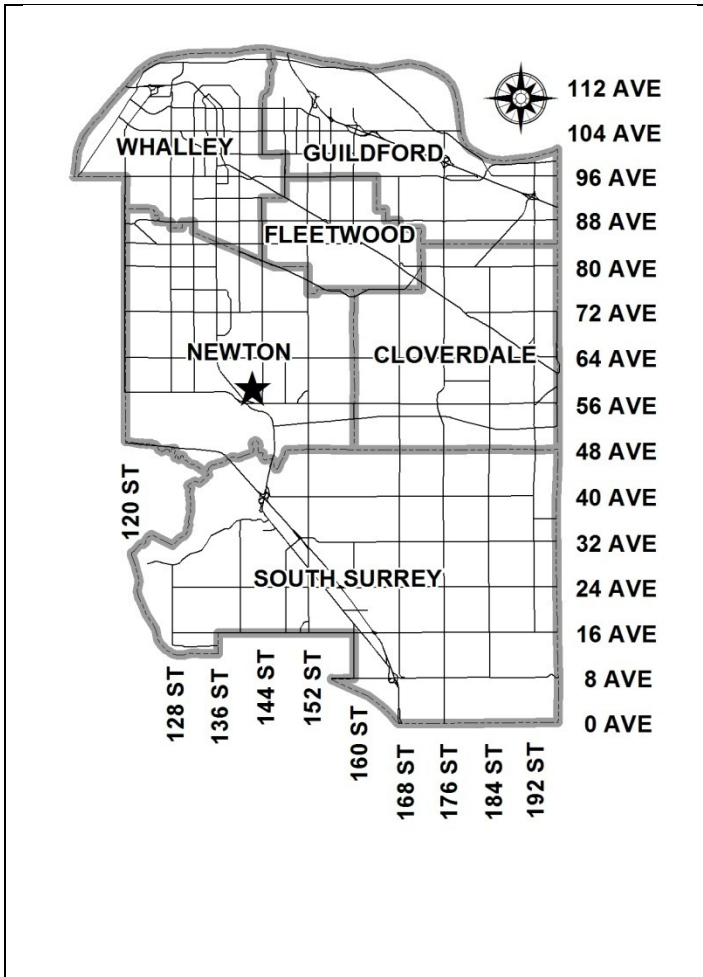


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0309-00

Planning Report Date: May 9, 2011

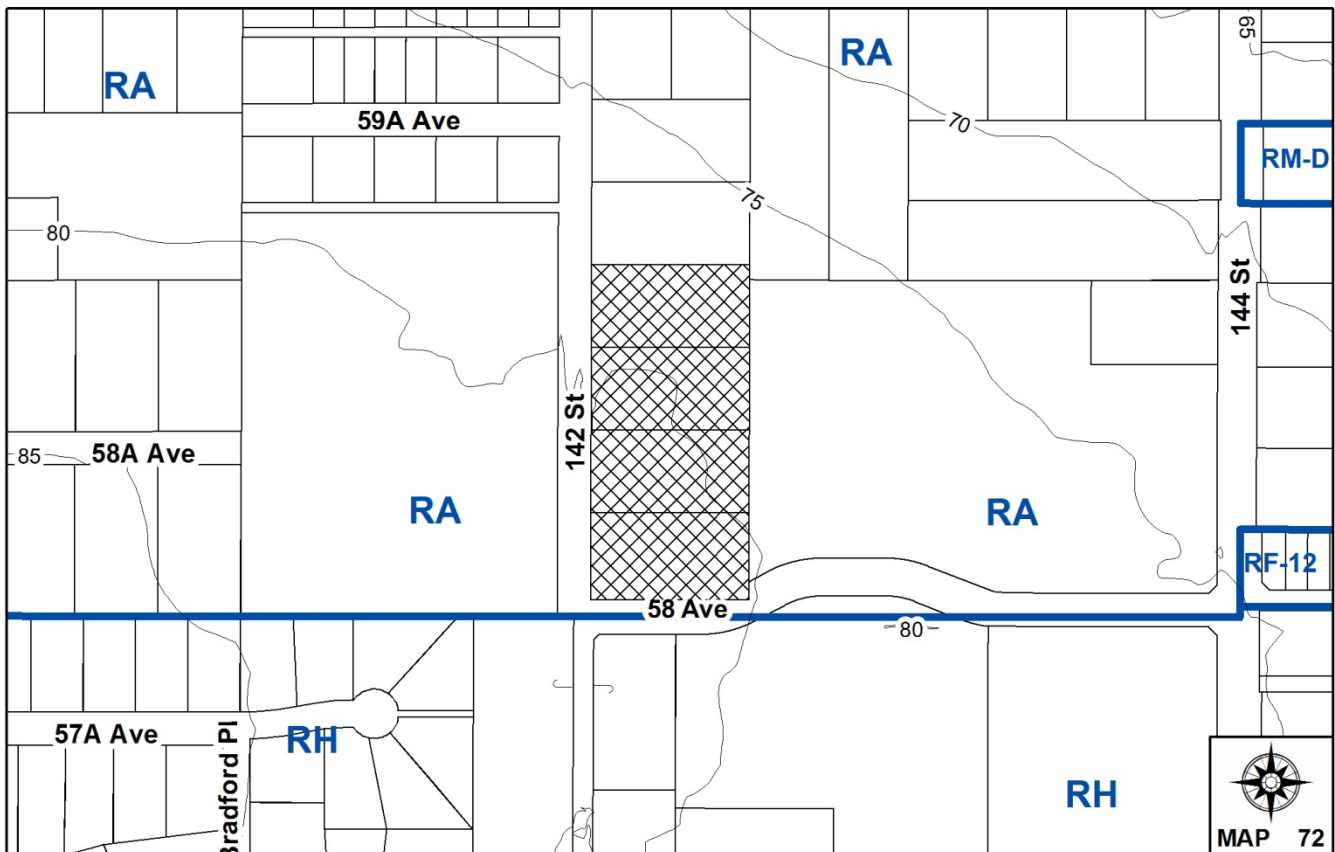


PROPOSAL:

- **NCP amendment** from "Office Park" to "Townhouses 25 upa max."
- **Rezoning** from RA to CD (based on RM-30)
- **Development Permit**

in order to permit the development of 119 townhouse units.

LOCATION: 5898, 5874, 5844 & 5828 - 142 Street
OWNERS: Ernest D Wood and Margaret E Wood et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Office Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with NCP Designation. Needs NCP Amendment from "Office Park" to "Townhouses 25 upa max".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant commissioned Site Economics Ltd. to review the proposal and confirmed that the site is not viable for office park uses and is a more appropriate location for residential townhouses. Justifications include:
 - There is ample employment land in the East Panorama Ridge area;
 - This site does not comply with the Employment Lands Strategy or the Surrey Rapid Transit Study in terms of commercial development;
 - There are alternative and better suited locations for office park land uses including designated corridors and town centres;
 - The re-designation would not reduce the amount of potential employment in the City; and
 - Townhouses are more compatible with surrounding uses.
- Area residents have not raised objections to the proposal.
- The proposed density and building form are appropriate for this part of South Newton.
- The building character is in keeping with the character of the Neighbourhood.
- The proposed reduction in indoor amenity space is supportable as sufficient area has been included to provide residents with a functional space, while the shortfall will be compensated for in accordance with City policy.

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. 7910-0309-00 in accordance with the attached drawings (Appendix IV).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 357 square metres (3,808 sq.ft.) to 112 square metres (1200 sq.ft.).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) 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; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend South Newton NCP to redesignate the land from "Office Park" to "Townhouse 25 upa max." 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:	<p>Projected number of students from this development:</p> <p>19 Elementary students at Woodward Hill Elementary School 10 Secondary students at Sullivan Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in Phase 1 of approximately 17 will be completed and ready for occupancy in Spring 2012.</p>
Parks, Recreation & Culture:	Parks has no concerns with the subject proposal.
Fire Department:	The Fire Department has no concerns with the subject proposal.

SITE CHARACTERISTICS

Existing Land Use: The subject site consists of four RA zoned properties, each with a single family dwelling and a combination of treed areas and landscaped yards.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family home on a large lot.	Urban/Townhouses: 15 upa max.	RA
East :	City owned parcel that is mostly treed with a portion assigned to the RCMP for over flow parking.	Urban/Parks and Public Open Space	RA
South (Across 58 Avenue):	School District No. 36 offices (recently vacated), and a proposed expansion to the Surrey Pretrial Centre.	Urban/Institutional	RH
West (Across 142 Street):	Vacant property owned by School District No. 36.	Urban/Office Park	RA

DEVELOPMENT CONSIDERATIONS

Subject Proposal

- The 1.96 ha (4.84 acre) site is four parcels currently zoned "One-Acre Residential Zone (RA)." The applicant proposes to consolidate the four parcels into one and rezone to a "Comprehensive Development Zone" (CD) to accommodate the proposed development. A Development Permit is also required to allow the development of the 119-unit townhouse complex.

- The applicant is proposing a 119-unit townhouse project with a unit density of 25 upa. This area is currently designated "Office Park" in the South Newton NCP; therefore, an NCP amendment to redesignate the site to "Townhouses 25 upa max." is needed.

Background and Site Context

- The subject site is located on 142 Street, one block north of City Hall. The site is adjacent to a number of properties owned by the City (east and south) and School District No. 36 (west and south). Private lands designated for future townhouses are to the north.
- A provincially funded expansion of the Surrey Pre-trial Services Centre will be constructed directly to the southeast.
- The property to the west is also designated office park and was purchased by the School District No. 36 (SD 36) in anticipation of constructing expanded administrative offices. SD 36 has since determined a site in north Surrey to be more appropriate and has recently relocated its administration to the newly constructed Surrey District Education and Conference Centre on 92 Avenue.

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant commissioned a consultant to review the appropriateness of the proposed amendment. Richard Wozny of Site Economics Ltd. reviewed the proposal and produced a report, dated January 4th, 2011, that confirms that the site is not viable for office park uses and is a more appropriate location for residential townhouses for the following reasons:
 - *South Newton NCP – The NCP was adopted in 1999, before new office park land was made available in the neighbouring East Panorama Ridge Concept Plan. With the City Hall and School Board offices relocating and more than 50 vacant acres of employment land in the East Panorama Ridge area, office park in this location is not needed.*
 - *Location / Access / Visibility – the site is not located on major arterial roads or near other commercial activities to be financially viable or in demand by the market for a commercial / office types of development.*
 - *As per the Employment Lands Strategy and the Surrey Rapid Transit Study, office development should be encouraged at locations with good access and proximity to other associated uses services, such as an urban centre or an area with good public transit, which is not the case with the subject site.*
 - *Demand for office park / business park land uses in the area could be satisfied in either urban centres, such as Newton Town Centre, or in the approximate 50 acres of vacant Business Park designated land available for development in the East panorama Ridge area.*
 - *The subject site is not required for office park land uses and will not become a viable location for office park in the short or long term. Given the isolated location this land use is not feasible.*

- *The rezoning of this property to townhomes instead of business/office park will not have a negative impact on Surrey. Re-designating the site from office park to another use does not retract or reduce the amount of employment potential within the City of Surrey.*
- *The rezoning would not have a negative impact on municipal finances as there are alternative and better suited locations for office park land uses. Further, residential development such as townhouses does generate a very great deal of economic activity during the construction phase.*
- *Surrounding uses – other than the government office precinct to the south, the area is largely residential with some parks and schools, which is consistent with a residential use on the subject site. Office park is not appropriate or viable in this location due to the neighbouring land uses (future townhomes to the north, a park to the east, a future school to the west¹, declining and moderate institutional to the south).*

¹Staff note: The site to the west is owned by SD36; however, it is not fixed as a location for a school at this time.

- There were no concerns expressed by the public at the Public Information Meeting held by the applicant.
- The proposed Townhouses 25 upa max. designation is a compatible land use with the surrounding area.

PROPOSED CD BY-LAW

- The proposed CD By-law (Appendix VI) is similar to the RM-30 Zone, except with a maximum unit density of 25 upa and reduced setbacks, lot coverage, height and FAR.
- The FAR of 0.90 is permitted in the RM-30 Zone. The applicant is proposing an actual FAR of 0.81, which is well below this standard.
- Permitted RM-30 site coverage is 45%, the applicant is proposing site coverage of only 40% with the reduction included in the proposed CD Bylaw.
- A maximum building height of 13 metres (43 ft.) is permitted in the RM-30 Zone, this height is to be reduced to 11 metres (36 ft.) in the CD Zone.
- The proposed minimum front yard setback for principal buildings in the CD By-law is reduced from the RM-30 Zone. The setback to the building face will be 4.5 metres (15 ft.) from the front lot line (58 Avenue) rather than the 7.5 metres (25 ft.) setbacks required in the RM-30 Zone. This reduction results in a more intimate streetscape and improved pedestrian experience, while also improving surveillance of the public realm in accordance with New Urbanist principles.

- The proposed minimum setback from a flanking street (142 Street) in the CD By-law is reduced from the RM-30 Zone. The setback to the building face will be 5.7 metres (19 ft.) rather than the 7.5 metres (25 ft.) setback required. This reduction results in a more intimate streetscape and improved pedestrian experience, while also improving surveillance of the public realm in accordance with New Urbanist principles.
- The proposed minimum setback from the eastern lot line (adjacent to the future park) is reduced to 5.5 metres (18 ft) from the building face, or 3.7 metres (12 ft) from a balcony. This reduced setback is acceptable given the future park and civic uses on the adjacent property.
- The proposed rear yard along the northern lot line is reduced to 4.5 metres (15 ft). This reduced setback is acceptable given the orientation of two units, which results in this area acting as a functional side yard rather than a rear yard.
- The proposed CD Zone is compared to the RM-30 Zone in the table below:

	RM-30 Zone	Proposed CD Zone (Based on RM-30)
Density (unit density and FAR)	30 units per acre 0.90 FAR	25 units per acre (max) 0.81 FAR (max)
Lot Coverage	45%	40% (max)
Setbacks	7.5 m (25 ft)	Front yard: 4.5 m(15 ft) Rear Yard: 4.5m (15 ft) Side Yard -Flanking: 5.7 m (19ft) Side Yard -Internal: Building: 5.5 m (25 ft) Balcony: 4.5 m (15ft)
Principal Building Height	13 metres (43 ft)	11 metres (36 ft)

PRE-NOTIFICATION /CONSULTATION

- Pre-notification letters were sent on January 7, 2011. Staff received one response from the public. This respondent was curious about the timing of development and about the implications for servicing and the development of their properties.
- A development sign outlining the proposed project and required NCP Amendment was installed on the property in January, 2011. No comments from the public were received.
- The proposed NCP Amendment from commercial to residential uses also required additional public consultation in the form of a Public Information Meeting (PIM). This meeting was held on January 21st, 2011. The applicant reports that a total of 13 residents attended the meeting, eight of whom completed questionnaire forms. All of the questionnaires received were supportive of the proposed NCP amendment.

DESIGN PROPOSAL AND REVIEW

Context

- The surrounding neighbourhood is dominated by the institutional precinct to the south which currently includes the Surrey RCMP detachment, the Surrey Pre-trial Services Centre, Provincial Courthouse, SD 36 administrative offices (recently vacated) and Surrey City Hall. Residential uses to the north include a number of suburban residential lots designated for future townhouses, and a mix of new single family homes and townhouses.

Access & Pedestrian Circulation

- There is one main vehicular access to 142 Street roughly at the centre of the site. A secondary access for emergency vehicles is also provided to 142 Street at the southwest corner of the site. Pedestrian access is provided via a series of walkways throughout the development, including a pedestrian mews running north south through the centre of the site, and multiple points of access to 142 Street and 58 Avenue. Pedestrian access through the neighbourhood is also being enhanced by the construction of a 3 metre wide multi-use pathway along 142 Street.

Form & Character

- The proposed 119 unit townhouse project consists of 18, 2-bedroom and 101, 3-bedroom units in 19 buildings, with an average floor area of 128.7 square metres (1,385 sq.ft.) per dwelling unit. All the units feature an outdoor patio or deck.
- Of the 119 units, 26 have double car garages and the remainder have a tandem parking arrangement. In addition, 24 visitor stalls have been provided, bringing the total parking count to 262 stalls.
- A variety of complementary building types have been provided throughout the site to provide visual interest to development while maintaining an overall cohesive style and presence along the street.
- Design incorporates significant detailing such as box windows, shutters, dormers, lattice and planting boxes that add depth and interest to the facades of the buildings, including rear facades that are oriented toward adjacent properties or the city park to the east.
- Cladding materials include horizontal vinyl siding in beige and grey, shingle siding in grey and heritage blue and a stone chimney on the amenity building. The street fronting elevations will be primarily shingle siding, with vinyl siding largely confined to internal elevations. White accents will be included in the form of window trim, fascias, gutters, wood trim, louvers, flower boxes and garage doors. Front doors and shutters will be heritage blue and a deep red. The roof will be covered with black asphalt shingles and all deck railings will be black.

Tree Retention, Landscaping & Sustainability Principles

- The applicant retained Mike Fadum and Associates to conduct a site inspection and prepare an arborist report for the site. The arborist report identified 63 trees on site, of which 20 are to be retained and 43 are to be removed. The Trees and Landscaping Department generally supports the proposed tree management plan. A finalized tree management plan must be submitted prior to final adoption.
- The chart below provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Maple	2	1	1
Alder/Cottonwood	3	0	3
Fir	9	4	5
Plum	1	0	1
Cedar	36	12	24
Giant Sequoia	3	3	0
Cherry	2	0	2
Birch	3	0	3
Magnolia	1	0	1
Pine	2	0	2
Willow	1	0	1
TOTAL	63	20	43

- To complement the retained trees on the site, the applicant proposes substantial landscaping. The landscaping plan includes a combination of trees (167 replacement trees) and shrubs in a variety of species.
- Other plantings include a variety of flowering shrubs, grasses and ground covers that soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi private spaces.
- There are two outdoor amenity areas, designed to encourage use by families and residents. The open spaces promote active and passive recreation and the use of mixed planting softens the hard landscape and reduces runoff. The proposed outdoor amenity space of 905 square metres (9,738 sq.ft.) exceeds the minimum 357 square metres (3,843 sq.ft.) outdoor amenity space requirement for this site under the Zoning By-law. The outdoor amenity spaces on site include a large space at south of the proposed indoor amenity building that incorporates a large stand of Western Red Cedars. Another amenity space is located at the centre of the site, opposite the main site entrance. This area has children's play equipment, seating areas and a large flat lawn suitable for active play.

ADVISORY DESIGN PANEL

- The application was not referred to the ADP for review. The design and landscaping were reviewed by staff and found acceptable.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

INFORMATION AVAILABLE ON FILE

- Site Suitability Assessment Report, prepared by Site Economics Ltd., dated January 4th, 2011
- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc and DMG Landscape Architects respectively, dated April 15th, 2011)

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MN/kms

w:\csdc\generate\areaproduct\save\12996010054.doc
. 5/5/11 11:02 AM

Information for City Clerk

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

1. (a) Agent: Name: Sam Hooge, Dawson & Sawyer Lands Ltd.
 Address: 12205 Gardiner Street
 Surrey BC
 V4A 3C5
 Tel: 6046265040 - Cellular
 6046265040 - Home

2. Properties involved in the Application
 - (a) Civic Addresses: 5898, 5874, 5844 and 5828 - 142 Street

 - (b) Civic Address: 5898 - 142 Street
 Owners: Terence John Knight and Margaret Teresa Knight
 PID: 005-546-940
 Lot: Lot 60 Section 9 Township 2 New Westminster District Plan 59923

 - (c) Civic Address: 5874 - 142 Street
 Owners: David Alec Wolowidnyk and Alec Wolowidnyk
 PID: 002-361-256
 Lot: Lot 61 Section 9 Township 2 New Westminster District Plan 59923

 - (d) Civic Address: 5844 - 142 Street
 Owners: Stanley George Gidora and Linda Diane Gidora
 PID: 000-736-660
 Lot: Lot 62 Section 9 Township 2 New Westminster District Plan 59923

 - (e) Civic Address: 5828 - 142 Street
 Owners: Ernest Donald Wood and Margaret Erestine Wood
 PID: 005-834-821
 Lot: Lot 63 Section 9 Township 2 New Westminster District Plan 59923

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

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (Based on RM-30)

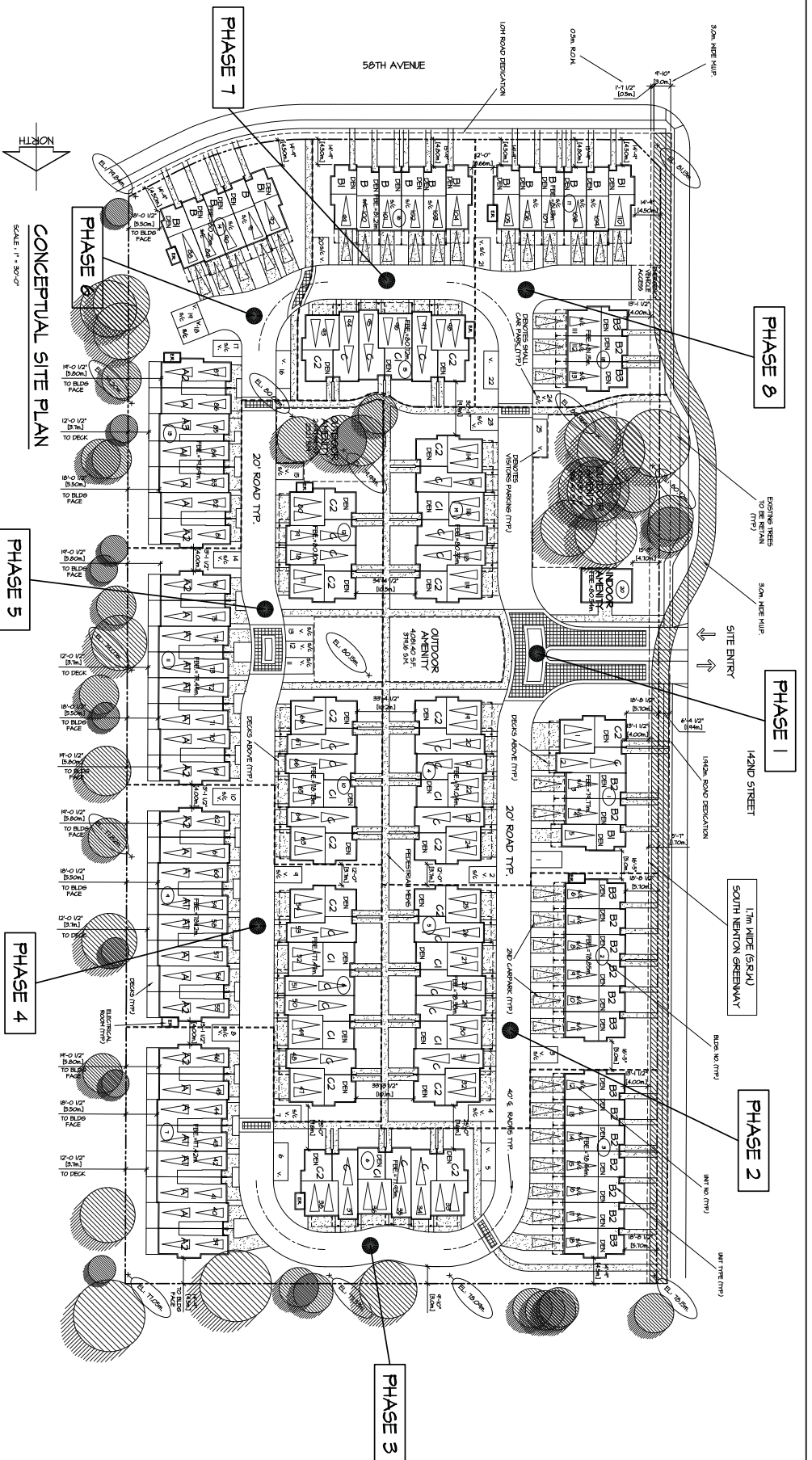
Required Development Data	Minimum Required / Maximum Allowed (RM-30)	Proposed (CD)
LOT AREA* (in square metres)		
Gross Total		19622.5 m ² (211,221 ft ²)
Road Widening area		665.9 m ² (7,168 ft ²)
Undevelopable area		
Net Total		18956.6 m ² (204,054 ft ²)
LOT COVERAGE (in % of net lot area)	45%	41%
SETBACKS (in metres)		
Front (58 Avenue)	7.5 m (25 ft)	4.5 m (15 ft)
Side #1 (W)	7.5 m (25 ft)	5.7 m (19 ft)
Side #2 (S)	7.5 m (25 ft)	4.5 m (15 ft)
Side #3 (E)	7.5 m (25 ft)	Building: 5.5 m (18 ft)
		Balcony: 3.7 m (12 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m (43 ft)/ 3 storeys	11 m (36 ft)/ 3 storeys
Accessory	4.5 m (15 ft)/ 1 storey	7.5 m / 2 storeys for amenity building 4.5 m / 1 storey for other accessory buildings
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		36
Three Bedroom +		83
Total	145	119
FLOOR AREA: Residential	17,060.9 m ² (183,648 ft ²)	15,319.1 m ² (164,899 ft 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 (RM-30)	Proposed (CD)
DENSITY		
# of units/ha /# units/acre (gross)	n/a	n/a
# of units/ha /# units/acre (net)	75 uph (30 upa)	63 uph (25 upa)
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	357 m ² (3,808 ft ²)	111.5 m ² (1,200 ft ²)
Outdoor	357 m ² (3,808 ft ²)	700 m ² (7,535 ft ²)
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed	72	72
3-Bed	166	166
Residential Visitors	23.8	24
Total Number of Parking Spaces	261.8	262
Number of small cars	65	53
Tandem Parking Spaces: Number / % of Total Number of Units		186 spaces / 78% of units

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



DEVELOPMENT DATA

ZONING:	CD (BASE ON R1-30)	14622.48 m ²
GROSS SITE AREA:	21,214.75 SF	1,949.84 m ²
NET SITE AREA:	20,410.75 SF	1,875.58 m ²
DENSITY:	4.624 AC.	12.96 HO.
ALLOWABLE (GROSS):	145 UNITS	75 UP/Ac
ALLOWABLE (NET):	140 UNITS	75 UP/Ac
F.A.R.:	114 UNITS	63 UP/Ac
ALLOWABLE (GROSS) PROPOSED:	0.40	116,024 m ²
ALLOWABLE (NET) PROPOSED:	0.40	110,602 m ²
SITE COVERAGE:	0.21	15,316.08 m ²
ALLOWABLE (GROSS) PROPOSED:	45%	9,211.71 m ²
ALLOWABLE (NET) PROPOSED:	40%	8,214.71 m ²

AMENITY:	INDOOR	REQUIRED:	32 / UNIT	3,808.00 SF.	353.71 m ²
	OUTDOOR	PROVIDED:		1,200.00 SF.	111.48 m ²
PARKING:	REQUIRED:	32 / UNIT	3,808.00 SF.	353.8 m ²	
	PROVIDED:		47,910.00 SF.	4,419.8 m ²	
TOTAL PROVIDED:		2 / UNIT	238 (RESIDENT)	261.8 SPACES	
TOTAL PROVIDED:			24 (VISITORS)	238 (RESIDENT)	
TOTAL PROVIDED:			262 SPACES	(INCLUDES 46 SMALL CARS)	

UNIT BREAKDOWN:		UNIT TYPE	QUANTITY	SQ. FT.	SQ. M.
TOTAL	114 UNITS	A	15 UNITS	2,075.0 SF.	192.2 m ²
		B	3 BED	4,415.0 SF.	408.8 m ²
		C	3 BED	11,280.0 SF.	1,044.0 m ²
		D	3 BED	1,370.0 SF.	126.4 m ²
		E	1 UNIT	1,370.0 SF.	126.4 m ²
		F	2 BED & DEN	1,342.0 SF.	124.4 m ²
		G	2 BED & DEN	1,370.0 SF.	126.4 m ²
		H	12 UNITS	16,440.0 SF.	1,522.0 m ²
		I	6 UNITS	8,520.0 SF.	788.0 m ²
		J	28 UNITS	32,786.0 SF.	3,032.0 m ²
		K	9 UNITS	14,193.0 SF.	1,311.0 m ²
		L	3 BED & DEN	21,511.0 SF.	1,991.0 m ²
		M	1623 SF. X		
		N	114 UNITS	164,281.0 SF.	15,316.1 m ²

<p>CLIENT: AKL SULLIVAN DANSON + SAHMER</p> <p>PROJECT: TOWNHOUSE DEVELOPMENT 142ND ST. & 56TH AVE.</p> <p>SHEET CONTENTS: CONCEPTUAL SITE PLAN</p>	<p>DESIGN: DMH</p> <p>DRAWN: []</p> <p>DATE: Apr. 15 11</p> <p>SCALE: 1" = 30'-0"</p>	<p>REV# DATE DRN CK'D</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																	<p>ISSUE DATE BY ISSUED FOR</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																

UNIT 135
7328 130 STREET,
SURREY, B.C.
V4N 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2699
EMAIL: info@denbeck.com

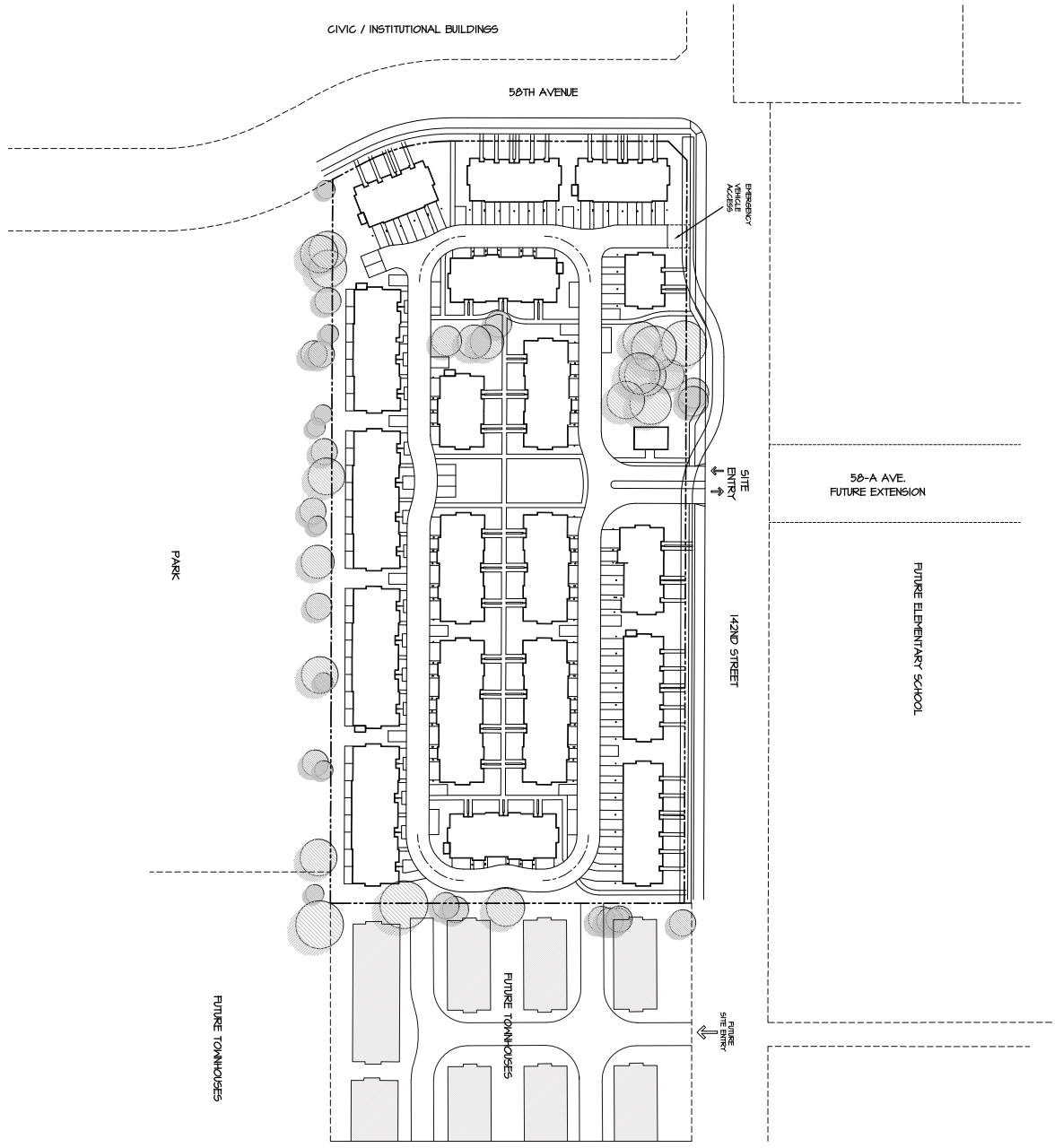
denbeck

CLIENT NO. 661
PROJECT NO. 10094
SHEET NO. AC-10
REV. NO.



SITE CONTEXT

SCALE: 1" = 50'-0"



GOVERNMENT. ALL RIGHTS RESERVED. THE CITY OF VANCOUVER AND THE VANCOUVER BOARD OF REALTY. THIS PLAN IS THE PROPERTY OF BARNETT DENBEK ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARNETT DENBEK ARCHITECTS INC.

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

024-144

CLIENT : AKL SULLIVAN
DANSON + SAHYER

PROJECT : TOWNHOUSE DEVELOPMENT
142nd ST. & 58TH AVE.

SHEET CONTENTS :
SITE CONTEXT

DESIGN :
DW

DRAWN :

DATE :
Apr. 15 11

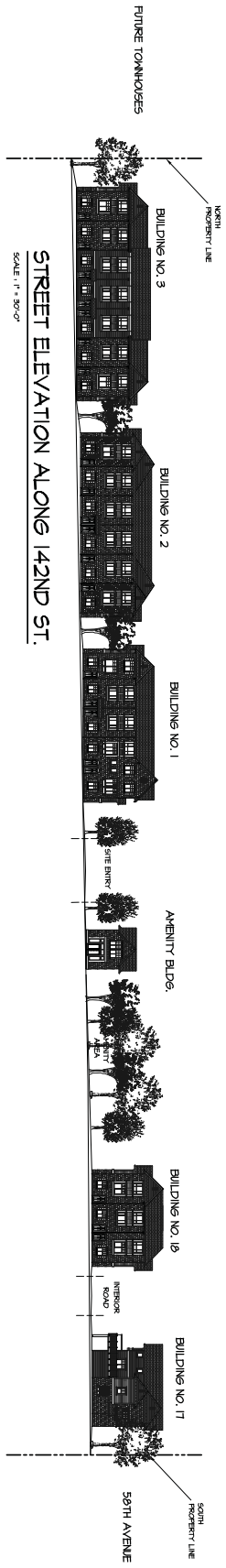
SCALE :
1" = 50'-0"

barnett denbek

UNIT 135
7526 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-7099
EMAIL: info@barnettanddenbek.com

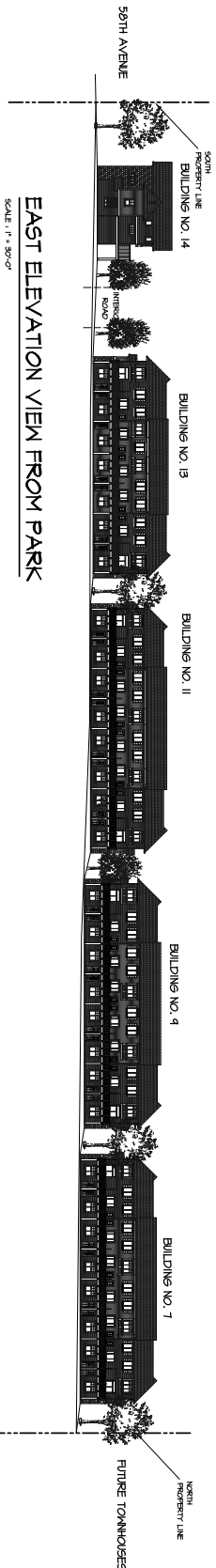
CLIENT NO.	SHEET NO.
661	AC-12
PROJECT NO.	REV. NO.
10094	



STREET ELEVATION ALONG 142ND ST.
SCALE: 1" = 30'-0"



STREET ELEVATION ALONG 59TH AVENUE
SCALE: 1" = 30'-0"



EAST ELEVATION VIEW FROM PARK
SCALE: 1" = 30'-0"

GOVERNMENT. ALL RIGHTS RESERVED. THE
THE CITY OF SURREY OF SURREY
WHICH IS USED HEREIN AS A PART
OF THE CITY OF SURREY'S PUBLIC
CORPORATE RESPONSIBILITY. THE
CITY OF SURREY IS NOT RESPONSIBLE
FOR THE CONTENTS OF ANY MATERIAL
ORIGINALLY OBTAINED FROM
THIRD PARTY SOURCES.

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

--

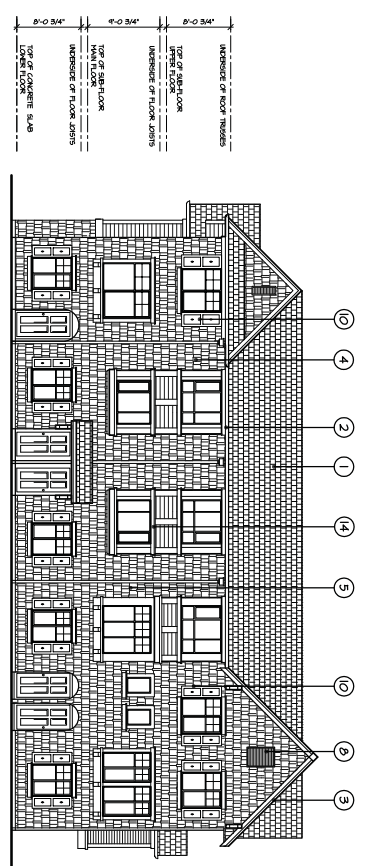
CLIENT :	AKL SULLIVAN DAMSON + SAHYER
PROJECT :	TOWNHOUSE DEVELOPMENT 142ND ST. & 59TH AVE.
SHEET CONTENTS :	STREETSCAPES
DESIGN :	DM
DRAWN :	
DATE :	Apr. 15 11
SCALE :	1" = 30'-0"

dornett dembek

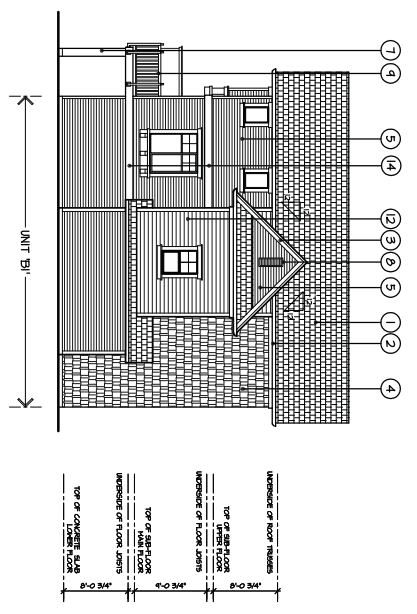
UNIT 136
7326 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	661	SHEET NO.	ACH-3
PROJECT NO.	10094	REV. NO.	

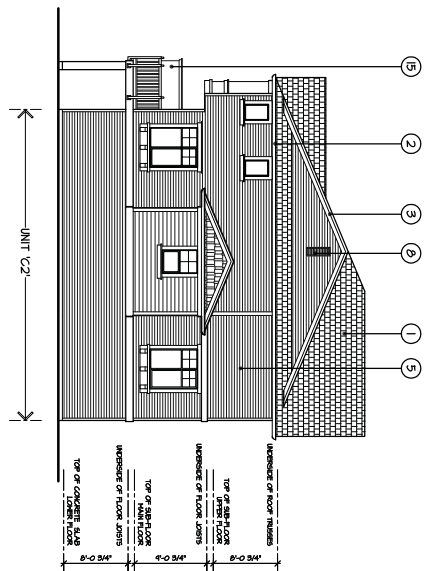


FRONT ELEVATION
SCALE: 1/8" = 1'-0"

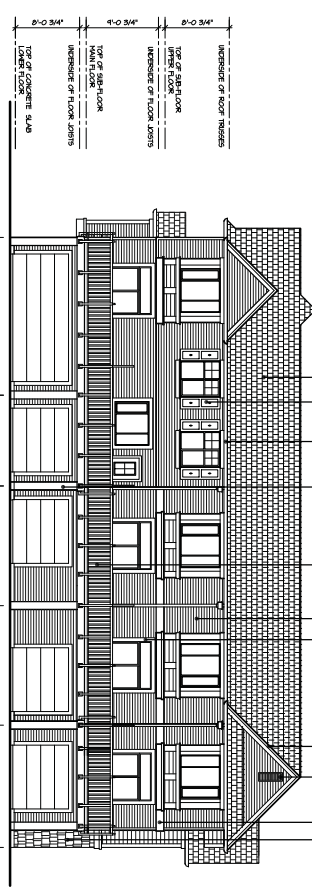


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- 1 DIKROID ROOF
 - 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
 - 3 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
 - 4 SHAKE SIDING
 - 5 HORIZONTAL VINYL SIDING
 - 6 WOOD TRIM
 - 7 WOOD POST
 - 8 ORNAMENTAL LANTERNES
 - 9 PREFAB METAL RAILINGS
 - 10 PTD. HAND-PANEL SHUTTERS
 - 11 KNEE BRACES
 - 12 HARD BOARD SIDING
 - 13 PLANT SHELF
 - 14 2X12 WOOD TRIM
 - 15 PRIVACY SCREEN
 - 16 LATTICE AND FLOWER BOX



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



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

BUILDING #1

GOVERNMENT: ALL DRAWINGS AND THE
THEir use is limited to the project
for which they were prepared. No part
of these drawings may be reproduced
without the written consent of the
architect.

REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

CLIENT: AKL SULLIVAN
DANSON + SAHYER

PROJECT: TOWNHOUSE DEVELOPMENT
142nd ST. & 58TH AVE.

SHEET CONTENTS:
BUILDING ELEVATIONS
BUILDING TYPE I

CLIENT NO. 601
PROJECT NO. 10094

SHEET NO. AC-31
REV. NO.

DATE: Apr. 15 11
SCALE: 1/8" = 1'-0"

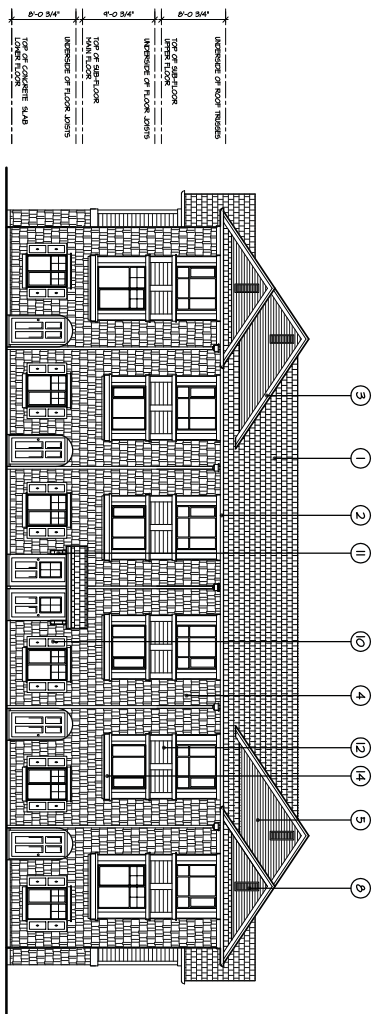
DESIGN: DSH
DRAWN:

darrell dembek

UNIT 136
7326 130 STREET,
SURREY, B.C.
V3W 1H8

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

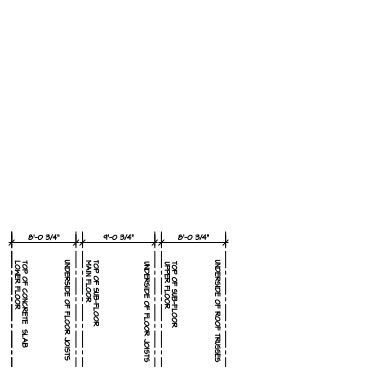
PROJECT NO. 10094



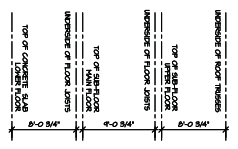
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

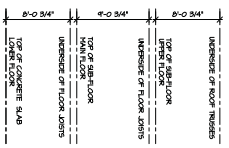
- 1 DIKROID ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- 4 SHAKE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 HINDON TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LANTERNES
- 9 PREFAB METAL RAILINGS
- 10 PTD. HAND-PAINT SHUTTERS
- 11 KNEE BRACES
- 12 HARD BOARD SIDING
- 13 PLANT SHELF
- 14 2X12 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 LATTICE AND FLOWER BOX



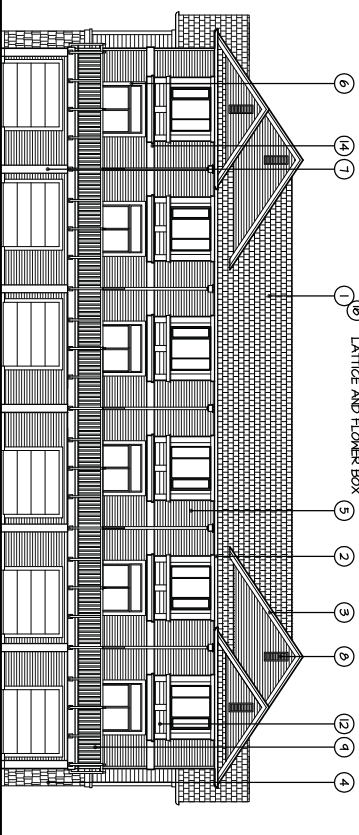
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



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



BUILDING #2

GOVERNMENT: ALL DRAWINGS ARE THE PROPERTY OF DANSON + SAHYER. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED THEREIN. NO PARTS OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DANSON + SAHYER.

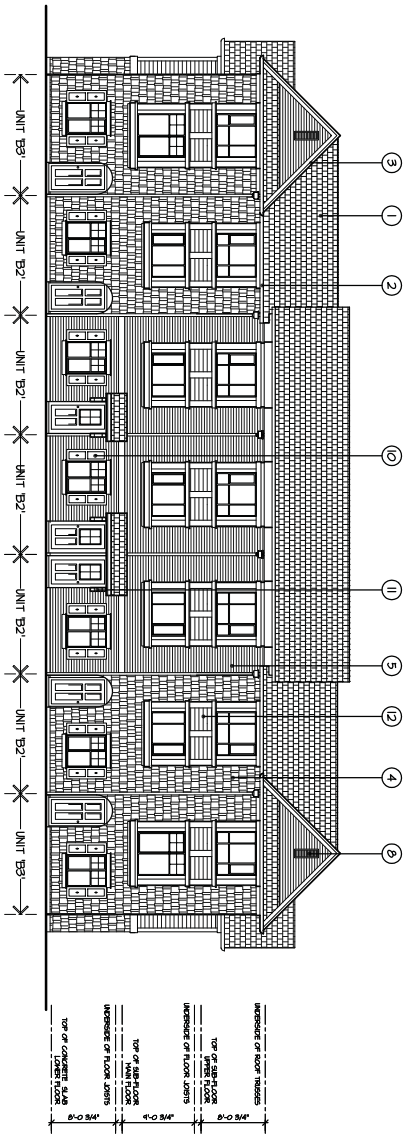
REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

CLIENT : AKL SULLIVAN DANSON + SAHYER PROJECT : TOWNHOUSE DEVELOPMENT 142nd ST. & 58TH AVE. SHEET CONTENTS : BUILDING ELEVATIONS	DESIGN : DSH DRAWN : DATE : Apr. 15 11 SCALE : 1/8" = 1'-0"
---	---

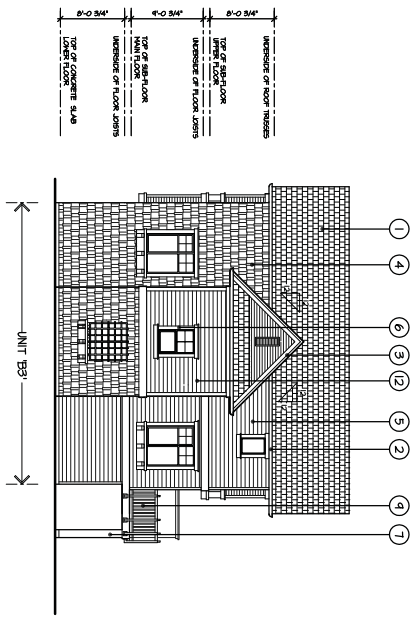
darnell dembek

UNIT 136
 7326 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@sdharchitect.com

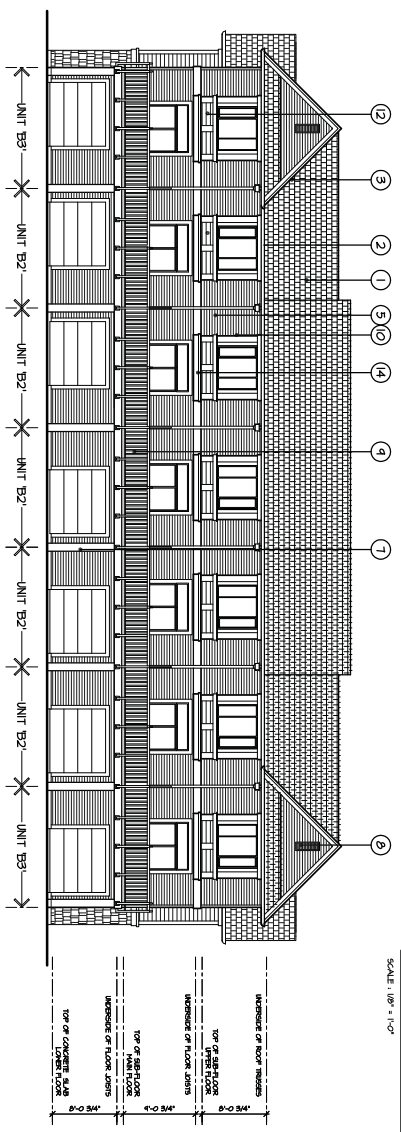
CLIENT NO.	661	SHEET NO.	AC-32
PROJECT NO.	10094	REV. NO.	



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



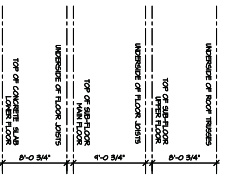
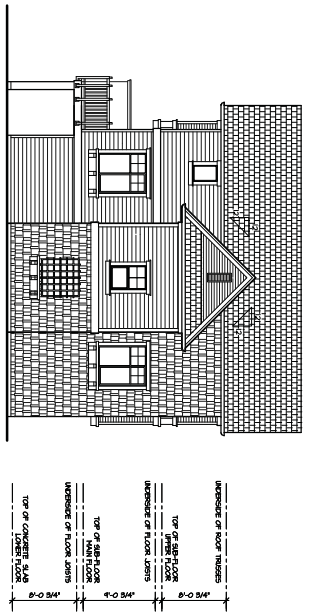
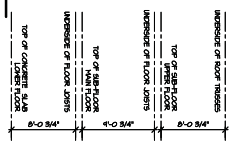
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① DIKOID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- ④ SHAKE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ WINDOW TRIM
- ⑦ WOOD POST
- ⑧ ORNAMENTAL LOWNRES
- ⑨ PREFAB METAL RAILINGS
- ⑩ FTD. HARDY-PANEL SHUTTERS
- ⑪ KNEE BRACKES
- ⑫ HARDY BOARD SIDING
- ⑬ FLANT SHELF
- ⑭ 2X12 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ LATTICE AND FLOWER BOX



BUILDING #3

REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

CLIENT: AKL SULLIVAN
DANSON + SAHYER

PROJECT: TOWNHOUSE DEVELOPMENT
142ND ST. & 58TH AVE.

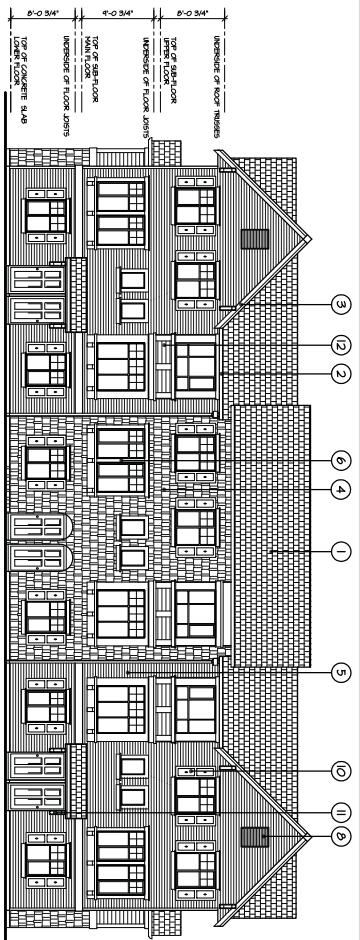
SHEET CONTENTS:
BUILDING ELEVATIONS

UNIT 136
7326 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnelldenbak.com

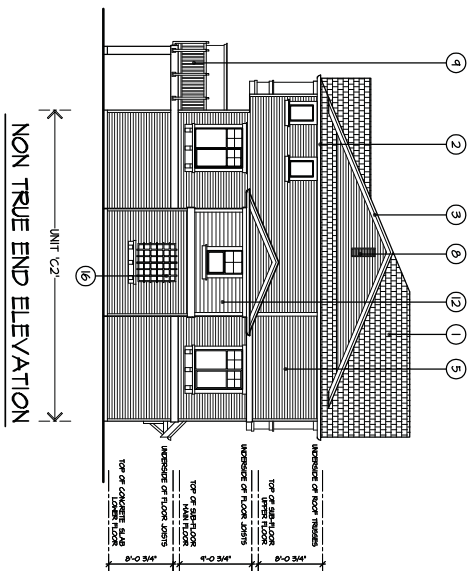
barnell denbak

CLIENT NO. 601
PROJECT NO. AC33
SHEET NO. AC33
REV. NO. 10094

GOVERNMENT ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF BARNELL DENBAK AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARNELL DENBAK.

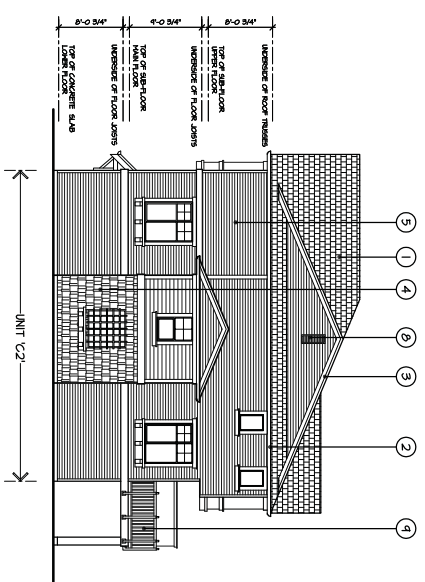


FRONT ELEVATION (PEDESTRIAN VIEW)
SCALE: 1/8" = 1'-0"

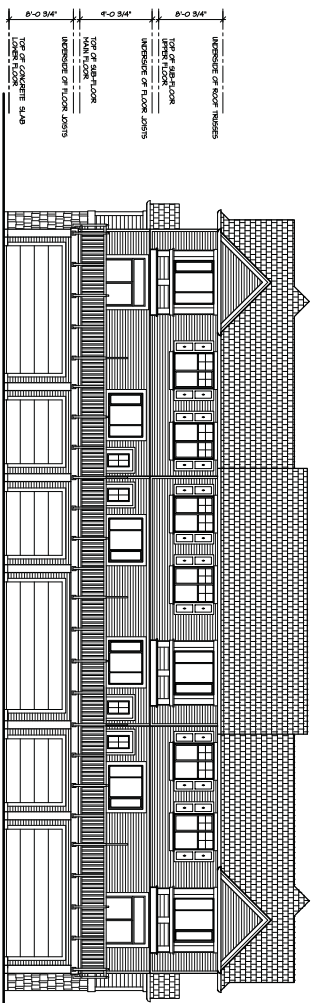


NON TRUE END ELEVATION
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- 1 DIBROID ROOF
 - 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
 - 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
 - 4 SHAKE SIDING
 - 5 HORIZONTAL VINYL SIDING
 - 6 WOOD TRIM
 - 7 WOOD POST
 - 8 ORNAMENTAL LOUVRES
 - 9 PREFAB METAL RAILINGS
 - 10 PTD. HAND-PANEL SHUTTERS
 - 11 KNEE BRACES
 - 12 HAND BOARD SIDING
 - 13 PLANT SHELF
 - 14 2X12 WOOD TRIM
 - 15 PRIVACY SCREEN
 - 16 LATTICE AND FLOWER BOX



TRUE END ELEVATION
SCALE: 1/8" = 1'-0"

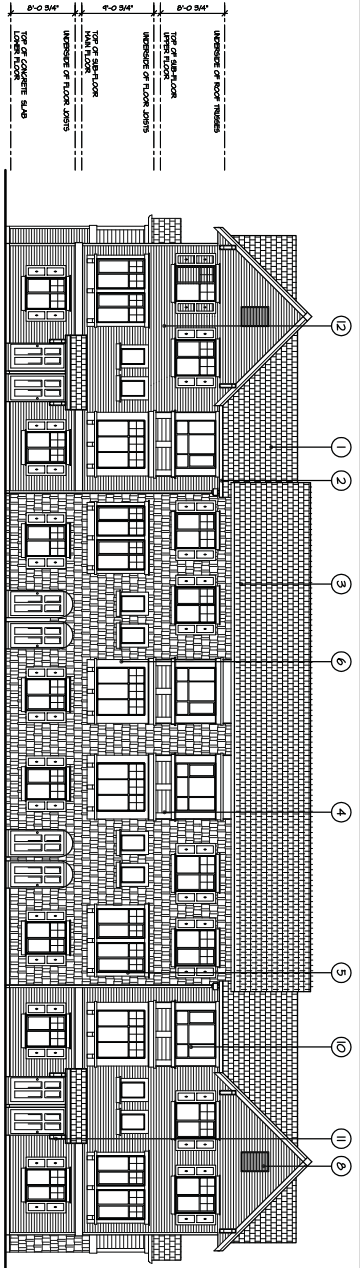


REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING NO. 4, 6, 10, 15 & 19
BUILDING NO. 12 (SIM.)

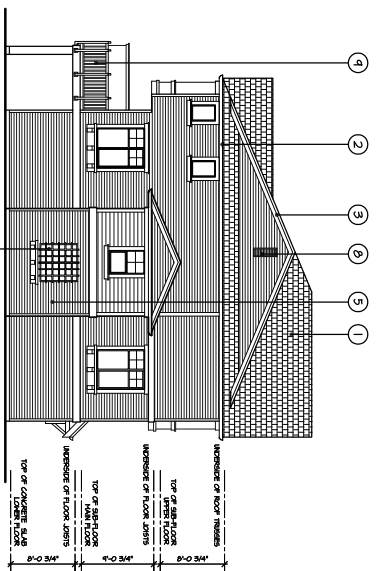
<p>CLIENT : AKL SULLIVAN DANSON + SAHYER</p>				<p>DESIGN : DN</p>				<p>DATE : Apr. 15 11</p>				<p>ISSUE DATE</p>			
<p>PROJECT : TOWNHOUSE DEVELOPMENT 142nd ST. & 58TH AVE.</p>				<p>DRAWN :</p>				<p>SCALE : 1/8" = 1'-0"</p>				<p>ISSUED FOR</p>			
<p>SHEET CONTENTS : BUILDING ELEVATIONS</p>				<p>DATE</p>				<p>BY</p>				<p>ISSUED FOR</p>			
<p>UNIT 126 7326 130 STREET, SURREY, B.C. V3W 1H8</p>				<p>PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: info@barnett-dembek.com</p>				<p>CLIENT NO. 661</p>				<p>SHEET NO. AC-34</p>			
<p>barnett dembek</p>				<p>PROJECT NO. 10094</p>				<p>REV. NO.</p>				<p>REV. NO.</p>			

GOVERNMENT, ALL RIGHTS RESERVED AND THE
THEir SOLE PROPERTY OF BARNETT
WHICH IS USED HEREIN AS A PART
OF THE DESIGN AND CONSTRUCTION
CONTRACT AGREEMENT. ANY REVISIONS
HEREIN MUST BE MADE FROM
THIS DATE ONWARDS.



FRONT ELEVATION (PEDESTRIAN VIEW)

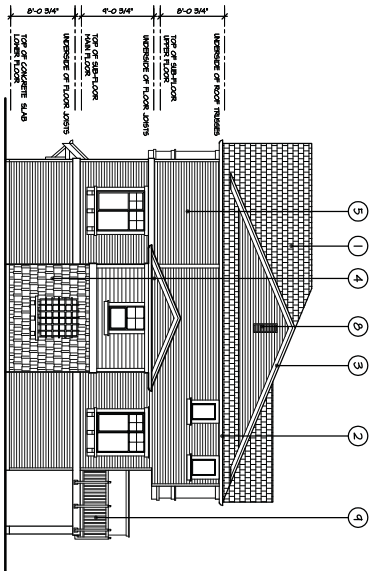
SCALE: 1/8" = 1'-0"



NON TRUE END ELEVATION

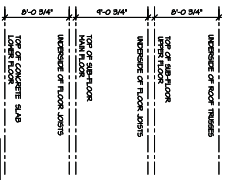
SCALE: 1/8" = 1'-0"

- SCHEDULE OF FINISHES**
- ① DIKROID ROOF
 - ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
 - ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
 - ④ SHAKE SIDING
 - ⑤ HORIZONTAL VINYL SIDING
 - ⑥ WINDOW TRIM
 - ⑦ WOOD POST
 - ⑧ ORNAMENTAL LOUVRES
 - ⑨ PREFAB METAL RAILINGS
 - ⑩ PTD. HAND-PANEL SHUTTERS
 - ⑪ KNEE BRACKES
 - ⑫ HAND BOARD SIDING
 - ⑬ FLANT SHELF
 - ⑭ 2X12 WOOD TRIM
 - ⑮ PRIVACY SCREEN
 - ⑯ LATTICE AND FLOWER BOX



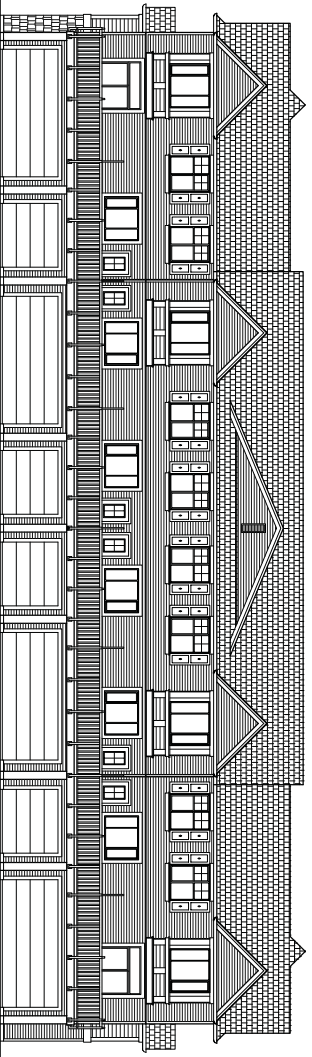
TRUE END ELEVATION

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



REAR ELEVATION

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



BUILDING #s 5 & 8

darneit denbek

UNIT 136
7326 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2699
EMAIL: info@darneitdenbek.com

CLIENT NO. 661
PROJECT NO. AC-35
SHEET NO. REV. NO. 10094

CLIENT : AKL SULLIVAN
DANSON + SAHYER

PROJECT : TOWNHOUSE DEVELOPMENT
142nd ST. & 50TH AVE.

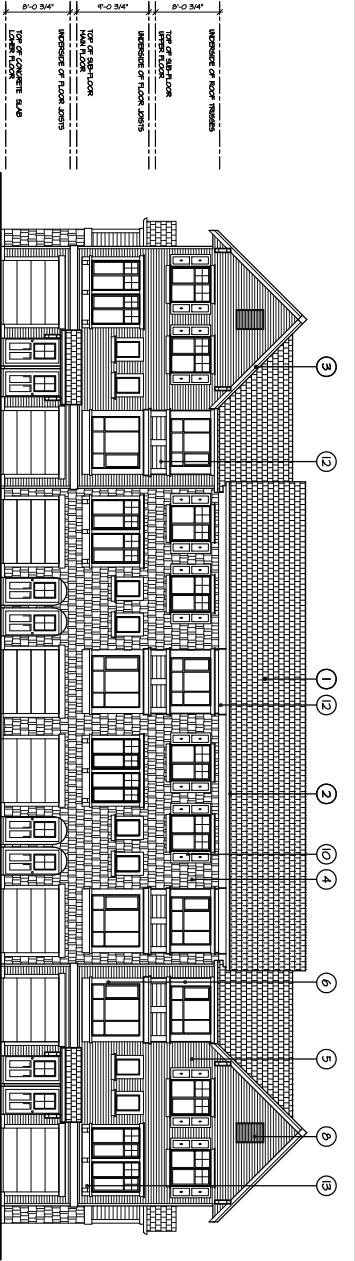
SHEET CONTENTS :
BUILDING ELEVATIONS

DESIGN : DSH
DRAWN :
DATE : Apr. 19 11
SCALE : 1/8" = 1'-0"

DATE: _____
BY: _____
CHECKED: _____
SCALE: _____

REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

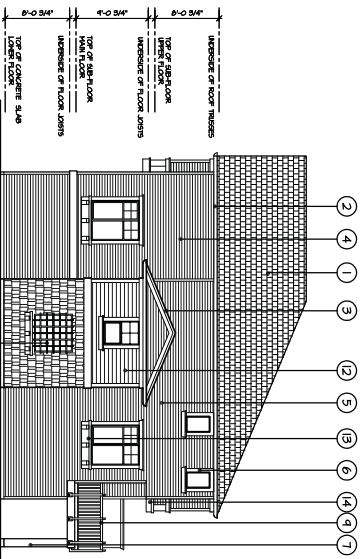
GOVERNMENT OF BRITISH COLUMBIA
THE LOCAL GOVERNMENT OF SURREY
THIS SET OF DRAWINGS IS THE PROPERTY OF SURREY
AND IS LOANED TO YOU BY SURREY
FOR THE PURPOSE OF OBTAINING PERMITS.
YOU ARE NOT TO REPRODUCE OR TRANSMIT
ANY INFORMATION CONTAINED HEREIN
WITHOUT THE WRITTEN PERMISSION OF SURREY
LOCAL GOVERNMENT. RETURN TO:
SURREY LOCAL GOVERNMENT, 10000
148 STREET, SURREY, B.C. V3W 1H8



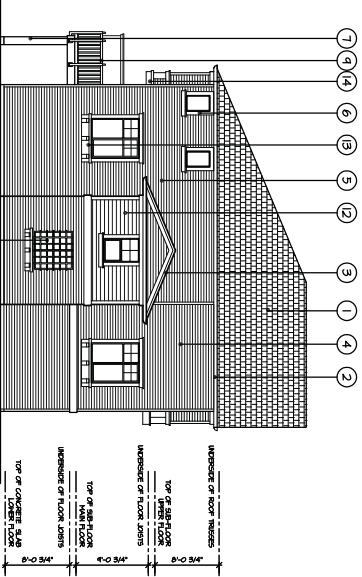
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

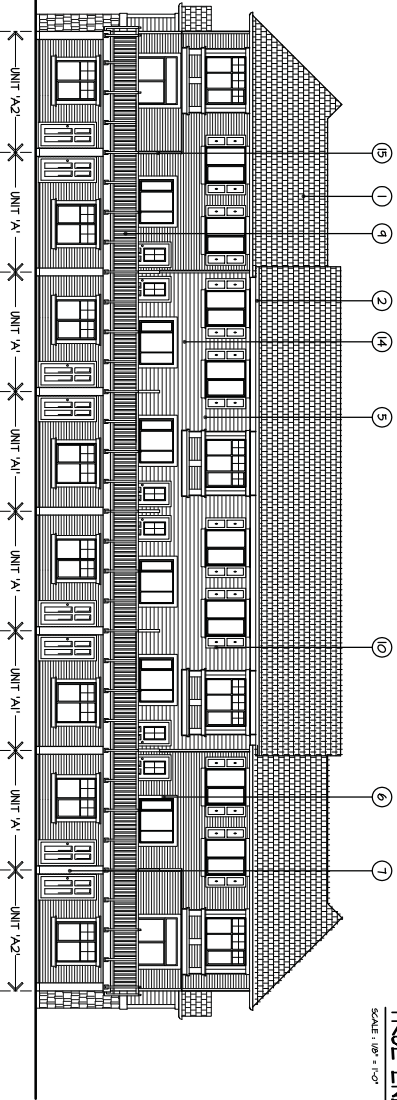
- 1 DARK ROOF
- 2 FINISHED ALUMINUM GUTTER ON 2x4 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2x6 WOOD FASCIA
- 4 SHAKE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LOUVRES
- 9 PREFAB METAL RAILINGS
- 10 PTD. HARD-PANEL SHUTTERS
- 11 KNEE BRACES
- 12 HARDI BOARD SIDING
- 13 PLANT SHELF
- 14 2x12 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 LATTICE AND FLOWER BOX



TRUE END ELEVATION
SCALE: 1/8" = 1'-0"



NON TRUE END ELEVATION
SCALE: 1/8" = 1'-0"



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

BUILDING #S 7, 9, & 11

GOVERNMENT: ALL DESIGN AND THE
THE SOLE PROPERTY OF DANIEL
IT BE USED IN ANY MANNER OR FOR
CONTRACT REPRESENTATION WITHOUT
THEIR WRITTEN CONSENT. MATERIAL FROM
THIS DRAWING IS NOT TO BE REPRODUCED
WITHOUT THE WRITTEN CONSENT OF
DANIEL SULLIVAN DANSON + SAHYER

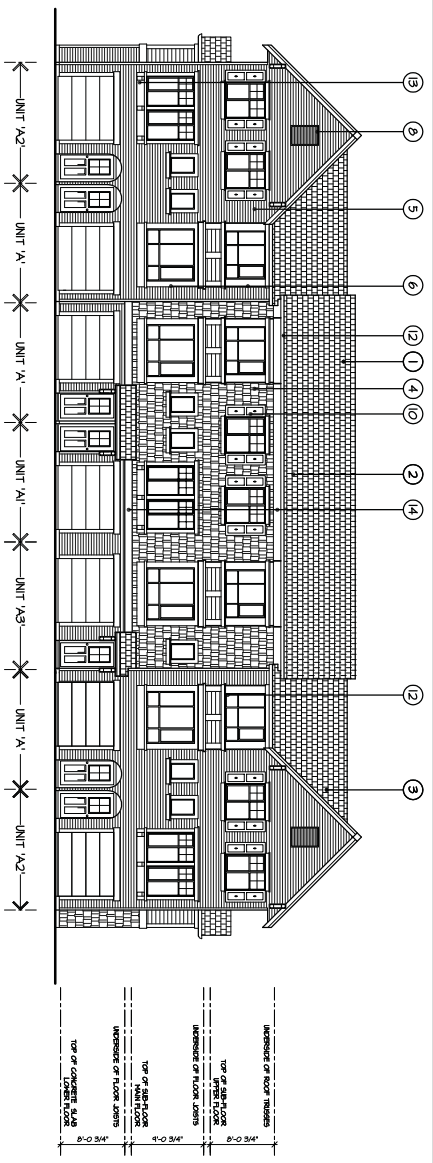
REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

DESIGN :	DW
DRAWN :	
DATE :	Apr. 15 11
SCALE :	1/8" = 1'-0"

CLIENT :	AKL SULLIVAN DANSON + SAHYER
PROJECT :	TOWNHOUSE DEVELOPMENT 142nd ST. & 58TH AVE.
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDING NOS. 7, 9, & 11

darrett denbek
 UNIT 136
 7326 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@darrett.com

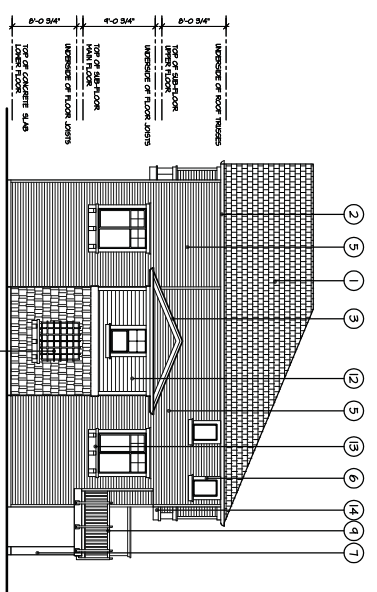
CLIENT NO.	661	SHEET NO.	AC-36
PROJECT NO.	10094	REV. NO.	



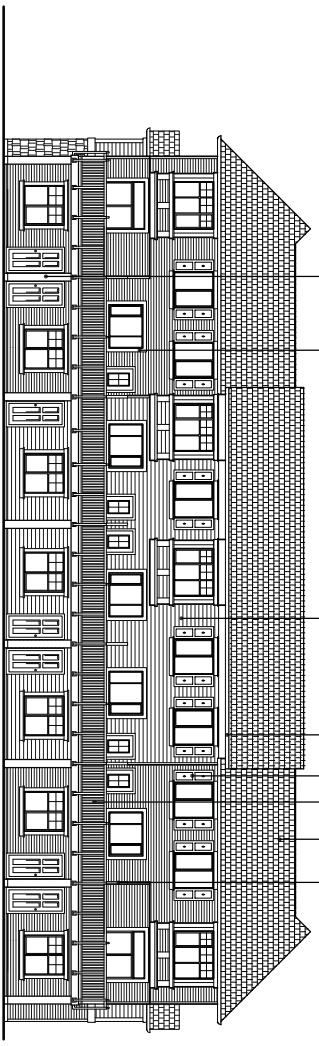
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

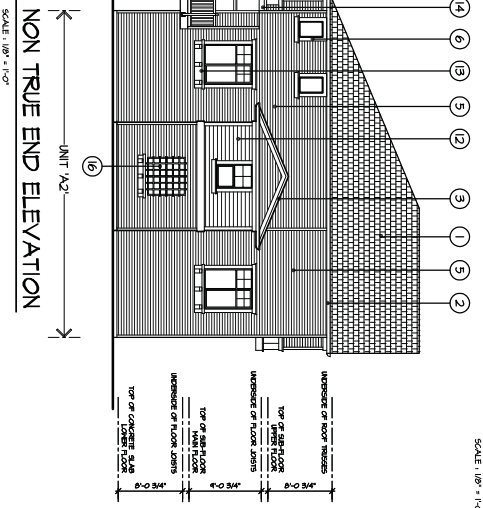
- 1 DIRROID ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- 4 SHAKE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD HOIST
- 8 ORNAMENTAL LOUVRES
- 9 PREFAB METAL RAILINGS
- 10 PTD. HARD-PANEL SHUTTERS
- 11 KNEE BRACERS
- 12 HARDI BOARD SIDING
- 13 PLANT SHELF
- 14 2X12 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 LATTICE AND FLOWER BOX



TRUE END ELEVATION
SCALE: 1/8" = 1'-0"



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



NON TRUE END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING NO. 13

GOVERNMENT: ALL DRAWINGS AND THE
THEir full PROPERTY OF DANSON +
SANTER INC. AND SHALL BE KEPT IN
CONFIDENTIALITY. NO PART OF THIS
DRAWING SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF DANSON +
SANTER INC.

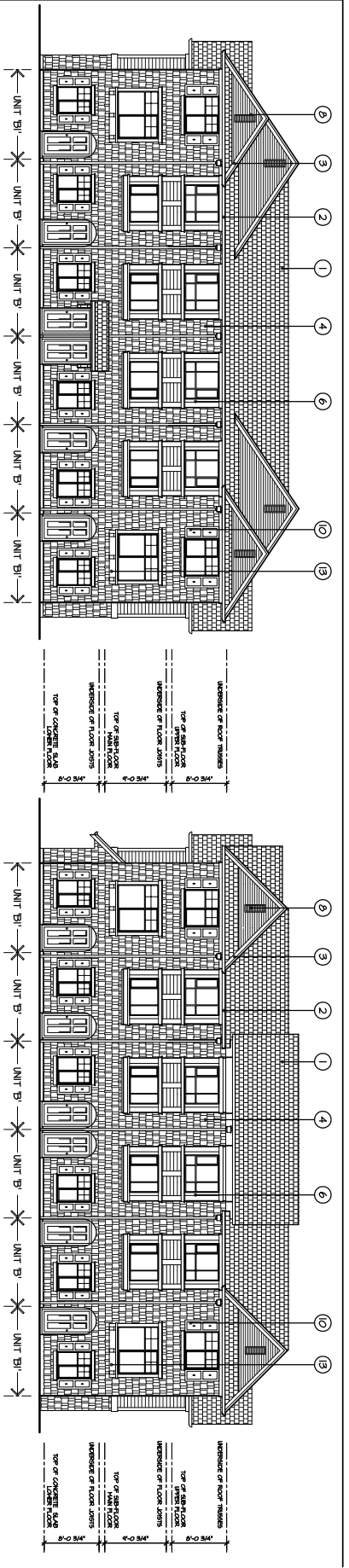
REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

DATE: 11/11/11
DRAWN: [Signature]
DESIGN: [Signature]
SCALE: 1/8" = 1'-0"

CLIENT: AKL SULLIVAN DANSON + SANTER
PROJECT: TOWNHOUSE DEVELOPMENT
142nd ST. & 58TH AVE.
SHEET CONTENTS: BUILDING ELEVATIONS
BUILDING NO. 13

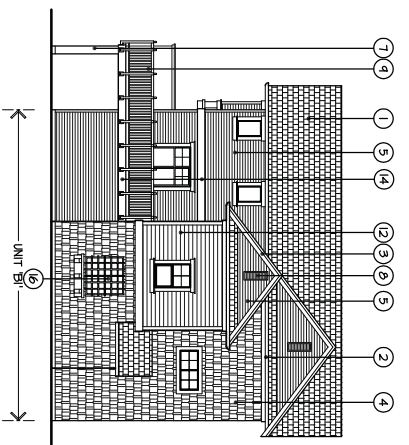
donnell denbek
UNIT 136
7326 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@denndebek.com

CLIENT NO. 681
PROJECT NO. AC-37
SHEET NO. 10094
REV. NO.

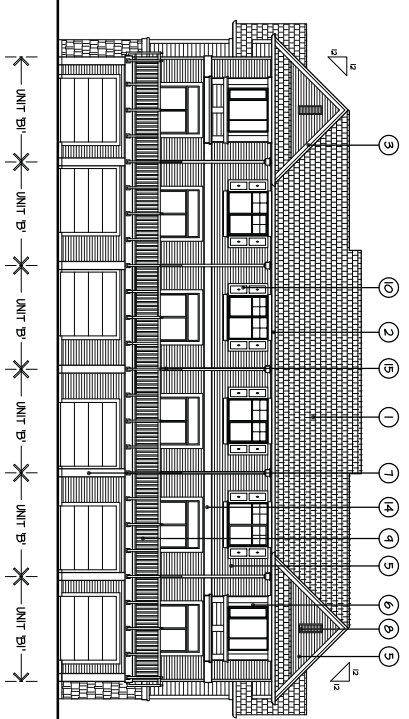


BUILDING NO. 16
58TH AVE. STREET ELEVATION
SCALE: 1/8" = 1'-0"

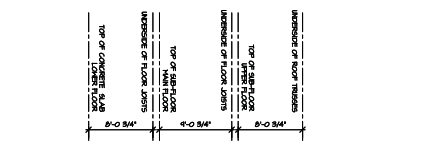
BUILDING NO. 17
58TH AVE. STREET ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING NO. 17
TRUE END ELEVATION
SCALE: 1/8" = 1'-0"



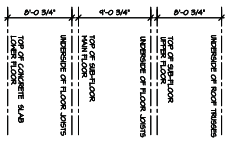
REAR ELEVATION
SCALE: 1/8" = 1'-0"



NON TRUE END ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 DUKROID ROOF
- 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- 4 SHAKE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 WINDOW TRIM
- 7 WOOD POST
- 8 ORNAMENTAL LOWNERS
- 9 PREFAB METAL RAILINGS
- 10 FTD. HAND-PANEL SHUTTERS
- 11 KNEE BRACES
- 12 HAND BOARD SIDING
- 13 PLANT SHELF
- 14 2X12 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 LATTICE AND FLOWER BOX



NON TRUE END ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #'S 16 & 17

GOVERNMENT: ALL DRAWINGS AND THE
THE SOLE PROPERTY OF DANIEL J.
DANIEL J. DANSON & SANYER ARCHITECTS
INC. NO PART OF THIS DRAWING IS TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEM WITHOUT PERMISSION IN WRITING
FROM DANIEL J. DANSON & SANYER ARCHITECTS
INC.

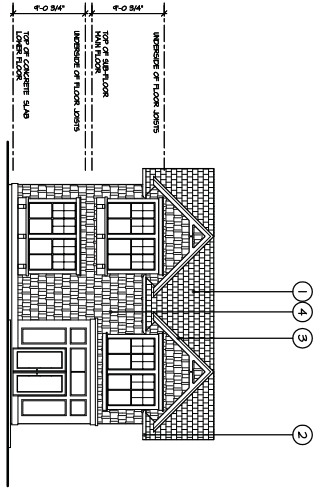
REV#	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

ONE-HALF ARCHITECTS
 CLIENT : AKL SULLIVAN
 DANSON + SANYER
 PROJECT : TOWNHOUSE DEVELOPMENT
 142nd ST. & 58TH AVE.
 SHEET CONTENTS :
 BUILDING ELEVATIONS
 BUILDING TYPE 2

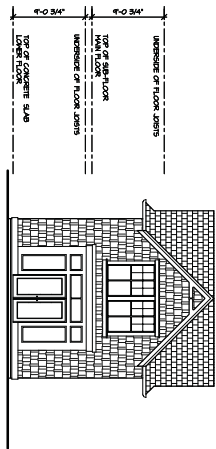
DESIGN : DW
 DRAWN :
 DATE :
 App. 10/11
 SCALE :
 1/8" = 1'-0"

CLIENT NO. 661
 PROJECT NO. 10094
 SHEET NO. AC-3d
 REV. NO.

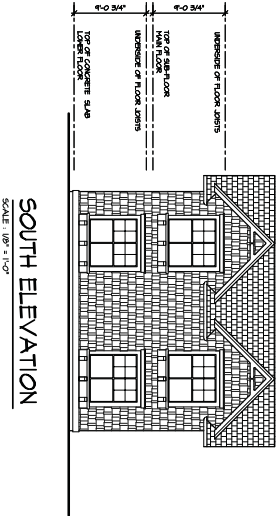
UNIT 136
 7326 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@denbeck.com



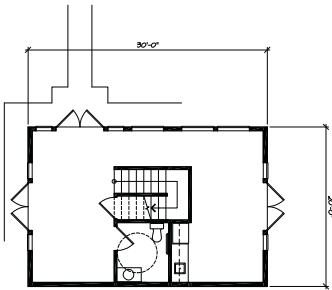
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



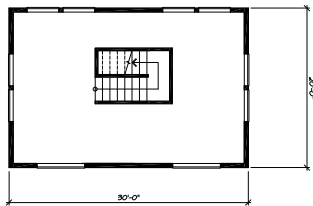
WEST & EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

SCHEDULE OF FINISHES

- ① DRIPED ROOF
- ② FINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- ④ SHAKE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HINDON TRIM
- ⑦ WOOD POST
- ⑧ ORNAMENTAL LOWNERS
- ⑨ PREFAB METAL RAILINGS
- ⑩ PTD. HARD-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ HARD BOARD SIDING
- ⑬ PLANT SHELF
- ⑭ 2X12 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ LATTICE AND FLOWER BOX

AMENITY BUILDING

REV/N	DATE	DRN	CKD	ISSUE	DATE	BY	ISSUED FOR

ONE-HALF INCHES

CLIENT : AKL SULLIVAN
DANSON + SAHNER
PROJECT : TOWNHOUSE DEVELOPMENT
142nd ST. & 58TH AVE.
SHEET CONTENTS :
BUILDING ELEVATIONS
AMENITY BUILDING

Unit 136
7226 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@denbek.com

CLIENT NO. 661
PROJECT NO. 10094
SHEET NO. AC-310
REV. NO.



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

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

DATE: **April 15, 2011** PROJECT FILE: **7810-0309-00**

RE: **Engineering Requirements
Location: 5828/5844/5874/5898 142 St.**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metre width on 142 Street;
- Dedicate 5.00 x 5.00 metre corner cut at 58 Avenue and 142 Street
- Dedicate 1.70 metre wide SRW for the South Newton Greenway.
- Dedicate 1.00 metre width on 58 Avenue, if feasible; or provide minimum 0.5 metre wide Statutory Right of Way.
- Provide additional 2.00 metre SRW at east property line for maintenance access to storm sewer, if required.

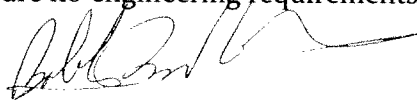
Works and Services

- Construct the east half of 142 Street to a modified Major Collector standard (including the Multi Use Pathway/South Newton Greenway).
- Construct the north half of 58 Avenue to the Major Collector Standard.
- Construct road drainage system and storm system to service the proposed development.
- Provide low impact/sustainable drainage features as required for the applicable drainage catchment area.
- Construct a 300mm water main on 142 Street.
- Extend the sanitary sewer on 142 Street to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

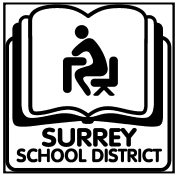
There are no engineering requirements relative to issuance of the Development Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1

NOTE: Detailed Land Development Engineering Review available on file



SCHOOL DISTRICT #36 (SURREY)

Wednesday, March 09, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0309 00

SUMMARY

The proposed 120 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	19
Secondary Students:	10

September 2010 Enrolment/School Capacity

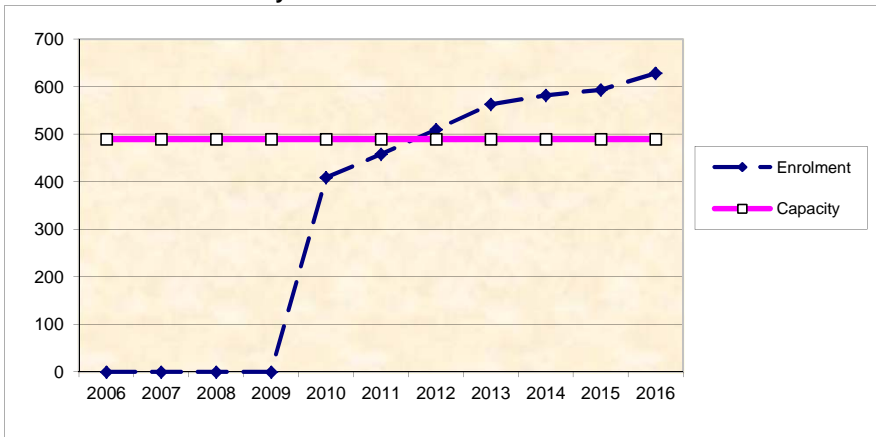
Woodward Hill Elementary	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

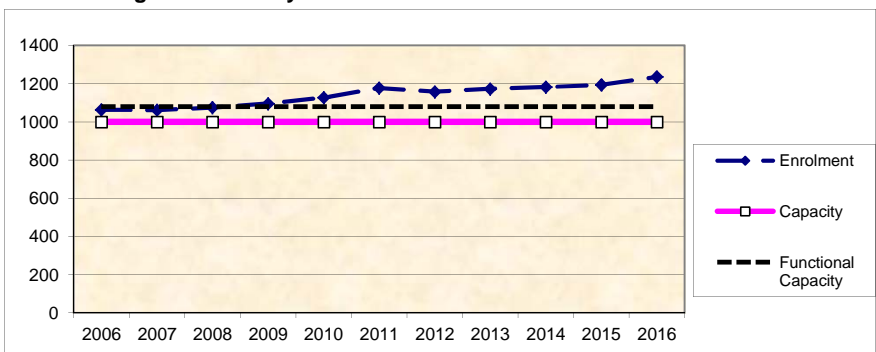
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school in the South Newton NCP Area, east of Sullivan Heights Secondary is the number two priority in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary to the west of King George Highway and the school district is considering various approaches to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

Woodward Hill Elementary



Sullivan Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 10-0309-00
Project Location: 5828 / 44 / 74 / 98 - 142 Street
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

The site layout has been designed to incorporate a good stand of trees at the southwest. Primarily native conifers (western redcedar) scattered across the site with a limited number of non native conifers and broadleaf species. The trees are generally of moderate to good structure and health.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	63 (A)
Number of Protected Trees declared hazardous due to natural causes	(B)
Number of Protected Trees to be removed	43 (C)
Number of Protected Trees to be retained (A-C)	20 (D)
Number of Replacement Trees required (2 alder and cottonwood X 1 and 41 others X 2)	84 (E)
Number of Replacement Trees proposed	TBD (F)
Number of Replacement Trees in deficit (E-F)	TBD (G)
Total number of Prot. and Rep. Trees on site (D+F)	TBD (H)
Number of lots proposed in the project	N/A (I)
Average number of Trees per Lot (H/I)	N/A (J)

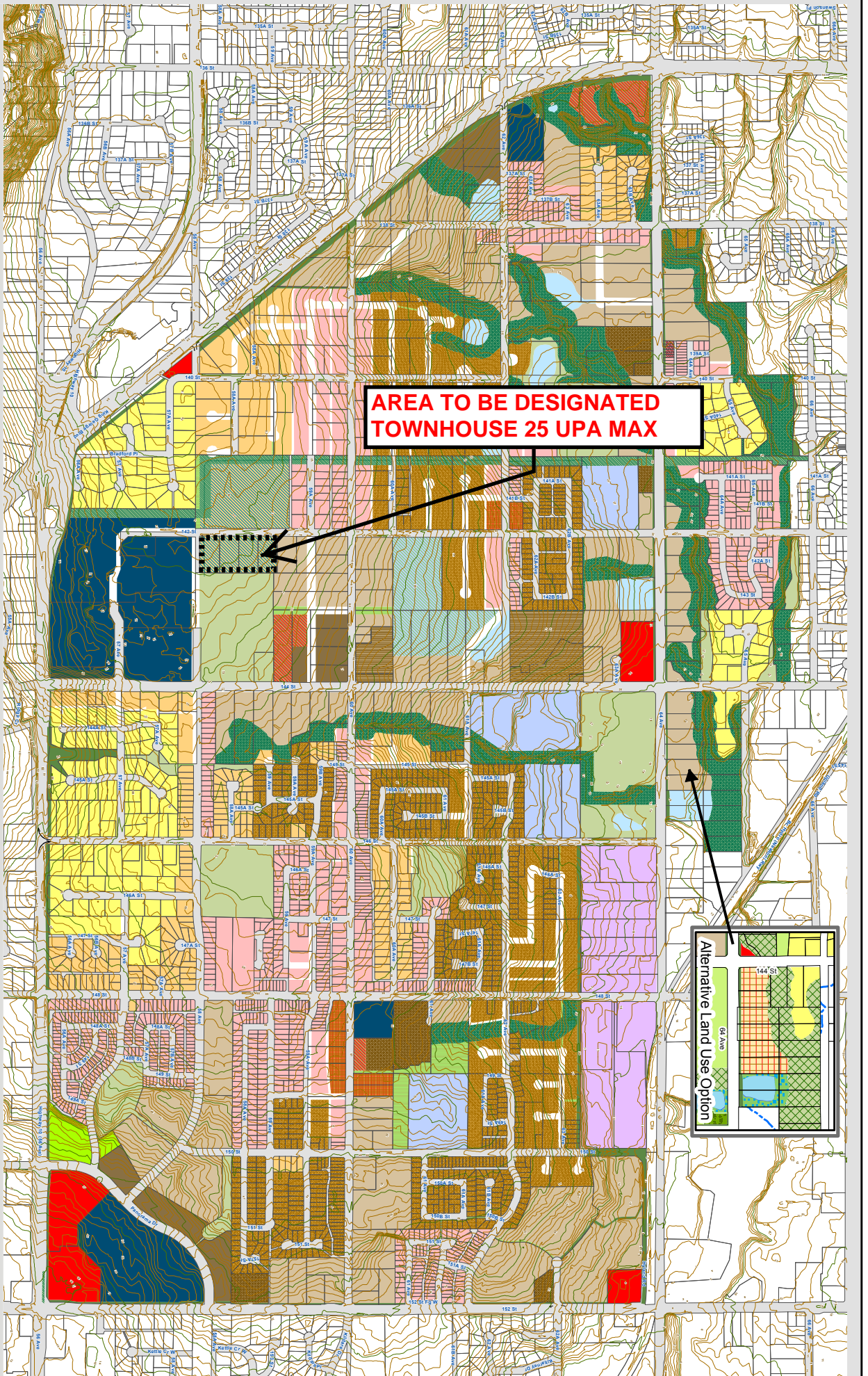
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

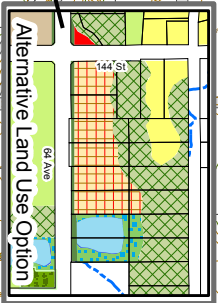
Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: April 14, 2011





**AREA TO BE DESIGNATED
TOWNHOUSE 25 UPA MAX**



SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
PLANNING AND DEVELOPMENT DEPARTMENT

- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse
- Commercial
- Institutional
- Office Park
- Industrial
- Proposed School
- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Setback
- Buffers
- Detention Ponds
- Utility RAW Greenway

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 for the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained therein.

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: 005-546-940
 Lot 60 Section 9 Township 2 New Westminster District Plan 59923
 5898 - 142 Street

Parcel Identifier: 002-361-256
 Lot 61 Section 9 Township 2 New Westminster District Plan 59923
 5874 - 142 Street

Parcel Identifier: 000-736-660
 Lot 62 Section 9 Township 2 New Westminster District Plan 59923
 5844 - 142 Street

Parcel Identifier: 005-834-821
 Lot 63 Section 9 Township 2 New Westminster District Plan 59923
 5828 - 142 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, low density, 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 maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (a) The *floor area ratio* shall not exceed 0.81; and
 - (b) The maximum *unit density* shall not exceed 63 *dwelling units* per hectare [25 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 40%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	4.5 m [15 ft.]	5.5 m* [18 ft.]	4.5 m [15 ft.]

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

* The *side yard setback* may be reduced to 3.7 metres [12 ft.] measured to the *balcony*.

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 7.5 metres [25 feet] for an indoor *amenity building*, and 4.5 metres (15 ft) for all other *accessory buildings*.

H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Seventy-five percent (75%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
 - (a) *Parking spaces* provided as *tandem parking* must be attached to each *dwelling unit*;
 - (b) Notwithstanding Section B.1 of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *parking spaces* provided as *tandem parking* where one *parking space* is enclosed within the *building*, the enclosed *parking space* may be a small car space;

- (d) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- (d) *Tandem parking* is not permitted for *dwelling units* located 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*, of which a maximum of 1.5 square metres [15 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
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 By-law; and
 - (b) Have direct access to *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>
18,000 sq. m. [4.4 acres]	90 metres [295 ft]	180 metres [590 ft]

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

L. Other Regulations

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

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

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 - 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

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

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

_____ MAYOR

_____ CLERK