm call B&B	as shown
<b>Shrub &amp; Vine</b>					
94	a	<i>Erica x delavayi</i> 'Mediterranean Pink'	Mediterranean Pink Heather	# 1 pot	as shown
78	b	<i>Stipa tenuissima</i>	Stipa	# 1 pot	as shown
90	c	<i>Stipa tenuissima</i>	American Feather Grass	# 1 pot	as shown
85	d	<i>Variegated Falis Holly</i>	Variegated Falis Holly	# 2 pot	as shown
20	e	<i>Polystichum medium</i>	Western Sword Fern	# 2 pot	as shown
77	g	<i>Buxus microphylla</i> 'Winter Gem'	Asian Boxwood	1m high B&B	as shown
11	h	<i>Revdoromyia Vinosa</i>	Phlox	# 3 pot	as shown
10	i	<i>Phlox subulata</i>	Phlox	# 2 pot	as shown
103	j	<i>Phlox subulata</i>	Phlox	# 2 pot	as shown
109	k	<i>Rosa multiflora 'Bongai'</i>	Rose	# 2 pot	as shown
49	l	<i>Mahonia aquifolium</i> 'Compacta'	Dwarf Mahonia	# 2 pot	as shown
27	m	<i>Gaultheria Shalton</i>	Salal	# 2 pot	as shown
82	n	<i>Viola x wittrockiana</i> 'Strawberry'	Strawberry Viola	# 2 pot	as shown
86	p	<i>Heisteria sempervirens</i>	Blue Oak Grass	# 1 pot	as shown
292	q	<i>Carex morrowii</i> 'Aureoventrigata'	Variegated Sedge	# 1 pot	as shown
108	r	<i>Erica x delavayi</i>	Shruban Iris	# 1 pot	as shown
108	s	<i>Erica x delavayi</i>	Evergreen Clematis	# 2 pot	as shown

Note:

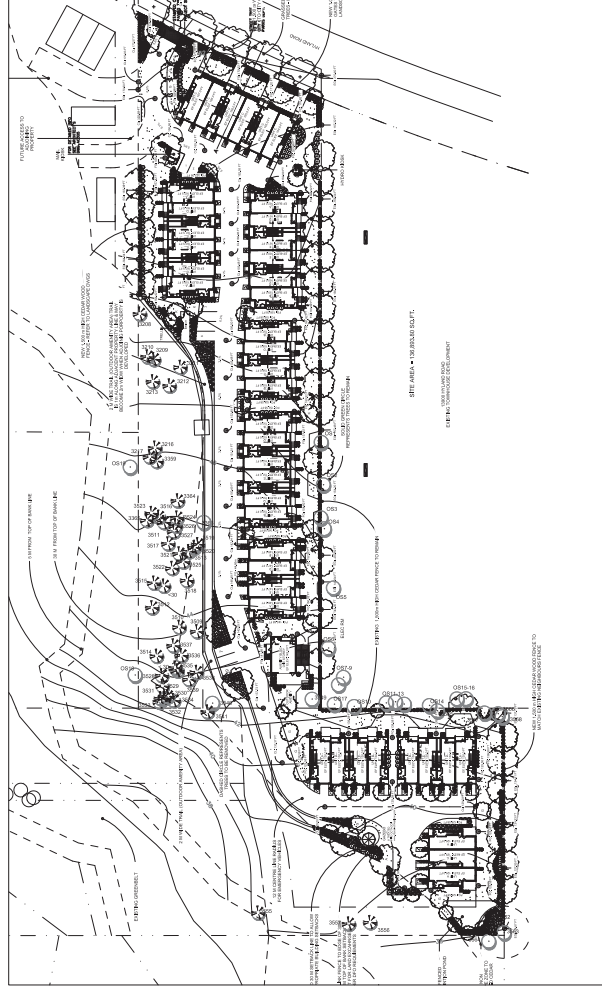
The total number of replacement trees proposed for the development area: 90



SCALE 1/4"

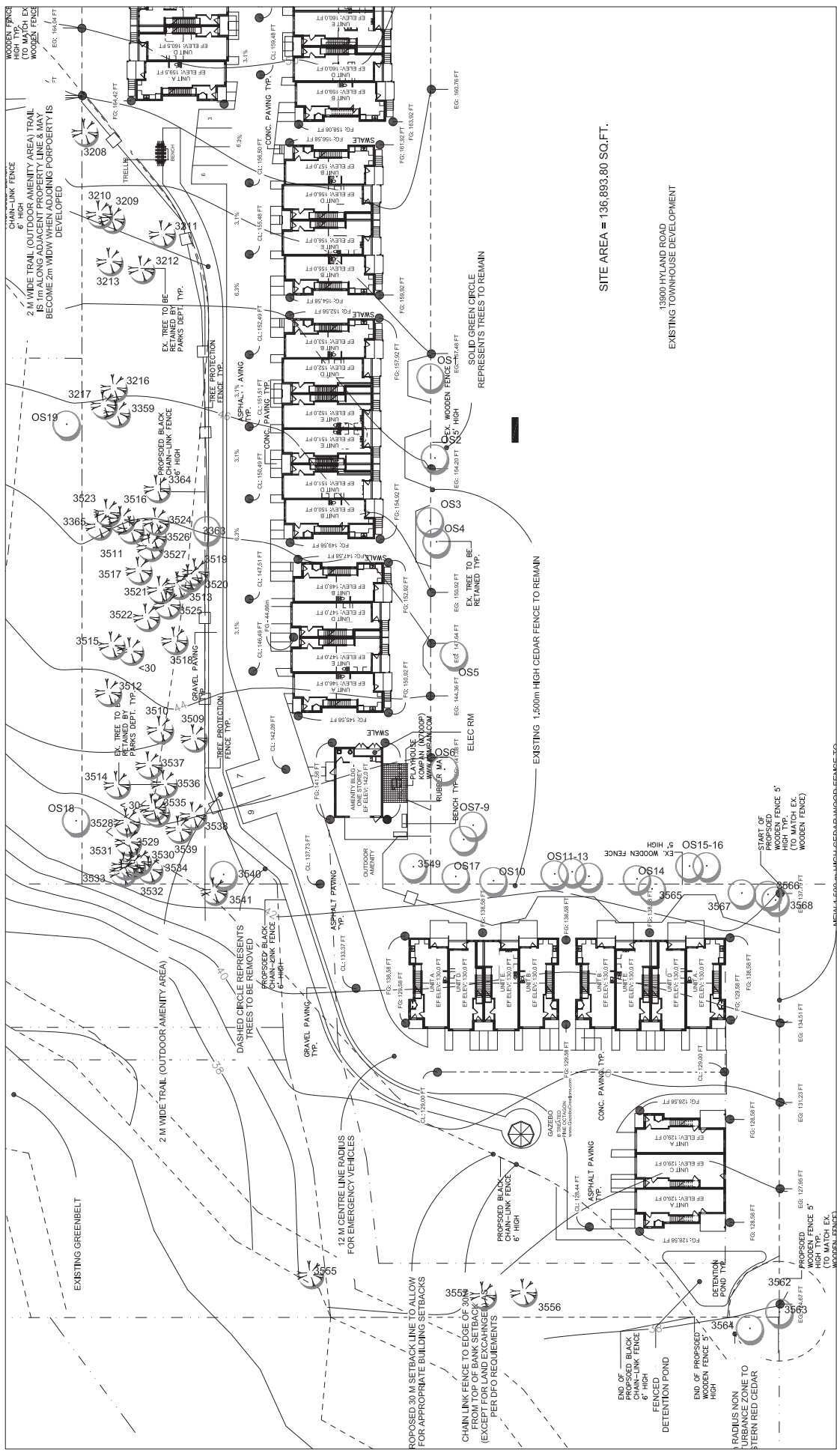
NOTES:

- Maintain min. 2% slope away from house.
- All plants and planting to conform to BCSLA Landscape Standards Latest Edition.
- All growing medium to be tested by PSI (604-273-8226) and amended accordingly, if necessary, and to be tested again at Substantial Completion.
- Minimum planting medium depths: lawn-6"/150mm groundcover-18"/450mm trees-12"/300mm. all around the rootball For detailed info see specifications
- All plant material shall meet minimum size requirements as indicated in plant list.



OVERALL REFERENCE PLAN

<p><b>JHL Design Group Inc.</b> Landscape Architecture + Urban Design 4576 Main Street, Vancouver, BC Tel: 604-263-8813 Fax: 604-263-8213 Email: jhl@jhlgroup.com</p>		<p>SCALE: _____ DATE: Oct., 2010 DRAWN BY: J.L. JOB NO: _____</p>	<p>PROJECT TITLE: Townhouse Development 13684 Hyland Road, Surrey, BC DRAWING TITLE: PLANT LIST/SECTION/ OVERALL REFERENCE PLAN</p>
<p>DATE: _____</p>		<p>REVISIONS:</p>	<p>DATE: _____</p>
<p>Copyright reserved. This drawing and design is and all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>		<p>DATE: _____</p>	<p>DATE: _____</p>



SITE AREA = 136,893.80 SQ.FT.

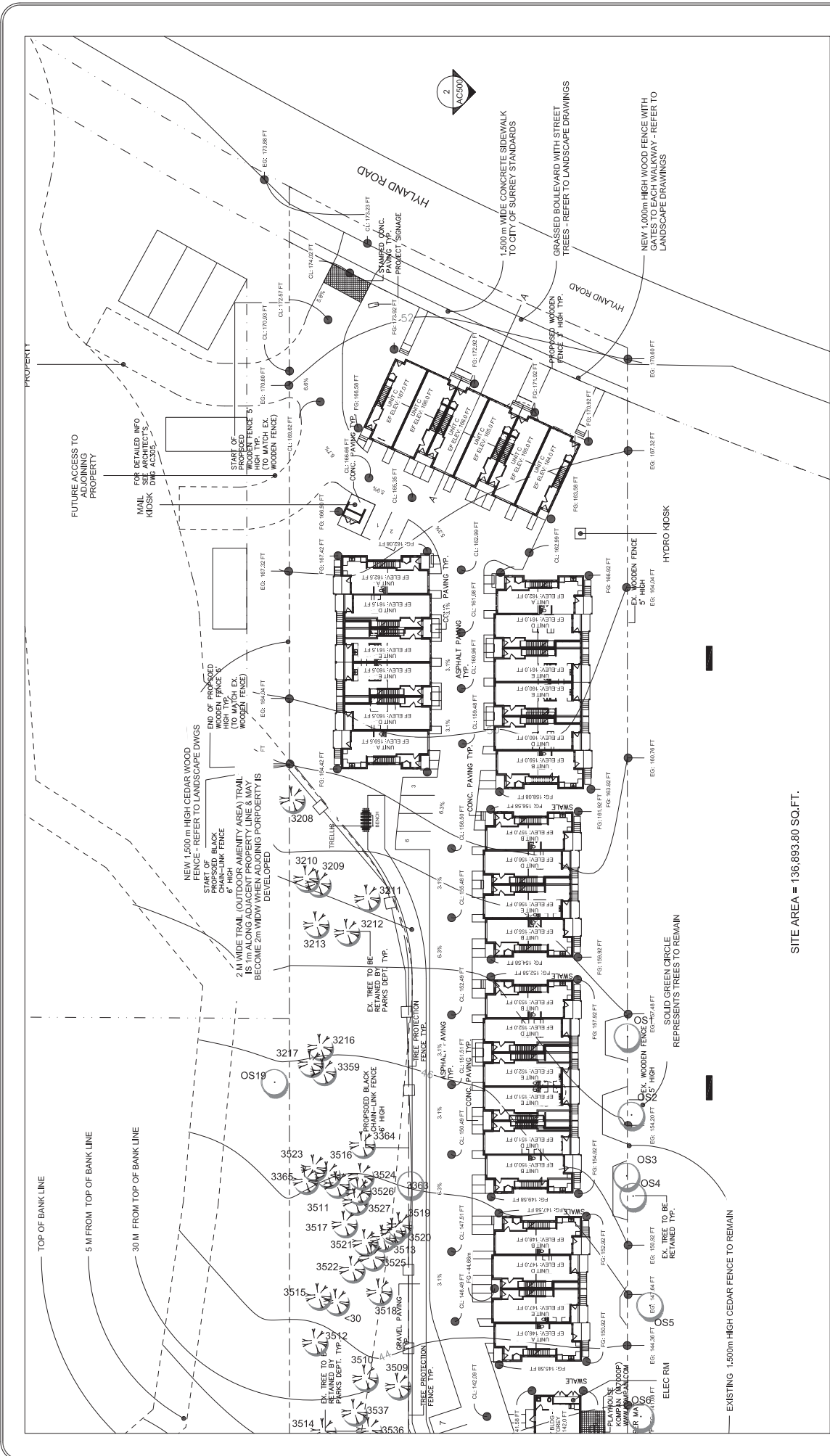
EXISTING TOWNHOUSE DEVELOPMENT

EXISTING 1,500mm HIGH CEDAR FENCE TO REMAIN

L-2-A

PROJECT TITLE		Townhouse Development 13824 Highland Road, Surrey, BC	
SCALE	DATE	DRAWN	JL
	Oct., 2010		
DRAWING TITLE		INFO ON PROPOSED FENCES, PLAY STRUCTURE AND PAVING MATERIALS	
JOB NO.		470- Maple Street, Vancouver, BC Tel: 604-252-8813 Fax: 604-252-8813 Email: jhl@jhlgroup.com	
DATE		REVISIONS	
<p>© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>			

**JHL Design Group Inc.**  
Landscape Architecture + Urban Design  
470, Maple Street, Vancouver, BC  
Tel: 604-252-8813  
Fax: 604-252-8813  
Email: jhl@jhlgroup.com



PROJECT FILE: Townhouse Development  
 13864 Hyland Road,  
 Surrey, BC  
 DRAWING TITLE: INFO ON PROPOSED FENCES, PLAY STRUCTURE AND PAVING MATERIALS

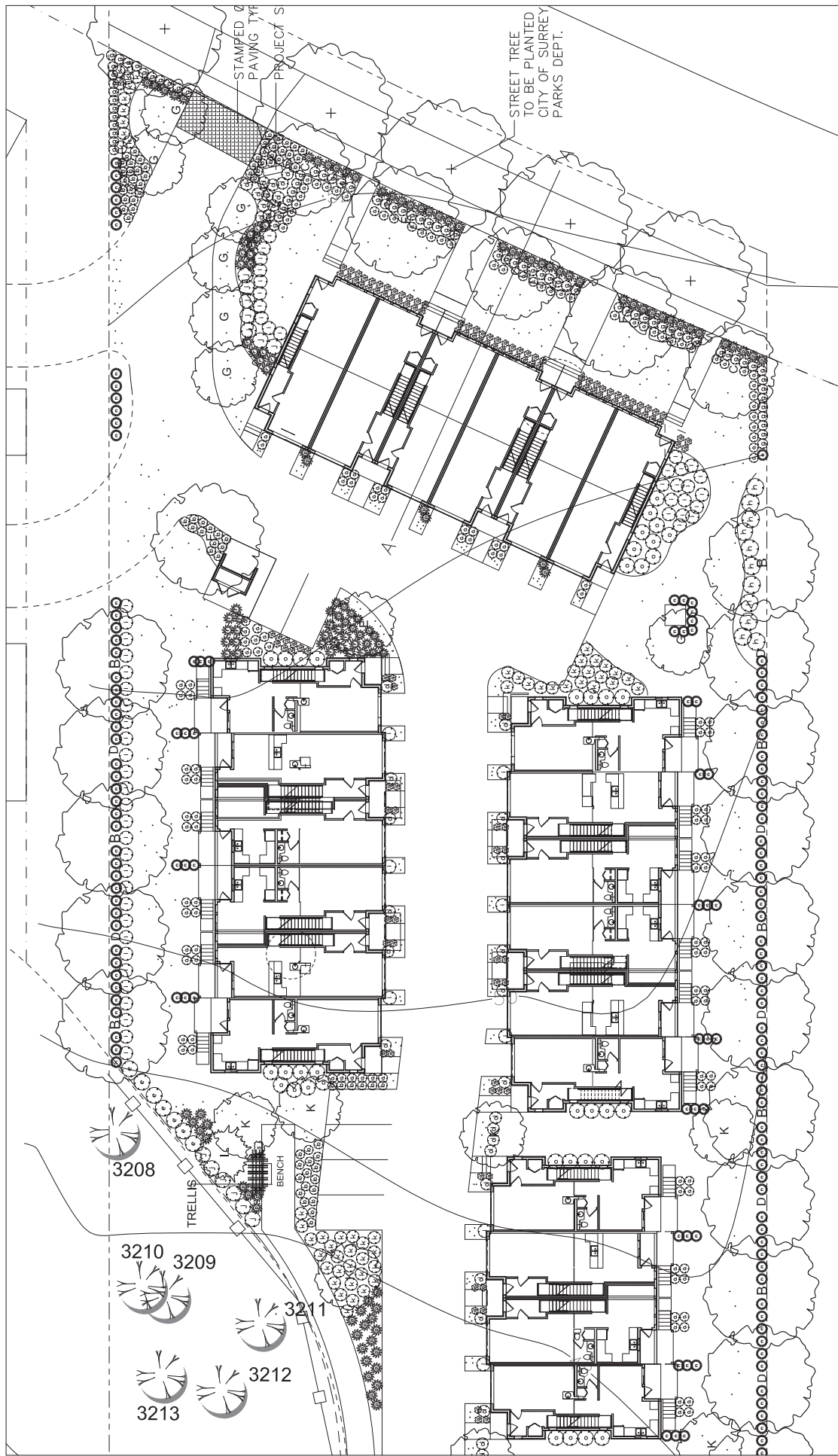
SCALE: [Blank]  
 DATE: Oct., 2010  
 DRAWN: JL  
 JOB NO.: [Blank]

**JHL Design Group Inc.**  
 Landscape Architecture + Urban Design  
 4370 Maple Street, Vancouver, BC  
 Tel: 604-263-8813  
 Fax: 604-263-8813  
 Email: jhl@jhlgroup.com

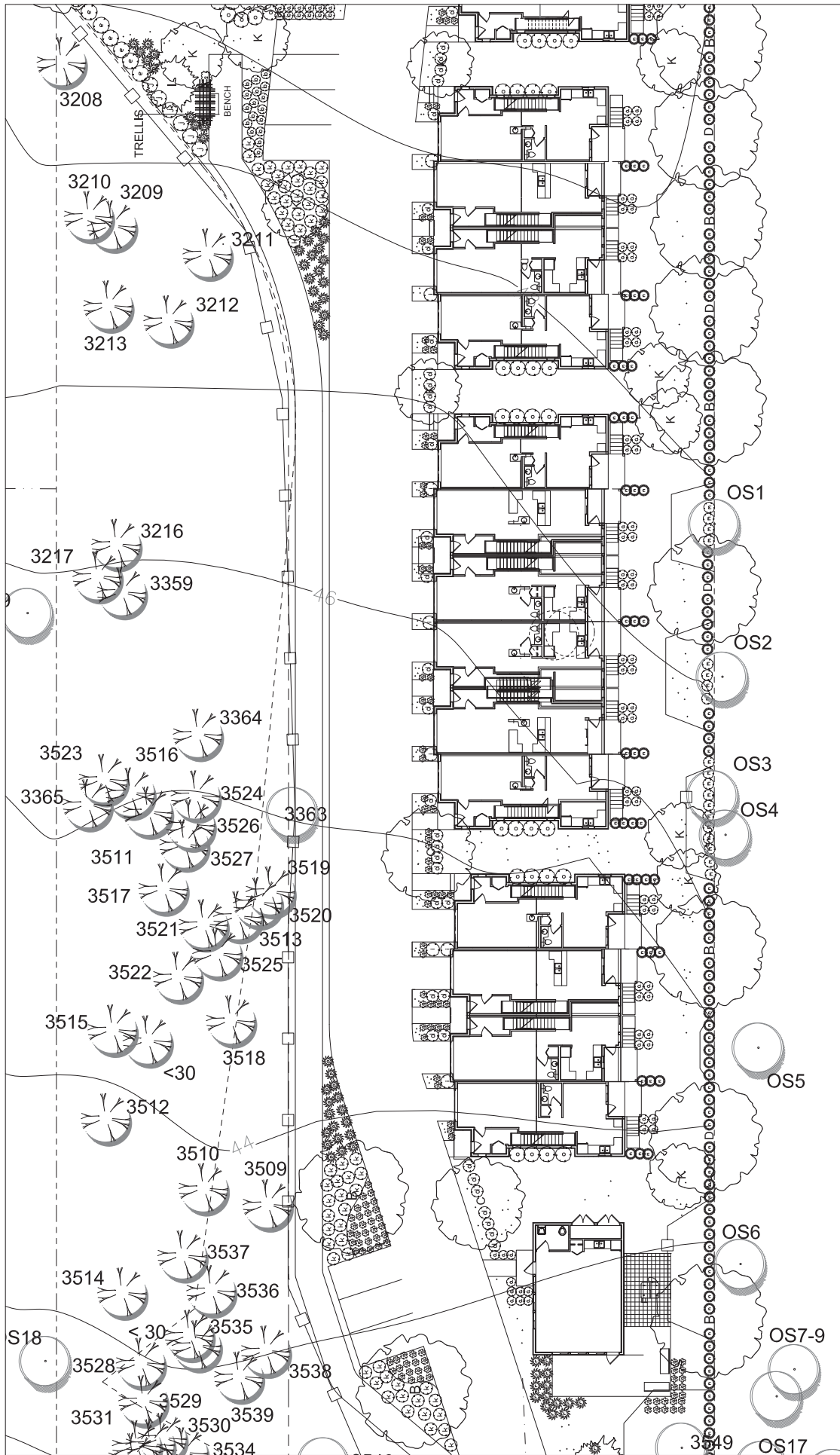
REVISIONS: [Blank]  
 DATE: [Blank]

© Copyright reserved. This drawing and design is, and at all times remains the exclusive property of JHL Design Group Inc and cannot be used without the landscape architect's written consent.

**L-2-B**



<p>PROJECT TITLE Townhouse Development 5884 Highland Road, Surrey, BC</p>		<p>SCALE 3/8" = 1'-0"</p>	
<p>DATE Oct., 2010</p>		<p>DATE Oct., 2010</p>	
<p>DRAWN JL</p>		<p>DRAWING TITLE LANDSCAPE DESIGN/ PLANTING PLAN</p>	
<p>JOB NO.</p>		<p>JHL Design Group Inc. Landscape Architecture + Urban Design 4370, Maple Street, Vancouver, BC Tel: 604-283-8636 Fax: 604-283-8213 Email: jhl@jhlgroup.ca</p>	
<p>DATE</p>		<p>REVISIONS</p>	
<p>© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>			



PROJECT TITLE	100 House Development 13854 Lund Road, Surrey, BC
SCALE	1/8" = 1'-0"
DATE	Oct., 2010
DRAWN	JL
DRAWING TITLE	LANDSCAPE DESIGN/ PLANTING PLAN
JOB NO.	

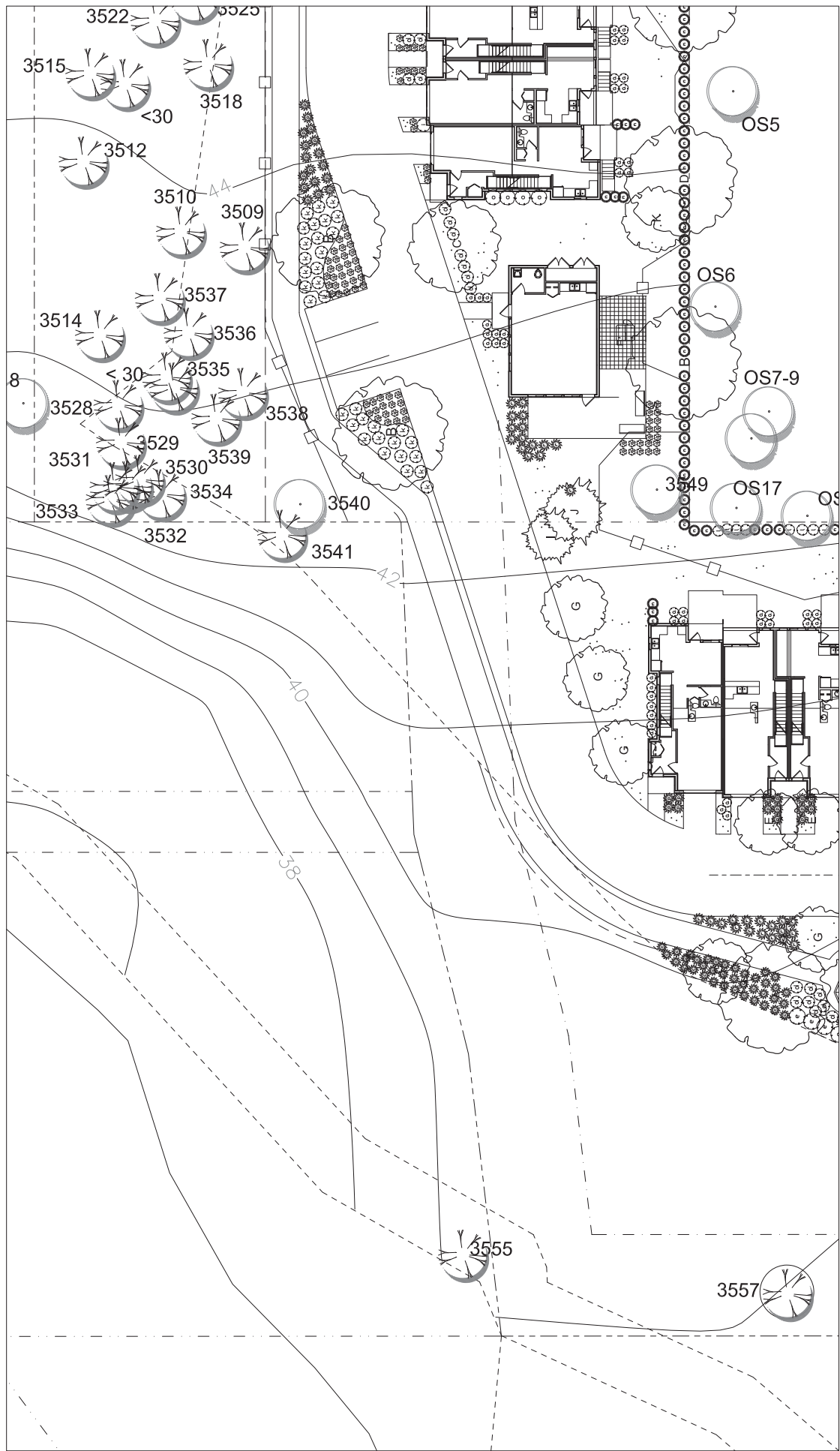
**JHL Design Group Inc.**  
 Landscape Architecture + Urban Design  
 4275 Maple Street, Vancouver, BC  
 Tel: 604-263-8613  
 Fax: 604-263-8213  
 Email: jhl@jhlgroup.com



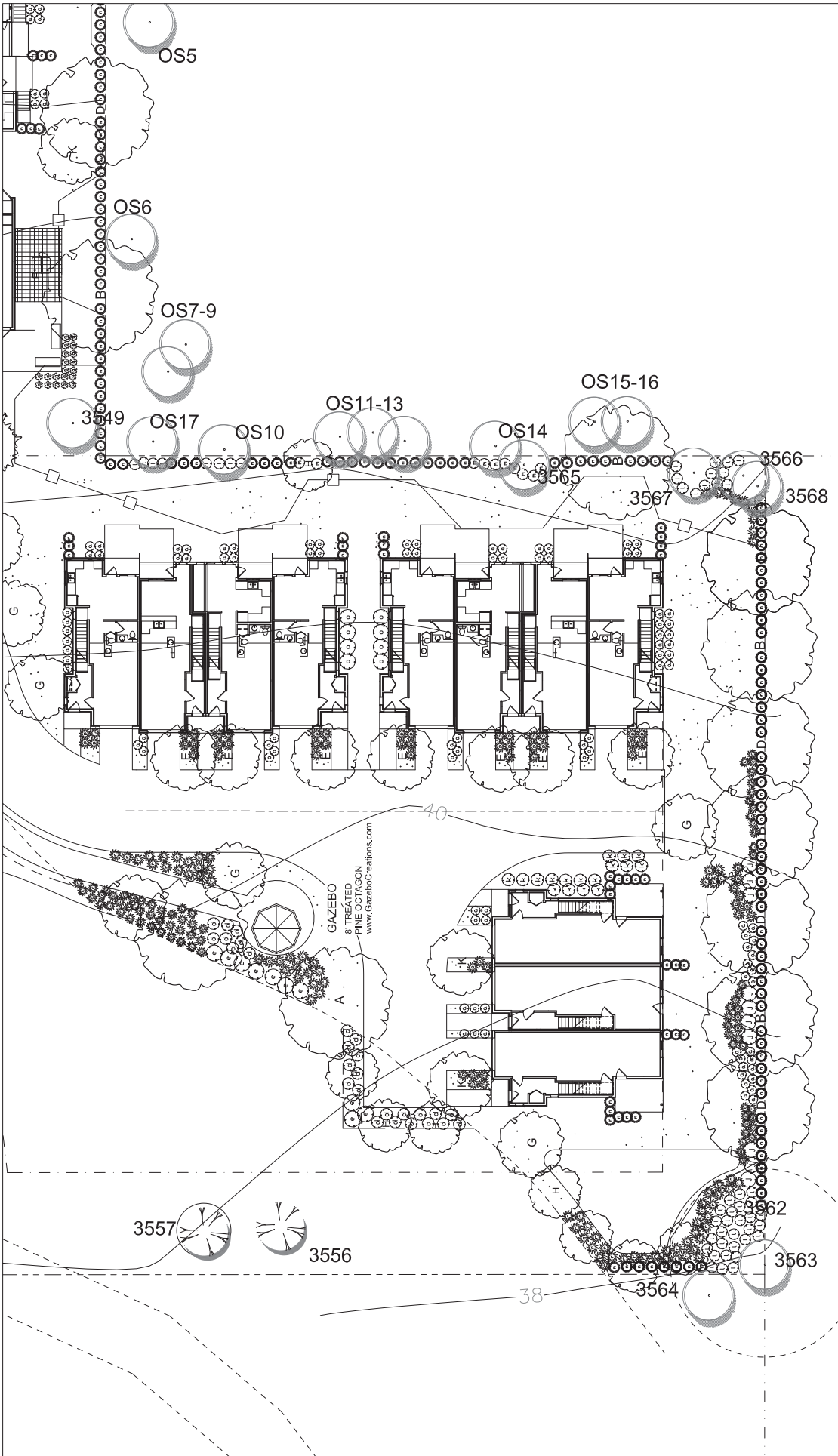
DATE	REVISIONS

© Copyright reserved. This drawing and design is and shall remain the property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.

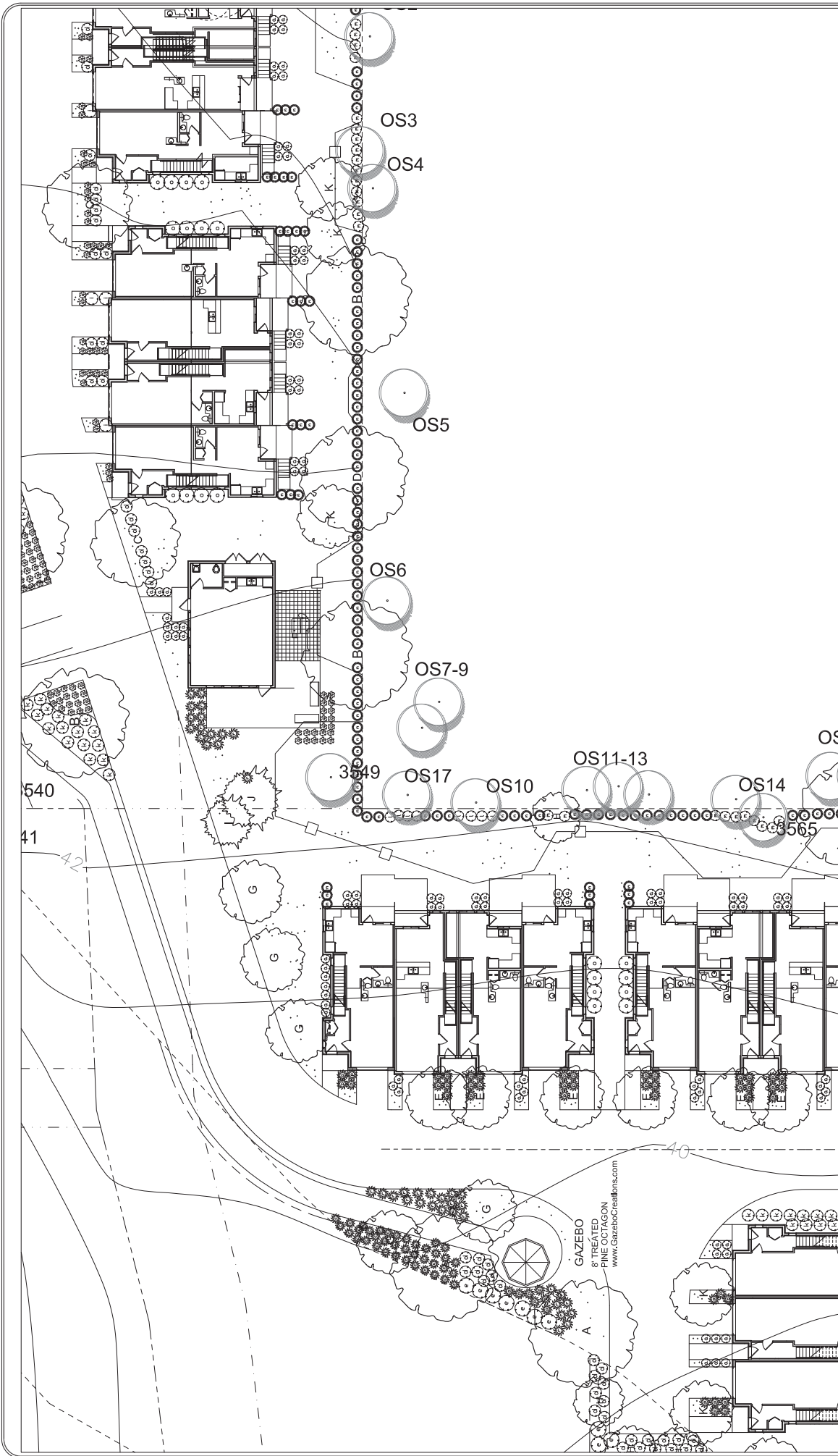




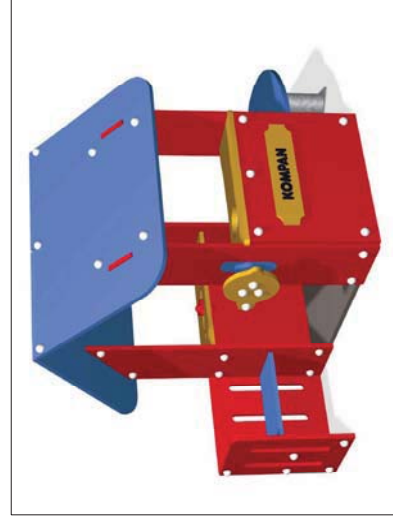
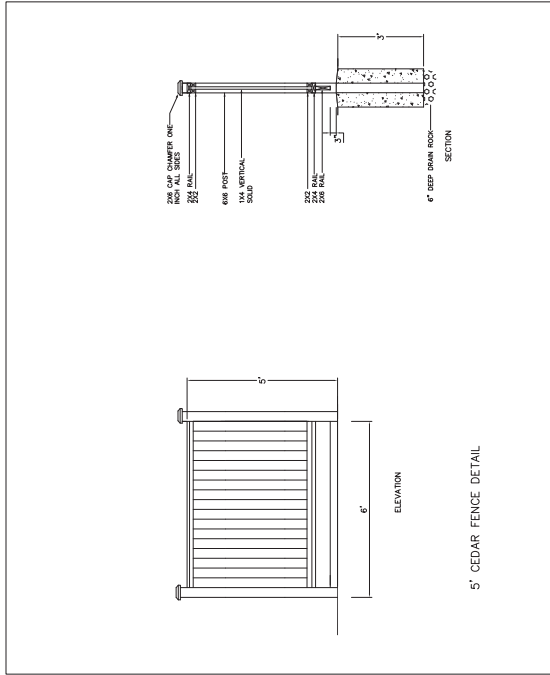
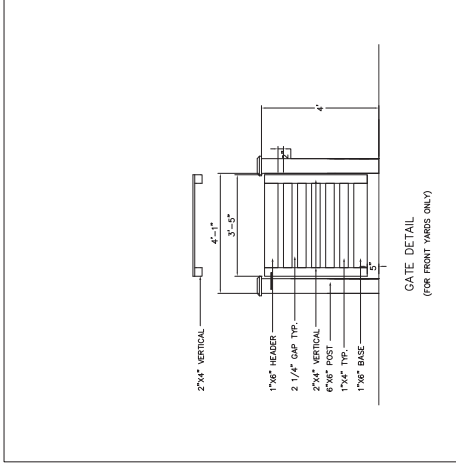
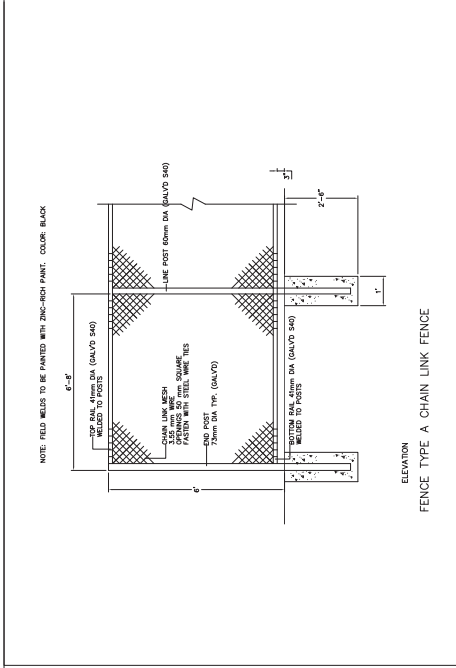
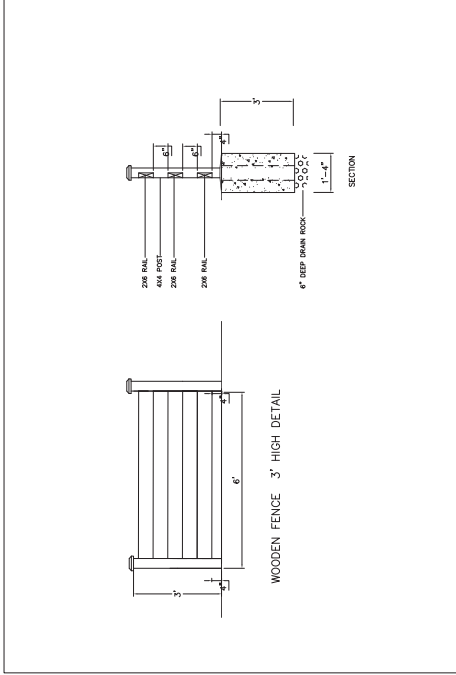
<p>© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>		<p>DATE</p>		<p>REVISIONS</p>	
		<p>DATE</p>		<p>REVISIONS</p>	
<p><b>JHL Design Group Inc.</b> Landscape Architecture + Urban Design 4370, Main Street, Vancouver, BC Tel: 604-262-9213 Fax: 604-262-9213 Email: jhl@jhlgroup.ca</p>		<p>SCALE: 1/8" = 1'-0" DATE: Oct., 2010 DRAWN: JL JOB NO.</p>		<p>PROJECT TITLE: Townhouse Development 13864 Hyland Road, Surrey, BC DRAWING TITLE: LANDSCAPE DESIGN/PLANTING PLAN</p>	
				<p>L-5</p>	



<p>© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>		<p>REVISIONS</p>		<p>DATE</p>	
<p><b>JHL Design Group Inc.</b> Landscape Architecture + Urban Design 4370 Maple Street, Vancouver, BC Tel: 604-263-8613 Fax: 604-263-8273 Email: <a href="mailto:jhl@jhlgroupinc.com">jhl@jhlgroupinc.com</a></p>		<p>SCALE 1/8" = 1'-0"</p>		<p>PROJECT TITLE Townhouse Development 13864 Hyland Road, Surrey, BC</p>	
<p>DATE Oct., 2010</p>		<p>DRAWN JL</p>		<p>DRAWING TITLE LANDSCAPE DESIGN/PLANTING PLAN</p>	
<p>DATE</p>		<p>REVISIONS</p>		<p>JOB NO.</p>	

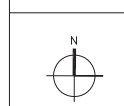


<p>PROJECT TITLE Townhouse Development 13864 Hyland Road, Surrey, BC</p>		<p>SCALE 1/16" = 1'-0"</p>		<p>DATE Oct., 2010</p>	
<p>DRAWING TITLE LANDSCAPE DESIGN/PLANTING PLAN FOR RIPARIAN AREA</p>		<p>DATE Oct., 2010</p>		<p>SCALE 1/16" = 1'-0"</p>	
<p>DESIGNER JHL</p>		<p>DATE Oct., 2010</p>		<p>SCALE 1/16" = 1'-0"</p>	
<p>JOB NO.</p>		<p>DATE Oct., 2010</p>		<p>SCALE 1/16" = 1'-0"</p>	
<p><b>JHL Design Group Inc.</b> Landscape Architecture + Urban Design 4376, Main Street, Vancouver, BC Tel: 604-263-2813 Email: <a href="mailto:jhl@jhl.com">jhl@jhl.com</a></p>					
<p>REVISIONS</p>					
<p>DATE</p>					
<p>Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.</p>					



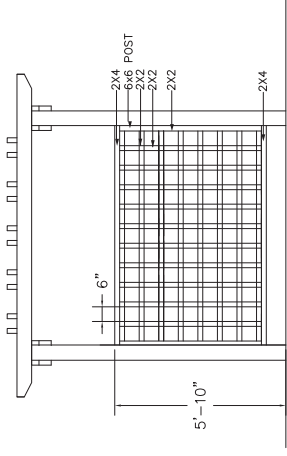
© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.

DATE	REVISIONS



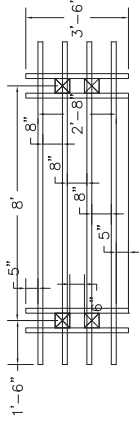
**JHL Design Group Inc.**  
Landscape Architecture + Urban Design  
4370, Maple Street, Vancouver, BC  
Tel: 604-283-8213  
Email: [Projects@jhl.ca](mailto:Projects@jhl.ca)

SCALE	PROJECT TITLE
DATE: Oct., 2010	Townhouse Development 13964 Highland Road, Surrey, BC
DRAWN: J.L.	DRAWING TITLE: DETAILS
JOB NO.	



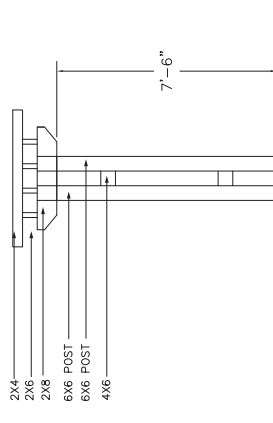
ELEVATION

○ TRELLIS DETAIL



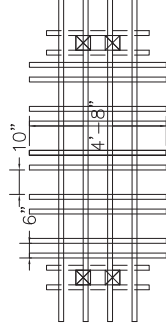
PLAN/ LAYOUT

○ TRELLIS DETAIL



SECTION

○ TRELLIS DETAIL



PLAN/ LAYOUT

○ TRELLIS DETAIL

© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.

REVISIONS

DATE	REVISIONS



**JHL Design Group Inc.**  
 Landscape Architecture + Urban Design  
 4370, Maple Street, Vancouver, BC  
 Tel: 604-263-9213  
 Email: jhl@jhlgroup.com

SCALE  
 DATE Oct., 2010  
 DRAWN JHL  
 JOB NO.

PROJECT TITLE  
 Townhouse Development  
 13864 Hybrid Road,  
 Surrey, BC  
 DRAWING TITLE  
 DETAILS

INTER-OFFICE MEMO

---

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

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

DATE: **March 10, 2010**

PROJECT FILE: **7809-0214-00**

---

RE: **Engineering Requirements  
Location: 13864 Hyland Rd. , 6670 138 Street**

**REZONE/SUBDIVISION**

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

- dedicate 7.000m fronting Hyland Road.

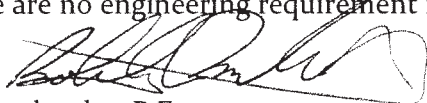
***Works and Services***

- construct Hyland Road to a collector standard.
- construct storm and sanitary sewers.
- provide service connections

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

LR

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7909-0214-00  
Project Location: 13864 Hyland Road and 6670 138 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

The site transitions from grasses and sapling stage broadleaf pioneer trees species at the north end to young age class stands of mixed coniferous and broadleaf species containing primarily western redcedar (*Thuja plicata*) and red alder (*Alnus rubra*) at the middle. The south end of the site has red alder around the perimeter and grasses and other native herb and shrub species to the interior.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	85 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	76 (C)
Number of Protected Trees to be retained (A-C)	9 (D)
Number of Replacement Trees required (29 alder and cottonwood X 1 and 47 others X 2)	123 (E)
Number of Replacement Trees proposed	90 (F)
Number of Replacement Trees in deficit (E-F)	33 (G)
Total number of Prot. and Rep. Trees on site (D+F)	99 (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 Plan is attached

The Replacement Plan provided by others.

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

Date: December 8, 2009  
Revised May 2010  
Revised September 2010  
Revised October 12, 2010

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**

ALPHA BETA DEVOPMENTS

**FILE NO.**

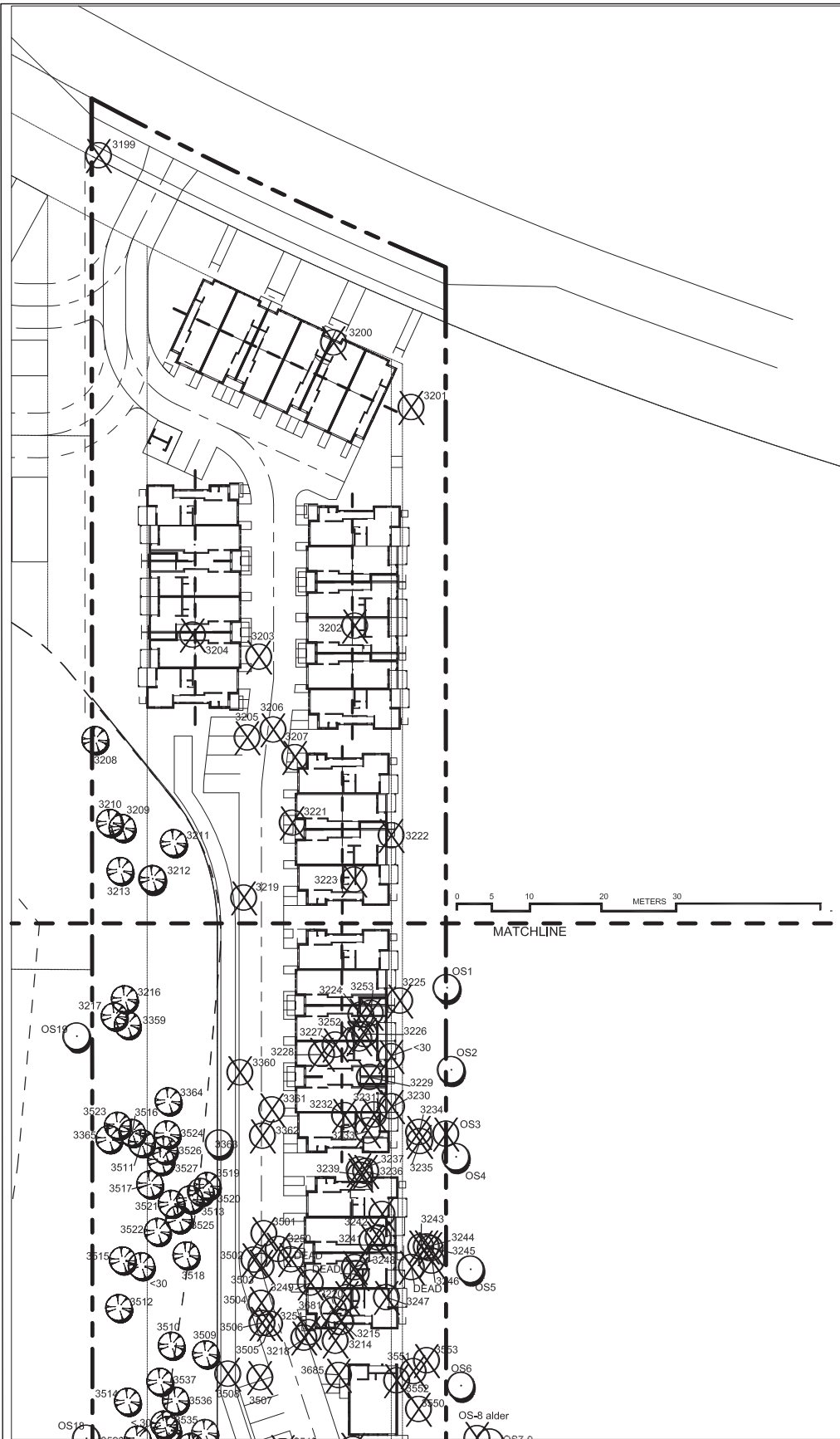
**PROJECT TITLE**

TREE PRESERVATION  
AND REMOVAL PLAN

HYLAND ROAD  
SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	RECORD OF ISSUE
1	APR2010	mf	new layout
2	SEP2010	mf	new layout
3	SEP2910	SL	new layout



	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE TO BE RETAINED - not surveyed
	TREE TO BE REVIEWED BY P,R&C

**SHEET TITLE**

TREE PRESERVATION AND  
AND REMOVAL PLAN

© Copyright Reserved. This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

**DRAWN**

AMB

**SCALE**

as shown

**DATE**

APRIL 5, 2010

T-1

SHEET 1 OF 4







13840  
HYLAND  
ROAD

6746-138  
STREET

6702-138  
STREET

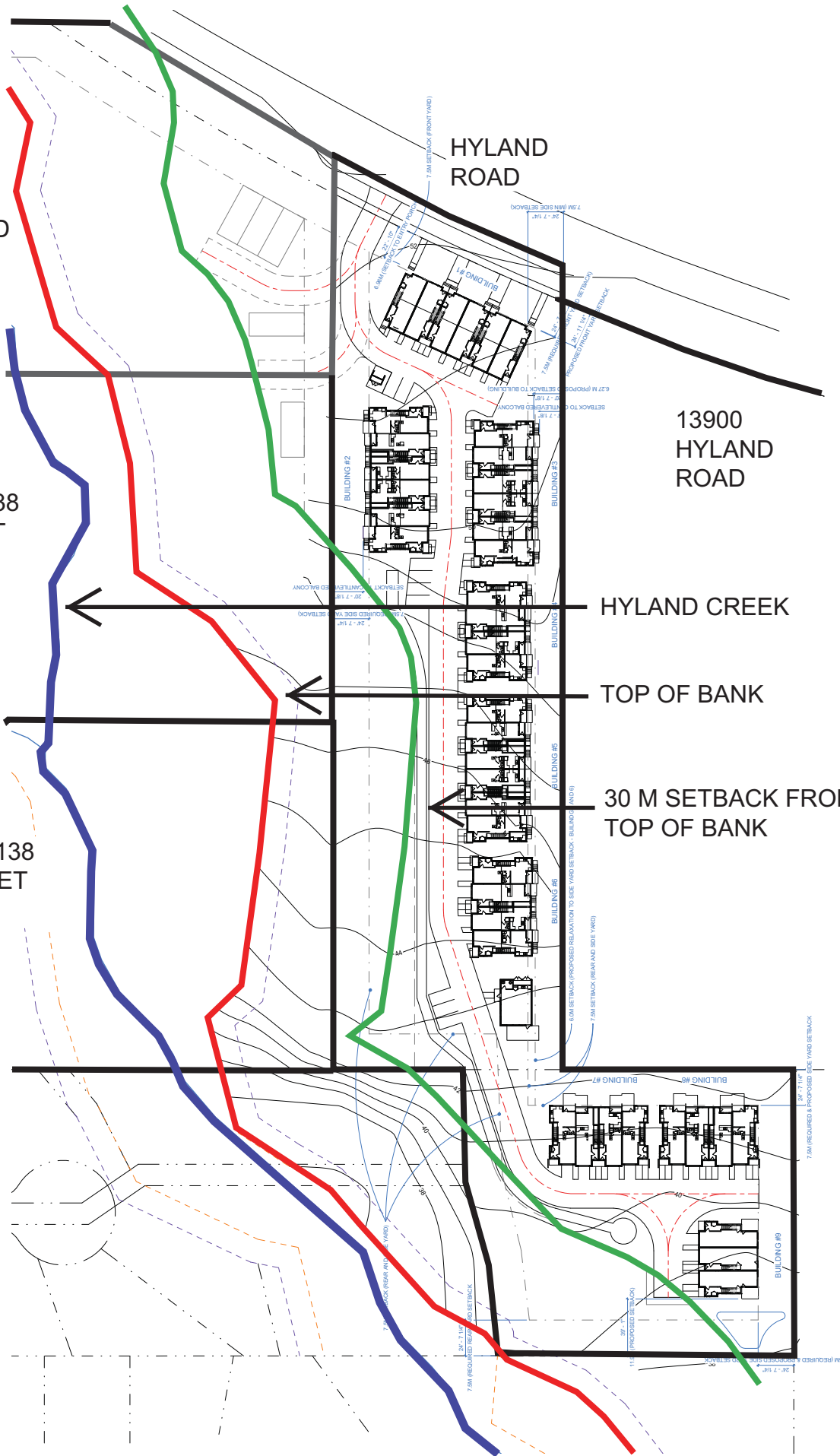
HYLAND  
ROAD

13900  
HYLAND  
ROAD

HYLAND CREEK

TOP OF BANK

30 M SETBACK FROM  
TOP OF BANK



**Boldwing Continuum Architects Inc.**  
 5337-138 St., Suite 300, 1A4  
 Surrey, BC V4A 4R7  
 Tel: 604 594 4787 Fax: 604 594 4736  
 Email: info@boldwingcontinuum.com

ALPHA BETA  
 TOWNHOUSE DEVELOPMENT  
 13864 HYLAND ROAD  
 SURREY, BC

2010-1020 DEVELOPMENT PRINT SUBMISSION (REVISED)

29009  
 A.E.S.B. Author  
 AC204

1" = 30'-0"

DATE: 2010-10-20

SITE PLAN - CONCEPT, SETBACKS  
 (REQUIRED & PROPOSED)

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

DATE: 2010-10-20

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:

- (a) FROM: **SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE (RF-G)**  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 019-177-089  
 Lot 2 South West Quarter Section 16 Township 2 New Westminster District Plan  
 LMP 21739  
 6670-138 Street

- (b) FROM: **SINGLE FAMILY RESIDENTIAL ZONE (RF)**  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 008-349-894  
 Lot 17 South West Quarter Section 16 Township 2 New Westminster District Plan  
 2163  
 13864- Hyland Road

(hereinafter both 1. (a) and (b) shall be 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 *family-oriented, low density, ground-oriented multiple unit residential buildings, related amenity spaces and open space*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Sundvick, B.C.L.S. on the 3<sup>rd</sup> day of December, 2010.

**B. Permitted Uses**

1. Block A

(a) *Land and structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

i. *Ground-oriented multiple unit residential buildings.*

ii. *Child care centres*, provided that such centres:

i. Do not constitute a singular use on the *lot*; and

a. Do not exceed a total area of 3.0 square metres [32 square feet] per *dwelling unit*; and

2. Block B

The *Lands* shall be used only as *open space* for the protection of a riparian area.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. A maximum of 43 *dwelling units*.

2. (a) The *floor area ratio* shall not exceed 0.80;

(b) For the purpose of this Section, and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and

(c) Indoor Amenity Space: The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

## F. Yards and Setbacks

Notwithstanding the definition of *setbacks* in Surrey Zoning By-law, 1993, No. 12000, as amended, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks* from the *lot lines* as show in Schedule B which is attached hereto and forms part of this By-law:

1. *Front Yard* (Hyland Road): 7.5 metres [25 feet] to the *building* face and 6.9 metres [22 feet] to the porch;
2. *Rear Yard* (South): 2.7 metres [8.9 feet] to the *building* face and 1.4 metres [4.6 feet] to the balcony;
3. *Side Yard #1* (West): 4.8 metres [15.7 feet];
4. *Side Yard #2* (East): 6.2 metres [20.3 feet] to the *building* face and 5.0 metres [16.7 feet] to the balcony and stair risers;
5. *Side Yard #3* (North): 7.5 metres [25 feet]; and
6. *Side Yard #4* (East): 7.5 metres [25 feet] to the *building* face and 6.9 metres [22 feet] to the deck.

## 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 11 metres [36 feet].
2. *Accessory buildings and structures*:
  - (a) *Indoor amenity space buildings*: The *height* shall not exceed 11 metres [36 feet]; and
  - (b) *Other accessory buildings and structures*: The *height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. Resident, visitor and employee *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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. *Tandem parking* is permitted, subject to the following:
  - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (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 feet] 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 feet] 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 feet] 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 square feet] per *dwelling unit*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 square feet] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
9,500 sq.m. [2.3 acres]	30 metres [ 98 feet]	30 metres [ 98 feet]

Dimensions shall be measured in accordance with Section E.21, 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-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, 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-15 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



**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF LOT 17 PLAN 2163 AND  
PART OF LOT 2 PLAN LMP21739 BOTH OF SOUTH WEST  
QUARTER SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**



THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm  
IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN  
PLOTTED AT A SCALE OF 1:750.

**INTEGRATED SURVEY AREA No. 1 (SURREY)  
NAD83 (CSRS)**

ALL HORIZONTAL GROUND-LEVEL DISTANCES, EXCEPT  
WHERE OTHERWISE NOTED, TO COMPUTE GRID DISTANCES, MULTIPLY  
GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.999999765.

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 5928 AND 8747  
m2 DENOTES SQUARE METRES

NOTE:  
LOT DIMENSIONS ARE DERIVED FROM  
FIELD SURVEY



STREET 138th

**SCHEDULE A**

LMS628

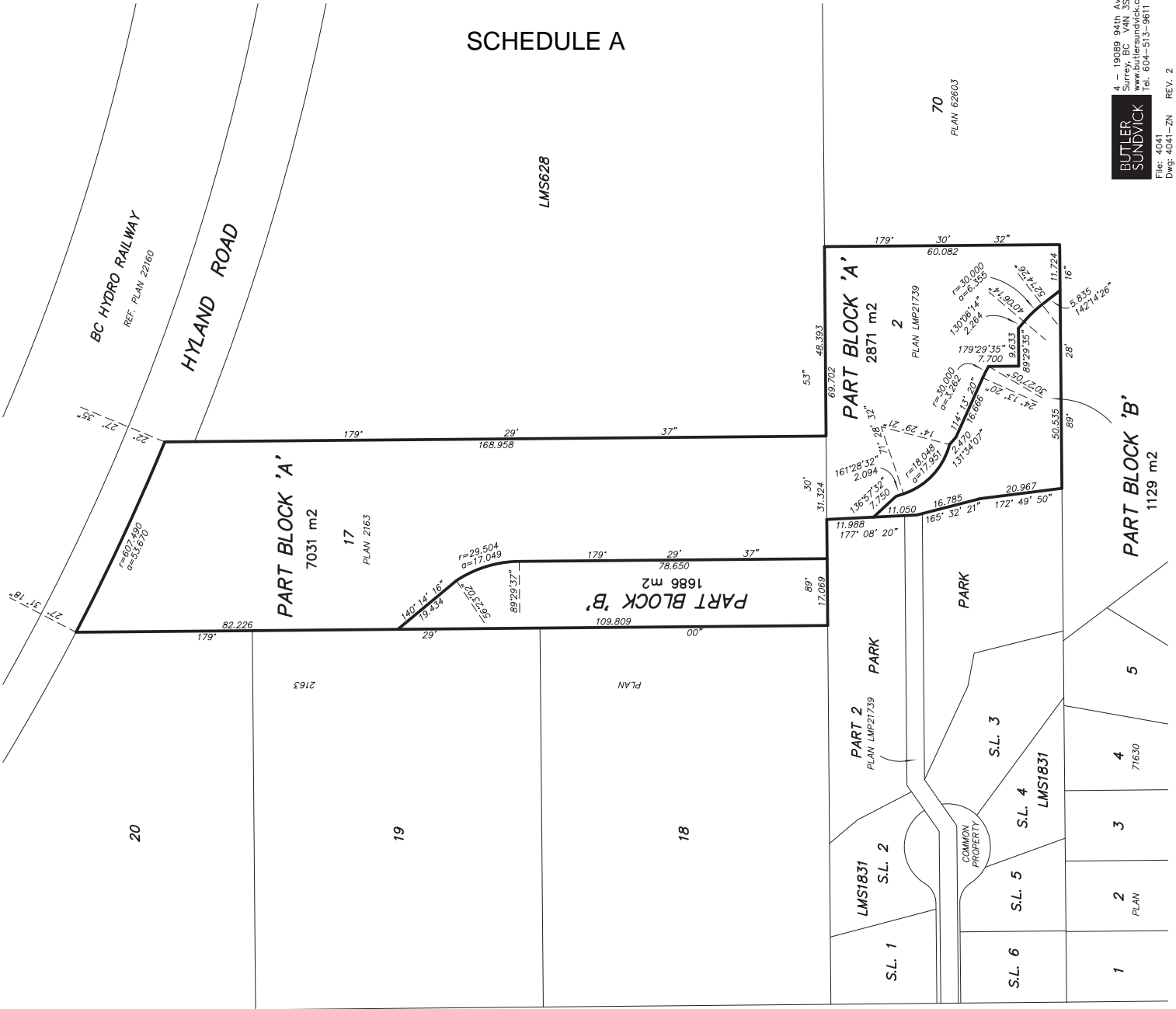


TABLE OF AREAS	
BLOCK 'A'	AREA (m2)
PART OF LOT 17 PLAN 2163	7031
PART OF LOT 2 PLAN LMP21739	2871
<b>TOTAL</b>	<b>9902</b>
<b>BLOCK 'B'</b>	
PART OF LOT 17 PLAN 2163	1686
PART OF LOT 2 PLAN LMP21739	1129
<b>TOTAL</b>	<b>2815</b>

CERTIFIED CORRECT  
THIS 30th DAY OF DECEMBER, 2010.

*GARY SUNDVICK*  
B.C.L.S.  
GARY SUNDVICK

**PART BLOCK 'A'**  
2871 m2  
PLAN LMP21739

**PART BLOCK 'B'**  
1129 m2  
PLAN LMP21739

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW NO. \_\_\_\_\_ OF LOT 17 PLAN 2163 AND  
 PART OF LOT 2 PLAN LMP21739 BOTH OF SOUTH WEST  
 QUARTER SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT



THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm  
 IN WIDTH BY 560 mm IN HEIGHT (D SIZE) WHEN  
 PLOTTED AT A SCALE OF 1:750.

INTEGRATED SURVEY AREA No. 1 (SURREY)

NAD83 (CSRS)  
 HORIZONTAL GROUND-LEVEL DISTANCES, EXCEPT  
 WHERE OTHERWISE NOTED, TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.99959765.

**LEGEND**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5928 AND 8747

m<sup>2</sup> DENOTES SQUARE METRES

NOTE:  
 LOT DIMENSIONS ARE DERIVED FROM  
 FIELD SURVEY



STREET 138th

SCHEDULE B

LMS628

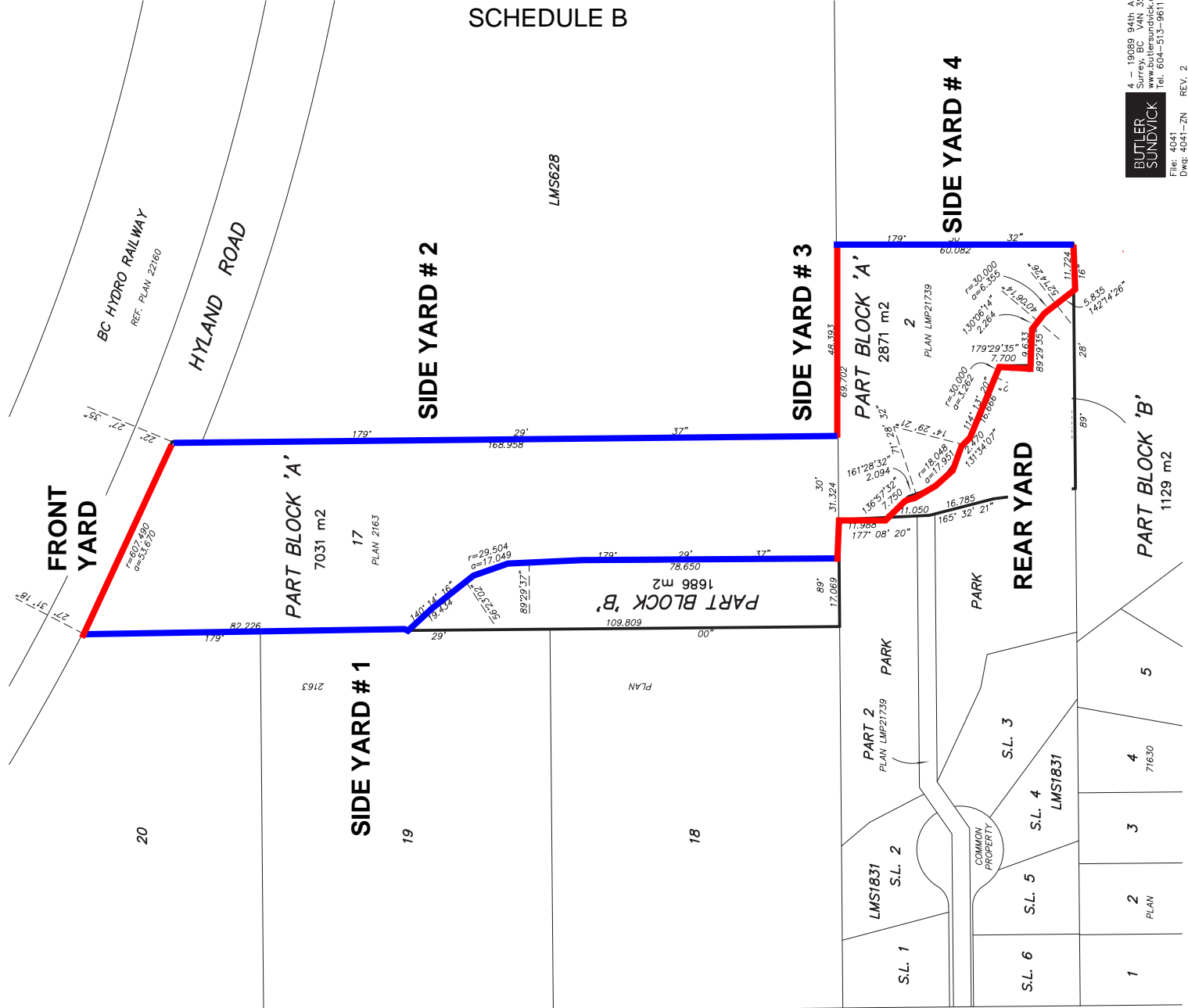


TABLE OF AREAS	
BLOCK 'A'	AREA (m <sup>2</sup> )
PART OF LOT 17 PLAN 2163	7031
PART OF LOT 2 PLAN LMP21739	2871
<b>TOTAL</b>	<b>9902</b>
<b>BLOCK 'B'</b>	
PART OF LOT 17 PLAN 2163	1686
PART OF LOT 2 PLAN LMP21739	1129
<b>TOTAL</b>	<b>2815</b>

CERTIFIED CORRECT  
 THIS 30 DAY OF DECEMBER, 2010.

*GARY SUNDVICK*  
 GARY SUNDVICK  
 B.C.L.S.

**BUTLER  
 SUNDVICK**  
 4 - 19089 94th Ave  
 Surrey, BC V4N 3S4  
 www.butlersundvick.ca  
 Tel. 604-513-9611  
 File: 4041-ZN REV. 2  
 Dwg: 4041-ZN