

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0195-00

Planning Report Date: January 10, 2011

PROPOSAL:

- **NCP Amendment** from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)" and "Open Space/ Linear Park/Buffer"
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of 69 townhouse units.

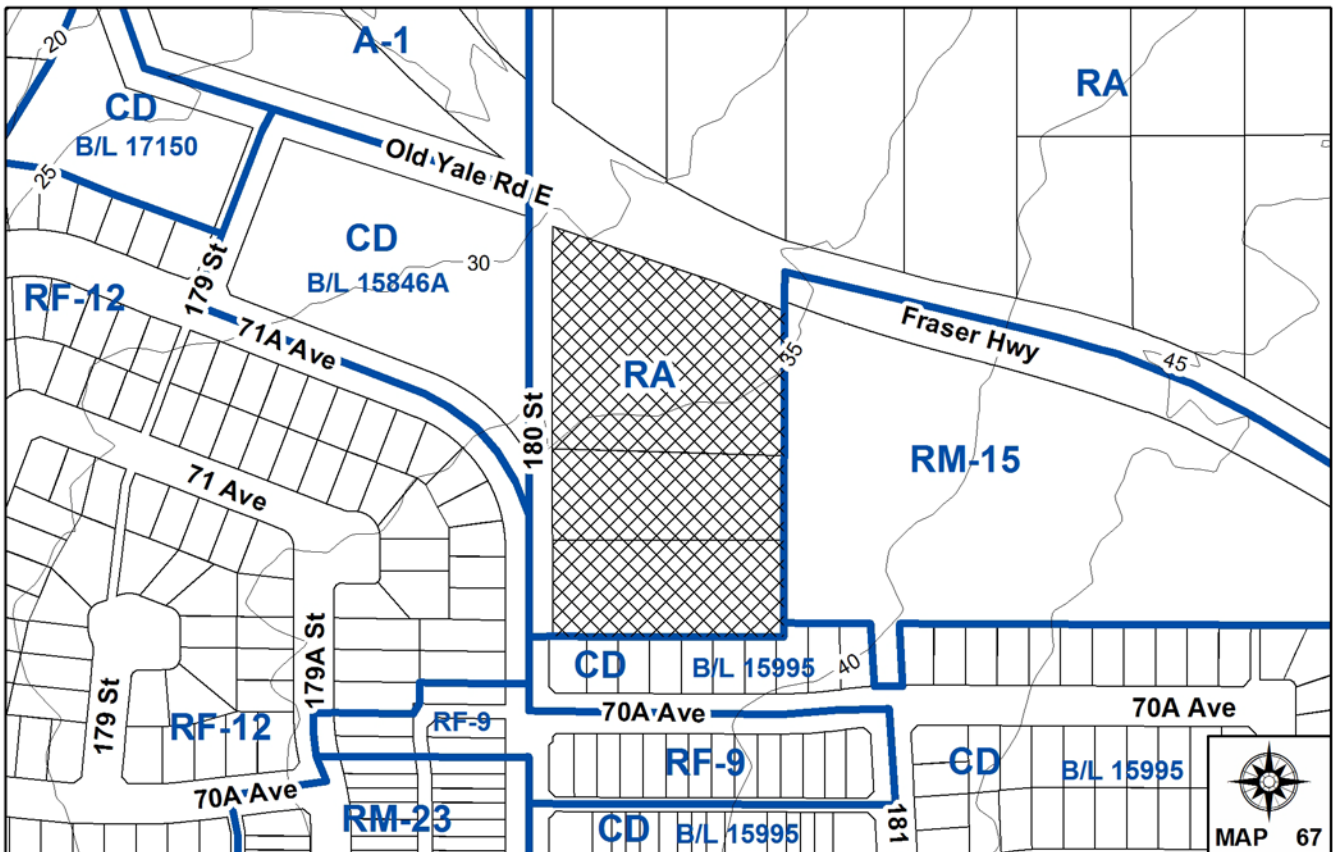
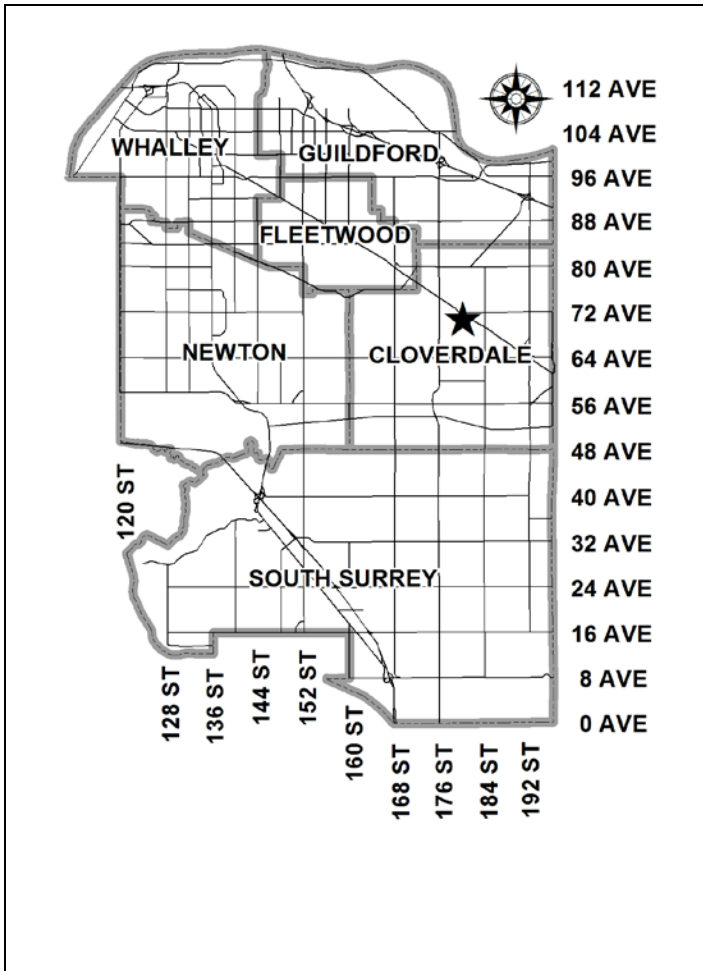
LOCATION: 7070/7086 – 180 Street and 18014 Fraser Highway

OWNER: Sunmark Developments Ltd., Inc.
 No. BC449592

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Cluster (10-12 upa) and Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "Townhouse Cluster (10-12 upa)" and "Single Family Residential" designations in the NCP are proposed to be amended to "Townhouse (15 upa)" and "Open Space/Linear Park/Buffer".

RATIONALE OF RECOMMENDATION

- The proposed NCP Amendment to "Townhouse (15 upa)" mirrors what has been previously approved to the west (Application No. 7904-0364-00) and east (Application No. 7905-0177-00).
- The proposed townhouse land use, density and built form complement existing developments in the area.

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. 7910-0195-00 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Raptor Study to the satisfaction of the City Environmental Coordinator; and
 - (h) 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.
4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)" and the adjoining 180 Street road right-of-way from "Townhouse Cluster (10-12 upa)" to "Open Space/Linear Park/Buffer" 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:**

17 Elementary students at Adams Road Elementary School
8 Secondary students at Lord Tweedsmuir Senior School

(Appendix IV)

Parks, Recreation & Culture: Parks supports the reconfiguration of 180 Street adjacent the subject site for use as a pedestrian pathway.

SITE CHARACTERISTICS

Existing Land Use: Large lots with single family homes, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Fraser Highway):	Single family homes on 1-acre lots.	Suburban in OCP	RA
East:	Townhouses (approved under Application No. 7906-0333-00).	Townhouse (15 upa) in NCP	RM-15
South:	Single family homes.	Small Lots in NCP	CD (By-law No. 15995)
West (Across 180 Street):	Townhouses (approved under Application No. 7904-0364-00).	Townhouse (15 upa) and Small Lots in NCP	CD (By-law No. 15846A) and RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) to redesignate the subject parcels from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)".
- In support, the applicant has provided the following justification:
 - The majority of the lands along Fraser Highway in the North Cloverdale West NCP, are currently identified as "Townhouse (15 upa)". Small pockets interspersed in the higher density classification are designated "Townhouse Cluster (10-12 upa)". Recent amendment applications have resulted in increased densities through the provision of a community

- benefit, or from situations where basements or garage floor areas were excluded from the calculation of density as a result of large scale onsite excavation.
- Planning practices recognize the importance and effectiveness of greater densities along major transportation corridors, in this case, Fraser Highway. The location immediately adjacent Fraser Highway provides for excellent access to public transportation services.
 - Although the density is increased above that of the current NCP designation, the development has retained a significant amount of onsite trees; indeed, all the trees deemed worthy of retention by the arborist are retained.
 - The proposal has a significant outdoor amenity space, central to the site, that is almost six times larger than that required by Surrey Zoning Bylaw No. 12000. In addition to the central outdoor amenity space, which is intended for the use of onsite residents, the north corner of the site is accessible to the public; which is a community benefit.
 - The developer is providing funding for the rehabilitation of the adjacent portion of 180 Street as a public pedestrian walkway, which benefits the community at large.
 - The project is well buffered against the north Fraser Highway edge.
 - There are no setback variances required to achieve the proposed density, except for along the 180 Street pathway and the side yard of one unit in the south-east corner. The remaining setbacks are in excess of the minimal requirements of the Surrey Zoning By-law.
- Similar NCP amendments on neighbouring properties (Application No. 7904-0364-00, 7905-0177-00 and 7909-0103-00) to Townhouse (15 upa) were supported by staff and subsequently approved by Council.
 - The proposed redesignation in the NCP of the adjoining 180 Street from Townhouse Cluster (10-12 upa) to Open Space/Linear Park/Buffer is to reflect the intended use. Similar designations exist further south on the 180 Street right-of-way and further east on the 182 Street right-of-way.

DEVELOPMENT CONSIDERATIONS

- The subject 1.54-hectare (3.805-acre) site is located at the southeast corner of the 180th Street and Fraser Highway intersection. It is designated Urban in the Official Community Plan (OCP) and is currently zoned One-Acre Residential (RA).
- The application proposes an amendment to the North Cloverdale West NCP from Townhouse Cluster (10-12 upa) and Single Family Residential to Townhouse (15 upa); Rezoning from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Multiple Residential 15 Zone (RM-15); and a Development Permit to facilitate the development of 69 townhouse units.
- The proposal indicates a total floor area of 10,486 square metres (112,870 sq. ft.), representing a net floor area ratio (FAR) of 0.69. The proposed unit density of 18 units per acre (upa) is comparable to the 16 upa for the townhouse site to the west.

- The indoor amenity area, totalling approximately 207 square metres (2,228 sq. ft.), meets the Zoning By-law requirement for indoor amenity space of 207 square metres (2,228 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity area, totalling approximately 1,202 square metres (12,938 sq. ft.) exceeds the Zoning By-law requirement for outdoor amenity space of 207 square metres (2,228 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The application proposes 164 parking spaces, consisting of 138 resident and 26 visitor spaces, which exceeds the Zoning By-law requirement of 152 spaces.
- The 180th Street road right-of-way will be maintained as a pedestrian pathway. This pathway will provide additional pedestrian connectivity from the Fraser Highway multi-use pathway and the proposed Old Yale Road pathway into the community.
- The applicant has agreed to pay for the development of a pathway within the right-of-way, which will be a community benefit.

Proposed CD By-law

- The proposed Comprehensive Development (CD) By-law is based on the Multiple Residential 15 Zone (RM-15) with modifications to the allowable density and setbacks. The permitted uses will be ground-oriented multiple unit residential buildings and ancillary child care centre.
- With a floor area ratio (FAR) of 0.69, and unit density of 18 units per acre (upa), the proposed density is higher than the 0.60 FAR and 15 upa permitted under the RM-15 Zone.
- The proposed CD By-law excludes covered areas used for parking in the calculation of FAR similar to the existing project on the west side of 180 Street approved under Application No. 7904-0364-00, whereas the RM-15 Zone includes these areas. While excluding covered areas used for parking will allow a slightly higher density (and floor area), the proposed density will assist in supporting expanded transit along Fraser Highway. It should also be noted that the proposed development is in keeping with the form of townhouses that are now being built throughout Surrey.
- The RM-15 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard	Rear Yard	Side Yard (east)	Side Yard on a Flanking Street (west)
Proposed CD By-law	7.5m [25 ft.]	7.5m [25 ft.]	4.5m [14 ft.]	4.4m [14 ft.] to the building face; and 2.9m [10 ft.] to the balcony
RM-15	7.5m [25 ft.]	7.5m [25 ft.]	7.5m [25 ft.]	7.5m [25 ft.]

- The west side yard is adjacent 180 Street which is to be developed as a pathway. The setback will allow buildings along this edge to better engage with the pathway by bringing them closer to the public realm. The reduced setback for the balcony will have an added benefit of providing surveillance over the proposed pathway within the 180 Street road right-of-way.
- The proposed east side yard setback of 4.5 metres (14 ft.) pertains to the porch and stairs along the east end of Building 4 only (south-east corner of the site) with the remainder of the building set back a minimum 6.1 metres (20 ft.) from the property line, which is a similar setback and condition to what exists on the adjacent property. The setback applies to a horizontal distance of 4.4 metres (14 ft.) out of a total unit length of 12.2 metres (40 ft.), or 36% of the building's façade. It is also noted that the variance applies to the side of the unit and not the rear where more activity would be expected. The project architect has also confirmed that a row of existing trees on the adjacent site will be retained and continue to provide a natural buffer.
- All other aspects of the proposed CD By-law comply with Zoning By-law No. 12000 and the RM-15 Zone.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Diamond Head Consulting Ltd. and dated November 16, 2010, identifies 109 mature trees on the site. Of these, 42 trees are proposed to be retained with the remaining 67 trees proposed to be removed as a result of the trees being either: in poor condition; or because they conflict with the site's developable area; or they will be affected by the building construction; or because they are species that are not considered appropriate for long term retention.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Alder	17	0	17
Apple	4	1	3
Cedar	12	7	5
Cherry/Plum	6	1	5
Cottonwood	2	0	2
Cypress	18	12	6
Dogwood	1	1	0
Douglas Fir	9	6	3
Hawthorn	1	1	0
Hazelnut	7	2	5
Holly (English)	3	2	1
Japanese Angelica	1	0	1
Linden	2	0	2
Maple	8	2	6
Monkey Puzzle	1	1	0
Mountain Ash	2	1	1
Pine	1	1	0
Poplar (Lombardy)	4	0	4
Spruce	9	3	6
Yew	1	1	0
Total	109	42	67

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 53 replacement trees to be provided, which is 64 trees fewer than the 117 required under the Tree Protection By-law. The applicant will be required to provide cash-in-lieu to the Green City Fund for these deficient trees.

PRE-NOTIFICATION & PUBLIC INFORMATION MEETING

Pre-notification letters were sent on November 3, 2010. In response, correspondence was received from 6 residents who identified the following concerns:

- All five residents noted that the proposed development will have a significant impact on traffic in the community. Speeding within the local 30 km/h zone (playground area) was also noted as a concern. Two other residents identified that increased traffic would conflict with kids playing in the area (e.g. running into streets etc.). One resident further requested that parking not be restricted along 180 Street (between 70 and 70A Avenue) and that traffic calming mechanisms be utilized in the area.

(Transportation Planning has advised that the local roads were planned and built according to City standards and are designed to carry 1,000 vehicles per day. The existing traffic in the neighbourhood is far below this threshold and should not reach this even upon the build out of the community. It is expected that the proposed development will add approximately 30 vehicles during peak hours in the morning and afternoon, which should have no significant impact on the overall traffic volume in the area. They have also advised that traffic calming may be considered when the neighbourhood is fully developed should volumes warrant.

They also advise that on street parking is typically permitted where adequate emergency vehicle circulation exists, which is one of the primary objectives for the road networks functioning.)

- Four residents noted that the amount of visitor parking that is proposed is likely insufficient for the size of development that is proposed. This situation would further impact the amount of on-street parking that is available in the community, particularly adjacent the single family homes along 70A Avenue. An additional resident noted that there is an existing shortage of parking on 181 Street between 70A Avenue and 70 Avenue that is impacted by residents of Provincetown who park their vehicles there, especially as this portion is limited to parking on one side.

(The proposed development provides adequate parking in accordance with the provisions identified in Zoning By-law 12000. The applicant has also agreed to provide an additional 12 spaces visitor parking spaces beyond the requirements of the Zoning By-law for a total of 26 visitor parking spaces (14 required)).

- A resident living in the neighbouring townhouse project to the east noted that there will be no driveways provided in front of the proposed garages. This resident further questioned the impact that providing a pedestrian pathway between the two sites would have on parking as there is perceived to be an abundance of parking on their property and they expect that visitors or residents of the subject project would likely park in the townhouse site to the east and walk over via the pathway.

(Staff note that the pedestrian connection was envisioned to increase pedestrian movement in the area. In response to community concern, a pathway connection at the eastern end of the southerly proposed drive aisle will not be a requirement of this development.)

- Five residents noted that the proposed density is not appropriate within the existing context or that the scale of development should not be supported. One resident noted that the original density identified in the North Cloverdale West NCP should be retained. An additional resident noted that they would rather see single family homes or a small townhouse development built on the subject site. An additional resident noted that there are already too many townhouses in the community and that single family homes should be developed.

(The proposed scale of development is generally in keeping with the existing townhouse projects in the area. The proposed density is supportable due to its location adjacent Fraser Highway which is identified as a frequent transit corridor. The slight increase in density will support efforts to increase transit capacity within the City.

The applicant has also agreed to pay for the redevelopment of a portion of the 180th Street right-of-way for use as a pathway. The pathway will provide a significant public benefit.)

- Two residents identified that the massing of the units along the east property line (2 blocks of 8 units) will form an 'army barrack' look and one resident requested that the buildings be broken down to allow for pedestrian connection. One of the residents also expressed concern for the proposed setback and building height for the units along the south property line and the impact this may have on existing single family homes along 70A Avenue. Another resident questioned the impact that the building height would have on the townhouse units to the east particularly as the proposed units are 3 storeys above ground. One of the residents also noted that they presently have a mountain view which will be impacted. An additional resident also noted the height of the proposed buildings as a concern.

(While there may be fewer units in the buildings along the east property line on the adjacent site (1 building of 6 units and 1 building of 4 units), the length of the proposed buildings along the east property line is similar to what exists on the adjacent property, particularly for the northern building. The building massing is further reduced through the use of separate roofs with gables and by stepping the building so that it responds to the site's grade.

No variances for building height or setbacks along the south property line are proposed. The maximum building height that is proposed is 9.8 metres (32 ft.), whereas the RM-15 Zone, which is the base zone for the proposed CD By-law, allows a maximum building height of 11 metres (36 ft.). The majority of the units along the southern property line are set back 8.5 metres (28 ft.) with the entry stairs for proposed Building 2 at the south-west corner of the site set back 7.7 metres (25 ft.) from the property line.

The minimum east setback is 4.6 metres (15 ft.), however the majority of the units along the east property line are set back 8.5 metres (28 ft.) from the property line and the only portion that is 4.6 metres (15 ft.) is the entry stairs for proposed Building 4. The remainder of proposed Building 4 is set back 6.1 metres (20 ft.) from the property which is consistent with the setback on the neighbouring property.)

- Two residents identified concern with the number of trees that are proposed to be removed. One resident further noted that significant trees on the site should be retained, particularly those that provide a natural buffer between the subject property and the single family homes along 70A Avenue.

(The applicant has worked extensively with staff to preserve as many trees on the site as is possible. The proposed layout will retain a significant number of trees and in particular those identified as high value.)

The Laurel Hedge, which spans a large portion of the southern property line, will be retained as will two Douglas Firs located at the south-east corner of the site. Together these should continue to provide a buffer between the proposed development and the single family homes along 70A Avenue. The three remaining trees (poplars) along the southern property line are proposed to be removed as part of the development.)

- One resident noted the impact that the development may have on the new elementary school (Adams Road Elementary School) that is under construction in the area, with the understanding that it may be over capacity upon its opening and require portables from the outset. The resident also noted that townhouse developments place a burden on public resources such as schools.

(The Surrey School District has advised that the new Adams Road Elementary School at 18228 – 68 Avenue, which opens on January 10, 2011, will have a capacity of 250 students plus an additional 40 kindergarten students. Enrolment is projected to be 215 students plus an additional 40 kindergarten students (see Appendix IV). They also have advised that the subject application will likely add 17 elementary students to their projections. The school is expected to be over capacity beyond 2011, however two modular classrooms may be added.)

Public Information Meeting (PIM)

The applicant conducted a Public Information Meeting (PIM) on Wednesday November 21, 2010. Approximately 300 invitations were sent out advising of this meeting which was attended by 13 persons, one of which was from a distance greater than 4 blocks. The issues and concerns raised at the PIM mirrored those identified through the pre-notification letter process. More specifically the comments were as follows:

NOTE: The applicant's response is provided in italics for issues not previously considered in the preceding pre-notification section.

- The project's density should be reduced, as what is proposed exceeds that which exists in the local context;
- There will be increased traffic generated by the proposal which will negatively affect the community. This is further impacted by having parking on both sides of the streets which only allows for one-way traffic in certain situations;
- An increase in traffic may also conflict with children travelling along 180 Street, particularly with the provision of the new pedestrian bridge (to the south) that provides access to the local elementary school and the existing playground and park at 70 Avenue and 180 Street.

- The amount of parking should be increased. This situation is further impacted as the townhouses do not provide driveways.
- Building massing should be reduced, particularly for units along the east property line. This was specifically referenced in terms of the number of units (8) that comprise the buildings and their proposed height.
 - This is expected to result in privacy loss from over viewing (e.g. from decks) and also impact views of distant mountains and available light.
 - It was also questioned whether the development could be placed deeper in to the existing grade to provide 2-storey units with basements and with more of a buffer provided along the east property line.
- The proposed pedestrian connection at the eastern terminus of the proposed south-east driveaisle is not desired. Additionally there is nothing to prevent those that will live in the proposed development from parking on the adjacent townhouse site.
- Additional access should be provided to Fraser Highway to benefit the community as at present there is only one access (182 Street) to Fraser Highway. It was also noted that access to the community is limited in general;

(The development is designed in conformance with the approved NCP in terms of site access. It is understood that a limited number of access points to Fraser Highway are available to better control them and make them safer. Additional community access is provided from Highway No. 15 and 184 Street.)

- Construction activity will be a nuisance to those living on adjacent properties;

(Efforts will be made to minimize the impact, especially through quick and efficient construction practices. Given the onsite drive aisle configuration (loop), they should be able to reasonably separate construction traffic from existing units.)

- There is believed to be insufficient infrastructure available to support 69 townhomes. Further it is believed that there is poor access to the site, with it provided on a blind corner.

(The infrastructure can accommodate the proposed development and Engineering has confirmed that the proposed site access is acceptable.)

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The proposed development contains 69, three-storey townhouses that are housed within 12 buildings. All of the units will have three bedrooms, with the exception of one two-bedroom unit in Building 6, and each unit provides two resident parking spaces.
- Parking is provided in a combination of tandem and side-by-side garages. Unit types B,C,D,E and F have tandem garages while unit type A will have side-by-side garages.

- The majority of the living areas are proposed on the upper floors, with the exception of a recreation room that is proposed on the ground floor of unit types A, D and E totalling 36 units (52% of total units).
- Vehicular access to the site is proposed from 180 Street along the western property line.
- The number of units within the individual buildings range from four to eight.
- Units range in size from 133 square metres (1,430 sq.ft.) to 181 square metres (1,944 sq.ft.).
- Building materials include the extensive use of horizontal vinyl siding and vertical board and batten vinyl siding (ash, annapolis blue and chestnut brown) for all facades. The roof will be clad in asphalt shingles (dual black colour) and includes pitched roofs with gables to increase the roof line articulation and reduce the building massing.
- Buildings also step with the site's grade and provide individual roofs rather than a single roof structure. The effect of the building stepping should not be underestimated as building's 5 and 7 have five steps. Together these design features help to reduce the building massing.
- Units that front onto Fraser Highway and 180 Street are street-oriented to provide natural surveillance over the existing multi-use pathway which parallels Fraser Highway and the future pedestrian pathway along 180 Street. Units along 180 Street will have direct pedestrian access to the pathway by way of individual gates.
- 164 parking spaces are provided, which is comprised of 138 resident and 26 visitor parking spaces.

Landscaping

- Each unit has access to both a patio and a balcony, thus providing private outdoor space for resident use.
- The adjacent portion of 180 Street is proposed to be closed to vehicular traffic and redeveloped as a pathway for pedestrian use. The applicant has agreed to pay the full cost of developing the right-of-way as a pathway.
- Portions of the existing circular driveway along Fraser Highway are being retained as part of the site's landscaping features for use as a pathway. This driveway provides a unique design feature that is worthy of retention. Additional connection to the future pathway in the 180th Street right-of-way is provided

Indoor and Outdoor Amenity Space

- The development proposes 207 square metres (2,228 sq. ft.) of indoor amenity space, through the provision of an amenity building, which contains two lounges, a guest suite, a fitness room and washroom facilities.
- The outdoor amenity space is proposed in the central location of the site, adjacent the development's entry. The amenity space incorporates children's spring toys over a resilient play surface, in addition to patio space and benches.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the City Architect. The applicant has attempted to address staff's design concerns, however, there remain some outstanding concerns pertaining to landscaping, the functionality of the outdoor amenity space, the provision of the multi-use pathway and individual sidewalk entry design.
- A detailed summary of the design concerns has been provided to the applicant, who has agreed to resolve all concerns prior to consideration of final approval.

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.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment
Appendix VII.	Public Information Meeting Map of Responses
Appendix VIII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek, Barnett Dembek Architects Inc.
 Address: #135, 7136 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Addresses: 7070 and 7086 – 180 Street and 18014 Fraser Highway

 - (b) Civic Address: 7070 – 180 Street
 Owner: Sunmark Developments Ltd., Inc. No. BC449592
 PID: 012-194-689
 Parcel "One" (H79805E) of Parcel "A" (Reference Plan 10177) Lot 12 Section 17
 Township 8 New Westminster District Plan 1510

 - (c) Civic Address: 7086 – 180 Street
 Owner: Sunmark Developments Ltd., Inc. No. BC449592
 PID: 001-726-421
 Parcel "B" (H76732E) of Parcel "A" (Reference Plan 10177) Lot 12 Section 17
 Township 8 New Westminster District Plan 1510

 - (d) Civic Address: 18014 Fraser Highway
 Owner: Sunmark Developments Ltd., Inc. No. BC449592
 PID: 012-194-701
 Lot 12, Except: Firstly; Parcel "A" (Reference Plan 10177), Secondly; Part in Plan
 BCP23408, Section 17 Township 8 New Westminster District Plan 1510

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		15,397 m ²
Road Widening area		102 m ²
Undevelopable area		
Net Total		15,295 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	34.3%
Paved & Hard Surfaced Areas		26.3%
Total Site Coverage		60.6%
SETBACKS (in metres)		
Front (North)	7.5 m	13.7 m
Rear (South)	7.5 m	7.7 m
Side #1 (West)	4.4 m to building/ 2.9 m to balcony	4.5 m to building/ 3.0 m to balcony
Side #2 (East)		
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m	9.8 m (3-storey)
Accessory	7.5 m	6.9 m (2-storey)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		68
Total		69
FLOOR AREA: Residential		10,485 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		10,485 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		44.8 upha/18.1 upa
# of units/ha /# units/acre (net)		45 upha/18.3 upa
FAR (gross)		
FAR (net)	0.69	0.69
AMENITY SPACE (area in square metres)		
Indoor	207 m ²	207 m ²
Outdoor	207 m ²	1,202 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	136	136
Residential Visitors	13.8	26
Institutional		
Total Number of Parking Spaces	151.8	164
Number of disabled stalls		1
Number of small cars		6
Tandem Parking Spaces: Number / % of Total Number of Units		90/55%
Size of Tandem Parking Spaces width/length		3.2 m x 12.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DRAWING LIST

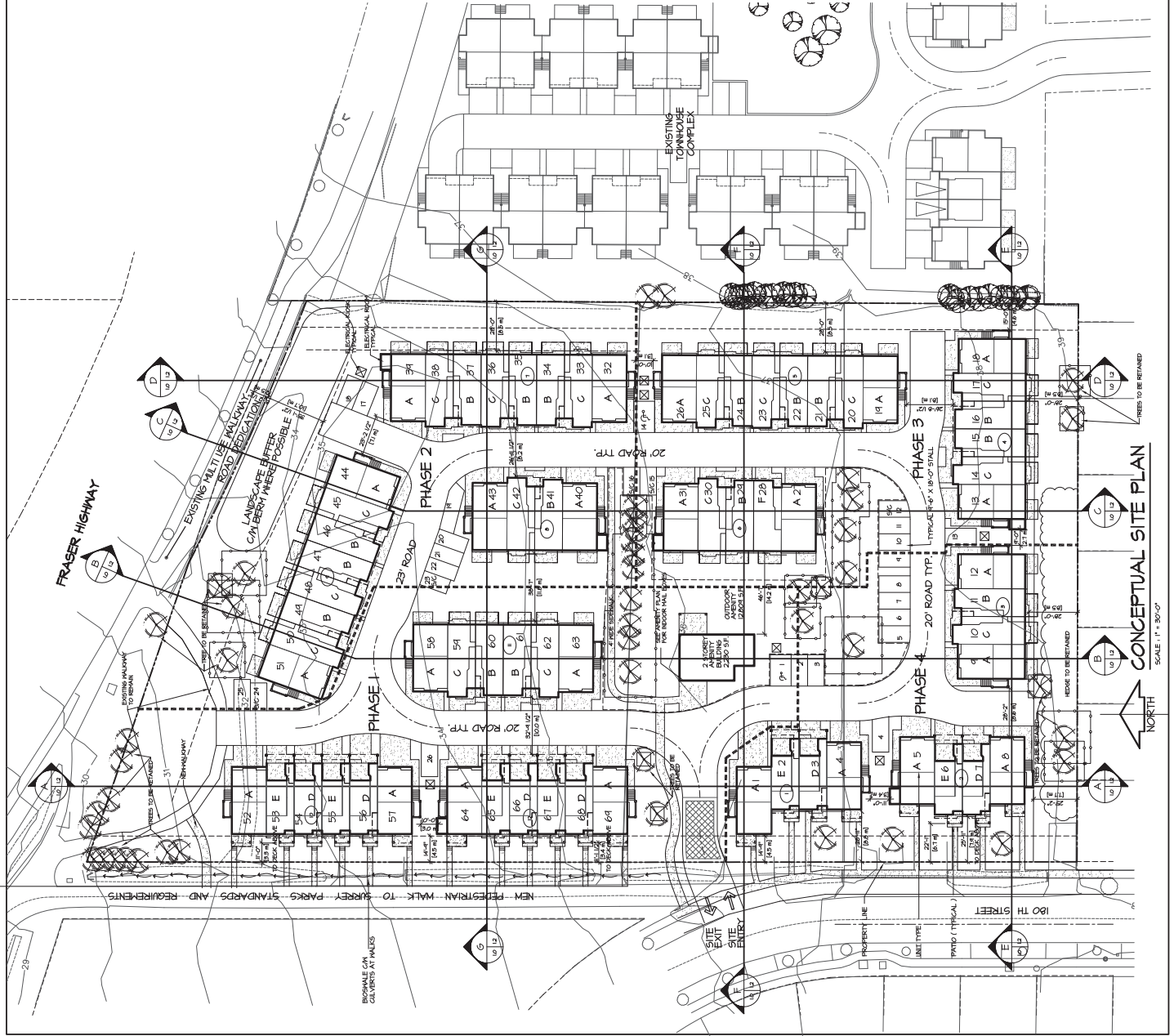
- AC-1.0 CONCEPTUAL SITE PLAN
- AC-1.1 CONCEPTUAL GRADING PLAN
- AC-1.2 SITE SECTIONS
- AC-1.3 SITE PLAN
- AC-1.4 CONTEXT PLAN
- AC-1.5 STREET ELEVATIONS
- AC-1.6 COLOR SCHEME PLACEMENT
- AC-2.1 UNIT PLANS
- AC-2.2 UNIT PLANS
- AC-3.1 BUILDING PLANS - BUILDING NUMBER 1
- AC-3.2 BUILDING PLANS - BUILDING NUMBER 2
- AC-3.3 BUILDING PLANS - BUILDING NUMBER 3
- AC-3.4 BUILDING PLANS - BUILDING NUMBER 4
- AC-3.5 BUILDING PLANS - BUILDING NUMBER 5
- AC-3.6 BUILDING PLANS - BUILDING NUMBER 6
- AC-3.7 BUILDING PLANS - BUILDING NUMBER 7
- AC-3.8 BUILDING PLANS - BUILDING NUMBER 8
- AC-3.9 BUILDING PLANS - BUILDING NUMBER 9
- AC-3.10 BUILDING PLANS - BUILDING NUMBER 10
- AC-3.11 BUILDING PLANS - BUILDING NUMBER 11
- AC-3.12 BUILDING PLANS - BUILDING NUMBER 12
- AC-4.1 ELEVATIONS - BUILDING NUMBER 1
- AC-4.2 ELEVATIONS - BUILDING NUMBER 2
- AC-4.3 ELEVATIONS - BUILDING NUMBER 3
- AC-4.4 ELEVATIONS - BUILDING NUMBER 4
- AC-4.5 ELEVATIONS - BUILDING NUMBER 5
- AC-4.6 ELEVATIONS - BUILDING NUMBER 6
- AC-4.7 ELEVATIONS - BUILDING NUMBER 7
- AC-4.8 ELEVATIONS - BUILDING NUMBER 8
- AC-4.9 ELEVATIONS - BUILDING NUMBER 9
- AC-4.10 ELEVATIONS - BUILDING NUMBER 10
- AC-4.11 ELEVATIONS - BUILDING NUMBER 11
- AC-4.12 ELEVATIONS - BUILDING NUMBER 12
- AC-5.1 AMENITY BUILDING

DEVELOPMENT DATA

ZONING : CD
 SITE AREA : 165,142 SF, 3.805 AC, 1,540 HA,
 1,041 SF, 0.025 AC, 0.010 HA,
 ROAD DEDICATION : 164,645 SF, 3,780 AC, 1,530 HA,
 NET:
 DENSITY : 18.3 U.P.A. 44.8 U.P.H.A. (64 UNITS)
 F.A.R. : 0.64 (112,869 SF.) (NOT INCLUDING GARAGE OR CARPORT)
 0.84 (146,434 SF.) (INCLUDING GARAGE)
 0.90 (148,102 SF.) (INCLUDING GARAGE & CARPORT)
 NET:
 SITE COVERAGE : 34.38% (56,411 SF.)
 PARKING :
 REQUIRED : 190 SPACES
 RESIDENTIAL : 190 SPACES
 VISITOR : 190 SPACES
 TOTAL : 190 SPACES
 PROPOSED : 190 SPACES
 RESIDENTIAL : 190 SPACES
 VISITOR : 190 SPACES
 TOTAL : 190 SPACES
 AMENITY :
 REQUIRED : 2,224 SF.
 INDOOR : 2,224 SF.
 OUTDOOR :
 PROPOSED : 2,240 SF.
 INDOOR : 2,240 SF.
 OUTDOOR : 12,452 SF.

UNIT BREAKDOWN	UNIT TYPE	QUANTITY	TOTAL SF	TOTAL UNITS
9 BED	9 BED	24	46,656 SF.	24 UNITS
3 BED	3 BED	16	22,784 SF.	16 UNITS
3 BED	3 BED	16	23,200 SF.	16 UNITS
3 BED	3 BED	6	4,330 SF.	6 UNITS
3 BED	3 BED	6	5,718 SF.	6 UNITS
2 BED	2 BED	1	1,430 SF.	1 UNIT
TOTAL :				64 UNITS

Garage	Carport	Total
410 SF.	590 SF.	1,000 SF.
590 SF.	601 SF.	1,191 SF.
340 SF.	340 SF.	680 SF.
590 SF.	590 SF.	1,180 SF.
TOTAL :		33,566 SF.



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

DESIGN :	
DRAMA :	
DATE :	
SCALE :	1" = 30'-0"

CLIENT :	SUN-MARK VENTURES LTD.
PROJECT :	PROPOSED TOWNHOUSE DEVELOPMENT
SHEET CONTENTS :	1070/86 180 STREET & 18014 FRASER HWY.

CLIENT NO. :	AC-1.0
PROJECT NO. :	10001
REVISION :	
DATE :	

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 CHAPTER D96.

REV#	DATE	BY	ISSUE

REV#	DATE	BY	ISSUE

DESIGN :
 M.P.
 X
 DATE :
 SCALE :
 N.T.S.

CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 18014 FRASER HWY.
 SHEET CONTENTS :
 CONTEXT PLAN

barnett dembek
 ARCHITECTS LTD.
 UNIT 135,
 STREET
 SURF 136 ST.
 VAN THE

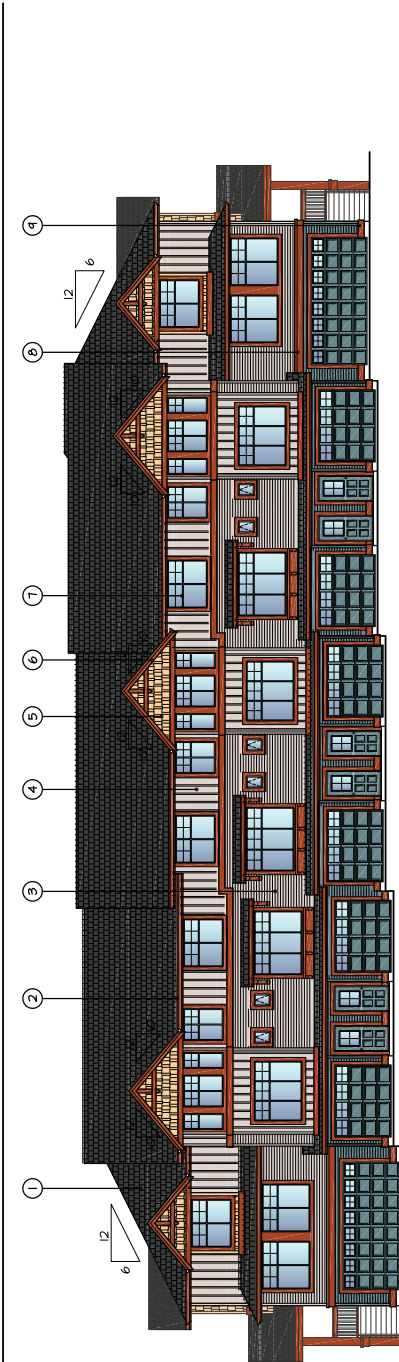
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.
 AC-14
 PROJECT NO.
 10071
 REV. NO.



NORTH
 CONTEXT PLAN

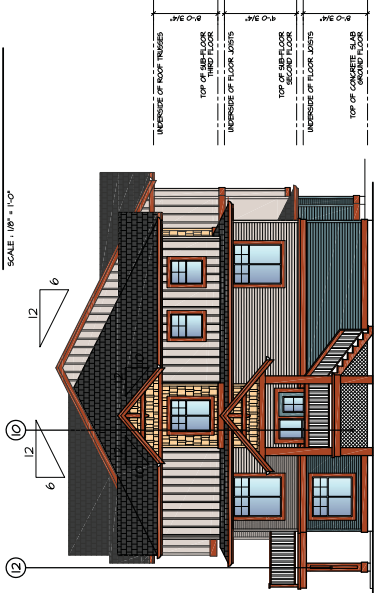
REV#	DATE	BY	ISSUE



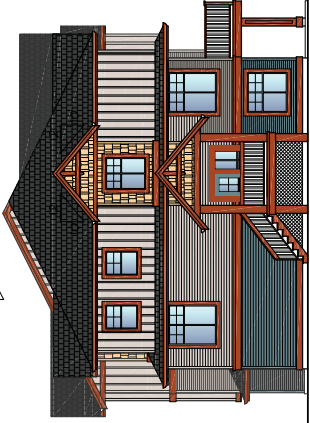
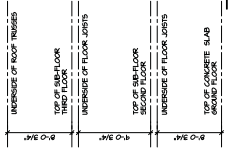
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SCHEDULE OF FINISHES

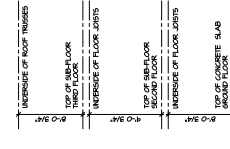
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- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS C/W 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM # 2 X 10 WOOD TRIM
- 9 2 X 10 WOOD TRIM
- 10 WOOD LATTICE SCREEN
- 11 PRIVACY SCREEN
- 12 BUILT UP WOOD COLU/M
- 13 POWDERED COATED ALUMINUM RAILING C/W 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/W TEMPERED GLASS



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



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



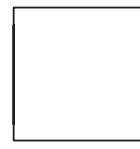
REAR ELEVATION
SCALE: 1/8" = 1'-0"

CUSTOMER : SUNMARK VENTURES LTD.
PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
SHEET CONTENTS : COLOURED BUILDING ELEVATIONS
SCALE : 1/8" = 1'-0"
DATE : 12/10/14
DRAWN :
CHECKED :
DESIGN :
PROJECT : 1707/180 STREET & 18014 FRASER HWY.
UNIT 135, 137 STREET
VANCOUVER, B.C.
V6W 1Y1R8
barnett dembek
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com
CLIENT NO.
PROJECT NO. AC-61
REV. NO.
10001

REV#	DATE	BY	ISSUE

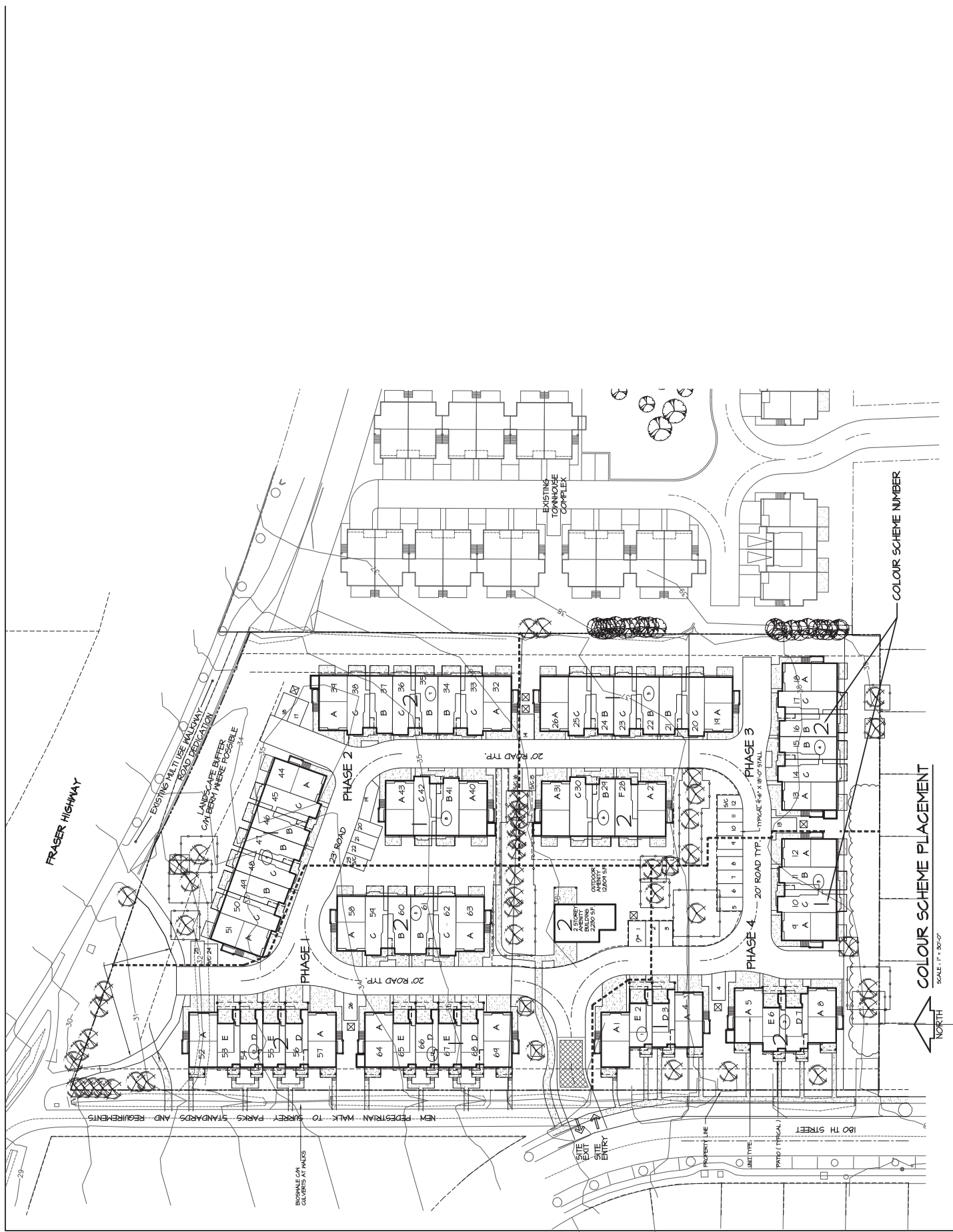
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CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1070/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTENTS : COLOUR SCHEME PLACEMENT
 SCALE : 1" = 30'-0"
 DATE :
 DRAWN :
 MD :
 DESIGN :

barnett dembek
 ARCHITECTS INC.
 UNIT 135,
 1275 23RD STREET
 SURREY, B.C.
 V4W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com
 CLIENT NO.:
 AC-16
 PROJECT NO.:
 10071
 SHEET NO.:
 REV. NO.:



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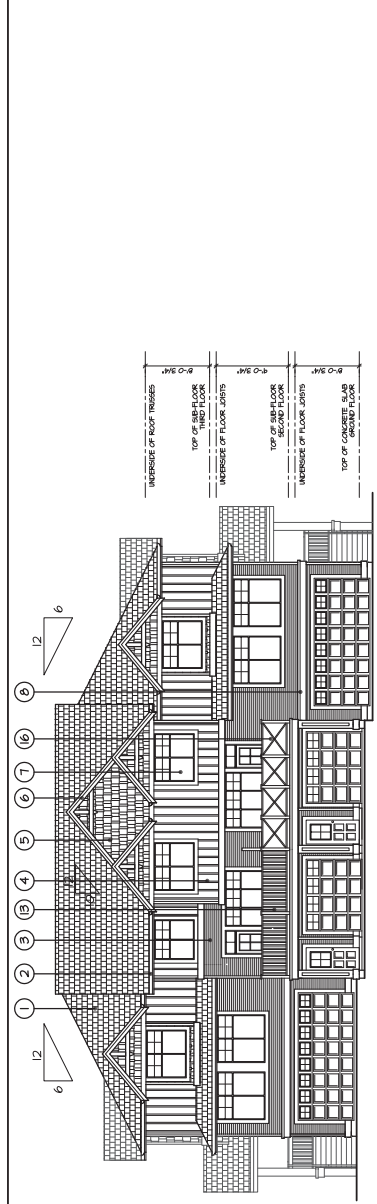
REV#	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

CLIENT: SUNMARK VENTURES LTD.
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 1707/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTAINS: BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/11
 DRAWN BY: [blank]
 CHECKED BY: [blank]

CLIENT: SUNMARK VENTURES LTD.
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 1707/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTAINS: BUILDING ELEVATIONS
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/11
 DRAWN BY: [blank]
 CHECKED BY: [blank]

barnett dembek
 ARCHITECTURE INC.
 UNIT 135, 1370 WEST 2ND STREET, VANCOUVER, B.C. V6Z 1R8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

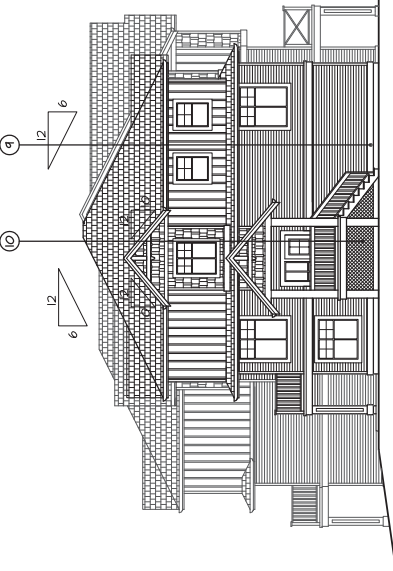
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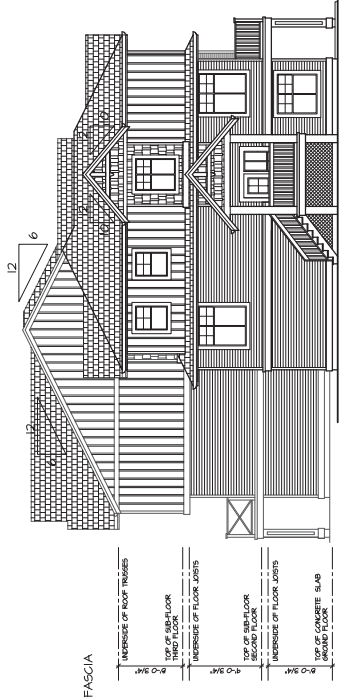
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

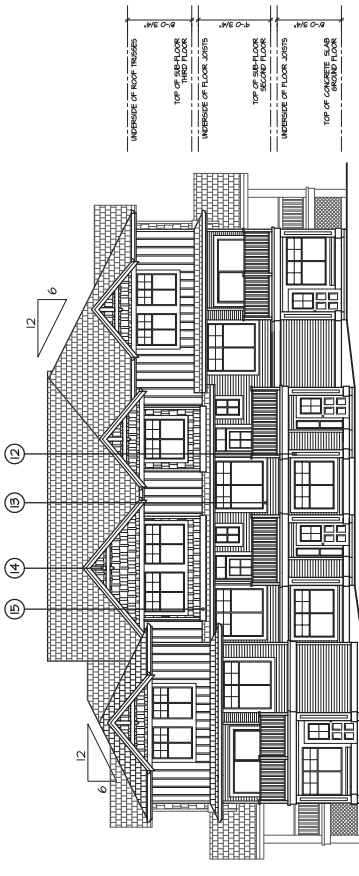
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS 6/11 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 X 10 WOOD BASE TRIM
- 10 WOOD LATTICE SCREEN
- 11 PRIVACY SCREEN
- 12 BUILT UP WOOD COLUMN
- 13 POWDERED COATED ALUMINUM RAILING 6/11 VERTICAL ALUMINUM PICKET @ 4" O.C.
- 14 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL GROSS6 BEAM
- 15 2 X 10 WOOD TRIM
- 16 POWDERED COATED ALUMINUM RAILING 6/11 TEMPERED GLASS



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



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



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

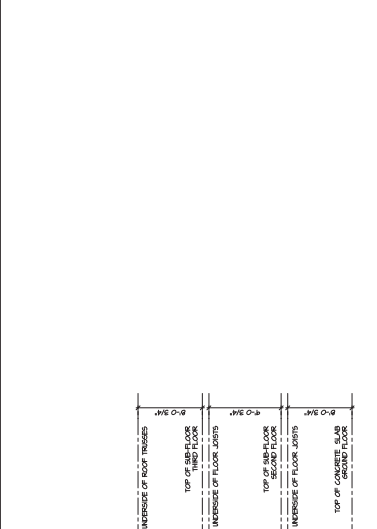
BUILDING # 1

REVISION	DATE	BY	ISSUED FOR

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DESIGN :	
DRAMA :	
DATE :	
SCALE :	1/8" = 1'-0"
SHEET CONTAINS :	BUILDING ELEVATIONS
PROJECT :	PROPOSED TOWNHOUSE DEVELOPMENT BUILDING #2
LOCATION :	1707/86 180 STREET & 18014 FRASER HWY.

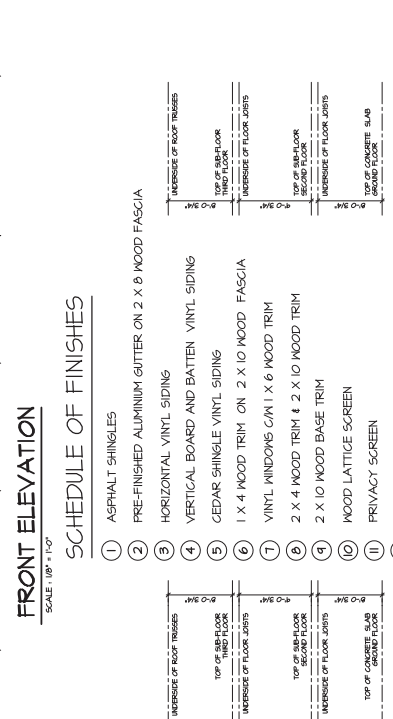
CLIENT NO. : 604) 597-7100
 PROJECT NO. : AC-4.2
 REV. NO. : 10011
 SHEET NO. : 10011
 UNIT 135, 137, 139, STREET, SURREY, B.C.
 VAW 1188
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darlinter.com



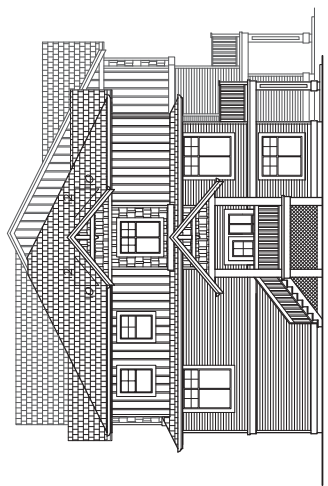
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SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

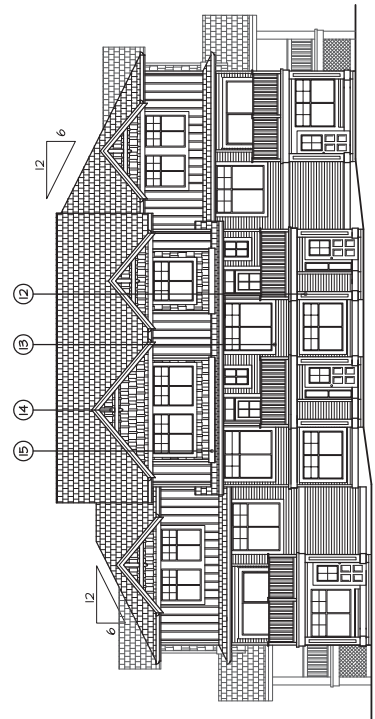
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 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



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

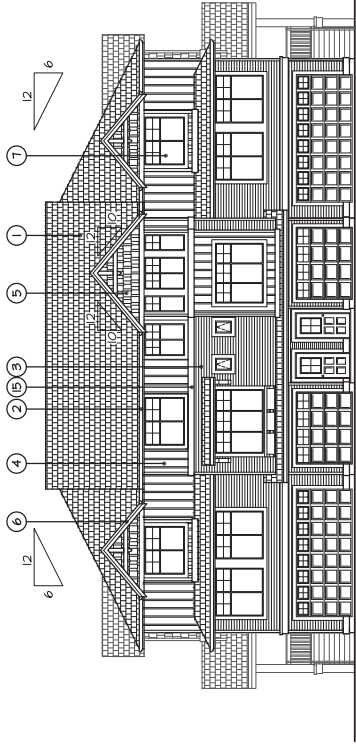


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING # 2



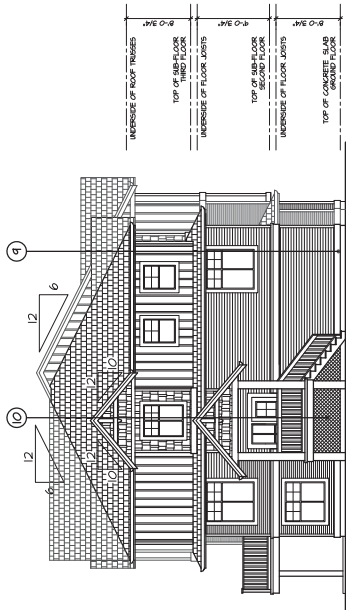
FRONT ELEVATION

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



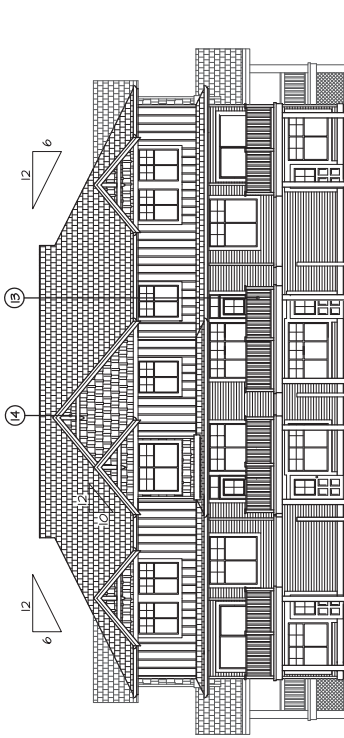
SCHEDULE OF FINISHES

- 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 WITH 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 POUNDERD COATED ALUMINUM RAILING WITH 2 X 4 HORIZONTAL CROSS BEAM
- 14 4 X 4 PENDANT WITH 2 X 4 HORIZONTAL CROSS BEAM
- 15 2 X 10 WOOD TRIM
- 16 POUNDERD COATED ALUMINUM RAILING WITH TEMPERED GLASS



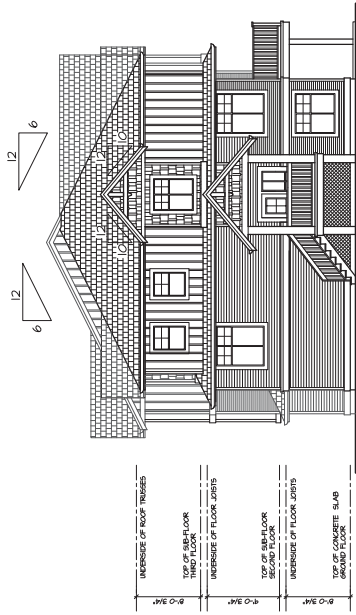
LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



REV#	DATE	BY	CHKD	ISSUE	DATE	BY	ISSUED FOR

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DESIGN :	BARNETT DEMBEK ARCHITECTS
DRN :	
DATE :	2014
SCALE :	1/8" = 1'-0"
SHEET CONTAINS :	BUILDING ELEVATIONS
PROJECT :	PROPOSED TOWNHOUSE DEVELOPMENT
	7070/86 180 STREET & 18014 FRASER HWY.

barnett dembek	
UNIT 135, 1701 137 STREET, SUITE 201, SURREY, B.C. V3W 1H8	
PHONE:	(604) 597-7100
FAX:	(604) 597-2099
EMAIL:	mail@barnett.com
CLIENT NO.	10071
SHEET NO.	AC-43
PROJECT NO.	
REV. NO.	

BUILDING # 3

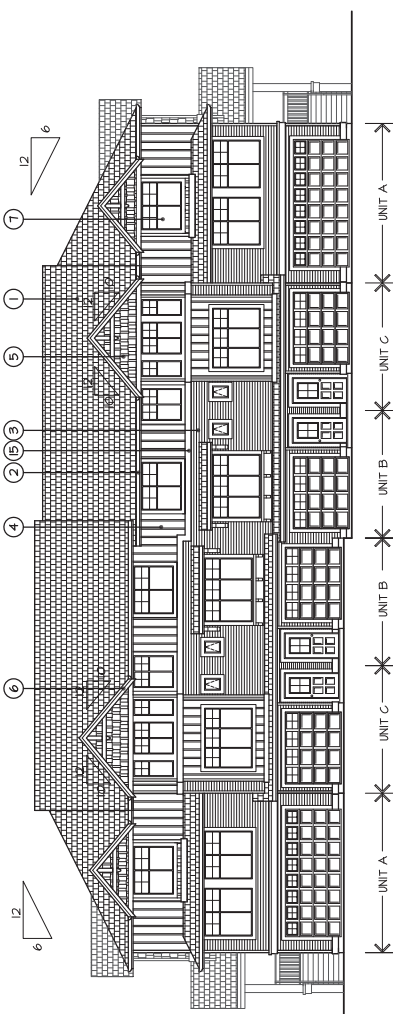
REVISION	DATE	BY	ISSUED FOR

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CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1201/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTAINS : BUILDING ELEVATIONS BUILDING #4
 SCALE : 1/8" = 1'-0"
 DATE :
 DRAWN BY :
 TRACED BY :
 CHECKED BY :
 DATE :

barnett dembek
 ARCHITECTS
 UNIT 135, 137 STREET
 SURREY, B.C.
 V4W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

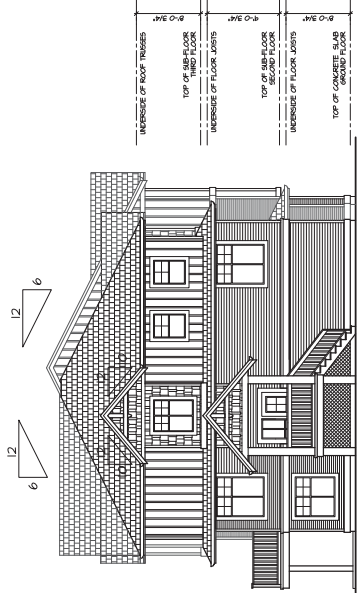
CLIENT NO. :
 SHEET NO. : AC-4.4
 PROJECT NO. :
 REV. NO. :
 10011



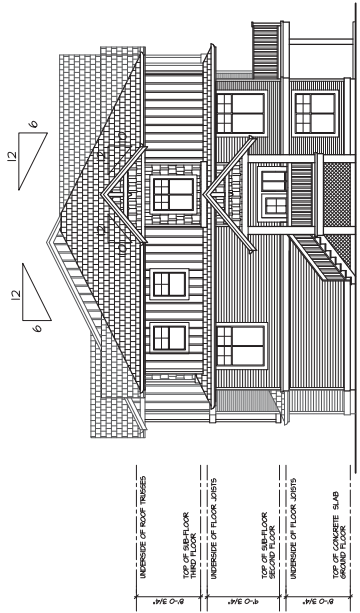
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

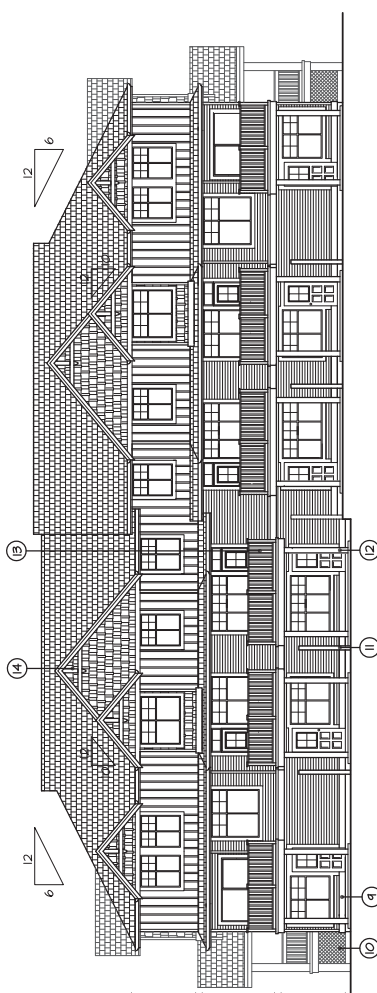
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 X 10 WOOD BASE TRIM
- 10 WOOD LATTICE SCREEN
- 11 PRIVACY SCREEN
- 12 BUILT UP WOOD COLUMN
- 13 POUNDERED 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 POUNDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



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



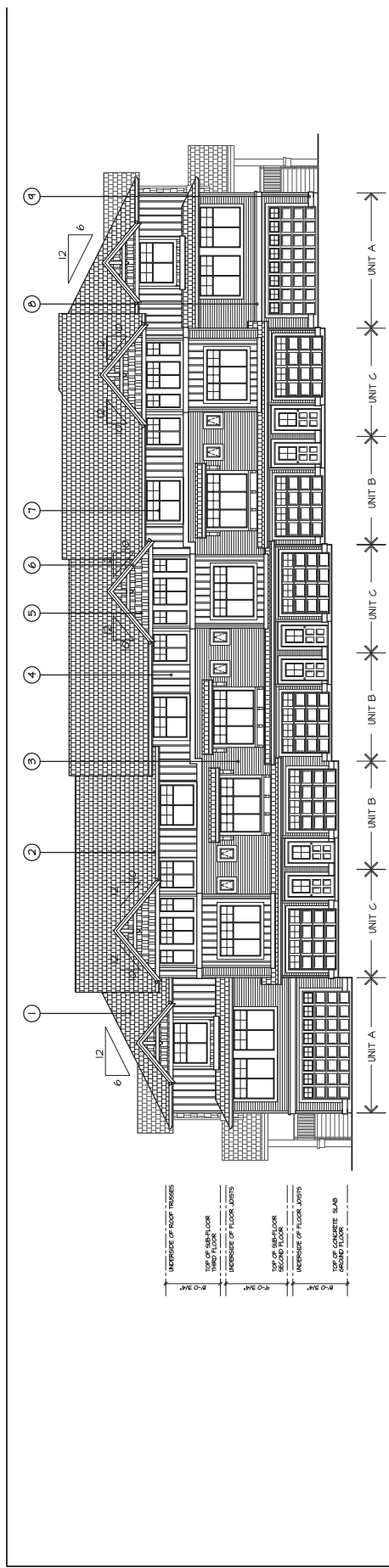
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



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

BUILDING # 4

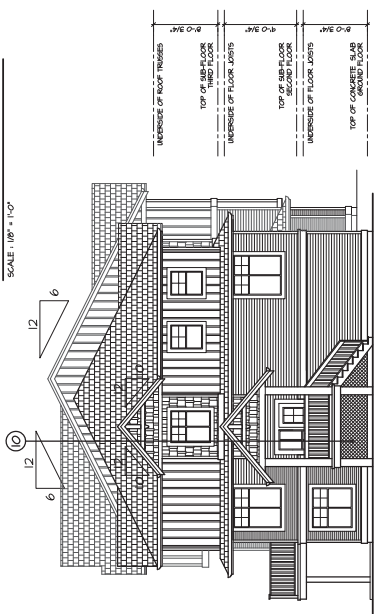
REVN	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR



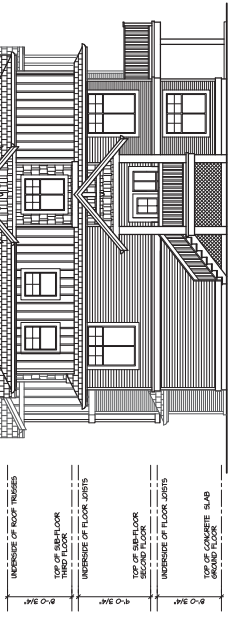
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

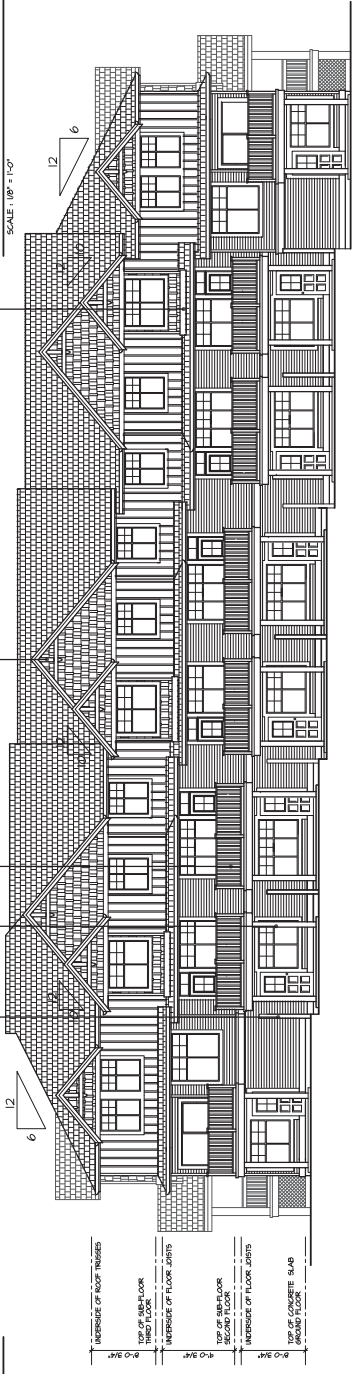
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 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 TENERED GLASS



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



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



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

BUILDING # 5

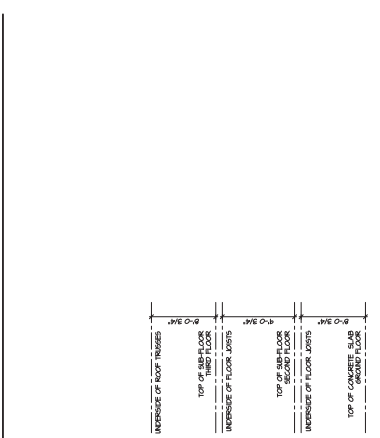
CLIENT : SUNMARK VENTURES LTD.
SHEET CONTENTS : BUILDING ELEVATIONS
PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
1070/86 180 STREET & 18014 FRASER HWY.
DATE :
DRAWN :
CHECKED :
SCALE : 1/8" = 1'-0"
UNIT 135, STREET
SURREY B.C.
V8W 1H8

CLIENT NO. :
PROJECT NO. : AC-45
REV. NO. :
10071

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

DISCLAIMER: ALL DRAWINGS AND THE
SCHEDULE OF FINISHES ARE
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PROVIDED BY THE CLIENT AND
THE DESIGNER HAS NOT
PERFORMED A VISUAL
INSPECTION OF THE PROJECT
SITE AND HAS NOT
CONDUCTED A
CONSTRUCTION
ADMINISTRATION
SERVICES AND A
CONSTRUCTION
ADMINISTRATION
SERVICES ACT ETC. 1971.

REVISION	DATE	BY	ISSUED FOR



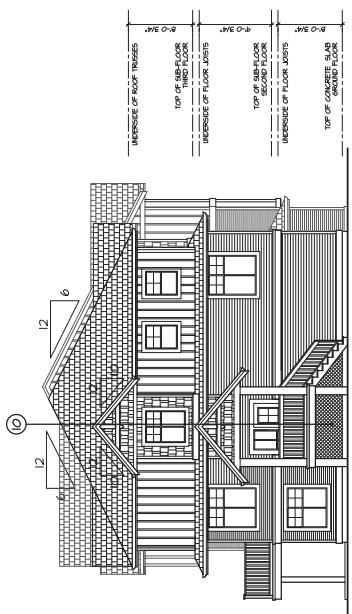
← UNIT A — UNIT F — UNIT B — UNIT C — UNIT A —

FRONT ELEVATION

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

SCHEDULE OF FINISHES

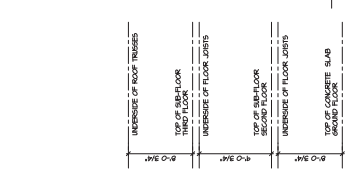
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS C/M 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 X 10 WOOD BASE TRIM
- 10 WOOD LATTICE SCREEN
- 11 PRIVACY SCREEN
- 12 BUILT UP WOOD COLLAR
- 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



← UNIT A —

LEFT SIDE ELEVATION

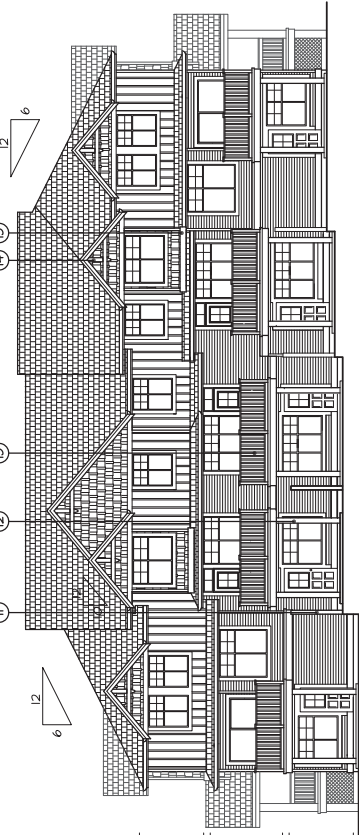
SCALE: 1/8" = 1'-0"



← UNIT A —

RIGHT SIDE ELEVATION

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



← UNIT A — UNIT C — UNIT B — UNIT F — UNIT A —

REAR ELEVATION

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

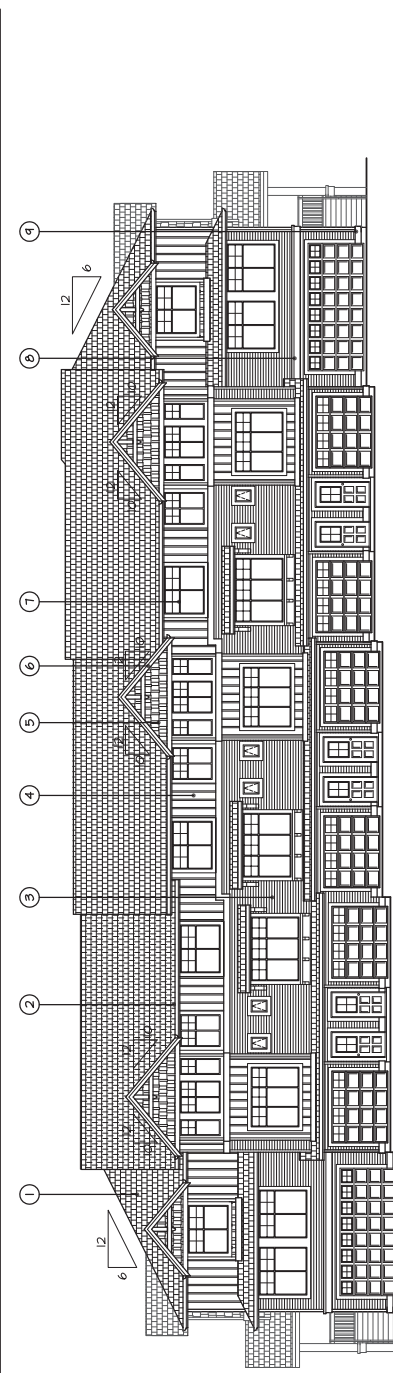
CLIENT :	SUN-MARK VENTURES LTD.
DESIGN :	TD
DRAMA :	
DATE :	
SCALE :	1/8" = 1'-0"
SHEET CONTAINS :	BUILDING ELEVATIONS
PROJECT :	PROPOSED TOWNHOUSE DEVELOPMENT 1707/86 180 STREET & 18014 FRASER HWY.

barnett dembek
 ARCHITECTS
 UNIT 135,
 1775 137 STREET,
 SURREY, B.C.
 V4W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-46
ISSUED FOR	REV. NO.

BUILDING # 6

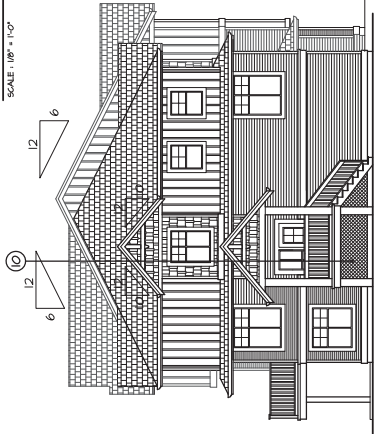
REV#	DATE	BY	ISSUED FOR



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

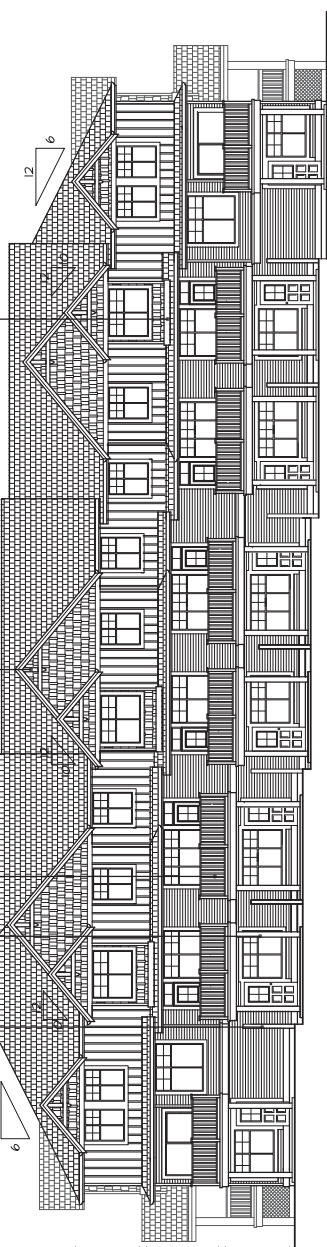
SCHEDULE OF FINISHES

- 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 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 TENERED GLASS



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

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



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

BUILDING # 7

CLIENT : SUNMARK VENTURES LTD.
DESIGN : M.P. DRAMIN :
DATE : 10/07/06
SCALE : 1/8" = 1'-0"
PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT 1804 FRASER HWY., BUILDING # 7

SHEET CONTENTS : BUILDING ELEVATIONS

CLIENT : SUNMARK VENTURES LTD.
 135, 137, 139 STREET, SURREY, B.C. V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@sunmark.com

CLIENT NO. : AC-4.1
PROJECT NO. : 10017
REV. NO. :

barnett dembek
 ARCHITECTS
 UNIT 135, 137, 139 STREET, SURREY, B.C. V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@sunmark.com

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REVN	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

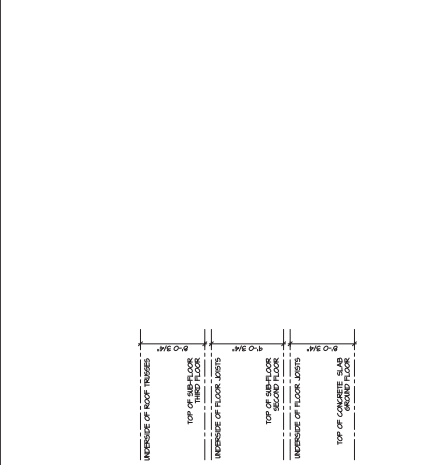
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DESIGN :	TRD :	DATE :	SCALE :

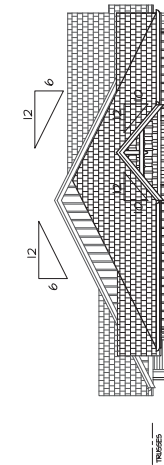
CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 SHEET CONTENTS : BUILDING ELEVATIONS
 BUILDING # 8
 1070/86 180 STREET # 18014 FRASER HWY.
 VANCOUVER, BC
 V6M 1K8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

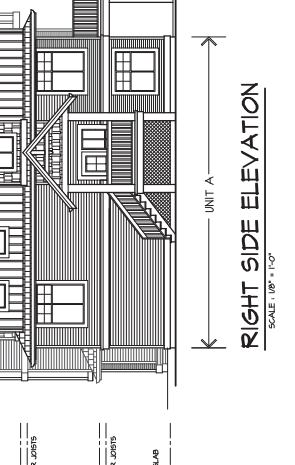
UNIT 135,
 1070/86 180 STREET # 18014
 SUNMARK VENTURES LTD.
 VANCOUVER, BC
 V6M 1K8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com



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



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

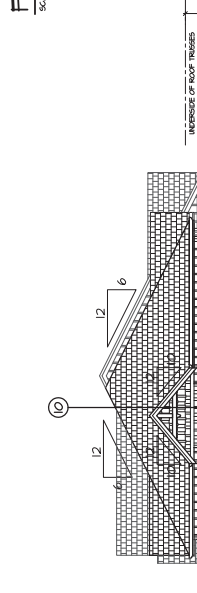


RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

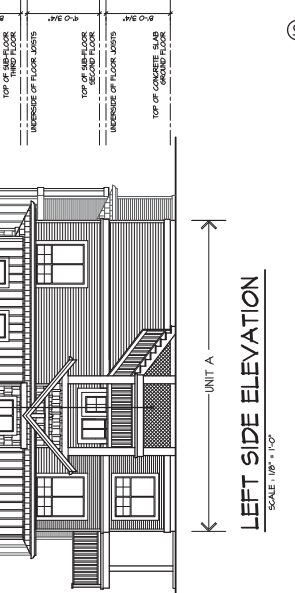


REAR ELEVATION
 SCALE: 1/8" = 1'-0"

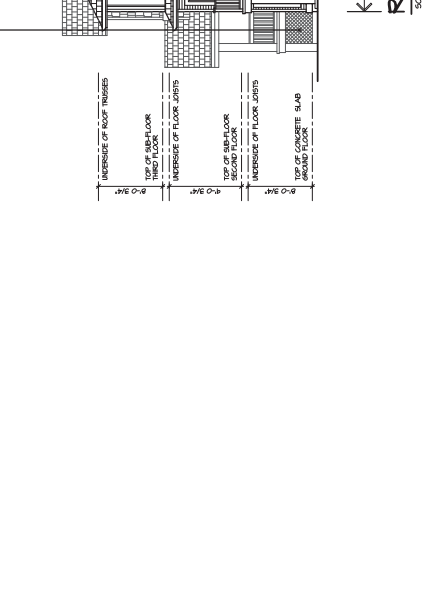
- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLES
 - 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
 - 3 HORIZONTAL VINYL SIDING
 - 4 VERTICAL BOARD AND BATTEN VINYL SIDING
 - 5 CEDAR SHINGLE VINYL SIDING
 - 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
 - 7 VINYL WINDOWS C/M 1 X 6 WOOD TRIM
 - 8 2 X 4 WOOD 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 POUNDERED 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 POUNDERED COATED ALUMINUM RAILING C/M TEMPERED GLASS



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

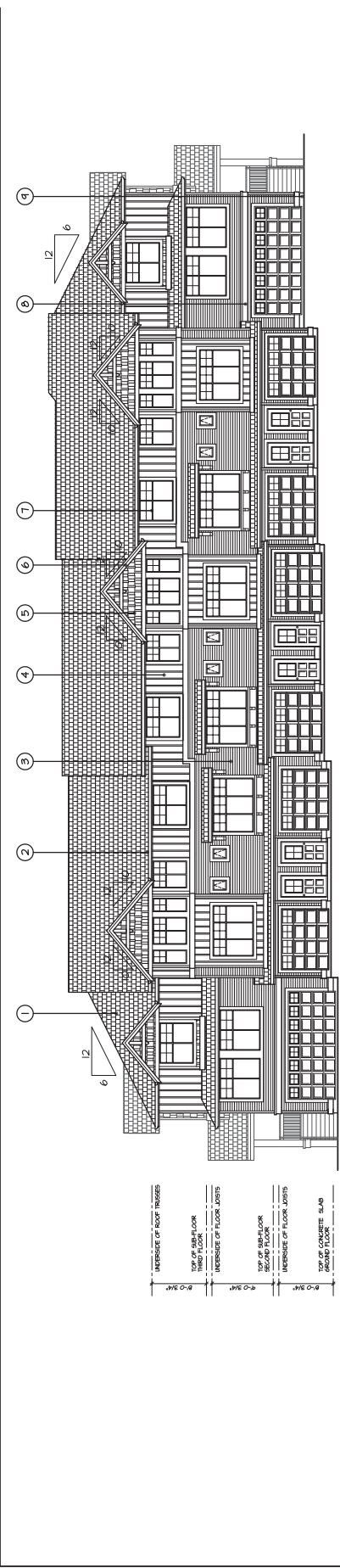


LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

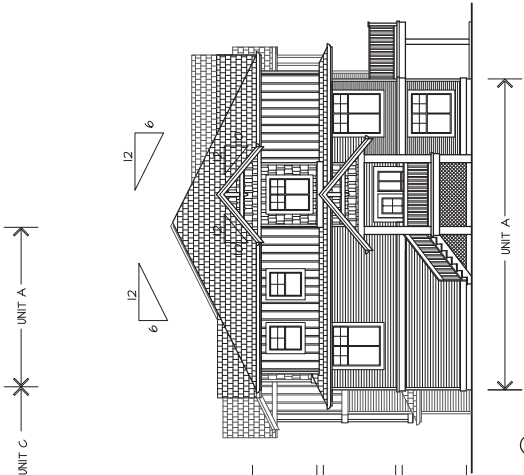
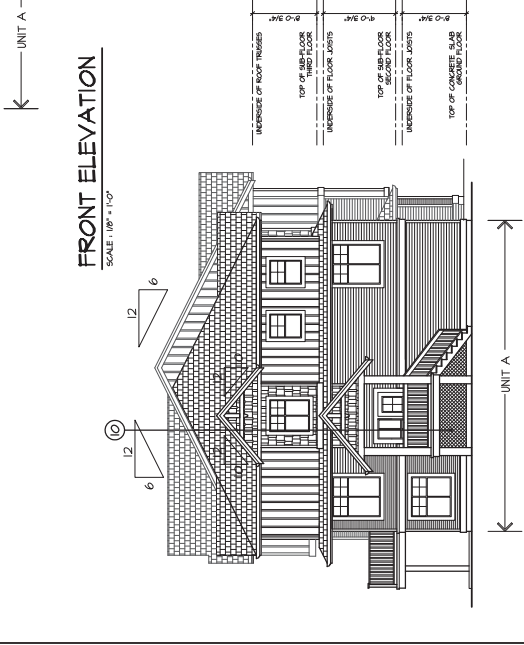


RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

REV#	DATE	BY	ISSUED FOR



- ### 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 TENERED GLASS

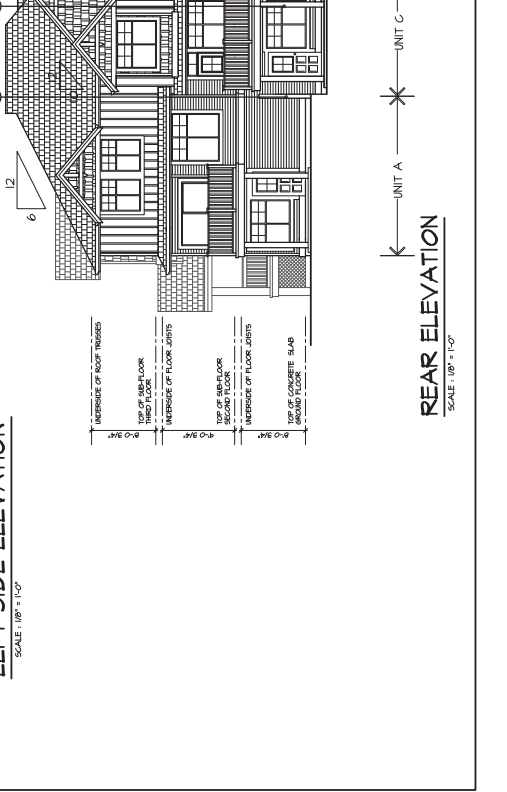


CLIENT : SUNMARK VENTURES LTD.
DESIGN : [blank]
DRAM : [blank]
DATE : 10/01/10
SCALE : 1/8" = 1'-0"
SHEET CONTENTS : BUILDING ELEVATIONS
BUILDING # 9

PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
LOCATION : 1707/86 180 STREET & 18014 FRASER HWY.
UNIT 135, 136, 137, STREET 1707/86 180 STREET & 18014 FRASER HWY. VANIC VAW THIS B.C.

CLIENT NO. : [blank]
PROJECT NO. : AC-419
REV. NO. : [blank]

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



BUILDING # 9

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

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

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

UNIT A, UNIT B, UNIT C, UNIT D, UNIT E, UNIT F, UNIT G

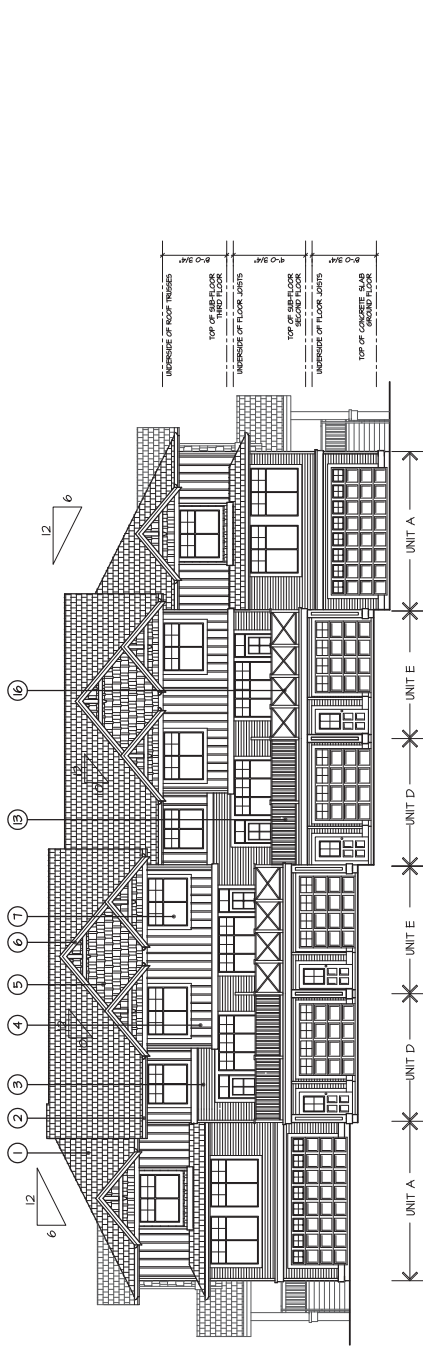
GROUNDWATER, ALL DRINKING AND THE
 SURFACE WATER OF ANY KIND ARE
 UNDESIRABLE. THE CONTRACTOR SHALL
 OBTAIN ALL NECESSARY PERMITS
 BEFORE COMMENCING WORK. THE
 CONTRACTOR SHALL BE RESPONSIBLE
 FOR OBTAINING ALL NECESSARY
 PERMITS AND FOR OBTAINING
 ALL NECESSARY INFORMATION FROM
 THE LOCAL AUTHORITIES.
 OWNER'S RESPONSIBILITY: TO OBTAIN
 ALL NECESSARY PERMITS AND
 INFORMATION FROM THE LOCAL
 AUTHORITIES.
 CONTRACTOR'S RESPONSIBILITY: TO
 OBTAIN ALL NECESSARY PERMITS
 AND INFORMATION FROM THE LOCAL
 AUTHORITIES.
 OWNER'S RESPONSIBILITY: TO OBTAIN
 ALL NECESSARY PERMITS AND
 INFORMATION FROM THE LOCAL
 AUTHORITIES.
 CONTRACTOR'S RESPONSIBILITY: TO
 OBTAIN ALL NECESSARY PERMITS
 AND INFORMATION FROM THE LOCAL
 AUTHORITIES.

REV#	DATE	BY	ISSUE FOR

CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 SHEET CONTAINS : BUILDING ELEVATIONS
 BUILDING # 10
 SCALE : 1/8" = 1'-0"
 DATE :
 DRAWN BY :
 CHECKED BY :
 DATE :

CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 SHEET CONTAINS : BUILDING ELEVATIONS
 BUILDING # 10
 SCALE : 1/8" = 1'-0"
 DATE :
 DRAWN BY :
 CHECKED BY :
 DATE :

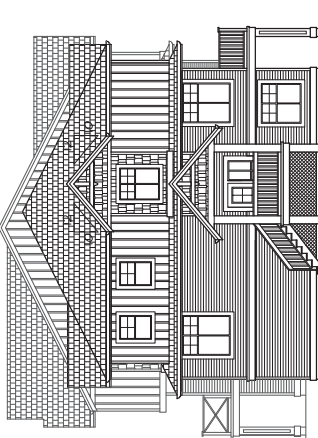
CLIENT NO. :
 PROJECT NO. :
 SHEET NO. :
 UNIT 135,
 STREET
 SURBERG & CO.
 VAW 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkitex.com
 AC-410
 REV. NO.



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

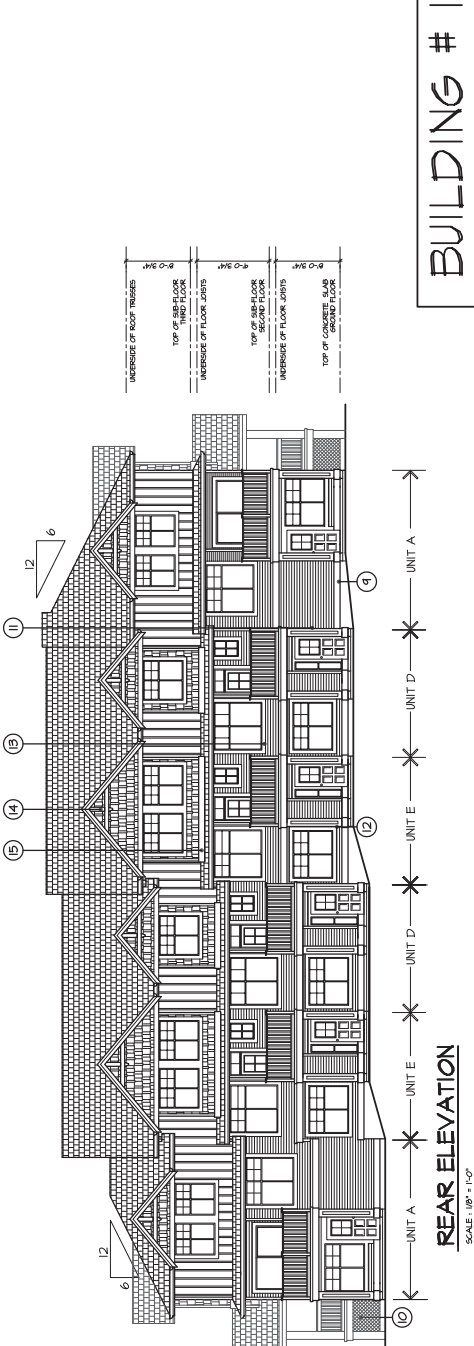
SCHEDULE OF FINISHES

- 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 GM 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 GM 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 GM TEMPERED GLASS



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

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



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

BUILDING # 10

REVN	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

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DESIGN :	CLIENT :
DATE :	PROJECT :
SCALE :	PROJECT NO. :
DATE :	REV. NO. :

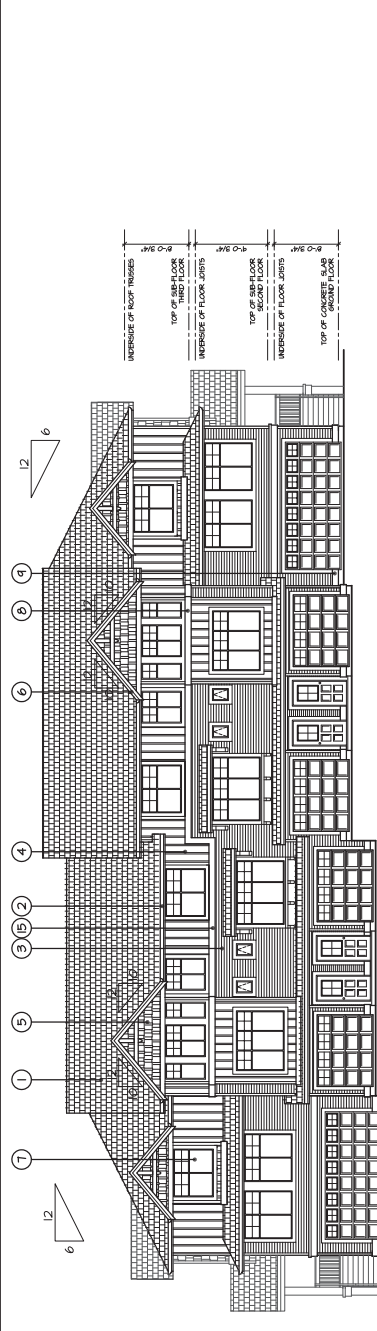
CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1707/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTAINS : BUILDING ELEVATIONS
 SCALE : 1/8" = 1'-0"
 DATE :
 DRAWN :
 T.D.
 C.M.L.M.

CLIENT :	PROJECT :
DATE :	PROJECT NO. :
SCALE :	REV. NO. :
DATE :	

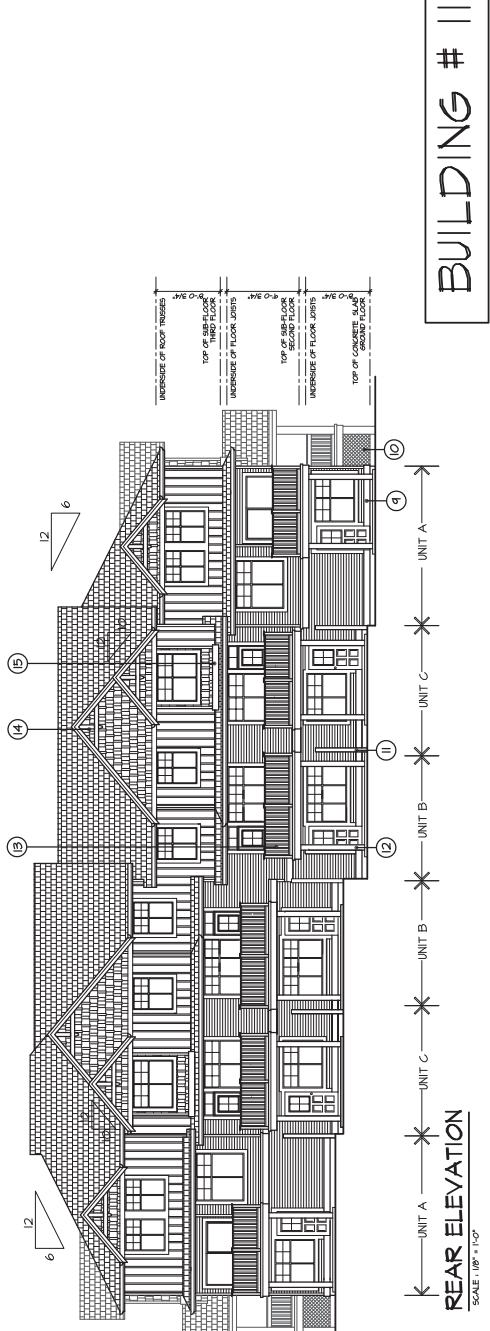
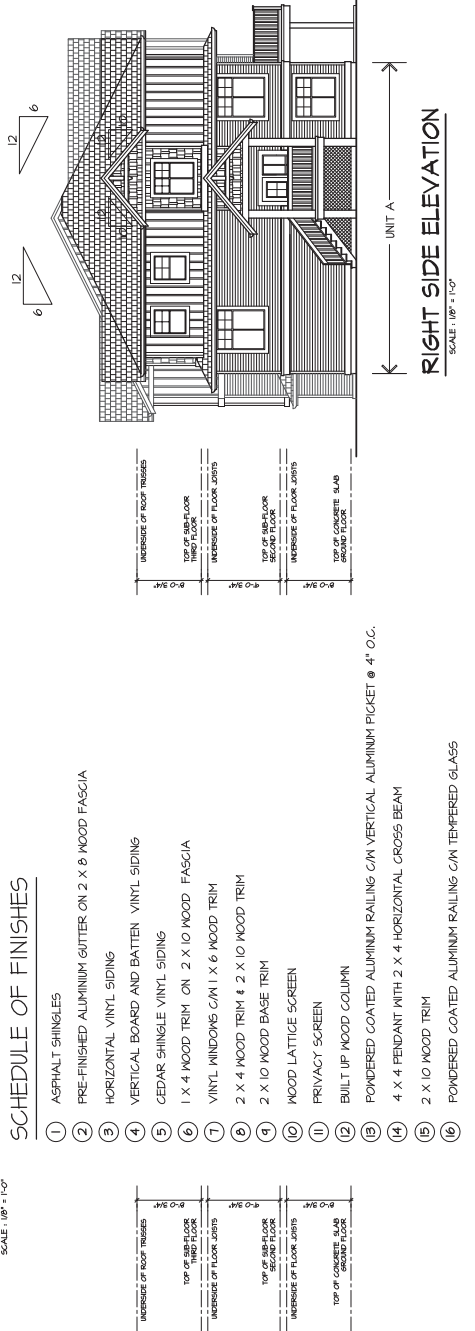
CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1707/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTAINS : BUILDING ELEVATIONS
 SCALE : 1/8" = 1'-0"
 DATE :
 DRAWN :
 T.D.
 C.M.L.M.

CLIENT NO. :	PROJECT NO. :
DATE :	REV. NO. :

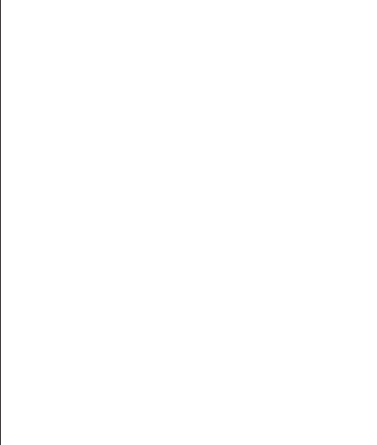
CLIENT NO. :
 PROJECT NO. :
 DATE :
 REV. NO. :



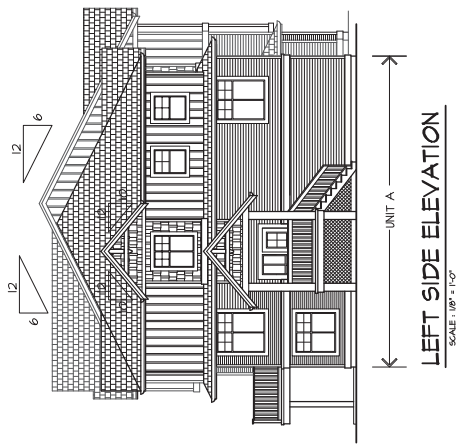
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT A UNIT B UNIT C UNIT B UNIT C UNIT B UNIT C UNIT A



REAR ELEVATION
 SCALE: 1/8" = 1'-0"
 UNIT A UNIT B UNIT C UNIT B UNIT C UNIT B UNIT C UNIT A



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



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

BUILDING # 11

UNIT 135, STREET, SURRY, B.C. VAW 1H8 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkite.com

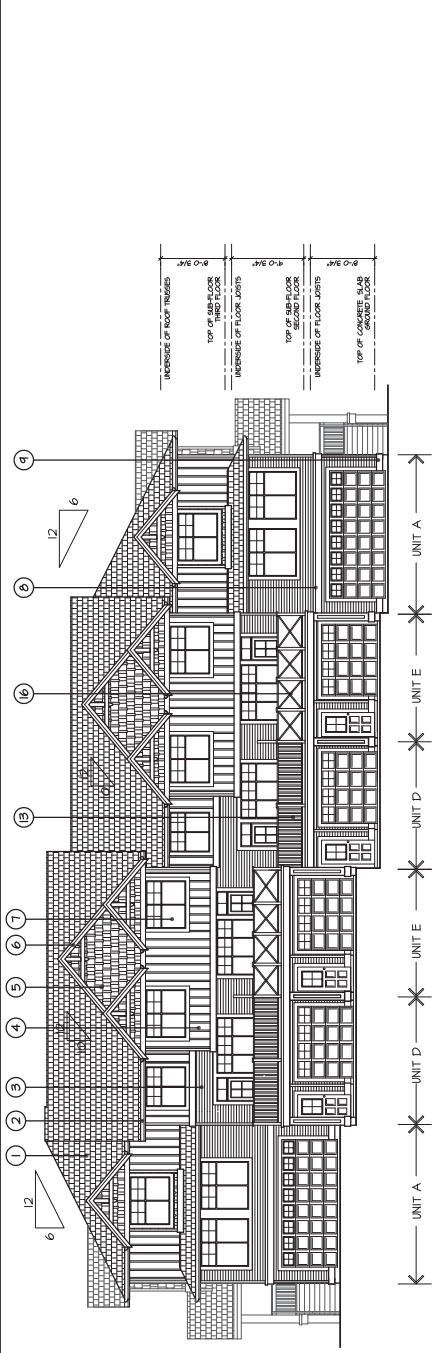
REVN	DATE	DRN	CRD	ISSUE	DATE	BY	ISSUED FOR

CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 BUILDING # 12

DESIGN :
 DRAMN :
 DATE :
 SCALE :
 UNIT :

CLIENT : SUNMARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 BUILDING # 12

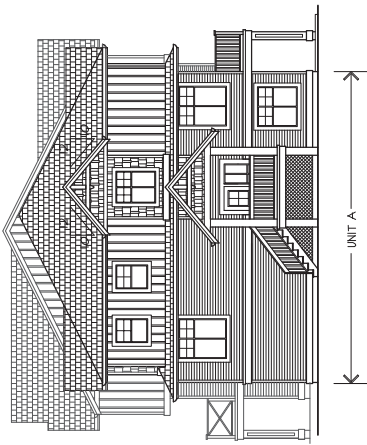
CLIENT NO. :
 PROJECT NO. :
 SHEET NO. :
 UNIT :
 PHONE :
 FAX :
 EMAIL :



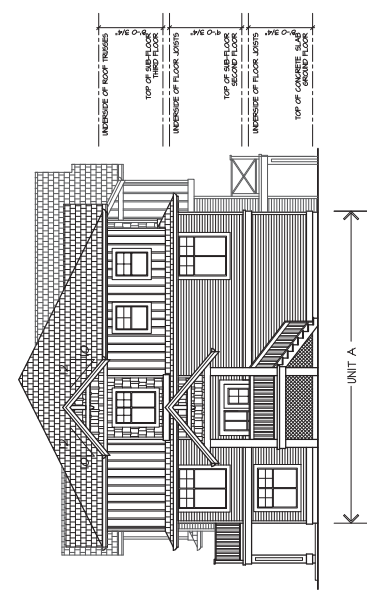
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

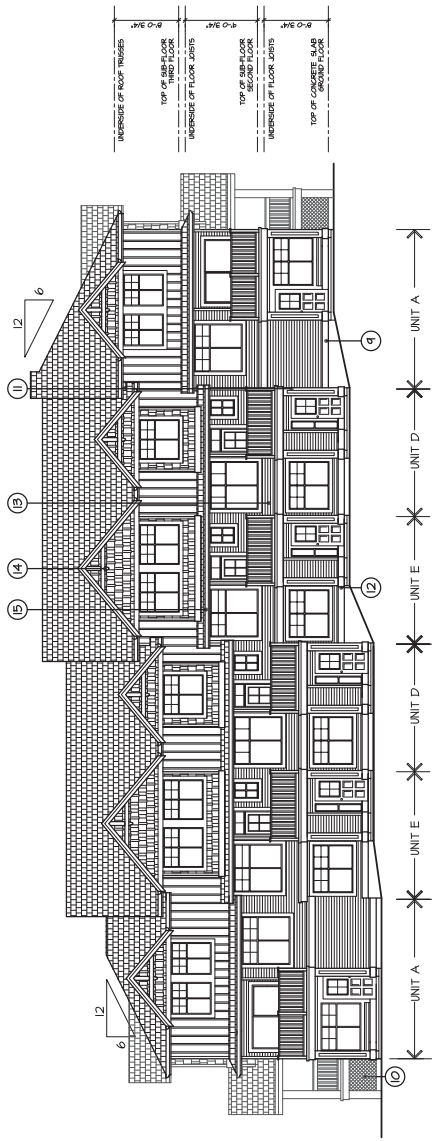
- 1 ASPHALT SHINGLES
- 2 PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 WOOD FASCIA
- 3 HORIZONTAL VINYL SIDING
- 4 VERTICAL BOARD AND BATTEN VINYL SIDING
- 5 CEDAR SHINGLE VINYL SIDING
- 6 1 X 4 WOOD TRIM ON 2 X 10 WOOD FASCIA
- 7 VINYL WINDOWS WITH 1 X 6 WOOD TRIM
- 8 2 X 4 WOOD TRIM & 2 X 10 WOOD TRIM
- 9 2 X 10 WOOD BASE TRIM
- 10 WOOD LATTICE SCREEN
- 11 PRIVACY SCREEN
- 12 BUILT UP WOOD COLUMN
- 13 POWDERED COATED ALUMINUM RAILING WITH 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 WITH 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"

DISCLAIMER: ALL DIMENSIONS AND THE MATERIALS INDICATED ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED BY THE CLIENT IS SUBJECT TO VERIFICATION BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT IS ADVISED THAT THE INFORMATION PROVIDED BY THE CLIENT IS SUBJECT TO VERIFICATION BY THE DESIGNER.

10/01/2015

REV#	DATE	DRN	CHKD	ISSUE	DATE	BY	ISSUED FOR

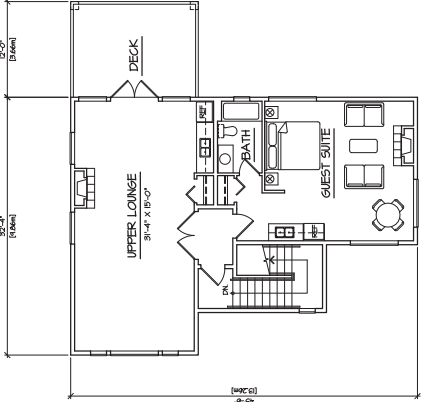
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10/01/2015

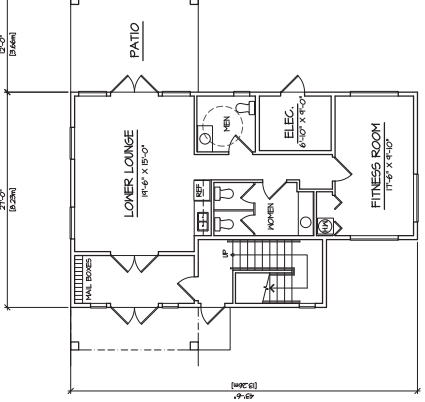
REV#	DATE	DRN	CHKD	ISSUE	DATE	BY	ISSUED FOR

10/01/2015

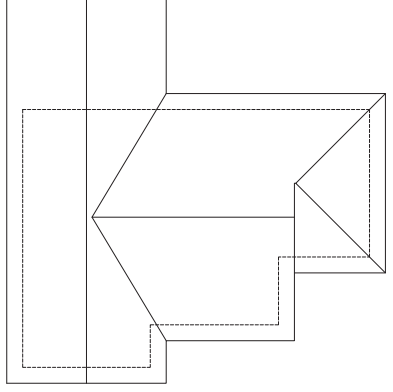
REV#	DATE	DRN	CHKD	ISSUE	DATE	BY	ISSUED FOR



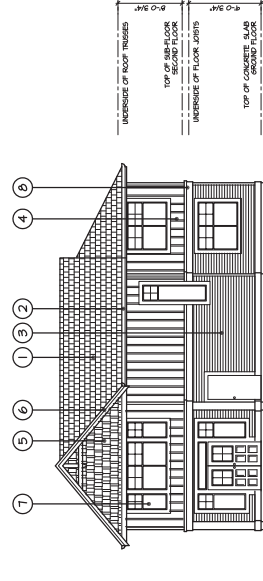
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL : 1169 SF.



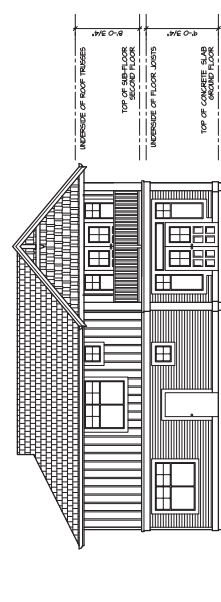
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL : 2,240 SF.



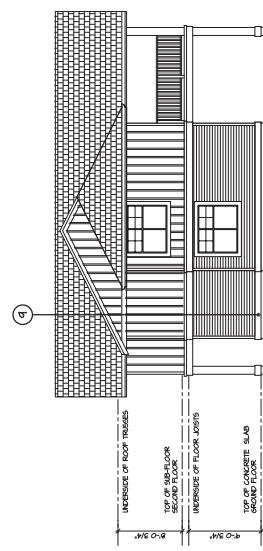
ROOF PLAN
SCALE: 1/8" = 1'-0"



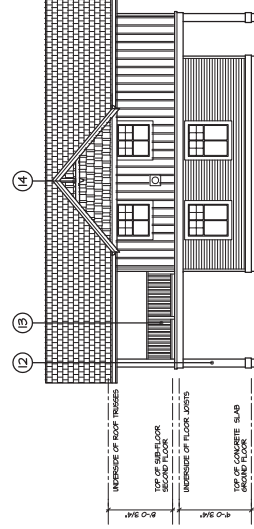
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② PRE-FINISHED ALUMINUM GUTTER ON 2 X 8 MOOD FASCIA
- ③ HORIZONTAL VINYL SIDING
- ④ VERTICAL BOARD AND BATTEN VINYL SIDING
- ⑤ CEDAR SHINGLE VINYL SIDING
- ⑥ 1 X 4 MOOD TRIM ON 2 X 10 MOOD FASCIA
- ⑦ VINYL WINDOWS C/M 1 X 6 MOOD TRIM
- ⑧ 2 X 4 MOOD TRIM & 2 X 10 MOOD TRIM
- ⑨ 2 X 10 MOOD 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 CROSSBEE BEAM
- ⑮ 2 X 10 MOOD TRIM
- ⑯ POWDERED COATED ALUMINUM RAILING C/M TAPERED GLASS

CLIENT : SUNMARK VENTURES LTD.

PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
1707/86 180 STREET & 18014 FRASER HWY.

ARCHITECT : barnett dembek
UNIT 135, 237 STREET
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdembek.com

DESIGN : _____
DRN : _____
DATE : _____
SCALE : 1/8" = 1'-0"

SHEET CONTENTS : BUILDING PLANS & ELEVATIONS

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-51
10071	REV. NO.

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REV#	DATE	BY	ISSUE



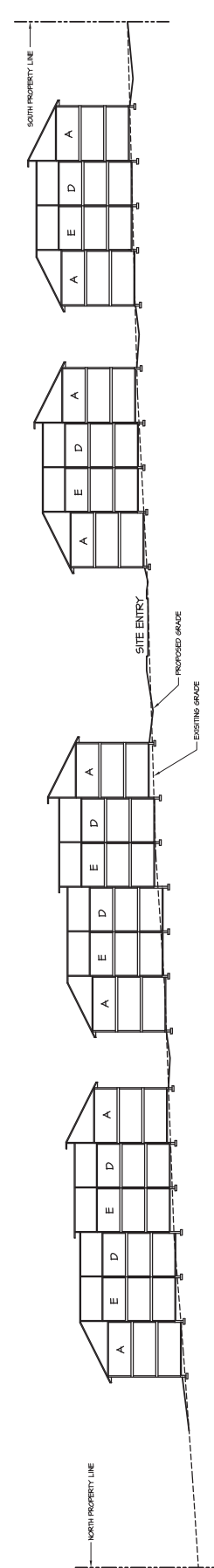
DESIGN :
 DRGMM : X
 DATE :
 SCALE : 1" = 20'-0"

CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1010/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTENTS:
 SITE SECTIONS
 SHEET NO. :
 1" = 20'-0"

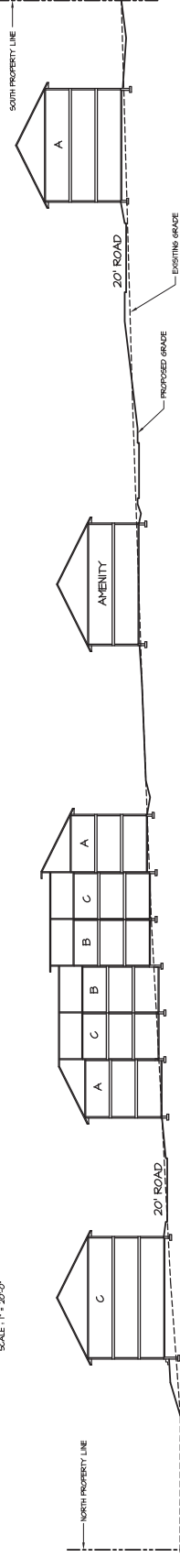
barnett dembek
 SURVEYORS & ENGINEERS LTD.
 UNIT 135,
 7125 137 STREET,
 SURRY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. :
 PROJECT NO. :
 10011

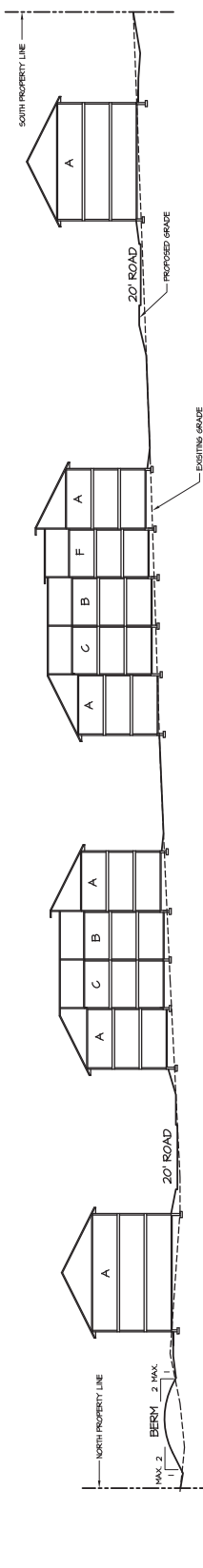
SHEET NO. :
 AC-12
 REV. NO. :



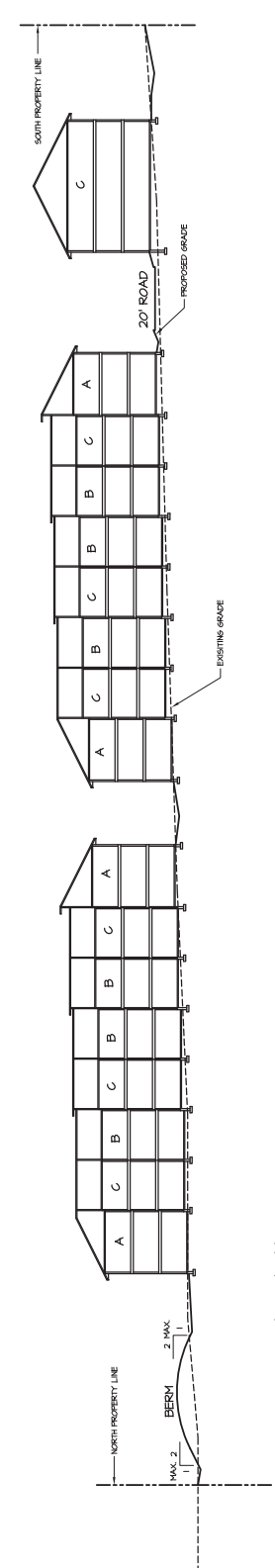
SECTION A-A
 SCALE: 1" = 20'-0"



SECTION B-B
 SCALE: 1" = 20'-0"



SECTION C-C
 SCALE: 1" = 20'-0"



SECTION D-D
 SCALE: 1" = 20'-0"

barnett dembek
 ARCHITECTS

UNIT 135,
 1715 20TH STREET
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO. :
 SHEET NO. :
 PROJECT NO. :
 10011

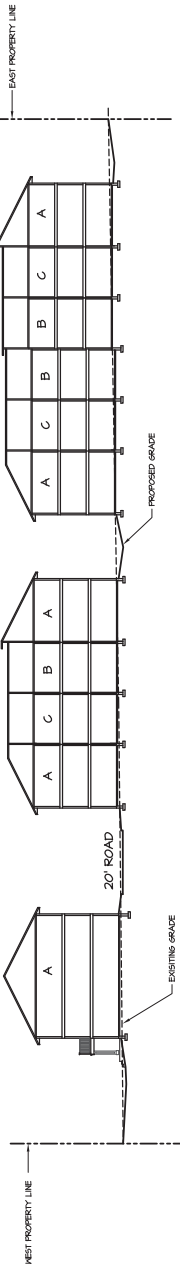
CLIENT : SUN-MARK VENTURES LTD.
 PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT
 1701/86 180 STREET & 18014 FRASER HWY.
 SHEET CONTENTS :
 SITE SECTIONS

SCALE : 1" = 20'-0"
 DATE :
 DRAWN :
 X
 DATE :
 DATE :

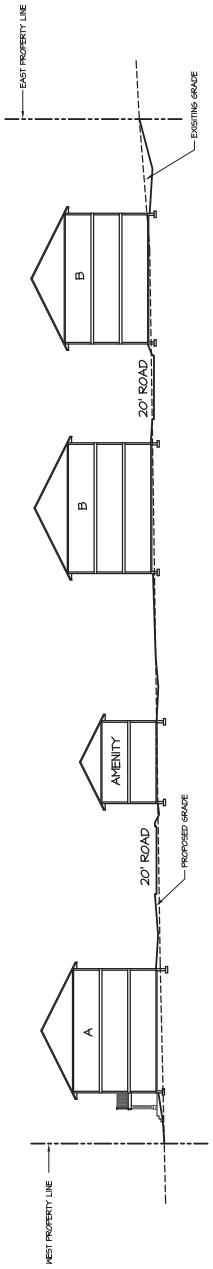
DESIGN :
 M.D.
 DATE :
 DATE :

NO.	DATE	BY	ISSUED FOR

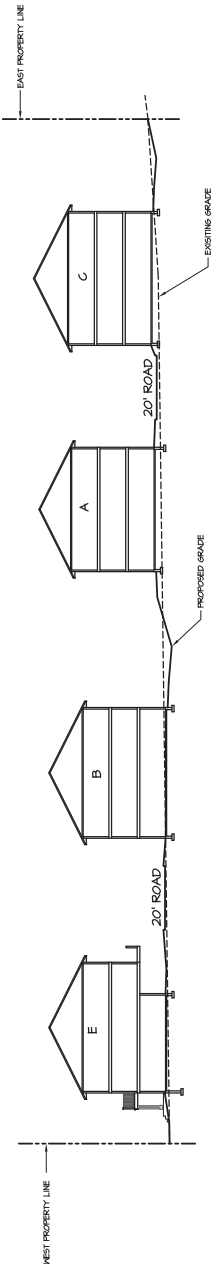
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 CHAPTER D6:426 (1)



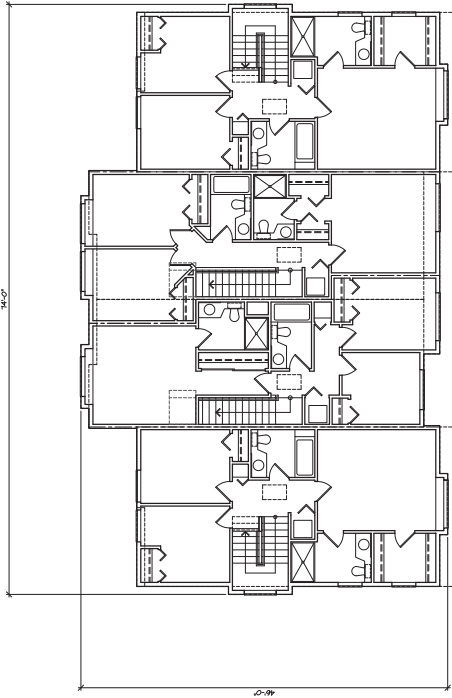
SECTION E-E
 SCALE: 1" = 20'-0"



SECTION F-F
 SCALE: 1" = 20'-0"



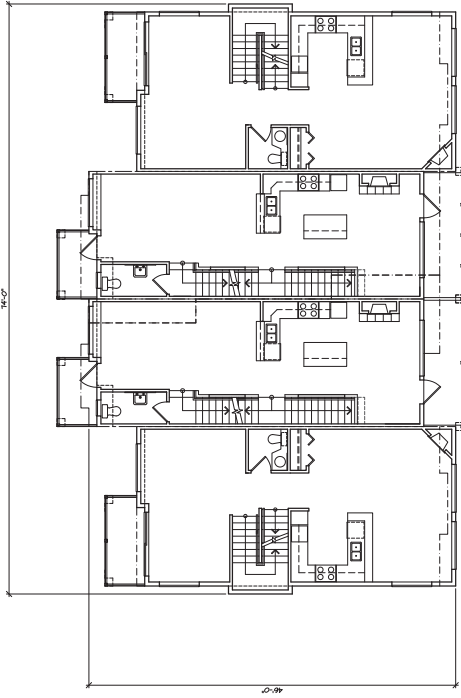
SECTION G-G
 SCALE: 1" = 20'-0"



UNIT A' — UNIT D' — UNIT E' — UNIT A'

UPPER FLOOR PLAN

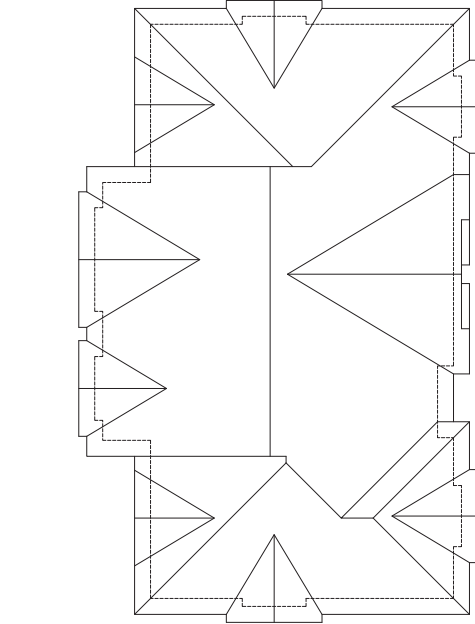
SCALE: 1/8" = 1'-0"



UNIT A' — UNIT D' — UNIT E' — UNIT A'

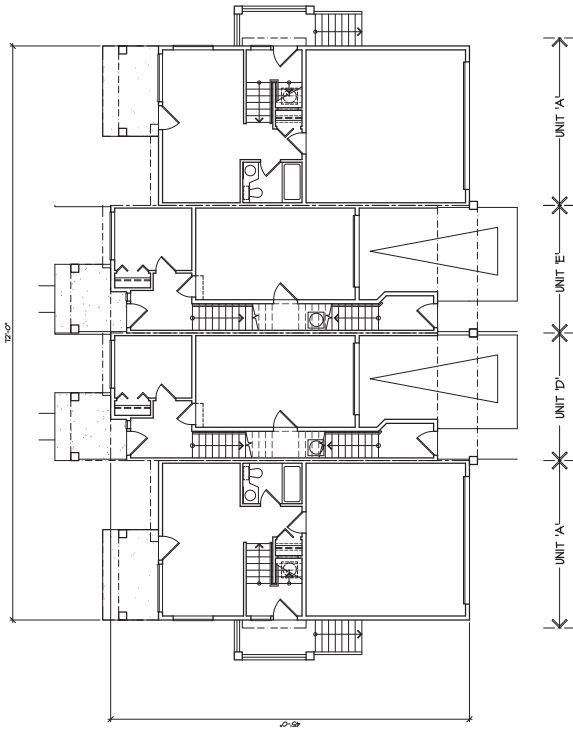
MAIN FLOOR PLAN

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



ROOF PLAN

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



UNIT A' — UNIT D' — UNIT E' — UNIT A'

LOWER FLOOR PLAN

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

CLIENT :	SUN-ARK VENTURES LTD.
DESIGN :	
H.P. :	
DRN. :	
DATE :	17/01/06
SCALE :	1/8" = 1'-0"
SHEET CONTAINS :	PROPOSED TOWNHOUSE DEVELOPMENT BUILDING #2
PROJECT :	1707/06 180 STREET & 18014 FRASER HWY.

REVISION	DATE	BY	ISSUED FOR

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CLIENT :

DESIGN :

H.P. :

DRN. :

DATE :

SCALE :

SHEET CONTAINS :

CLIENT : SUN-ARK VENTURES LTD.

PROJECT : PROPOSED TOWNHOUSE DEVELOPMENT BUILDING #2

1707/06 180 STREET & 18014 FRASER HWY.

DATE : 17/01/06

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

SHEET CONTAINS :

barnett dembek

ARCHITECTS INC.

UNIT 135, 1750 20TH STREET SURREY, B.C. V4W 1H8

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

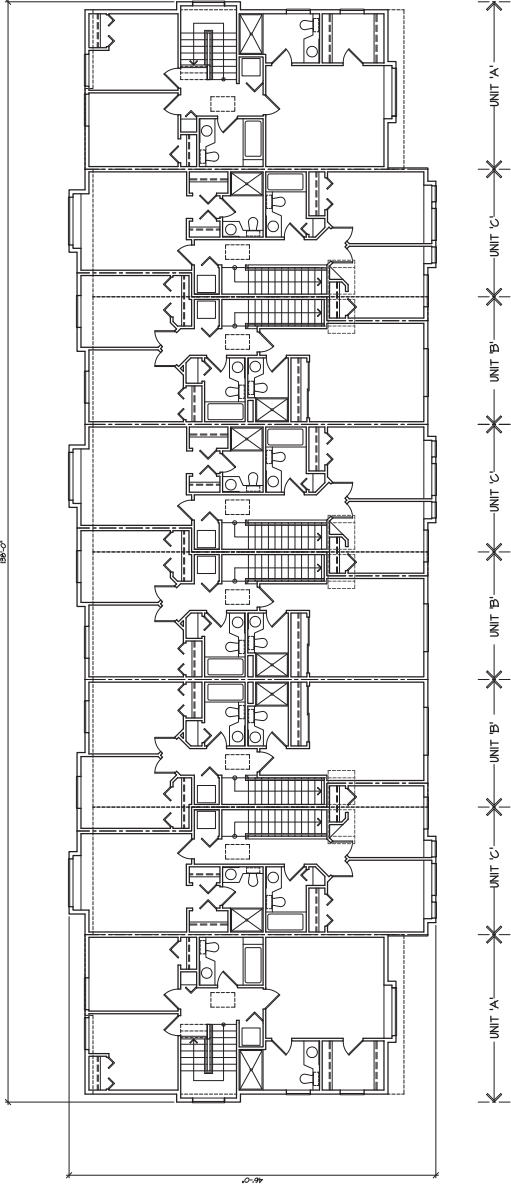
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.

10011

BUILDING # 2

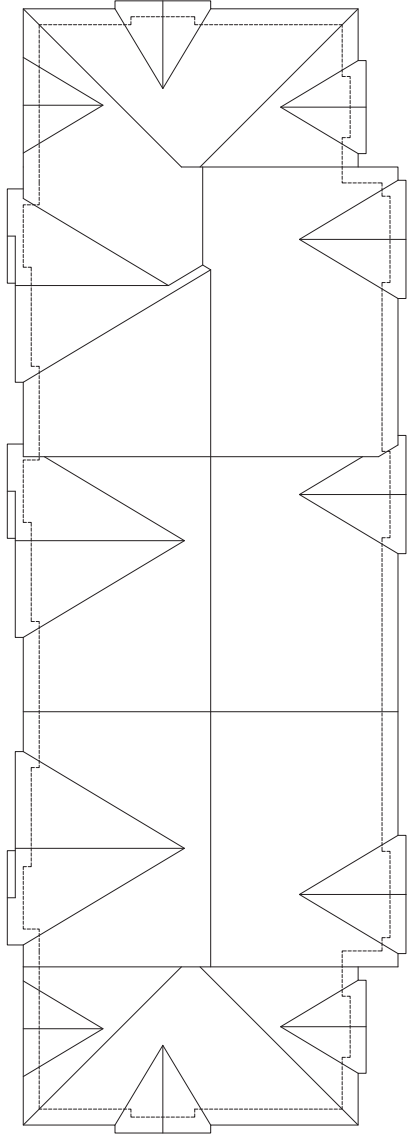
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REV#	DATE	BY	ISSUED FOR



UPPER FLOOR PLAN

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



ROOF PLAN

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

barnett dembek
 ARCHITECTS INC.
 UNIT 135, 7270 VAW STREET, SUITE 103, VAW
 VAW H1B

CLIENT: SUNMARK VENTURES LTD.
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 BUILDING #5
 SHEET CONTENTS:
 SCALE: 1/8" = 1'-0"
 DATE: 01/23/12
 DESIGN: H.P.
 DRAWN: J.P.
 PROJECT NO.: AC-35B
 CLIENT NO.: MAIL@BARNETTDEMPEK.COM
 PHONE: (604) 597-7100
 FAX: (604) 597-2099

PROJECT NO.	REV. NO.

BUILDING # 5

BUILDING # 6

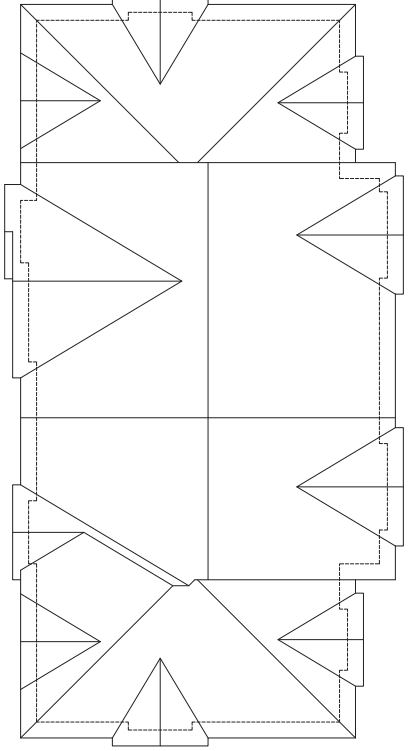
CLIENT:	SUN-MARK VENTURES LTD.
DESIGN:	M.P.
DATE:	Jan. 08
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	1707/66 180 STREET & 18014 FRASER HWY.
SHEET CONTAINS:	BUILDING PLANS
SCALE:	1/8" = 1'-0"

barnett dembek
 ARCHITECTS
 UNIT 135, 1730 137 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

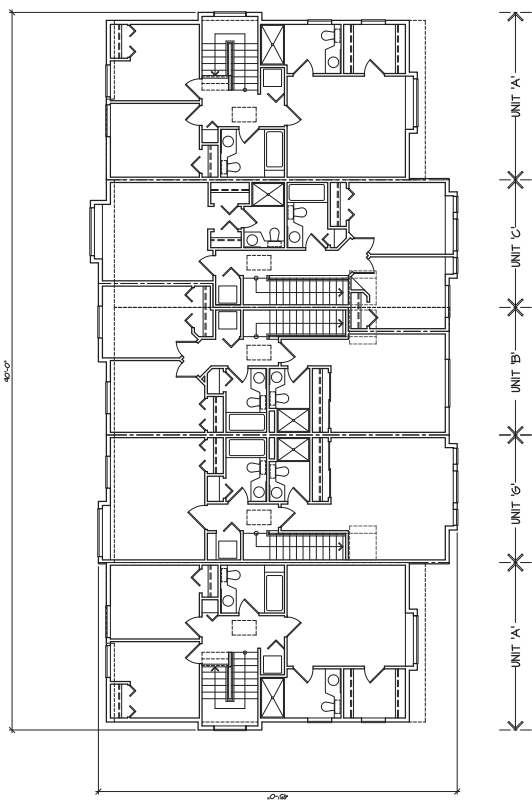
SHEET NO.	AC-36
PROJECT NO.	
REV. NO.	
TOTAL	

REV.	DATE	BY	ISSUED FOR

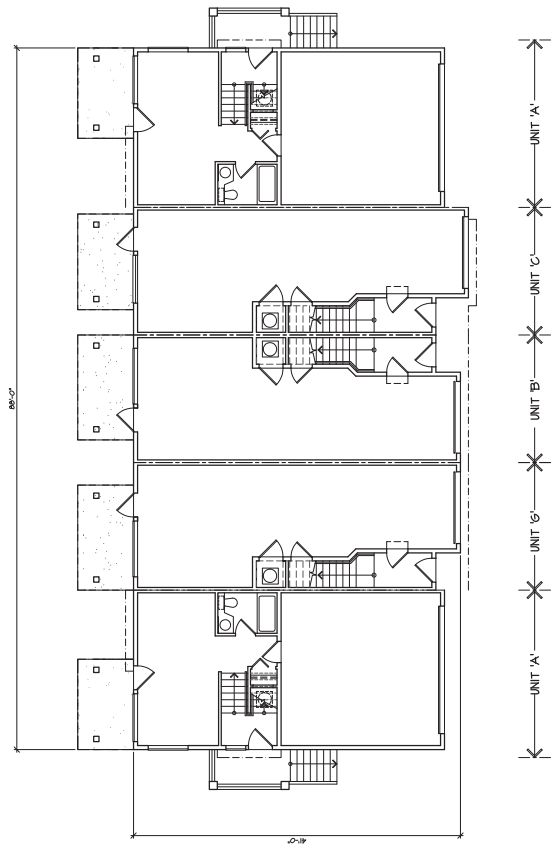
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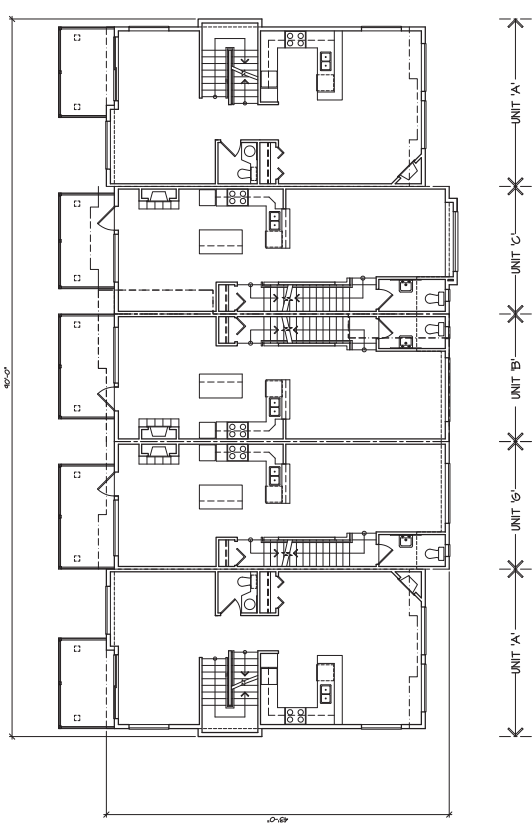
ROOF PLAN
 SCALE: 1/8" = 1'-0"



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



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



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

REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR

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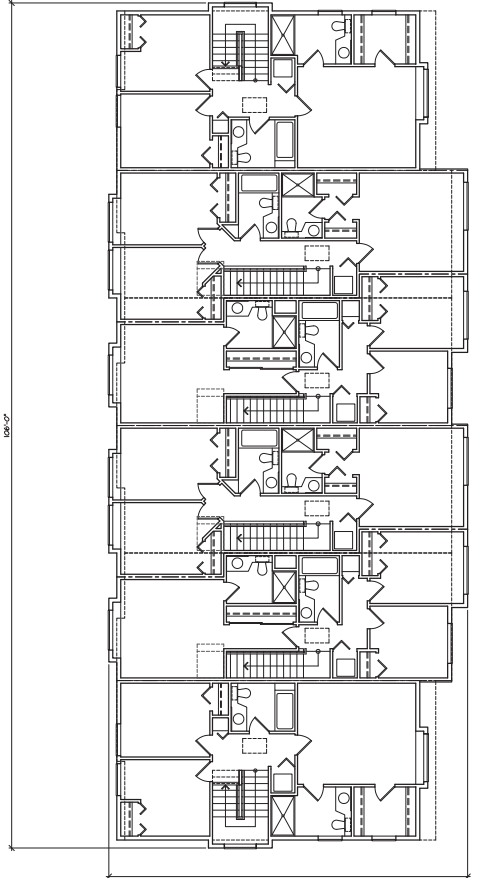
CLIENT: SUNMARK VENTURES LTD.
 PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
 1707/86 180 STREET & 18014 FRASER HWY.
 DATE: JAN 08
 SCALE: 1/8" = 1'-0"
 SHEET CONTAINS: BUILDING PLANS
 BUILDING #12

DESIGN: []
 H.P.: []
 DRAWN: []
 DATE: []
 SCALE: 1/8" = 1'-0"
 SHEET CONTAINS: BUILDING PLANS
 BUILDING #12

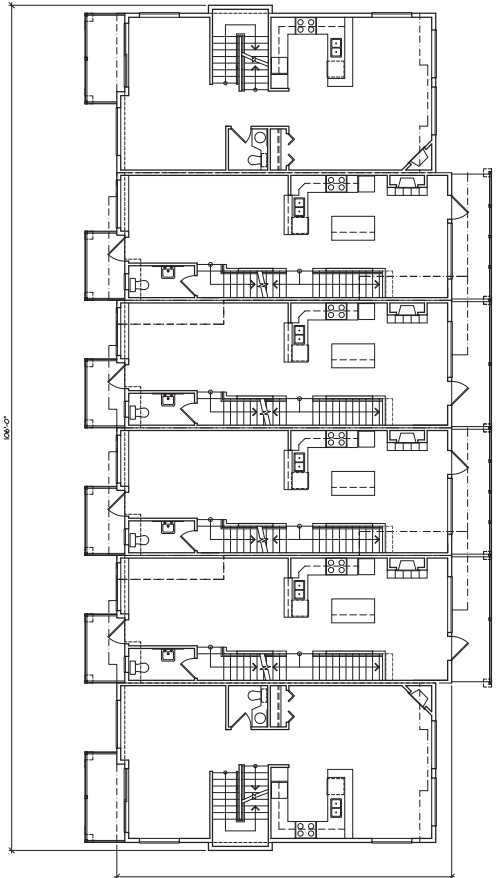
CLIENT NO. AC-312
 PROJECT NO. []
 REV. NO. []
 SHEET NO. []
 100/11

barnett dembok
 ARCHITECTS
 UNIT 135, 1750 137 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

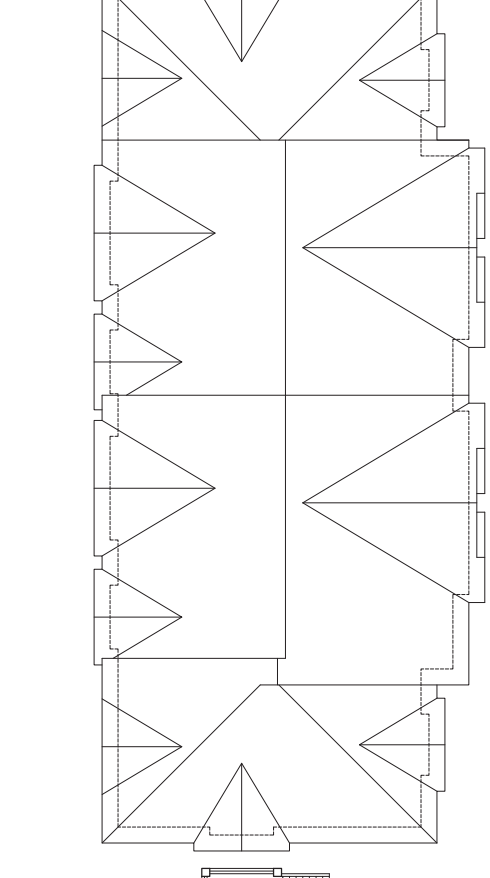
BUILDING # 12



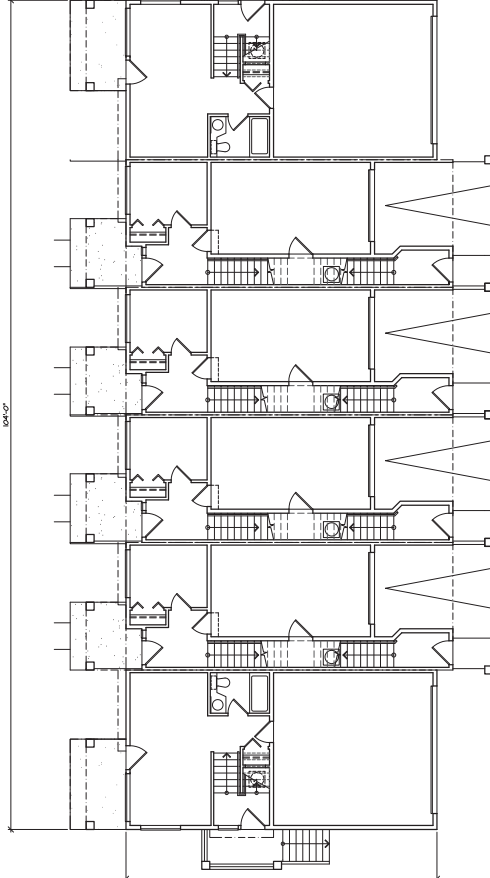
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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



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



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



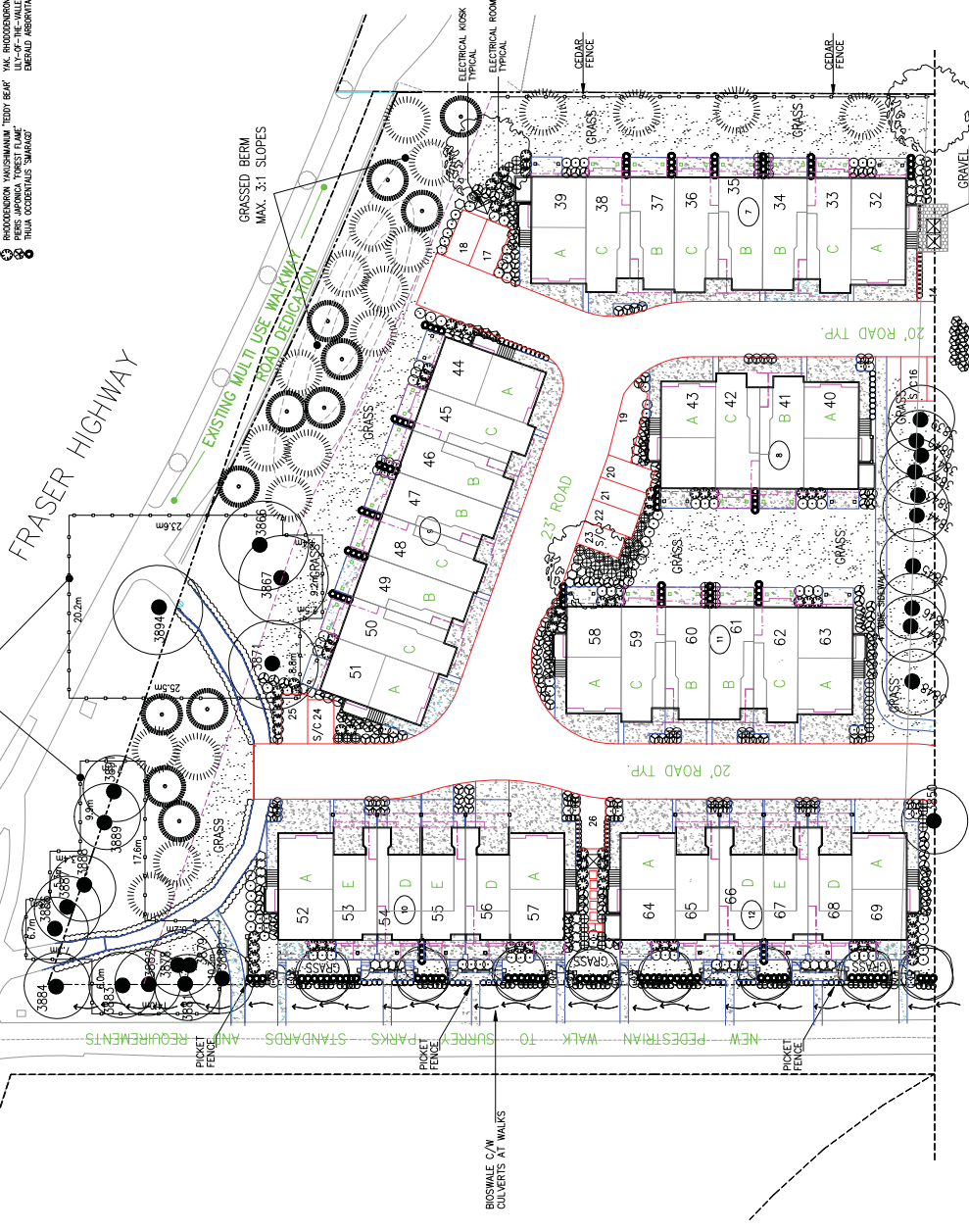
KEY	BOTANICAL NAME	PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	AGER PALM/TUM 'BLOODGOOD'		BLOODGOOD A/P	8	4.00 METERS	AS SHOWN	B. & B.
○	ASALEA JAPONICA 'JULIE GIBET'		ASALEA JAP	12	3.00 METERS	AS SHOWN	B. & B.
○	ARIES GRANIS		GRAND FR	19	4.00 METERS	AS SHOWN	B. & B.
○	TRIFLIS FLORIDA		WESTERN RED CEDAR	14	#2 POT	85 CM O.C.	B. & B.
○	AZALEA JAPONICA 'JULIE GIBET'		PINK AZALEA	42	#2 POT	90 CM O.C.	B. & B.
○	ARIES GRANIS		WESTERN RED CEDAR	42	#2 POT	90 CM O.C.	B. & B.
○	EDMUND GOUCHER AEBLA		EDMUND GOUCHER AEBLA	22	#2 POT	90 CM O.C.	B. & B.
○	HEAVENLY SAMBOO		HEAVENLY SAMBOO	36	#2 POT	90 CM O.C.	B. & B.
○	MADINA DOMESTICA		FINISH RHODODENDRON	36	#2 POT	90 CM O.C.	B. & B.
○	RHODODENDRON FINISH TELMAY		FINISH RHODODENDRON	36	#2 POT	90 CM O.C.	B. & B.
○	BEISS MACROPHYLLA 'WINTER GEM'		ASIAN BOWWOOD	17	#2 POT	90 CM O.C.	B. & B.
○	VERBAINA GAVINI		VERBAINA GAVINI	17	#2 POT	90 CM O.C.	B. & B.
○	RHODODENDRON 'MAGNIFICENT'		RHODODENDRON	12	#2 POT	90 CM O.C.	B. & B.
○	RHODODENDRON 'TERRY BEAR'		RHODODENDRON	12	#2 POT	90 CM O.C.	B. & B.
○	TRIFLIS FLORIDA		TRIFLIS FLORIDA	120	1.20 METERS	85 CM O.C.	B. & B.

NOTE: NO BERMING/FILL/PROPOSED TREES TO BE PLANTED WITHIN PROTECTION ZONE

FRASER HIGHWAY

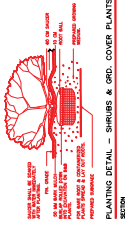
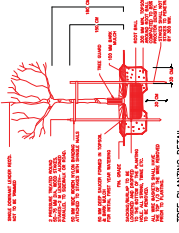
GRASSED BERM
MAX. 3:1 SLOPES

EXISTING MULTI USE WALKWAY
ROAD DEDICATION



NOTES / GENERAL

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE 'MUNICIPALITY OF SHERBROOKE LANDSCAPE DESIGN AND MAINTENANCE BY-LAW'.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE 'MUNICIPALITY OF SHERBROOKE LANDSCAPE DESIGN AND MAINTENANCE BY-LAW'.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE 'MUNICIPALITY OF SHERBROOKE LANDSCAPE DESIGN AND MAINTENANCE BY-LAW'.
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- LEGEND
- = TREES TO BE RETAINED
 - = TREES TO BE REMOVED
 - = PROTECTION BARRIER

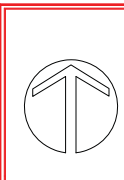
C. KAVOULAKIS & ASSOCIATES INC.
BCSA, CSA
2462 JENNIFER COURT
SHERBROOKE, Q.C.
J1R 2K5
PHONE (844) 857-2278

MR. STANLEY SHOKER
SUMMIT DEVELOPMENT LTD.
18207 - 76 AVENUE
SHERBROOKE, Q.C.
J1R 2K5
PHONE (844) 597-7896

PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
18214 FRASER HIGHWAY
7006 & 7010 - 180 STREET
SHERBROOKE, Q.C.

SCALE	1:250	DATE	NOV/10
DRAWN		CHECKED	
APP'D		IN CHARGE	

PROJECT NO. **L1 of 2**



LEGEND
 ● = TREES TO BE RETAINED
 ✂ = TREES TO BE REMOVED
 ○ = PROTECTION BARRIER

C-KAVOLINIS & ASSOCIATES INC
 ESUSA CSA
 2462 JOURNAL COURT
 ANNAPOLIS, MD 21403
 PHONE (410) 867-2376

MR. SUNNY SHOKER
 SUMMAK DEVELOPMENT LTD.
 12520 WOODBINE DRIVE
 SUITE 203
 VANUVER, BC
 PHONE (604) 597-7896

PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
 180TH STREET
 7000 & 52ND AVE, S.E.

DATE	REVISIONS	NO.

SCALE	DATE
1:250	NOV/10
DRAWN	
CHECKED	
INVESTIGATED	
APPROVED	

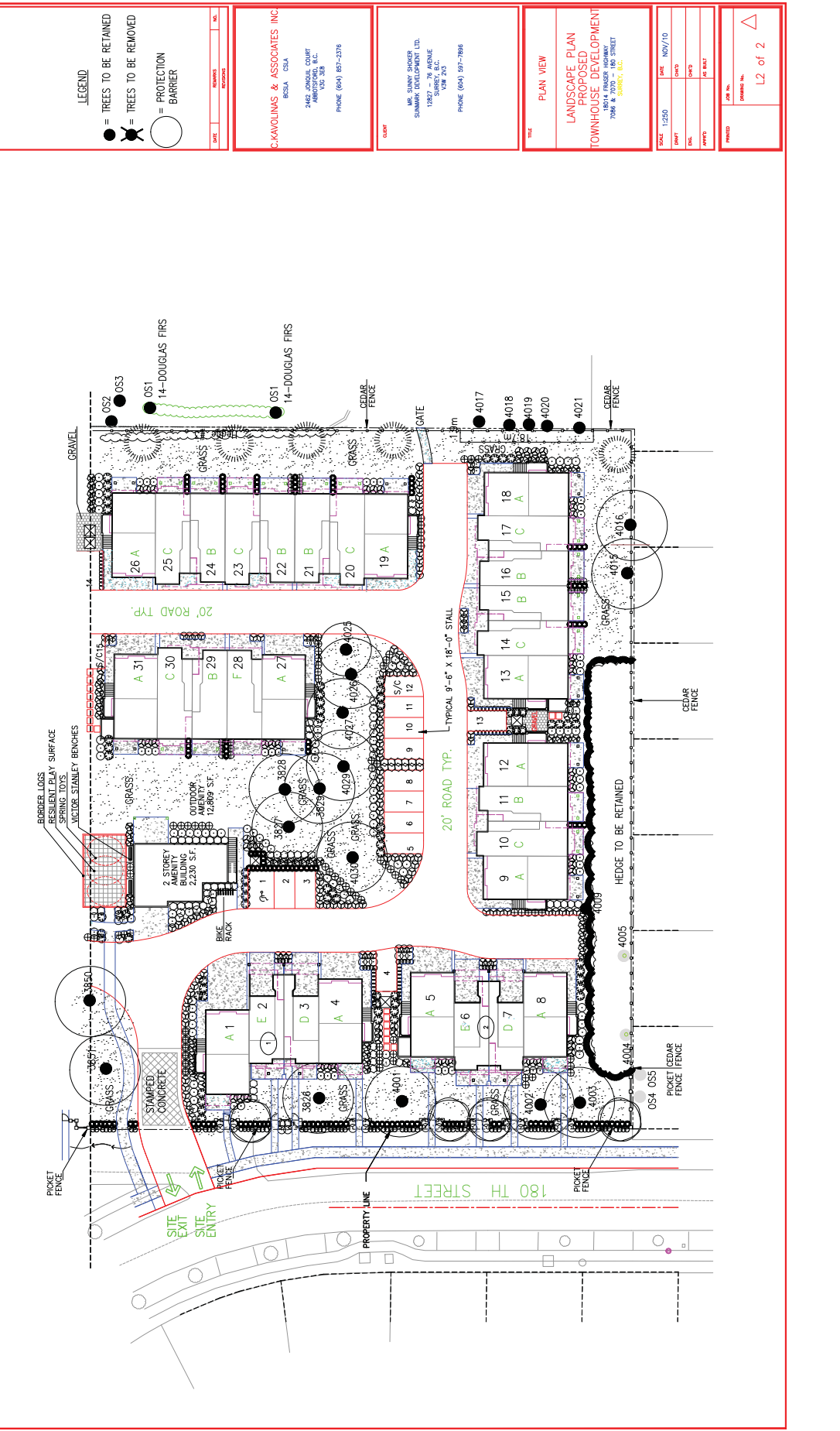
DATE NO. OF SHEETS TOTAL SHEETS
 11/10 1 2

NOTES / GENERAL
 1. SEE ALL NOTES ON ALL SHEETS.
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUSTRATED DETAILS.
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUSTRATED DETAILS.
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 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUSTRATED DETAILS.

KEY	BOTANICAL NAME	PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUS	20000000	BLOODWOOD JAP. MAPLE	4	4.00 METERS	AS SHOWN	B. & B.
○	TRIALIA PLICATA		WESTERN RED CEDAR	5	4.00 METERS	AS SHOWN	B. & B.
○	AKAZIA JAPONICA	10000000	PINK AZALEA	45	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	ORANGE AZALEA	80	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD AZALEA	88	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD GARDNER AZALEA	3	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	3	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	110	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	54	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	16	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	18	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	6	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	67	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	135	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	1800002			
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA				

NOTES / GENERAL
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○	AKAZIA JAPONICA	10000000	EMERALD AZALEA	88	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD GARDNER AZALEA	3	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	3	85 CM. O.C.		
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○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	54	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	16	85 CM. O.C.		
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	18	85 CM. O.C.		
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○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	67	85 CM. O.C.		
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○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA	1800002			
○	AKAZIA JAPONICA	10000000	EMERALD BANGS AZALEA				



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
 SECTION
 N.E.S.

TREE PLANTING DETAIL
 SECTION
 N.E.S.

PLANTING DETAIL - TREES
 SECTION
 N.E.S.

PLANTING DETAIL - TREES
 SECTION
 N.E.S.

DATE NO. OF SHEETS TOTAL SHEETS
 11/10 1 2

DATE NO. OF SHEETS TOTAL SHEETS
 11/10 1 2


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 11/10 1 2


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 11/10 1 2


DATE NO. OF SHEETS TOTAL SHEETS
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DATE NO. OF SHEETS TOTAL SHEETS
 11/10 1 2

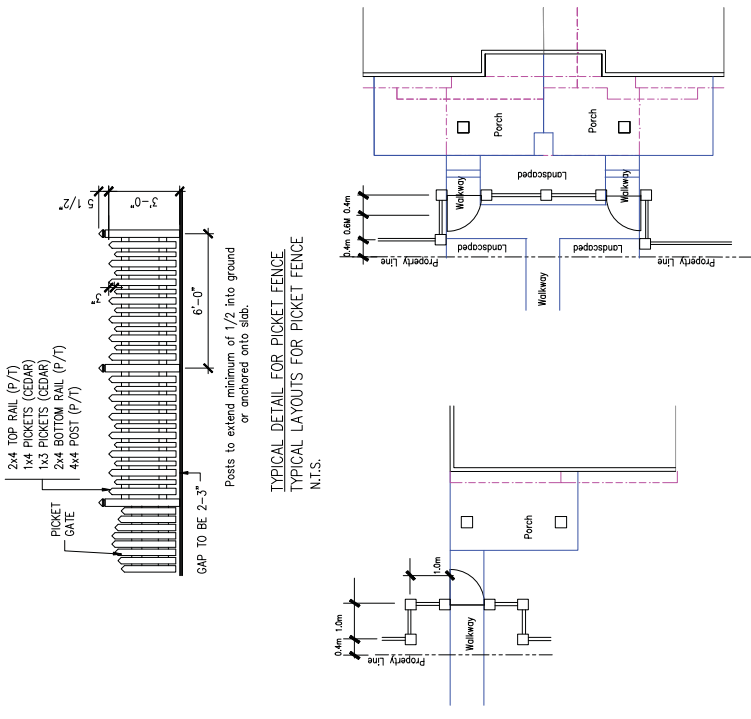
PLAY EQUIPMENT

- 

M 131
Crazy Plane
with ascending MDT
- 

M 132
Crazy Tractor
with ascending MDT
- 

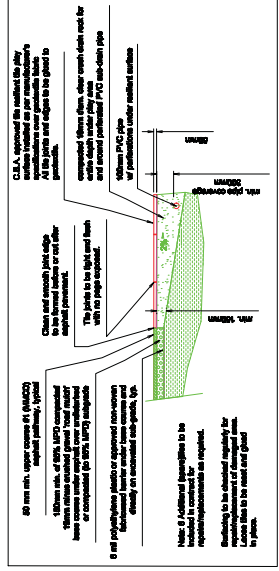
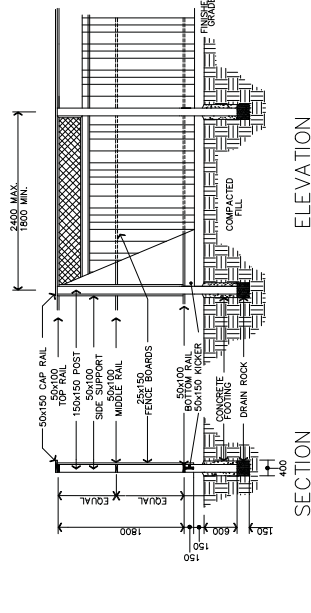
M 128
Crazy Daisy
with ascending MDT



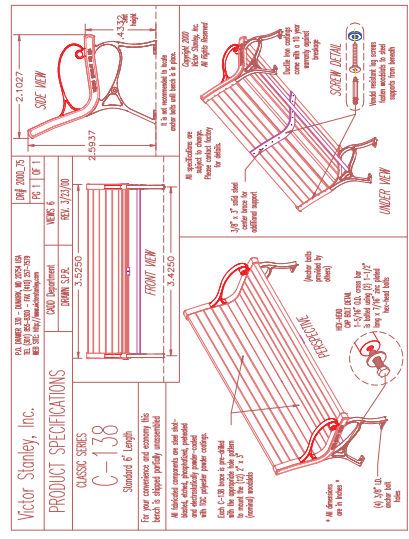
FENCE DETAIL

(DIMENSIONS IN mm)

N.T.S.



Resilient Tile Surfacing FOR PLAY AREA



DATE	REVISED	NO.

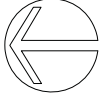
C.KAVOLINIS & ASSOCIATES INC.
 BSCA OSA
 2425 JONQUIL COURT
 AMSTERDAM, B.C.
 V3B 2B3
 PHONE (604) 887-2376

COPY
 MR. PENEY RICHARDS
 SUNRISE DEVELOPMENT LTD.
 11827 - 76 AVENUE
 SAULT STE. MARIE, B.C.
 V8G 4T5
 PHONE (604) 897-7896

TITLE
 PLAN VIEW
 LANDSCAPE DETAILS
 TOWNHOUSE DEVELOPMENT
 7082 & 7070 - 180 STREET
 SURREY, B.C.

DATE	NOV/10
DATE N.T.S.	
DRAWN	
CHECKED	
APP'D	
PROJECT NO.	

PROJECT NO.	L3
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LEGEND

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

DATE	REVISIONS	BY

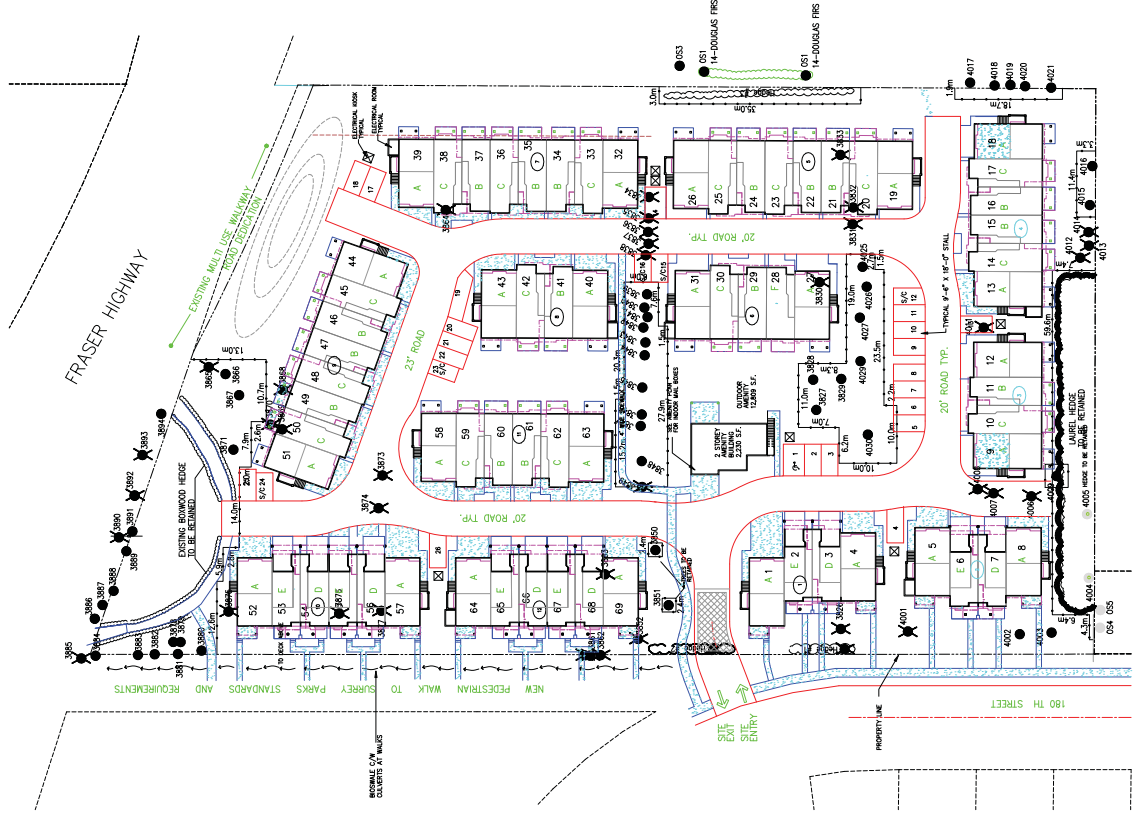
C. KAVOLINAS & ASSOCIATES INC.
 BCIA CSIA
 2462 JORDAN COURT
 VANCOUVER, BC
 V6S 3S8
 PHONE (604) 857-2376

CLIENT
 MR. SUNNY SHOKER
 SUNMARK DEVELOPMENT LTD.
 12850 BRIMLEY
 SUITE 200
 V2W 2V3
 PHONE (604) 977-7898

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 TOWNHOUSE DEVELOPMENT
 1874 FRASER HIGHWAY
 7000 S. SUITE 1, B.C.

SCALE	DATE
1:400	NOV/10
DRAWN	GWG
CHECKED	GWG
IN CHARGE	GWG
PROJECT	TR-1

PRINTED	JOB NO.	DRAWING NO.
		TR-1





INTER-OFFICE MEMO

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

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

DATE: **January 6, 2010** PROJECT FILE: **7810-0195-00**

RE: **Engineering Requirements
Location: 7070/7086 - 180 Street and 18014 Fraser Highway**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 2.5m wide strip (+/-101.9 m²) along Fraser Highway at the north east corner of site.

Works and Services

- construct 10.0 metre wide multi-use-pathway, including asphalt path, trees & landscaping, pedestrian lighting, and drainage along 180 Street north of 71A Avenue;
- construct 180A Street drainage system, sanitary system, and water main;
- construct off-site sanitary mains and abandon temporary sanitary mains, as necessary, along Fraser Highway/Old Yale Road in accordance with the amended sanitary servicing plan for North Cloverdale West NCP,.

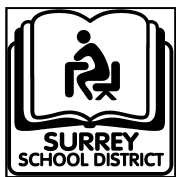
A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Bob Ambardar, P.Eng.
Development Project Engineer

RSS



SCHOOL DISTRICT #36 (SURREY)

Wednesday, January 05, 2011
Planning

School Enrolment Projections and Planning Update:

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

A new elementary school (Adams Road Elementary Site #153) is under construction at 18228 - 68 Ave. The new school is projected to open in 2010-2011 school year with a capacity of 40K + 250 (capacity adjusted for full day Kindergarten). Overcrowding at Don Christian will be eliminated when the new school opens. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (proposed in year four in the 2010-2010 Five Year Capital Plan). The construction of a new secondary school is subject to proposed capital project approval by the Province in the future. The proposed development will have a minor impact on these projections due to the proposed increase density for this site within the NCP.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0195 00

SUMMARY

The proposed 68 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

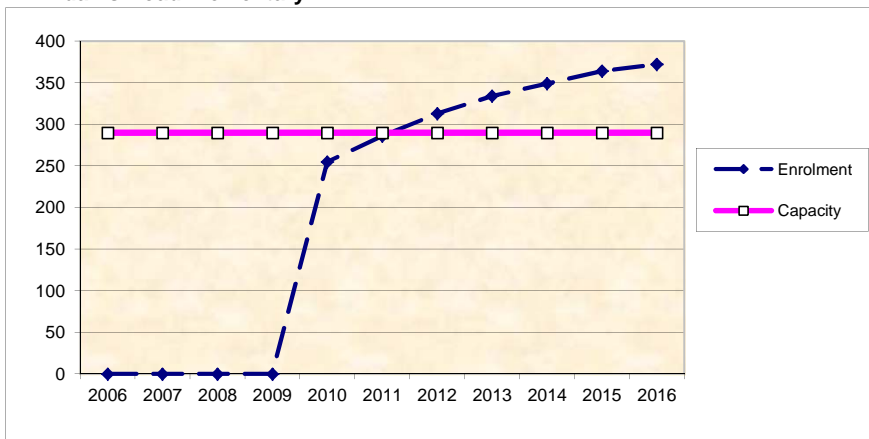
Elementary Students:	17
Secondary Students:	8

September 2010 Enrolment/School Capacity

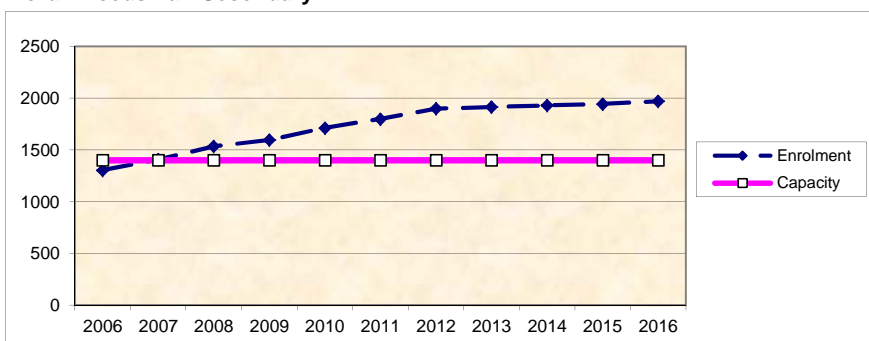
Adams Road Elementary	
Enrolment (K/1-7):	40 K + 215
Capacity (K/1-7):	40 K + 250

Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Capacity (8-12):	1400

Adams Road Elementary



Lord Tweedsmuir Secondary





TREE PRESERVATION SUMMARY

Surrey Project No.: 7910-0195
 Project Location: 18014 Fraser Highway, 7070 & 7086 180th Street, 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: Three lots totaling 3.95 acres in size. A mix of well maintained landscaped areas, unmaintained landscaped areas and natural areas.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	109	(A)
Number of Protected Trees declared high risk due to natural causes	-	(B)
Number of Protected Trees to be removed	67	(C)
Number of Protected Trees to be Retained (A-B-C)	42	(D)
Number of Replacement Trees Required (C-B) x 2	115	(E)
Number of Replacement Trees Proposed	53	(F)
Number of Replacement Trees in Deficit (E-F)	62	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	95	(H)
Number of Lots Proposed in the Project	_____	(I)
Average Number of Trees per Lot (H / I)	_____	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached _____

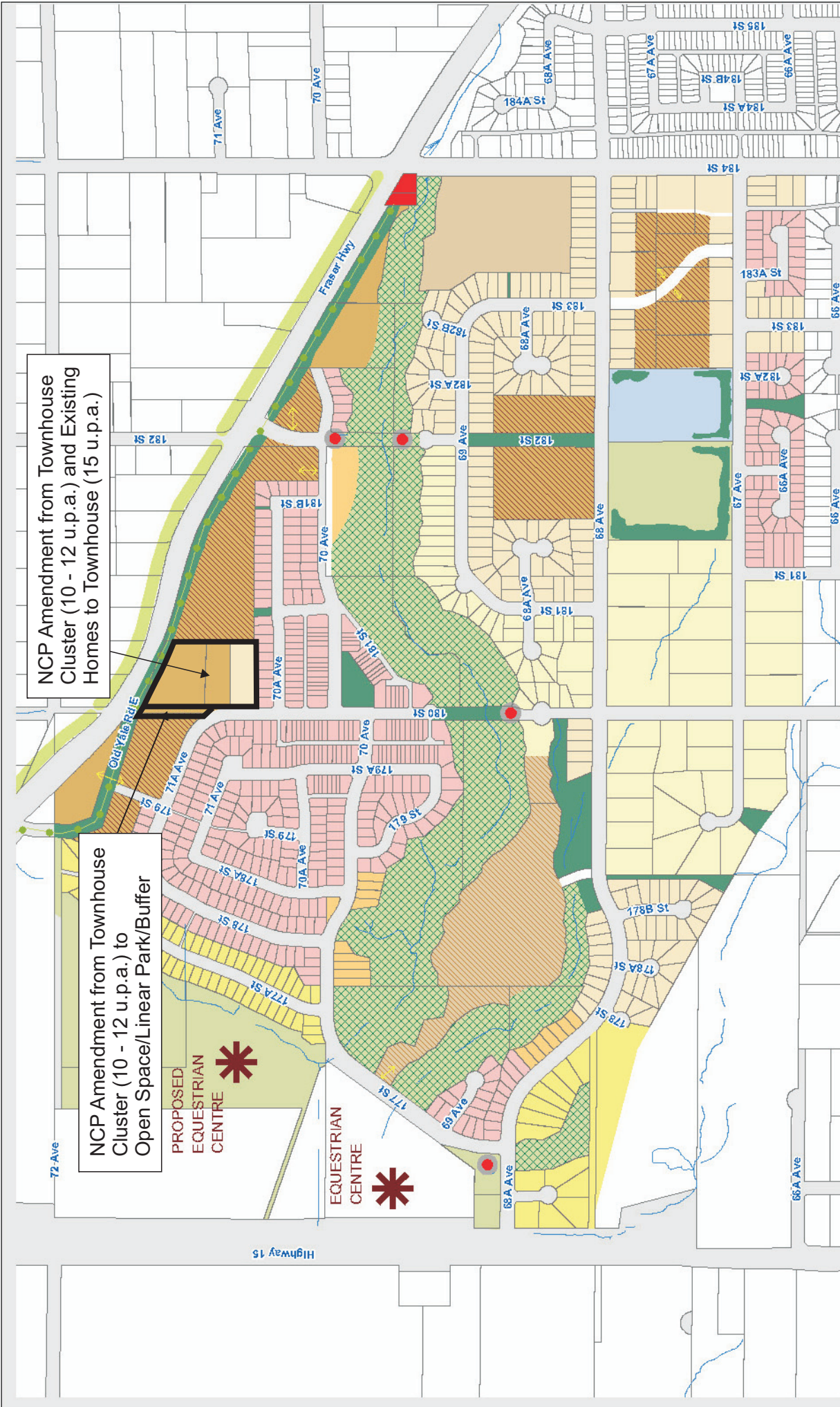
This plan will be available before final adoption _____

Summary prepared and submitted by:

Arborist

November 16, 2010

Date



Existing Homes

- Half Acre Cluster (2 u.p.a.)
- Single Family Residential
- Single Family Cluster (6u.p.a.)

Small Lots

- Townhouse (9 u.p.a.)
- Townhouse Cluster (10 u.p.a.)
- Townhouse Cluster (10-12 u.p.a.)
- Townhouse (15 u.p.a.)

Commercial

- Open Space/Linear Park/Buffer
- Park
- Elementary School
- Landscaped Buffer & Multi Use Pathway
- Creeks

Other Features

- Creek Area
- Access Points
- View Points

Meters

N

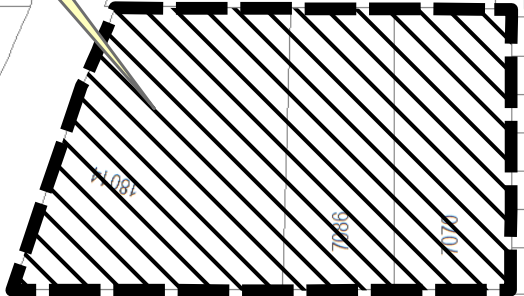
CITY OF SURREY
the future lives here

NORTH CLOVERDALE WEST LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
PHASE II - Adopted by Council July 8, 1996 Amended June 25, 2007; June 16, 2008; July 27, 2008; March 22, 2010; June 7, 2010; July 26, 2010

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

PUBLIC INFORMATION MEETING RESPONSES

**PROPOSED DEVELOPMENT AT
7070/7086 180 STREET &
18014 FRASER HIGHWAY**



COMMENT SHEETS RECEIVED IN OPPOSITION TO PROPOSED DEVELOPMENT

LEGEND: ● RESPONSES RECEIVED IN OPPOSITION TO PROPOSED DEVELOPMENT (5 TOTAL)

Note: 2 Responses were received in support and 1 additional response was received in opposition without an address included.

 SUBJECT SITE

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: 012-194-701

Lot 12, Except: Firstly; Parcel "A" (Reference Plan 10177), Secondly; Part in Plan BCP23408, Section 17 Township 8 New Westminster District Plan 1510

18014 Fraser Highway

Parcel Identifier: 012-194-689

Parcel "One" (H79805E) of Parcel "A" (Reference Plan 10177) Lot 12 Section 17 Township 8 New Westminster District Plan 1510

7070 – 180 Street

Parcel Identifier: 001-726-421

Parcel "B" (H76732E) of Parcel "A" (Reference Plan 10177) Lot 12 Section 17 Township 8 New Westminster District Plan 1510

7086 – 180 Street

(hereinafter referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, 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

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

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 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.10 and the *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 0.69; and
 - (b) The *unit density* shall not exceed 45 *dwelling units* per hectare [18 u.p.a.].
3. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* (North): 7.5 metres [25 ft.];
 - (b) *Rear Yard* (South): 7.5 metres [25 ft.];
 - (c) *Side Yard* (East): 4.5 metres [15 ft.]; and
 - (d) *Side Yard on a Flanking Street* (West): 4.4 metres [14 ft.] to the *building face*; and 2.9 metres [10 ft.] to the *balcony*.

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 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 7.5 metres [25 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) Notwithstanding Sub-section H.2(b) above, a maximum of 12 *tandem parking spaces* are excluded from being enclosed and attached to each *dwelling unit*;
 - (d) *Parking spaces* provided as *tandem parking* must be held by the same owner; and

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

I. Landscaping

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

J. Special Regulations

- 1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

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>
15,000 sq. m. [3.7 acre]	90 metres [295 ft.]	130 metres [427 ft.]

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