

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0194-00

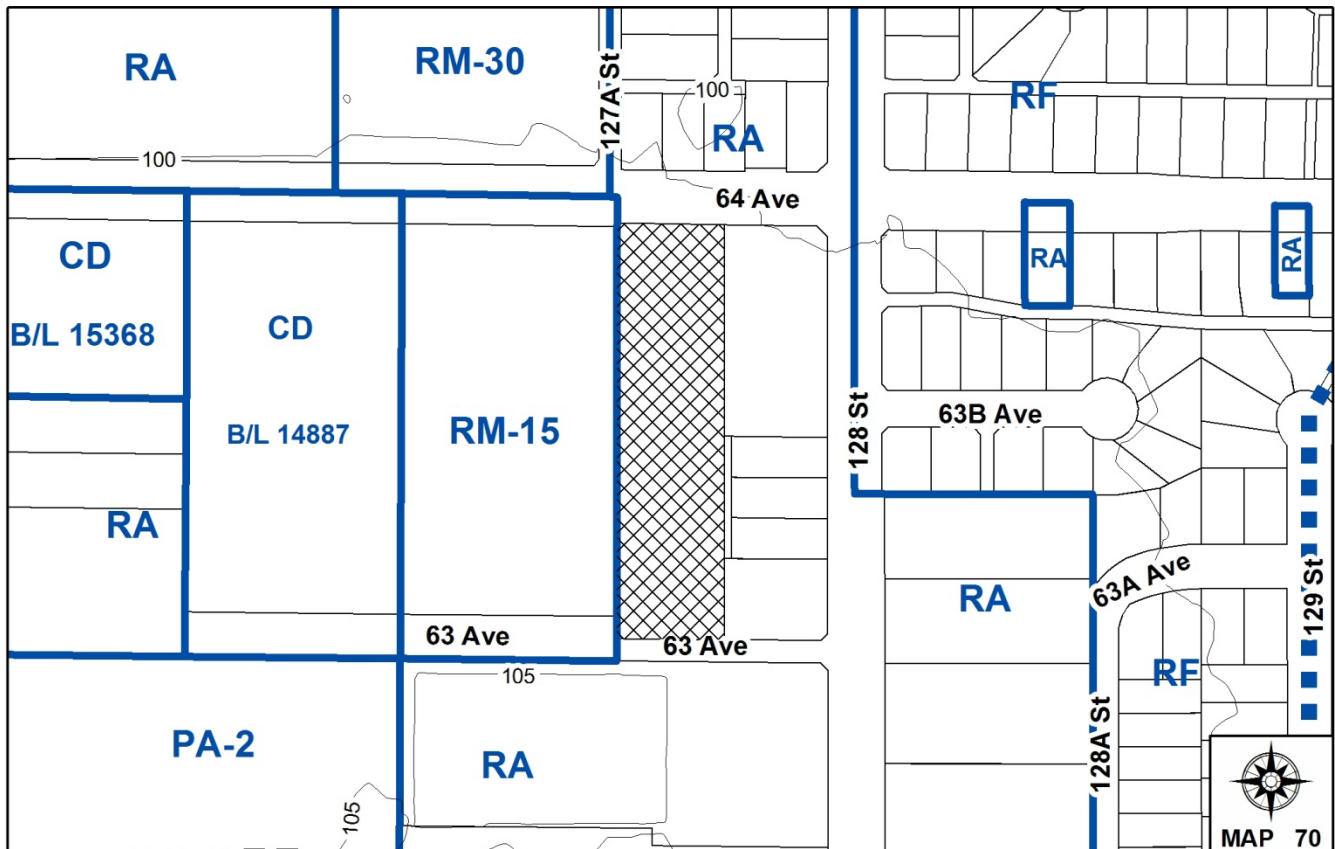
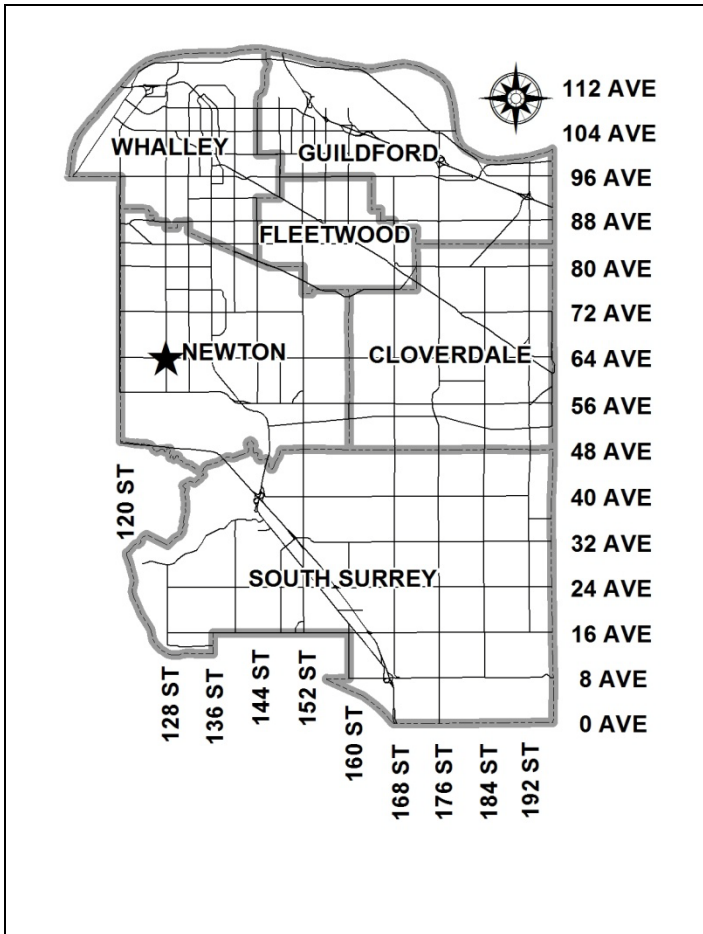
Planning Report Date: January 10, 2011

**PROPOSAL:**

- **NCP Amendment** from Townhouse (max 15 upa) to Multiple Residential (max. 20 upa)
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 42 townhouse units.

**LOCATION:** 12752 - 64 Avenue  
**OWNER:** Sunmark Developments Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouse (max. 15 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the West Newton South Neighbourhood Concept Plan (NCP) from "Townhouse (max 15 upa)" to "Multiple Residential (max 20 upa)".

### RATIONALE OF RECOMMENDATION

- The proposed NCP amendment to increase the density on the subject site is compatible with the existing land use within the immediate area.
- 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. The applicant has demonstrated adequate tree preservation by retaining thirty-six (36) trees, representing 27% of all the trees on the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council authorize staff to draft Development Permit No. 7910-0194-00 in accordance with the attached drawings (Appendix II).
3. 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) registration of a reciprocal access easement with the neighbouring properties at 12784 – 64 Avenue and 6315/6325/6339/6345 – 128 Street over the drive aisles for vehicular access and pedestrian access to the outdoor amenity area; and
  - (g) the applicant address the shortfall in tree replacement.
4. Council pass a resolution to amend West Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouse (max. 15 upa) to Multiple Residential (max. 20 upa) 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:**

7 Elementary students at J.T. Brown Elementary School  
 3 Secondary students at Tamanawis Secondary School

**Parks, Recreation & Culture:** No concerns. The applicant is required to pay the community amenity fees in keeping with the West Newton South NCP.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwelling on a treed site.

**Adjacent Area:**

| <b>Direction</b>          | <b>Existing Use</b>                          | <b>OCP/NCP Designation</b>   | <b>Existing Zone</b>   |
|---------------------------|--|--|------------------------|
| North (Across 64 Avenue): | Single family dwellings.                     | Multiple Residential/<br>Walk-up apartments<br>(45 upa)                              | RA                     |
| East:                     | Single family dwellings<br>on treed sites.   | Urban/Townhouse<br>(max. 15 upa)   | RA                     |
| South (Across 63 Avenue): | Newton Reservoir Park<br>and GVRD Reservoir. | Urban/Parks & Open<br>Space  | RA                     |
| West:                     | Existing townhouse<br>developments.          | Urban/Townhouse<br>(max. 15 upa) and<br>Multiple Residential<br>(max. 20 upa) beyond | RM-15 and CD<br>beyond |

**PROPOSED PLAN AMENDMENT**

- The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse (max 15 upa)" in the West Newton South Neighbourhood Concept Plan (NCP). The proposed NCP Amendment from "Townhouse (max 15 upa)" to "Multiple Residential (max 20 upa)" is proposed in order to permit forty-two (42) townhouse units.
- The Planning and Development Department finds the proposed NCP amendment supportable for the following reasons:
  - The proposal is compatible with the existing land use within the immediate area. Two townhouse projects, located at 12677-63 Avenue (CD By-law 14887) and 6366-126 Street (CD By-law No. 15368), were approved with the same land use densities in 2003 and 2004, respectively. The existing RM-15 townhouse project directly to the west located at 12725-63 Avenue, was approved much earlier, in 1995. To the North, the land is designated for Walk-up Apartments (45 upa).



- The applicant is proposing a moderate increase in density. The current designation for the subject site permits a maximum of 37 units per hectare (maximum 15 units per acre), with a floor area ratio of 0.60. The applicant is proposing a maximum density of 50 units per hectare (20 units per acre), with a floor area ratio of 0.80.
- The subject site is close to several public amenities in the area, including: Tawanamis Park and Tawanamis Secondary School to the Northwest, M.J. Norris Park and Martha Jane Elementary School to the Northeast, Newton Reservoir Park and J. T. Brown Elementary School to the South, Panorama Park Elementary School to the Southeast and Boundary Park and Boundary Park Elementary School to the West. A church is also located nearby.
- A public information meeting was held on November 24, 2010 to solicit opinions and feedback from the neighbourhood concerning the proposed changes to the NCP. Five (5) area residents attended the meeting and their comments are discussed in detail below.

### DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the subject site to "Comprehensive Development Zone (CD)" based on the "Multiple Residential 30 Zone (RM-30)" in order to permit forty-two (42) townhouse units.
- The subject proposal consists of two and three bedroom units in a row-house format with at-grade parking in a tandem arrangement. The units range in size from 131 square metres (1,412 square feet) to 208 square metres (2,244 square feet), with a total floor area of 6,342 square metres (68,267 square feet).
- The development includes a total of 94 parking stalls (84 parking stalls for residents and 10 visitor parking stalls). This exceeds the parking requirements of the Surrey Zoning By-law requiring a total of 92 parking stalls (84 parking stalls for residents and 8 visitor parking stalls).
- The development proposes 127 square metres (1,367 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 126 square metres (1,356 square feet) of indoor amenity space (3 square metres/32 square feet per dwelling unit) and therefore the proposed indoor amenity space meets the requirements of the Surrey Zoning By-law. 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 306 square metres (3,294 square feet) of outdoor amenity space, which consists of an outdoor recreational area adjacent to the indoor amenity building. This substantially exceeds the 126 square metre (1,356 square feet) required under the RM-30 Zone (i.e. 3 square metres (32 square feet) of outdoor amenity space per dwelling unit). The outdoor amenity area is intended to be shared with the properties to the East and therefore a shared access agreement and restrictions on the placement of fences surrounding the outdoor amenity area will be required prior to the final approval of this application.

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, the Multiple Residential 15 Zone (RM-15) and the proposed CD Zone.

|   | <b>RM-15 Zone</b>   | <b>RM-30 Zone</b>   | <b>CD Zone</b>   |
|---|---|---|--|
| <b>Permitted Uses</b>                         | Ground-oriented multiple unit residential buildings   | Multiple unit residential buildings or ground oriented multiple residential unit buildings                            | Ground-oriented multiple unit residential buildings  |
| <b>Maximum Density</b>                        | 15 upa  | 30 upa  | 20 upa   |
| <b>Maximum Floor Area Ratio (FAR)</b>         | 0.60  | 0.90  | 0.80   |
| <b>Maximum Lot Coverage</b>                   | 45%   | 45%   | 41%  |
| <b>Maximum Building Height</b>                | 11 m  | 13 m  | 11 m   |
| <b>Minimum Front Yard Setback (63 Avenue)</b> | 7.5 m (25 ft)   | 7.5 m (25 ft)   | 5.4 m (18 ft) to building and 3.9 m (13 ft) to porch   |
| <b>Minimum Rear Yard Setback (64 Avenue)</b>  | 7.5 m (25 ft)   | 7.5 m (25 ft)   | 7 m (23 ft) to building, 5.4 m (17 ft.) to deck, and 5.4 m (17 ft) to porch  |
| <b>Minimum Side Yard Setbacks</b>             | 7.5 m (25 ft)   | 7.5 m (25 ft)   | East: 6.0 m (20 ft) to building; 4.5 m (15 ft) to deck and 4.5 m (15 ft) to porch<br><br>West: 5.6 m (18 ft) to building; 4.2 m (13 ft) to deck and 4.2 m (13 ft) to porch |
| <b>Tandem Parking Requirements</b>            | Tandem Parking spaces must be enclosed and attached to each dwelling unit when the dwelling units are ground oriented | Tandem Parking spaces must be enclosed and attached to each dwelling unit when the dwelling units are ground oriented | Not applicable to units facing 63 Avenue and 64 Avenue   |

- The proposed use, ground oriented multiple residential buildings and the maximum building height of 11 metres (36 feet) are in accordance with the requirements of the RM-15 Zone, thus yielding a product that is consistent with the intent of the townhouse designation in the West Newton South NCP.
- The proposed Floor Area Ratio (FAR) is 0.80. This FAR is less than is permitted in the RM-30 Zone but greater than is permitted in the RM-15 Zone. The proposed maximum lot coverage is less than is permitted in both the RM-15 and RM-30 Zones resulting in an appropriate amount of open space on the site.
- The proposed reduced side yard setbacks are required as a result of the long and narrow configuration of the subject site, resulting in restrictions on the placement of buildings and structures. The affected units will have functional and livable outdoor amenity areas.

- In both the RM-15 and RM-30 Zones, the Zoning By-law requires that parking stalls in a tandem arrangement must be enclosed. With this proposal, in order to create a more pedestrian friendly street presence on 63 and 64 Avenue, a front room has been added to the units facing these streets. This front room will provide for natural surveillance of the street from the units fronting onto 63 and 64 Avenue. In order to provide both a front room and a functional floor layout, the buildings are proposed to be located closer to the street and one of the tandem parking stalls can no longer be enclosed. The proposed variances to the front and rear yards and the tandem parking requirements affects only the units facing 63 and 64 Avenue and are required to create a more pedestrian friendly street.

#### Vehicular Access:

- Road dedication, consisting of 9.942 metres (33 feet) and 3 metres (10 feet), is required along 63 and 64 Avenue, respectively. The applicant is also required to construct the north side of 63 Avenue.
- The subject site will obtain one vehicular access from 63 Avenue. This access will be shared with the neighbouring properties, 12784-64 Avenue and 6315, 6325, 6339 and 6345-128 Street. A shared access easement will be registered to secure the access to 63 Avenue for these properties. 64 Avenue and 128 Street are both arterial roads and therefore no vehicular access will be permitted to these roads.
- 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:

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Limited prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 132 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 |
|-------------------|-----------------------|------------------------------|----------------------------|
| Apple             | 3                     | 0                            | 3                          |
| Birch             | 1                     | 0                            | 1                          |
| Cherry/ Plum      | 6                     | 0                            | 6                          |
| Cottonwood        | 5                     | 0                            | 5                          |
| Douglas Fir       | 38                    | 13                           | 25                         |
| English Holly     | 1                     | 1                            | 0                          |
| Hawthorn          | 3                     | 0                            | 3                          |
| Hazelnut          | 8                     | 0                            | 8                          |
| Magnolia          | 1                     | 0                            | 1                          |
| Big Leaf Maple    | 2                     | 1                            | 1                          |
| Red Alder         | 8                     | 0                            | 8                          |
| Pine              | 2                     | 0                            | 2                          |
| Poplar            | 3                     | 3                            | 0                          |
| Western Red Cedar | 50                    | 18                           | 32                         |
| Walnut            | 1                     | 1                            | 0                          |
| <b>Total</b>      | <b>132</b>            | <b>36</b>                    | <b>96</b>                  |

- Approximately one-third of all the trees on the subject site are non-retainable species such as Red Alder, Apple and Cottonwood trees. Unfortunately, the majority of the remaining trees on the subject site have been topped in the past. This has significantly reduced their viability and value as trees to be retained. It was determined that thirty-six (36) trees are healthy and appropriate for retention. The trees proposed to be retained consist mainly of mature Western Red Cedar and Douglas Fir trees at the Eastern property boundary adjacent to 12784-64 Avenue.
- 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 179 replacement trees on the subject site. Since only 24 replacement trees can be accommodated on the subject site, the deficit of 155 replacement trees will require a cash-in-lieu payment of \$46,500, 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 Japanese Maple, Western Red Cedar and Magnolia 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 October 22, 2010 to 360 households within 100 metres (328 feet) of the subject site and staff received one (1) call and one (1) letter of concern as a result of the notification. The following concerns were expressed:
  - Concerned about the tree preservation on the subject site, especially the row of trees on the Eastern property boundary.

*(The applicant has demonstrated adequate tree preservation by retaining thirty-six (36) trees, representing 27% of all the trees on the subject site. The trees proposed to be retained consist mainly of mature Western Red Cedar and Douglas Fir trees at the Eastern property boundary adjacent to 12784-64 Avenue.)*
  - Concerned about sufficient parking on the subject site to accommodate the proposed density.

*(The proposal exceeds the parking requirements of the City of Surrey Zoning By-law No. 12000, as amended. The applicant is providing 94 parking stalls on site. All dwelling units will have 2 parking stalls, with an additional 10 parking stalls for visitors.)*
  - Concerned about the drainage on the property, especially the possibility that extensive disturbances of land or removal of trees could result in excess water on the adjacent properties.

*(The applicant has been advised of the drainage concerns and a review of the pre-runoff and post-runoff conditions will be required. The applicant will be responsible to address these concerns prior to the issuance of the servicing agreement.)*

- A public information meeting was held on November 24, 2010 in order to obtain more detailed input from area residents with respect to the proposed application and the proposed amendment to the West Newton South NCP. Eight (8) residents attended this meeting. The following concerns were raised at the meeting:
  - Concern about the increase in traffic and possibility of increased short-cutting through the existing townhouse developments to the West of the subject site. Short-cutting through the existing townhouse developments is already a concern and this problem may be increased as a result of the addition of more townhouses.

*(The Transportation Engineers of the Engineering Department will examine the existing vehicular movements on the neighbouring properties and will work with the residents of the neighbouring townhouse units in order to look at options to resolve the issues identified.)*

#### 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) and the West Newton North NCP.
- The building units are designed to be ground-oriented and compatible with the massing and design of the adjacent townhouse development to the West. The townhouses adjacent to 63 and 64 Avenue 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 63 and 64 Avenue 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 and 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 vertical board and batten vinyl siding, cedar shingle vinyl siding and wood base 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
- 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. Proposed West Newton South NCP Amendment
- Appendix VI. Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                    Maciej Dembek, Barnett Dembek Architects Inc.  
                         Address:                    Unit 135, 7536 – 130 Street  
                                                            Surrey, BC  
                                                            V3W 1H8  
                         Tel:                                    604-597-7100
  
2.            Properties involved in the Application
  - (a)      Civic Address:                    12752 – 64 Avenue
  
  - (b)      Civic Address:                    12752 – 64 Avenue  
                 Owner:                                    Sunmark Developments Ltd., Inc. No. 449592  
                 PID:    012-695-416  
                 Lot 1 Except: Firstly: Parcel "A" (Explanatory Plan 14036) and Road, Secondly:  
                 Plan LMP25577 Section 7 Township 2 New Westminster District Plan 2378
  
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-30)

| Required Development Data           | Minimum Required /<br>Maximum Allowed | Proposed   |
|-------------------------------------|---------------------------------------|--|
| LOT AREA* (in square metres)        |                                       |  |
| Gross Total                         |                                       | 9,111 sq.m.  |
| Road Widening area                  |                                       | 628 sq.m.  |
| Undevelopable area                  |                                       |  |
| Net Total                           |                                       | 8,483 sq.m.  |
|                                     |                                       |  |
| LOT COVERAGE (in % of net lot area) |                                       |  |
| Buildings & Structures              |                                       |  |
| Paved & Hard Surfaced Areas         |                                       |  |
| Total Site Coverage                 | 45%                                   | 41%  |
|                                     |                                       |  |
| SETBACKS ( in metres)               |                                       |  |
| Front (63 Avenue)                   | 7.5 m                                 | 5.4 m to building;<br>3.9 m to porch                 |
| Rear (64 Avenue)                    | 7.5 m                                 | 7 m to building;<br>5.4 m to porch and deck          |
| Side #1 (East)                      | 7.5 m                                 | 6.0 m to building;<br>4.5 m to deck; 4.5 to<br>porch |
| Side #2 (West)                      | 7.5 m                                 | 5.6 m to building, 4.2 m to<br>deck; 4.2 m to porch  |
|                                     |                                       |  |
| BUILDING HEIGHT (in metres/storeys) |                                       |  |
| Principal                           | 13 m                                  | 11 m   |
| Accessory (Indoor Amenity Building) | 11 m                                  | 4.5 m  |
|                                     |                                       |  |
| NUMBER OF RESIDENTIAL UNITS         |                                       |  |
| Bachelor                            |                                       |  |
| One Bed                             |                                       |  |
| Two Bedroom                         |                                       | 1  |
| Three Bedroom +                     |                                       | 41   |
| Total                               |                                       | 42   |
|                                     |                                       |  |
| FLOOR AREA: Residential             |                                       | 6,342 sq.m.  |
|                                     |                                       |  |
| FLOOR AREA: Commercial              |                                       |  |
| Retail                              |                                       |  |
| Office                              |                                       |  |
| Total                               |                                       |  |
|                                     |                                       |  |
| FLOOR AREA: Industrial              |                                       |  |
|                                     |                                       |  |
| FLOOR AREA: Institutional           |                                       |  |
|                                     |                                       |  |
| TOTAL BUILDING FLOOR AREA           |                                       | 6,342 sq.m.  |

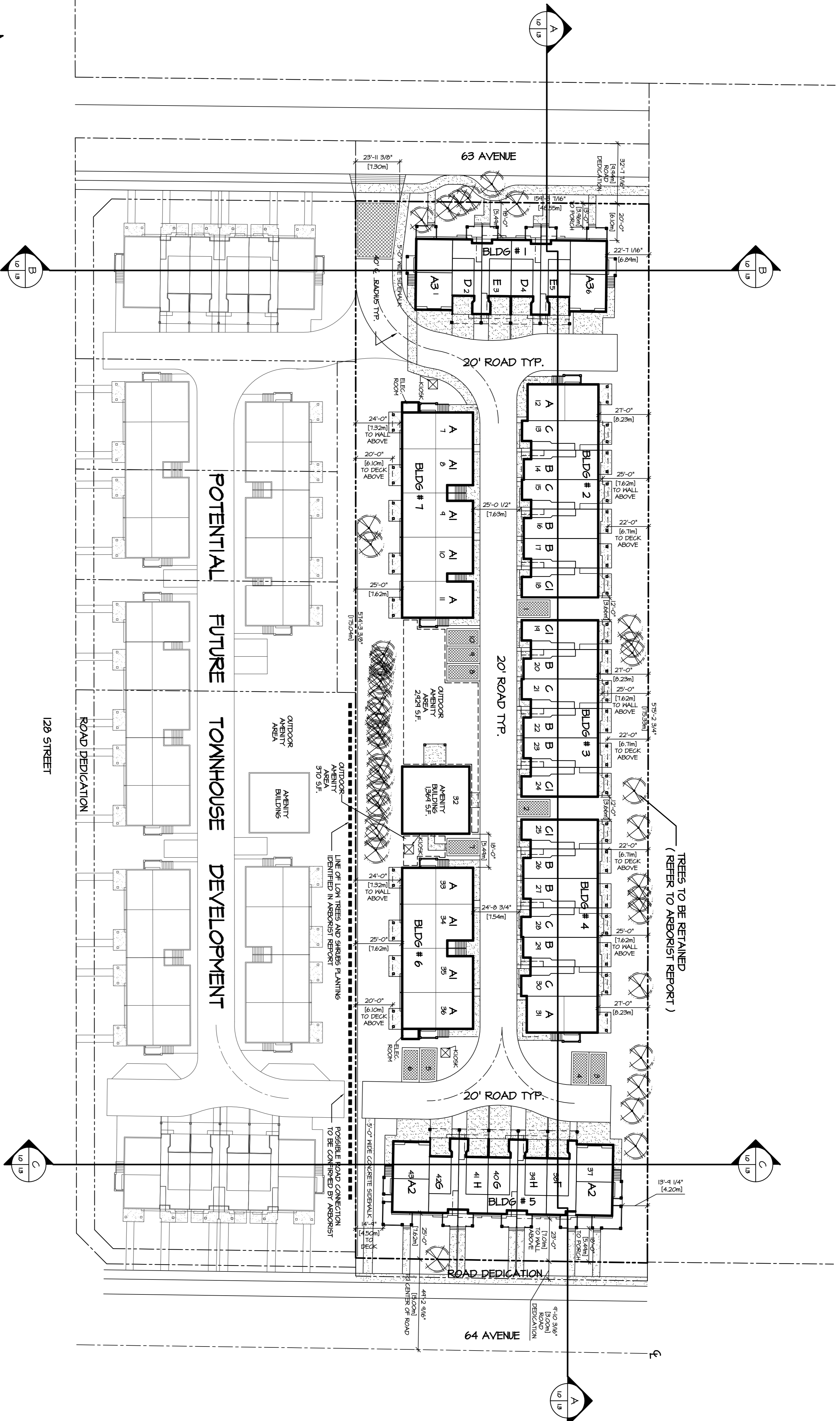
\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.



## Development Data Sheet cont'd

| Required Development Data                                     | Minimum Required /<br>Maximum Allowed | Proposed  |
|---|---------------------------------------|-----------|
| DENSITY   |                                       |           |
| # of units/ha /# units/acre (gross)                           |                                       |           |
| # of units/ha /# units/acre (net)                             | 20 upa                                | 20 upa    |
| FAR (gross)   |                                       |           |
| FAR (net)   | 0.90                                  | 0.80      |
|   |                                       |           |
| AMENITY SPACE (area in square metres)                         |                                       |           |
| Indoor  | 126 sq.m.                             | 127 sq.m. |
| Outdoor   | 126 sq.m.                             | 306 sq.m. |
|   |                                       |           |
| PARKING (number of stalls)                                    |                                       |           |
| Commercial  |                                       |           |
| Industrial  |                                       |           |
|   |                                       |           |
| Residential Bachelor + 1 Bedroom                              |                                       |           |
| 2-Bed   |                                       |           |
| 3-Bed   | 84                                    | 84        |
| Residential Visitors  | 8                                     | 10        |
|   |                                       |           |
| Institutional   |                                       |           |
|   |                                       |           |
| Total Number of Parking Spaces                                | 92                                    | 94        |
|   |                                       |           |
| Number of disabled stalls                                     |                                       |           |
| Number of small cars  |                                       |           |
| Tandem Parking Spaces: Number / % of<br>Total Number of Units |                                       |           |
| Size of Tandem Parking Spaces<br>width/length                 |                                       |           |

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



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 30'-0"

**DRAWING LIST**

- AC-1-0 SITE PLAN
- AC-1-1 CONTEXT PLAN
- AC-1-2 GRADING PLAN
- AC-1-3 SITE SECTIONS & STREETSCAPES
- AC-1-4 COLOUR SCHEME PLACEMENT
- AC-2-1 UNIT PLANS
- AC-2-2 UNIT PLANS
- AC-2-3 UNIT PLANS
- AC-3-1 BUILDING ELEVATIONS - BUILDING #1
- AC-3-2 BUILDING ELEVATIONS - BUILDING #2 & #4
- AC-3-3 BUILDING ELEVATIONS - BUILDING #3
- AC-3-4 BUILDING ELEVATIONS - BUILDING #5
- AC-3-5 BUILDING ELEVATIONS - BUILDING #6
- AC-3-6 BUILDING ELEVATIONS - BUILDING #7
- AC-4-1 AMENITY BUILDING PLANS & ELEVATIONS

**DEVELOPMENT DATA**

ZONING : CD BASED ON RM-30  
 SITE AREA : GROSS: 48,066 S.F. 2,251 AC 0.911 HA  
 NET : 91,310 S.F. 2,096 AC 0.848 HA  
 DENSITY : 200 U.P.A. 44.4 U.P.Ha. (42 UNITS)  
 FAR : 0.71 (10,450 S.F.) (EXCLUDING GARAGE)  
 SITE COVERAGE : 40.1% (36,943 S.F.)  
 AMENITY REQUIRED : 1,357 S.F.  
 PROPOSED : 1,364 S.F.  
 OUTDOOR : 3,294 S.F.

**PARKING :**

REQUIRED : RESIDENTIAL : 42 X 2.0 = 84 SPACES  
 VISITOR : 42 X 0.2 = 8.4 SPACES  
 TOTAL : 92.4 SPACES  
 PROPOSED : RESIDENTIAL : 84 SPACES  
 VISITOR : 10 SPACES  
 TOTAL : 94 SPACES

**UNIT BREAKDOWN EXCLUDING GARAGES**

| UNIT           | DESCRIPTION | UNITS             | S.F.               |
|----------------|-------------|-------------------|--------------------|
| UNIT A         | 3 BEDROOM   | 10                | 1,444              |
| UNIT AI        | 3 BEDROOM   | 5                 | 2,244              |
| UNIT B         | 3 BEDROOM   | 5                 | 1,412              |
| UNIT C         | 3 BEDROOM   | 5                 | 1,441              |
| UNIT CI        | 3 BEDROOM   | 4                 | 1,451              |
| UNIT D         | 3 BEDROOM   | 4                 | 1,555              |
| UNIT E         | 3 BEDROOM   | 4                 | 1,578              |
| UNIT F         | 2 BEDROOM   | 1                 | 1,541              |
| <b>TOTAL :</b> |             | <b>42 UNITS =</b> | <b>70,450 S.F.</b> |

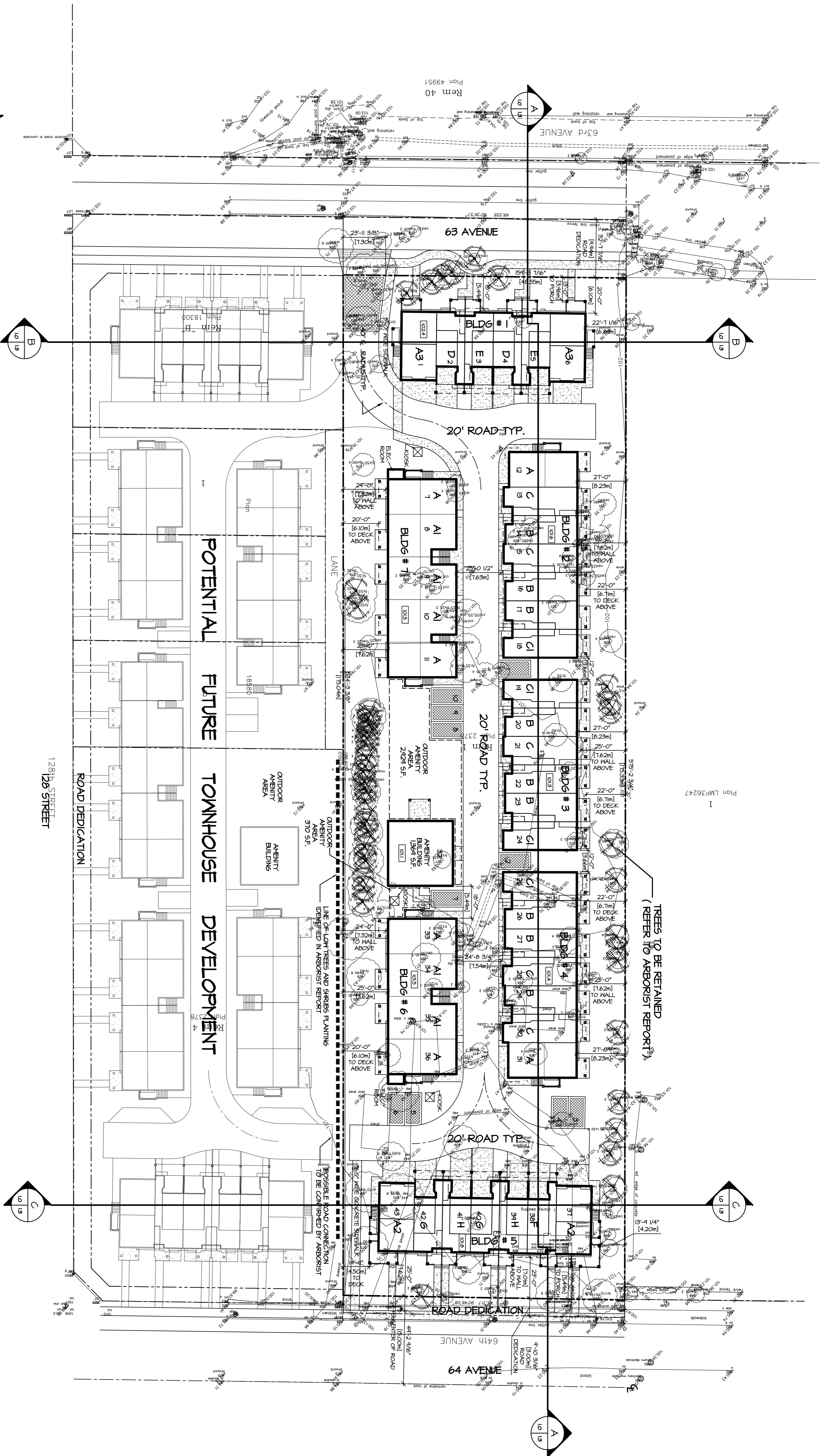
TREES TO BE RETAINED  
(REFER TO ARBORIST REPORT)

|   |  |   |   |  |
|---|--|---|---|--|
| <p>CLIENT : SUNMARK VENTURES LTD.<br/>                 PROJECT : TOWNHOUSE FEASIBILITY<br/>                 12752 64 AVENUE, SURREY, B.C.<br/>                 SHEET CONTENTS :<br/>                 CONCEPTUAL SITE PLAN,<br/>                 DRAWING LIST AND DEVELOPMENT DATA</p> | <p>DESIGN : M.D.<br/>                 DRAWN :<br/>                 DATE : Jan. 5 11<br/>                 SCALE : 1" = 30'-0"</p> | <p>UNIT 135<br/>                 7536 130 STREET<br/>                 SURREY, B.C.<br/>                 V3W 1H8<br/>                 PHONE: (604) 597-7100<br/>                 FAX: (604) 597-2099<br/>                 EMAIL: mail@barnett-dembek.com</p> | <p>ARCHITECTS INC.<br/> <b>barnett dembek</b></p> | <p>PROJECT NO. 10009<br/>                 REV. NO.</p> |
|---|--|---|---|--|

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NORTH

**GRADING PLAN**

SCALE: 1" = 30'-0"

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CON-04/06/04/04

CLIENT : SUNMARK VENTURES LTD.

PROJECT : TOWNHOUSE FEASIBILITY  
 12752 64 AVENUE, SURREY, B.C.

SHEET CONTENTS :  
 GRADING PLAN

DESIGN : M.D.  
 DRAWN :  
 DATE : Jan. 6 11  
 SCALE : 1" = 30'-0"

**barnett dembek**  
 ARCHITECTS INC.

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

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

| CLIENT NO.  | SHEET NO. |
|-------------|-----------|
| 10009       | AC-12     |
| PROJECT NO. | REV. NO.  |
| 10009       |           |



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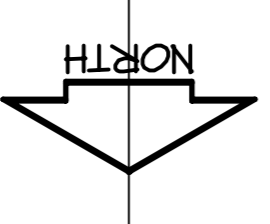
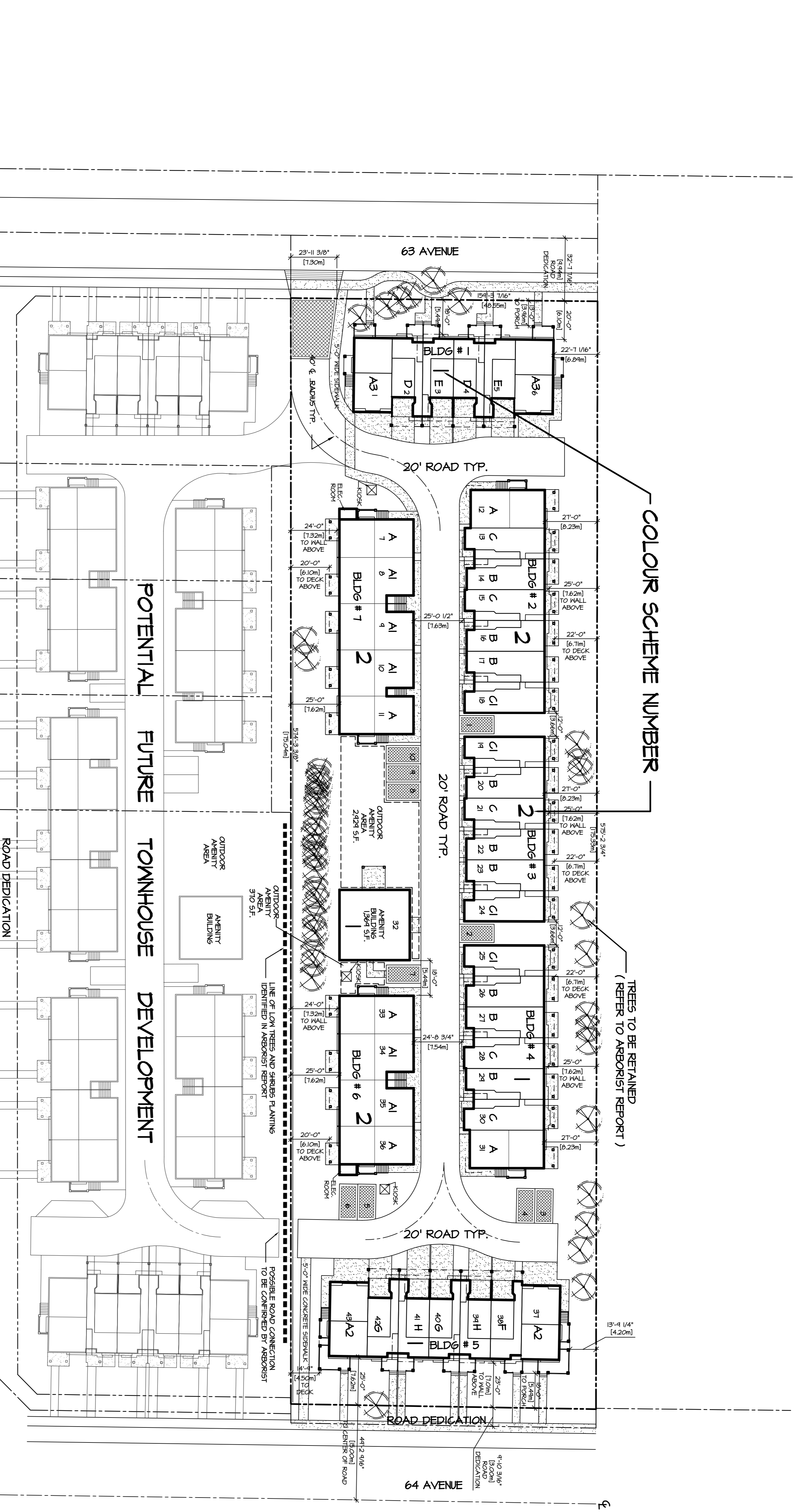
COLOUR SCHEME PLACEMENT/25

|                  |  |          |             |
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| CLIENT :         | SUNMARK VENTURES LTD.                                  | DESIGN : | M.D.        |
| PROJECT :        | TOWNHOUSE FEASIBILITY<br>12752 64 AVENUE, SURREY, B.C. | DRAWN :  |             |
| SHEET CONTENTS : | COLOUR SCHEME PLACEMENT                                | DATE :   | Jan. 6 11   |
|                  |  | SCALE :  | 1" = 30'-0" |

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

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

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|-------------|-----------|
| CLIENT NO.  | SHEET NO. |
| PROJECT NO. | REV. NO.  |
| 10009       | AC-14     |
|             |           |



COLOUR SCHEME PLACEMENT  
 SCALE: 1" = 30'-0"



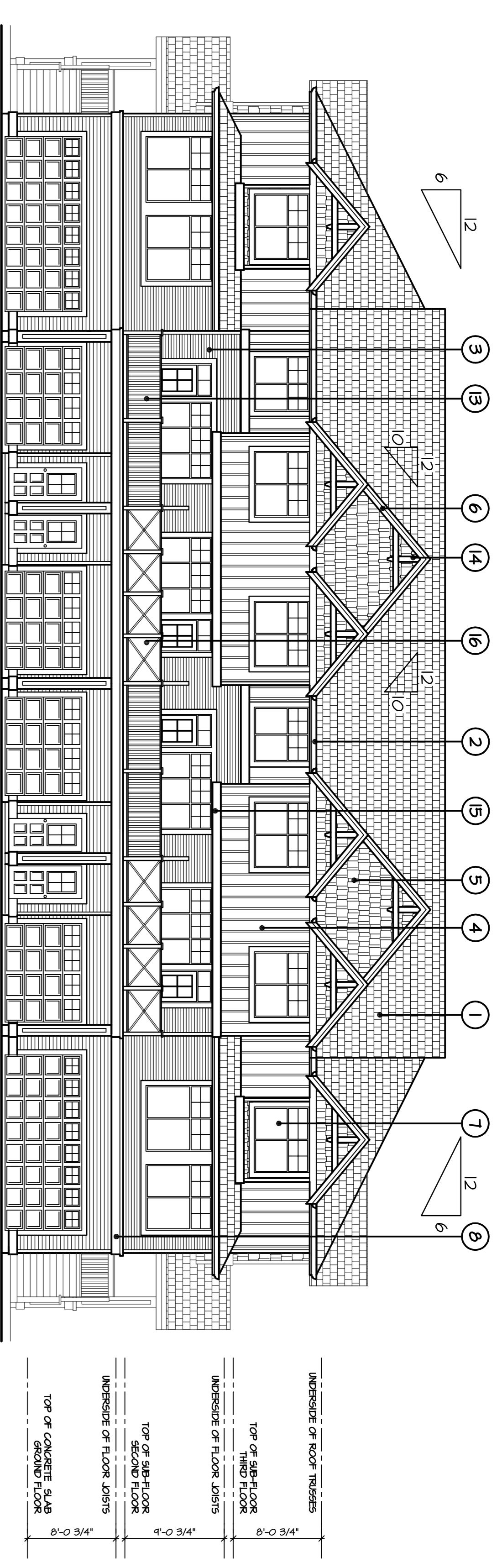








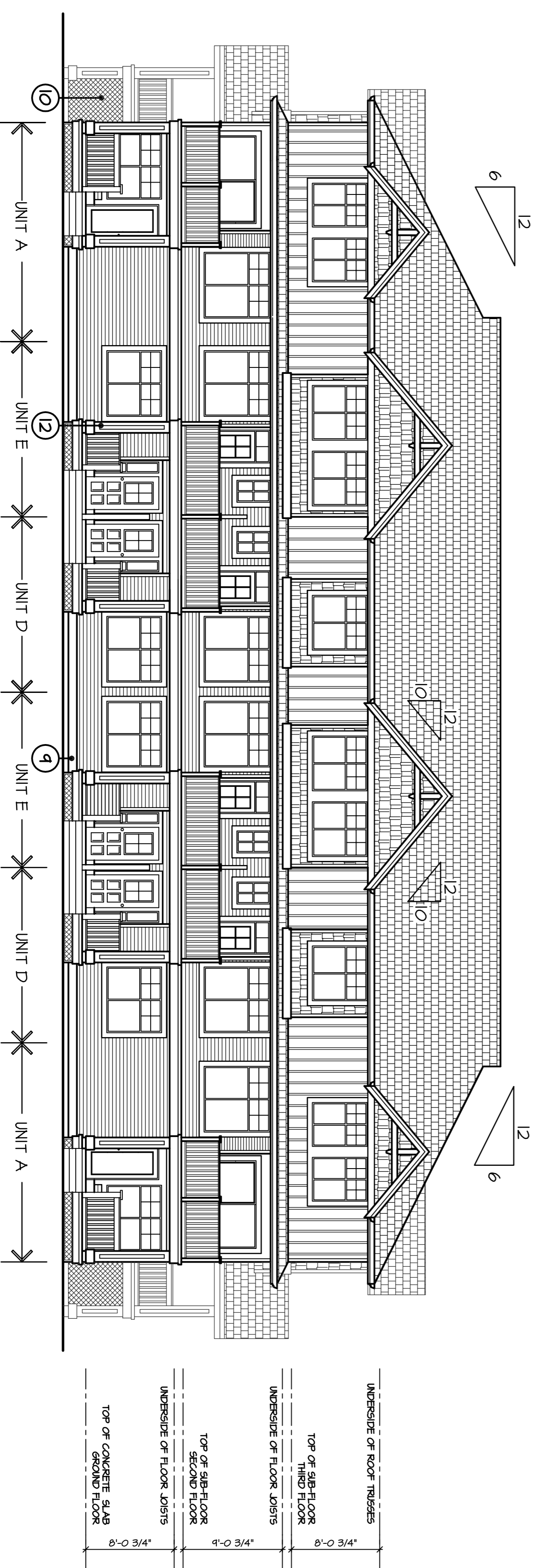
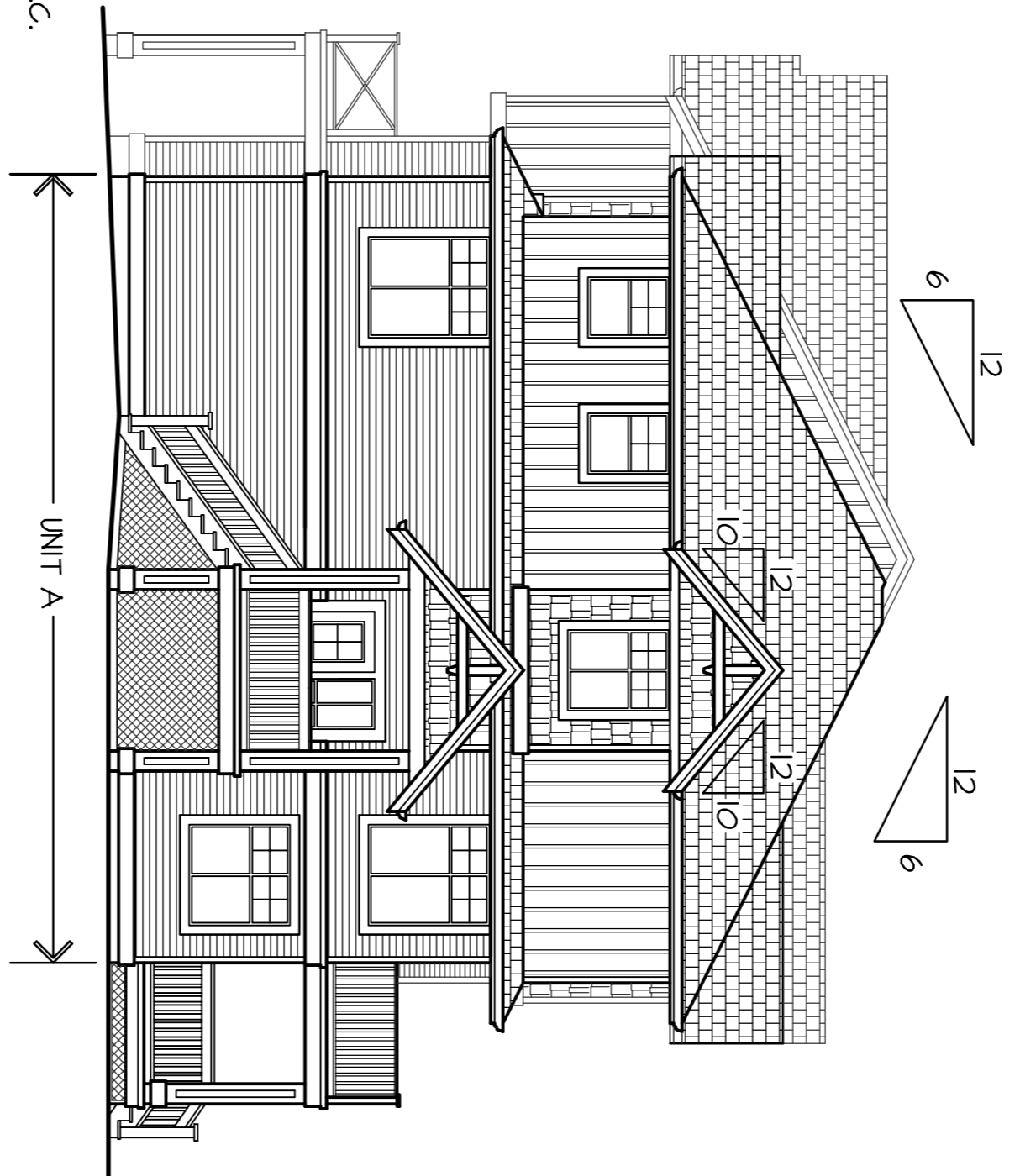
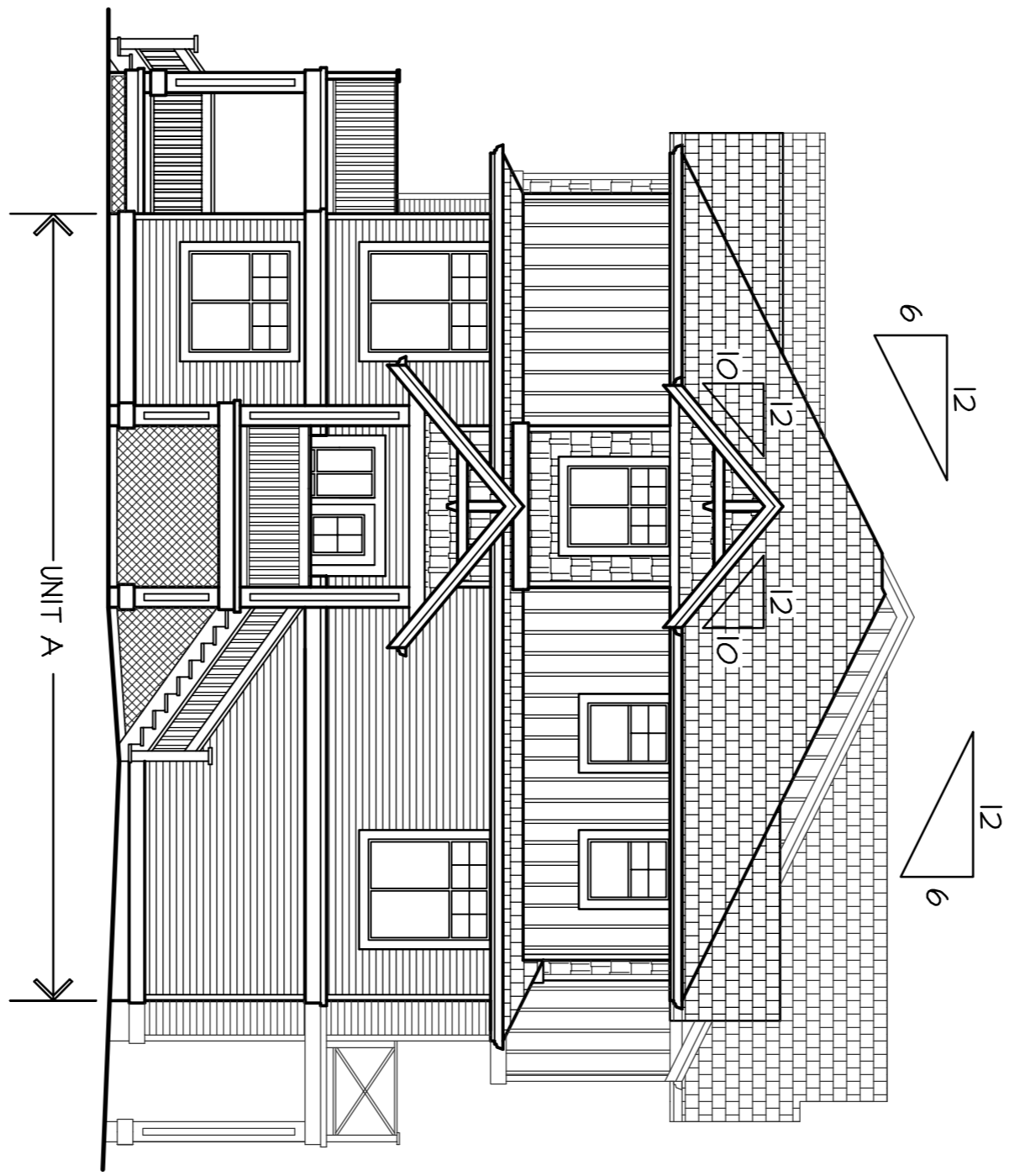
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**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑭ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑮ 2 X 10 WOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



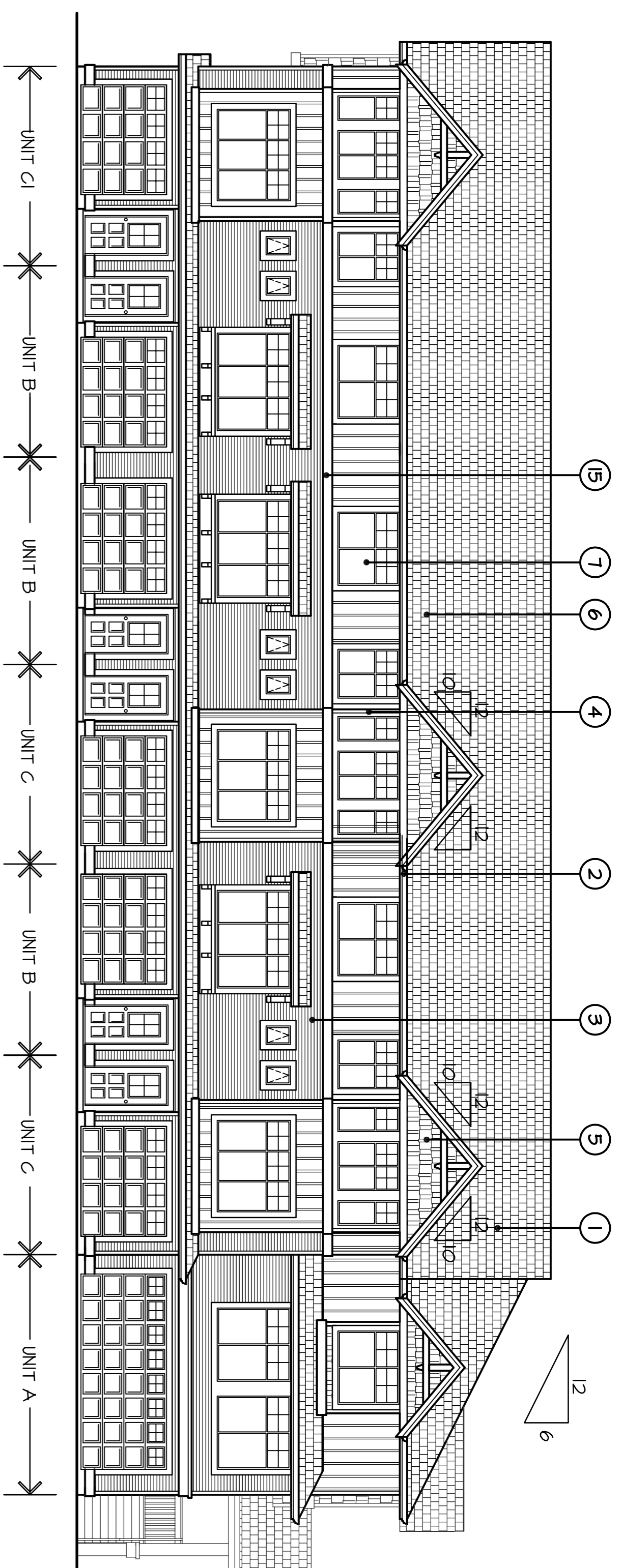
CLIENT : SUNMARK VENTURES LTD.  
 PROJECT : TOWNHOUSE FEASIBILITY  
 12752 64 AVENUE, SURREY, B.C.  
 SHEET CONTENTS :  
 BUILDING ELEVATIONS  
 BUILDING #1

**barnett dembek**  
 ARCHITECTS INC.  
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 7536 130 STREET,  
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 V3W 1H8

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

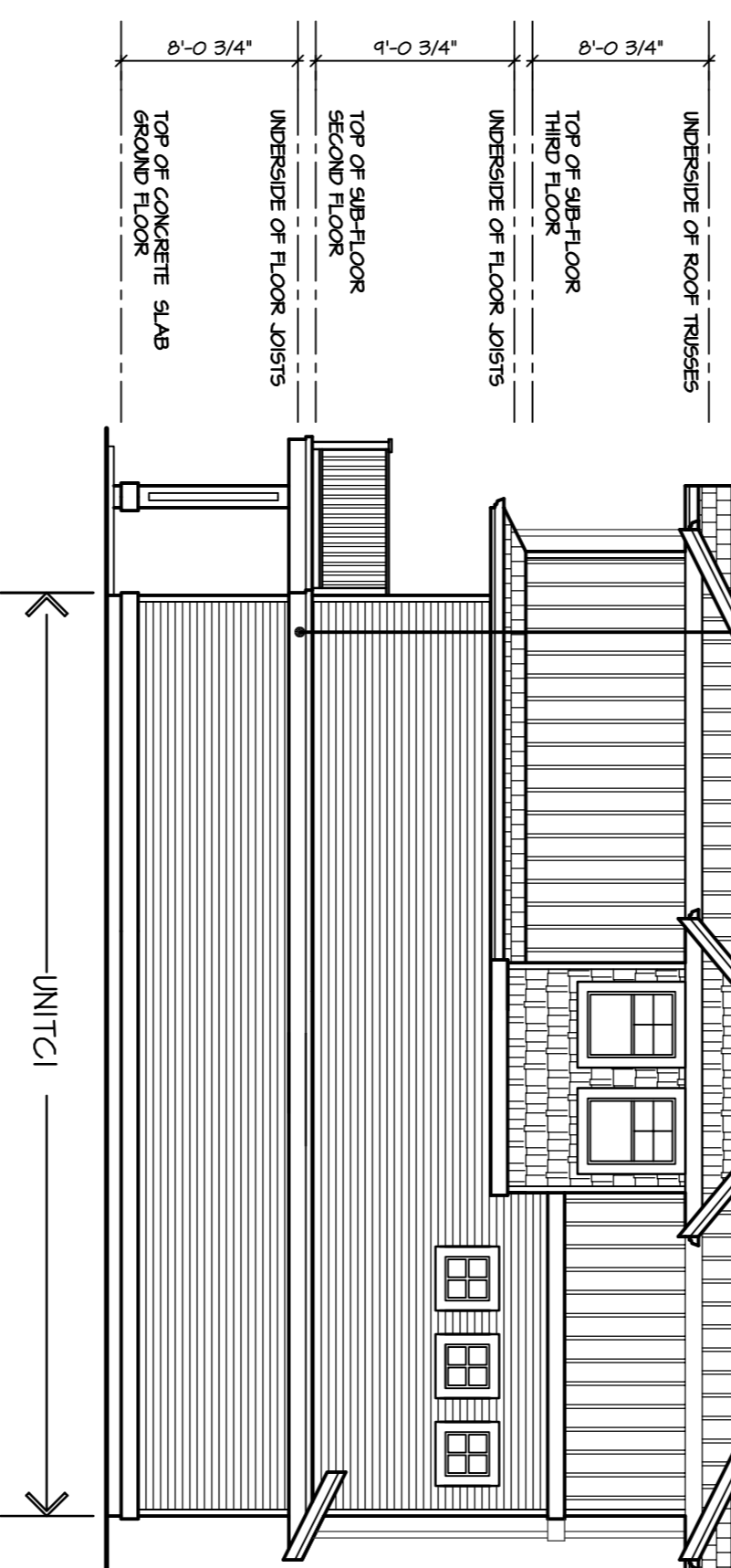
CLIENT NO. AC-31  
 PROJECT NO. 10009  
 SHEET NO. AC-31  
 REV. NO.

**BUILDING # 1**



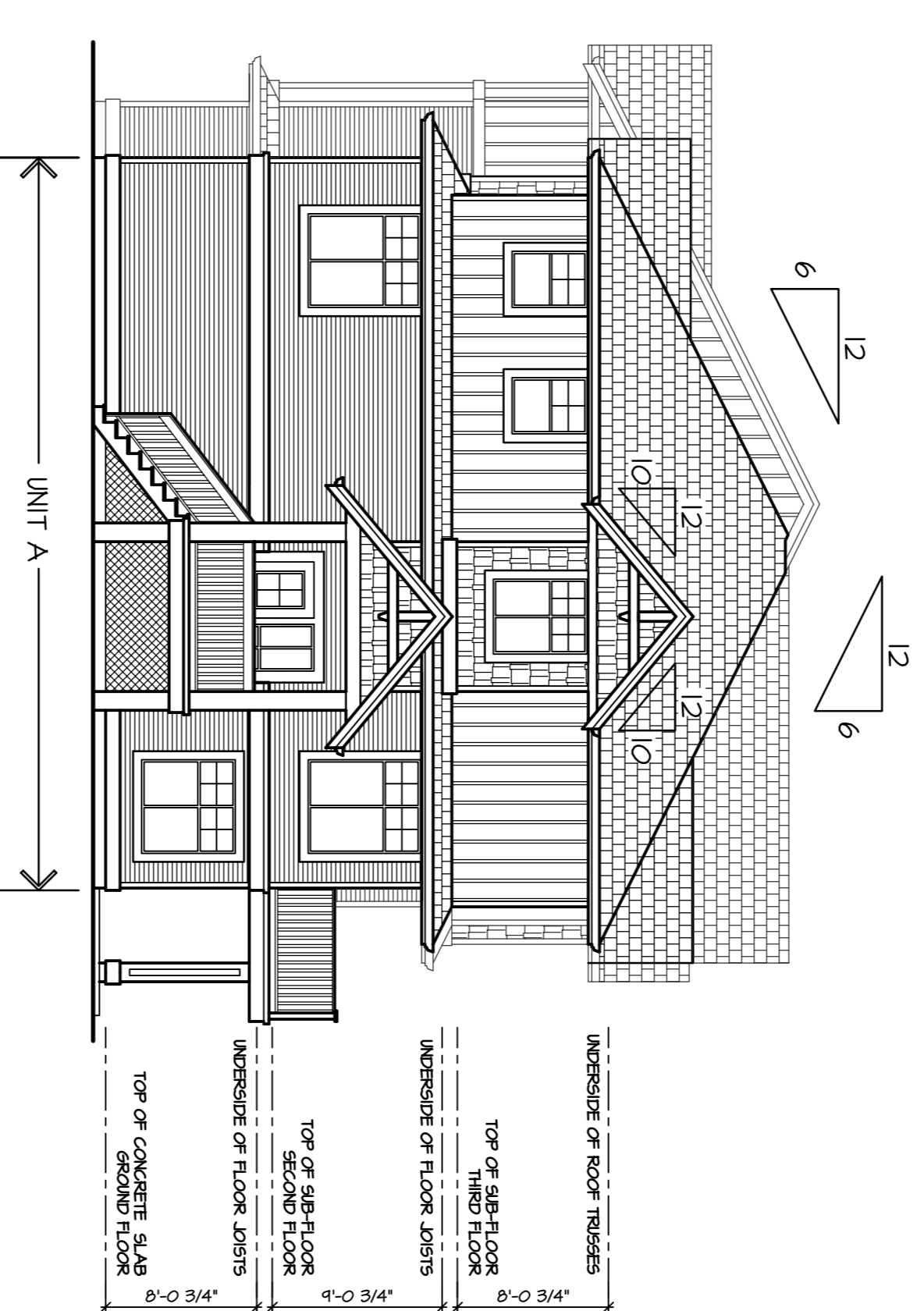
**FRONT ELEVATION**

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



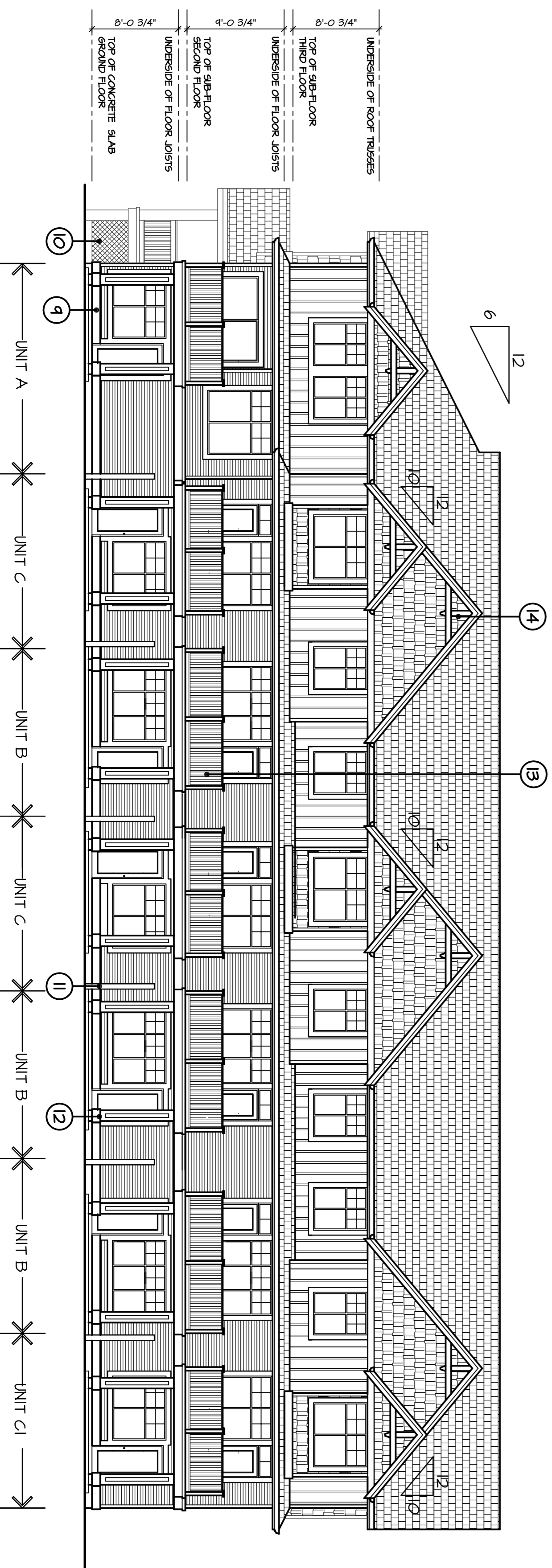
**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M
- ⑭ VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑮ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑯ 2 X 10 WOOD TRIM
- ⑰ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS

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CONTRACT NO. \_\_\_\_\_

|                  |  |
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| CLIENT :         | SUNMARK VENTURES LTD.                                  |
| PROJECT :        | TOWNHOUSE FEASIBILITY<br>12752 64 AVENUE, SURREY, B.C. |
| SHEET CONTENTS : | BUILDING ELEVATIONS<br>BUILDING #2 & #4                |
| DESIGN :         | M.D.   |
| DRAWN :          |  |
| DATE :           | Jan. 6 11  |
| SCALE :          | 1/8" = 1'-0"   |

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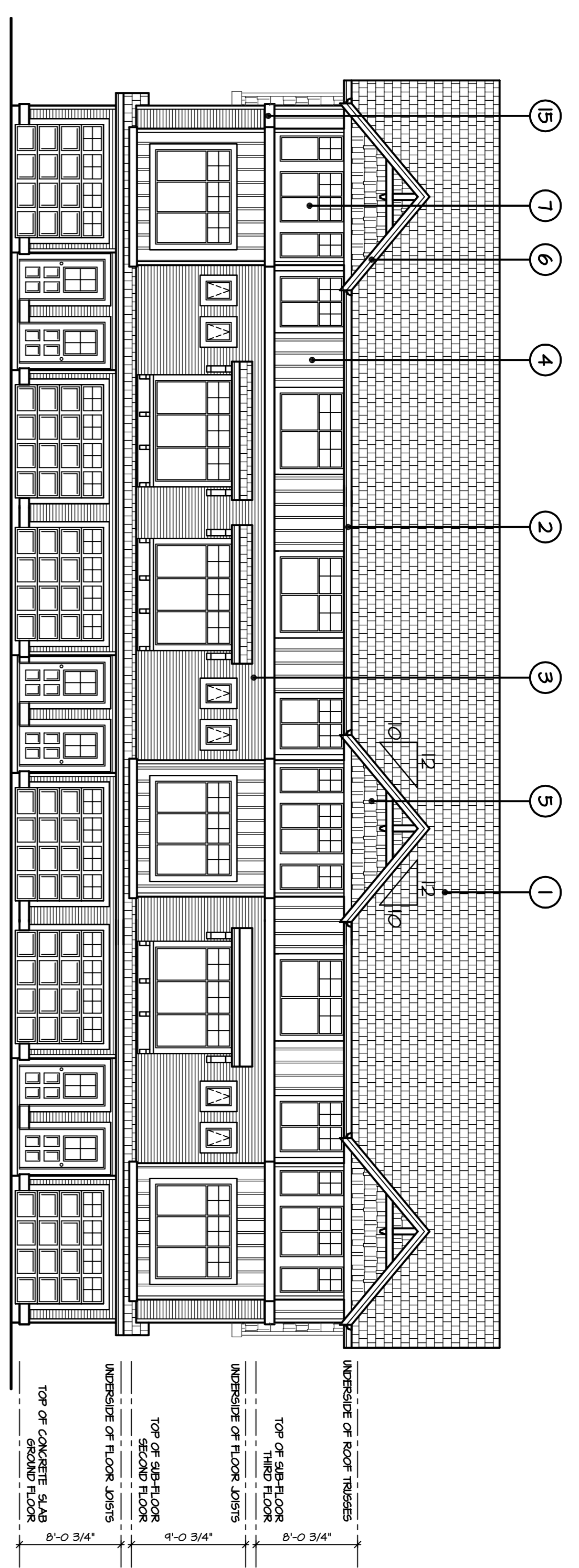
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

BUILDING #4 IS A MIRROR  
**BUILDING # 2 & #4**

|             |           |
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| CLIENT NO.  | SHEET NO. |
| PROJECT NO. | REV. NO.  |
| 100094      | AC-32     |

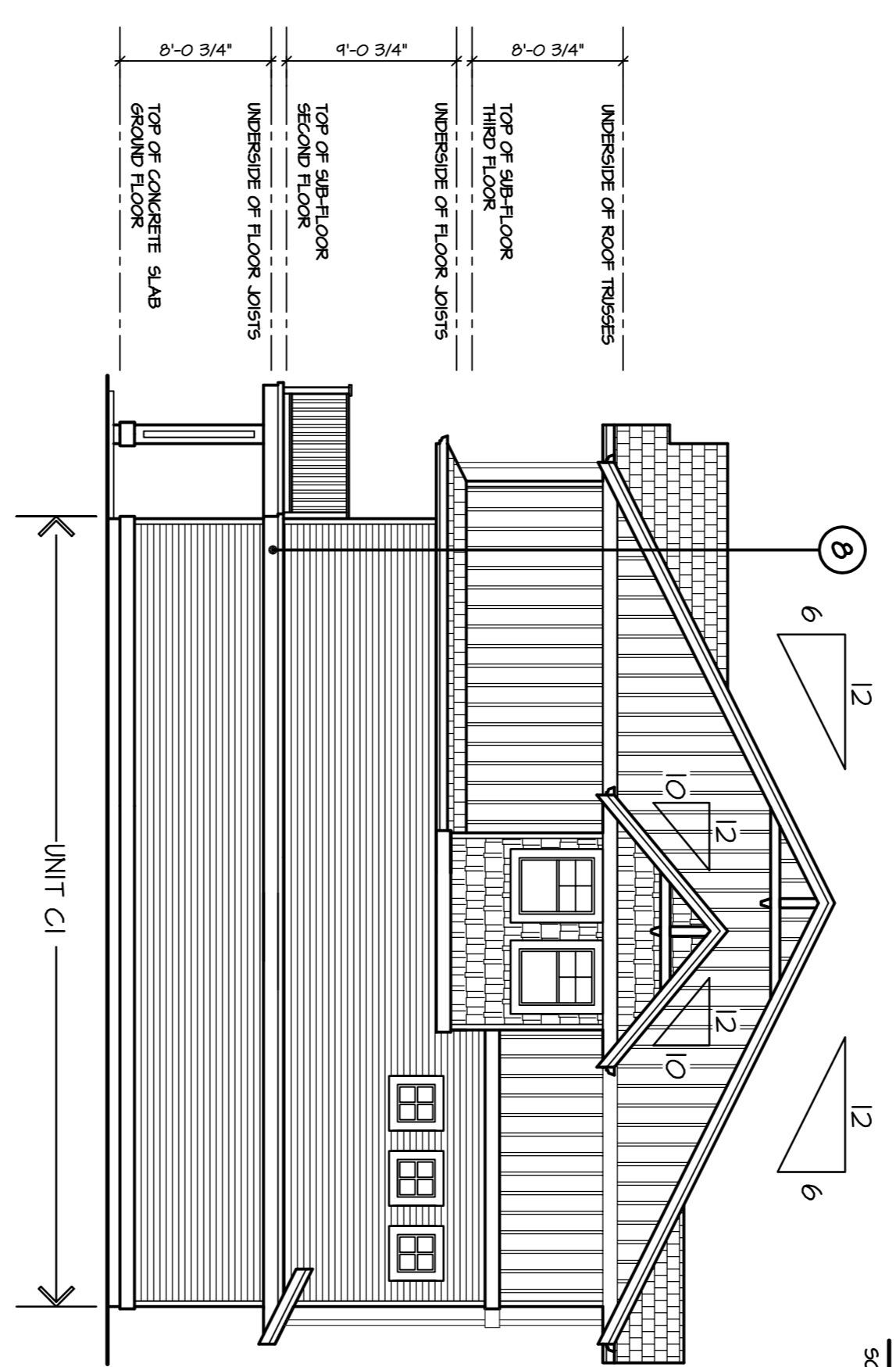
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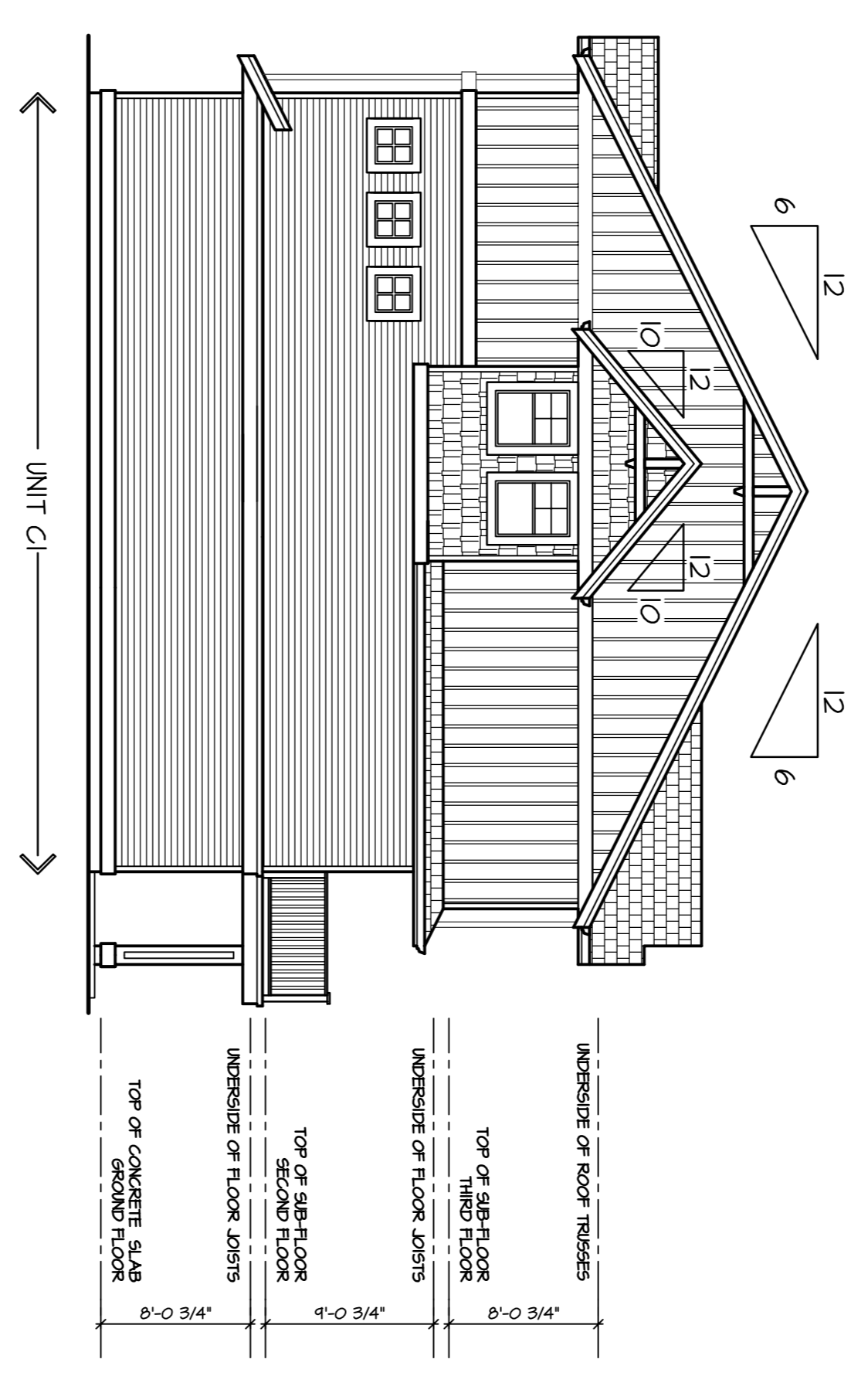
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

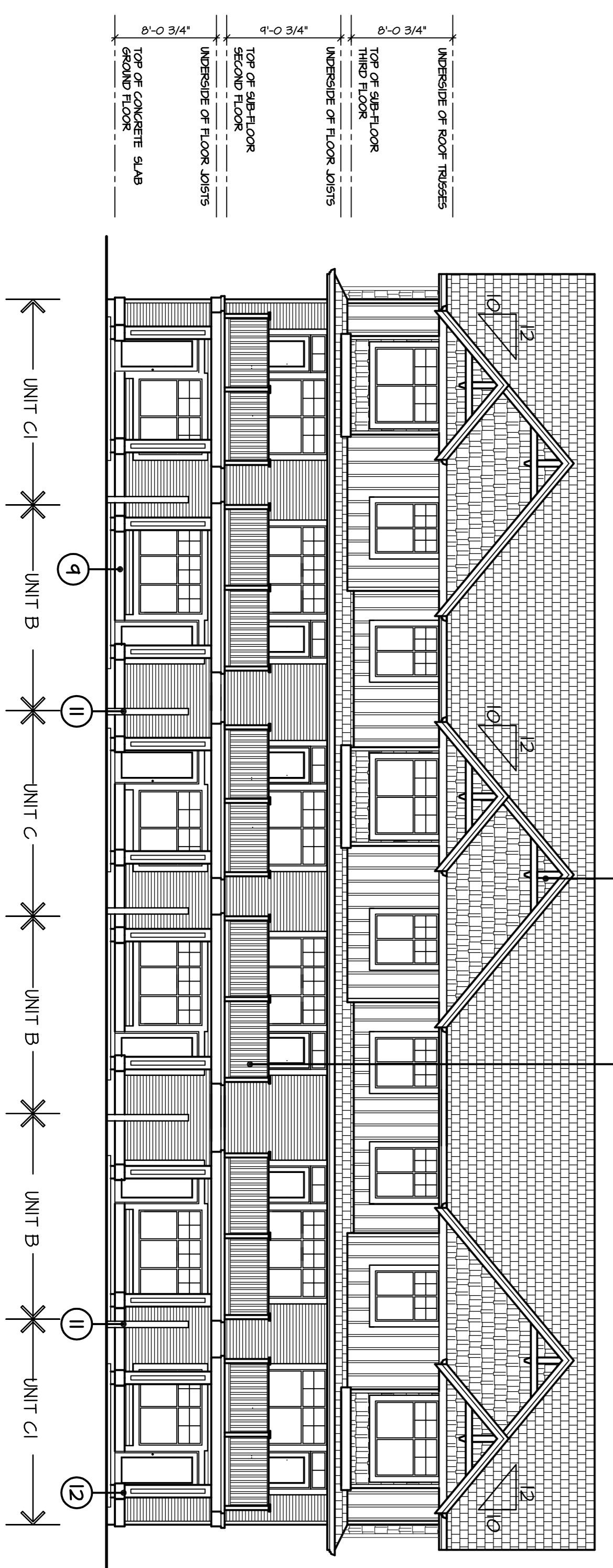
- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑭ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑮ 2 X 10 WOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



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



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



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

**BUILDING # 3**

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

CLIENT : SUNMARK VENTURES LTD.

PROJECT : TOWNHOUSE FEASIBILITY  
12752 64 AVENUE, SURREY, B.C.

SHEET CONTENTS :  
BUILDING ELEVATIONS  
BUILDING #3

DESIGN : M.D.

DRAWN : J.P. 6 11

DATE : JUN 6 11

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

CONTRACT

| REV# | DATE | DRW | CHK'D |
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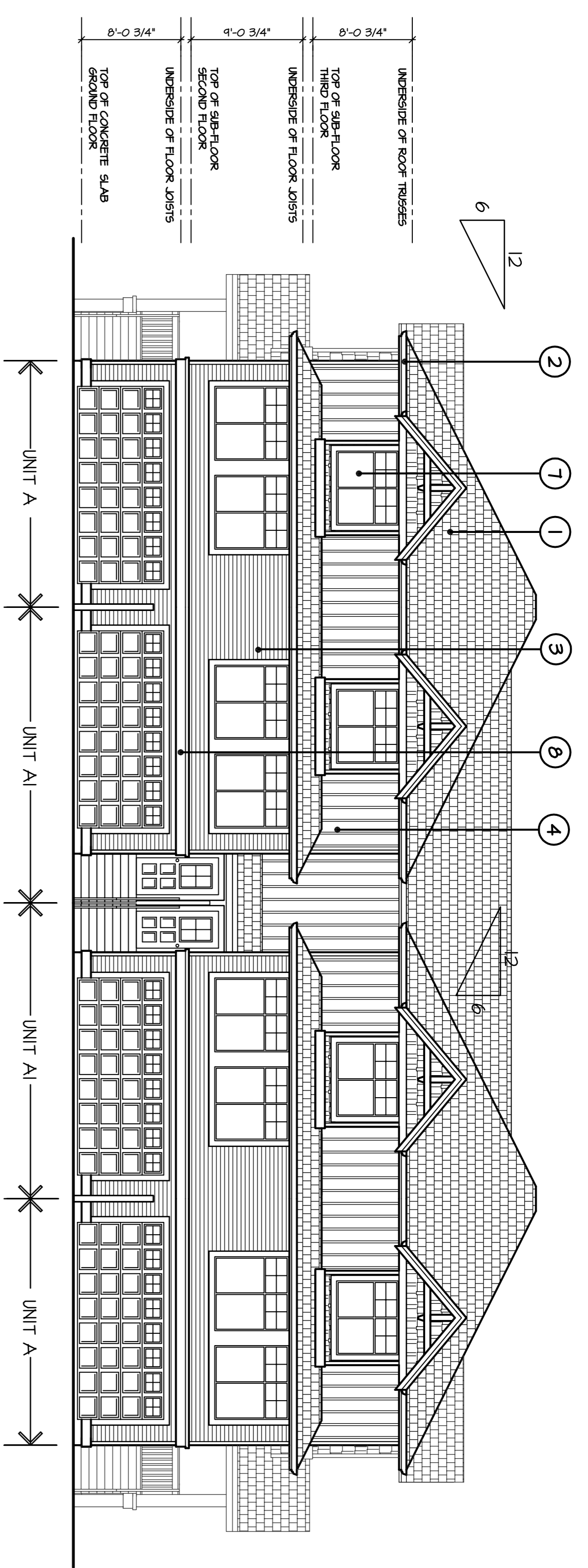
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| CLIENT NO.  | SHEET NO. |
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| 100094      | AC-33     |
| PROJECT NO. | REV. NO.  |
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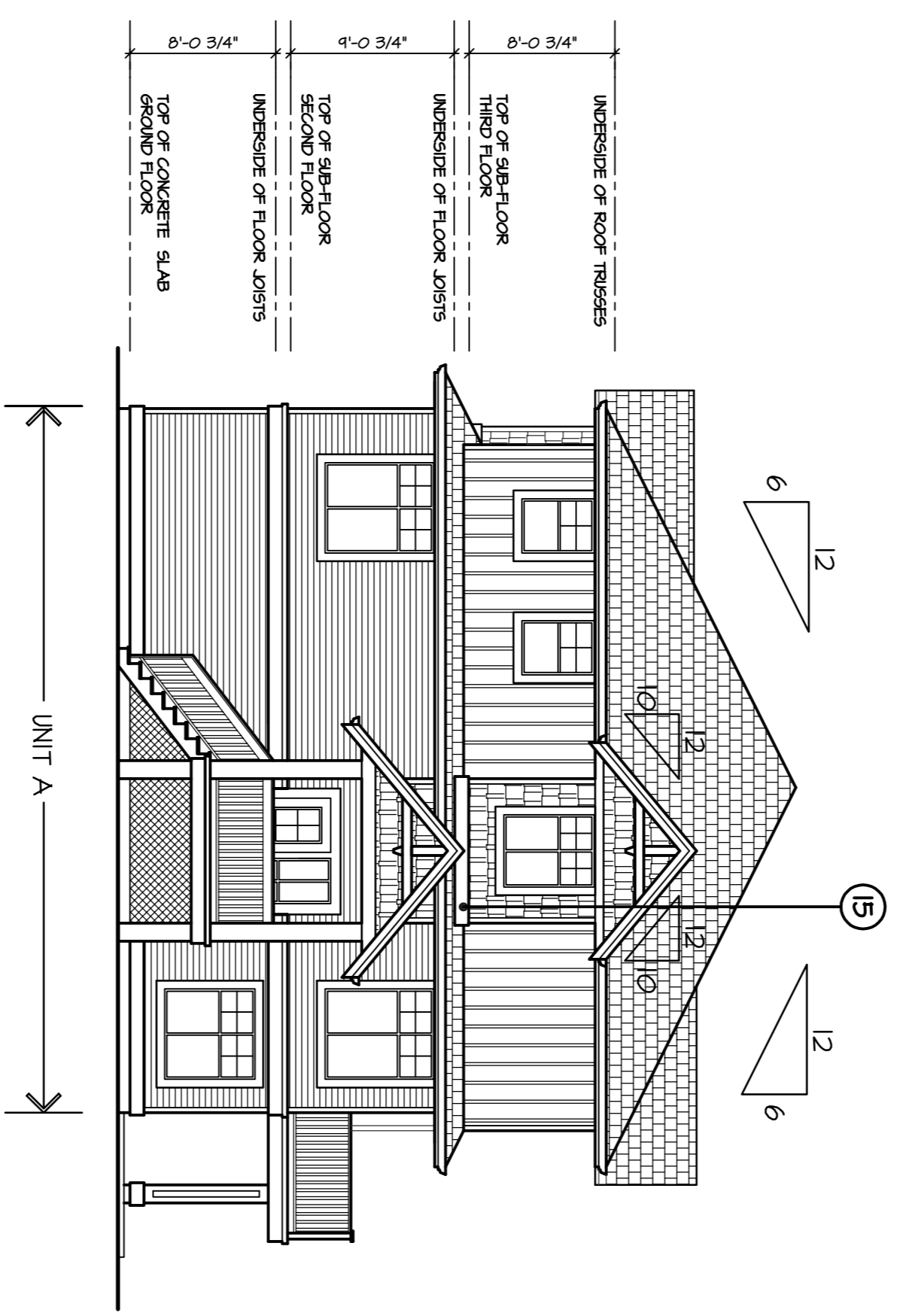
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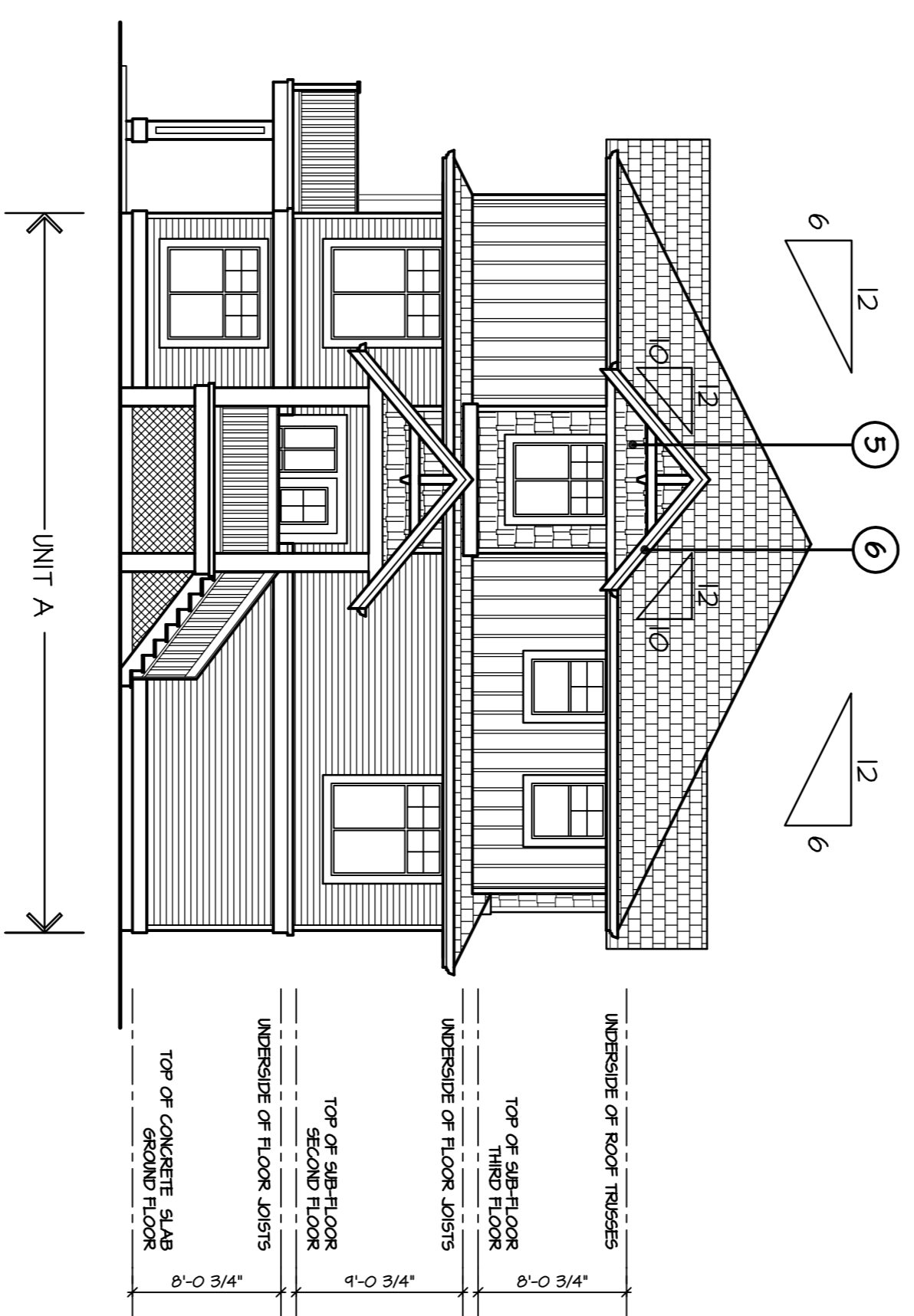
**FRONT ELEVATION**  
 SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

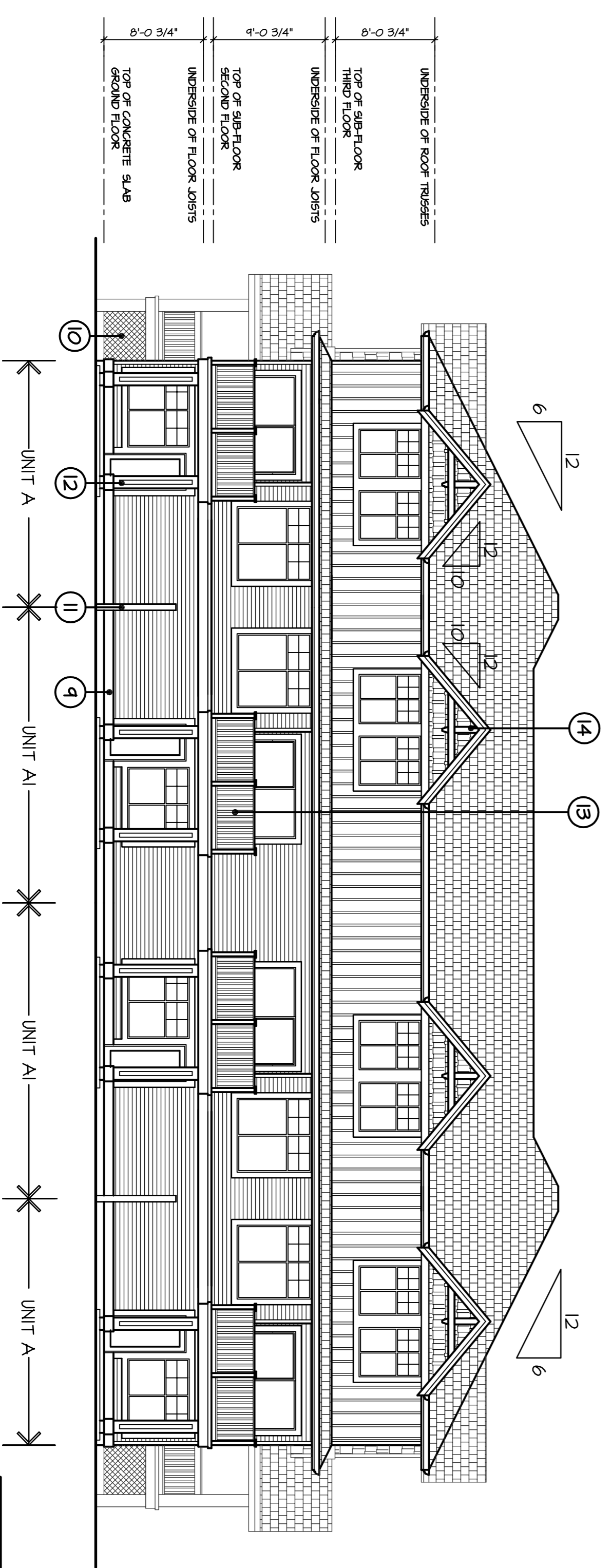
- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑭ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑮ 2 X 10 WOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



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



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



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

**BUILDING # 6**

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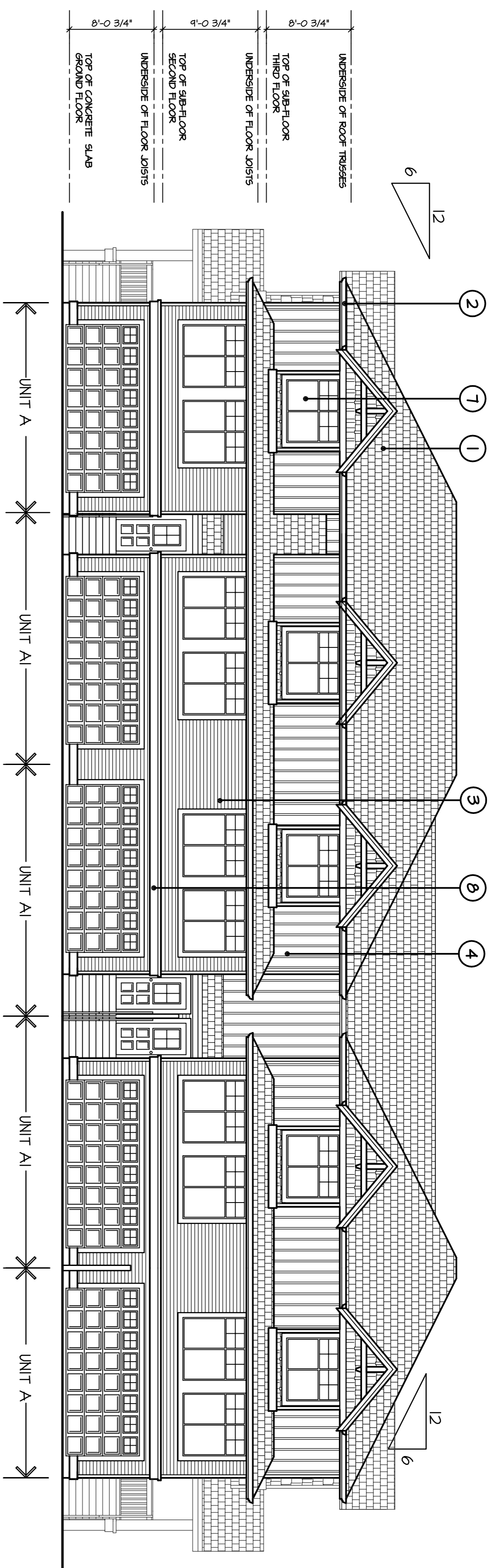
CONTRACT

CLIENT : SUNMARK VENTURES LTD.  
 PROJECT : TOWNHOUSE FEASIBILITY  
 12752 64 AVENUE, SURREY, B.C.  
 SHEET CONTENTS :  
 BUILDING ELEVATIONS  
 BUILDING #6

DESIGN : M.D.  
 DRAWN :  
 DATE : Jan. 6 11  
 SCALE : 1/8" = 1'-0"

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

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| CLIENT NO.  | SHEET NO. |
| PROJECT NO. | AC-35     |
| REV. NO.    | 10009     |

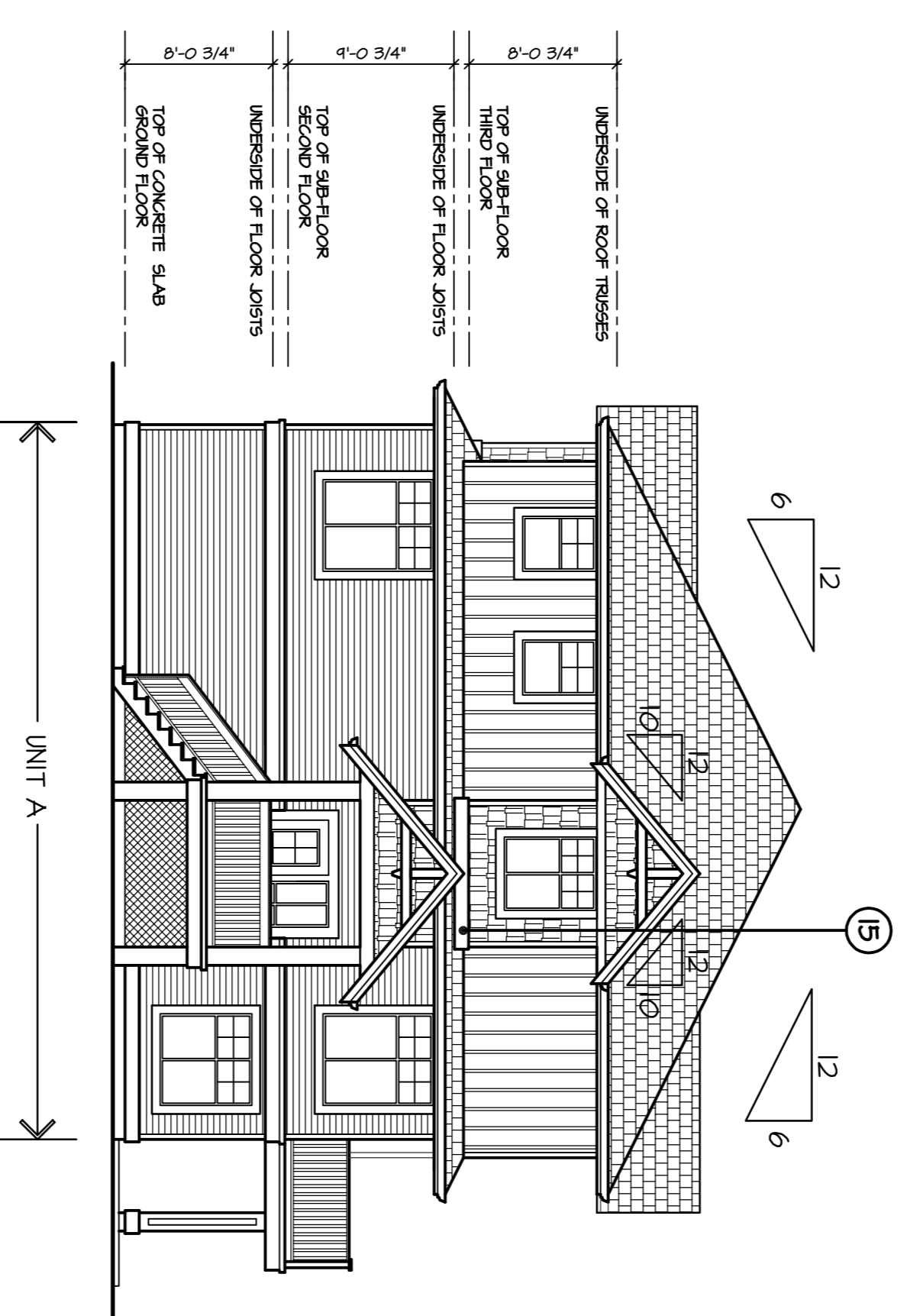


**FRONT ELEVATION**

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

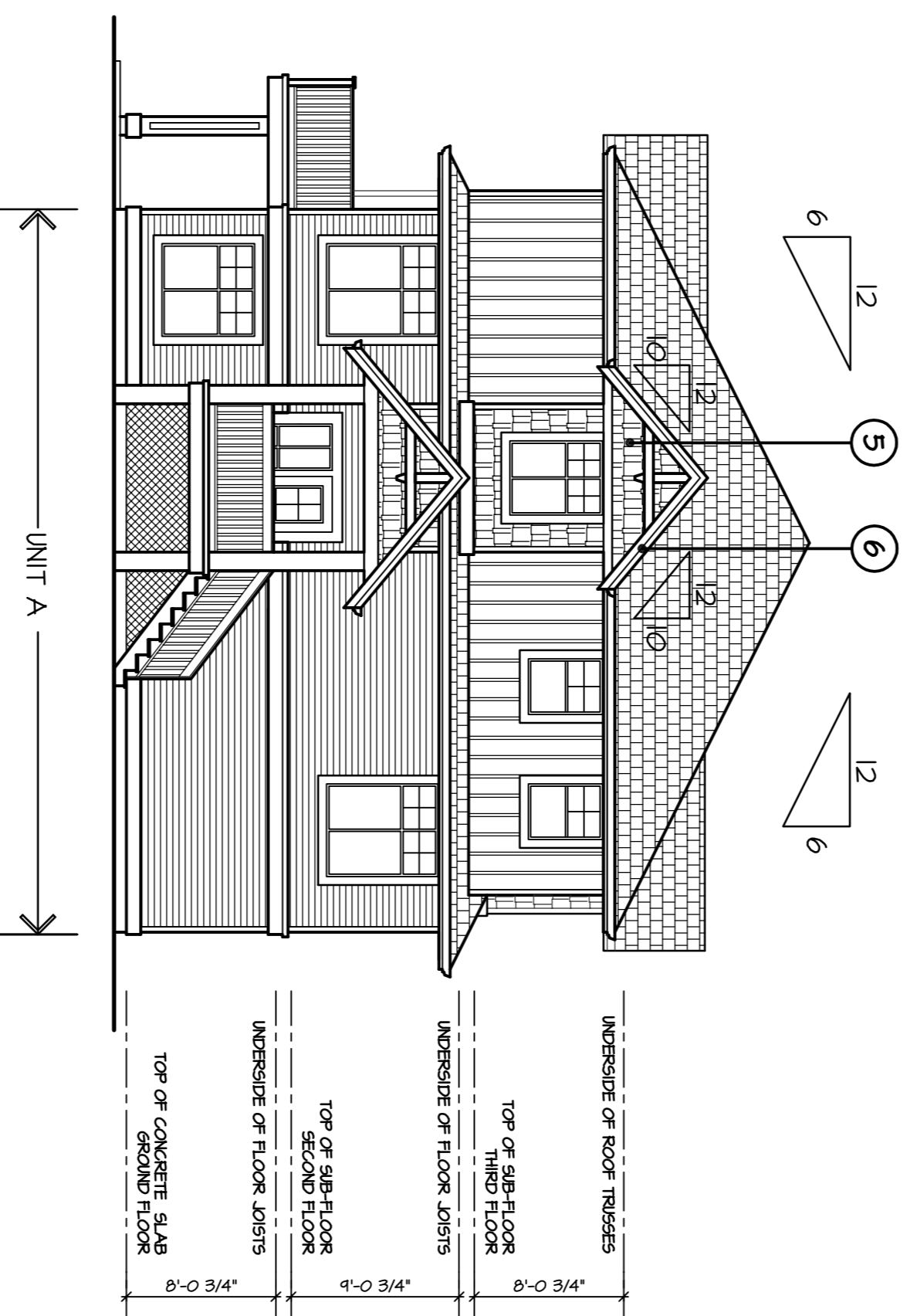
**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑭ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑮ 2 X 10 WOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



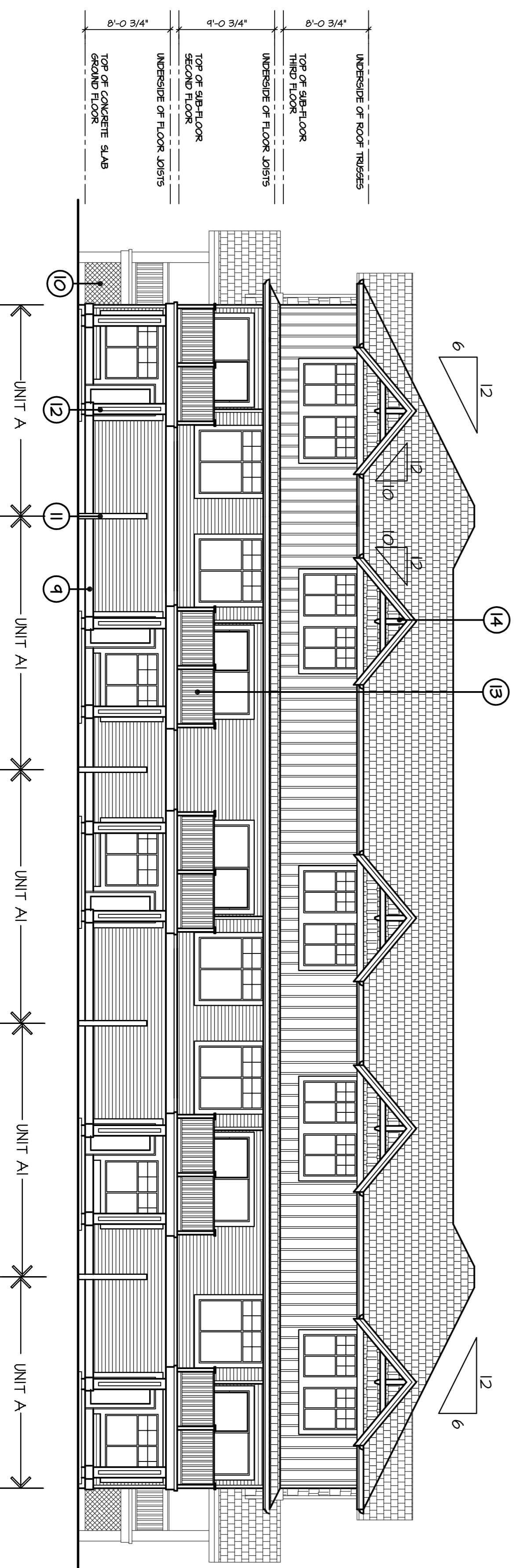
**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**BUILDING # 7**

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| CLIENT :         | SUNMARK VENTURES LTD.                                  |
| PROJECT :        | TOWNHOUSE FEASIBILITY<br>12752 64 AVENUE, SURREY, B.C. |
| SHEET CONTENTS : | BUILDING ELEVATIONS<br>BUILDING # 7                    |
| DESIGN :         | M.D.   |
| DRAWN :          |  |
| DATE :           | Jan. 6 11  |
| SCALE :          | 1/8" = 1'-0"   |

**barnett dembek**  
 ARCHITECTS INC.

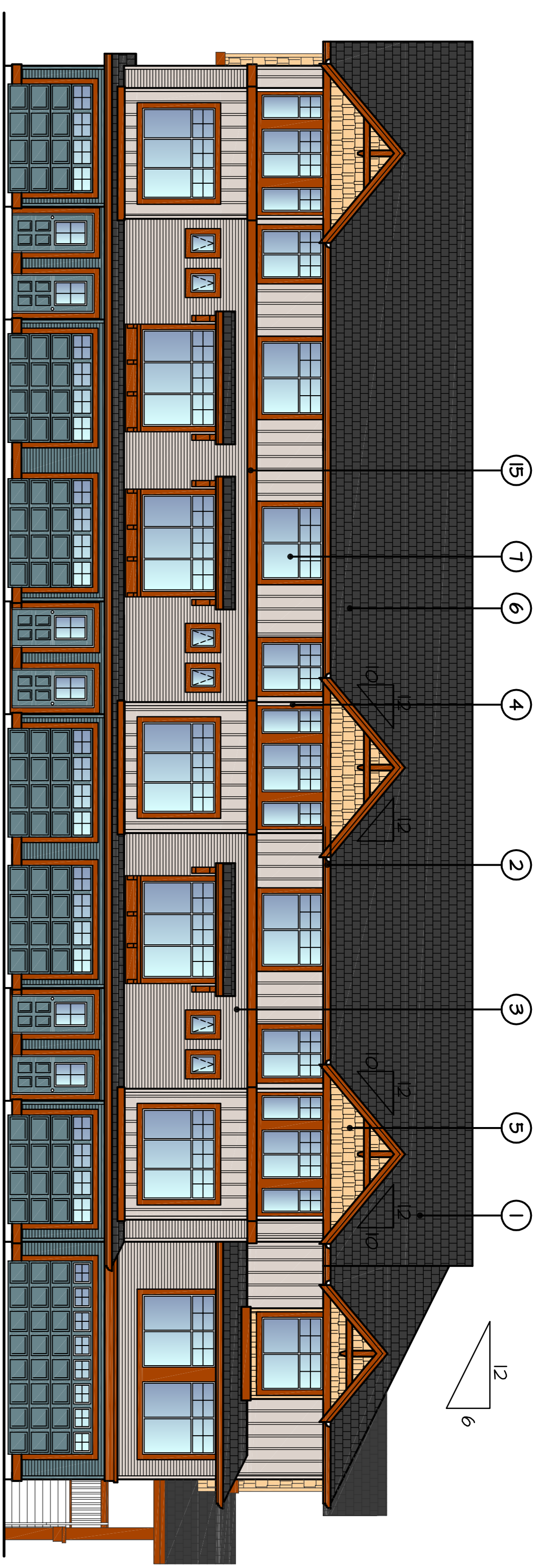
UNIT 135  
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 V3W 1H8

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 EMAIL: mail@barnett-dem-bek.com

CLIENT NO. AC-36  
 PROJECT NO. 10009  
 SHEET NO. REV. NO.



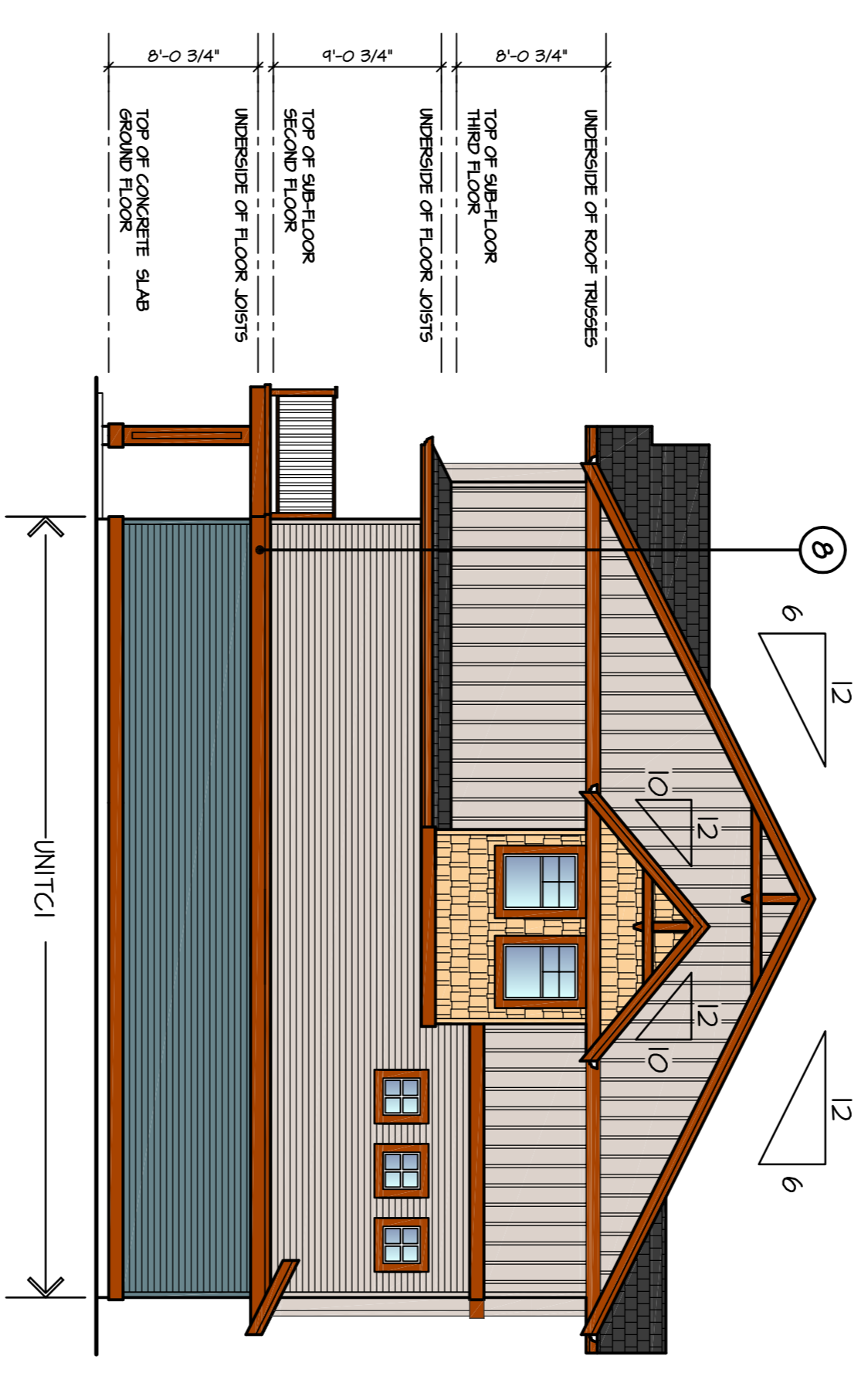




UNIT C1    UNIT B    UNIT B    UNIT C    UNIT B    UNIT C    UNIT A

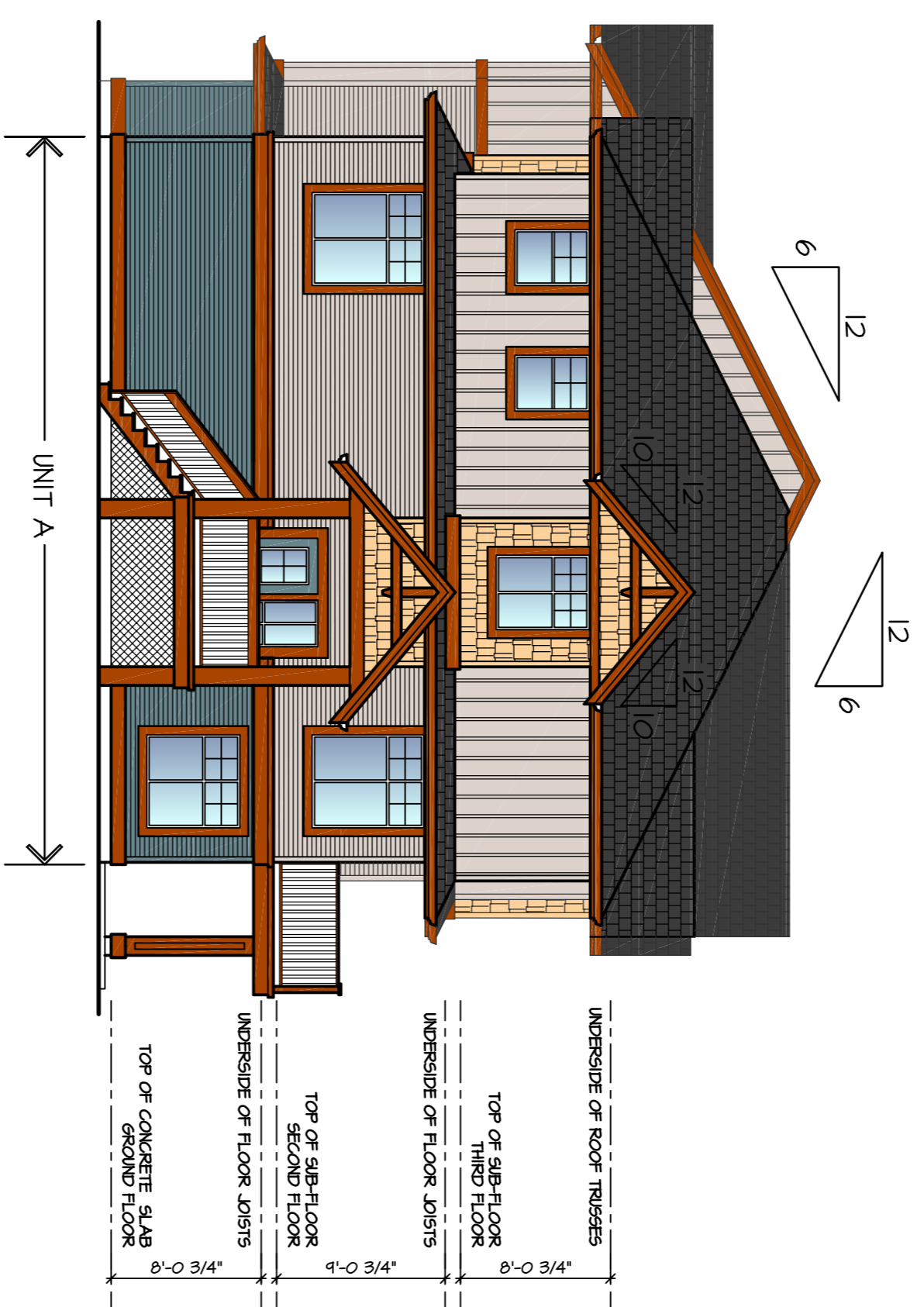
**FRONT ELEVATION**

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



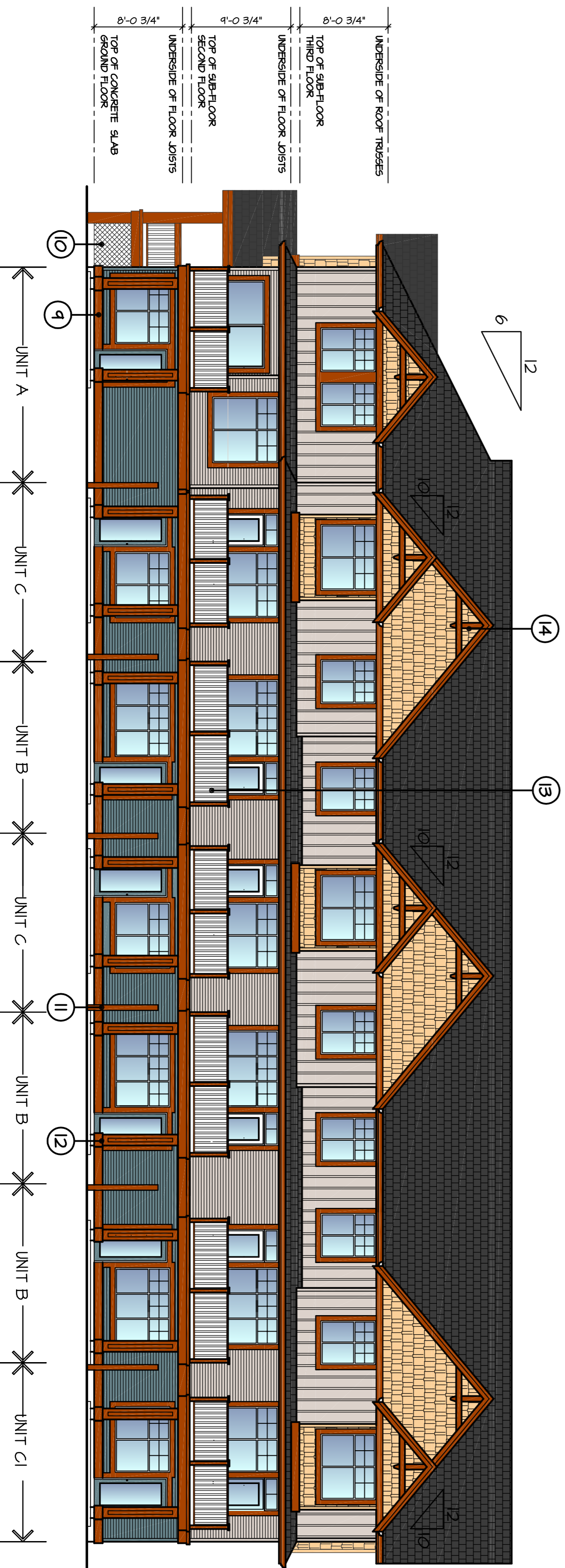
**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- ⑨ 2 X 10 WOOD BASE TRIM
- ⑩ WOOD LATTICE SCREEN
- ⑪ PRIVACY SCREEN
- ⑫ BUILT UP WOOD COLUMN
- ⑬ POWDERED COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- ⑭ 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- ⑮ 2 X 10 WOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS

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| ISSUED FOR | BY | DATE | ISSUE |
|------------|----|------|-------|
|            |    |      |       |

| REV# | DATE | DRN | CK'D |
|------|------|-----|------|
|      |      |     |      |

CLIENT : SUNMARK VENTURES LTD.  
 PROJECT : TOWNHOUSE FEASIBILITY  
 12752 64 AVENUE, SURREY, B.C.  
 SHEET CONTENTS :  
 BUILDING ELEVATIONS  
 BUILDING #2 & #4

DESIGN : M.D.  
 DRAWN :  
 DATE : JUN 6 11  
 SCALE : 1/8" = 1'-0"

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

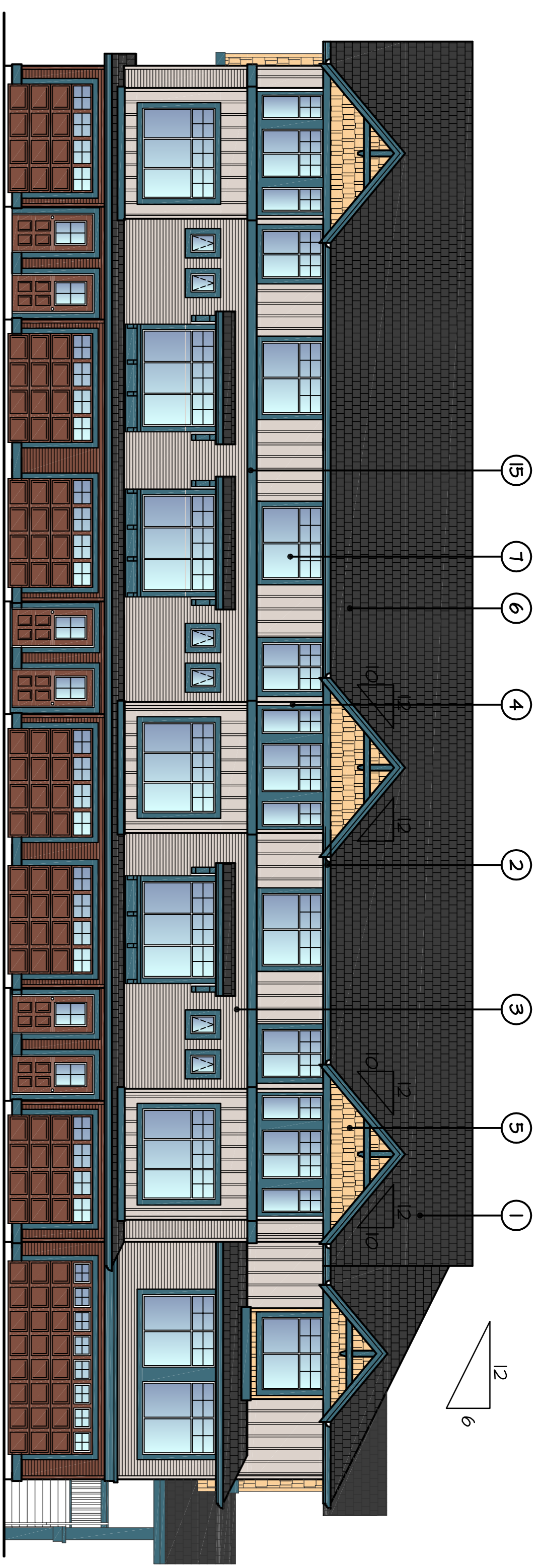
**barnett dembek**  
 ARCHITECTS INC.

BUILDING #4 IS A MIRROR

**BUILDING # 2 & #4**

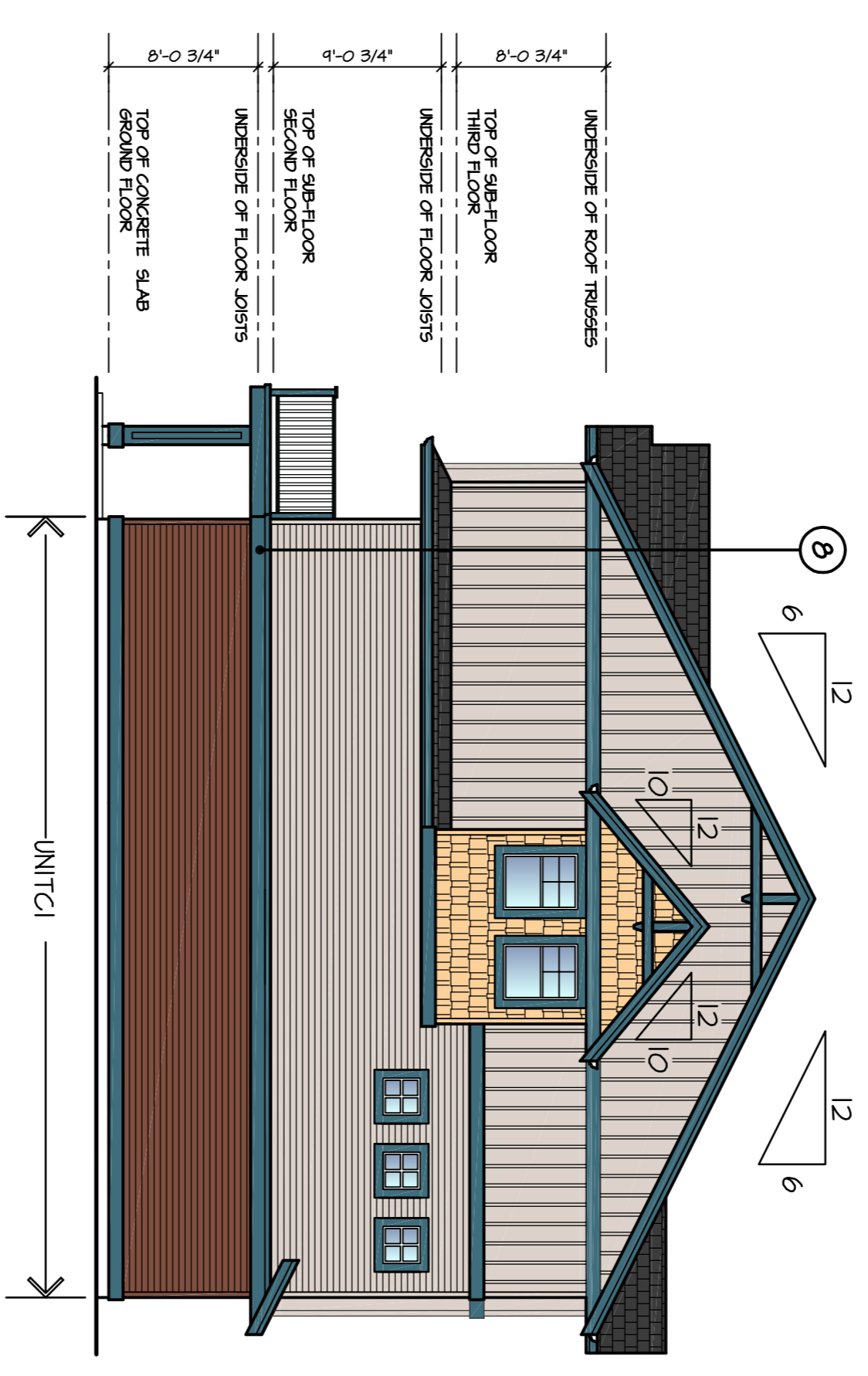
| CLIENT NO. | SHEET NO. |
|------------|-----------|
|            | AC-32     |





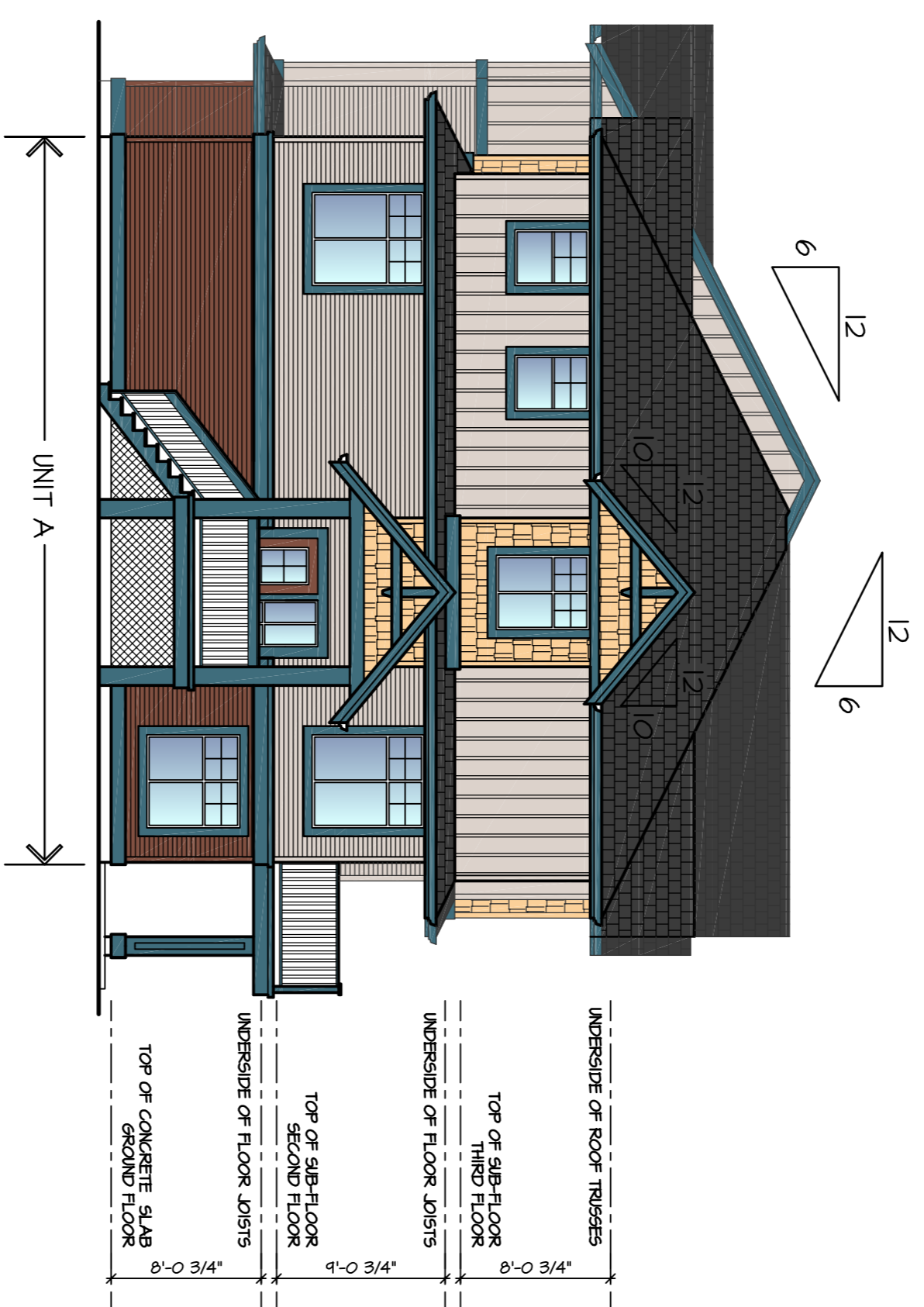
**FRONT ELEVATION**

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



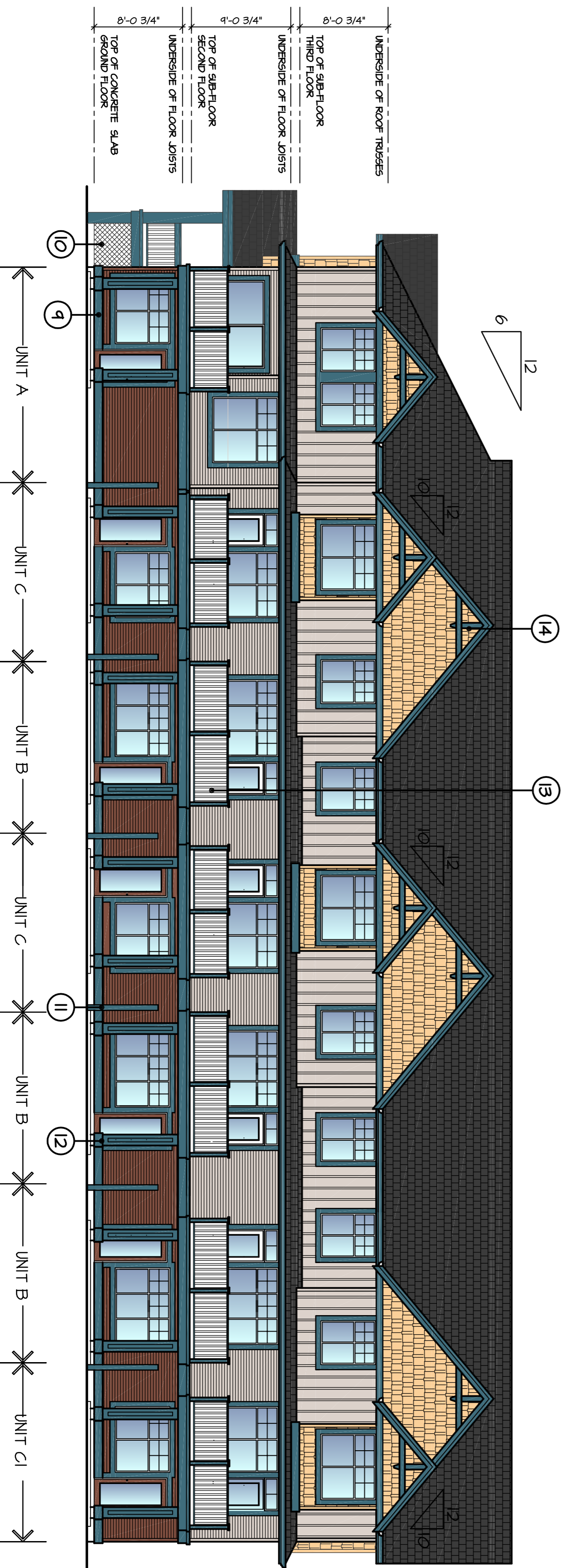
**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 6 WOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- ⑧ 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
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| REV# | DATE | DRN | CK'D |
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|      |      |     |      |
|      |      |     |      |

CLIENT : SUNMARK VENTURES LTD.  
 PROJECT : TOWNHOUSE FEASIBILITY  
 12752 64 AVENUE, SURREY, B.C.  
 SHEET CONTENTS :  
 BUILDING ELEVATIONS  
 BUILDING #2 & #4

DESIGN : M.D.  
 DRAWN :  
 DATE : JUN 6 11  
 SCALE : 1/8" = 1'-0"

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

**barnett dembek**  
 ARCHITECTS INC.

BUILDING #4 IS A MIRROR

**BUILDING # 2 & #4**

| CLIENT NO.  | SHEET NO. |
|-------------|-----------|
|             | AC-32     |
| PROJECT NO. | REV. NO.  |
| 100094      |           |



64 AVENUE

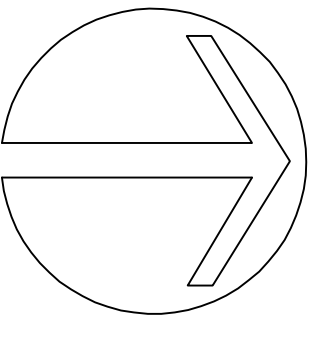
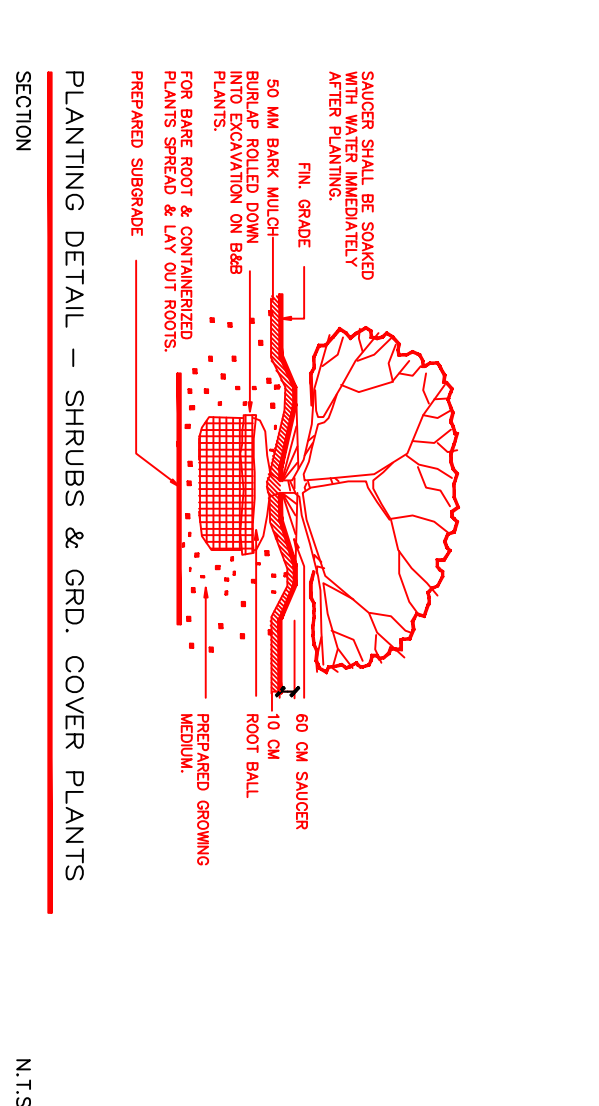
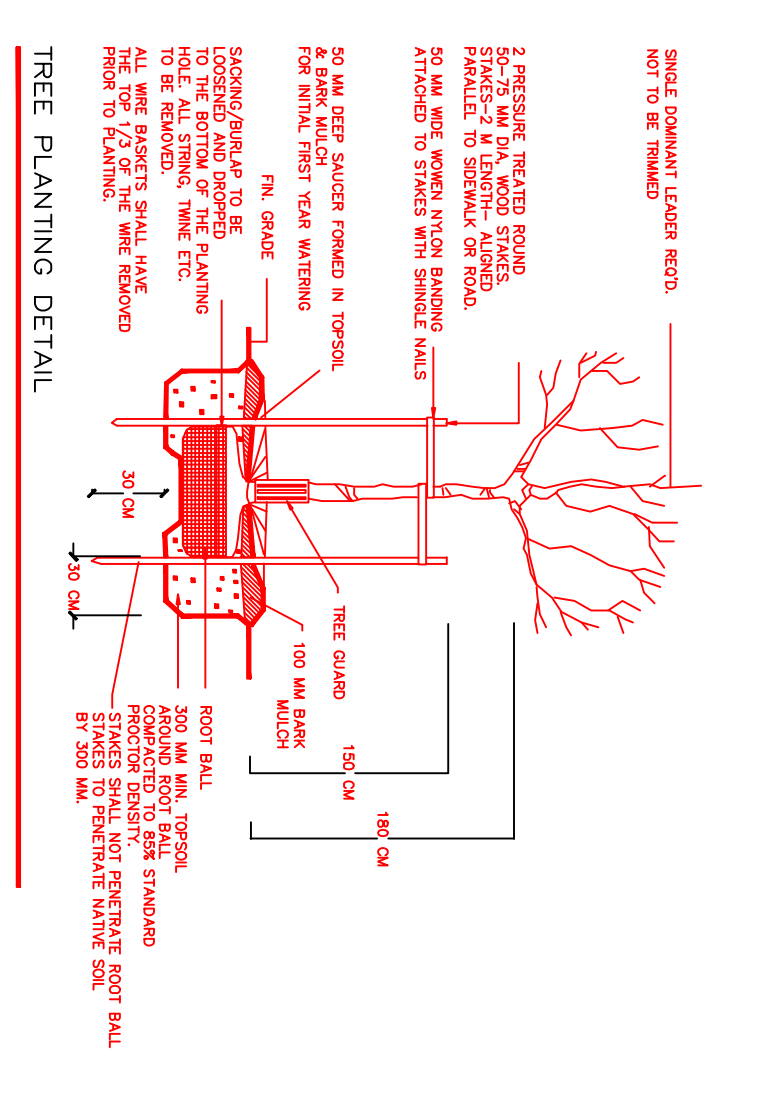


128 STREET

| KEY | BOTANICAL NAME                            | COMMON NAME           | PLANT LIST          | QTY.        | SIZE        | SPACING | REMARKS |
|-----|---|-----------------------|---------------------|-------------|-------------|---------|---------|
| ○   | MANGOLIA GALAXY                           | GALAXY MANGOLIA       | 5                   | 6 CM. CAL.  | AS SHOWN    | B. & B. |         |
| ○   | ACER PALMATUM 'BLOODGOOD'                 | BLOODGOOD JAP. MAPLE  | 5                   | 4.00 METERS | AS SHOWN    | B. & B. |         |
| ○   | THUJA PLICATA                             | WESTERN RED CEDAR     | 3                   | 4.00 METERS | AS SHOWN    | B. & B. |         |
| ○   | AZALEA JAPONICA 'LOUSE GABLE'             | PINK AZALEA           | 30                  | #2 POT      | 85 CM. O.C. |         |         |
| ○   | AZALEA JAPONICA 'HINO OKAMSON'            | CRIMSON AZALEA        | 75                  | #2 POT      | 85 CM. O.C. |         |         |
| ○   | ABELIA EDWARD GOMCHER                     | EDWARD GOMCHER ABELIA | 39                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | FINUS WAGO FOJALIK                        | DWARF WAGO PINE       | 18                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | RHOODODENDRON 'YAKUSHIMANUMI 'CHETE'      | YAK RHOODODENDRON     | 81                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | RHOODODENDRON 'FINISHI ELVIRA'            | FINISHI RHOODODENDRON | 52                  | #2 POT      | 90 CM. O.C. |         |         |
| ○   | BIJULS 'MARGOPHILLA WINTER GEM'           | ASIAN BOWWOOD         | 161                 | #2 POT      | 90 CM. O.C. |         |         |
| ○   | ROSA 'MEDJLAND PINK'                      | PINK 'MEDJLAND' ROSE  | 60                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | RHOODODENDRON 'YAKUSHIMANUMI 'TEDDY BEAR' | YAK RHOODODENDRON     | 80                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | PERSIA JAPONICA 'TOKUSI TEJME'            | LIU-OU-THE-VALLEY     | 38                  | #3 POT      | 90 CM. O.C. |         |         |
| ○   | THUJA OCCIDENTALIS 'SMARagd'              | EMERALD ARBORVITAE    | 178                 | #3 POT      | 65 CM. O.C. |         |         |
| ○   | GRASS                                     |                       | 1,350m <sup>2</sup> |             | 1.80 METERS |         |         |

NOTES / GENERAL

1. PLAN SETS IN THIS LIST ARE PREPARED ACCORDING TO THE LANDSCAPE STANDARD PRACTICE GUIDE FOR THE LOWER MAINLAND OF BRITISH COLUMBIA AND SHOULD BE USED IN CONJUNCTION WITH THE STANDARD PRACTICE GUIDE FOR THE LOWER MAINLAND OF BRITISH COLUMBIA AND SHOULD BE USED IN CONJUNCTION WITH THE STANDARD PRACTICE GUIDE FOR THE LOWER MAINLAND OF BRITISH COLUMBIA. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BRITISH STANDARD' OR THE 'CANADIAN STANDARD'.
2. All planting materials shall be supplied to the site in accordance with the 'BRITISH STANDARD' or the 'CANADIAN STANDARD'.
3. The plan sets shall have appropriate notes and details as described in the Standards. For Level 2 and Level 3 Areas, notes for trees over 100mm dbh shall be included and shall be included in the planting schedule. For trees over 100mm dbh, a detailed planting schedule shall be included in the planting schedule.
4. On-site or imported soils shall satisfy the requirements of the Standards for growing media. All growing media shall be tested by a recognized laboratory. The contractor shall provide a copy of the test report to the Designer. The contractor shall provide a copy of the test report to the Designer.
5. All planting materials shall be supplied to the site in accordance with the 'BRITISH STANDARD' or the 'CANADIAN STANDARD'.
6. The contractor shall provide a copy of the test report to the Designer.
7. All planting materials shall be supplied to the site in accordance with the 'BRITISH STANDARD' or the 'CANADIAN STANDARD'.
8. The contractor shall provide a copy of the test report to the Designer.



|             |                        |           |   |
|-------------|------------------------|-----------|---|
| DATE        | 10/10                  | REVISIONS | 1 |
| DESCRIPTION | city of surrey request |           |   |

CLIENT  
**C:KMOULINS & ASSOCIATES INC.**  
 BCSLA CSLA  
 2462 DONQUILL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
 PHONE (604) 857-2378

CLIENT  
 MR. SONNY SHOKER  
 SUNMARK DEVELOPMENTS LTD.  
 12827 - 76 AVENUE  
 SURREY, B.C.  
 V3W 2V3  
 PHONE (604) 997-7896

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 TOWNHOUSE DEVELOPMENT  
 12752 - 64 AVENUE  
 SURREY, B.C.

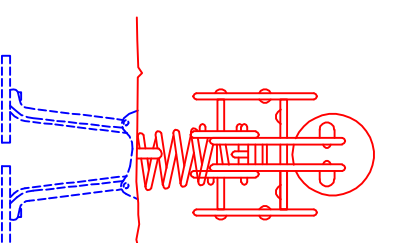
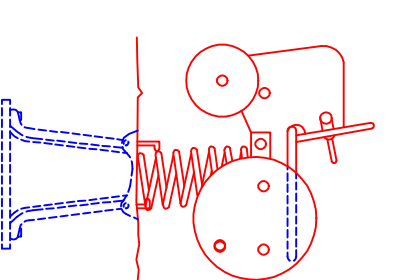
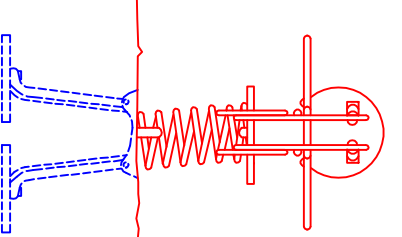
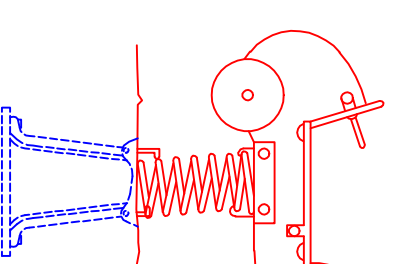
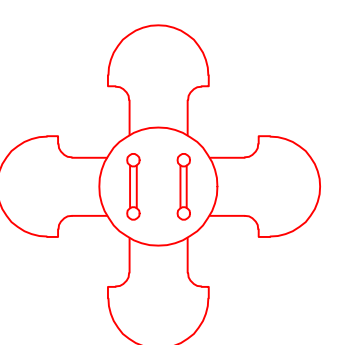
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| DRAWN    | CHW      | CHECKED     | CHW      |
| APPROVED | AS BUILT |             |          |
| PRINTED  | 209 No.  | DRAWING No. |          |
|          |          |             | L-1 of 2 |







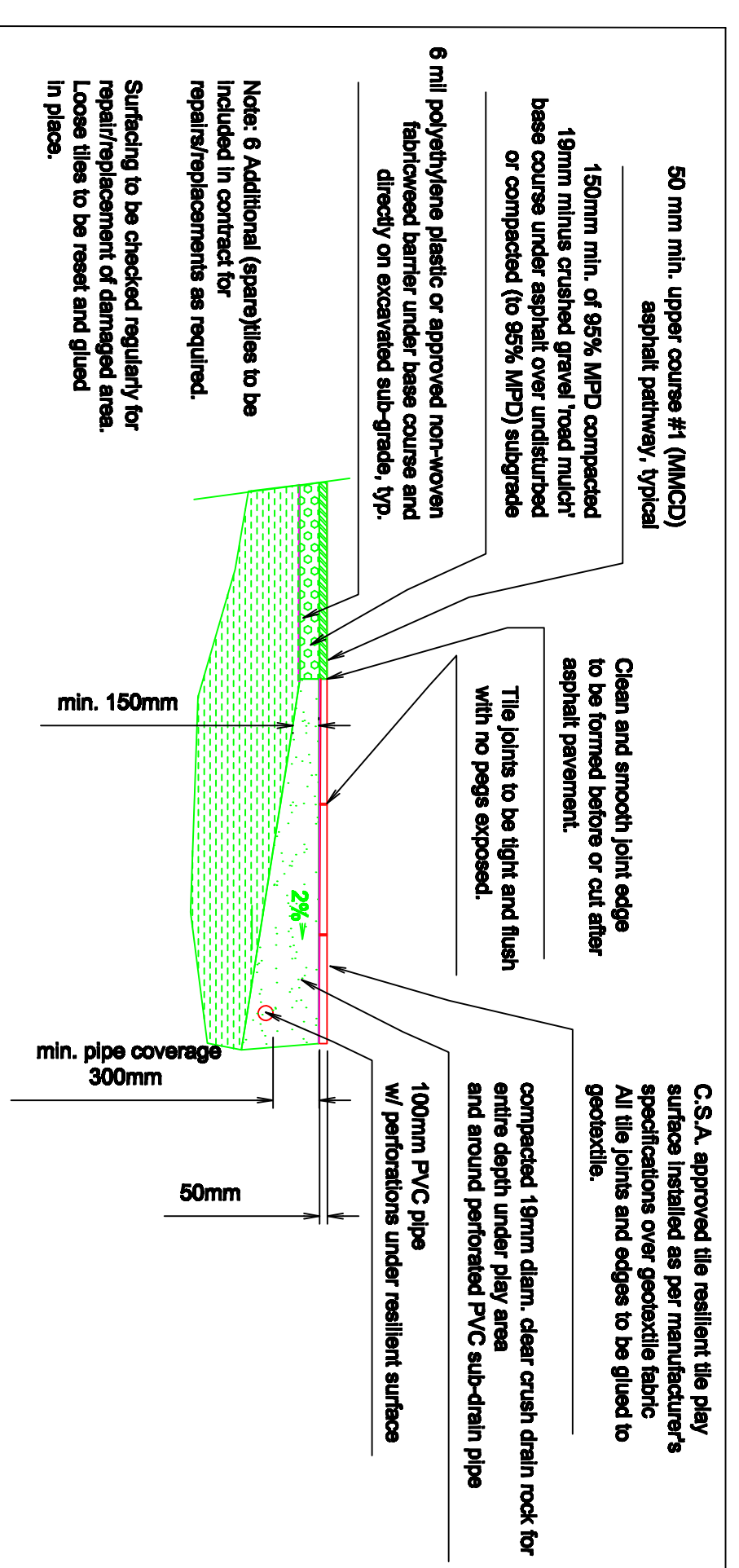
# PLAY EQUIPMENT



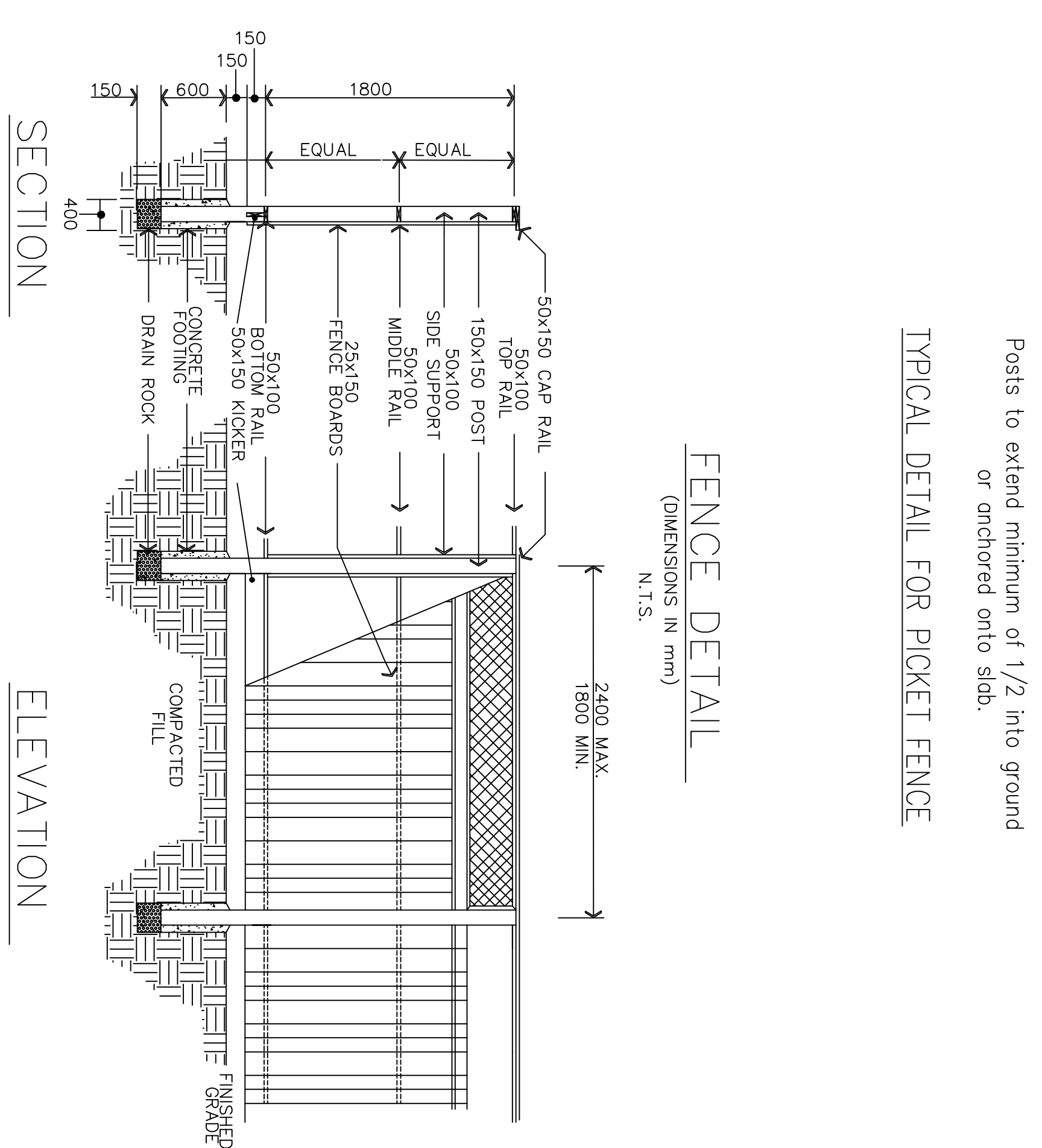
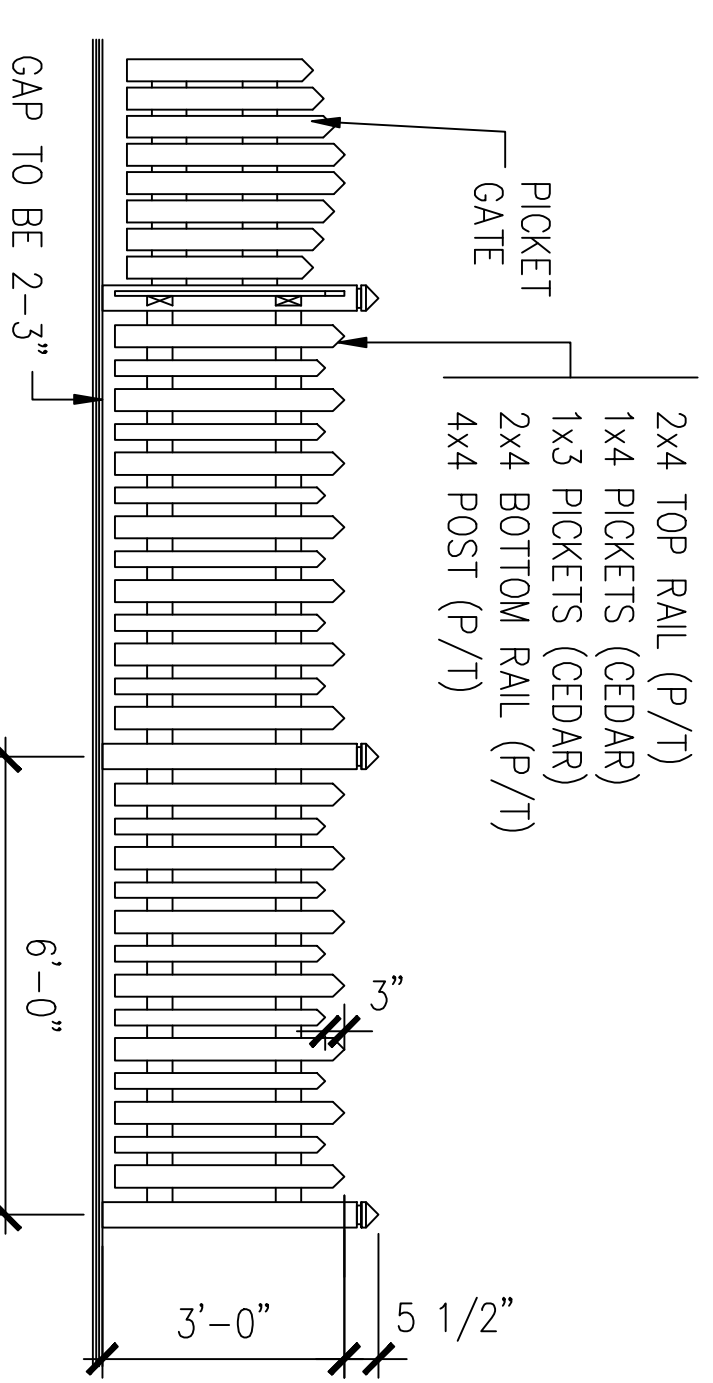
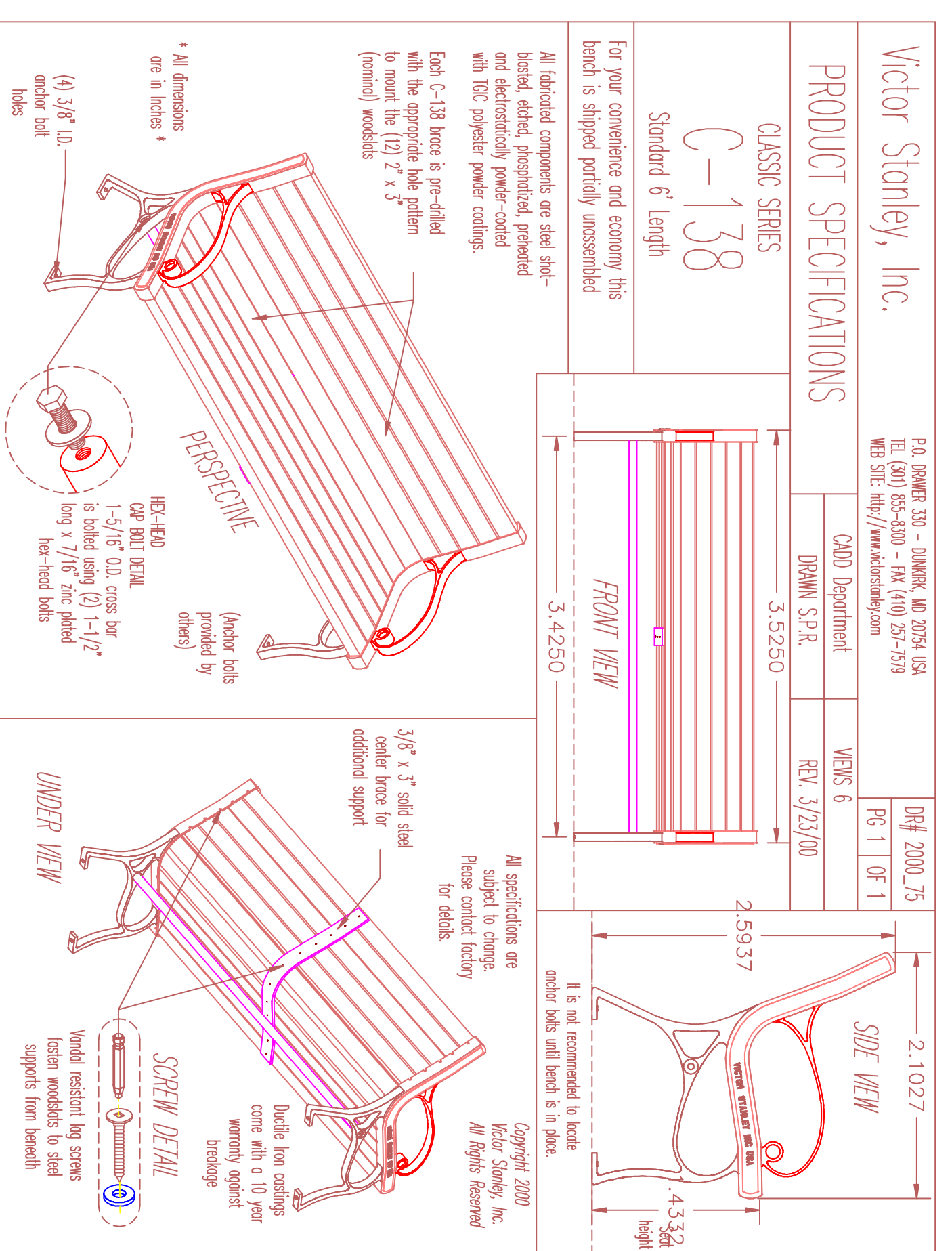
M 131  
Crazy Plane  
with anchoring M001

M 132  
Crazy Tractor  
with anchoring M001

M 128  
Crazy Daisy  
with anchoring M001



## Resilient Tile Surfacing FOR PLAY AREA



|        |                        |     |
|--------|------------------------|-----|
| DATE   | REVISIONS              | NO. |
| Jan/10 | city of surrey request | 1   |

C.KAVOLINAS & ASSOCIATES INC.  
BCS/A CSA  
2482 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E9  
PHONE (604) 857-2376

CLIENT  
MR. SONNY SHOKER  
SUNMARK DEVELOPMENTS LTD.  
12827 - 76 AVENUE  
SURREY, B.C.  
V2V 2V3  
PHONE (604) 597-7886

TITLE  
PLAN VIEW

LANDSCAPE DETAILS  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
12752 - 64 AVENUE  
SURREY, B.C.

|         |          |             |        |
|---------|----------|-------------|--------|
| SCALE   | N.T.S.   | DATE        | NOV/10 |
| DRAWN   | CMK'D    |             |        |
| ENC.    | CMK'D    |             |        |
| APPROV  | AS BUILT |             |        |
| PROJECT | JOB NO.  | DRAWING NO. |        |
|         |          | L-3         |        |

# INTER-OFFICE MEMO

---

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

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

DATE: **November 30, 2010** PROJECT FILE: **7810-0194-00**

---

RE: **Engineering Requirements  
Location: 12752 - 64 Avenue**

## NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

## REZONE

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

- dedicate 3,000 metres on 64 Avenue.
- dedicate 9.942 metres on 63 Avenue.

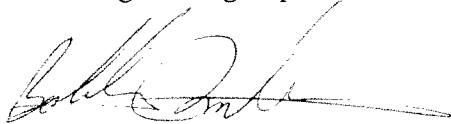
### *Works and Services*

- construct north side of 63 Avenue.
- provide water, sanitary and storm connections.
- provide Restrictive Covenant for water quality control.
- provide Access Easement to the adjacent property to the east.
- address drainage concerns with adjacent properties.

A Servicing Agreement is required prior to rezone.

## DEVELOPMENT PERMIT

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



Bob Ambardar, P.Eng.  
Development Project Engineer

LR



**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7910-0194-00  
 Project Location: 12752 64<sup>th</sup> Avenue, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: 2.2 acre parcel with two residences and several out buildings upon it. The lot has two distinct sections one developed and landscaped to the north and one undeveloped and native to the south.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

|  |           |             |     |
|--|-----------|-------------|-----|
| Number of Protected Trees Identified                               |           | <u>132</u>  | (A) |
| Number of Protected Trees declared high risk due to natural causes |           | <u>-</u>    | (B) |
| Number of Protected Trees to be removed                            |           | <u>96</u>   | (C) |
| Number of Protected Trees to be Retained                           | (A-B-C)   | <u>36</u>   | (D) |
| Number of Replacement Trees Required                               | (C-B) x 2 | <u>179</u>  | (E) |
| Number of Replacement Trees Proposed                               |           | <u>24</u>   | (F) |
| Number of Replacement Trees in Deficit                             | (E-F)     | <u>155</u>  | (G) |
| Total Number of Protected and Replacement Trees on Site            | (D+F)     | <u>60</u>   | (H) |
| Number of Lots Proposed in the Project                             |           | <u>42</u>   | (I) |
| Average Number of Trees per Lot                                    | (H / I)   | <u>1.40</u> |     |

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

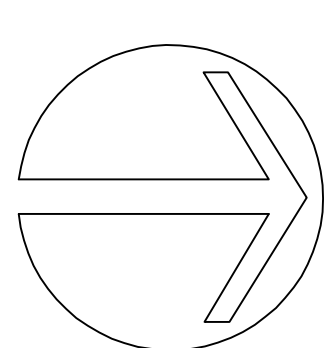
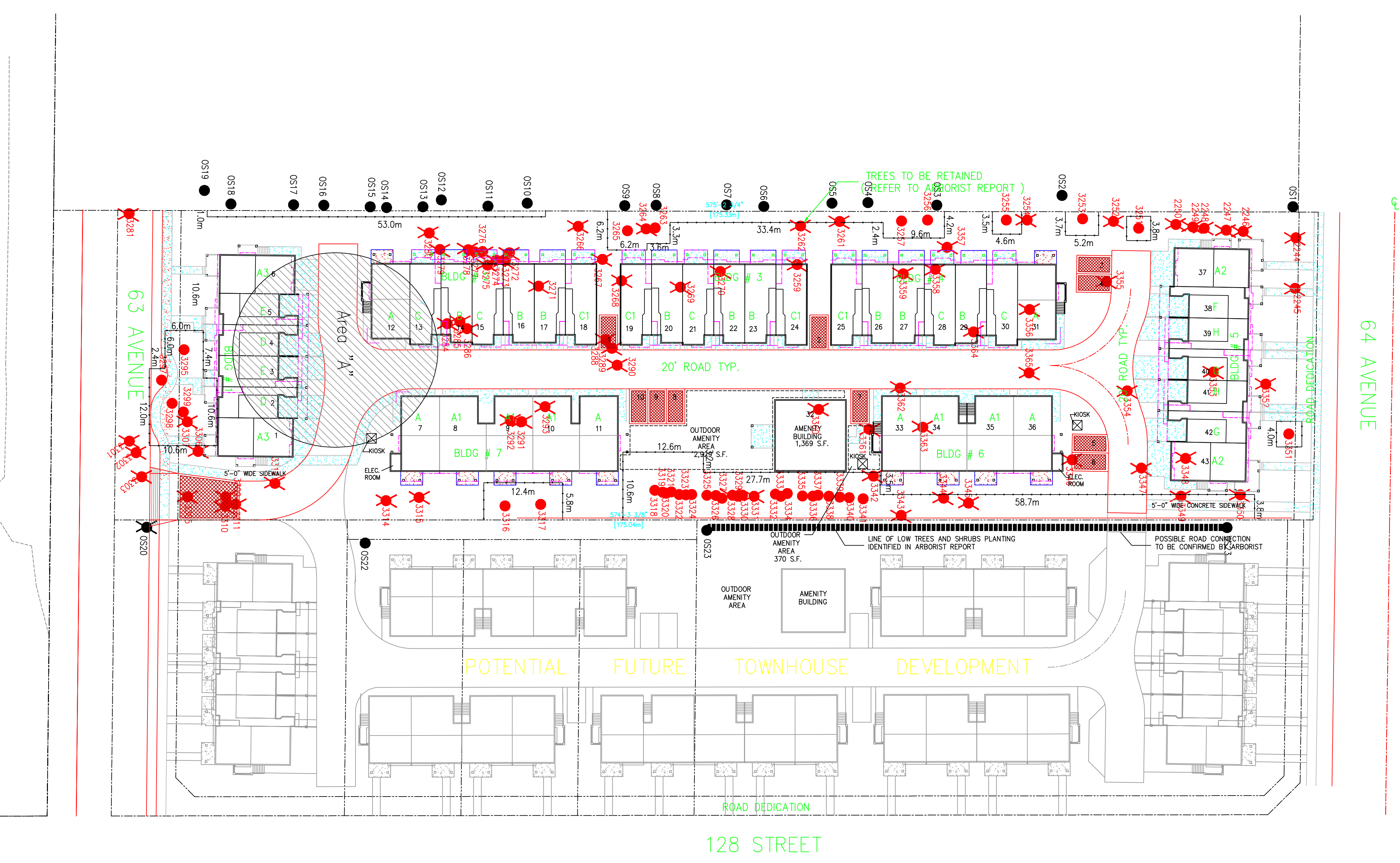
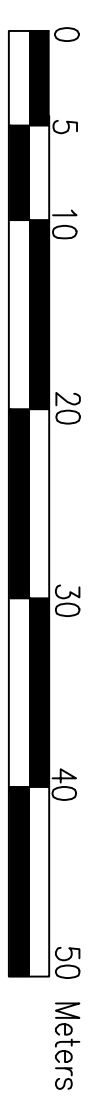
Summary prepared and submitted by:

December 2, 2010

Arborist

Date





**LEGEND**

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

|           |                        |     |
|-----------|------------------------|-----|
| DATE      | DESCRIPTION            | NO. |
| Jan/10    | city of survey request | 1   |
| REVISIONS |                        |     |

**C. KAVOLINAKS & ASSOCIATES INC.**  
 BRISIA CSLA  
 2462 MONROE COURT  
 ABBOTSFORD, B.C.  
 V2S 3E8  
 PHONE (604) 857-2376

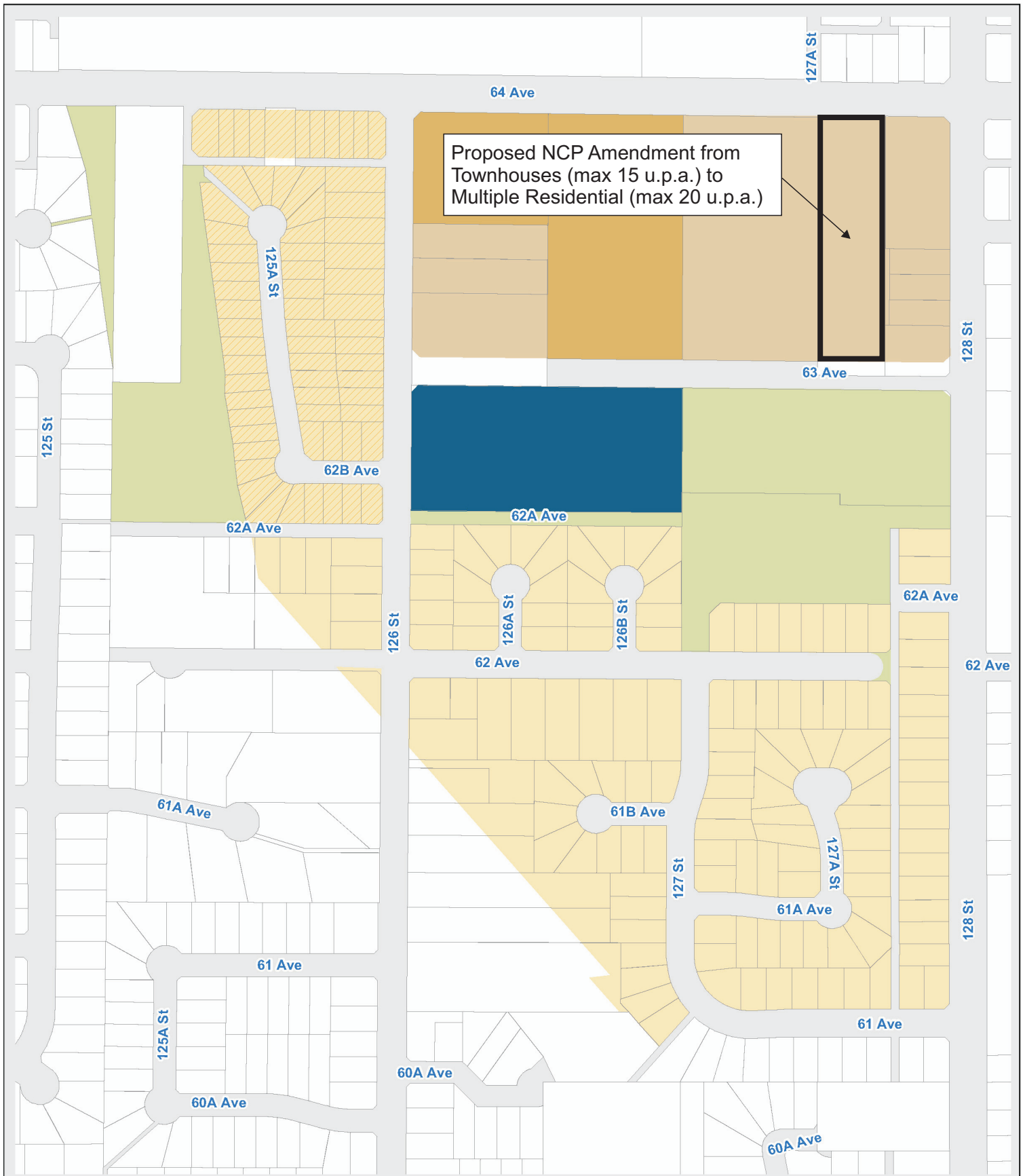
**CLIENT**  
 MR. SONNY SHINKER  
 SUNMARK DEVELOPMENTS LTD.  
 12827 - 76 AVENUE  
 SURREY, B.C.  
 V4M 2Y5  
 PHONE (604) 597-7898

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 TOWNHOUSE DEVELOPMENT  
 12752 - 64 AVENUE  
 SURREY, B.C.

|          |         |
|----------|---------|
| SCALE    | DATE    |
| 1:400    | MAY/10  |
| DRAWN    | CHECKED |
| DMC      | DMC     |
| APPROVED | DATE    |
| KE BILTZ |         |

**PRINTED** JOB No. DRAWING No. TR-1





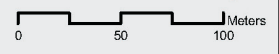
Proposed NCP Amendment from  
Townhouses (max 15 u.p.a.) to  
Multiple Residential (max 20 u.p.a.)

- Single Family
- Townhouses (max 15 u.p.a.)
- Institutional
- Compact Housing
- Multiple Residential (max 20 u.p.a.)
- Park & Open Space



**WEST NEWTON SOUTH LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council May 1, 1998 Amended Sept. 22, 2005



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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: 012-695-416  
Lot 1 Except: Firstly; Parcel "A" (Explanatory Plan 14036) and Road, Secondly: Plan LMP25577 Section 7 Township 2 New Westminster District Plan LMP 2378

12752-64 Avenue

(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 *ground-oriented multiple unit 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**

*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*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and

- (b) Do not exceed a total area of 3.0 square metres [32 square feet] 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 0.80; and  
 (b) The maximum *unit density* shall not exceed 50 *dwelling units* per hectare [20 u.p.a.].
3. 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 41%.

**F. Yards and Setbacks**

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

| <b>Use</b>                                | <b>Setback</b><br><i>Front Yard</i><br>(63 Ave)      | <i>Rear Yard</i><br>(64 Ave)  | <i>Side Yard</i><br>(East)  | <i>Side Yard</i><br>(West)  |
|---|--|---|---|---|
| <i>Principal Buildings</i>                | 5.4 m [17 ft] to building;<br>3.9 m [12 ft] to porch | 7.0 m [22 ft] to building;<br>5.4 m [17 ft.] to deck;<br>5.4 m [17 ft] to porch | 6.0 m [20 ft] to building;<br>4.5 m [15 ft] to deck and stairs;<br>4.5 m [15 ft] to porch | 5.6 m [18 ft] to building;<br>4.2 m [13 ft] to deck and stairs;<br>4.2 m [13 ft] to porch |
| <i>Accessory Buildings and Structures</i> | 7.5 m [25 ft]  | 7.5 m [25 ft]   | 7.5 m [25 ft]   | 7.5 m [25 ft]   |

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

#### **G. Height of Buildings**

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

1. Principal buildings: The *building height* shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures:
  - (a) Indoor amenity space buildings: The *building height* shall not exceed 11 metres [36 feet]; and
  - (b) Other accessory buildings and structures: The *building 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. *Tandem parking* is permitted, subject to the following:
  - (a) 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 shall not be located within the required *setbacks*; 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>        |
|----------------------------|-------------------------|-------------------------|
| 8,000 sq.m.<br>[1.9 acres] | 30 metres<br>[ 98 feet] | 30 metres<br>[ 98 feet] |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of the 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