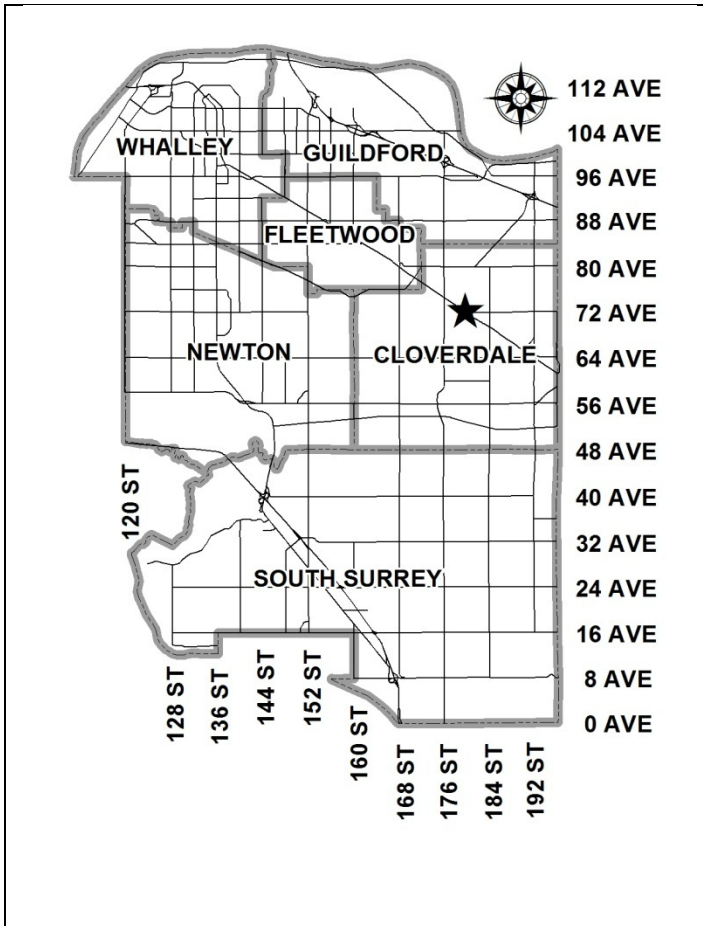


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0208-00

Planning Report Date: July 11, 2011



PROPOSAL:

- **NCP Amendment** to extend the NCP boundary and to redesignate from Townhouse Cluster (10-12 upa) to Townhouse (15 upa)
- **Rezoning** from A-1 to CD (based on RM-15)
- **Development Permit**

in order to permit the development of 26 townhouse units.

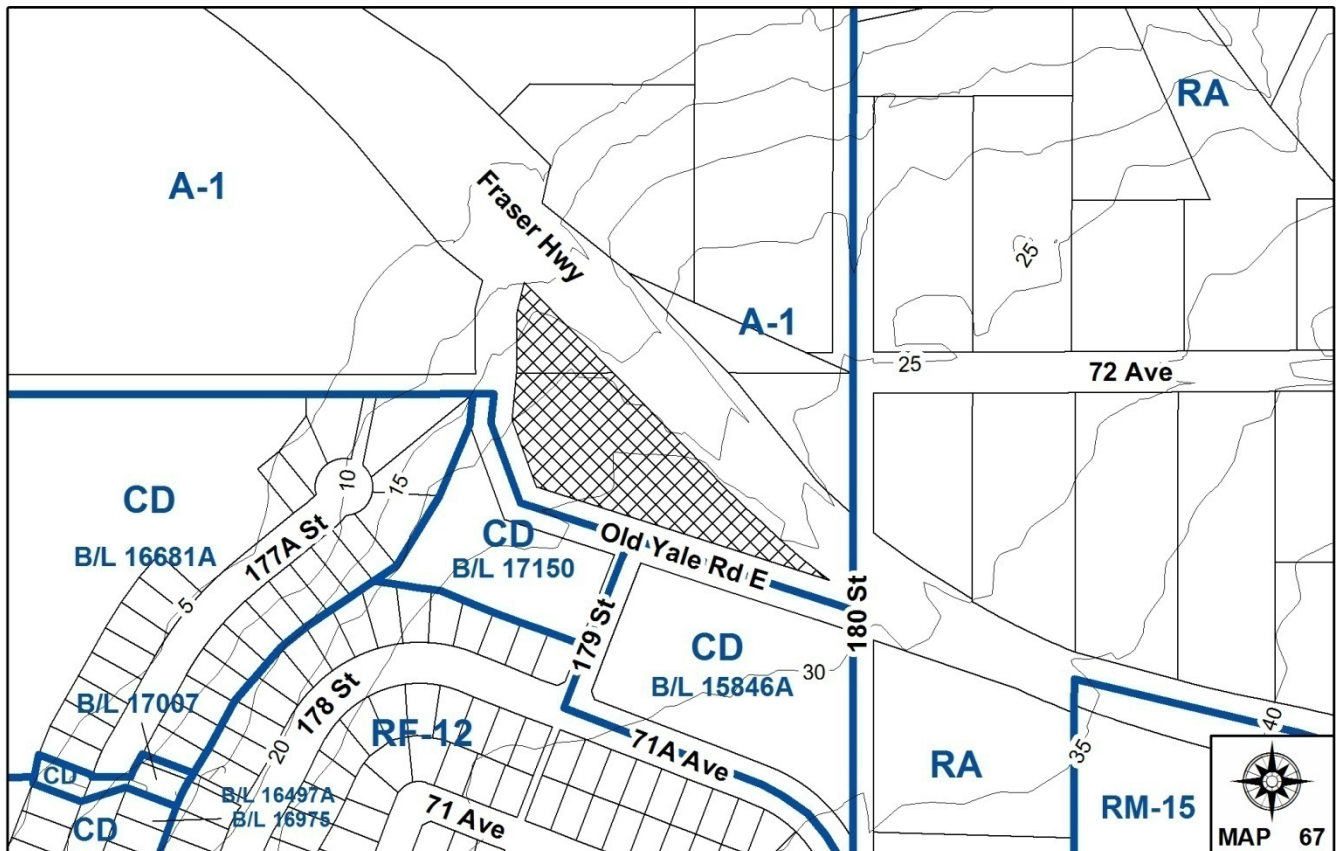
LOCATION: 17925 Old Yale Road East
 17920 Fraser Highway

OWNER: TM Crest Homes Developments Ltd.

ZONING: A-1

OCP DESIGNATION: Urban

NCP DESIGNATION: Townhouse Cluster (10-12 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires the following adjustments to the North Cloverdale West NCP:
 - Extension of the boundaries of the NCP to include 17920 Fraser Highway and designation to Townhouse (15 upa);
 - Designation of a portion of Old Yale Road East fronting 17920 Fraser Highway to "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway"; and
 - Amendment of 17925 Old Yale Road East from Townhouse Cluster (10-12 upa) to Townhouse (15 upa).

RATIONALE OF RECOMMENDATION

- The proposed NCP boundary extension consolidates a remnant parcel.
- A portion of Old Yale Road East fronting 17920 Fraser Highway is not currently designated in the NCP and therefore requires an extension of the "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway" designations.
- The proposed NCP amendment to "Townhouse (15 upa)" mirrors what has been previously approved in the area with Application Nos. 7909-0103-00 and 7904-0364-00 to the immediate south of the subject site and Application No. 7910-0195-00, currently at Third Reading, to the southeast of the subject site.
- The proposed townhouse land use, density and building form complement other existing projects in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7910-0208-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) referral of the application to the Agricultural Advisory Committee (AAC) for information;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant to adequately address the impact of no indoor amenity space;
 - (i) 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;
 - (j) registration of an additional 1.0-metre (3 ft.) wide right-of-way adjacent the existing 5.0-metre (16 ft.) wide statutory right-of-way parallel to Fraser Highway; and
 - (k) registration of a public access easement over the proposed internal driveway to allow for City maintenance of the statutory right-of-way area.

5. Council pass a resolution to amend the North Cloverdale West NCP to permit the following, when the project is considered for final adoption:
 - (a) redesignate 17925 Old Yale Road East from Townhouse Cluster (10-12 upa) to Townhouse (15 upa);
 - (b) incorporate 17920 Fraser Highway into the NCP and designate Townhouse (15 upa); and
 - (c) designate the portion of Old Yale Road East fronting 17920 Fraser Highway to "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway"

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:**

4 Elementary students at Adams Road Elementary School
 2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks supports Planning’s recommendation that the applicant contribute financially towards the completion of the multi-use pathway within the Old Yale Road East road right-of-way.

Heritage Advisory Committee (HAC): The application proceeded to the HAC on June 22, 2011. The HAC recommended that the siting of the Old Yale Road heritage storyboard be integrated into the "street concept" design for Old Yale Road East and that the "street concept" for Old Yale Road East be forwarded to the HAC for review once finalized.

SITE CHARACTERISTICS

Existing Land Use: House with existing farm buildings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Fraser Highway):	Large acreage properties	Suburban in the OCP	A-1

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across Fraser Highway):	Large acreage properties	Suburban in the OCP	RA
South (Across Old Yale Road East):	Eighteen-unit townhouse development (Application No. 7909-0103-00) and 37-unit townhouse development (Application No. 7904-0364-00)	Townhouse (15 upa) in the NCP and Townhouse (15 upa) in the NCP	CD (By-law No. 17150) and CD (By-law No. 15846A)
Southeast (across 180 Street):	At 18014 Fraser Highway and 7070/86-180 Street, an application at Third Reading for 69 townhouse units (Application No. 7910-0195-00)	Townhouse Cluster (10-12 upa) in the NCP	RA
West (Across Old Yale Road East):	Yellow-coded creek at the eastern portion of the parcel. Parcel devoid of buildings.	Agricultural in the OCP and within the ALR.	A-1

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) to extend the borders of the NCP to include 17920 Fraser Highway and to designate this site "Townhouse (15 upa)" and to redesignate 17925 Old Yale Road East from "Townhouse Cluster (10-12 upa)" to "Townhouse (15 upa)". An extension of the "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway" designations are required along the portion of Old Yale Road East fronting 17920 Fraser Highway.
- The proposal conforms to the Urban designation in the Official Community Plan (OCP).
- In support, the applicant has provided the following justification:
 - The majority of the lands along Fraser Highway are currently identified as "Townhouse 15 upa". Small pockets interspersed in the higher density classification are designated "Townhouse Cluster (10-12 upa)". Recent NCP 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.

- The developer is providing funding for improvements to Old Yale Road East as the future plans are for a multi-use pathway within the existing road allowance, which benefits the community at large. The developer will be required to complete the concrete sidewalk at the south side of Old Yale Road East, between 179 Street and 180 Street as part of his community benefit contribution.
- The development proposes an outdoor amenity space which is one-third larger than that required by Surrey's Zoning By-law requirements.
- The proposed development will be well buffered against Fraser Highway and the developer is providing landscape rehabilitation to the existing engineered retaining wall along the north edge of the site (Fraser Highway).
- Similar NCP amendments on neighbouring properties to the south (Application Nos. 7904-0364-00 and 7909-0103-00) to "Townhouse (15 upa)" and further southeast under Application No. 7910-0195-00, were supported by staff and subsequently approved by Council.
- As a result, Planning and Development Department staff support the requested NCP amendments.

DEVELOPMENT CONSIDERATIONS

Background and Content

- In 2006, the City purchased a portion of the subject site in order to upgrade Fraser Highway, including a 3.0-metre (9.8 ft.) wide pathway, boulevard and the installation of a shotcrete retaining wall.
- At that time, a statutory right-of-way was secured from the new property line along Fraser Highway, with a sub-surface area containing a tie-back support system for the retaining wall. This tie-back system is a geotechnical support system that allows for the strengthening of the steep bank of the subject site to avoid sloughing.
- Through the Phase 3 Heritage Register Review, the Heritage Advisory Commission identified a number of sites to be added to the Surrey Heritage Register including segments of Old Yale Road. The segment of Old Yale Road that abuts this development site has been identified as having heritage value because it is part of the original alignment before Old Yale Road was upgraded as Fraser Highway.
- The North Cloverdale West NCP identifies this portion of Old Yale Road to form part of a linear open space. The Old Yale Road East right-of-way will be used as a pedestrian and cycle path and will be landscaped in a manner that is consistent with the heritage character of the area.

Development Application

- The application involves two properties located at 17920 Fraser Highway and 17925 Old Yale Road East. The property at 17925 Old Yale Road East is within the North Cloverdale West Neighbourhood Concept Plan (NCP) area, but the property at 17920 Fraser Highway is outside the current NCP boundary.
- The subject site is approximately 7,209 square metres (1.78 acres) in size, zoned General Agriculture Zone (A-1), designated Urban in the OCP and a portion is designated Townhouse Cluster (10-12 upa) in the NCP.
- The application involves an NCP amendment to incorporate and designate 17920 Fraser Highway as Townhouse (15 upa) and to redesignate 17925 Old Yale Road East from Townhouse Cluster (10-12 upa) to Townhouse (15 upa); a rezoning from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD); a Development Permit; and consolidation of the two properties. An extension of the "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway" designations are required along the portion of Old Yale Road East fronting 17920 Fraser Highway.
- The development consists of 26 townhouse units with parking in a mix of 11 tandem and 15 double garages.
- The proposal indicates a total floor area of 4,230 square metres (45,534 sq.ft.), representing a net floor area ratio (FAR) of 0.59, excluding the garages. The proposed unit density of 36 units per hectare / 14.6 units per acre is comparable to other townhouse developments approved by Council in the area.
- As per the standard Zoning By-law requirement, the development is required to provide 78 square metres (840 sq.ft.) of indoor amenity space. Due to the size of the proposed development, the applicant is not proposing any indoor amenity space due to the following reasons:
 - Indoor amenity spaces on small projects are inevitably a single small multi-use room that is often empty and little used.
 - Indoor amenity spaces are much more appropriate on larger scale developments where the space can be programmed in such a way that is more continuously and intensively used.
 - With the deletion of the indoor amenity space, the project has a lower site coverage. Lower site coverage provides for more onsite landscaping and greenery and for more storm water retention within the soil.
 - There is more outdoor amenity space proposed as a result of less onsite coverage.
- However, the applicant does propose to provide cash-in-lieu of the shortfall in indoor amenity space, in the amount of \$27, 300 based upon \$1,050 per unit for 26 units in accordance with City Policy.

- As per the standard Zoning By-law requirement, the development is required to provide 78 square metres (840 sq.ft.) of outdoor amenity space and 103 square metres (1,111 sq.ft.) is proposed. This exceeds the amount of outdoor amenity space required by approximately one-third. The proposed outdoor amenity area encompasses a landscaped seating area with a play structure for children at the southeast portion of the development site, along with garden plots.
- The proposed townhouse development is required to provide 52 resident parking stalls and 5 visitor parking stalls for the 26 townhouse units. The proposed development reflects 52 resident parking stalls and 6 visitor stalls.
- Old Yale Road East is planned to ultimately accommodate a multi-use pathway within the existing 20.0-metre (66 ft.) wide road allowance. The multi-use pathway is to be 5.0 metres (16 ft.) in width and will be blocked off with bollards at 179 Street, near the entrance to the proposed townhouse development. Pedestrian walkways from the townhouse units fronting Old Yale Road East will extend to connect to this multi-use pathway and will allow for natural surveillance of this walkway. A 1.0 metre (3 ft.) high wooden fence is proposed to define the private development from the public realm.

Adjacency to the ALR

- The parcel located at 17916 Fraser Highway, to the west of the subject site, across Old Yale Road East, is zoned A-1 and is within the Agricultural Land Reserve (ALR).
- The edge of the closest townhouse building (proposed Building 3) is to be setback approximately 34 metres (112 ft.) from the edge of the ALR boundary. Although this is slightly less than the standard agricultural setback requirement of 37.5 metres (123 ft.), the portion of the development site to the west of proposed Building 3 is to be landscaped. This landscaped area, coupled with the 20.0-metre (66 ft.) wide Old Yale Road East road allowance (which is to be partially landscaped and ultimately used as a multi-use pathway), creates an extended buffer. In addition, the eastern portion of 17916 Fraser Highway encompasses a yellow-coded watercourse.
- The application will be referred to the Agricultural Advisory Committee (AAC) for information only, as the proposed NCP amendments are considered minor.

Proposed CD By-law

- The proposed Comprehensive Development (CD) By-law is based upon 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.
- With a floor area ratio (FAR) of 0.59 and a unit density of 36 units per hectare (upha)/ 14.6 units per acre (upa), the proposed density is slightly higher than the 0.54 FAR and 33 units per hectare (13 units per acre) permitted under the sliding scale of the RM-15 Zone.
- The proposed CD By-law will also reflect that the garages are not included in the calculation of density.

- 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 setbacks along Old Yale Road East are reduced to 3.0 metres (10 ft.) to the building face and 1.5 metres (5 ft.) to the columns to allow for more of a sense of enclosure and presence along Old Yale Road East, given that the proposed multi-use pathway will be situated within the centre of the existing road allowance. This proposed variance was considered to be supportable due to this site specific condition only.
- The proposed building setback from Fraser Highway is to be 10 metres (33 ft.) to the building face and 8.5 metres (28 ft.) to the columns.

Trees and Landscape

- An arborist report was prepared by Trevor Cox of Diamond Head Consulting Ltd.
- In the report, 33 trees were identified within the site. The majority of the trees were fruit trees, as the subject site includes an orchard. The following chart shows the existing tree species and those planned for retention and removal:

Tree Species	Total # of Trees	Total Retained	Total Removed
Apple	6	0	6
Apricot	1	0	1
Cherry/Plum	20	0	20
Douglas Fir	1	0	1
Maple	2	0	2
Poplar	2	0	2
Walnut	1	1	0
TOTAL	33	1	32

- Of these 33 trees, only 1 Walnut tree is proposed for retention on the site. Of these 33 trees, 30 have been identified at a replacement ratio of 2:1, with 2 to be replaced at a ratio of 1:1. As a result, 62 replacement trees are required.
- Overall, 127 replacement trees are proposed throughout the development, which will include Vine Maple, Amanogawa Cherry, Yellow Flowering Magnolia, Galaxy Magnolia, Katsura Tree, Western Red Cedar and Douglas Fir.
- Cotoneaster is proposed to be planted at the top of the edge of the existing retaining wall to assist in screening the structure.
- Low height trees are proposed to be planted within the statutory right-of-way area to provide both a visual and sound buffer to the units from Fraser Highway. A 1.5-metre (5 ft.) high black vinyl chain link fence with gates is proposed to define the edge of the landscaping buffer and statutory right-of-way.
- A 1.0 metre (3 ft.) high wooden fence is proposed along the Old Yale Road East interface, which will allow for the individual units to access, through gates, the future multi-use pathway.

Lot Grading and Geotechnical

- The site slopes down at a gradient of 10% from the southeast, starting at a 28-metres (92 ft.) elevation towards the northwest, where it ends at an 8-metre (26 ft.) elevation.
- As part of this proposal, the applicant was required to retain a geotechnical engineer to prepare a report to verify whether the proposed townhouse project would further impact the existing retaining wall along Fraser Highway. The applicant retained Valley Geotechnical Engineering Services Ltd. to prepare this report, which is dated January 14, 2011. Valley Geotechnical Engineering Services Ltd. also previously designed and reviewed the existing retaining wall.
- According to the geotechnical engineering report, since the proposed buildings are to be situated at least 8.5 metres (28 ft.) from the top of the wall and due to the lighter loading from the weight of the 3-storey wood frame buildings with attached garages, the proposed design will not compromise the integrity of the shotcrete and anchor retaining wall.
- This report was reviewed by Building staff and found to be acceptable.

Raptor Report

- An eagles' nest is identified on the City's mapping system to the north of the subject site at 7247 - 180 Street, across Fraser Highway.
- The City of Surrey has designated a 300-metre (984 ft.) vegetation buffer and breeding bird season noise buffer around all eagles' nests. The subject site is situated within this buffer zone.
- The applicant was required to retain a Registered Professional Biologist to prepare a report to review the location of the subject site relative to the location of the eagles' nest and what impact the proposed development may have and whether further restrictions may be required to be imposed. The applicant retained McElhanney Consulting Services Ltd. to prepare the report. Based upon the report, it was determined that the proposed development would not have an impact on these eagles or on the tree, which the nest is situated. The report further recommends that no restrictions be imposed on the development, as long as the applicant abides by Provincial statutes and City requirements.
- According to the Registered Professional Biologist's report, the nest is located about 150 metres (492 ft.) north of Fraser Highway and approximately 175 metres (574 ft.) from the closest edge of the subject site.
- The report was reviewed by the City's Environmental Coordinator and found to be acceptable.

PUBLIC CONSULTATION

Pre-notification letters were sent out on March 21, 2011. Staff received no comments.

As the applicant is proposing a NCP amendment, the applicant scheduled a Public Information meeting (PIM) on Thursday, April 14, 2011. Approximately 180 notification letters were mailed out and 4 residents attended the meeting. The comments provided are as follows:

- There are too many cars parking along both sides of 71A Avenue and 179 Street. This narrows the street down so that only one car can travel down the street at a time, which causes issues for snow removal and passage of emergency vehicles.

The above comment was referred to Engineering staff for a response. Parking on both sides of the street will actually assist in slowing vehicles as they drive in the area. Both 179 Street and 71A Avenue have 8.5m pavement, with 71A Street having a 20.0-metre (66 ft.) wide right-of-way and 179 Street incorporating a 13.5-metre (44 ft.) wide right-of-way.

Parking is restricted on the west side of 179 Street and parking is permitted on both sides of 71A Avenue. Since one side of 71 A Avenue contains driveway accesses, there is adequate room for vehicles to pass.

- Can the triangular portion of the site at the southeast remain a green space?

Based upon the site plan, this portion of the site will remain "green space", with a proposed landscaped seating area, children's play area and garden plots.

DESIGN PROPOSAL AND REVIEW

- The proposal incorporates 26 units in 5 buildings, with proposed Buildings 3 and 4 to be separated by a landscaped area with the retained Walnut tree.
- One vehicular access to the proposed townhouse development is provided from 179 Street.
- The proposed units will primarily be 3-bedroom (25) units, with one unit to be in a 2-bedroom configuration and the units range in size from 132 square metres (1,424 sq.ft.) to 189 square metres (2,035 sq.ft.). The proposed townhouses are to be 3 storeys in height and will include second floor balconies and main floor patio spaces.
- The garage elevations of the units will also incorporate separate entries into the units.
- The design incorporates gable asphalt roofs in black, horizontal vinyl siding in cream and beige, wood trims and stone veneer as an accent. Depending upon the colour scheme selected by the purchasers, there will be a choice of two different accent colours proposed for the entry doors and shingle siding, one which is a deep red and the other which is a grey/blue.

ADVISORY DESIGN PANEL

Due to the size and scope of the proposed development, the application was not referred to the Advisory Design Panel, but was reviewed by staff and found satisfactory.

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 North Cloverdale West NCP Amendments
Appendix VII	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Valley Geotechnical Engineering Services, dated January 14, 2010.
- Raptor Study Prepared by McElhanney Consulting Services Ltd., dated March 21, 2011.
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and C. Kavolinas and Associates Inc., respectively, dated June 28, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek
 Barnett Dembek Architects Inc.
 Address: 7536- 130 Street, Unit 135
 Surrey, BC V3W 1H8

 Tel: 604-597-7100 - Work
 604-597-7100 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 17925 Old Yale Road East and 17920 Fraser Highway

 - (b) Civic Address: 17925 Old Yale Road East
 Owner: T M Crest Homes Developments Ltd., Inc. No. BCo887233
 PID: 013-230-247
 Parcel "C" (Reference Plan 4462) North West Quarter of Section 17 Township 8 Except:
 Firstly: Part Lying North East of the Trans Canada Highway Shown on Plan 4500
 Secondly: Part on Plan 17087 Thirdly: Part on SRW Plan 4500 Fourthly: Part Dedicated
 Road on Plan BCP23399 New Westminster District

 - (c) Civic Address: 17920 Fraser Highway
 Owner: T M Crest Homes Developments Ltd., Inc. No. BCo887233
 PID: 013-230-204
 Parcel "B" (Reference Plan 4462) South West Quarter of Section 20 Township 8 Except:
 Firstly: Part Lying North East of the Trans Canada Highway Shown on Plan 4500
 Secondly: Part on Plan 17087 Thirdly: Part on SRW Plan 4500 Fourthly: Part Dedicated
 Road on Plan BCP23399 New Westminster District

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

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		0.72 hectare
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		29.1%
Paved & Hard Surfaced Areas		22.3%
Total Site Coverage		51.4%
SETBACKS (in metres)		
Old Yale Road East	7.5 m	3.0 m*
Fraser Highway	7.5 m	10.0 m**
BUILDING HEIGHT (in metres/storeys)		
Principal		3 storeys/10.7 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		1
Three Bedroom +		25
Total		26
FLOOR AREA: Residential		4,231 m ²
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA (not including garages)		4,231 m ²

***Columns are permitted to be setback 1.5 metres from the property line.**

****Columns are permitted to be setback 8.5 metres from the property line.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		36 upha/14.6 upa
FAR (gross)		
FAR (net)		0.59
AMENITY SPACE (area in square metres)		
Indoor	78 sq.m.	0 sq.m.
Outdoor	78 sq.m.	103 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	50	50
Residential Visitors	5	6
Institutional		N/A
Total Number of Parking Spaces	57	58
Number of disabled stalls		
Number of small cars	14	0
Tandem Parking Spaces: Number / % of Total Number of Units		22 spaces/42%
Size of Tandem Parking Spaces width/length		3.2 m x 12.2 m

Heritage Site	No, but adjacent to a heritage road	Tree Survey/Assessment Provided	YES
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DEVELOPMENT DATA

SITE AREA : 17612 SF, 1.02 AC, 0.121 HA.
DENSITY : 14.6 U.P.A. 96.1 U.P.H.A. (26 UNITS)
F.A.R. : 0.597 (45594 S.F.) (NOT INCLUDING GARAGE)
0.753 (59471 S.F.) (INCLUDING GARAGE)
LOT COVERAGE : 24.1% (22569 S.F.)

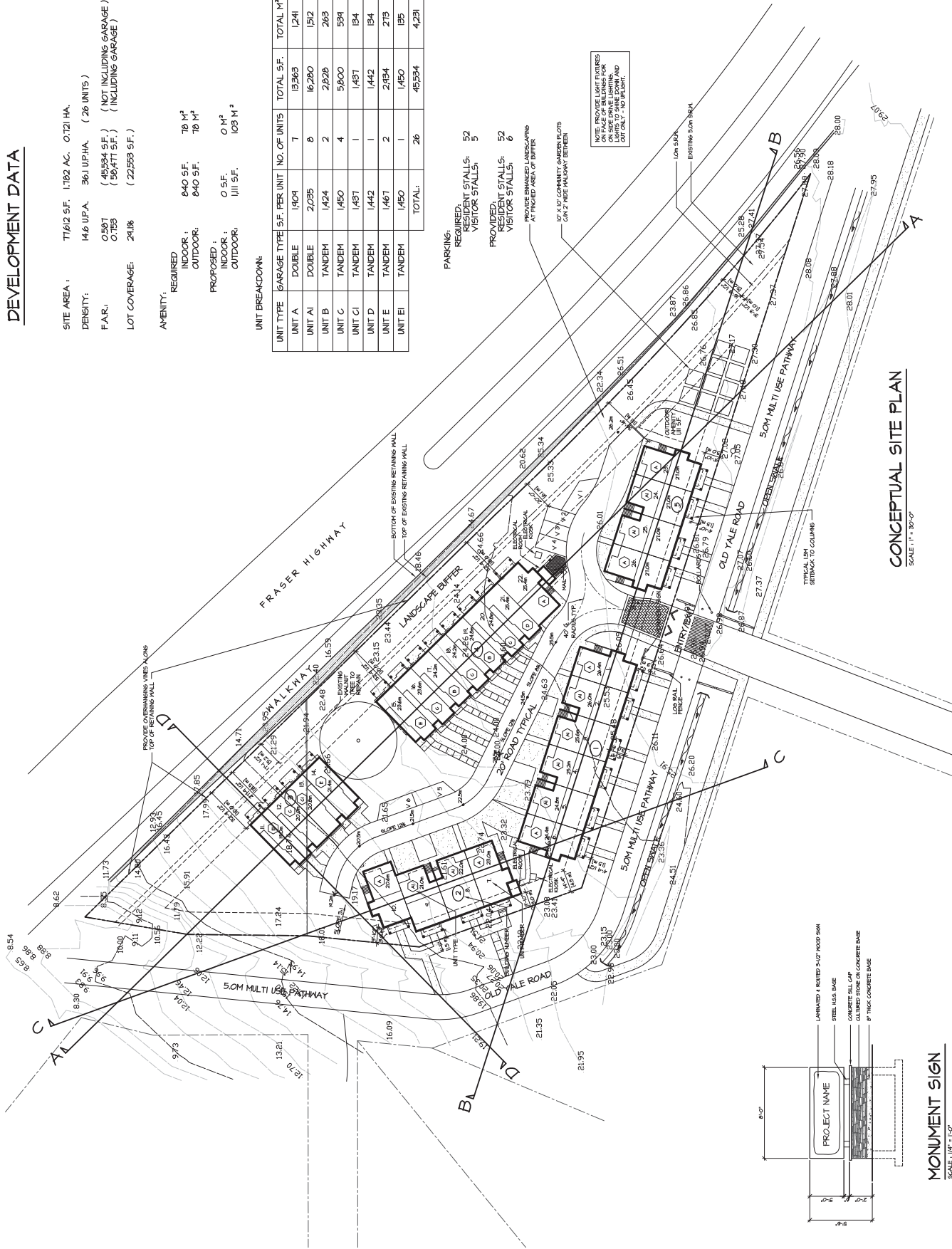
AMENITY :
REQUIRED : 840 S.F. 78 M²
INDOOR : 840 S.F. 78 M²
OUTDOOR :
PROPOSED : 0 S.F. 0 M²
INDOOR : 111 S.F. 103 M²
OUTDOOR :

UNIT BREAKDOWN:

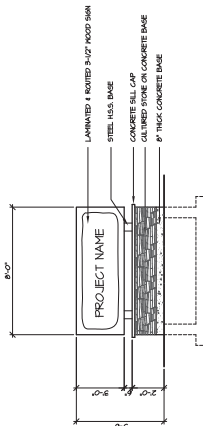
UNIT TYPE	GARAGE TYPE	S.F. PER UNIT	NO. OF UNITS	TOTAL S.F.	TOTAL M ²
UNIT A	DOUBLE	1404	7	13363	1241
UNIT AI	DOUBLE	2035	8	16280	1512
UNIT B	TANDEN	1424	2	2828	263
UNIT C	TANDEN	1450	4	5800	534
UNIT CI	TANDEN	1437	1	1437	134
UNIT D	TANDEN	1442	1	1442	134
UNIT E	TANDEN	1467	2	2934	273
UNIT EI	TANDEN	1450	1	1450	135
TOTAL:				49594	4291

PARKING:
REQUIRED:
RESIDENT STALLS: 52
VISITOR STALLS: 5
PROVIDED:
RESIDENT STALLS: 52
VISITOR STALLS: 6
PROVIDE ENHANCED LANDSCAPING AT PARKING AREA OF BATTERY

NOTE: THIS SITE LAYOUT PROVIDES ON-PAGE DRIVE LIGHTING FOR ALL DRIVEWAYS AND DRIVEWAYS ON SITE ONLY - NO OFF-SITE LIGHTING



CONCEPTUAL SITE PLAN
SCALE: 1/4" = 30'-0"



MONUMENT SIGN
SCALE: 1/4" = 1'-0"

REV#	DATE	DRN	CRD	ISSUE	DATE	BT	ISSUED FOR


CLIENT : J.M. CREST HOMES DEVELOPMENT LTD.
PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
SITE PLAN & DEVELOPMENT DATA
DESIGN :
DRAWN :
DATE :
SCALE : 1" = 30'-0"

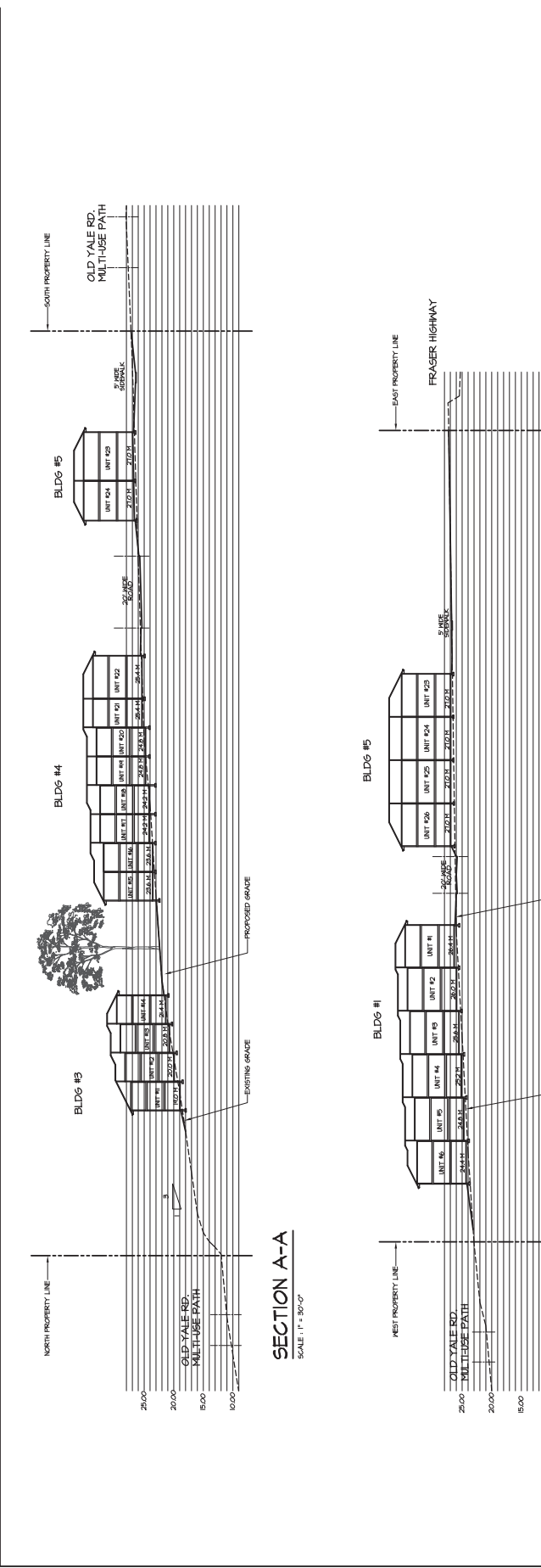
barnett dembek
UNIT 135, STREET SURVEY & SURVEYING
PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: mail@barnett.com

CLIENT NO: AC-10
PROJECT NO: 10010
REV. NO:

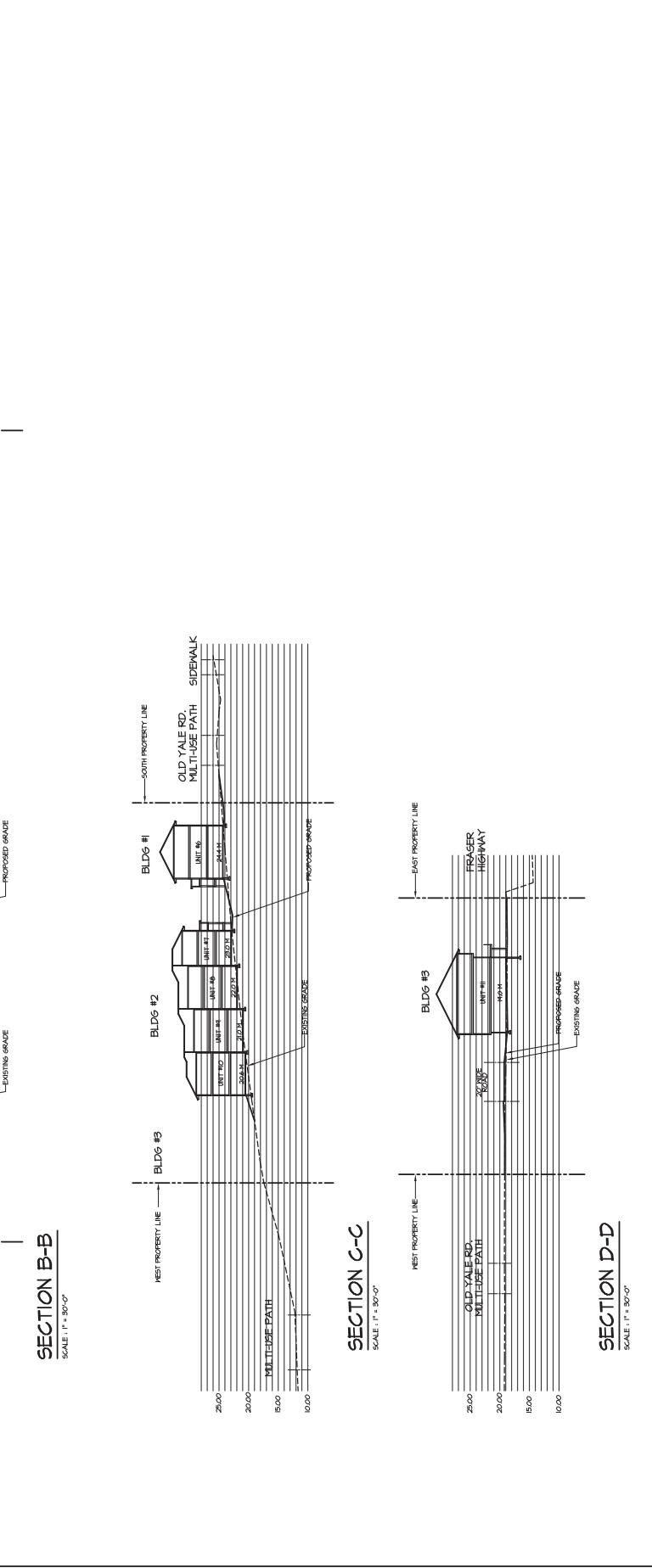
CLIENT :	T.M. CREST HOMES DEVELOPMENT LTD.
PROJECT :	26 UNIT TOWNHOUSE DEVELOPMENT 1920 FRASER HWY. & 1925 OLD YALE RD.
DATE :	17/09/2014
SCALE :	1" = 30'-0"
SHEET CONTENTS :	SITE SECTIONS
DESIGN :	
MD :	
DRM :	X
DATE :	
REV. NO. :	AC-12
PROJECT NO. :	10010
CLIENT NO. :	

REV. NO.	DATE	DRN	CD	ISSUE

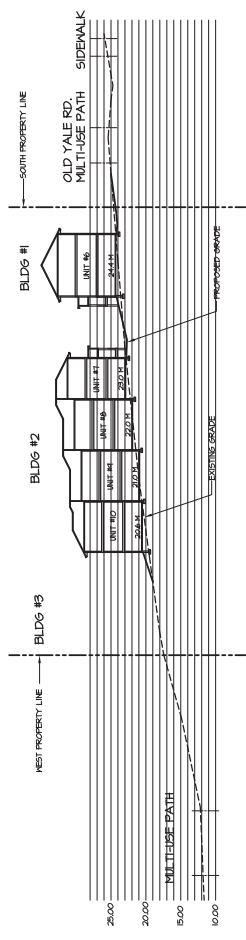
CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
 PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
 1920 FRASER HWY. & 1925 OLD YALE RD.
 DATE : 17/09/2014
 SCALE : 1" = 30'-0"
 SHEET CONTENTS : SITE SECTIONS
 DESIGN :
 MD :
 DRM : X
 DATE :
 REV. NO. : AC-12
 PROJECT NO. : 10010
 CLIENT NO. :

 UNIT 135, 1775 137th Street, Surrey B.C. V3V 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com



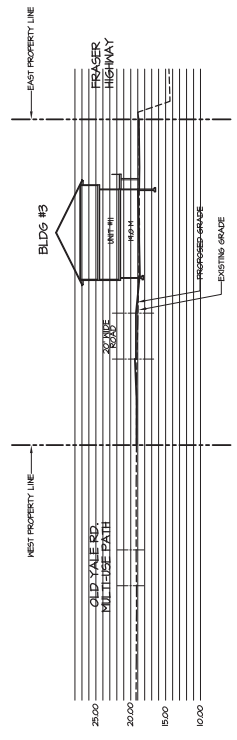
SECTION A-A
SCALE: 1" = 30'-0"



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



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



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

REV#	DATE	BY	CHK'D	ISSUED FOR



OLD YALE ROAD STREETSCAPE
SCALE: 1/8" = 1'-0"

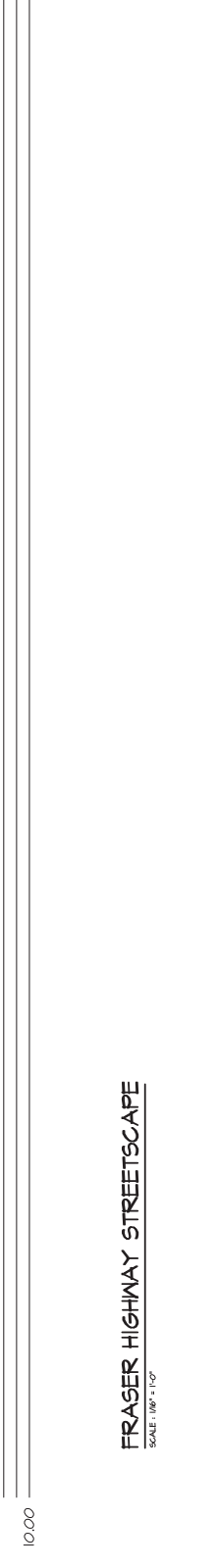
--

DESIGN :	M.D.
DRAWN :	J.P.
DATE :	11/11/11
SCALE :	1/8" = 1'-0"
SHEET CONTENTS	
PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT	
17420 FRASER HWY. & 17425 OLD YALE RD.	

CLIENT :	T.M. CREST HOMES DEVELOPMENT LTD.
PROJECT NO. :	AC-13
CLIENT NO. :	1001B
REVISIONS :	

barnett dembek
ARCHITECTS
1111 111 ST. STREET
SUITE 100
VANCOUVER, BC
V6V 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

FRASER HIGHWAY STREETSCAPE
SCALE: 1/8" = 1'-0"

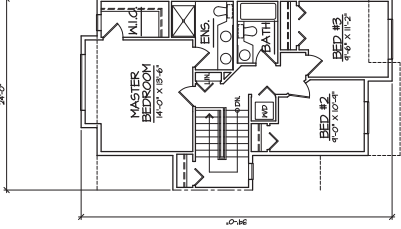


REV#	DATE	DRN	CHK	ISSUE	DATE	BY	ISSUED FOR

DISCLAIMER: ALL DIMENSIONS AND THE
 GENERAL CONTRACTOR SHALL BE
 RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF ALL DIMENSIONS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF ALL
 DIMENSIONS AND THE GENERAL
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF ALL
 DIMENSIONS. THE ARCHITECT SHALL
 BE RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF ALL DIMENSIONS.
 GENERAL CONTRACTOR SHALL BE
 RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF ALL DIMENSIONS.
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING THE ACCURACY OF ALL
 DIMENSIONS. THE ARCHITECT SHALL
 BE RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF ALL DIMENSIONS.
 GENERAL CONTRACTOR SHALL BE
 RESPONSIBLE FOR VERIFYING THE
 ACCURACY OF ALL DIMENSIONS.

CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
 PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
 1720 FRASER HWY. & 1725 OLD YALE RD.
 DRAMM :
 DATE :
 SCALE :
 SHEET CONTENTS
 UNIT PLANS
 UNIT # 107

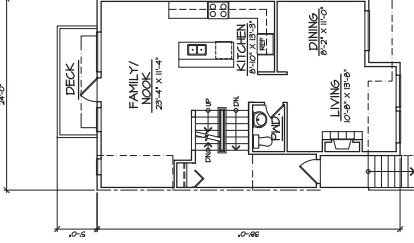
CLIENT NO.	AC-21
PROJECT NO.	10010
REV. NO.	



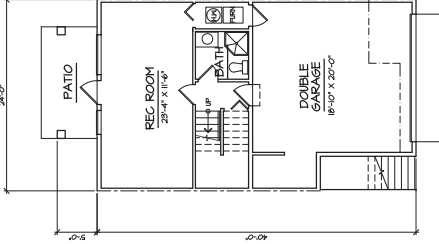
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 166 SF.

UNIT A1

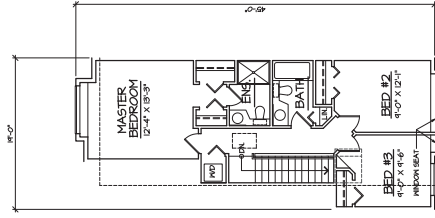
TOTAL AREA: 2,095 SF.
 NOT INCLUDING GARAGE
 AREAS



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



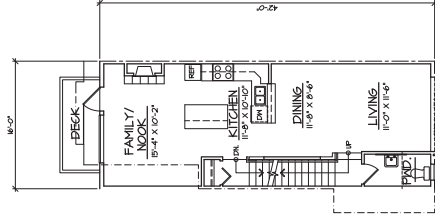
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 482 SF.
 GARAGE 440 SF.



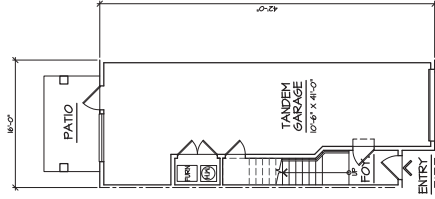
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 715 SF.

UNIT C

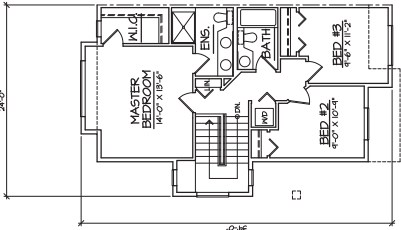
TOTAL AREA: 1,450 SF.
 NOT INCLUDING GARAGE
 AREAS



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



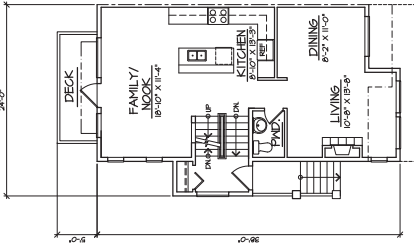
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 52 SF.
 GARAGE 601 SF.



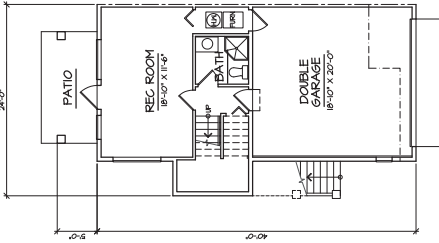
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 166 SF.

UNIT A

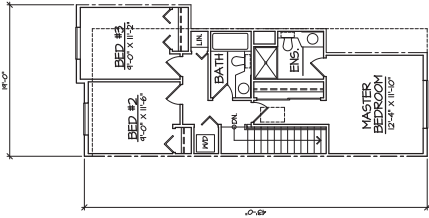
TOTAL AREA: 1,901 SF.
 NOT INCLUDING GARAGE
 AREAS



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1541 SF.



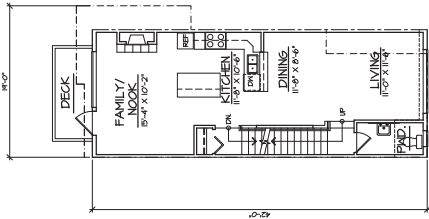
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 384 SF.
 GARAGE 403 SF.



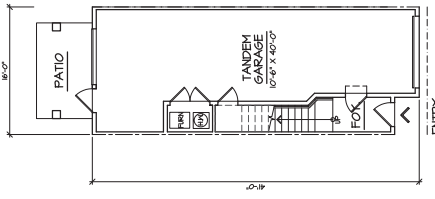
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 700 SF.

UNIT B

TOTAL AREA: 1,424 SF.
 NOT INCLUDING GARAGE
 AREAS

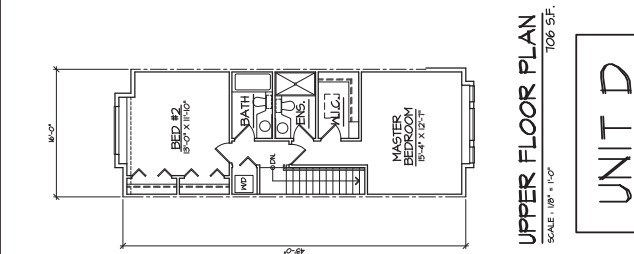


MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 672 SF.

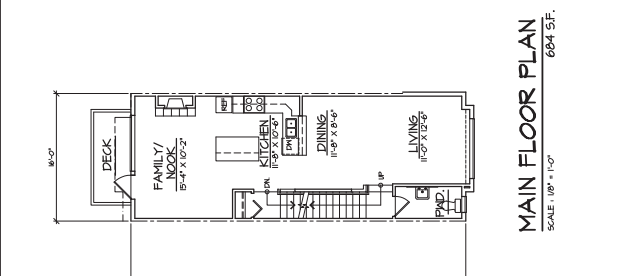


BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 52 SF.
 GARAGE 540 SF.

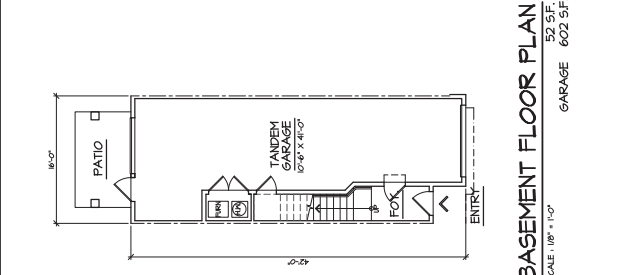
NO.	ISSUE	DATE	BY	ISSUED FOR



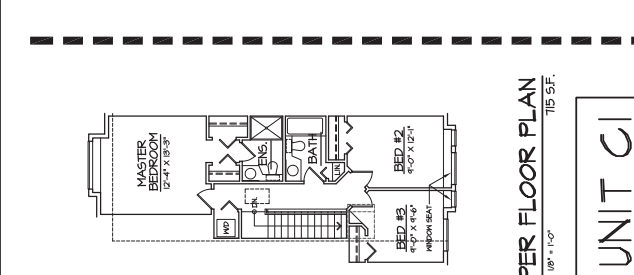
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
106 SF.
NOT INCLUDING GARAGE AREAS



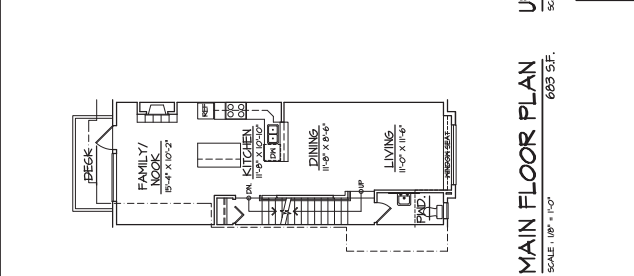
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
684 SF.



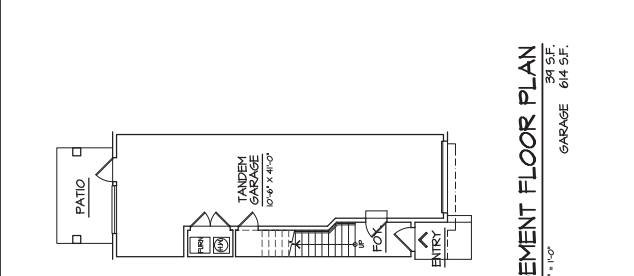
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE 602 SF.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
715 SF.
NOT INCLUDING GARAGE AREAS

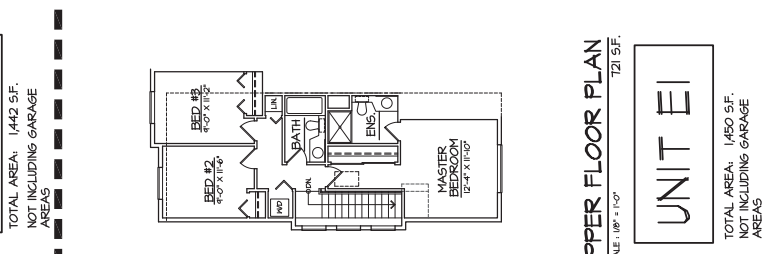


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
683 SF.

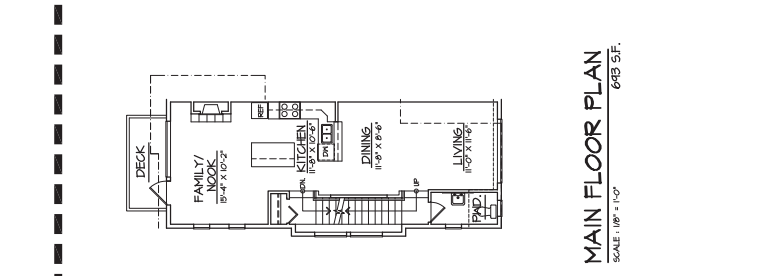


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE 614 SF.

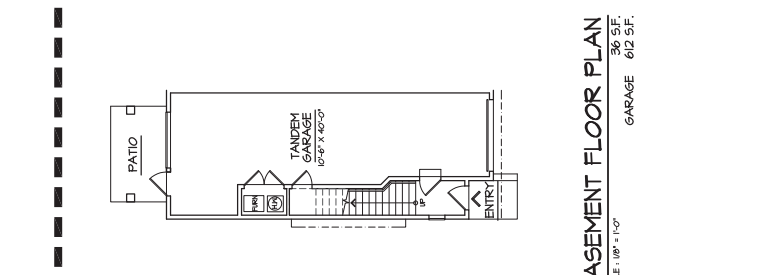
CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
SHEET CONTENTS : UNIT PLANS
SCALE : 1/8" = 1'-0"
DATE : 17/20 FRASER HWY. & 17425 OLD YALE RD.
DRAWN :
CHECKED :
DESIGN :
UNIT NO. :
PROJECT NO. :
REV. NO. :
ISSUED FOR :



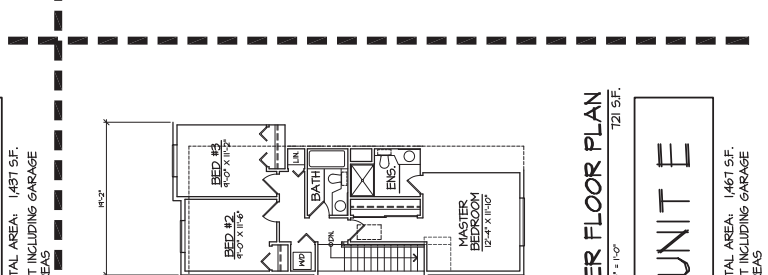
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
721 SF.
TOTAL AREA: 1460 SF.
NOT INCLUDING GARAGE AREAS



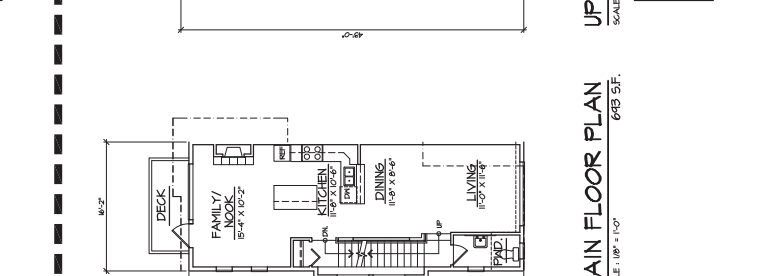
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
643 SF.



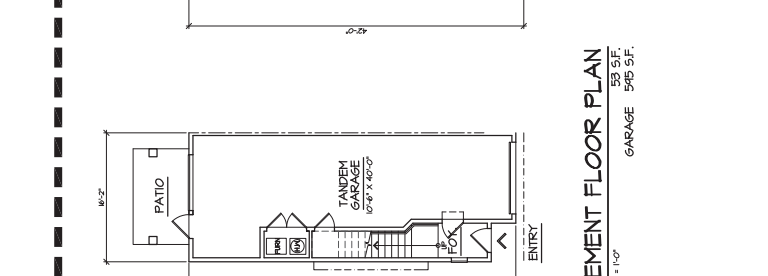
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE 612 SF.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
721 SF.
TOTAL AREA: 1461 SF.
NOT INCLUDING GARAGE AREAS



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



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
GARAGE 595 SF.

barnett dembek
UNIT 135, 137 STREET, SURREY, B.C., V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com
CLIENT NO. :
PROJECT NO. :
REV. NO. :
ISSUED FOR :

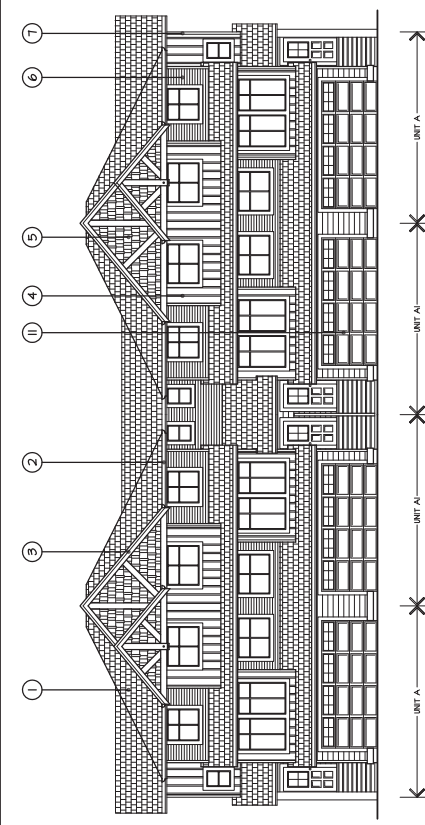
REVISION	DATE	BY	ISSUED FOR

DISCLAIMER: ALL WORK AND THE SERVICES PROVIDED HEREIN ARE THE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND WILL BE PROVIDED ON A "AS IS" BASIS. THE CLIENT AGREES TO HOLD BARNETT DEMBEK ARCHITECTS INC. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY BARNETT DEMBEK ARCHITECTS INC. OR ITS OFFICERS, EMPLOYEES OR AGENTS, IN CONNECTION WITH THE SERVICES PROVIDED HEREIN. BARNETT DEMBEK ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY DELAYS OR OMISSIONS BY ANY CONTRACTOR OR SUBCONTRACTOR. CANADA COPYRIGHT ACT R.S.C. 1970.

CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
17420 FRASER HWY. & 17425 OLD YALE RD.
SHEET CONTENTS : ELEVATIONS
SCALE : 1/8" = 1'-0"
DATE : JUNE 30 11
DRAMA :
DESIGN :
CLIENT NO. : AC-31
PROJECT NO. : 10019
REV. NO. :

barnett dembek
 ARCHITECTS INC.
 UNIT 135, 5700 STREET
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

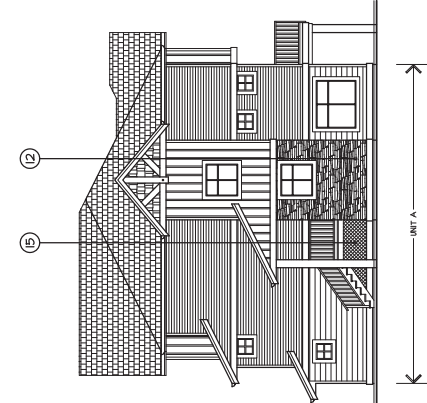
BUILDING #5



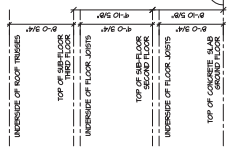
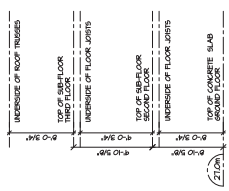
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

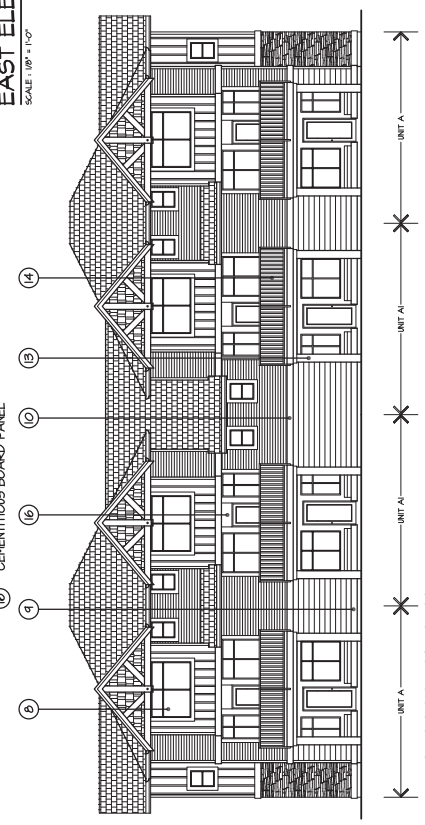
- 1 ASPHALT SHINGLES ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 VERTICAL VINYL BOARD AND BATTEN SIDING
- 5 VINYL SHAKE SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 CORNER TRIM - AS PER SIDING MATERIAL
- 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
- 9 2X10 WOOD BASE TRIM
- 10 2X10 WOOD TRIM
- 11 RAISED PANEL GARAGE DOOR
- 12 STONE VENEER
- 13 BUILT UP COLUMN C/M CERMENTIOUS BOARD FINISH
- 14 POWDER COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- 15 WOOD LATTICE SCREEN
- 16 CERMENTIOUS BOARD PANEL



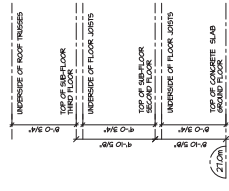
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



REVN	DATE	BY	ISSUED FOR

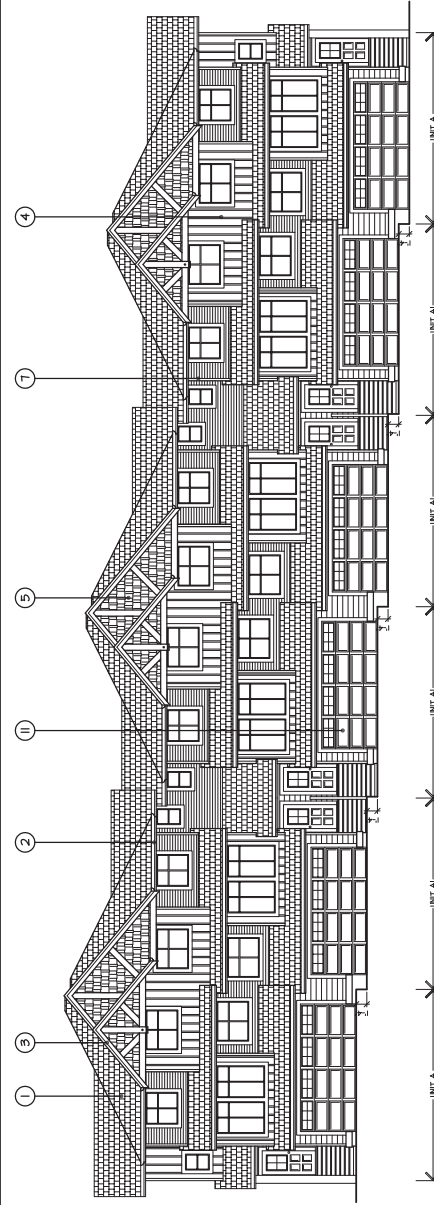
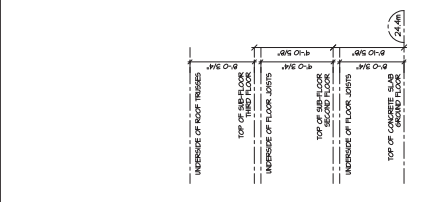
DISCLAIMER: ALL WORK AND THE DESIGN THEREOF ARE THE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND WILL REMAIN THE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. WITHOUT LIMITATION OF REMEDY. THIS AGREEMENT IS MADE IN WISCONSIN AND WILL BE GOVERNED BY THE LAWS OF WISCONSIN. BARNETT DEMBEK ARCHITECTS INC. IS NOT A DESIGN PROFESSIONAL AS DEFINED BY THE WISCONSIN STATUTES AND REGULATIONS. BARNETT DEMBEK ARCHITECTS INC. IS A REGISTERED PROFESSIONAL ARCHITECT IN THE PROVINCE OF ONTARIO, CANADA. COPYRIGHT AC REG. 878.

DESIGN:	T.M. CREST HOMES DEVELOPMENT LTD.
DRAMAN:	
DATE:	10/20/20
SCALE:	1/8" = 1'-0"

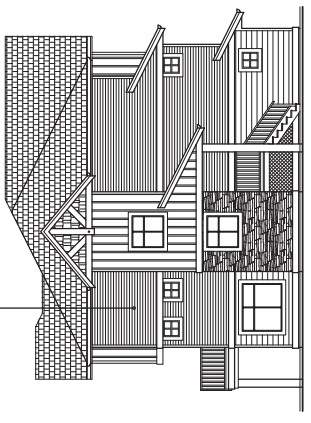
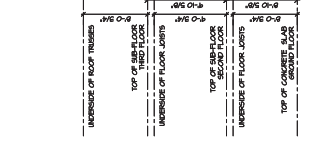
CLIENT: T.M. CREST HOMES DEVELOPMENT LTD.
 PROJECT: 26 UNIT TOWNHOUSE DEVELOPMENT
 17920 FRASER HWY. & 17425 OLD YALE RD.
 SHEET CONTENTS:
 ELEVATIONS

CLIENT NO.	8041
PROJECT NO.	AC-3-2
REV. NO.	1001B
BARNETT dembek	
UNIT 135, STREET VILLAGE, SUITE 103, WILLOWDALE, ONT. M2H 2R9	
PHONE: (416) 597-7100	
FAX: (416) 597-2089	
EMAIL: mail@barnett.com	

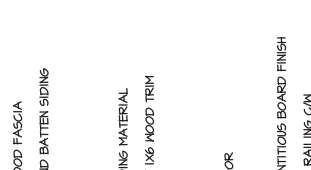
BUILDING #1



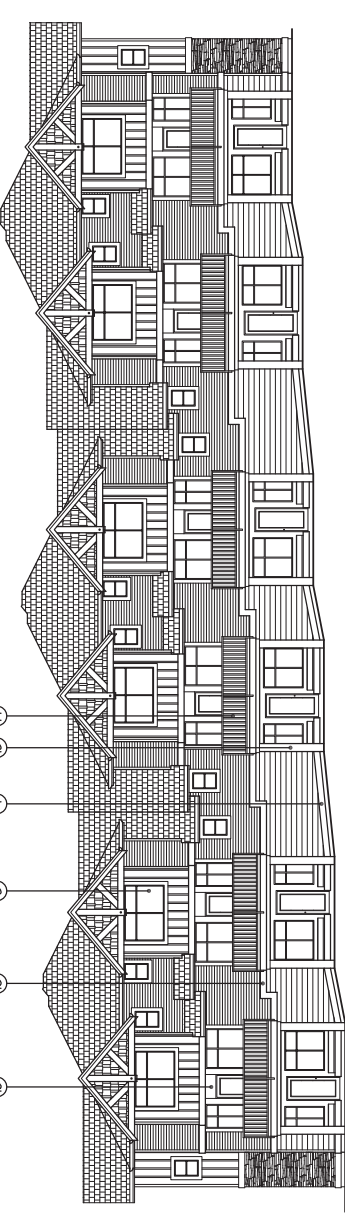
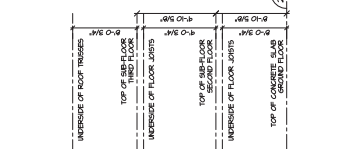
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

SCHEDULE OF FINISHES

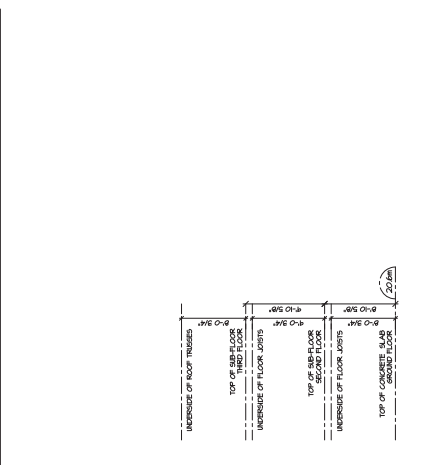
- 1 ASPHALT SHINGLES ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 VERTICAL VINYL BOARD AND BATTEN SIDING
- 5 VINYL SHAKE SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 CORNER TRIM - AS PER SIDING MATERIAL
- 8 VINYL FRAMED WINDOWS W/ 1/46 WOOD TRIM
- 9 2X10 WOOD BASE TRIM
- 10 2X10 WOOD TRIM
- 11 RAISED PANEL GARAGE DOOR
- 12 STONE VENEER
- 13 BUILT UP COLUMN C/M CEMENTITIOUS BOARD FINISH
- 14 POWDER COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- 15 WOOD LATTICE SCREEN
- 16 CEMENTITIOUS BOARD PANEL

REVISION	DATE	BY	ISSUED FOR

CLIENT :	T.M. CREST HOMES DEVELOPMENT LTD.
PROJECT :	26 UNIT TOWNHOUSE DEVELOPMENT
ADDRESS :	17420 FRASER HWY. & 17425 OLD YALE RD.
DATE :	
SCALE :	1/8" = 1'-0"
DRWN :	
CHKD BY :	
DATE :	

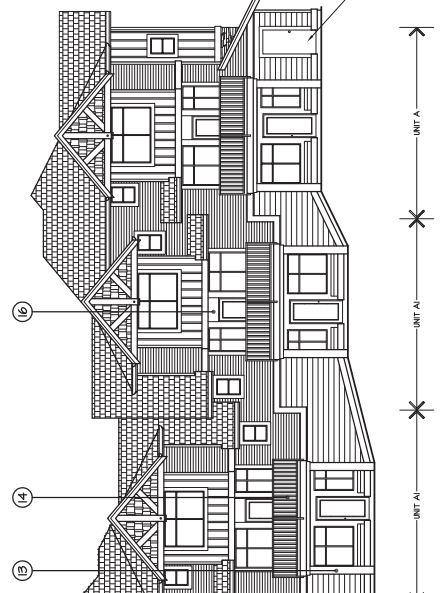
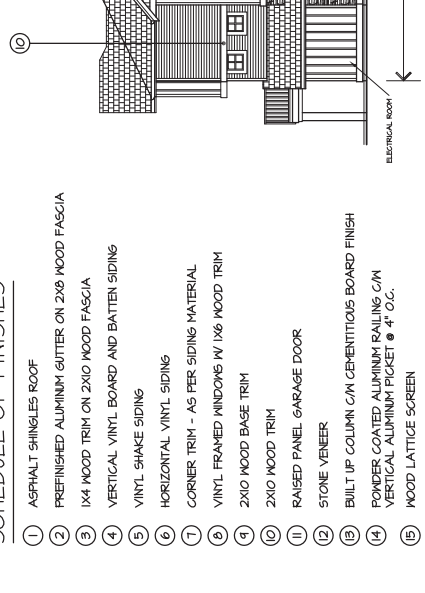
barnett dembek
 ARCHITECTS
 UNIT 135, STREET 13, SURREY, B.C.
 V4W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. : AC-33
 PROJECT NO. : 10019
 SHEET NO. :

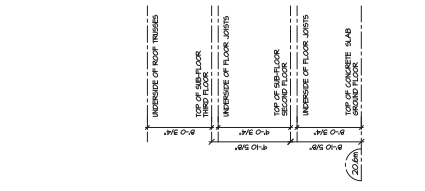
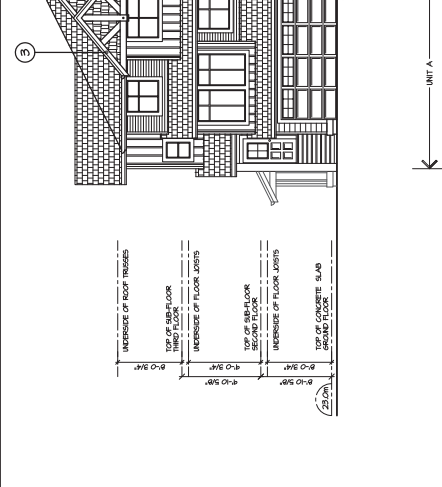
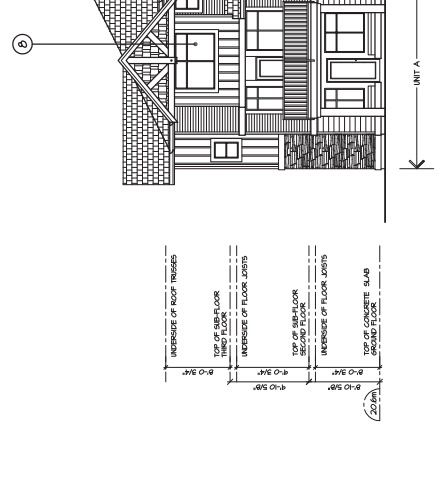
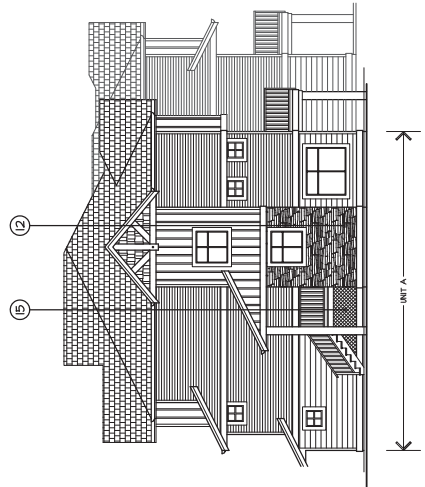
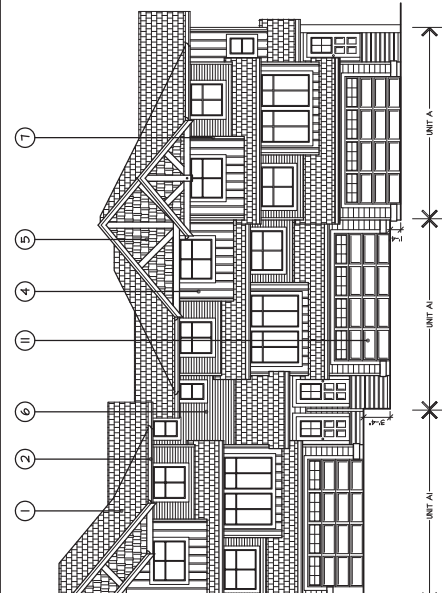


SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 VERTICAL VINYL BOARD AND BATTEN SIDING
- 5 VINYL SHAKE SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 CORNER TRIM - AS PER SIDING MATERIAL
- 8 VINYL FRAMED WINDOWS W/ 1/8" WOOD TRIM
- 9 2X10 WOOD BASE TRIM
- 10 2X10 WOOD TRIM
- 11 RAISED PANEL GARAGE DOOR
- 12 STONE VENEER
- 13 BUILT UP COLUMN C/M CEMENTITIOUS BOARD FINISH
- 14 POWDER COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- 15 WOOD LATTICE SCREEN
- 16 CEMENTITIOUS BOARD PANEL



BUILDING #2

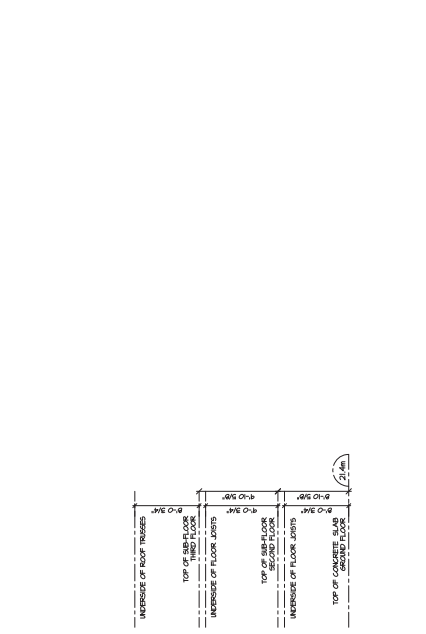


REVISION	DATE	BY	ISSUED FOR

DESIGN :	
DRAMA :	
PROJECT :	26 UNIT TOWNHOUSE DEVELOPMENT
SCALE :	1/8" = 1'-0"
DATE :	
SHEET CONTENTS :	ELEVATIONS

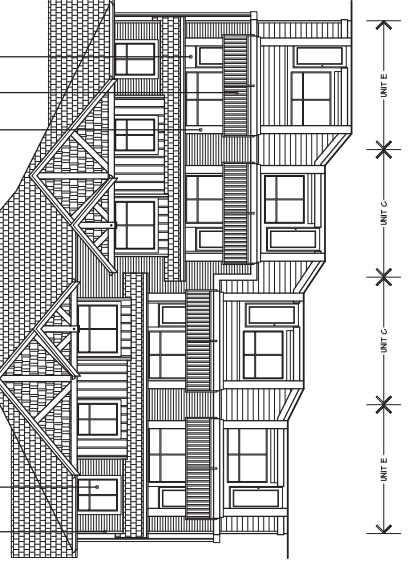
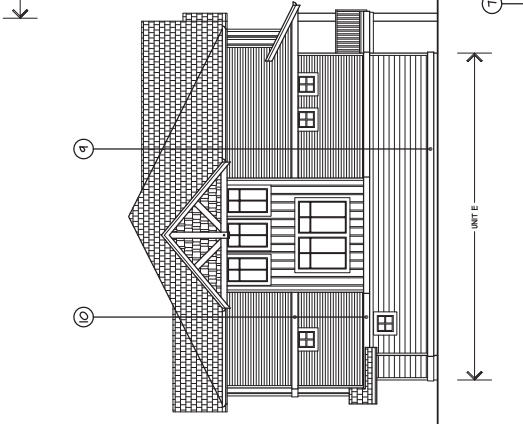
CLIENT :	TJM CREST HOMES DEVELOPMENT LTD.
PROJECT NO. :	AC-34
REV. NO. :	1001B
CLIENT NO. :	
PROJECT NO. :	
REV. NO. :	

barnett dembek
 UNIT 135, STREET
 SURBER, B.C.
 V6W 1H1B
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com



SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 VERTICAL VINYL BOARD AND BATTEN SIDING
- 5 VINYL SHAKE SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 CORNER TRIM - AS PER SIDING MATERIAL
- 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
- 9 2X10 WOOD TRIM
- 10 2X10 WOOD TRIM
- 11 RAISED PANEL GARAGE DOOR
- 12 STONE VENEER
- 13 BUILT UP COLUMN C/M CEMENTITIOUS BOARD FINISH
- 14 POWDER COATED ALUMINUM RAILING C/M VERTICAL ALUMINUM PICKET @ 4" O.C.
- 15 WOOD LATTICE SCREEN
- 16 CEMENTITIOUS BOARD PANEL

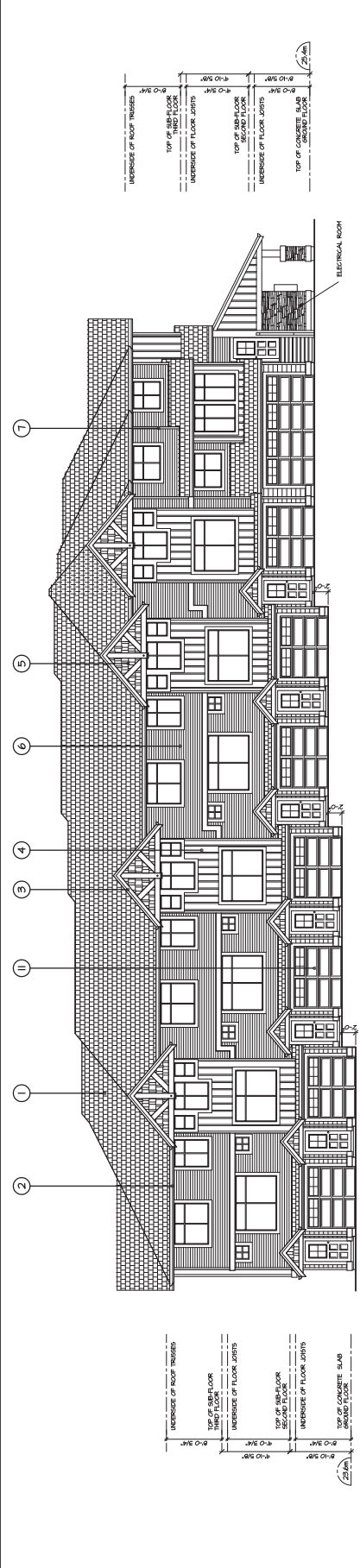


BUILDING #3

REVISION	DATE	BY	ISSUED FOR

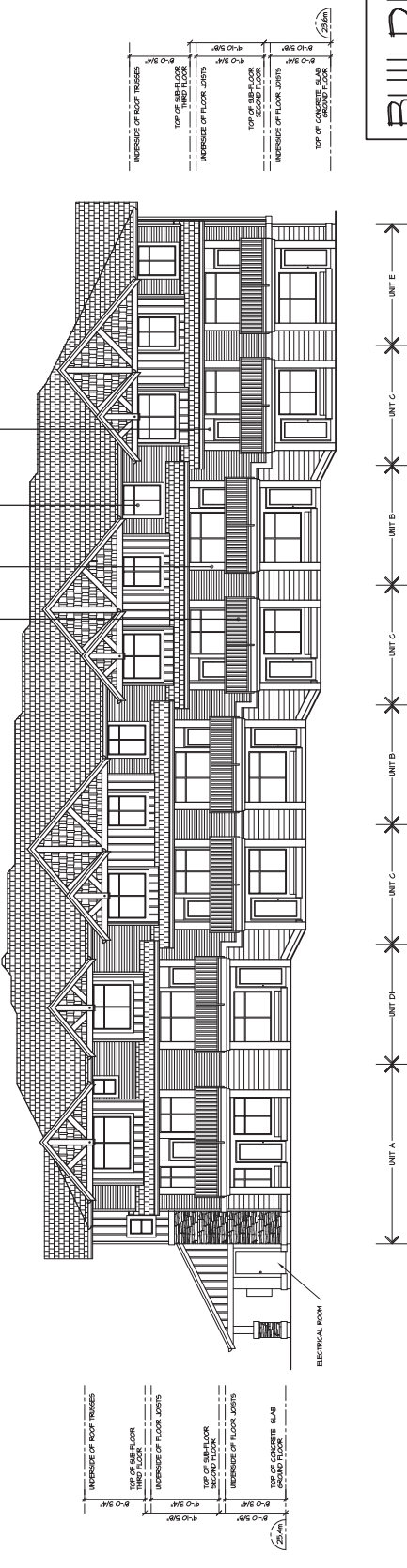
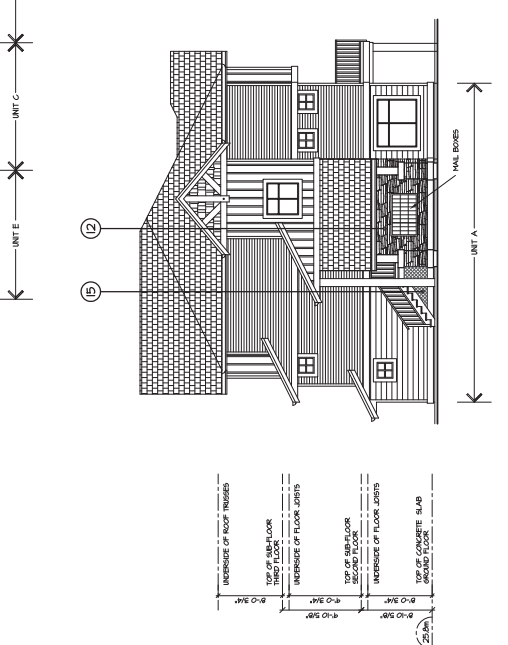
CLIENT : 174 CREST HOMES DEVELOPMENT LTD.
 PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
 17420 FRASER HWY. & 17425 OLD YALE RD.
 SHEET CONTENTS : ELEVATIONS
 SCALE : 1/8" = 1'-0"
 DATE : NOV 30 11
 DRAWN :
 DESIGN :

CLIENT NO. : 10019
 PROJECT NO. : AC-35
 REV. NO. :
 SHEET NO. :
 UNIT 135, STREET 135, SURRE, B.C.
 VAW 1188
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com



SCHEDULE OF FINISHES

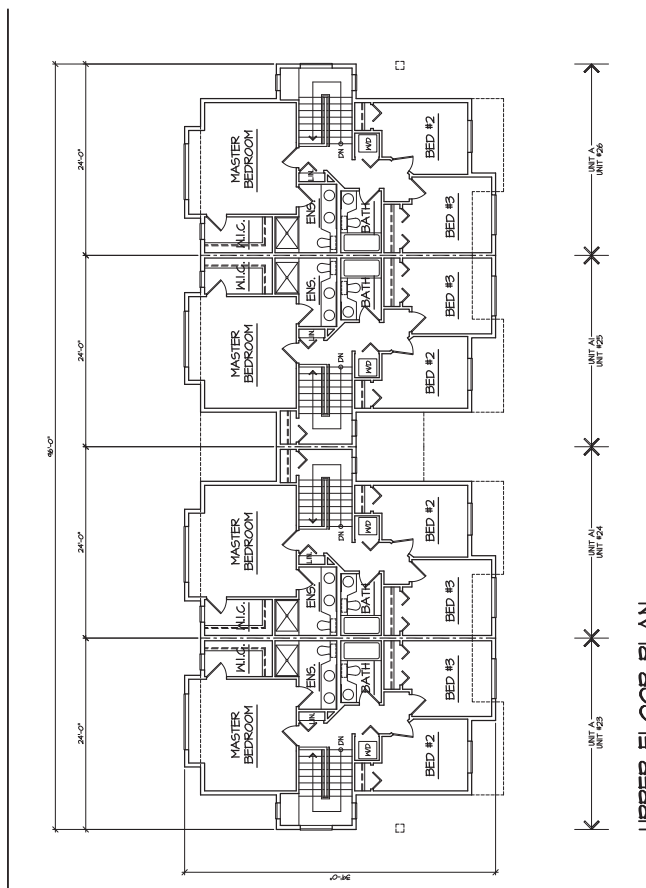
- 1 ASPHALT SHINGLES ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 VERTICAL VINYL BOARD AND BATTEN SIDING
- 5 VINYL SHAKE SIDING
- 6 HORIZONTAL VINYL SIDING
- 7 CORNER TRIM - AS PER SIDING MATERIAL
- 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
- 9 2X10 WOOD BASE TRIM
- 10 2X10 WOOD TRIM
- 11 RAISED PANEL GARAGE DOOR
- 12 STONE VENEER
- 13 BUILT UP COLUMN C/W CERMENTIOUS BOARD FINISH
- 14 POWDER COATED ALUMINUM RAILING C/W VERTICAL ALUMINUM PICKET @ 4" O.C.
- 15 WOOD LATTICE SCREEN
- 16 CERMENTIOUS BOARD PANEL



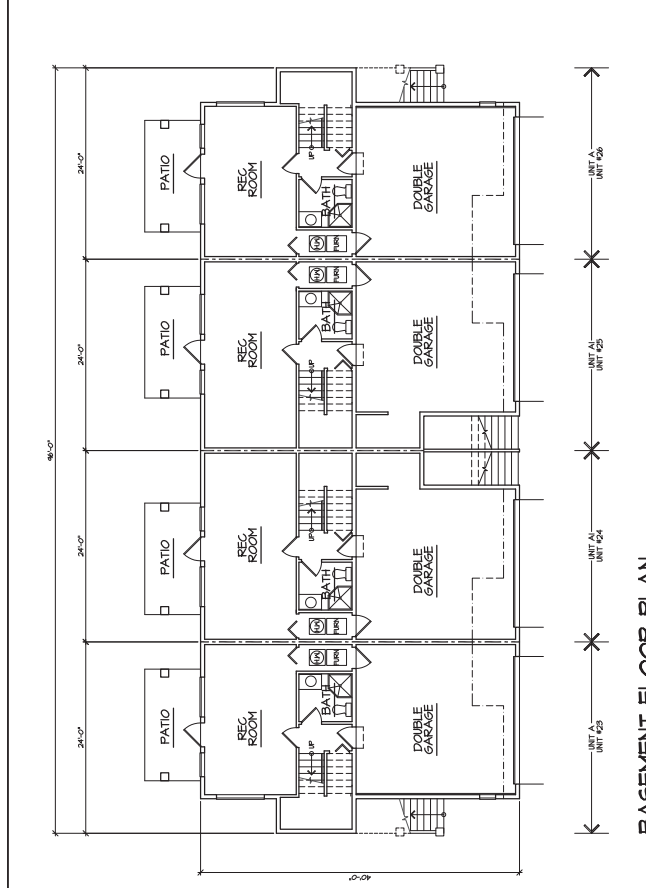
BUILDING #4

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REVISION	DATE	BY	ISSUED FOR

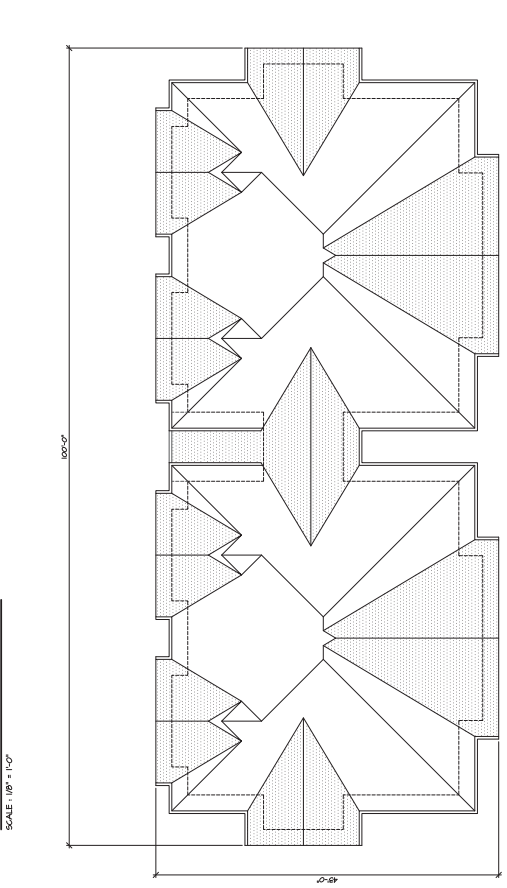


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

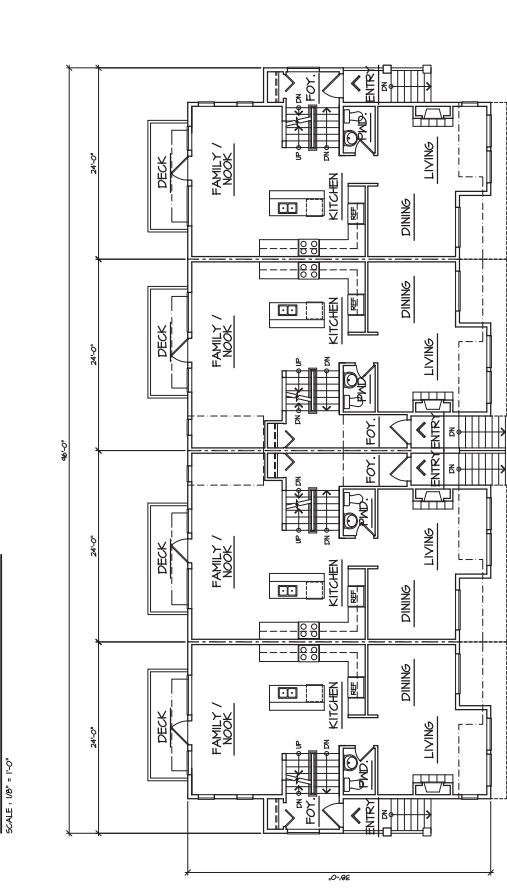


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISION	DATE	BY	ISSUED FOR



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



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

CLIENT	T.M. CREST HOMES DEVELOPMENT LTD.
DESIGN	DRAMA
DATE	1/16/20
SCALE	1/8" = 1'-0"
SHEET CONTENTS	BUILDING PLANS
PROJECT	17420 FRASER HWY. & 17425 OLD YALE RD.

BUILDING #5

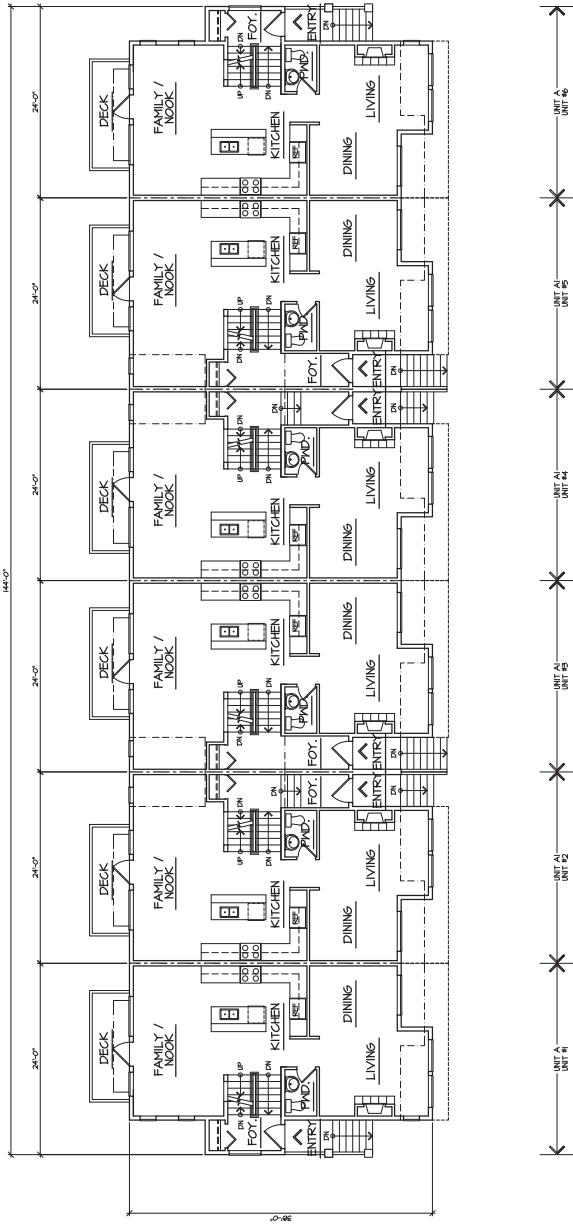
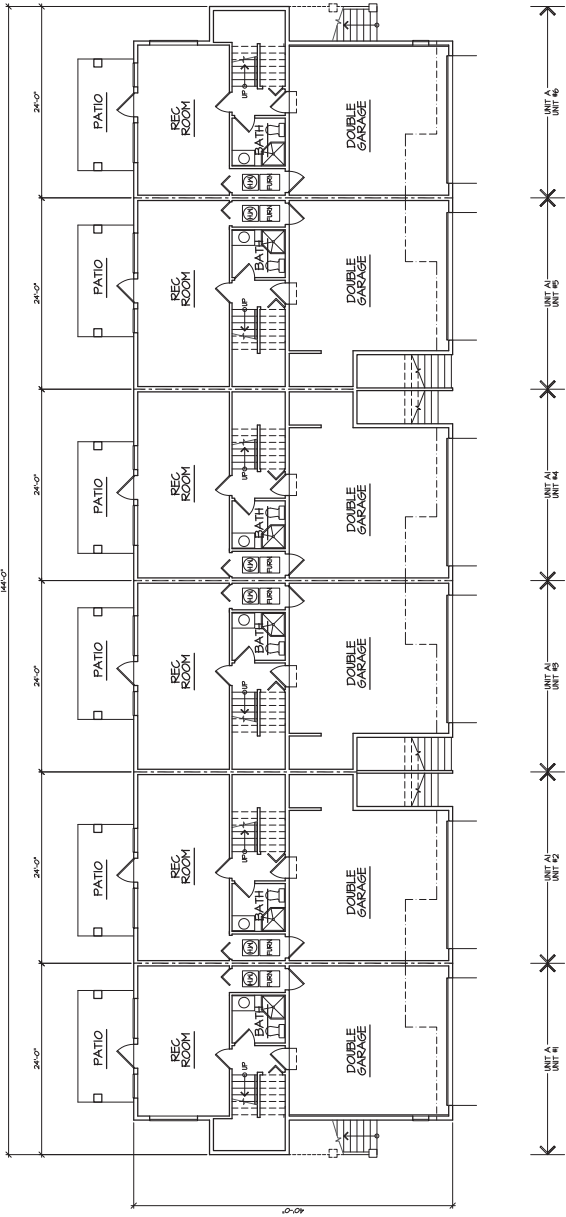
CLIENT NO.	10010
PROJECT NO.	AC-41
REV. NO.	

barnett dembek
UNIT 135,
17425 OLD YALE STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnett.com

REVISION	DATE	BY	ISSUED FOR

DESIGN :	T.M. CREST HOMES DEVELOPMENT LTD.
TRACED :	
DATE :	1720 FRASER HWY. & 1725 OLD YALE RD.
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	BUILDING PLANS

barnett dembek	
UNIT 135, STREET SURREY, B.C. V3W 1H8	
CLIENT NO.	AC-42
PROJECT NO.	10019
PHONE: (604) 597-7100	
FAX: (604) 597-2089	
EMAIL: mail@barnett.com	



BUILDING #1

BUILDING #1

CLIENT NO.	10019
PROJECT NO.	AC-43
REV. NO.	

barnett dembek
ARCHITECTS INC.

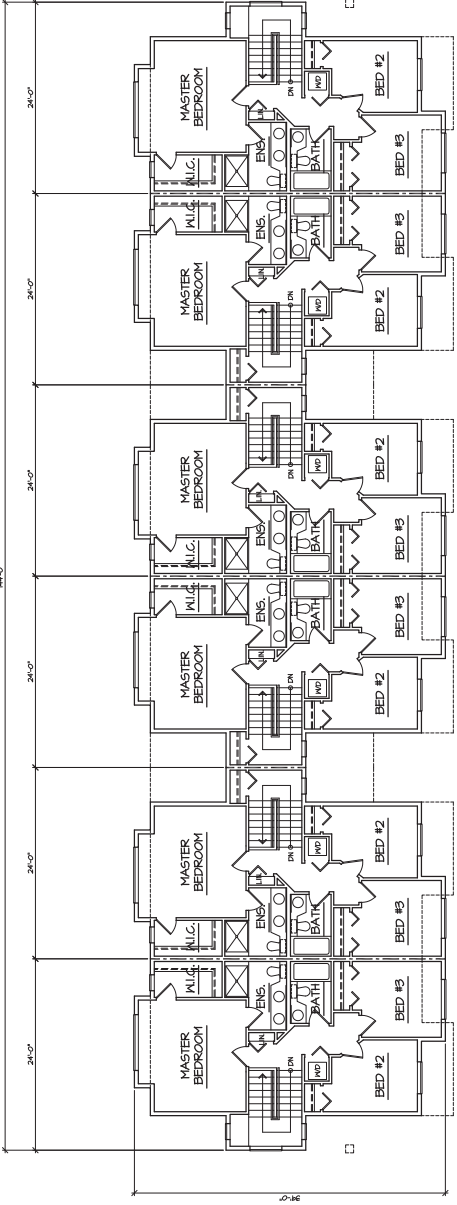
UNIT 135,
1045 174TH STREET,
SURREY, B.C.,
V3W 1H8

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

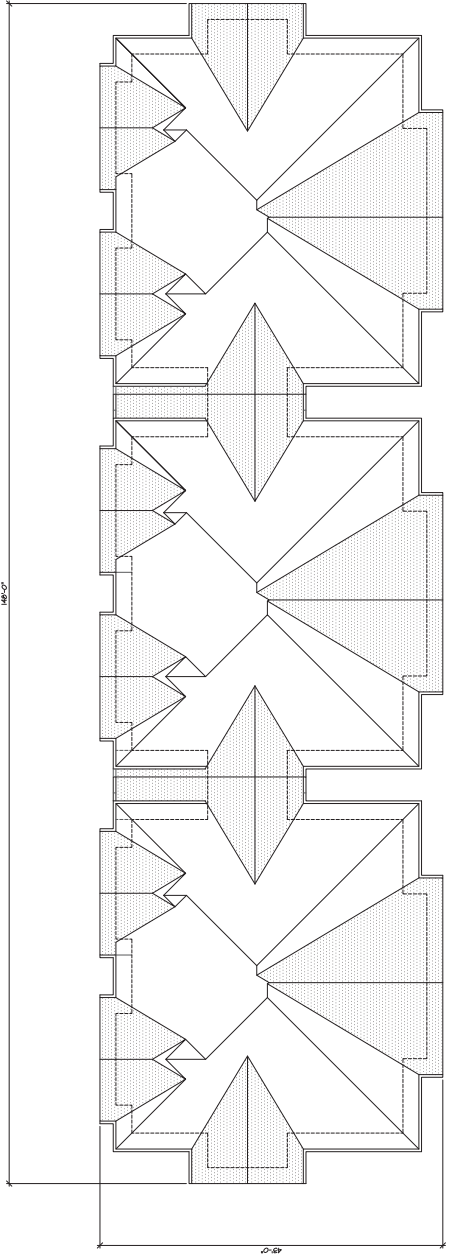
CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
DESIGN : M.D.
DRAWN :
DATE : JUN 30 11
SCALE : 1/8" = 1'-0"
SHEET CONTENTS : BUILDING PLANS
PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
17420 FRASER HWY. & 17425 OLD YALE RD.

REV#	DATE	BY	ISSUED FOR

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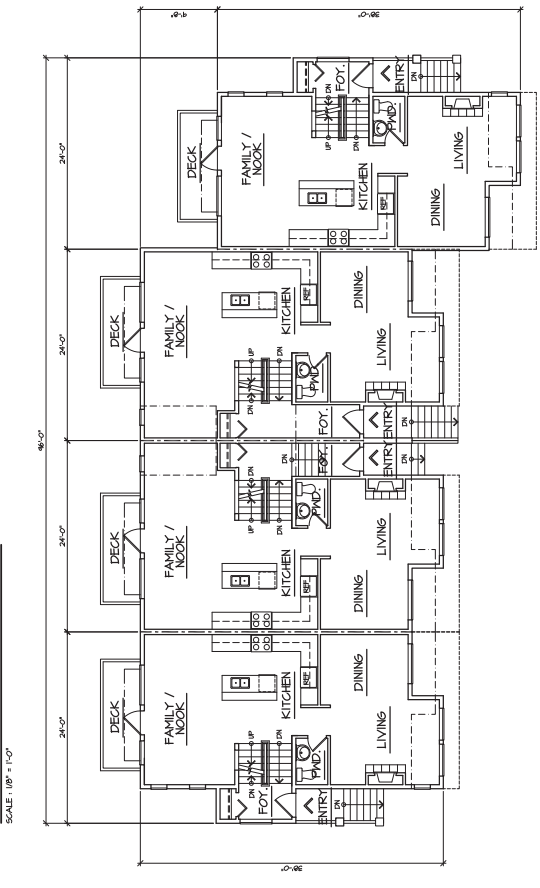
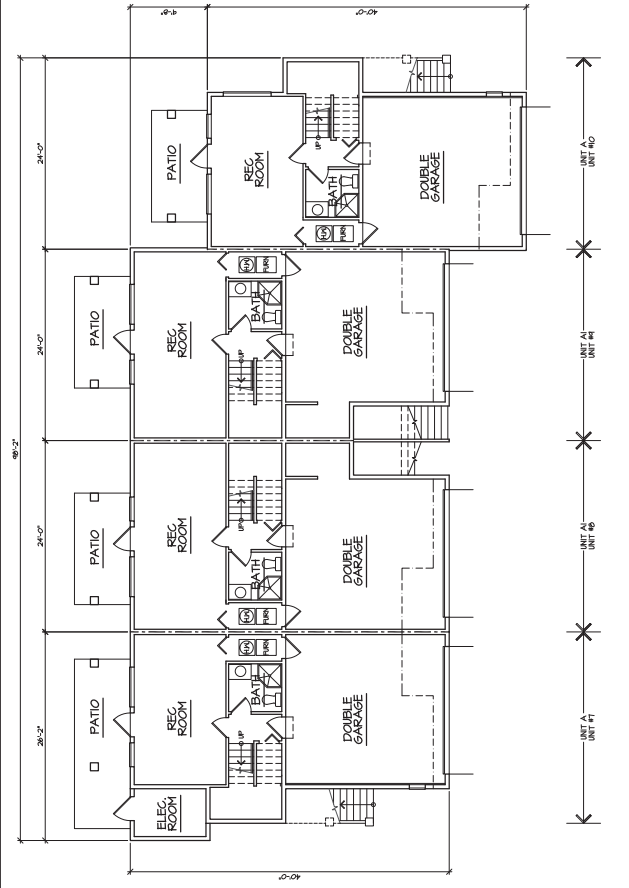
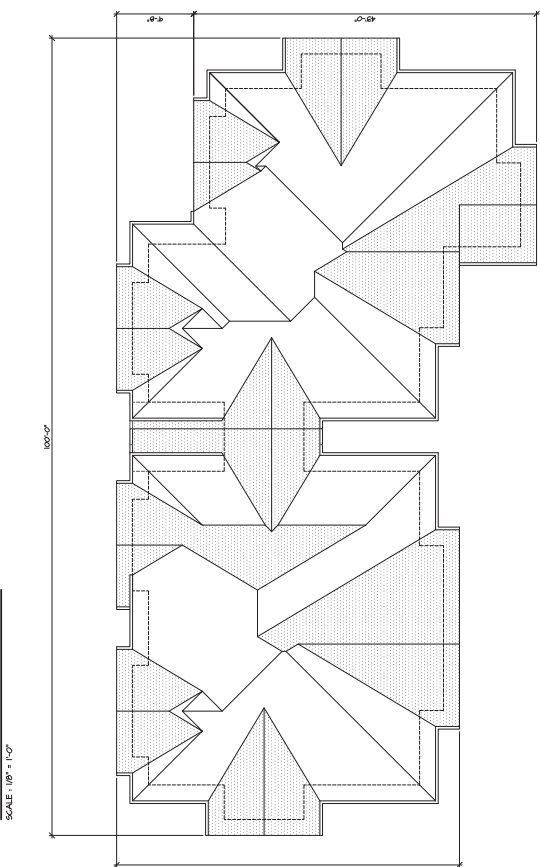
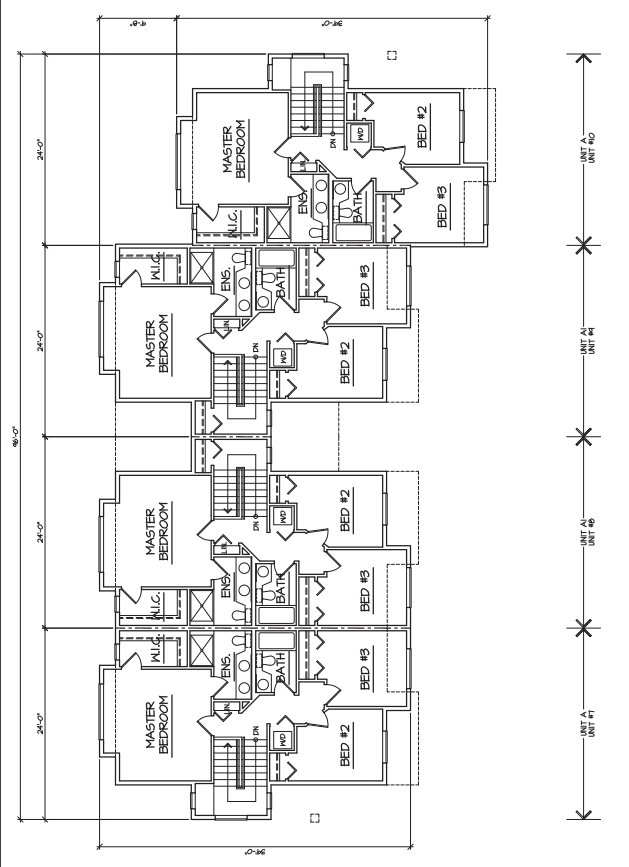
UPPER FLOOR PLAN
SCALE = 1/8" = 1'-0"



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



REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



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 UNIT 135, 327 STREET,
 SURREY B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT: T.M. CREST HOMES DEVELOPMENT LTD.
 PROJECT: 26 UNIT TOWNHOUSE DEVELOPMENT
 17920 FRASER HWY. & 17425 OLD YALE RD.
 LVP = 1'-0"

DESIGN: []
 DRAWN: []
 DATE: []
 LVP 30 11

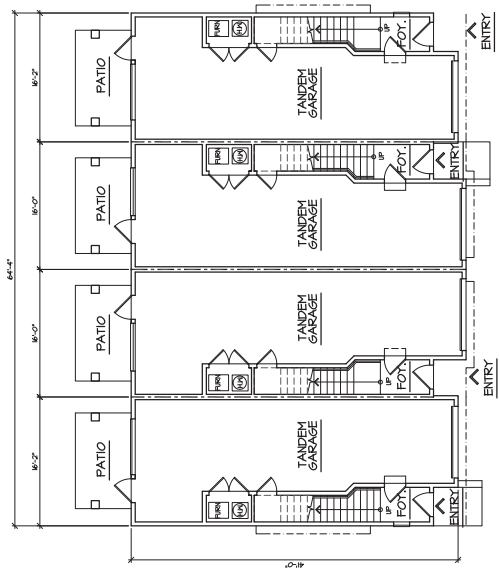
SHEET CONTENTS: BUILDING PLANS

CLIENT NO. []
 PROJECT NO. AC-4-4
 REV. NO. 1001B

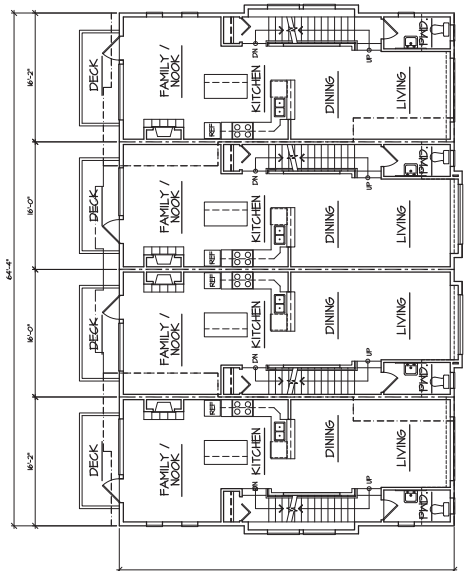
BUILDING #2

ROOF PLAN

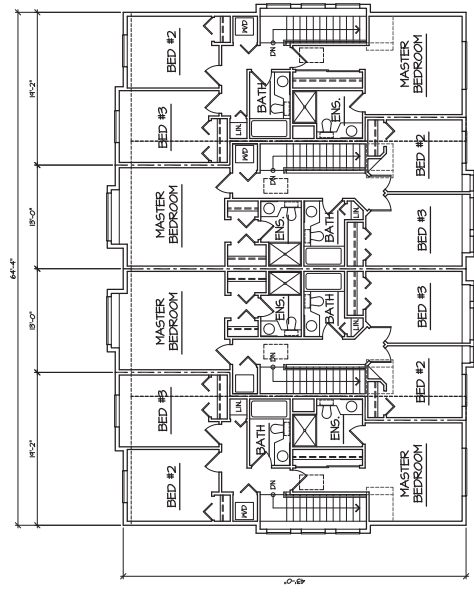
MAIN FLOOR PLAN



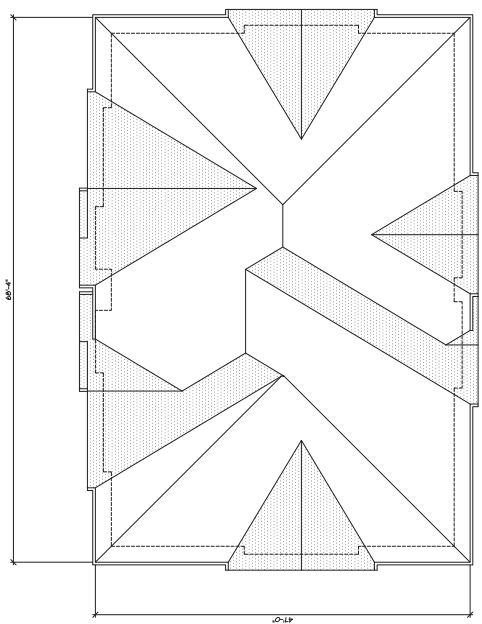
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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

REVISIONS

REV#	DATE	BY	ISSUED FOR

SHEET CONTENTS

NO	DESCRIPTION

CLIENT: T.M. CREST HOMES DEVELOPMENT LTD.

PROJECT: 26 UNIT TOWNHOUSE DEVELOPMENT
1792 FRASER HWY. & 1725 OLD YALE RD.

DATE: June 30 11

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

DESIGN: [redacted]

DRAWN: [redacted]

UNIT NO. AC-45

PROJECT NO. 1001B

REV. NO. [redacted]

BUILDING #3

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

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

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

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

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UNIT 135, STREET 13, SUITE 102, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: mail@barnett.com

REVISION	DATE	BY	ISSUE	DATE	BY	ISSUED FOR

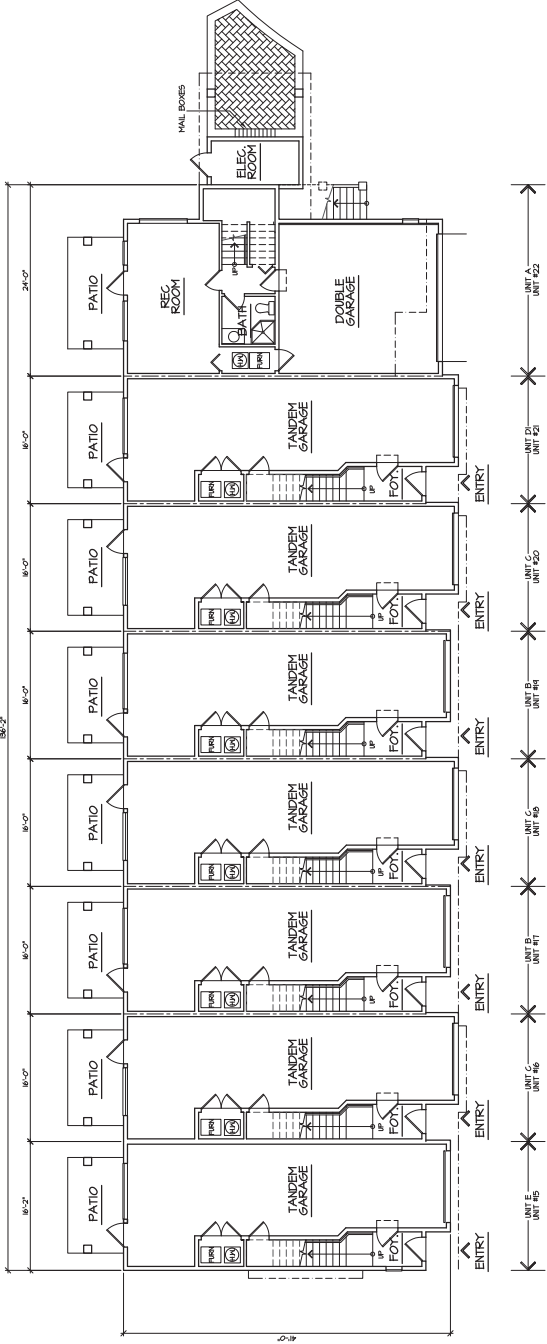
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CLIENT: T.M. CREST HOMES DEVELOPMENT LTD.
 PROJECT: 26 UNIT TOWNHOUSE DEVELOPMENT
 17420 FRASER HWY. & 17425 OLD YALE RD.
 SURREY, B.C.
 SCALE: 1/8" = 1'-0"
 SHEET CONTENTS: BUILDING PLANS

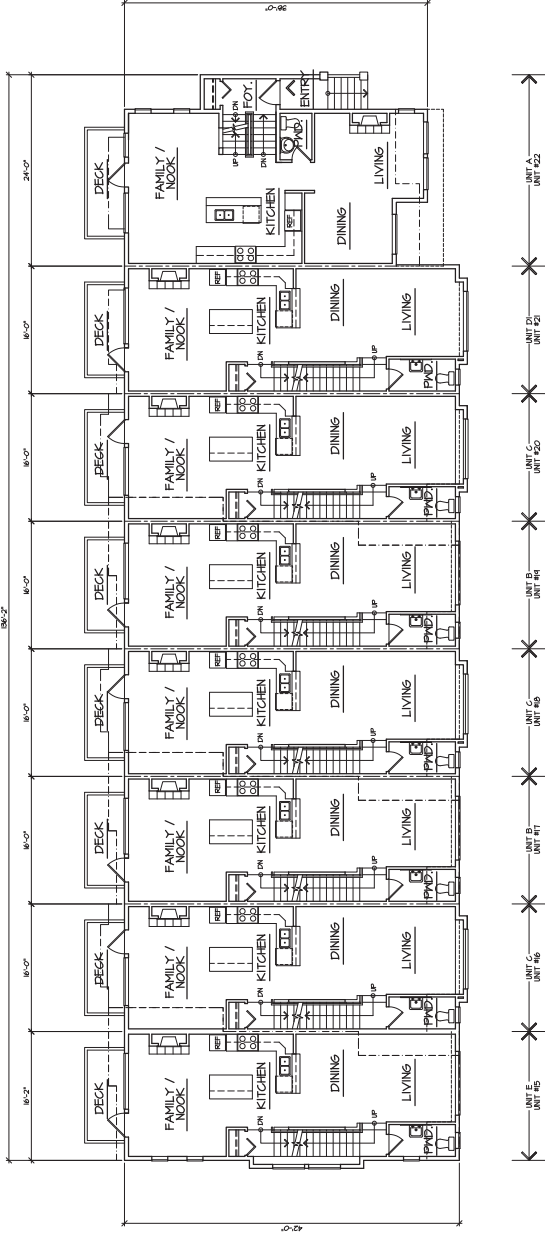
CLIENT NO.	AC-46
PROJECT NO.	10010
CLIENT NO.	
PROJECT NO.	
CLIENT NO.	
PROJECT NO.	
CLIENT NO.	
PROJECT NO.	

UNIT 135, STREET 13, SURREY, B.C.
 V4W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@darlinter.com

barnett dembek
 ARCHITECTS
 10010



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



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

BUILDING #4

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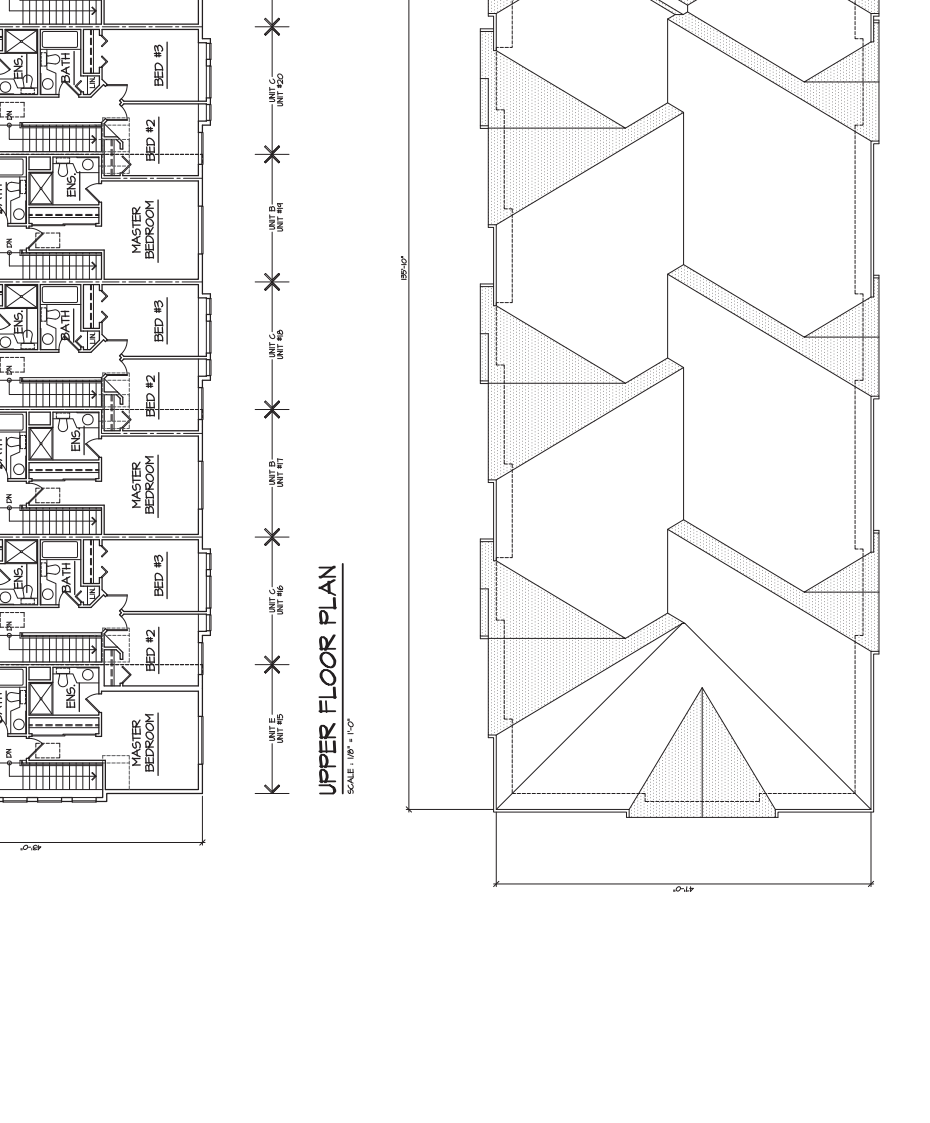
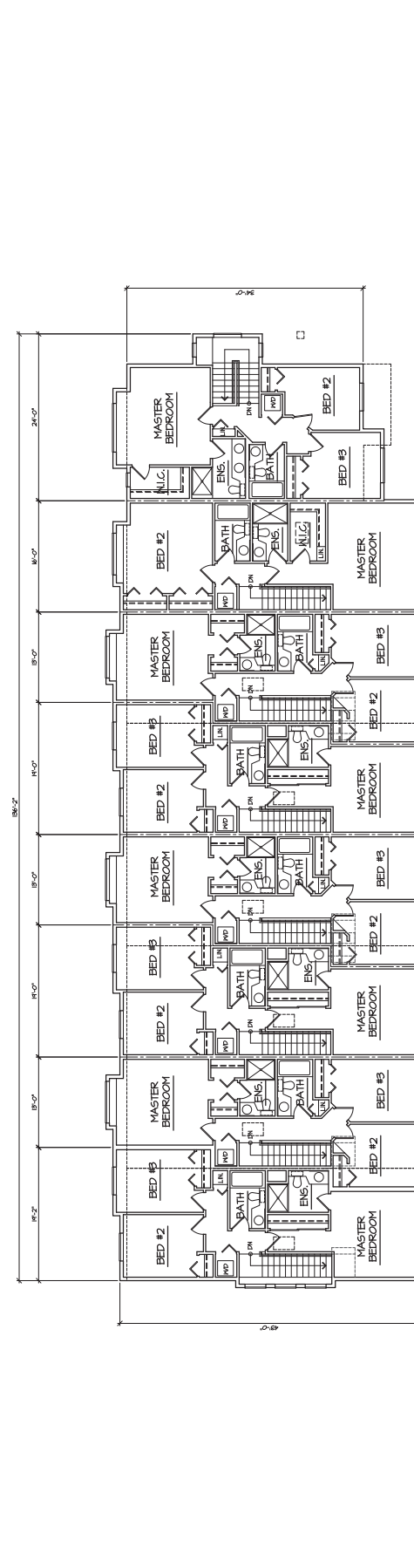
REV#	DATE	DRN	CHK'D	ISSUE	DATE	BY	ISSUED FOR

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CLIENT : T.M. CREST HOMES DEVELOPMENT LTD.
 SHEET CONTENTS : BUILDING PLANS
 PROJECT : 26 UNIT TOWNHOUSE DEVELOPMENT
 17920 FRASER HWY. & 17925 OLD YALE RD.
 DATE : JUN 30 11
 SCALE : 1/8" = 1'-0"
 DRAWN :
 CHECKED :
 DESIGN :

barnett dembek
 UNIT 135, STREET LEVEL
 SURFERS B.C.
 VANIC VAW 1118
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO. 10018
 PROJECT NO. AC-4.1
 DRAWING NO. AC-4.1
 REV. NO.



BUILDING #4





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

DATE: _____
REVISIONS:
NO. DESCRIPTION
DATE

DATE: _____
CITY OF SUDBURY REQUEST: _____
REVISIONS:
NO. DESCRIPTION
DATE

C. N. ASSOCIATES INC.
SUDBURY, ONTARIO
2462 SANDALWOOD COURT
SUDBURY, ONTARIO
N3B 4S9
PHONE: (905) 522-2376

MR. GARIBOLDI ARCHITECT
HUNTER LANE ENGINEERING LTD.
SUITE 420
250 WILSON AVENUE
SUDBURY, ONTARIO
N3B 4S9
PHONE: (905) 522-4631

PLAN VIEW

**LANDSCAPE PLAN
PROPOSED
TOWNHOUSE SITE**
7500 - 185 STREET
SUDBURY, ONT.

SCALE: 1:250	DATE: JAN/11
DRAWN: _____	CHECKED: _____
DATE: _____	DATE: _____
APPROVED: _____	BY: BAAZ

JOB NO. _____
DRAWING NO. L-1 of 2

PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACEA ORNAMENT	71	5 CM CAL	AS SHOWN	B & B
	AMANGAM CHERRY	6	5 CM CAL	AS SHOWN	B & B
	YELLOW FLOERING MONARDIA	5	5 CM CAL	AS SHOWN	B & B
	ACEA ORNAMENT	1	5 CM CAL	AS SHOWN	B & B
	KALISBIA BEE	1	5 CM CAL	AS SHOWN	B & B
	WESTERN RED CEDAR	21	1.00 METERS	AS SHOWN	B & B
	DOUGLAS FIR	21	1.00 METERS	AS SHOWN	B & B
	PINK AZALEA	47	#1 POT	80 CM O.C.	
	CRIMSON CLOVER	76	#1 POT	80 CM O.C.	
	DMAP MANGO TREE	4	#1 POT	80 CM O.C.	
	YAL. RHODODENDRON	84	#1 POT	80 CM O.C.	
	YAL. RHODODENDRON	48	#1 POT	80 CM O.C.	
	FINISH RHODODENDRON	37	#1 POT	80 CM O.C.	
	PINK MEHLIA ROSE	48	#1 POT	80 CM O.C.	
	ROSA ROSSA	48	#1 POT	80 CM O.C.	
	YAL. RHODODENDRON	100	#1 POT	80 CM O.C.	
	YAL. RHODODENDRON	64	#1 POT	80 CM O.C.	
	BRUNNEN CRYSANTHEMUM	68	1.00 METERS	80 CM O.C.	
	CORONARDELLI	100	#1 POT	80 CM O.C.	

NOTES / GENERAL

1. LANDSCAPE PLAN IS TO BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
a. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS.
b. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS.
c. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS. ALL PLANT MATERIAL MUST BE PROVIDED WITH PROTECTION BARRIERS.

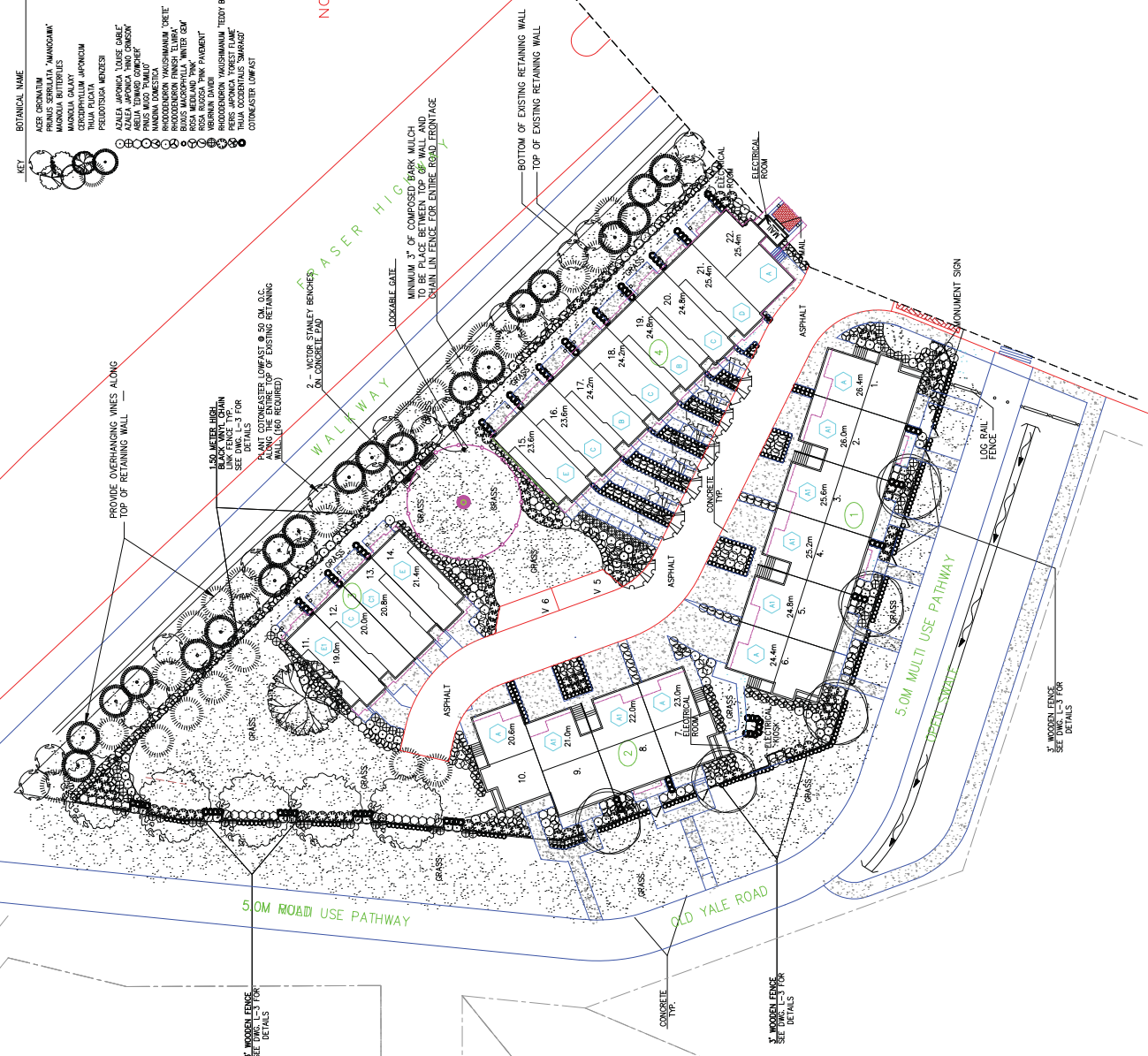
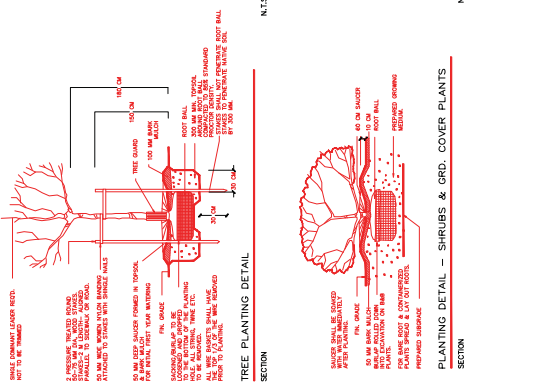
2. Mr. Gariboldi's design shall be in accordance with the following:
a. All plant material shall be provided with protection barriers.
b. All plant material shall be provided with protection barriers.
c. All plant material shall be provided with protection barriers.

3. Existing conditions and those predicted and assumed properties as described in the Statement of Work shall be maintained and not be altered. All plant material shall be provided with protection barriers. All plant material shall be provided with protection barriers. All plant material shall be provided with protection barriers.

4. The contractor shall be responsible for the following:
a. All plant material shall be provided with protection barriers.
b. All plant material shall be provided with protection barriers.
c. All plant material shall be provided with protection barriers.

5. All plants shall be installed within the specified period of time. All plants shall be installed within the specified period of time. All plants shall be installed within the specified period of time.

6. The contractor shall be responsible for the following:
a. All plant material shall be provided with protection barriers.
b. All plant material shall be provided with protection barriers.
c. All plant material shall be provided with protection barriers.



5. WOODEN FENCE FOR DETAILS

5. WOODEN FENCE FOR DETAILS

5. WOODEN FENCE FOR DETAILS

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N.T.S.

N.T.S.



LEGEND

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

Table with 3 columns: DATE, DRAWN BY, CHECKED BY. Dates include MAY/11, MAY/11, MAY/11.

KAVOLINUS & ASSOCIATES INC.
2400 UNIVERSITY COURT
WILSONVILLE, OR 97148
PHONE (503) 857-2378

DR. LINDSEY ANDERSON
LANDSCAPE ARCHITECT
165 RICHMOND STREET
SUITE 3000
PORTLAND, OR 97204
PHONE (503) 524-4651

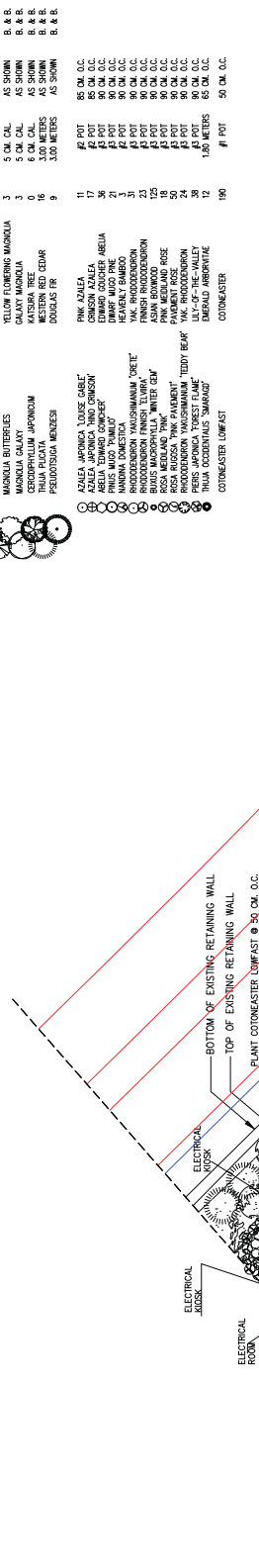
PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE SITE
7000 SW 5TH STREET
SUITE 201, B.C.

Table with columns: SCALE (1:250), DATE (JAN/11), DRAWN (DVA), CHECKED (DVA), APPROVED (DVA).

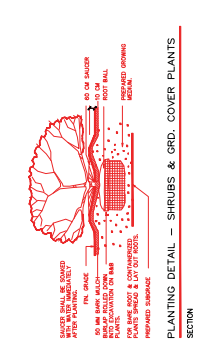
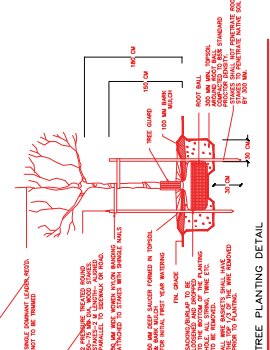
PLANT LIST table with columns: BOTANICAL NAME, COMMON NAME, QTY., SIZE, SPACING, REMARKS.

KEY: Symbols for Azalea, Camellia, Magnolia, etc.



NOTES / GENERAL

- 1. CONTRACTOR TO VERIFY ALL TREE SPECIES, SIZES, AND HEALTH STATUS. TREE CUTTING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TREE REMOVALS MUST BE ACCORDING TO THE CITY OF PORTLAND TREE PRESERVATION ORDINANCE. ALL TREE REMOVALS MUST BE ACCORDING TO THE CITY OF PORTLAND TREE PRESERVATION ORDINANCE. ALL TREE REMOVALS MUST BE ACCORDING TO THE CITY OF PORTLAND TREE PRESERVATION ORDINANCE.



10' X 10' COMMUNITY GARDEN PLOTS
C/N 2' WIDE GRASS WALKWAY BETWEEN COMMUNITY GARDEN PLOTS ARE AT GRADE
MINIMUM 18" OF MULCHED BARK MULCH TO BE MAINTAINED AT ALL TIMES BETWEEN CHAIN LINK FENCE FOR ENTIRE ROAD FRONTAGE

ELECTRICAL RISER, ELECTRICAL ROOM, TOP OF EXISTING RETAINING WALL, BOTTOM OF EXISTING RETAINING WALL, 1.50 METER HIGH BLACK FRAMING OF MAIN WALL (TO BE REQUIRED), 2' MOTOR STANLEY BENCHES ON CONCRETE PAD, LOCKABLE GATE, GRASS, ASPHALT, BOLLARDS, 5.0M MULTI USE PATHWAY, OLD YALE ROAD, WOODEN FENCE SEE DETAILS FOR DETAILS



INTER-OFFICE MEMO

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

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

DATE: **July 6, 2011** PROJECT FILE: **7810-0208-00**

RE: **Engineering Requirements
Location: 17925 Old Yale Rd E**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide additional 1.0 metre wide statutory right-of-way along Fraser Highway.

Works and Services

- Construct Multi Use Pathway on Old Yale Road East and concrete sidewalk on south side;
- Construct sanitary sewer main and drainage works on Old Yale Road East;
- Construct watermain on Fraser Highway and loop to existing watermain;
- Pay latecomer and DWA charges;
- Pay 100% DCC's for sanitary and storm sewer at Building Permit

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

HB



SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 16, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0208 00

SUMMARY

The proposed 26 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2010 Enrolment/School Capacity

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

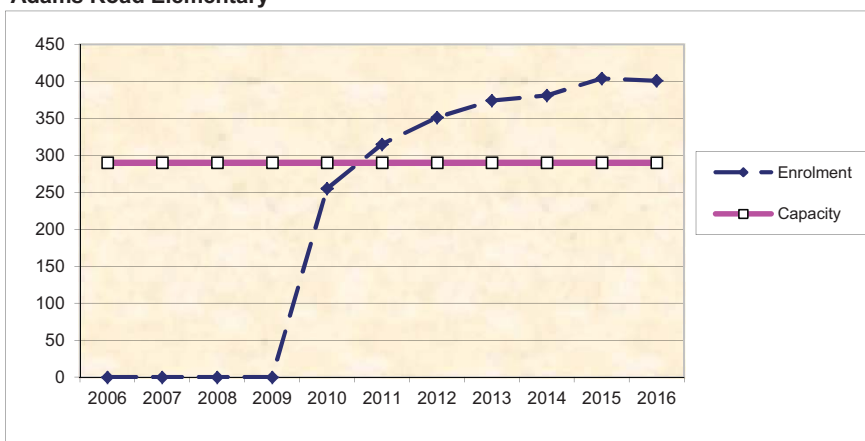
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

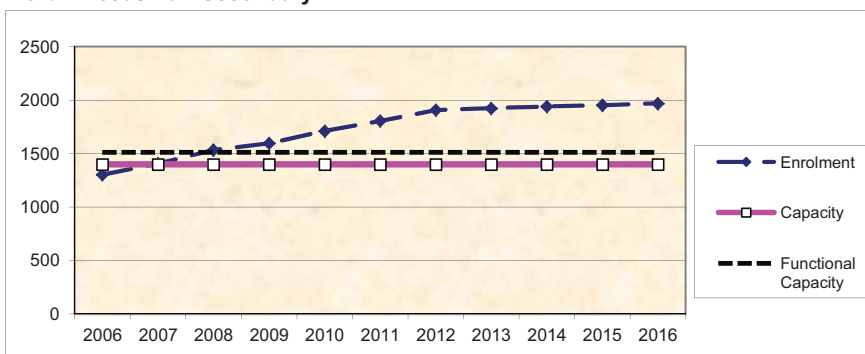
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010-2011. The school's capacity, shown in the table below, is adjusted to full day Kindergarten implementation (reduction of Kindergarten by 40 seats-only 2 Kindergarten rooms-must accommodate two full day instead of four half day divisions)-this contributed to the school filling to capacity much faster. Overcrowding at Don Christian Elementary has been eliminated with enrolment moves to the new school. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (new school is proposed in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to future capital project approval by the Province. The proposed development will not have an impact on these projections, which are based on the residential buildout of the Land Use designations in the NCP.

Adams Road Elementary



Lord Tweedsmuir Secondary



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



TREE PRESERVATION SUMMARY

Surrey Project No.: 7910-0208
 Project Location: 17925, 17920 Old Yale Road East, 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: 1.87 acre parcel with a single residence upon it. Several farm type outbuildings and sheds. Site historically was an orchard.

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

Number of Protected Trees Identified	33	(A)
Number of Protected Trees declared high risk due to natural causes	-	(B)
Number of Protected Trees to be removed	32	(C)
Number of Protected Trees to be Retained (A-B-C)	1	(D)
Number of Replacement Trees Required (C-B) x 2	62	(E)
Number of Replacement Trees Proposed	127	(F)
Number of Replacement Trees in Deficit (E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	128	(H)
Number of Lots Proposed in the Project (UNITS)	26	(I)
Average Number of Trees per Lot (H / I)	4.9	

3. Tree Survey and Preservation / Replacement Plan

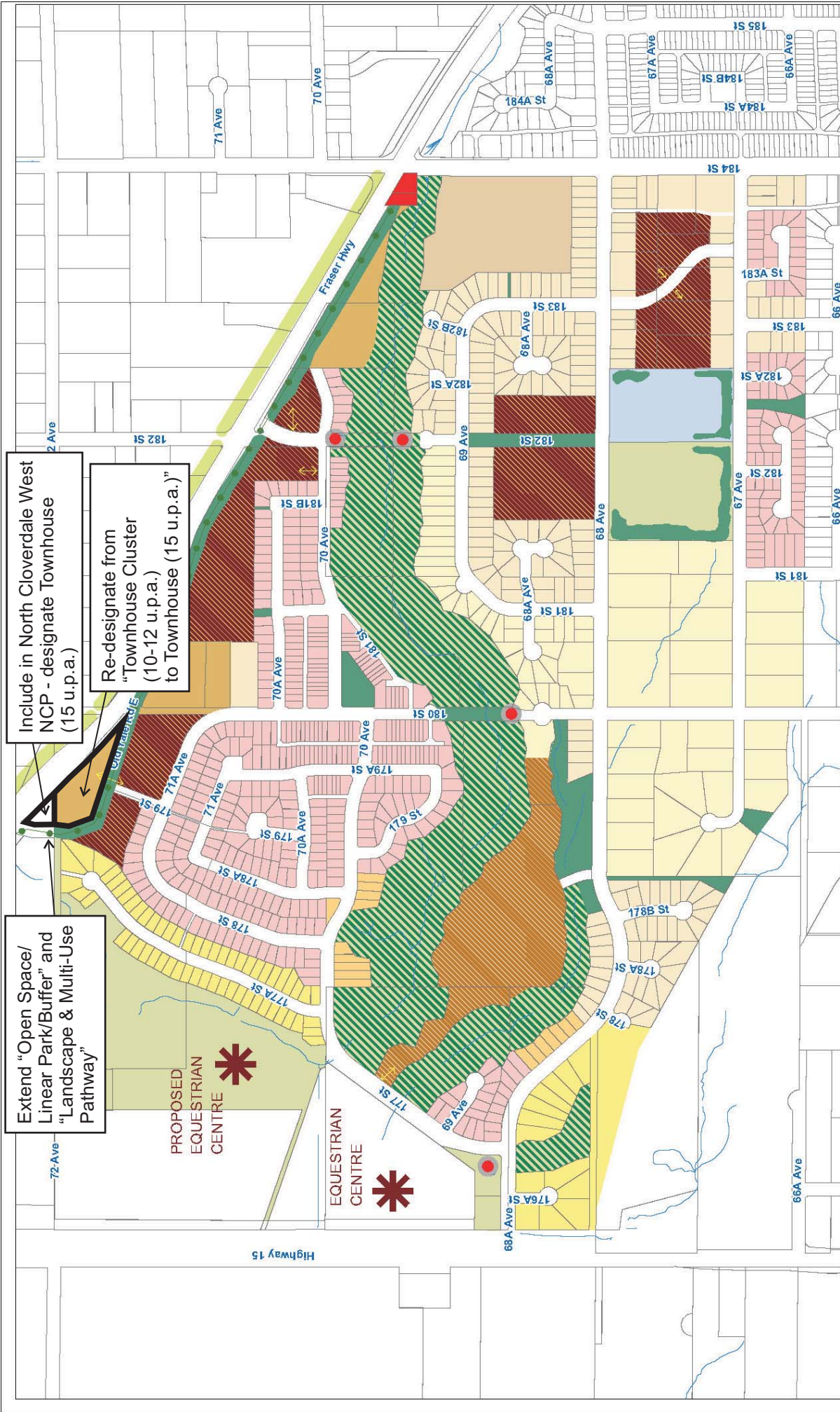
- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and
submitted by:

Arborist

May 19, 2011

Date



Include in North Cloverdale West NCP - designate Townhouse (15 u.p.a.)

Re-designate from "Townhouse Cluster (10-12 u.p.a.) to Townhouse (15 u.p.a.)"

Extend "Open Space/Linear Park/Buffer" and "Landscape & Multi-Use Pathway"

PROPOSED EQUESTRIAN CENTRE

EQUESTRIAN CENTRE

- Existing Homes
- Half Acre Cluster (2 u.p.a.)
- Single Family Residential
- Single Family Cluster (6 u.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
- Creek Area
- Access Points
- View Points
- Open Space/Linear Park/Buffer
- Park
- Elementary School
- Landscape Buffer & Multi Use Pathway
- Creeks



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.

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: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-230-247

Parcel "C" (Reference Plan 4462) North West Quarter of Section 17 Township 8 Except:
 Firstly: Part Lying North East of the Trans Canada Highway Shown on Plan 4500 Secondly:
 Part on Plan 17087 Thirdly: Part on SRW Plan 4500 Fourthly: Part Dedicated Road on Plan
 BCP23399 New Westminster District

17925 Old Yale Road East

Parcel Identifier: 013-230-204

Parcel "B" (Reference Plan 4462) South West Quarter Section 20 Township 8 Except:
 Firstly: Part Lying North East of the Trans Canada Highway Shown on Plan 4500 Secondly:
 Parts on Plan 17087 Thirdly: Part on SRW Plan 4500 Fourthly: Part Dedicated Road on
 Plan BCP23399 New Westminster District

17920 Fraser Highway

(hereinafter referred to as the "Lands")

The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, where *density bonus* is provided.

B. Permitted Uses

The *Lands and structures* shall be used for *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. 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 0.60; and
 (b) The *unit density* shall not exceed 36 *dwelling units* per hectare [14.6 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 31%.

F. Yards and Setbacks

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

	Setback Old Yale Road East	Fraser Highway
Use		
<i>Principal and Accessory Buildings and Structures</i>	3.0 m* [10 ft.]	10 m.** [33 ft.]

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

* Columns may encroach 1.5 metres (5 ft.) from the *lot* line.

** Columns may encroach 8.5 metres (28 ft.) from the *lot* line.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 11 metres [36 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *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) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (d) 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*.

K. Subdivision

Lots created through subdivision in this Zone shall have a minimum *lot* area of 6,880 square metres [1.7 ac].

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 and Loading/Unloading 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. Tree regulations are set out in 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.

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