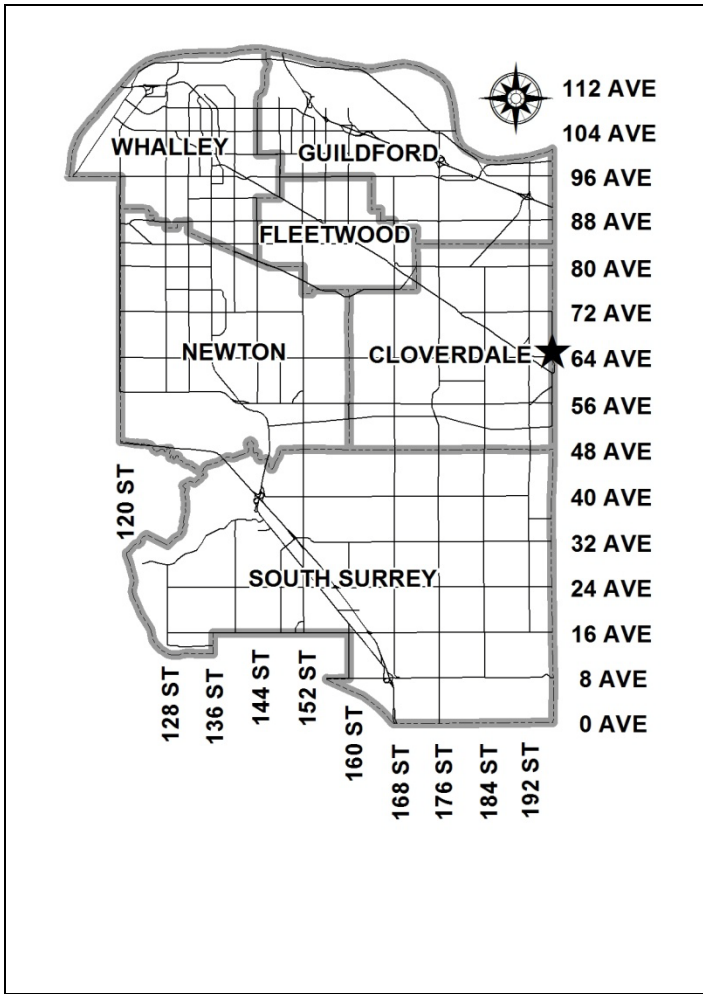


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0140-00

Planning Report Date: January 23, 2012



PROPOSAL:

- **OCF amendment** from Urban to Multiple Residential
- **Rezoning** from RA to CD (based on RM-70)
- **Development Permit**

in order to permit the development of three, 4-storey apartment buildings (approximately 176 units), one of which will be a mixed-use building.

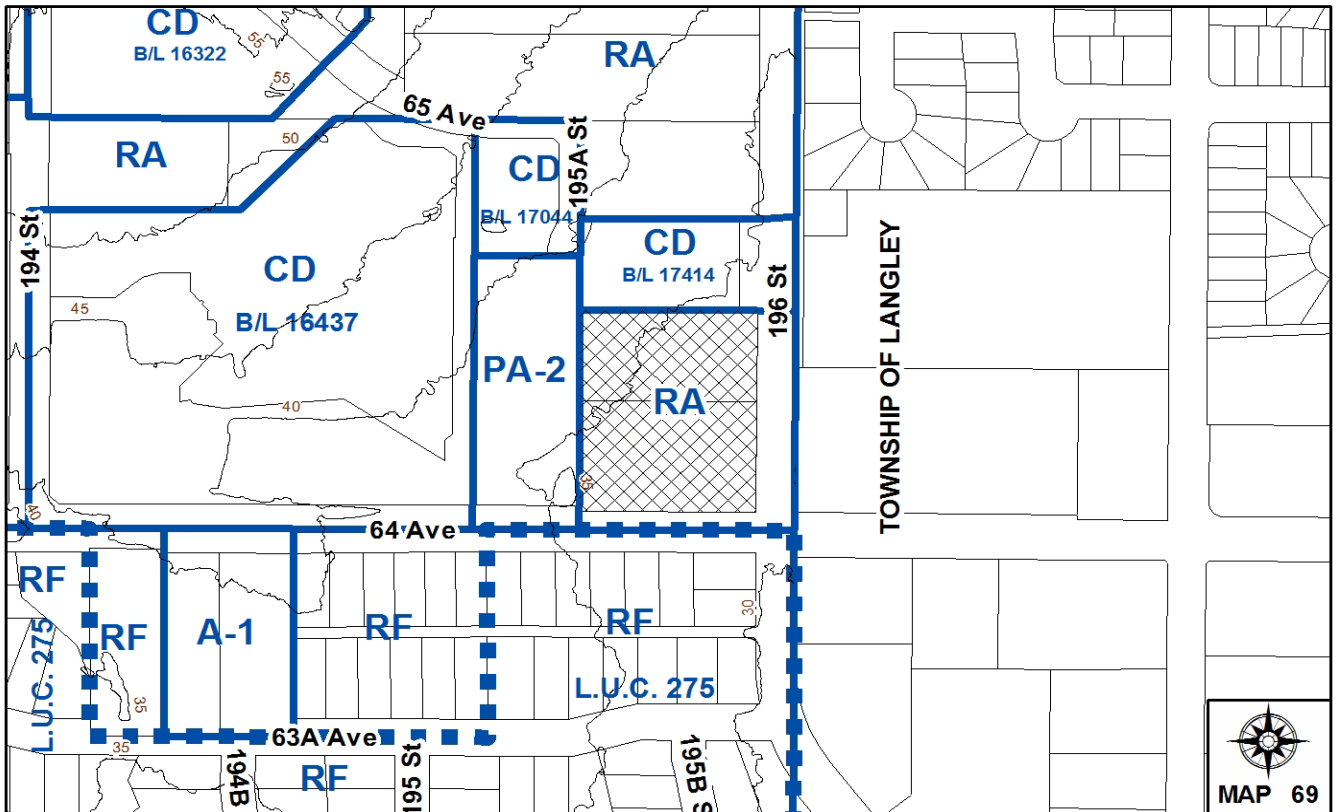
LOCATION: 6455 - 196 Street and
 19559 - 64 Avenue

OWNER: Manorlane Homes Inc., Inc. No.
 BC0903614

ZONING: RA

OCF DESIGNATION: Urban

NCP DESIGNATION: Commercial/Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the land use designation in the East Clayton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of East Clayton.
- Proposed setbacks achieve a more urban, pedestrian streetscape that will support commercial uses and pedestrian movement in the area.

OTHER RELEVANT INFORMATION

- The application proposes the construction of 195A Street through the adjacent site (19533 – 64 Avenue) and a portion of the subject site, to provide access for the proposed development. This new road will connect to 65 Avenue and provide options for increased connectivity for both pedestrians and vehicles in the adjacent area by providing a new road and sidewalk.
- The new 195A Street is in keeping with the Transportation Plan by promoting a finer grained road network.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. 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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 528 square metres (5,683 square feet) to 459 square metres (4,941 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0140-00 generally in accordance with the attached drawings (Appendix II).
6. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) confirmation regarding access, from the adjoining property owner at 19533 – 64 Avenue;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify that the allowable tandem parking arrangement in the underground parkade for Building 3 be tied to 2 bedroom units and held by the same owner of these units;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant to ensure access for the residents in all three proposed buildings to the indoor and outdoor amenity space; and

- (i) the applicant adequately address the impact of reduced indoor amenity space.

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:**

9 Elementary students at Latimer Road Elementary School
5 Secondary students at Clayton Heights 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 June 2014 for Phase I, June 2015 for Phase II and June 2016 for Phase III.

Parks, Recreation & Culture: Parks has no objection.

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	4-storey apartment building under construction (approved under Application No. 7911-0035-00).	30-70 UPA (High Density)	CD (By-law No. 17414)
East (Across 196 Street):	Townhouses (within the Township of Langley)	N/A (within the Township of Langley)	N/A (within the Township of Langley)
South (Across 64 Avenue):	Single family homes.	Urban in OCP	LUC 275 (Underlying zone RF)
West:	Christ for the Nations Bible College	Institutional	PA-2

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is currently designated Urban in the Official Community Plan (OCP) and Commercial / Residential in the East Clayton Neighbourhood Concept Plan (NCP).
- An amendment is required to the OCP land use designation to ensure that the development is compatible with the intended use for the site.
- The proposed OCP amendment, to re-designate the site to Multiple Residential, complies with the current NCP designation which anticipates the development of a mixed commercial / residential development at this location.
- In support of the proposed amendment the applicant has provided the following justification:
 - The site is required to be re-designated to "Multiple Residential" in order to align with the vision outlined in the East Clayton NCP.
 - The density of multi-family apartments in the East Clayton area immediately surrounding the site, combined with the desire to provide walkable retail space for Clayton residents, justifies the proposed OCP re-designation.
- The proposed amendments will ensure that the OCP and NCP are consistent.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 1.05-hectare (2.6-acre) site is located at 6455 – 196 Street and 19559 – 64 Avenue at the northwest corner of the 196 Street and 64 Avenue intersection in East Clayton, along the City's boundary with the Township of Langley. The site is designated Urban in the Official Community Plan (OCP), and Commercial / Residential in the East Clayton Neighbourhood Concept Plan (NCP) and is currently zoned One-Acre Residential (RA).
- On July 28, 2008 Council granted Third Reading to Rezoning By-law No. 16732 to facilitate the development of a mixed-use senior's care facility on the subject site (Application No. 7906-0018-00). Since that time the applicant has determined that the proposed use is not viable in this location due to competition for senior's rental units that are available within the Township of Langley. Subsequently at the request of the applicant, Council closed the previous application on May 30, 2011.

Current Application

- The current application proposes an Official Community Plan Amendment from Urban to Multiple Residential; rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the RM-70 Zone); and a Development Permit, to facilitate the development of 176 apartment units within three, 4-storey buildings.

- Building 3, which is proposed directly adjacent 64 Avenue, will be a mixed-use building containing 9 commercial retail units (839 m²/9,031 sq. ft.) at the ground floor with 3 storeys of residential above.
- The development will be phased with one building proposed to be developed in each phase. The first phase (Building 1) is proposed in the northwest corner of the site, adjacent the future 195A Street with the subsequent phase proposed along 196 Street (Building 2) and finally adjacent 64 Avenue (Building 3). All of the buildings are intended to be managed by one Strata Corporation.
- Overall, the proposal anticipates a total floor area of 13,881 square metres (149,414 sq. ft.), representing a floor area ratio (FAR) of 1.5.
- Individually, Phase I proposes a total floor area of 4,809 square metres (51,767 sq. ft.); Phase II proposes a total floor area of 4,502 square metres (48,458 sq. ft.); and Phase III proposes a total floor area of 4,570 square metres (49,187 sq. ft.).
- The development proposes to reduce the amount of required indoor amenity space from 528 square metres (5,683 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit to 459 square metres (4,941 sq. ft.). The applicant has provided the following rationale for not providing the full amount of indoor amenity space:
 - The site is within a short walking distance of a wide variety of amenity/recreation options in Surrey and Langley.
 - Today's consumers are particularly price sensitive with respect to maintenance fees. Projects with large, elaborate amenity centres are currently not being well received by the market due to very high monthly strata fees. By keeping the amenity spaces more compact, maintenance fees can be kept down and units can be more affordable.
- The applicant has agreed to pay cash-in-lieu for the deficiency in amenity space (23 units) in accordance with City Policy.
- The development proposes an outdoor amenity area encompassing a total of 538 square metres (5,791 sq. ft.) which exceeds the CD By-law requirement of 528 square metres (5,683 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant is proposing a total of 318 parking spaces for all phases through a combination of underground (2 levels in each building) and surface parking (commercial parking only). The proposed parking exceeds the standards in the Zoning By-law by 9 spaces. Each phase of development will individually meet the By-law requirements for parking (see Design Review section below for further clarification).

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by ACL Arbortech Consulting Ltd. and dated June 15, 2011, identifies 48 mature trees on the site, all of which are proposed to be removed either because they conflict with the future building envelope or due to their poor condition.

- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Scots Pine	1	0	1
Weeping Willow	19	0	19
Cherry	1	0	1
Tulip Tree	1	0	1
Austrian Pine	5	0	5
Apple	3	0	3
Cedar	13	0	13
London Plane Tree	2	0	2
European Birch	1	0	1
Black Cottonwood	2	0	2
Total	48	0	48

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 69 replacement trees to be provided, which is 25 trees less than the 94 required under the Tree Protection By-law. The applicant will be required to provide cash-in-lieu for the deficiency in tree replacement.

Proposed CD By-law

- The proposed Comprehensive Development (CD) Zone is based on the Multiple Residential 70 Zone (RM-70) with modifications to the permitted uses, setbacks, lot coverage, and parking standards. The permitted uses supplement the residential uses permitted in the RM-70 Zone with the majority of the commercial uses associated with the Neighbourhood Commercial Zone (C-5).
- The following chart identifies the significant differences between the proposed CD Zone and the RM-70 Zone:

	RM-70 Zone	Proposed CD By-law
Uses	1. Multiple Unit Residential Buildings 2. Child Care Centres	1. Multiple unit residential buildings and ground-oriented multiple residential buildings. 2. The following uses are permitted at the base of a multiple unit residential building (gross floor area of individual businesses not to exceed 370 square metres [4,000 sq.ft.]): (a) Retail stores excluding adult entertainment stores, auction houses and secondhand stores and pawnshops; (b) Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops; (c) Eating establishments excluding drive-through restaurants; (d) Office uses excluding social escort services and methadone clinics;

	RM-70 Zone	Proposed CD By-law
		(e) General service uses excluding funeral parlours, drive-through banks and vehicle rentals; (f) Indoor recreational facilities; (g) Community services; and (h) Child care centres.
Lot Coverage	33%	42%
Setbacks	Front Yard (South) 7.5 m (25 ft.)	Front Yard (South) 1.5 m (5 ft.) to the building face (southeast corner)
	Rear Yard (North) 7.5 m (25 ft.)	Rear Yard (North) 7.5 m (25 ft.)
	Side Yard (West) 7.5 m (25 ft.)	Side Yard (West) 7.5 m (25 ft.)
	Side Yard (East) 7.5 m (25 ft.)	Side Yard (East) 3.8 m (13 ft.).

- The RM-70 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The CD Zone proposes a reduced 1.5-metre (5 ft.) front yard setback (64 Avenue) and 3.8-metre (13 ft.) side yard setback (196 Street), both of which pertain to commercial frontages for Building 3. The reduced setbacks will allow the buildings commercial frontages to engage the multi-use pathway along 64 Avenue and both of the public roads by bringing the building closer to the public realm.
- The reduced 1.5-metre (5 ft.) setback only pertains to the southeast corner of the building at the intersection of 64 Avenue and 196 Street, the remainder of the building is setback a minimum of 3.6 metres (12 ft.) from 64 Avenue.
- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 40% lot coverage that is proposed is appropriate for a 4- storey building. The proposed CD Zone allows a maximum lot coverage of 42%.
- Minor amendments are proposed to the parking standards through the CD By-law. While some surface parking will be permitted to facilitate the functioning of the commercial retail units in Building 3, all resident parking is required to be provided in the underground parking facilities. Similarly, some of the surface parking will be permitted within the required setback area.

PRE-NOTIFICATION

Pre-notification letters were sent on August 5, 2011. In response, correspondence was received from 1 resident who identified the following concern:

- The existing intersection at 64 Avenue and 196 Street is very dangerous with frequent accidents. The proponent would like to see a traffic light installed that can help with some of these issues.

(The Transportation Division has advised that a traffic light is planned at this intersection but that it will not be installed until it is fully warranted and all intersection corners are developed.)

- The representative from the adjacent Christ for the Nations Bible College at 19533 – 64 Avenue has expressed concern with the timing of a new north/south road (195A Street) that is required to provide access to the development. 195A Street is proposed over an existing statutory right-of-way on the eastern property line of the Bible College’s site. The representative has also expressed concern regarding the design of the proposed 195A Street, including:
 - the location of the sidewalk within the right-of-way (preference that it be located adjacent their building to provide separation);
 - impacts on the parking layout/amount of parking on their site;
 - impact on the functioning of the College while the road is being constructed;
 - potential conflicts between the location of the road and the College’s main entry; and
 - resolution of the grading difference between their site and the adjacent site and road.

(Staff have worked closely with the College to find resolution to their concerns. The final design of the road has been reviewed with the College however, confirmation of their support is outstanding at the time of finalizing this report, but will be required as a condition of approval.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The application proposes a total of 176 units, which will be developed in three, 4-storey apartment buildings. The development will engage City streets on three frontages. Buildings 1 and 2 will be L-shaped and feature prominently to both the future 195A Street to the west and 196 Street to the east. Building 3 (adjacent 64 Avenue) is more linear and engages 64 Avenue with a commercial frontage.
- The following chart highlights the number of units, floor area and parking by building:

Building No.	No. of Units	Floor Area	Parking	
			Resident /	Visitor
1.	64	4,809 m ² (51,767 sq. ft.)	91	13
2.	64	4,502 m ² (48,458 sq. ft.)	93	13
3.	48 res. / 9 com.	4,570 m ² (49,187 sq. ft.) total / 839 m ² (9,031 sq. ft.) commercial	70	11 / 27 comm.
Total	176 res. / 9 com.	13,881 m ² (149,414 sq. ft.)	254	64

Building Design

- Access to the site is proposed from the future 195A Street, a portion of which will be constructed as part of this application (subject to acceptance by the adjacent property owner). Vehicular access to the underground parking entrance (two levels) will be provided from an internal driveway. Access will be controlled by security gates to minimize potential conflicts. The resident and visitor parking areas will be separated by additional security gates.
- Residential units range in size from 43 square metres (466 sq. ft.) to 82 square metres (885 sq. ft.) and comprise a mix of studio, one and two-bedroom units with variations that incorporate dens. The commercial units in Building 3 range in size from 82 square metres (880 sq. ft.) to 153 square metres (1,645 sq. ft.).
- The main entrances for Buildings 1 and 2 are located adjacent the internal driveway on the south elevation of each building. An additional entry is proposed for Building 1 that will provide direct connection to an outdoor patio from the indoor amenity space. Access to an outdoor patio area is provided from the lobby area of Building 2. Additional exits are also proposed from the main floor on the east side of Building 1 and from the west side of Building 2.
- Building materials include painted hardi-panel siding on the upper portions of all buildings (beige and caramel colour), and the extensive use of vinyl siding for Buildings 1 and 2 (2 shades of brown) on the lower portions.
- Building 3 provides higher quality materials through the exclusive use of hardi plank siding ('roxbury caramel') and trim ('evening white') on the middle of the building which is complemented by the extensive use of brick veneer at the base of the building (red colour) on all façades. The use of brick is emphasized on the southeast corner of Building 3 (64 Avenue and 196 Street) to emphasize the corner and commercial use. Additional detailing is provided through the provision of glass railings on decks on all buildings.
- Specific sections of the roof extend from the building and are supported by wood brackets (Buildings 1 and 2) and wood and metal brackets (Building 3) below the roof line. The wood and metal brackets on Building 3 extend approximately 1 storey and help to increase the interest of the roof line. The roof line articulation together with the proposed building materials result in a very modern building design.

Parking

- 318 parking spaces are provided, in two levels of underground parking which is comprised of 254 resident, 37 visitor (residential) and 27 commercial parking spaces, which comply with the Zoning By-law requirements. Additionally each of the individual phases of development meet the Zoning By-law requirements for parking.
- All of the commercial parking spaces (27) are provided at grade to avoid conflict with resident parking.

Commercial Frontage/Signage

- Retail space will be clearly defined from the residential portion by the extensive use of brick. This space is also provided with expansive glazing along the retail frontages in addition to a glass and metal awning system that will provide weather protection and enhance the pedestrian experience along the retail frontage.
- Fascia signage over unit entries will be in the form of channel letters mounted on metal cross supports.

Landscaping

- Each residential unit has access to either a private patio or a balcony.
- A 7.0-metre (23 ft.) wide landscape buffer is proposed for the residential portion of the development along 196 Street. The buffer is heavily planted with a variety of trees (e.g. cedars and maple trees) and shrubs and will provide a consistent visual image and acoustical treatment along 196 Street.
- The subject site is located on the boundary between Surrey and the Township of Langley. A City of Surrey gateway sign will be sited near the southeast corner of the site to denote this boundary location. A 3.0-metre (13 ft.) wide multi-use pathway will be constructed along the 64 Avenue frontage of the site. A second 2.2-metre (7 ft.) wide pathway is proposed that will run parallel to the larger pathway. These pathways are integrated into the commercial streetscape and will help to support commercial uses by fostering pedestrian movement.
- A row of trees (with in ground planting) will be planted on private property to frame the pathways. Additionally weather protection will be provided over a portion of the inner pathway as it is proposed over private property.
- The applicant will also be providing a 4.0-metre (13 ft.) wide statutory right-of-way (SROW) for a pedestrian walkway along the north property line. This SROW will consist of a 2.0-metre (6.6 ft.) wide concrete sidewalk and 1.0-metre (3.3 ft.) grassed area on either side of the sidewalk. Additional trees and shrubs will be planted along the southern edge of the right-of-way to separate the private residences from the public walkway.
- This pedestrian walkway forms the south half of the SROW provided on the adjacent site to the north (6477 – 196 Street) under Application No. 7911-0035-00. This total 8.0-metre (26 ft.) wide right-of-way area contains two parallel sidewalks which are separated by a grass boulevard. The southern statutory right-of-way area will be maintained by the future Strata Council for the subject site.

Indoor and Outdoor Amenity Spaces

- The indoor amenity spaces are proposed in the ground level of Buildings 1 and 3. The indoor amenity spaces will be provided in the form of fitness room, lounge, games room, theatre room and multi-purpose room.

- The outdoor amenity area is located centrally between Buildings 1 and 2, directly adjacent the indoor amenity space in Building 1 and consists of an outdoor patio area, BBQ area, open lawn area with bench seating and children's play area. Significant landscaping is provided around these areas.

ADVISORY DESIGN PANEL

ADP Date: October 13, 2011

This project had few ADP recommendations and was generally supported by the ADP. The applicant has resolved all of the issues to the satisfaction of the Planning and Development Department.

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.	ADP Comments
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/kms

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APPENDIX IInformation for City Clerk

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

1. (a) Agent: Name: Colin A Hogan
 Focus Architecture Incorporated
 Address: 109 - 1528 McCallum Road
 Abbotsford BC V2S 8A3

 Tel: (604) 853-5222

2. Properties involved in the Application
 - (a) Civic Address: 6455 - 196 Street and 19559 - 64 Avenue

 - (b) Civic Address: 6455 196 Street
 Owner: Manorlane Homes Inc., Inc. No. BC0903614
 PID: 005-998-603
 Lot 36 Section 15 Township 8 New Westminster District Plan 41137

 - (c) Civic Address: 19559 64 Ave
 Owner: Manorlane Homes Inc., Inc. No. BC0903614
 PID: 005-998-611
 Lot 37 Section 15 Township 8 New Westminster District Plan 41137

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

 - (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

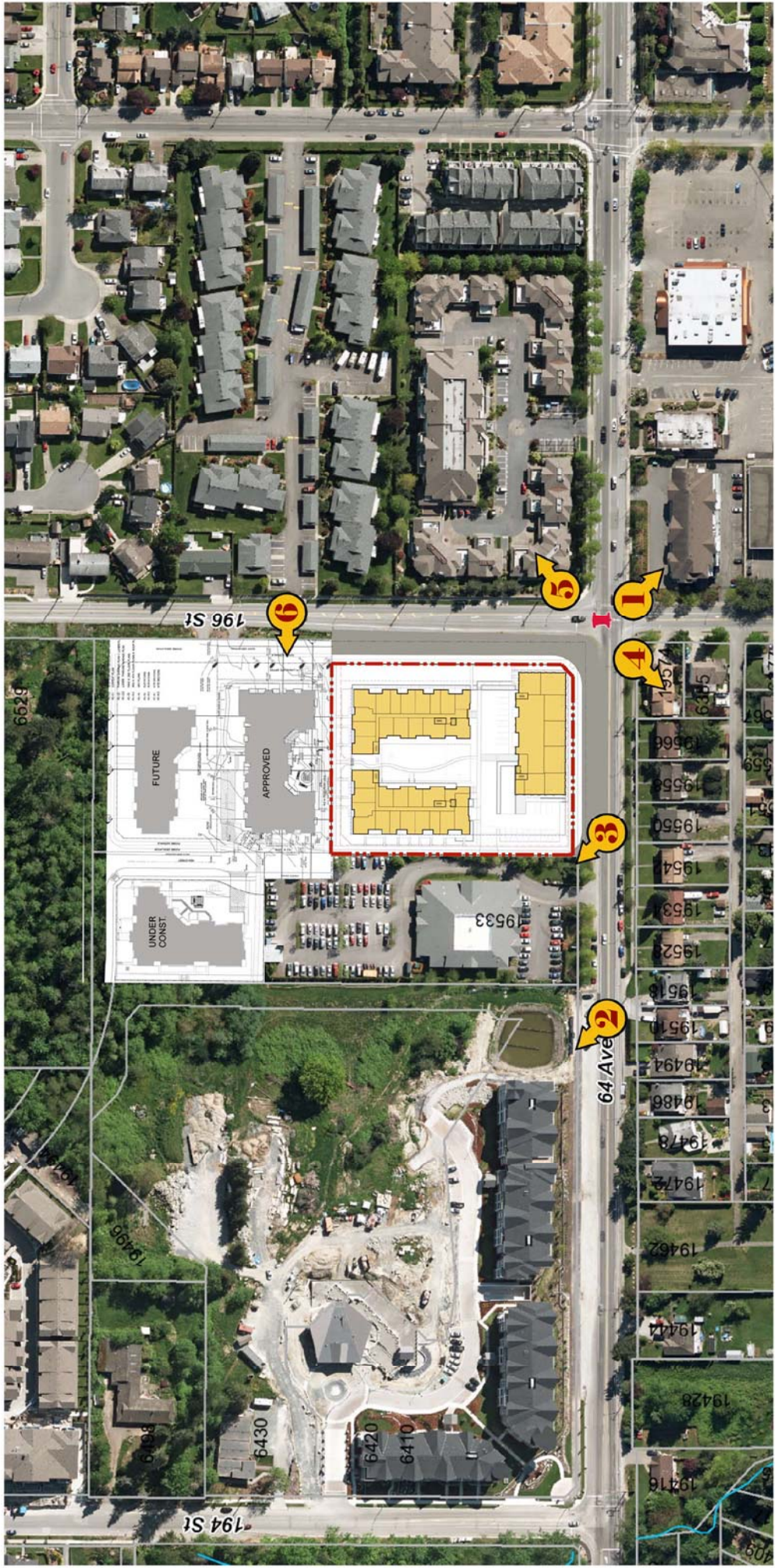
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		10,445 m ²
Road Widening area		1,528 m ²
Undevelopable area		
Net Total		8,918 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	42%	40.1%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (south)	1.5m	1.6m
Rear (north)	7.5m	8.5m
Side #1 (west)	7.5m	8.5m
Side #2 (east)	3.8m	3.9m
BUILDING HEIGHT (in metres/storeys)		
Principal	16m	15.9m (4-storeys)
Accessory	4.5m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		28
One Bed		57
Two Bedroom		91
Three Bedroom +		
Total		176
FLOOR AREA: Residential		13,042m ²
FLOOR AREA: Commercial		
Retail		839m ²
Office		
Total		839m ²
TOTAL BUILDING FLOOR AREA		13,881 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		197 upha/ 80 upa
FAR (gross)		
FAR (net)	1.5	1.5
AMENITY SPACE (area in square metres)		
Indoor	528m ²	459m ²
Outdoor	528m ²	538m ²
PARKING (number of stalls)		
Commercial	25	27
Residential Bachelor + 1 Bedroom	111	111
2-Bed	137	143
3-Bed		
Residential Visitors	36	37
Total Number of Parking Spaces	309	318
Number of disabled stalls	4	8
Number of small cars	80	16
Tandem Parking Spaces: Number / % of Total Number of Units		18 (5.7%)
Size of Tandem Parking Spaces width/length	2.6m x 13.4m (8'6" x 44')	2.6m x 13.4m (8'6" x 44')

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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6

5

4

3

2

1



PROPOSED MIXED-USE DEVELOPMENT **CONTEXT PLAN**
MANORLANE HOMES Inc. Issued for ADP Submission 64th Ave at 196th St., Surrey, BC
Intended Review date: October 13, 2011



NORTH STREETSCAPE



WEST STREETSCAPE

PROPOSED MIXED-USE DEVELOPMENT

MANORLANE HOMES Inc.

Planning Revisions

Intended Review date: November 28, 2011

Streetscapes

64th Ave at 196th St., Surrey, BC





SOUTH STREETScape



EAST STREETScape

PROPOSED MIXED-USE DEVELOPMENT

MANORLANE HOMES Inc.

Planning Revisions

Intended Review date: November 28, 2011

64th Ave at 196th St., Surrey, BC

Streetscapes



City of Surrey file number
-7911-0110

SITE RECONCILIATION

LEGAL DESCRIPTION:
LOTS 36.8.37, SECTION 15, TOWNSHIP 8, N.W.D. PLAN 41137
CIVIC ADDRESS:
1455-106 ST and 1959-64 AVE
SURREY, BC

ZONING INFORMATION:
ZONE: EXISTING=RA, PROPOSED=CD

SITE AREA:
112,435 SF (10,445 m²)
-16,445 SF (-1,528 m²) ROAD DEDICATION
95,990 SF (8,918 m²) NET SITE AREA
+ 2.20 AC (0.892 HA)

LOT COVERAGE:
ALLOWABLE: 45% (BASED ON RM-45)
PROPOSED: 58.82% / 55,990 SF = 49%

PROPOSED HARDSCAPE: = 31% (32,218 SF)
PROPOSED LANDSCAPE: = 19% (21,729 SF)

BUILDING AREAS:

	BUILDING 1	BUILDING 2	BUILDING 3
GROUND:	3,283 SF	-	-
LEVEL 1:	12,121 SF	13,546 SF**	-
LEVEL 2:	12,121 SF	11,861 SF	-
LEVEL 3:	12,121 SF	-	-
LEVEL 4:	12,121 SF	-	-
LEVEL 5:	12,121 SF	-	-
LEVEL 6:	12,121 SF	-	-
LEVEL 7:	12,121 SF	-	-
LEVEL 8:	12,121 SF	-	-
LEVEL 9:	12,121 SF	-	-
LEVEL 10:	12,121 SF	-	-
LEVEL 11:	12,121 SF	-	-
LEVEL 12:	12,121 SF	-	-
LEVEL 13:	12,121 SF	-	-
LEVEL 14:	12,121 SF	-	-
LEVEL 15:	12,121 SF	-	-
LEVEL 16:	12,121 SF	-	-
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LEVEL 36:	12,121 SF	-	-
LEVEL 37:	12,121 SF	-	-
LEVEL 38:	12,121 SF	-	-
LEVEL 39:	12,121 SF	-	-
LEVEL 40:	12,121 SF	-	-
LEVEL 41:	12,121 SF	-	-
LEVEL 42:	12,121 SF	-	-
LEVEL 43:	12,121 SF	-	-
LEVEL 44:	12,121 SF	-	-
LEVEL 45:	12,121 SF	-	-
LEVEL 46:	12,121 SF	-	-
LEVEL 47:	12,121 SF	-	-
LEVEL 48:	12,121 SF	-	-
LEVEL 49:	12,121 SF	-	-
LEVEL 50:	12,121 SF	-	-
LEVEL 51:	12,121 SF	-	-
LEVEL 52:	12,121 SF	-	-
LEVEL 53:	12,121 SF	-	-
LEVEL 54:	12,121 SF	-	-
LEVEL 55:	12,121 SF	-	-
LEVEL 56:	12,121 SF	-	-
LEVEL 57:	12,121 SF	-	-
LEVEL 58:	12,121 SF	-	-
LEVEL 59:	12,121 SF	-	-
LEVEL 60:	12,121 SF	-	-
LEVEL 61:	12,121 SF	-	-
LEVEL 62:	12,121 SF	-	-
LEVEL 63:	12,121 SF	-	-
LEVEL 64:	12,121 SF	-	-
LEVEL 65:	12,121 SF	-	-
LEVEL 66:	12,121 SF	-	-
LEVEL 67:	12,121 SF	-	-
LEVEL 68:	12,121 SF	-	-
LEVEL 69:	12,121 SF	-	-
LEVEL 70:	12,121 SF	-	-
LEVEL 71:	12,121 SF	-	-
LEVEL 72:	12,121 SF	-	-
LEVEL 73:	12,121 SF	-	-
LEVEL 74:	12,121 SF	-	-
LEVEL 75:	12,121 SF	-	-
LEVEL 76:	12,121 SF	-	-
LEVEL 77:	12,121 SF	-	-
LEVEL 78:	12,121 SF	-	-
LEVEL 79:	12,121 SF	-	-
LEVEL 80:	12,121 SF	-	-
LEVEL 81:	12,121 SF	-	-
LEVEL 82:	12,121 SF	-	-
LEVEL 83:	12,121 SF	-	-
LEVEL 84:	12,121 SF	-	-
LEVEL 85:	12,121 SF	-	-
LEVEL 86:	12,121 SF	-	-
LEVEL 87:	12,121 SF	-	-
LEVEL 88:	12,121 SF	-	-
LEVEL 89:	12,121 SF	-	-
LEVEL 90:	12,121 SF	-	-
LEVEL 91:	12,121 SF	-	-
LEVEL 92:	12,121 SF	-	-
LEVEL 93:	12,121 SF	-	-
LEVEL 94:	12,121 SF	-	-
LEVEL 95:	12,121 SF	-	-
LEVEL 96:	12,121 SF	-	-
LEVEL 97:	12,121 SF	-	-
LEVEL 98:	12,121 SF	-	-
LEVEL 99:	12,121 SF	-	-
LEVEL 100:	12,121 SF	-	-

**** NOTE: LEVEL 1 INCLUDES 8,985 SF (828.26m²) OF RETAIL SPACE OF BLDG 3
TOTAL COR F.A.R. 51,767 + 48,484 + 49,097 = 149,348 SF (13,874.88m²)
149,348 SF - 4,032 SF (AMENITY)
= 145,316 SF (13,442.88m²)**

INDOOR AMENITY SPACE:
REQUIRED: 3 m² x 170 UNITS = 510 m²
PROVIDED: 4,932 SF (457 m²); BALANCE TO BE PURCHASED

OUTDOOR AMENITY SPACE:
REQUIRED: 3 m² x 170 UNITS = 510 m²
PROVIDED: 5,793 SF (535 m²)

DENSITY (RESIDENTIAL):
PERMITTED = 15,499 ± 1.5
PROPOSED = 13,416.69 m² / 8,918 m² = 1.504 ± 1.5

DENSITY (UNITS PER HECTARE):
PROPOSED = 176 UNITS / 0.892 ha = 197.31 units/ha
PERMITTED = 80 units/ha

SETBACKS:
NORTH: PROVIDED: 8.73 m (BLDG 1)
SOUTH: 3.44 m (TO RES. BLDG FACE - BLDG 3)
EAST: 3.44 m (TO COMM. BLDG FACE - BLDG 3)
WEST: 8.73 m (BLDG 1)

PARKING (RESIDENTIAL):
BUILDING 1: (28 SR18 x 1.3) x 0.28 x 1.57 = 96.4
BUILDING 2: (28 SR18 x 1.3) x 0.28 x 1.57 = 96.4
BUILDING 3: (28 SR18 x 1.3) x 0.28 x 1.57 = 96.4
TOTAL RESIDENT REQUIRED: 288 CARS

RESIDENT PROVIDED:
BUILDING 1: 91
BUILDING 2: 70
BUILDING 3: 284 CARS
TOTAL RESIDENT PROVIDED: 284 CARS

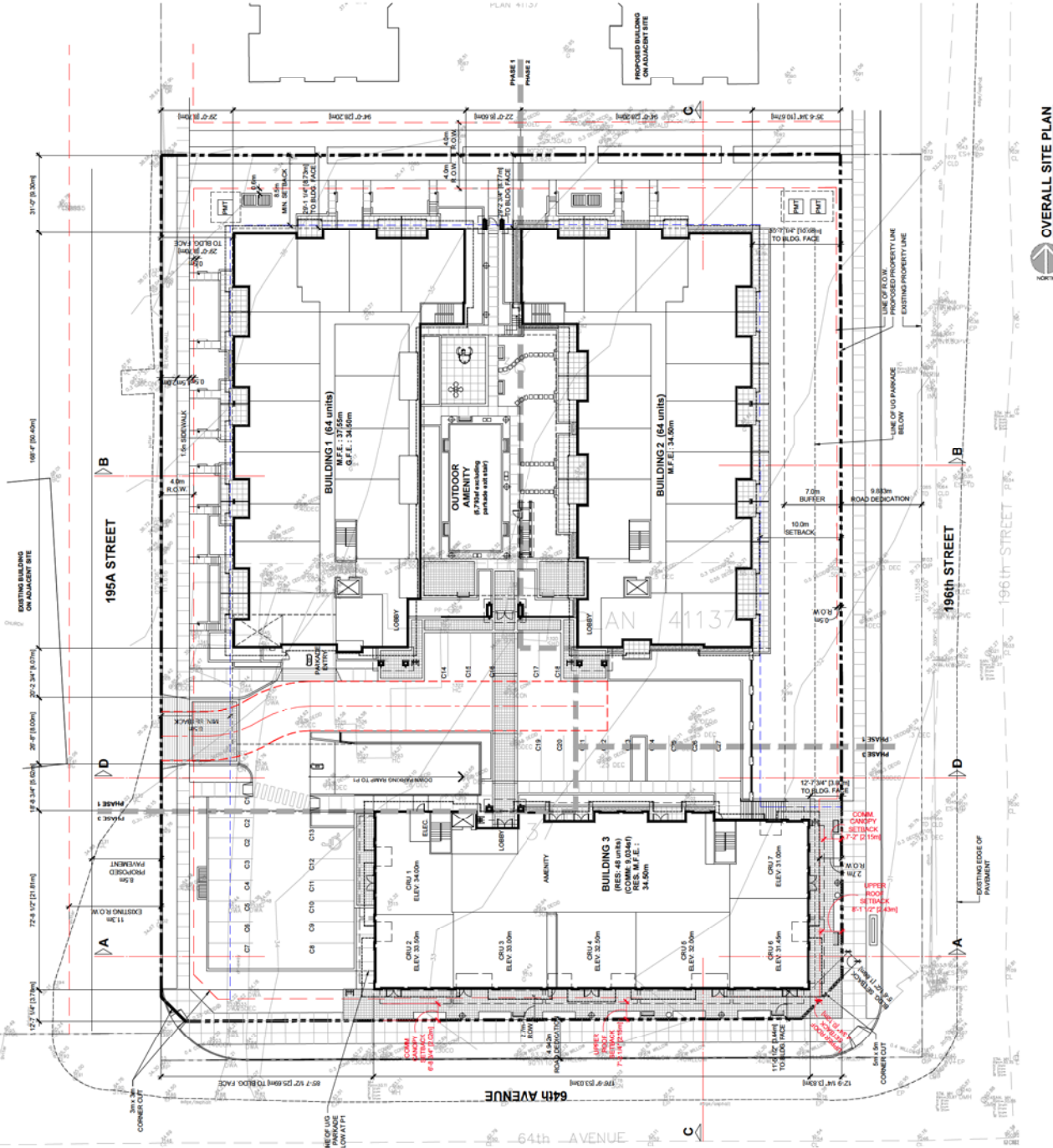
VISITOR REQUIRED:
BUILDING 1: 64 UNIT x 0.2 = 12.8
BUILDING 2: 44 UNIT x 0.2 = 8.8
BUILDING 3: 48 UNIT x 0.2 = 9.6
TOTAL: 31.2 CARS

VISITOR PROVIDED:
BUILDING 1: 13
BUILDING 2: 13
BUILDING 3: 11
TOTAL: 37 CARS

PARKING (COMMERCIAL):
REQUIRED: 68.28 m² x 3 CARS/100m² = 24.8 CARS
PROVIDED: 27 CARS (SURFACE)

BICYCLE SPACE (RESIDENTIAL):
BUILDING 1: REQUIRED 64 UNITS x 1.2 = 76.8
BUILDING 2: REQUIRED 44 UNITS x 1.2 = 52.8
BUILDING 3: REQUIRED 48 UNITS x 1.2 = 57.6
TOTAL: REQUIRED 187.2 SPACES
PROVIDED: 235 SPACES

PROPOSED BUILDING HEIGHT:
BUILDING 1 - 15.4 m / (4 stories)
BUILDING 2 - 13.9 m / (4 stories)
BUILDING 3 - 15.9 m / (4 stories)



OVERALL SITE PLAN
SCALE: 1" = 20'-0"

City of Surrey file number -7911-0110

DATE: JUN 14, 2017
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: JUNE 16, 2011
SHEET NO. DP-01 1106

FOCUS ARCHITECTURE INCORPORATED
1009 13708 MacGillivray Street
Abbotsford, BC V2S 8A3
Tel: 604-851-5222 Fax: 604-851-5462
Celia A. Hogg
Jaimie J. Isopola
M.B.C. M.A.A.
M.B.C. M.A.A.
M.B.C. M.A.A.

MANORLANE HOVDES INC.
1648 AVENUE 196th ST
SURREY, BC

PROJECT:
PROPOSED MIXED USE DEVELOPMENT
64th AVENUE 196th ST
SURREY, BC

CONSULTANTS:

REVISIONS:

City of Surrey file number
-7911-0146

December 13, 2011 Planning Reviews Henry Williams
November 11, 2011 Planning Reviews Henry Williams
November 11, 2011 Surrey Planning Henry Williams
August 12, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams
June 18, 2011 Surrey Planning Henry Williams

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
690 AVENUE 1 196th ST
SURREY, BC

SITE PLAN
DRAWING TITLE

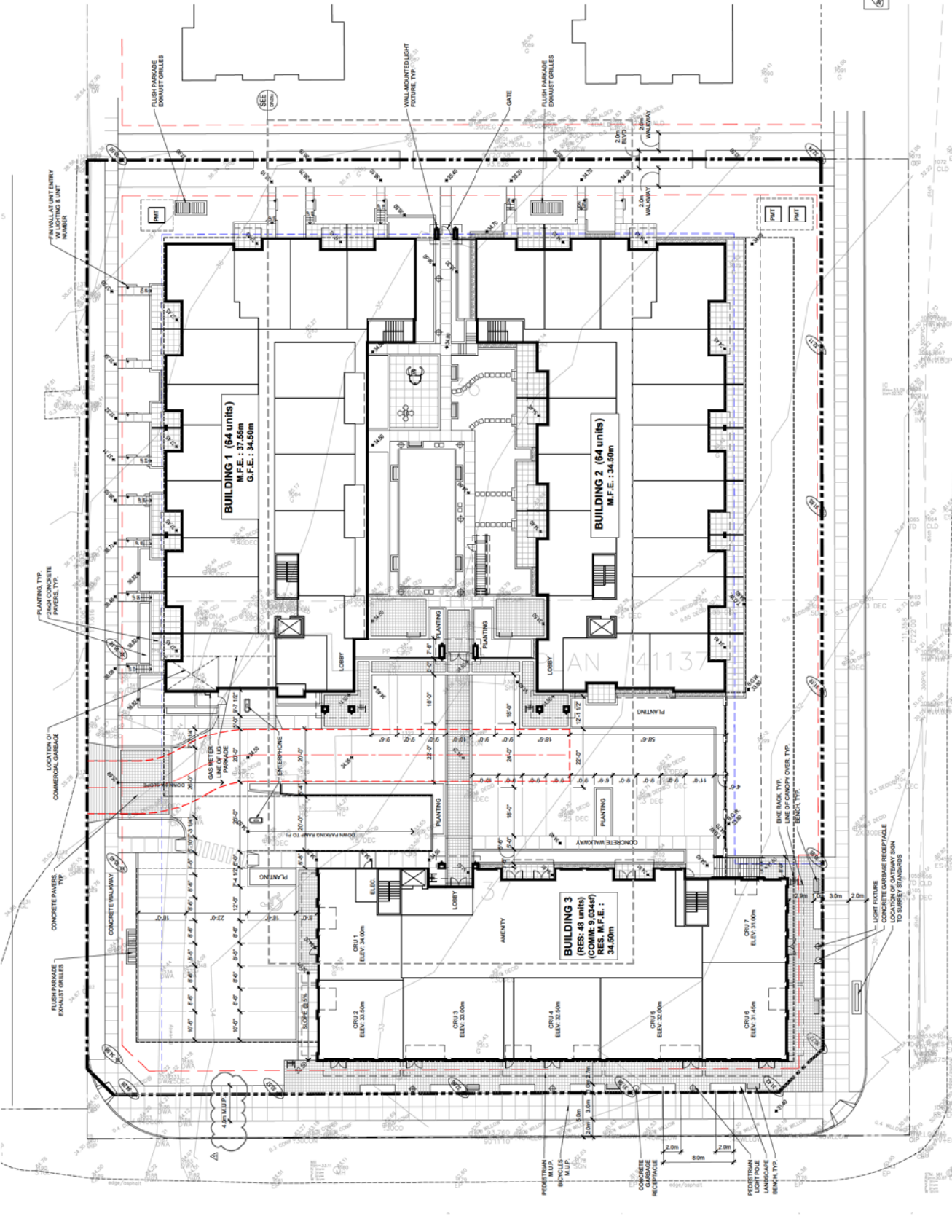
DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-01a	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-853-2277 Fax: 604-853-2242
Celia A. Hogan
James J. Gough
JAG/CAJ, INC/CAJ

FINISHED GRADE AT PROPERTY
LINE PROVIDED BY CONSULTANT
ENGINEERING

SITE PLAN
SCALE: 1/16"=1'-0"



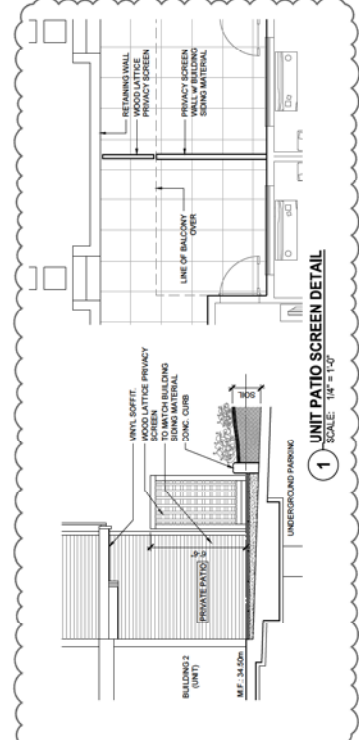
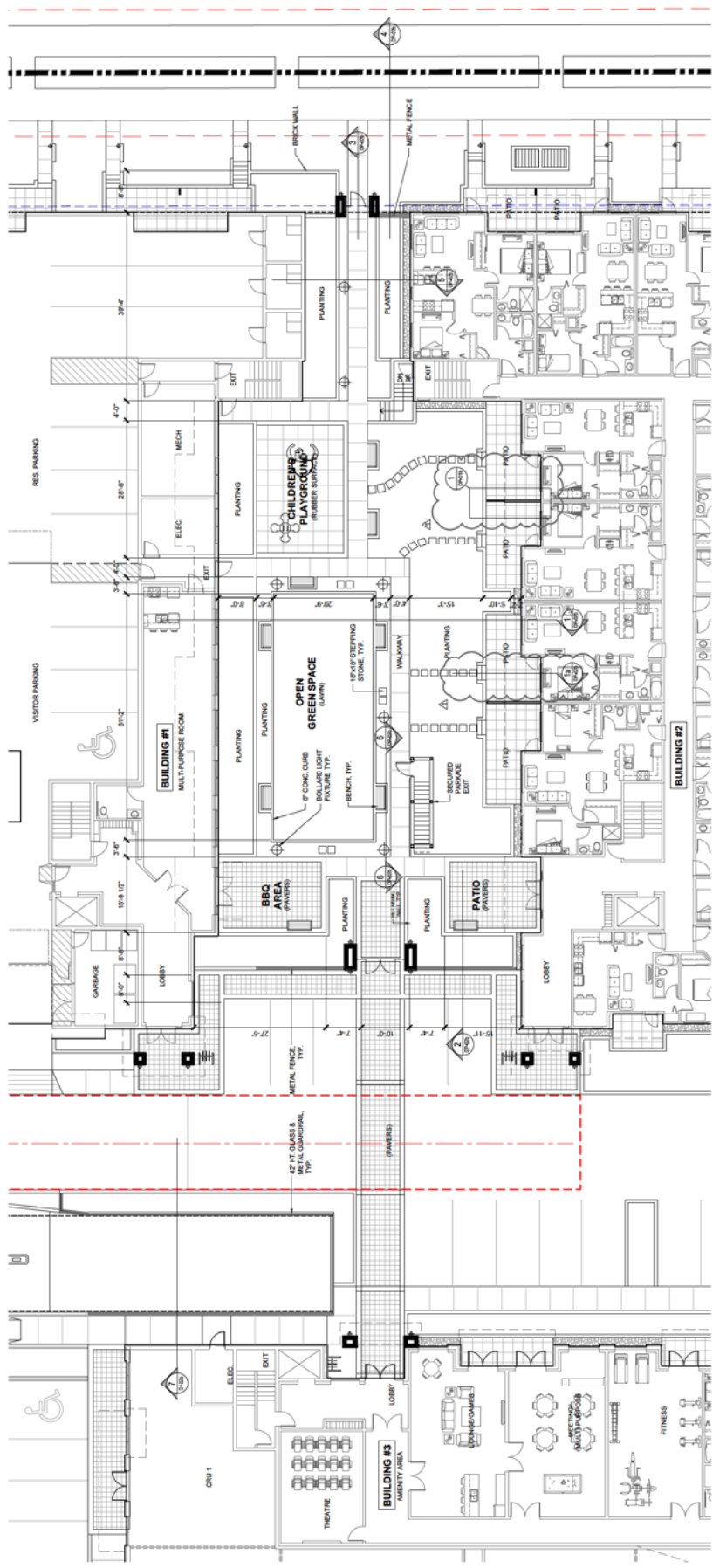
City of Surrey file number
-7911-0146

December 13, 2011	Final Review
November 11, 2011	Final Review
October 11, 2011	Final Review
September 11, 2011	Final Review
August 11, 2011	Final Review
July 11, 2011	Final Review
June 11, 2011	Final Review
May 11, 2011	Final Review
April 11, 2011	Final Review
March 11, 2011	Final Review
February 11, 2011	Final Review
January 11, 2011	Final Review

PROJECT
PROPOSED
MIXED USE
DEVELOPMENT
MANORLANE HOMES LTD
6040 AVE 1 196th ST
SURREY BC
DRAWING TITLE

**ENLARGED
SITE PLAN
OUTDOOR AMENITY**
DRAWN
YR, MS, AL
CHECKED
DATE
JUNE 16, 2011
AS NOTED
SHEET NO.
FILE NO.
DP-01b 1106

**FOCUS
ARCHITECTURE
INCORPORATED**
100 - 1528 MacMillan Road
Abbotsford, BC V2S8A3
Tel: 604.853.2777 Fax: 604.853.2422
Colin A. Rogan
James J. Gough
A.M.B.C. (A.A.C.)
A.M.A.C. (A.A.C.)



City of Surrey file number
-7911-0146

December 13, 2011	Planning Services
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
August 12, 2011	Henry Matthews
June 18, 2011	Henry Matthews

PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC.
64th AVE S 198th ST
SURREY, BC
DRAWING TITLE

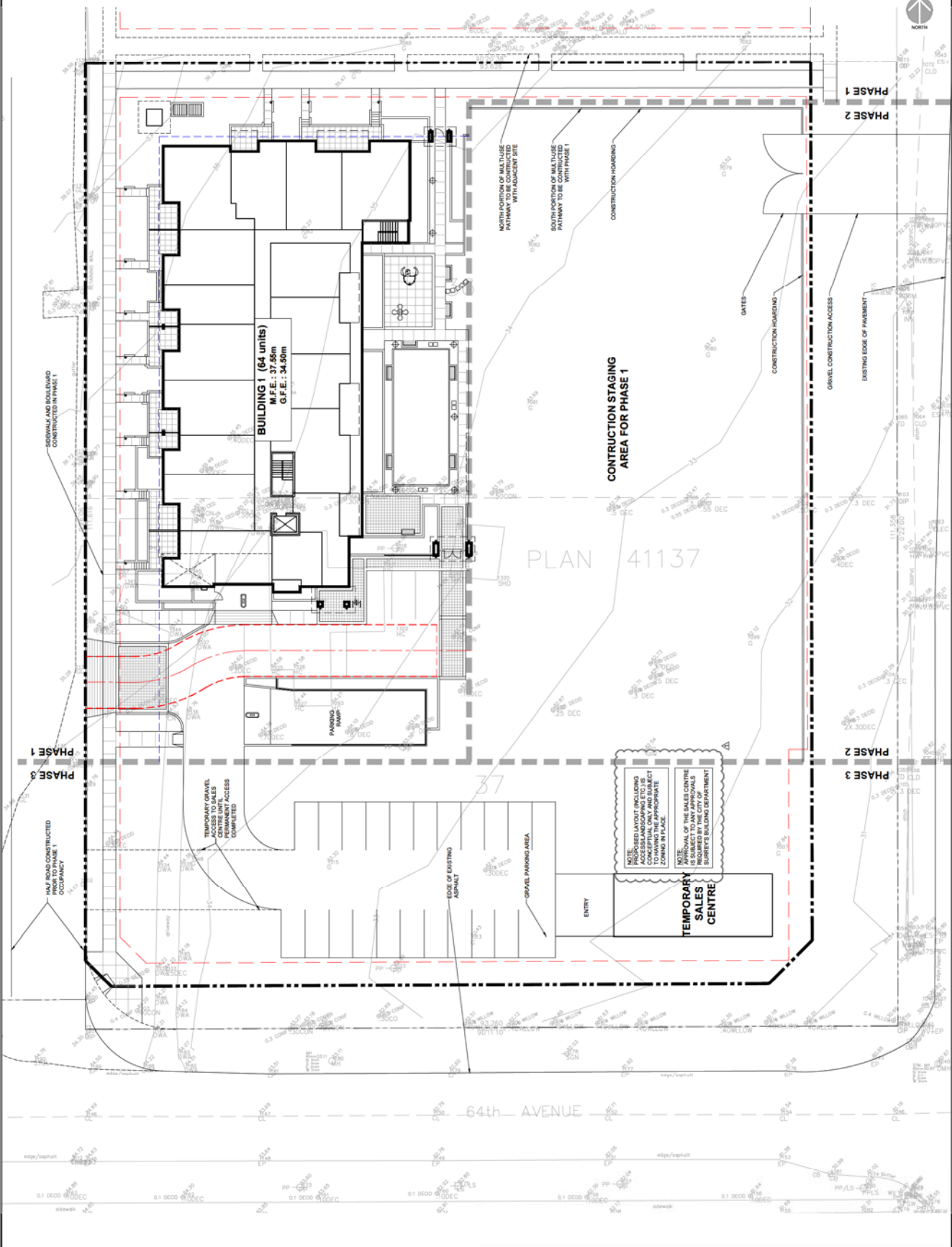
SITE PHASING PLAN

DRAWN	AL	CHECKED	AL
SCALE	AS NOTED	DATE	JUNE 16, 2011
SHEET NO.	DP-01c	FILE NO.	1106



100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-853-5227 Fax: 604-853-5242
Colin A. Hagan
James P. Toppin
AIBC, R.A.I.C.
AIBC, R.A.I.C.
AIBC, R.A.I.C.

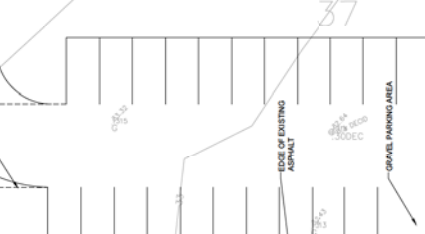
SITE PLAN
SCALE: 1/16"=1'-0"



PLAN 41137

TEMPORARY SALES CENTRE

NOTE: THIS LAYOUT INCLUDING ACCESS/LANDSCAPING ETC. IS SUBJECT TO ANY AMENDMENTS REQUIRED BY THE CITY OF SURREY BUILDING DEPARTMENT ZONING IN PLACE.



PHASE 1
PHASE 2
PHASE 3



64th AVENUE

City of Surrey file number
-7931-0146

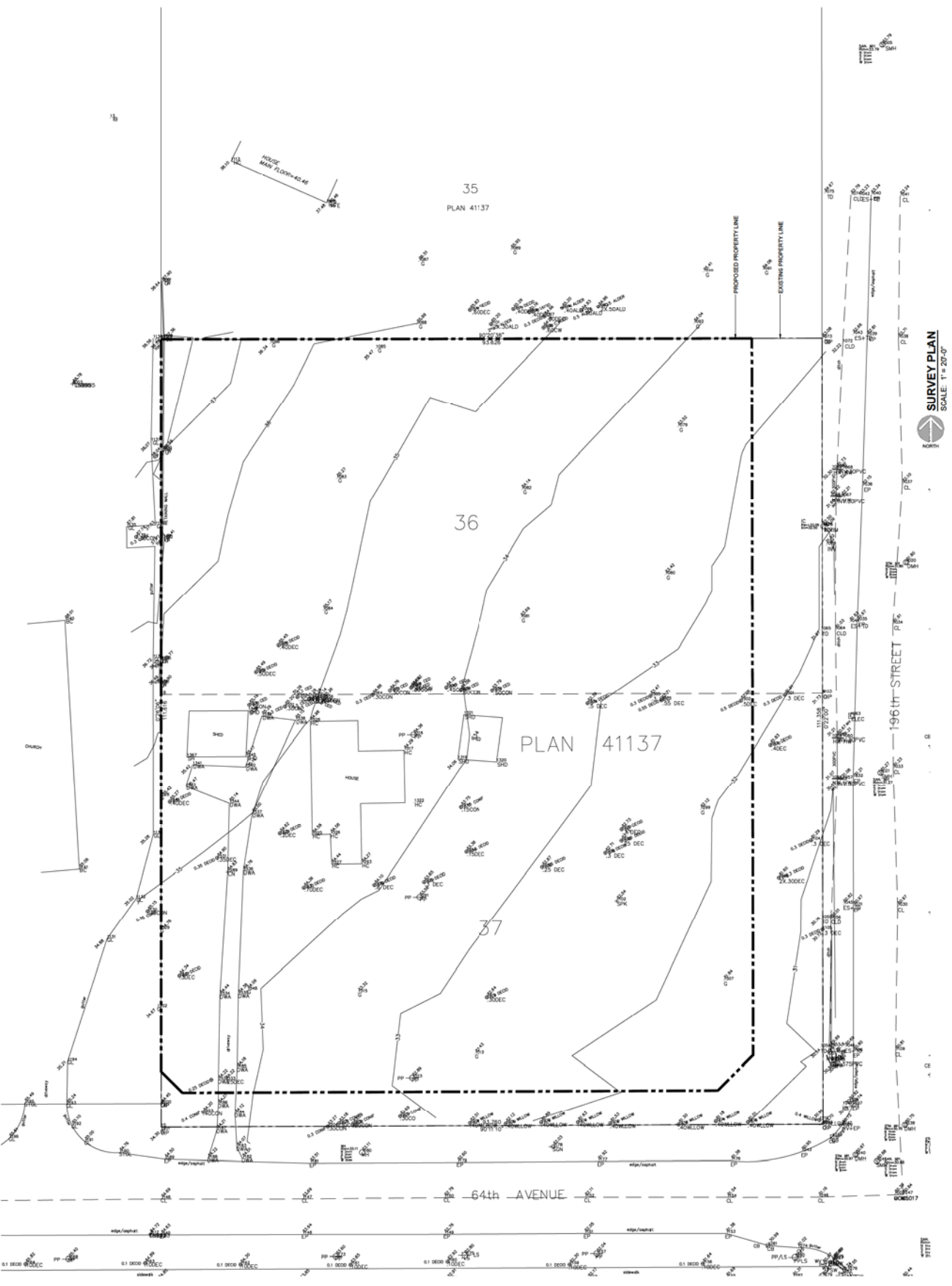
November 26, 2011 Henry Matthews
November 11, 2011 Henry Matthews
November 11, 2011 Henry Matthews
August 13, 2011 Henry Matthews
June 18, 2011 Henry Matthews

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
644th AVENUE S
SURREY, BC
DRAWING TITLE
SURVEY PLAN

DRAWN
YR. MS
CHECKED
DATE
SCALE
AS NOTED
JUNE 16, 2011
FILE NO.
DP-01e 1106

100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8533242
Gillian A. Hogan
James J. Gough
A.M.B.C. M.A.A.
J.A.M.B.C. I.A.M.B.C.



City of Surrey file number
-7911-0146

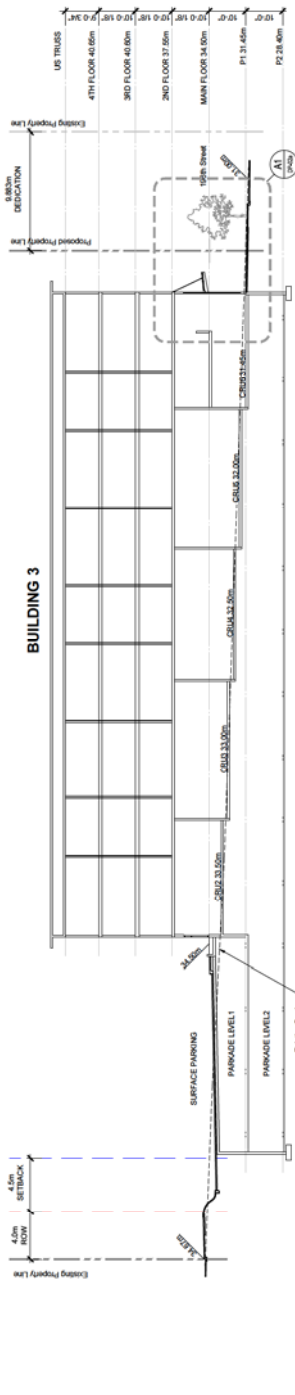
Drawn	Checked
Y.R. MS	
Scale	Date
AS NOTED	JUNE 16, 2011
Sheet No.	File No.
DP-02	1106

PROJECT
PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC.
6000 LAKE 1 196th ST
SURREY BC
SECTIONS

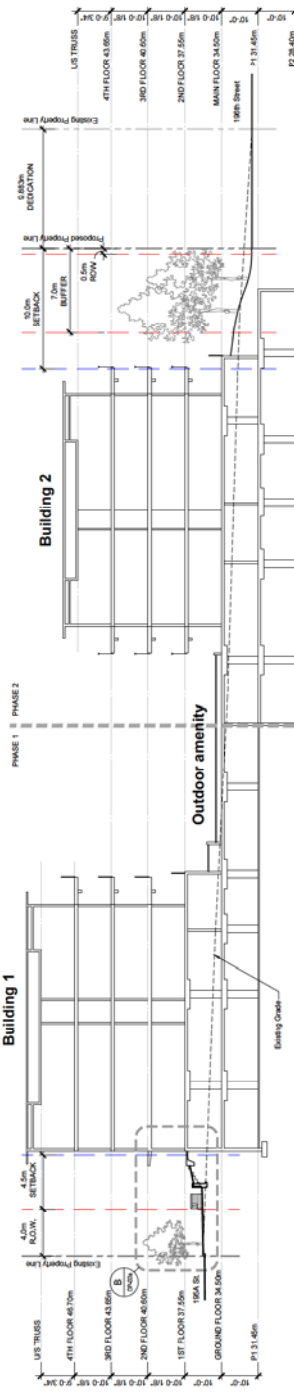


FOCUS ARCHITECTURE INCORPORATED
100 - 1528 MacCallum Road
Abbotsford, BC V2S6A3
Tel: 604-8532277 Fax: 604-8532442
Colin A. Hopson
James P. Gagnier
M.B.C. M.A.C.
J.A.B.C. J.A.B.C.

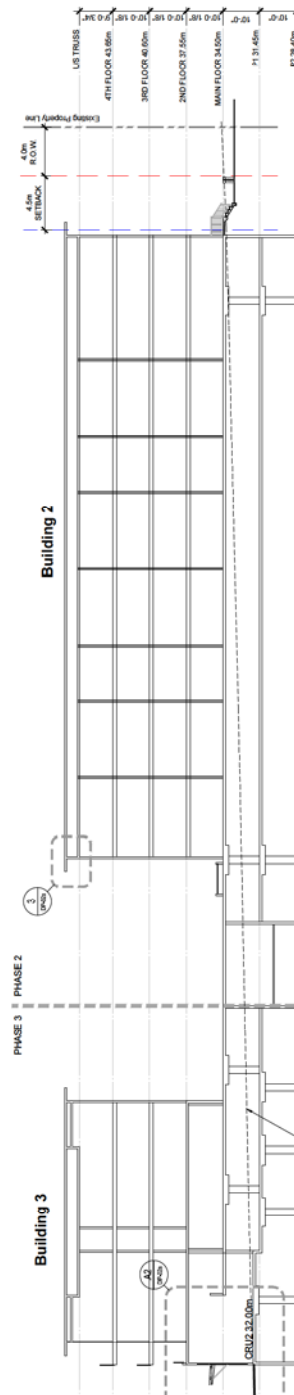
SECTION A
SCALE: 1/16" = 1'-0"



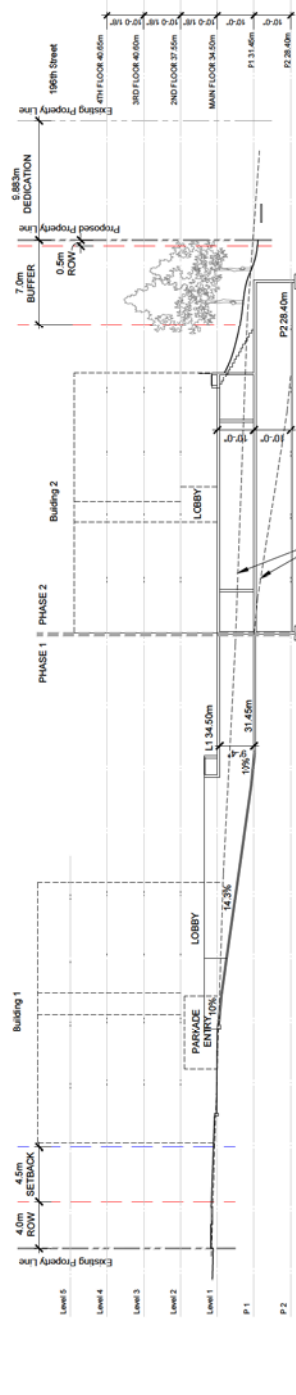
SECTION B
SCALE: 1/16" = 1'-0"



SECTION C
SCALE: 1/16" = 1'-0"



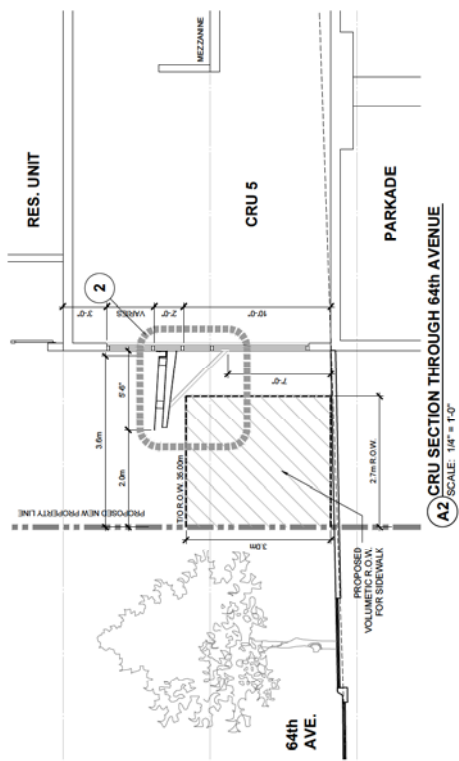
SECTION D
SCALE: 1/16" = 1'-0"



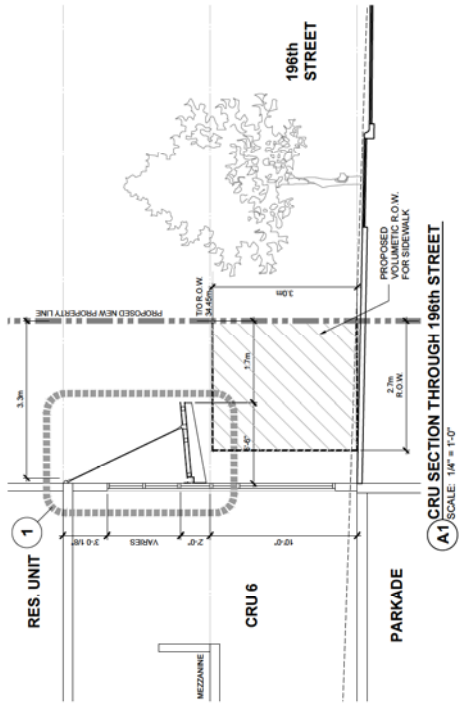
November 28, 2011	Henry Matthews
November 11, 2011	Henry Matthews
October 11, 2011	Henry Matthews
August 12, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews

PROJECT
PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC.
6404 AVE. # 196th ST
SURREY BC
DRAWING TITLE

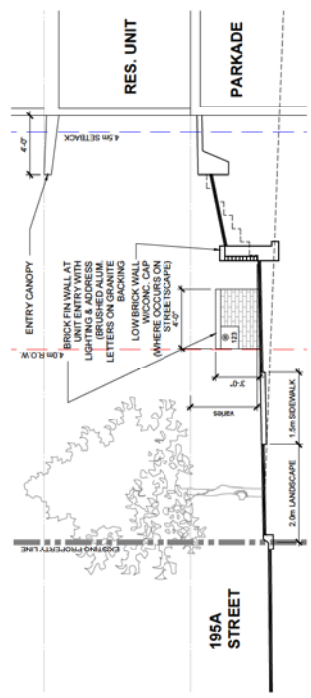
SECTIONS
DRAWN YR. MS
CHECKED
SCALE AS NOTED
DATE JUNE 16, 2011
SHEET NO. FILE NO.
DP-02a 1106



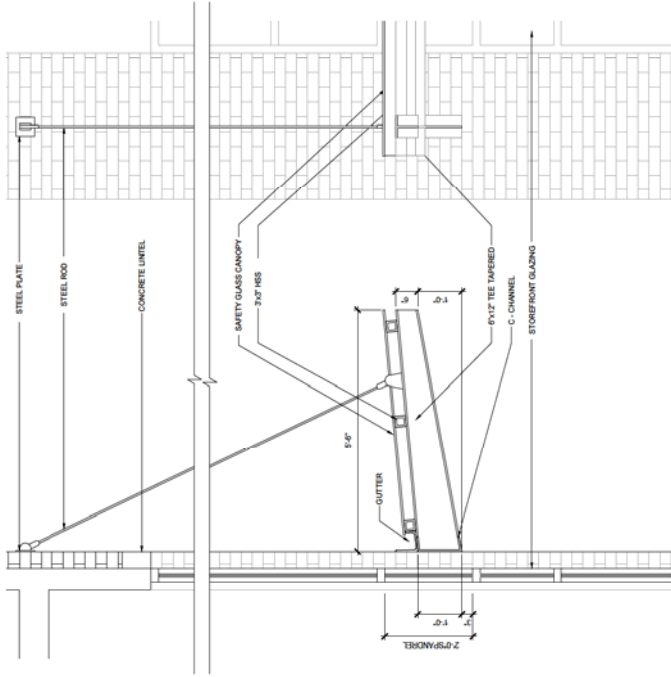
A2 CRU SECTION THROUGH 64th AVENUE
SCALE: 1/4" = 1'-0"



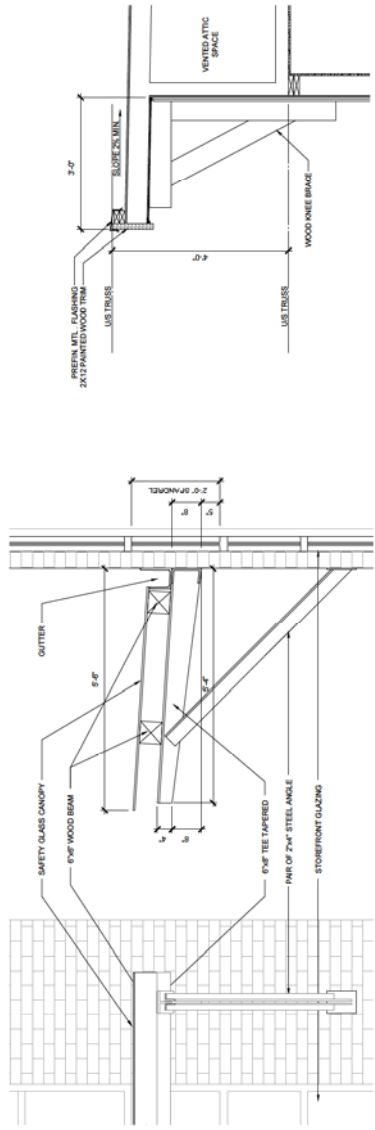
A1 CRU SECTION THROUGH 196th STREET
SCALE: 1/4" = 1'-0"



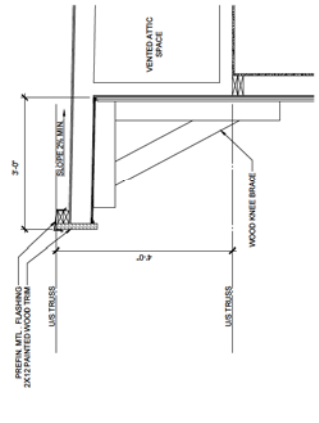
B SECTION THROUGH UNIT 195A STREET
SCALE: 1/4" = 1'-0"



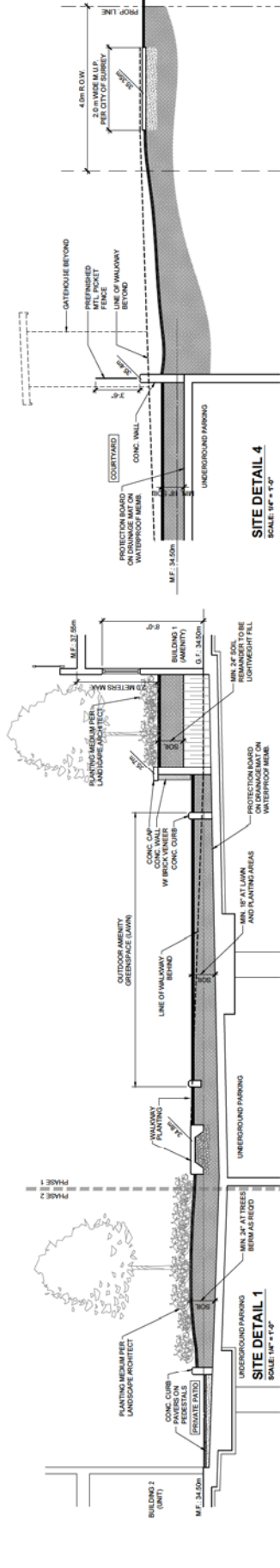
1 CANOPY TYPE 1 DETAIL
SCALE: 3/4" = 1'-0"



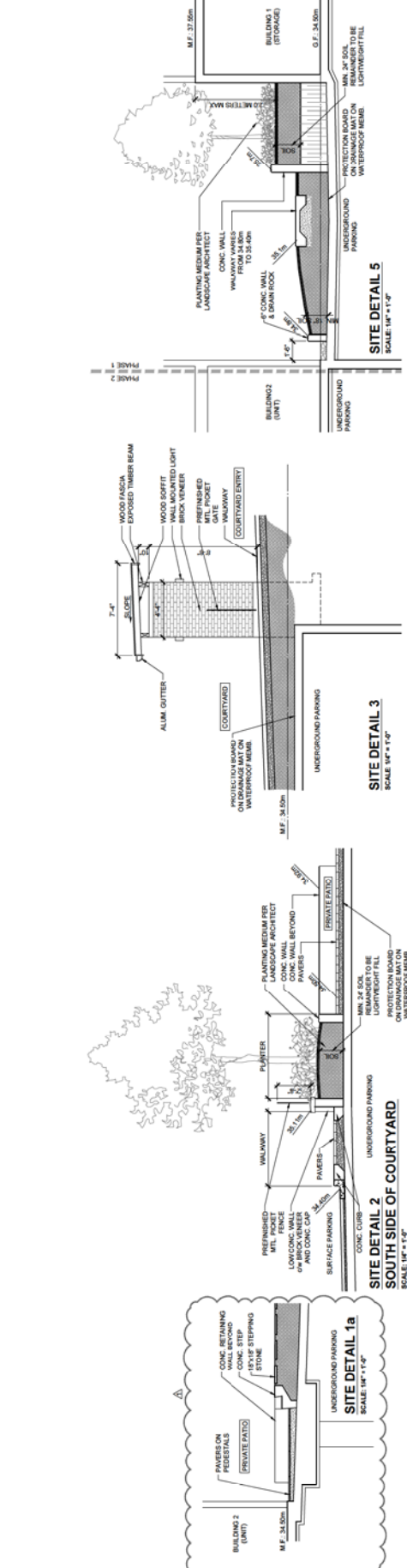
2 CANOPY TYPE 2 DETAIL
SCALE: 3/4" = 1'-0"



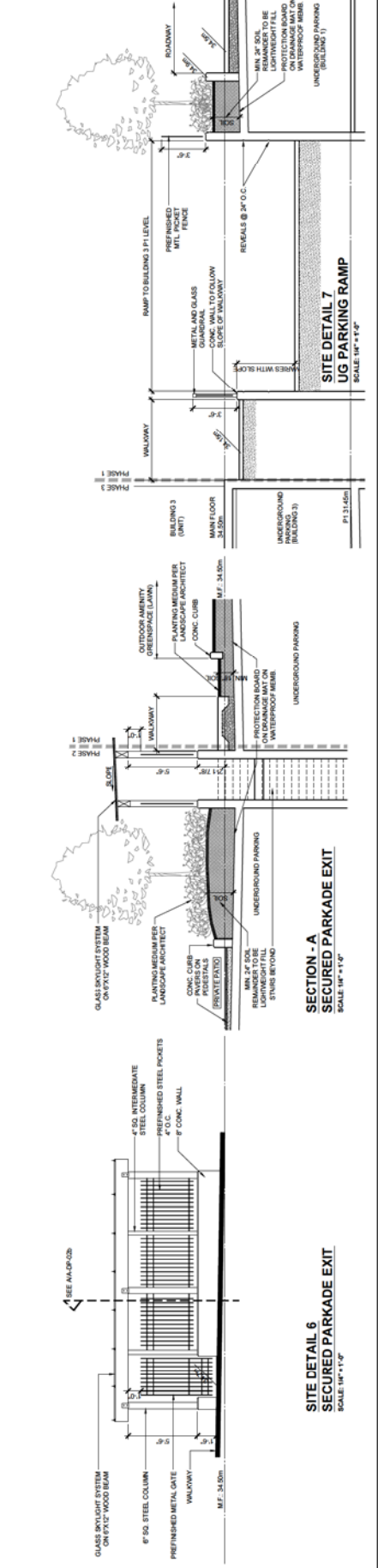
3 TYPICAL ROOF EDGE DETAIL
SCALE: 3/4" = 1'-0"



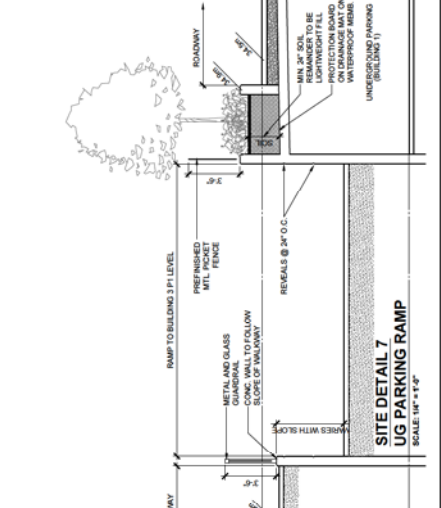
SITE DETAIL 4
SCALE: 1/4" = 1'-0"



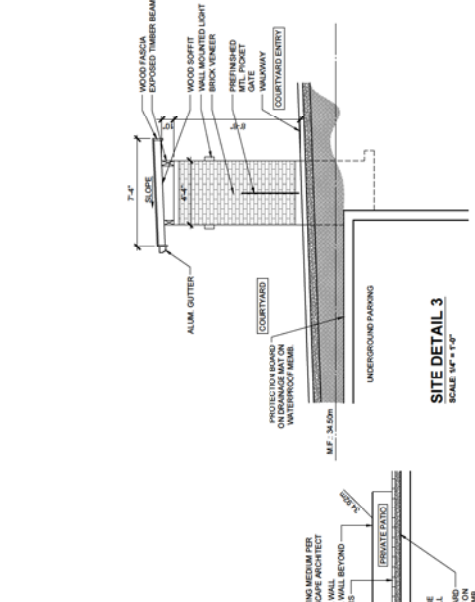
SITE DETAIL 5
SCALE: 1/4" = 1'-0"



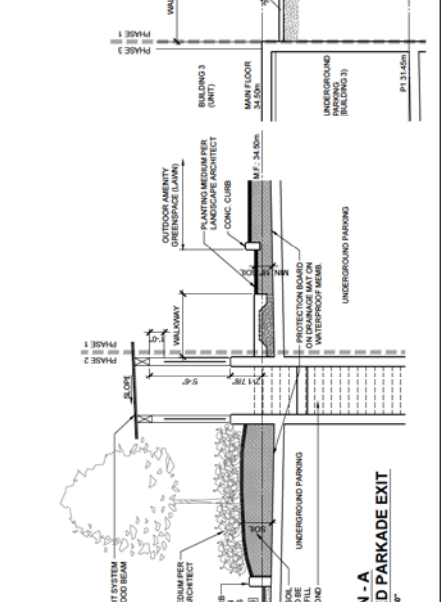
SITE DETAIL 6
SCALE: 1/4" = 1'-0"



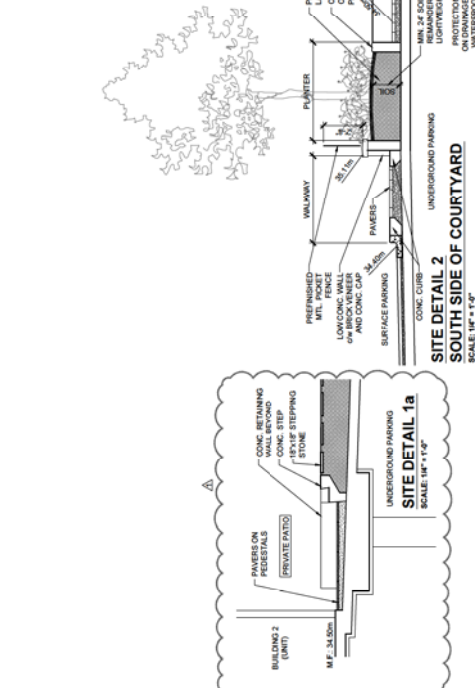
SITE DETAIL 7
SCALE: 1/4" = 1'-0"



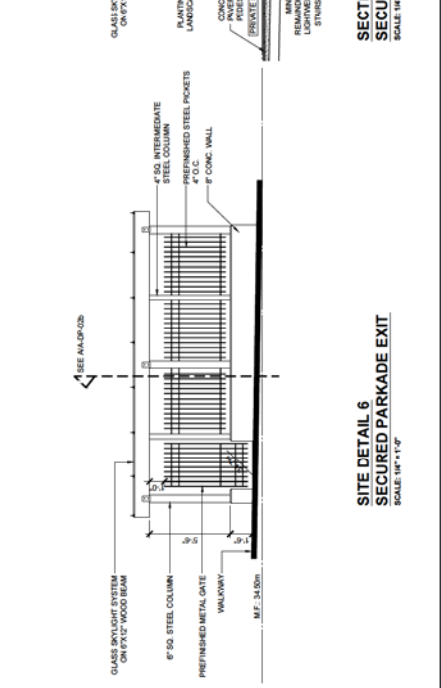
SITE DETAIL 8
SCALE: 1/4" = 1'-0"



SITE DETAIL 9
SCALE: 1/4" = 1'-0"



SECTION - A
SECURED PARKADE EXIT
SCALE: 1/4" = 1'-0"



SITE DETAIL 10
SCALE: 1/4" = 1'-0"

December 13, 2011
Planning Services
November 11, 2011
November 11, 2011
November 11, 2011
November 11, 2011
November 11, 2011
November 11, 2011
November 11, 2011
November 11, 2011

**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6400 LAKE 1 198th ST
SURREY, BC

DRAWN HK
CHECKED
DATE JUNE 16, 2011
SCALE AS NOTED
SHEET NO. DP-02b 1106
FILE NO.



100 - 1528 MacCallum Road
Abbotsford, BC V2S6A3
Tel: 86853327 Fax: 86853342
Gina A. Hogin
James P. Gopple
M.B.C. P.A.A.
M.B.C. P.A.A.
M.B.C. P.A.A.

City of Surrey file number
-7911-0146

November 26, 2011	Henry Morrison
November 11, 2011	Henry Morrison
October 13, 2011	Henry Morrison
August 12, 2011	Henry Morrison
June 18, 2011	Henry Morrison
June 18, 2011	Henry Morrison
June 18, 2011	Henry Morrison

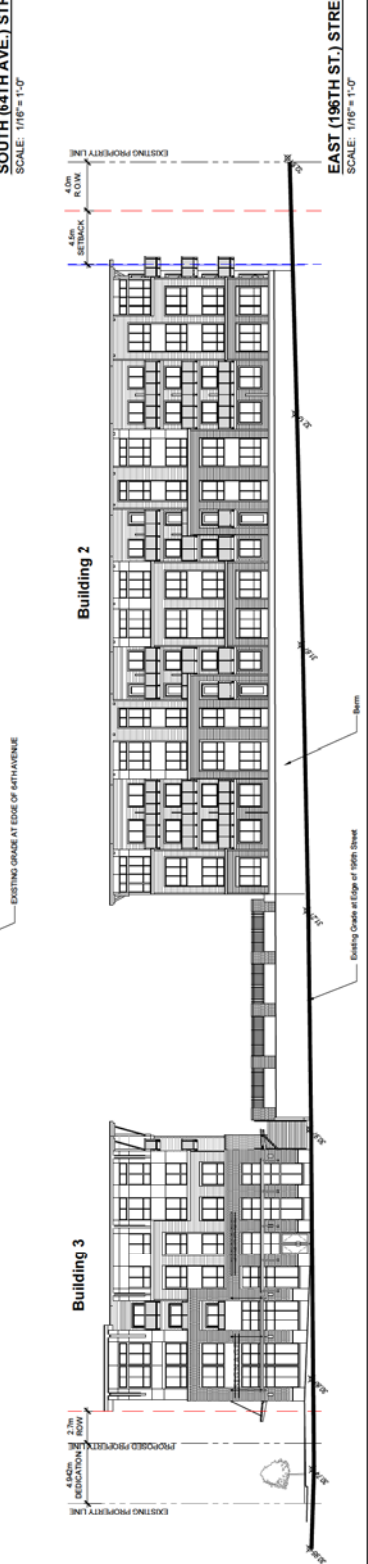
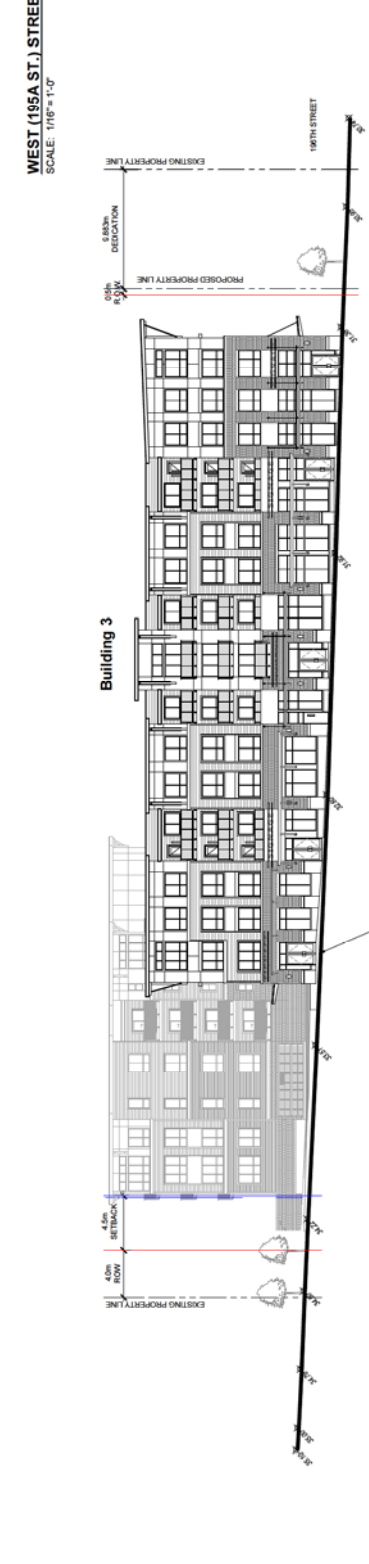
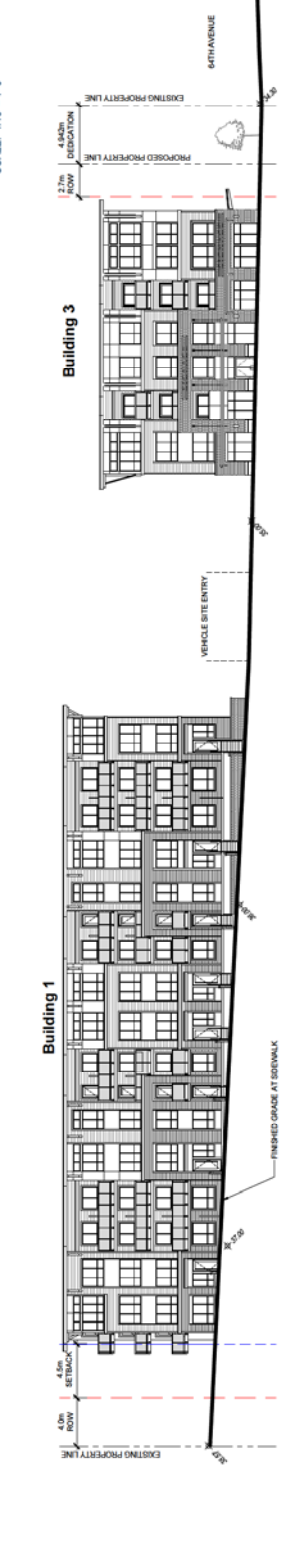
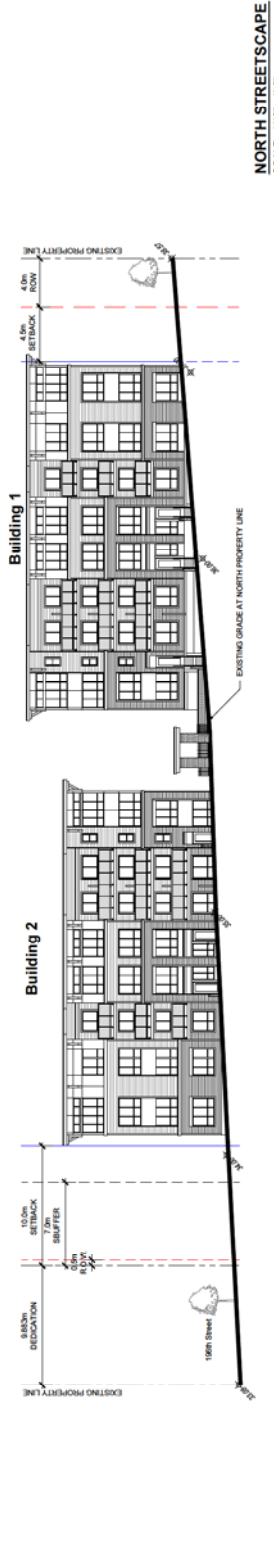
PROJECT
PROPOSED
MIXED USE
DEVELOPMENT
MANORLANE HOMES INC.
4000 MANORLANE
6400 AVE. # 196H ST
SURREY, BC

STREETSCAPE
DRAWING TITLE

DRAWN	YR	CHECKED	DATE
AS NOTED		AS NOTED	JUNE 16, 2011
SHEET NO.		FILE NO.	
DP-03		1106	



FOCUS ARCHITECTURE INCORPORATED
109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hooper
James P. Gagnier
A.M.B.C. M.A.A.
A.M.P.C. I.A.A.C.



NOTE TO THE REQUIREMENTS

- A) ALL WALLS AND CEILING IN UNDERGROUND PARKING TO BE PAINTED WHITE
- B) HARDWARE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING TO MONITOR ALL ENTRANCES AND EXITS TO BE DETERMINED TO AVOID HAZARDOUS CORNERS
- C) CONVEX MIRRORS TO BE INSTALLED IN UNDERGROUND PARKING TO MONITOR ALL ENTRANCES AND EXITS TO BE DETERMINED TO AVOID HAZARDOUS CORNERS
- D) ALL DOORS THAT LEAD TO PUBLIC AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT VISUAL SURVEILLANCE
- E) ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT VISUAL SURVEILLANCE
- F) UNDERGROUND PARKING TO BE WELL LIT TO PERMIT VISUAL SURVEILLANCE
- G) ROUGH SURFACES TO BE PROVIDED ON ALL WALLS AND CEILING TO PERMIT VISUAL SURVEILLANCE TO DETERMINE SPATTERS

November 26, 2011	Henry Makin
November 11, 2011	Henry Makin
October 13, 2011	Henry Makin
August 12, 2011	Henry Makin
June 18, 2011	Henry Makin
October 13, 2011	Henry Makin

CONSULTANTS

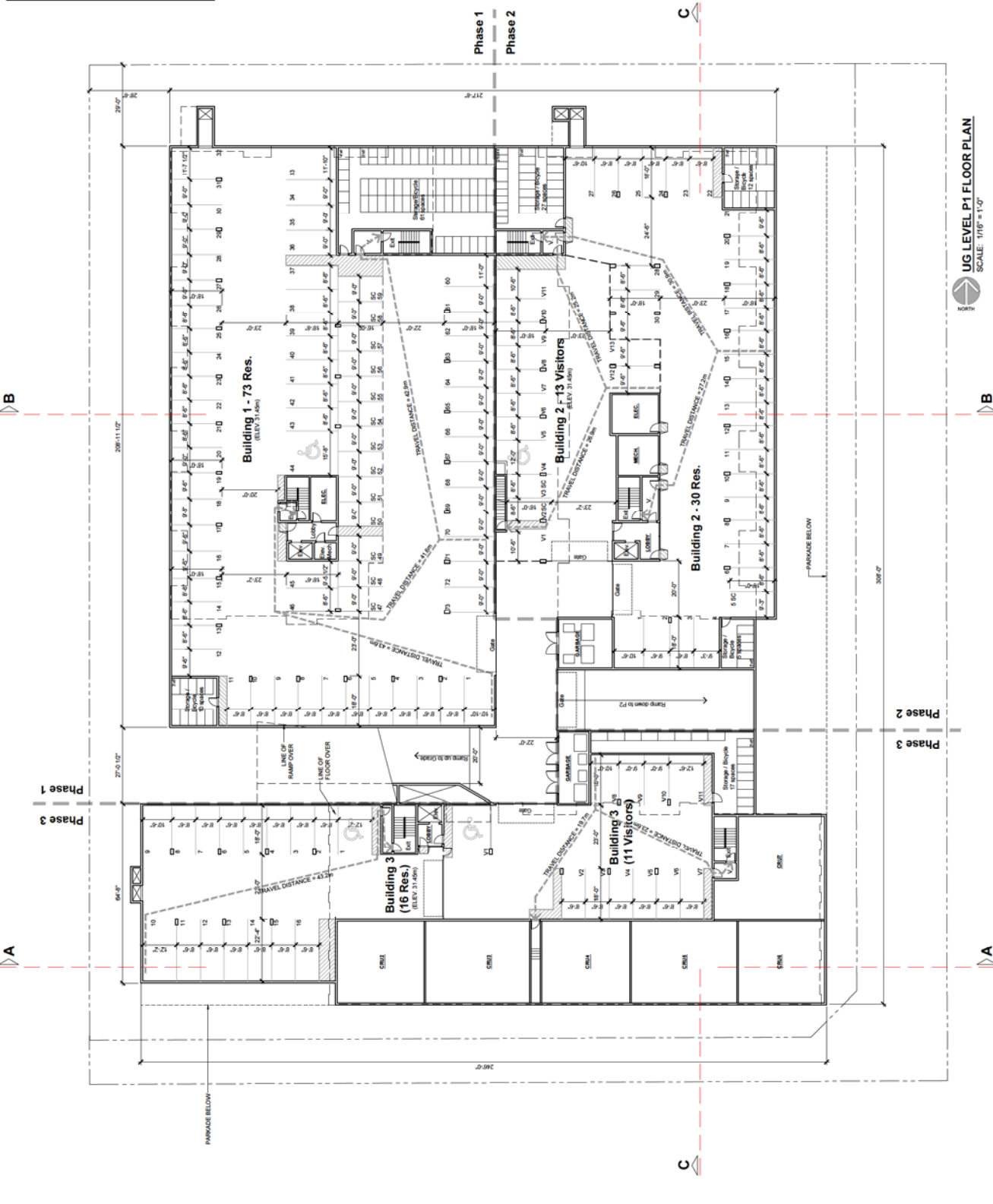
PROJECT
PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC
640 LANE 1 198th ST
SURREY, BC

UG LEVEL P1 FLOOR PLAN
DRAWING TITLE

CHECKED	DATE
YR. MS	JUNE 16, 2011
AS NOTED	FILE NO.
DP-05	1106



109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Gilda A. Rogan
James J. Grogan
JAG&C ARCHITECTS



UG LEVEL P1 FLOOR PLAN
SCALE: 1/16" = 1'-0"



December 13, 2011 Planning Reviews	Approved
November 11, 2011 Planning Committee	Approved
November 11, 2011 City Council	Approved
August 18, 2011 Member Review Panel	Approved
June 18, 2011 Member Review Panel	Approved
April 18, 2011 Member Review Panel	Approved
February 18, 2011 Member Review Panel	Approved

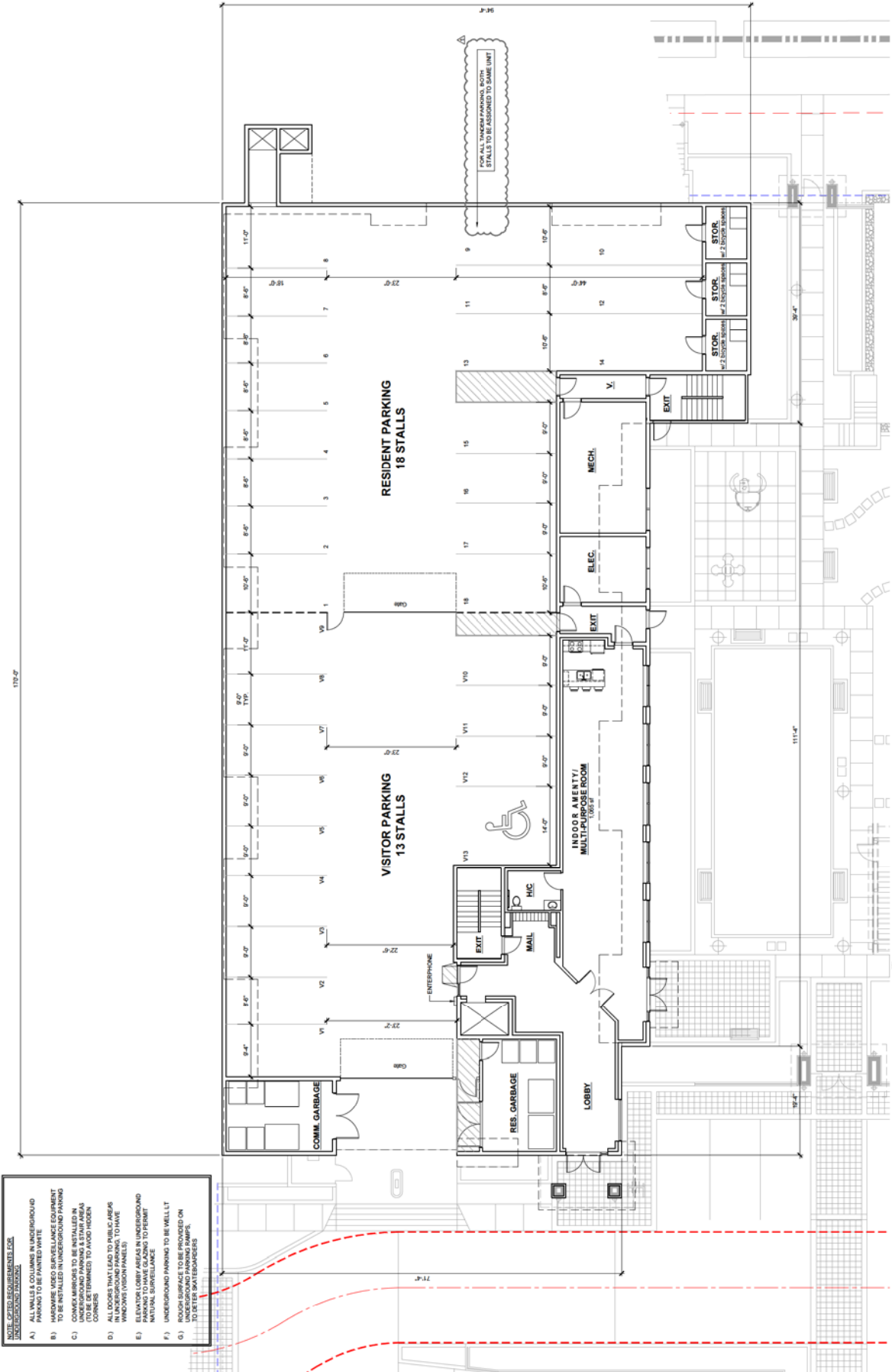
PROJECT
PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC.
6000 WALKER AVENUE #1106H ST
SURREY, BC

BUILDING 1 GROUND LEVEL PLAN
DRAWN: [blank] CHECKED: [blank] YEAR: [blank]
DATE AS NOTED: JUNE 16, 2011
SHEET NO.: [blank] FILE NO.: [blank]

DP-06 1106



100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Gilda A. Rogan
James J. Coppell
AMBC, MAIA
IBACBC, IABC



- NOTE: OTHER REQUIREMENTS FOR UNDERGROUND PARKING:**
- PARKING TO BE INSTALLED IN UNDERGROUND PARKING TO BE INSTALLED IN UNDERGROUND PARKING
 - HARDWARE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING CORNERS
 - CONVEYORS TO BE INSTALLED IN UNDERGROUND PARKING TO HAVE WINDOWS (VISION PANELS)
 - ELEVATORS LOBBY AREAS IN UNDERGROUND PARKING TO HAVE GLAZING TO PERMIT NATURAL SURVEILLANCE
 - UNDERGROUND PARKING TO BE WELLYT TO SETTER SKATEBOARDERS
 - ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING TO SETTER SKATEBOARDERS

BUILDING 1 GROUND LEVEL PLAN (Res: 3,283 sf / Parkade: 10,233 sf)
SCALE: 1/8" = 1'-0"

November 26, 2011 Issued for Construction
November 11, 2011 Issued for Construction
November 11, 2011 Issued for Construction
August 12, 2011 Issued for Construction
June 18, 2011 Issued for Construction
June 18, 2011 Issued for Construction

CONSULTANTS

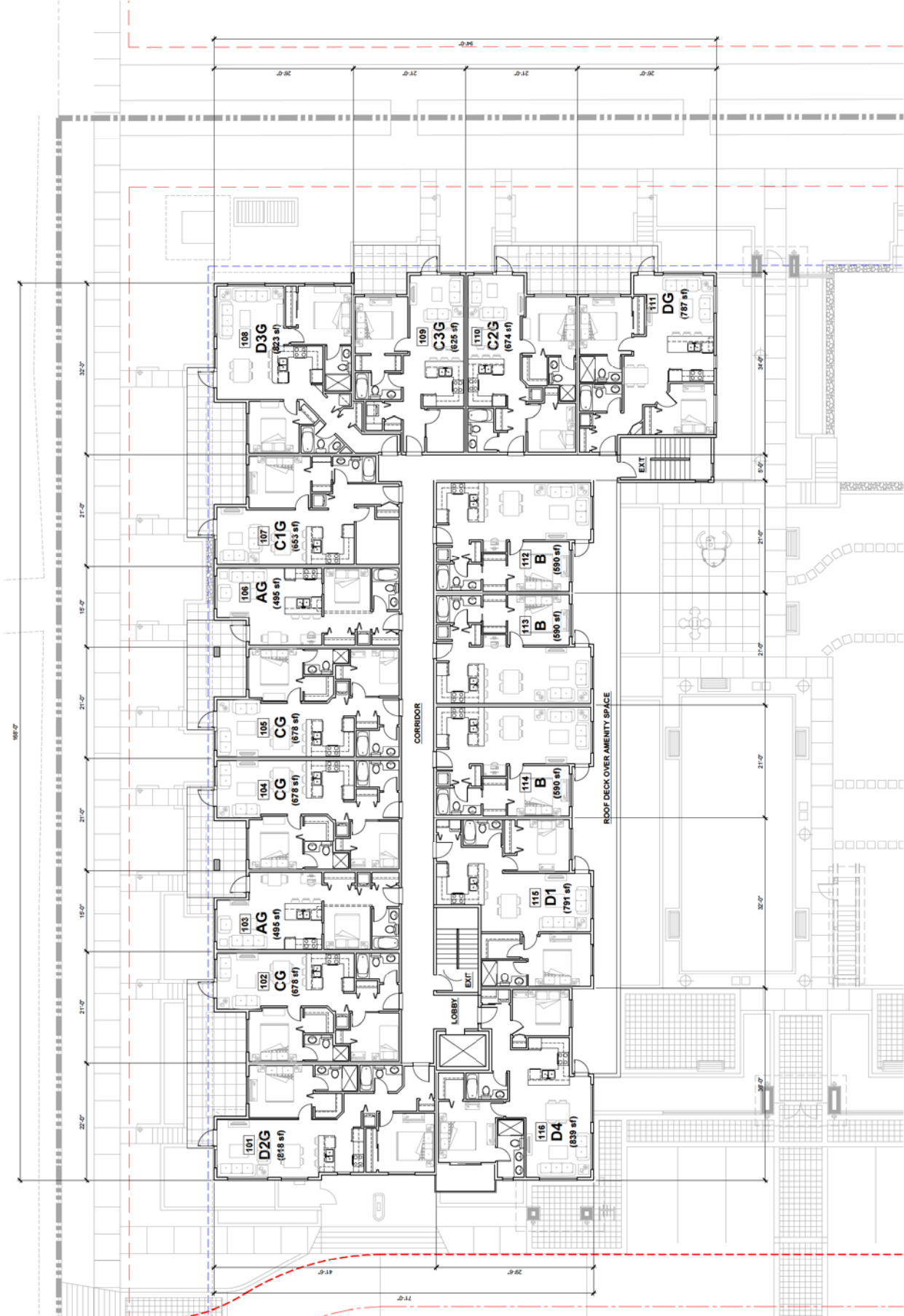
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
6400 AVE 1 106th ST
SURREY BC

DRAWING TITLE
**BUILDING 1
LEVEL 1 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-07	FILE NO. 1106



100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James S. Coppock
AIBC, A.A.A.
JAGBC, JAGBC, JAGBC



BUILDING 1 LEVEL 1 PLAN (12,121 sf / 116 units)
SCALE: 1/8" = 1'-0"
NORTH

City of Surrey file number
-7931-0146

November 26, 2011	Henry Matthews
November 11, 2011	Henry Matthews
October 27, 2011	Henry Matthews
August 16, 2011	Henry Matthews
June 18, 2011	Henry Matthews

REVISIONS
 CONSULTANTS

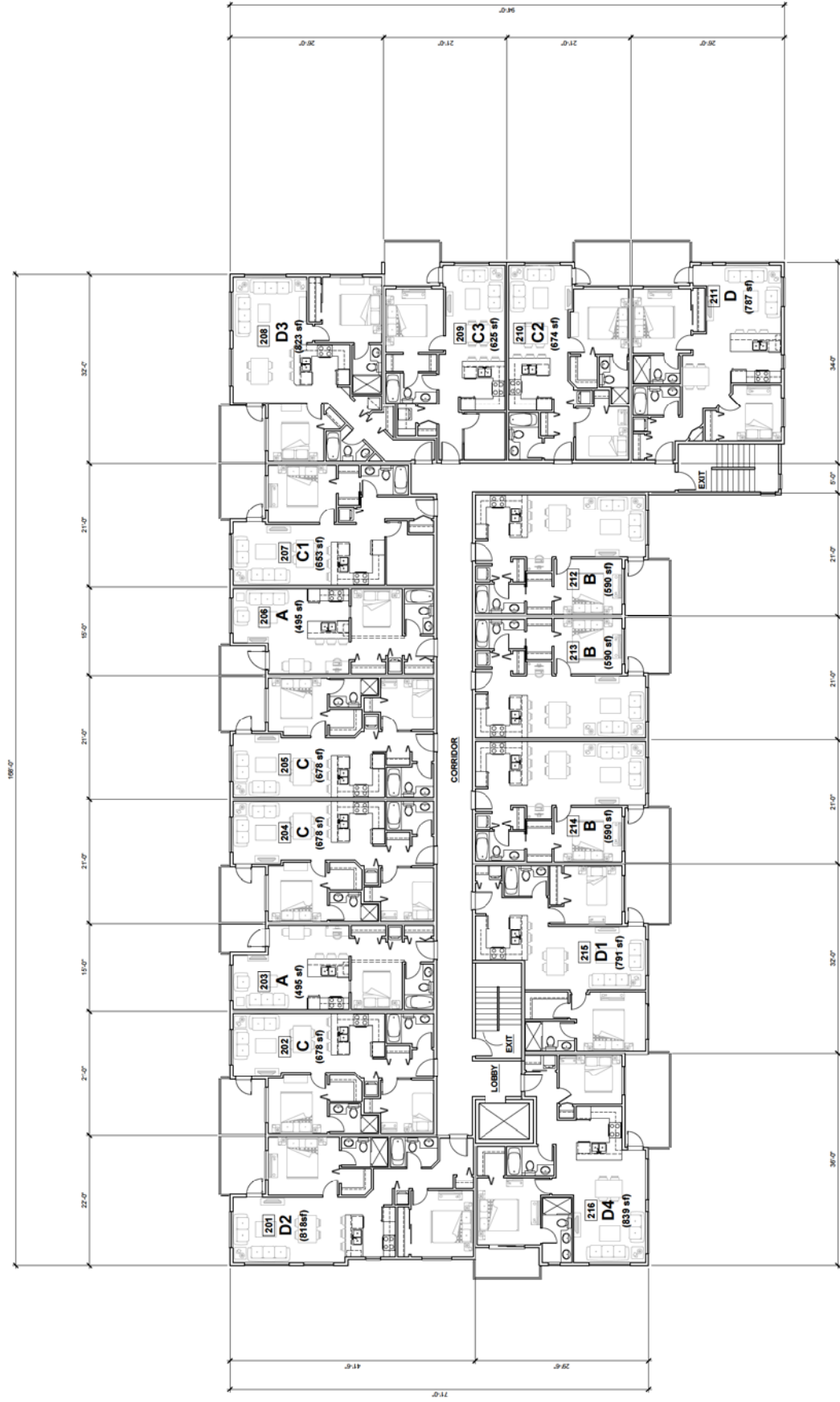
PROJECT
**PROPOSED
 MIXED USE
 DEVELOPMENT**
 MANORLANE HOMES LTD
 6400 AVE 1 196th ST
 SURREY BC

DRAWING TITLE
**BUILDING 1
 LEVEL 2 PLAN**

DRAWN	CHECKED
YR. MS	
SCALE	DATE
AS NOTED	JUNE 16, 2011
SHEET NO.	FILE NO.
DP-08	1106



100 - 1528 MacCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604-8532277 Fax: 604-8532242
 Colin A. Rogan
 James J. Goppin
 AMBC, M.A.A.
 B.C. Reg. Prof. Arch. No. 10001



BUILDING 1 LEVEL 2 PLAN (12,121 sf / 16 units)
 SCALE: 1/8" = 1'-0"
 NORTH

November 28, 2011	Henry Makrides
November 11, 2011	Henry Makrides
October 10, 2011	Henry Makrides
September 29, 2011	Henry Makrides
August 16, 2011	Henry Makrides
June 18, 2011	Henry Makrides

REVISIONS
CONSULTANTS

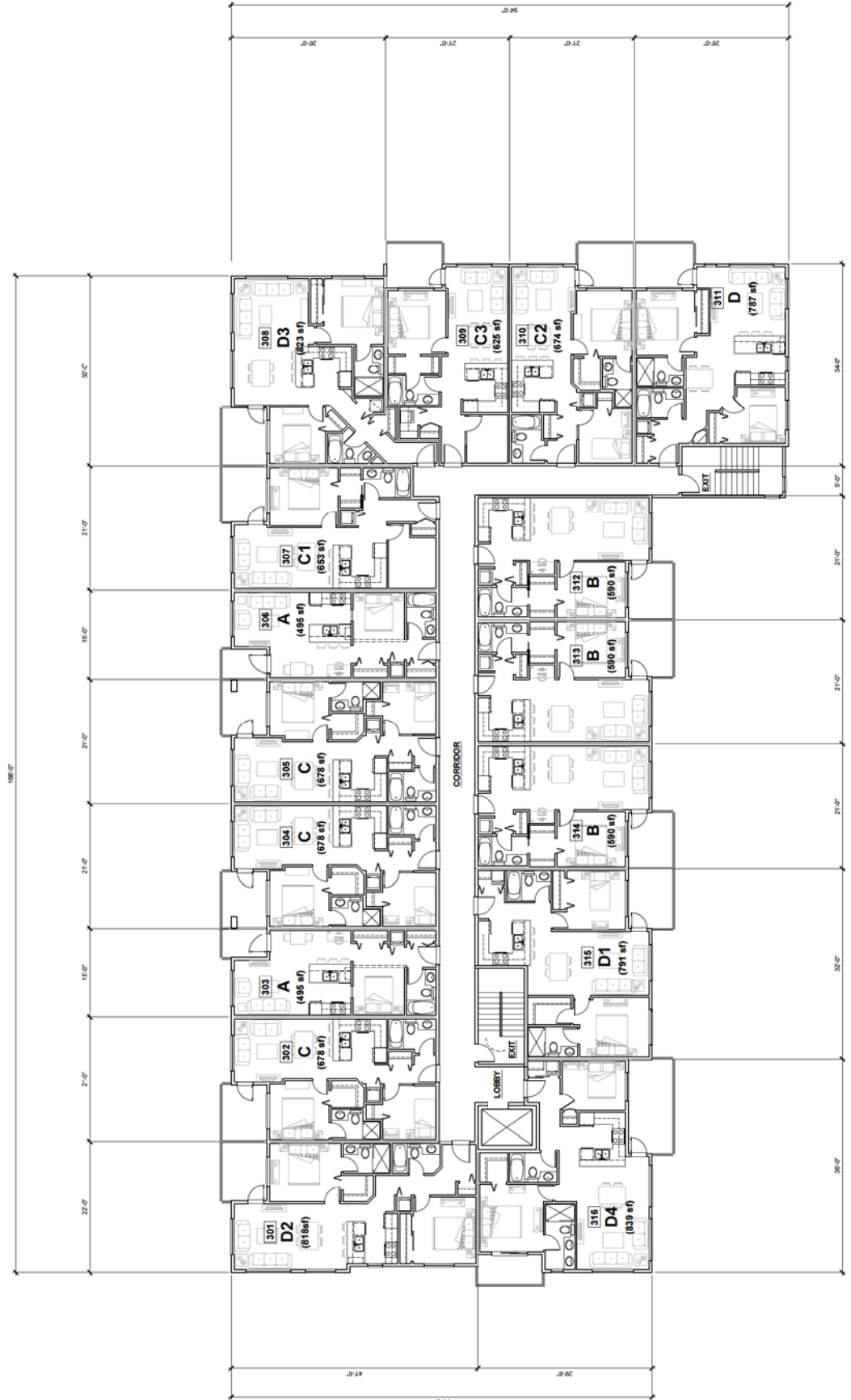
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
690 W. 16th St
SURREY, BC

DRAWING TITLE
**BUILDING 1
LEVEL 3 PLAN**

DRAWN
YR. MS
CHECKED
DATE
SCALE
AS NOTED
JUNE 16, 2011
SHEET NO.
FILE NO.
DP-09 1106



109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Gillian A. Rogan
James J. Goppa
A.M.B.C. M.A.A.
P.Eng. P.Eng. C. Eng. C.



BUILDING 1 LEVEL 3 PLAN (12,121 sf / 16 units)
SCALE: 1/8" = 1'-0"
NORTH

November 26, 2011	Henry M. Kozlowski
November 11, 2011	Henry M. Kozlowski
October 26, 2011	Henry M. Kozlowski
August 10, 2011	Henry M. Kozlowski
June 18, 2011	Henry M. Kozlowski
June 18, 2011	Henry M. Kozlowski

REVISIONS
CONSULTANTS

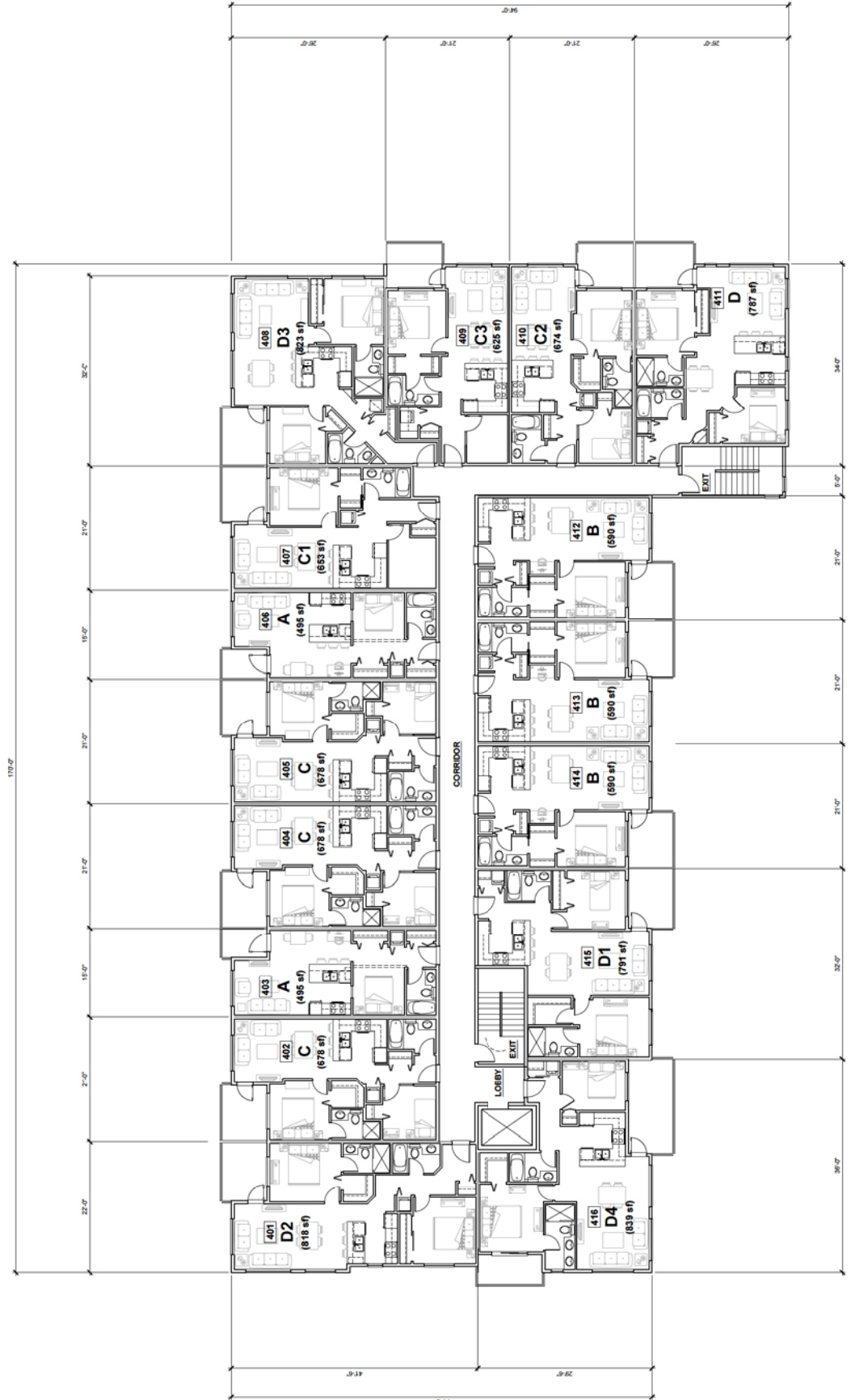
PROJECT
PROPOSED
MIXED USE
DEVELOPMENT
MANORLANE HOMES INC.
690 W. 16TH ST
SURREY, BC

DRAWING TITLE
BUILDING 1
LEVEL 4 PLAN

DRAWN	CHECKED
YR. MS	
SCALE	DATE
AS NOTED	JUNE 16, 2011
SHEET NO.	FILE NO.
DP-10	1106



109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: (604) 853-2277 Fax: (604) 853-2242
Gillian A. Roggen
James J. Goppin
RMBAC, M.A.A.
RMBAC, M.A.A.
RMBAC, M.A.A.



BUILDING 1 LEVEL 4 PLAN (12,121 sf / 16 units)
SCALE: 1/8" = 1'-0"



City of Surrey file number
-7931-0146

November 26, 2011	Henry Matthews
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
August 15, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews

REVISIONS

CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**

MANORLANE HOMES INC.
640 LAKE J. 196th ST
SURREY, BC

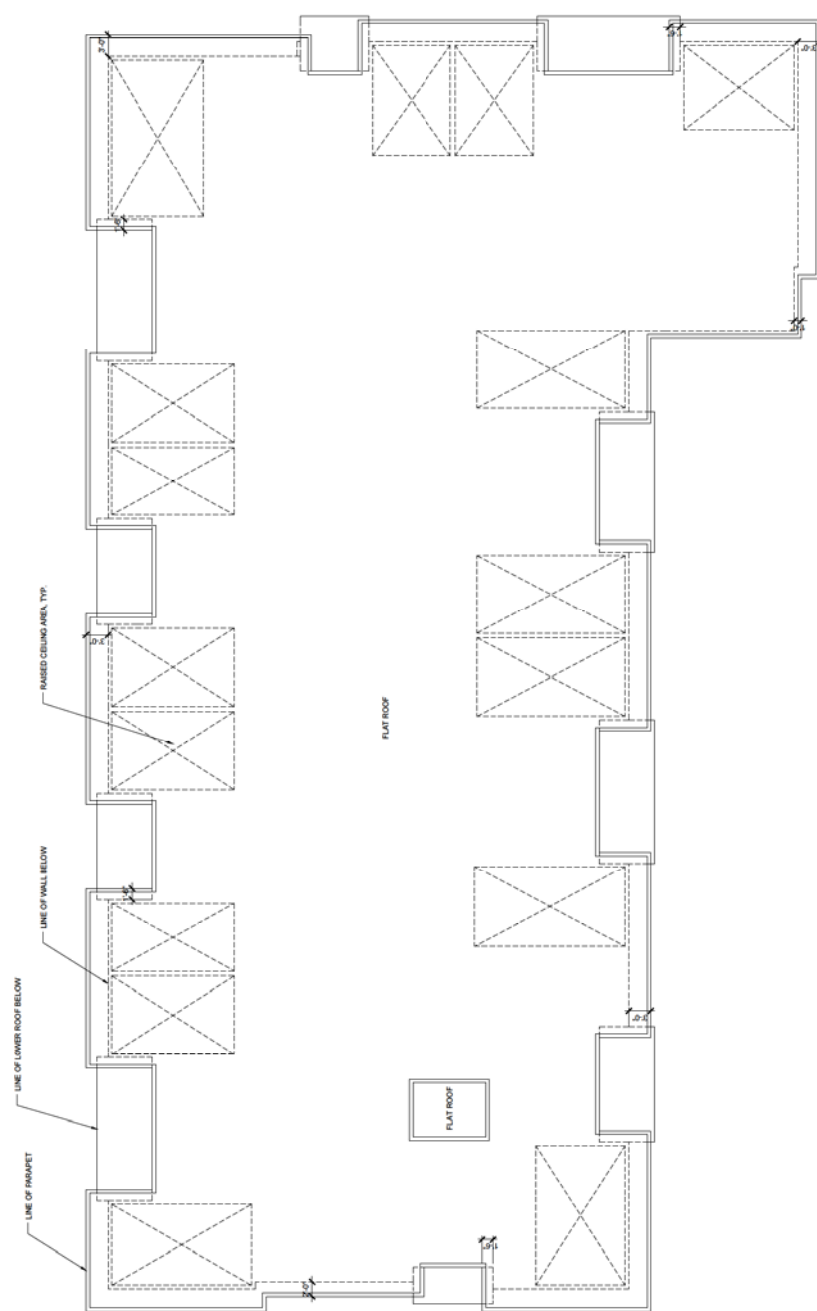
DRAWING TITLE

**BUILDING 1
ROOF PLAN**

DRAWN	CHECKED
YR. MS	
SCALE	DATE
AS NOTED	June 16, 2011
SHEET NO.	FILE NO.
DP-11	1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-851-2277 Fax: 604-851-2272
Gillian A. Rogan
James J. Goppelt
M.B.C. M.A.A.
AIA/BCA
AIA/BCA



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



November 28, 2011 Henry Matthews
November 11, 2011 JAMES M. HOGAN
August 14, 2011 JAMES M. HOGAN
April 19, 2011 JAMES M. HOGAN
April 19, 2011 JAMES M. HOGAN
April 19, 2011 JAMES M. HOGAN
April 19, 2011 JAMES M. HOGAN
April 19, 2011 JAMES M. HOGAN

REVISIONS
CONSULTANTS

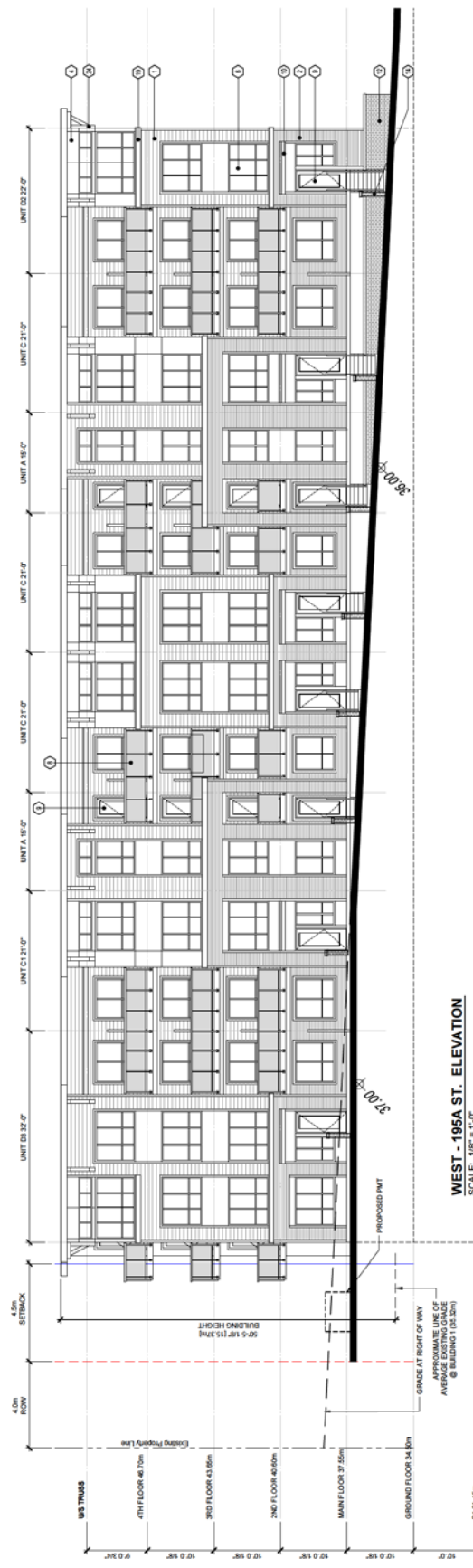
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6400 AVE. 1, 196th ST
SURREY, BC

DRAWING TITLE
**BUILDING 1
ELEVATIONS**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE MAY 24, 2011
SHEET NO. DP-12	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S6R3
Tel: 604-8532277 Fax: 604-8532442
Colin A. Hogan
James J. Gough
JAG@C.A.HOGAN.COM



WEST - 195A ST. ELEVATION
SCALE: 1/8" = 1'-0"



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

- ELEVATION LEGEND**
- 1 6" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 2 3" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 3 5" HORIZONTAL PLANK SIDING (BLOO. 3 ONLY)
 - 4 HORIZONTAL PLANK SIDING (BLOO. 3 ONLY)
 - 5 BRICK VENEER
 - 6 SEALED DOUBLE GLAZED P.V.C. FINTO DOOR
 - 7 SEALED DOUBLE GLAZED P.V.C. FINTO DOOR
 - 8 4" HIGH METAL AND GLASS RAILING
 - 9 FRENCH DOOR
 - 10 CANOPY
 - 11 ALUMINUM STORM DOOR SYSTEM
 - 12 ALUMINUM STORM DOOR SYSTEM
 - 13 CONCRETE IN MASONRY WALL
 - 14 BRICK 2"X8" WALL AT UNIT ENTRY WITH LIGHT AND UNIT NUMBER
 - 15 METAL FENCE
 - 16 MECHANICAL LOVERS
 - 17 CONCRETE COLUMN BASE - #REBARLS
 - 18 WOOD TRIM - #1 LAMING
 - 19 SIGNAGE - INDIVIDUALLY ILLUMINATED LETTERS
 - 20 LIGHT FIXTURE
 - 21 METAL PANEL (BLOO. 3 ONLY)
 - 22 WOOD AND METAL BRACKET (BLOO. 3 ONLY)
 - 23 WOOD BRACKET (BLOO. 1 & 2)
 - 24 WOOD JOIST
 - 25 HORIZONTAL SIDING - METAL FLASHING OVER WOOD TRIM (BLOO. 1 & 2)

City of Survey file number
-7911-0146

December 13, 2011 Planning Commission Henry Matthews
November 11, 2011 Zoning Board Henry Matthews
April 1, 2011 Municipal Planning Commission October 13, 2011 Municipal Planning Commission April 18, 2011 Municipal Planning Commission

**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
604-AVE 2, 196H ST
SURREY, BC
DRAWING TITLE
**BUILDING 1
ELEVATIONS**

DRAWN YR	CHECKED
SCALE AS NOTED	DATE MAY 24, 2011
SHEET NO. DP-13	FILE NO. 1106

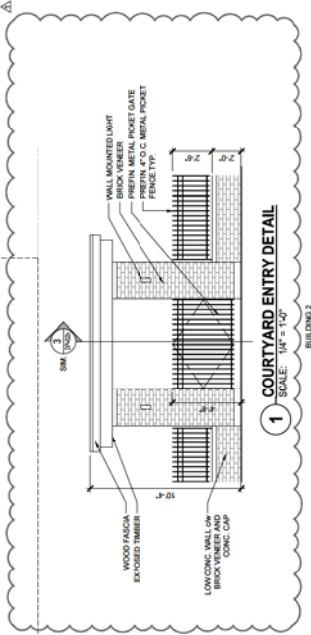


100 - 1528 McCullum Road
Abbotsford, BC V2S6R3
Tel: 604-8532277 Fax: 604-853242
Colin A. Hogan
James J. Gough
M.B.C. M.A.A.
J.A.B.C.C. J.A.B.C.C.

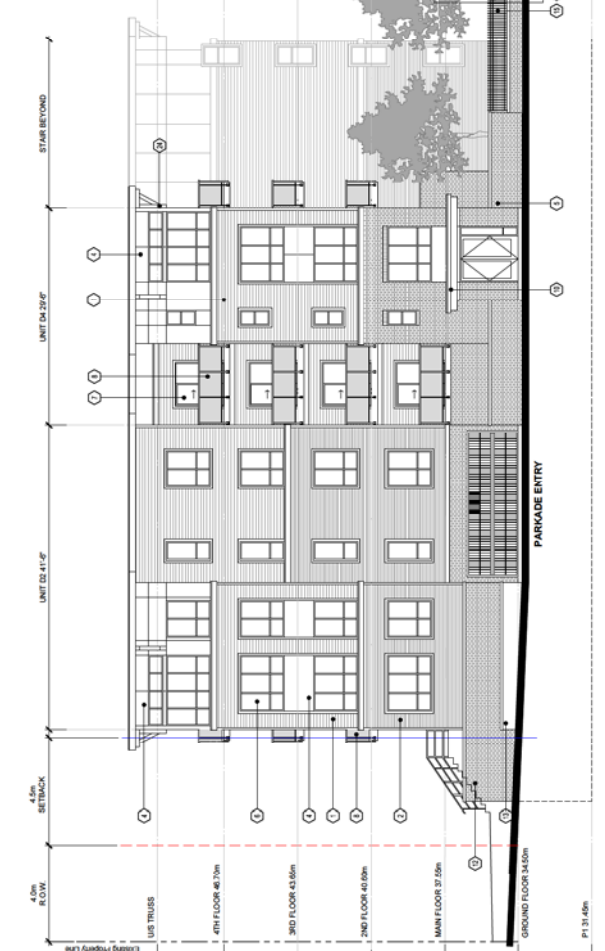
- ELEVATION LEGEND**
- 1 8" HORIZONTAL VINYL SIDING (BLOG 1 & 2)
 - 2 3" HORIZONTAL VINYL SIDING (BLOG 1 & 2)
 - 3 5" HORIZONTAL PLANK SIDING (BLOG 3 ONLY)
 - 4 HORIZONTAL PLANK SIDING
 - 5 BRICK VENEER
 - 6 4" DOOR GLAZED P.V.C. WINDOW
 - 7 4" WINDOW GLAZED P.V.C. WINDOW
 - 8 4" WINDOW GLAZED P.V.C. WINDOW
 - 9 4" WINDOW GLAZED P.V.C. WINDOW
 - 10 4" WINDOW GLAZED P.V.C. WINDOW
 - 11 4" WINDOW GLAZED P.V.C. WINDOW
 - 12 4" WINDOW GLAZED P.V.C. WINDOW
 - 13 4" WINDOW GLAZED P.V.C. WINDOW
 - 14 4" WINDOW GLAZED P.V.C. WINDOW
 - 15 4" WINDOW GLAZED P.V.C. WINDOW
 - 16 4" WINDOW GLAZED P.V.C. WINDOW
 - 17 4" WINDOW GLAZED P.V.C. WINDOW
 - 18 4" WINDOW GLAZED P.V.C. WINDOW
 - 19 4" WINDOW GLAZED P.V.C. WINDOW
 - 20 4" WINDOW GLAZED P.V.C. WINDOW
 - 21 4" WINDOW GLAZED P.V.C. WINDOW
 - 22 4" WINDOW GLAZED P.V.C. WINDOW
 - 23 4" WINDOW GLAZED P.V.C. WINDOW
 - 24 4" WINDOW GLAZED P.V.C. WINDOW
 - 25 4" WINDOW GLAZED P.V.C. WINDOW
 - 26 4" WINDOW GLAZED P.V.C. WINDOW
 - 27 4" WINDOW GLAZED P.V.C. WINDOW
 - 28 4" WINDOW GLAZED P.V.C. WINDOW
 - 29 4" WINDOW GLAZED P.V.C. WINDOW
 - 30 4" WINDOW GLAZED P.V.C. WINDOW
 - 31 4" WINDOW GLAZED P.V.C. WINDOW
 - 32 4" WINDOW GLAZED P.V.C. WINDOW
 - 33 4" WINDOW GLAZED P.V.C. WINDOW
 - 34 4" WINDOW GLAZED P.V.C. WINDOW
 - 35 4" WINDOW GLAZED P.V.C. WINDOW
 - 36 4" WINDOW GLAZED P.V.C. WINDOW
 - 37 4" WINDOW GLAZED P.V.C. WINDOW
 - 38 4" WINDOW GLAZED P.V.C. WINDOW
 - 39 4" WINDOW GLAZED P.V.C. WINDOW
 - 40 4" WINDOW GLAZED P.V.C. WINDOW
 - 41 4" WINDOW GLAZED P.V.C. WINDOW
 - 42 4" WINDOW GLAZED P.V.C. WINDOW
 - 43 4" WINDOW GLAZED P.V.C. WINDOW
 - 44 4" WINDOW GLAZED P.V.C. WINDOW
 - 45 4" WINDOW GLAZED P.V.C. WINDOW
 - 46 4" WINDOW GLAZED P.V.C. WINDOW
 - 47 4" WINDOW GLAZED P.V.C. WINDOW
 - 48 4" WINDOW GLAZED P.V.C. WINDOW
 - 49 4" WINDOW GLAZED P.V.C. WINDOW
 - 50 4" WINDOW GLAZED P.V.C. WINDOW
 - 51 4" WINDOW GLAZED P.V.C. WINDOW
 - 52 4" WINDOW GLAZED P.V.C. WINDOW
 - 53 4" WINDOW GLAZED P.V.C. WINDOW
 - 54 4" WINDOW GLAZED P.V.C. WINDOW
 - 55 4" WINDOW GLAZED P.V.C. WINDOW
 - 56 4" WINDOW GLAZED P.V.C. WINDOW
 - 57 4" WINDOW GLAZED P.V.C. WINDOW
 - 58 4" WINDOW GLAZED P.V.C. WINDOW
 - 59 4" WINDOW GLAZED P.V.C. WINDOW
 - 60 4" WINDOW GLAZED P.V.C. WINDOW
 - 61 4" WINDOW GLAZED P.V.C. WINDOW
 - 62 4" WINDOW GLAZED P.V.C. WINDOW
 - 63 4" WINDOW GLAZED P.V.C. WINDOW
 - 64 4" WINDOW GLAZED P.V.C. WINDOW
 - 65 4" WINDOW GLAZED P.V.C. WINDOW
 - 66 4" WINDOW GLAZED P.V.C. WINDOW
 - 67 4" WINDOW GLAZED P.V.C. WINDOW
 - 68 4" WINDOW GLAZED P.V.C. WINDOW
 - 69 4" WINDOW GLAZED P.V.C. WINDOW
 - 70 4" WINDOW GLAZED P.V.C. WINDOW
 - 71 4" WINDOW GLAZED P.V.C. WINDOW
 - 72 4" WINDOW GLAZED P.V.C. WINDOW
 - 73 4" WINDOW GLAZED P.V.C. WINDOW
 - 74 4" WINDOW GLAZED P.V.C. WINDOW
 - 75 4" WINDOW GLAZED P.V.C. WINDOW
 - 76 4" WINDOW GLAZED P.V.C. WINDOW
 - 77 4" WINDOW GLAZED P.V.C. WINDOW
 - 78 4" WINDOW GLAZED P.V.C. WINDOW
 - 79 4" WINDOW GLAZED P.V.C. WINDOW
 - 80 4" WINDOW GLAZED P.V.C. WINDOW
 - 81 4" WINDOW GLAZED P.V.C. WINDOW
 - 82 4" WINDOW GLAZED P.V.C. WINDOW
 - 83 4" WINDOW GLAZED P.V.C. WINDOW
 - 84 4" WINDOW GLAZED P.V.C. WINDOW
 - 85 4" WINDOW GLAZED P.V.C. WINDOW
 - 86 4" WINDOW GLAZED P.V.C. WINDOW
 - 87 4" WINDOW GLAZED P.V.C. WINDOW
 - 88 4" WINDOW GLAZED P.V.C. WINDOW
 - 89 4" WINDOW GLAZED P.V.C. WINDOW
 - 90 4" WINDOW GLAZED P.V.C. WINDOW
 - 91 4" WINDOW GLAZED P.V.C. WINDOW
 - 92 4" WINDOW GLAZED P.V.C. WINDOW
 - 93 4" WINDOW GLAZED P.V.C. WINDOW
 - 94 4" WINDOW GLAZED P.V.C. WINDOW
 - 95 4" WINDOW GLAZED P.V.C. WINDOW
 - 96 4" WINDOW GLAZED P.V.C. WINDOW
 - 97 4" WINDOW GLAZED P.V.C. WINDOW
 - 98 4" WINDOW GLAZED P.V.C. WINDOW
 - 99 4" WINDOW GLAZED P.V.C. WINDOW
 - 100 4" WINDOW GLAZED P.V.C. WINDOW



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



1 COURTYARD ENTRY DETAIL
SCALE: 1/4" = 1'-0"



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

City of Surrey file number
-7931-0146

November 26, 2011 Henry Matthews
November 11, 2011 Mansour Al-Adhary
November 10, 2011 Mansour Al-Adhary
August 1, 2011 Mansour Al-Adhary
June 18, 2011 Mansour Al-Adhary

REVISIONS
CONSULTANTS

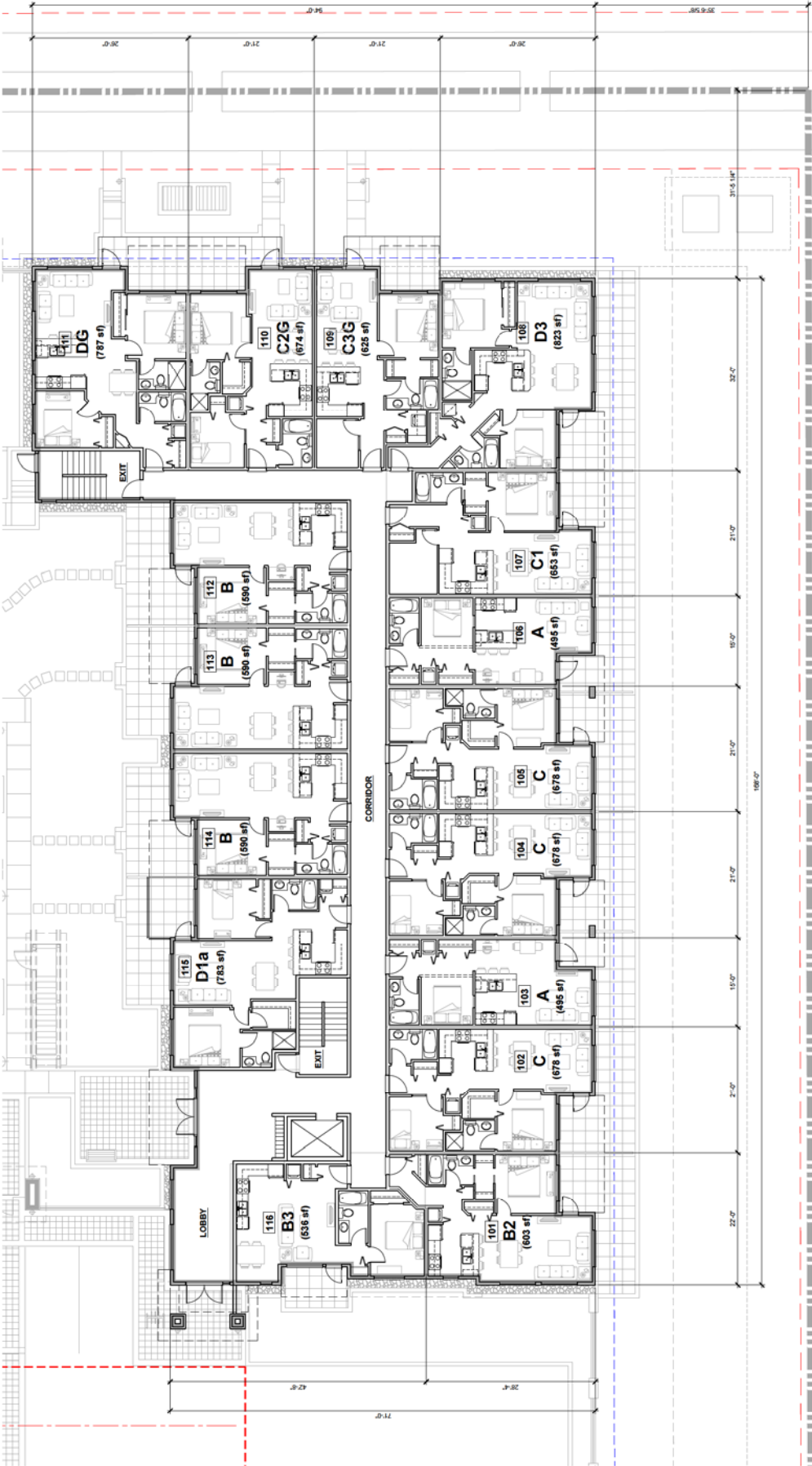
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
699 AVENUE 1, 198th ST
SURREY, BC

DRAWING TITLE
**BUILDING 2
LEVEL 1 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-14	FILE NO. 1106



109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-853-5227 Fax: 604-853-5242
Colin A. Hogan
James J. Coppola
M.B.C. (M.A.A.)
R.C.S.A. (A.C.C.)



BUILDING 2 LEVEL 1 PLAN (12,095 sf / 16 units)
SCALE: 1/8" = 1'-0"
NORTH

City of Surrey file number
-7931-0146

November 26, 2011	Henry Robinson
November 11, 2011	Henry Robinson
November 11, 2011	Henry Robinson
November 11, 2011	Henry Robinson
August 12, 2011	Henry Robinson
June 18, 2011	Henry Robinson

REVISIONS
CONSULTANTS

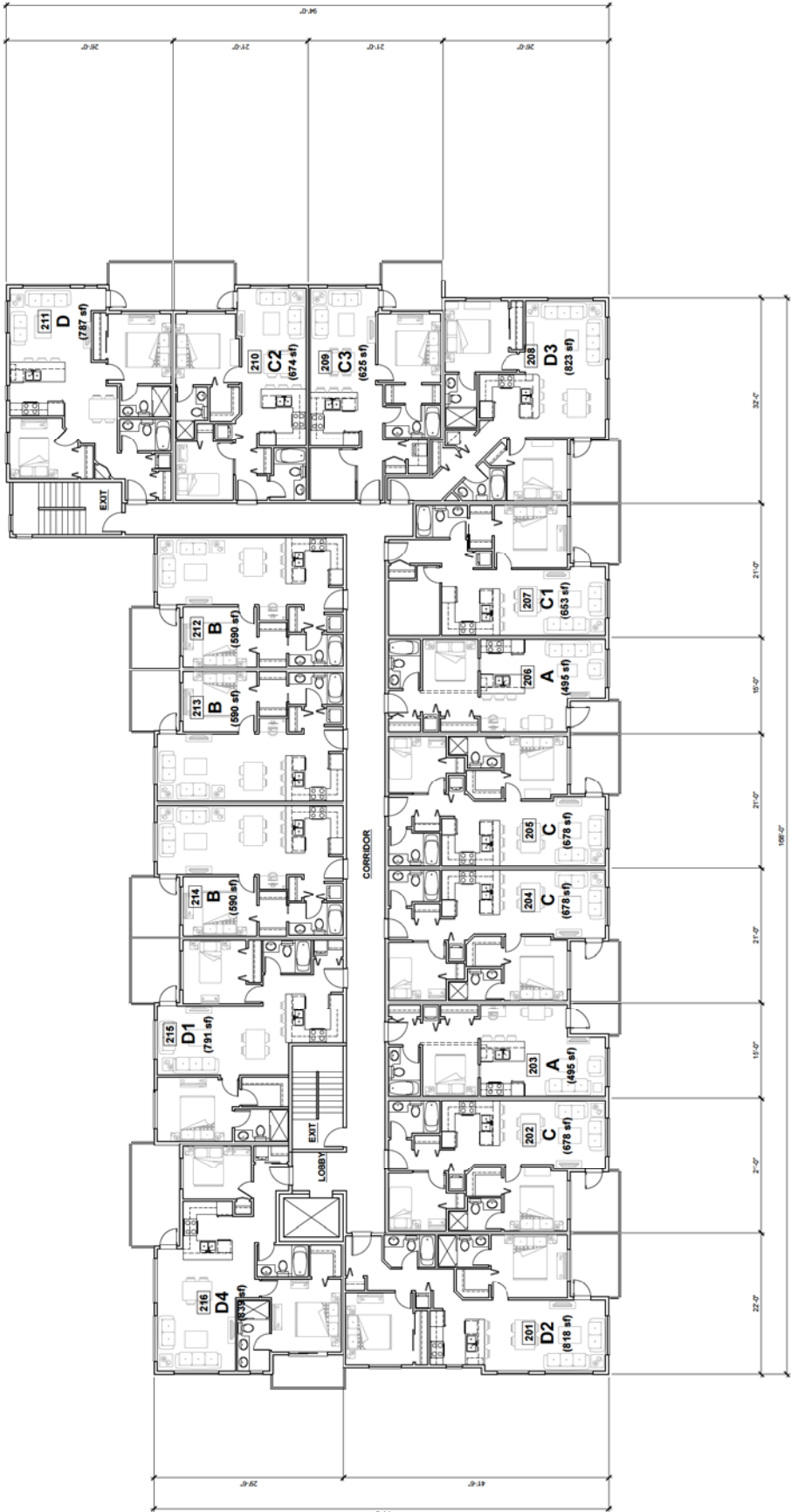
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
6900 AVE # 106th ST
SURREY, BC

DRAWING TITLE
**BUILDING 2
LEVEL 2 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-15	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James J. Coppola
MBC, M.A.A.
JAGBC, IABAC



BUILDING 2 LEVEL 2 PLAN (12,121 sf / 16 units)
SCALE: 1/8" = 1'-0"

City of Surrey file number
-7931-0146

November 26, 2011	Henry Matthews
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
November 11, 2011	Henry Matthews
August 12, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews

REVISIONS
CONSULTANTS

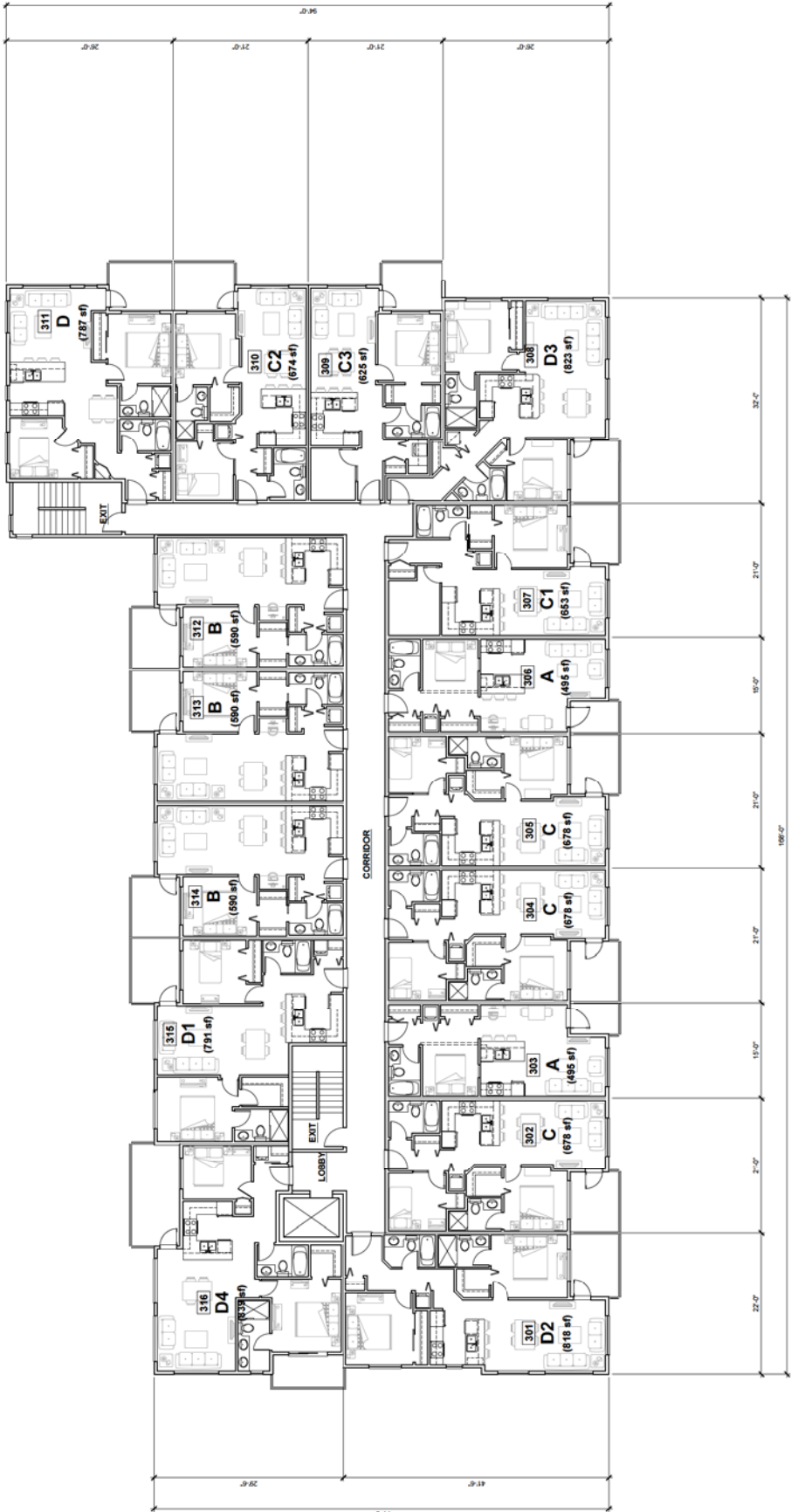
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
6900 AVE 1, 196th ST
SURREY, BC

DRAWING TITLE
**BUILDING 2
LEVEL 3 PLAN**

DRAWN	CHECKED
YR, MS	
SCALE	DATE
AS NOTED	JUNE 16, 2011
SHEET NO.	FILE NO.
DP-16	1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Gillian A. Hogan
James J. Coppola
M.B.C. M.A.A.
J.A.B.C. I.A.A.C.



BUILDING 2 LEVEL 3 PLAN (12,121 sf / 16 units)
SCALE: 1/8" = 1'-0"



City of Surrey file number
-7931-0146

November 26, 2011	Henry Robinson
November 11, 2011	Henry Robinson
August 12, 2011	Michael F. O'Neil
August 12, 2011	Michael F. O'Neil
June 18, 2011	Michael F. O'Neil

REVISIONS
CONSULTANTS

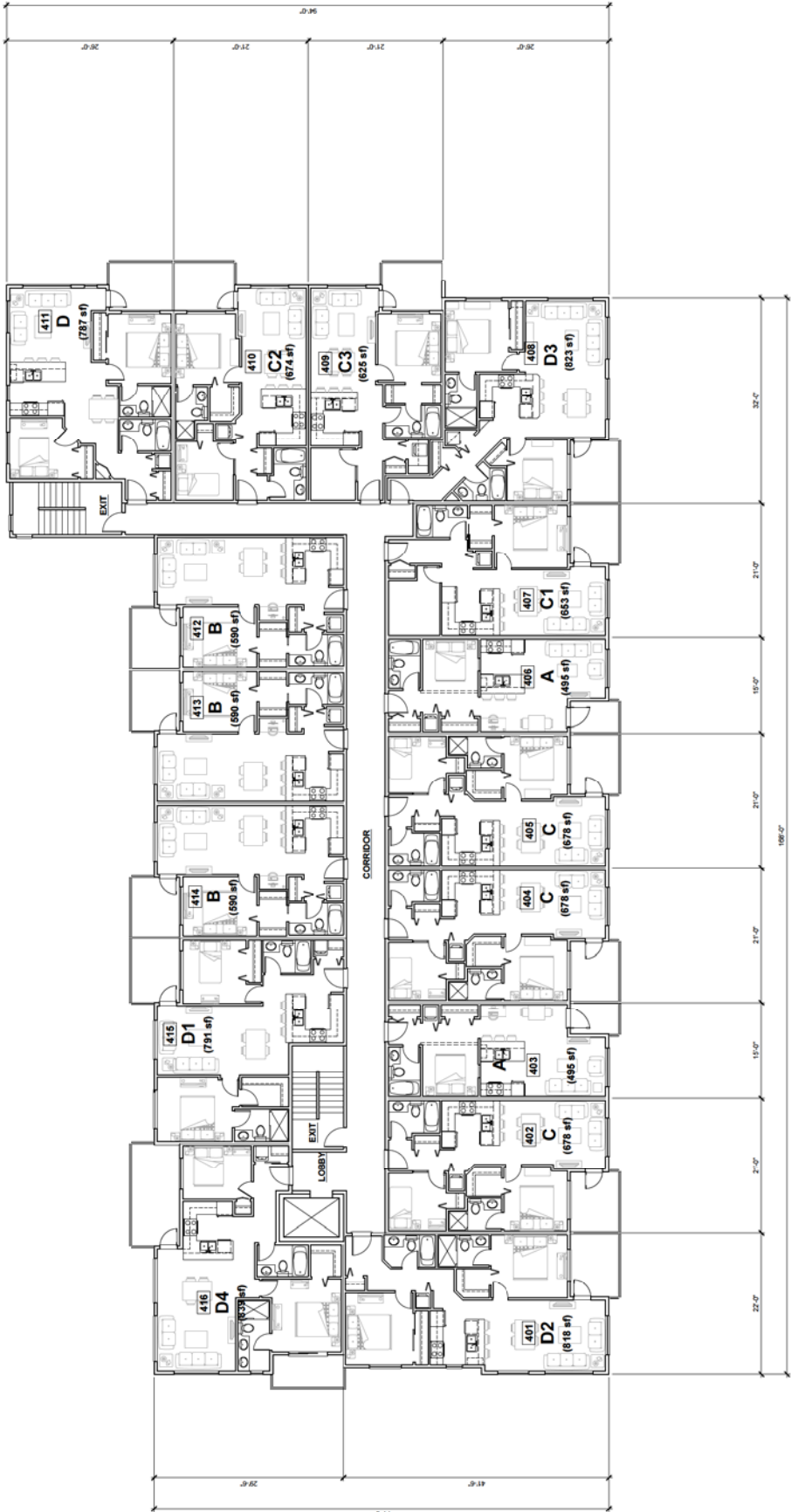
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD.
6900 AVE. 1, 196th ST
SURREY, BC

DRAWING TITLE
**BUILDING 2
LEVEL 4 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-17	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James J. Coppola
MBC, M.A.A.
JAGBC, IAGBC



BUILDING 2 LEVEL 4 PLAN (12,121 sf / 16 units)
SCALE: 1/8" = 1'-0"
NORTH

City of Surrey file number
-7931-0146

November 28, 2011 Henry Makarewicz
November 11, 2011 Henry Makarewicz
November 11, 2011 Henry Makarewicz
August 6, 2011 Henry Makarewicz
June 18, 2011 Henry Makarewicz

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
400-1528 MacCallum Road
Abbotsford, BC V2Z 8A3
604-851-5277 Fax: 604-851-5242

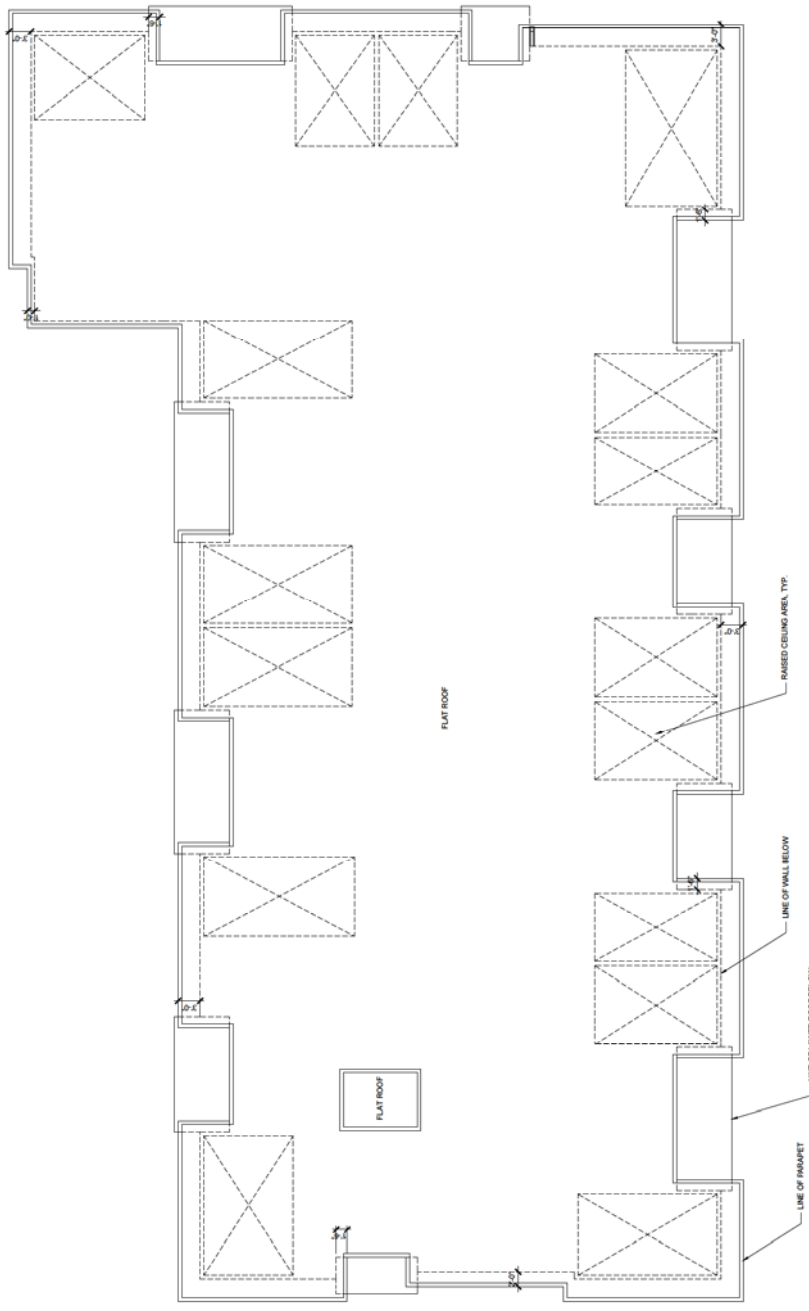
DATE
June 16, 2011

FILE NO.
DP-18 1106

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE June 16, 2011
SHEET NO. DP-18	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2Z 8A3
Tel: 604-851-5277 Fax: 604-851-5242
Gillian A. Hogan
James J. Coppola
A.M.B.C. (A.A.C.)
A.M.B.C. (A.A.C.)



BUILDING 2 ROOF PLAN
SCALE: 1/8" = 1'-0"



City of Surrey file number
-7911-0146

November 16, 2011 Henry Morrison	November 11, 2011 Jennifer Morrison	December 16, 2011 Jennifer Morrison	January 16, 2012 Jennifer Morrison	February 16, 2012 Jennifer Morrison	March 16, 2012 Jennifer Morrison
Approved 12/16/2011 Jennifer Morrison	Approved 11/16/2011 Jennifer Morrison	Approved 10/16/2011 Jennifer Morrison	Approved 09/16/2011 Jennifer Morrison	Approved 08/16/2011 Jennifer Morrison	Approved 07/16/2011 Jennifer Morrison

PROJECT
PROPOSED MIXED USE DEVELOPMENT
MANORLANE HOMES INC.
6400 AVENUE 1 196H ST
SURREY BC

BUILDING 2 ELEVATIONS

DRAWN YR MS
CHECKED
SCALE AS NOTED
DATE MAY 24, 2011
SHEET NO. DP-19
FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S6R3
Tel: 604-8532277 Fax: 604-8533242
Colin A. Hoogen FRCIB
James J. Gussop
MICHELE M. J. JARVIS
JULIE C. JARVIS



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



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

- ELEVATION LEGEND**
- 1 HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 2 HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 3 HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 4 HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 5 HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - 6 BRICK VENEER
 - 7 SEALED DOUBLE GLAZED P.V.C. PATIO DOOR
 - 8 SEALED DOUBLE GLAZED P.V.C. PATIO DOOR
 - 9 4" FISH METAL AND GLASS FRAMING
 - 10 FRENCH DOOR
 - 11 CANOPY
 - 12 ALUMINUM STORM/PATIO SYSTEM
 - 13 ALUMINUM STORM/PATIO SYSTEM
 - 14 ALUMINUM STORM/PATIO SYSTEM
 - 15 CONCRETE ON ASBESTOS WALL
 - 16 6" BRICK ON WALL AT UNIT ENTRY WITH LIGHT AND UNIT NUMBER
 - 17 METAL FINISH
 - 18 MECHANICAL COVERS
 - 19 CONCRETE COLUMN BASE - W/REINFORCING BARS
 - 20 WOOD TRIM - P/L CLADDING
 - 21 SIGNAGE - INDIVIDUALLY ILLUMINATED LETTERS
 - 22 LIGHT FIXTURE
 - 23 METAL PANEL (BLOO. 3 ONLY)
 - 24 WOOD AND METAL BRACKET (BLOO. 3 ONLY)
 - 25 WOOD BRACKET (BLOO. 1 & 2)
 - 26 WOOD SOFFIT
 - 27 WOOD SOFFIT
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 - 99 WOOD SOFFIT
 - 100 WOOD SOFFIT

November 19, 2011 Henry Morrison
November 11, 2011 J. Paul & M. P. Morrison
August 1, 2011 Morrison Morrison Inc. October 13, 2011
June 18, 2011 Morrison Morrison Inc.

REVISIONS
REVISION NO. REVISION DATE REVISION BY

CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6400 AVE 1 196th ST
SURREY, BC

DRAWING TITLE
**BUILDING 2
ELEVATIONS**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE MAY 24, 2011
SHEET NO. DP-20	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S6R3
Tel: 604-8532277 Fax: 604-8532442
Colin A. Hogan
James J. Gussack
M.B.C. (M.A.A.)
B.C.A.C. (A.C.E.)



- ELEVATION LEGEND**
- ① 6" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - ② 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - ③ 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - ④ 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
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 - ㊽ 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - ㊾ 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)
 - ㊿ 2" HORIZONTAL VINYL SIDING (BLOO. 1 & 2)

November 26, 2011	Henry Makrides
November 11, 2011	Henry Makrides
November 11, 2011	Henry Makrides
November 11, 2011	Henry Makrides
August 13, 2011	Henry Makrides
June 18, 2011	Henry Makrides
June 18, 2011	Henry Makrides
June 18, 2011	Henry Makrides

REVISIONS
CONSULTANTS

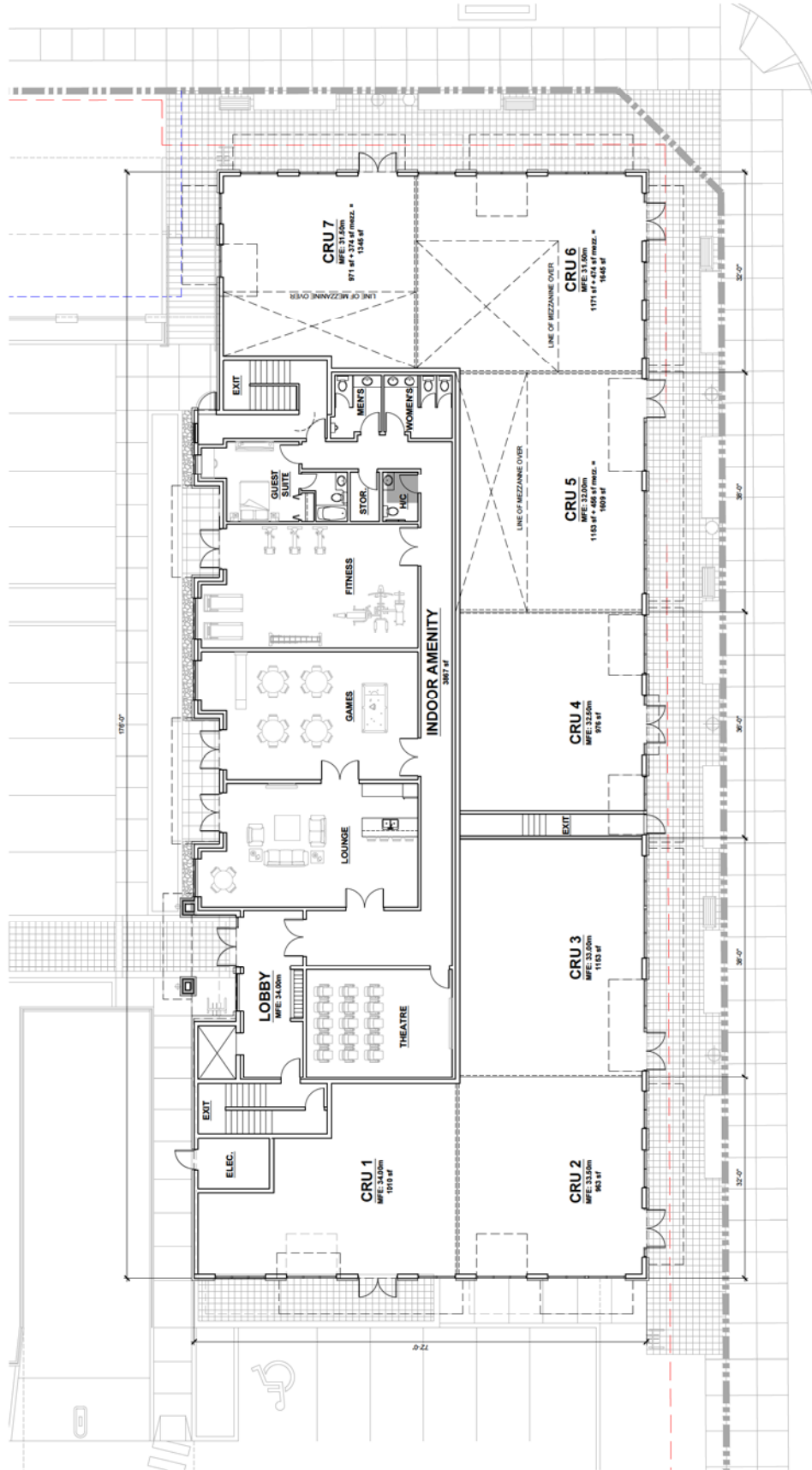
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD
6400 AVE 1 198th ST
SURREY BC

DRAWING TITLE
**BUILDING 3
LEVEL 1 PLAN**

DRAWN	YR. MS	CHECKED
AS NOTED		
SCALE	DATE	FILE NO.
AS NOTED	JUNE 16, 2011	DP-21 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James J. Coppola
MBC, M.A.A.
JMBCC, JMBCC, JMBCC



BUILDING 3 - LEVEL 1 PLAN (13,654 sf)
SCALE: 1/8" = 1'-0"
NORTH
LEVEL 1 AREA: 12,300 sf
LEVEL - MEZZANINE AREA: 804 sf
LEVEL 1 TOTAL AREA: 13,654 sf

City of Surrey file number
-7931-0146

November 26, 2011	Henry Matthews
November 11, 2011	Henry Matthews
October 27, 2011	Henry Matthews
October 13, 2011	Henry Matthews
August 16, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD.
490-492
690 LANE #1 198th ST
SURREY, BC

DRAWING TITLE
**BUILDING 3
LEVEL 2 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-22	FILE NO. 1106



109 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James J. Goppa
A.M.B.C. M.A.A.
J.A.M.B.C. I.A.A.C.



BUILDING 3 - LEVEL 2 PLAN (11,851 sf)
SCALE: 1/8" = 1'-0"
NORTH

City of Surrey file number
-7931-0146

November 26, 2011	Henry Matthews
November 11, 2011	Henry Matthews
October 27, 2011	Henry Matthews
October 13, 2011	Henry Matthews
August 16, 2011	Henry Matthews
June 18, 2011	Henry Matthews
June 18, 2011	Henry Matthews

REVISIONS
Issued for Development Permit

CONSULTANTS

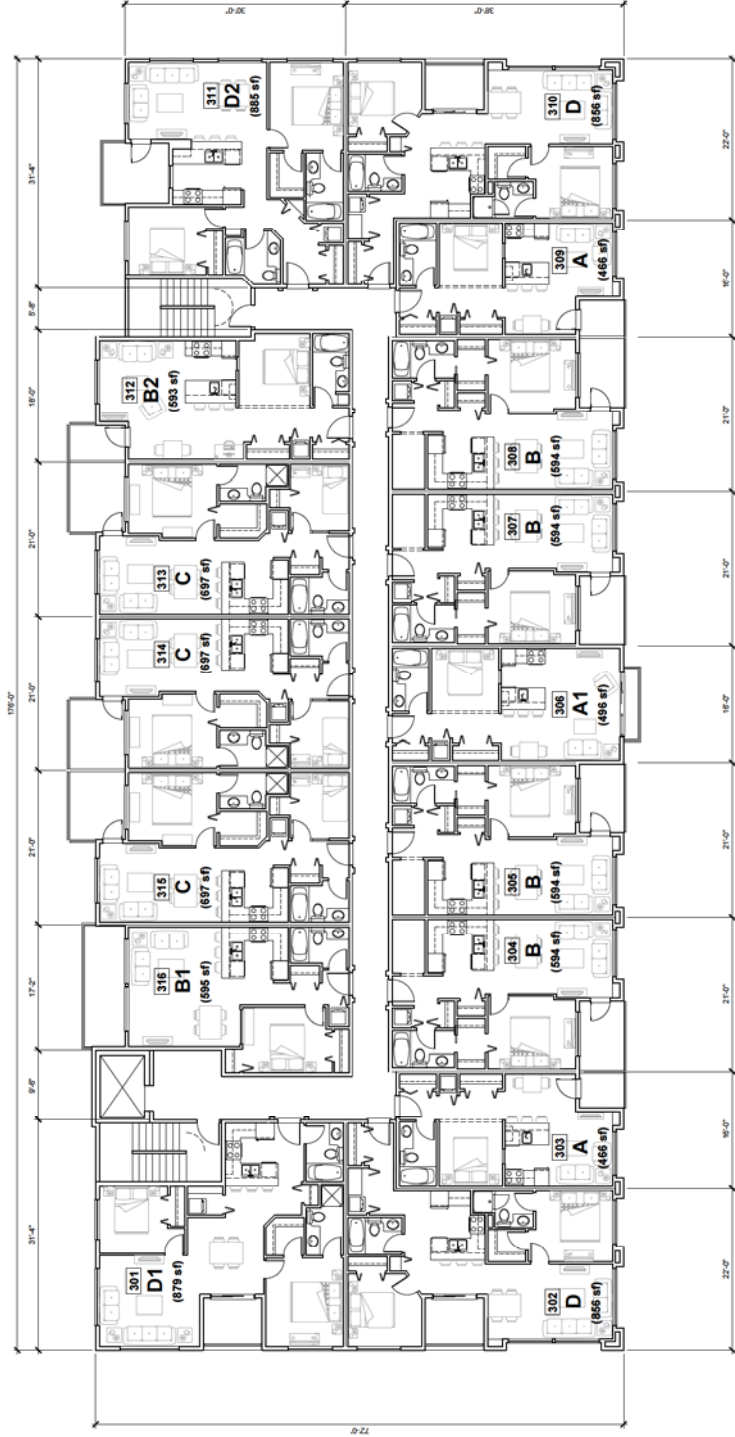
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD.
4600 MANORLANE
SURREY, BC

DRAWING TITLE
**BUILDING 3
LEVEL 3 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-23	FILE NO. 1106



100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8512277 Fax: 604-8512242
Colin A. Hogan
James J. Goppa
A.M.A.C. INC.
A.M.A.C. INC.



BUILDING 3 - LEVEL 3 PLAN (11,851 sf)
SCALE: 1/8" = 1'-0"
NORTH

City of Surrey file number
-7931-0146

November 28, 2011	Henry Richardson
November 11, 2011	Henry Richardson
October 14, 2011	Henry Richardson
September 28, 2011	Henry Richardson
August 15, 2011	Henry Richardson
July 18, 2011	Henry Richardson
June 18, 2011	Henry Richardson

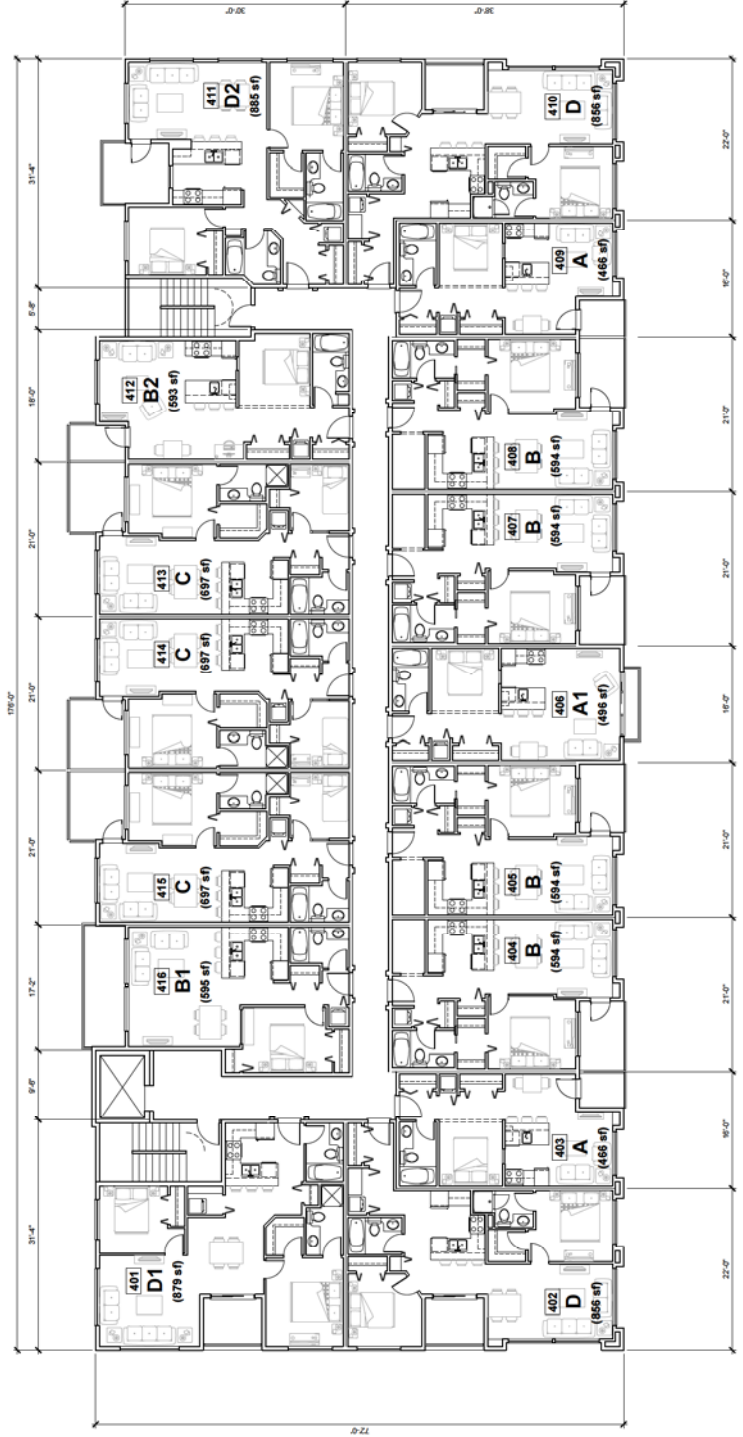
PROJECT
PROPOSED
MIXED USE
DEVELOPMENT
MANORLANE HOMES INC
490-492
696 AVE. #1 198th ST
SURREY, BC

DRAWING TITLE
**BUILDING 3 -
LEVEL 4 PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-24	FILE NO. 1106



109 - 1528 McCallum Road
Abbotsford, BC V2S6A3
Tel: 604-8532277 Fax: 604-8532492
Gillian A. Roggen
James J. Grippoli
M.B.C., M.A.S.
A.M.C.I.C., I.A.S.C.E.



BUILDING 3 - LEVEL 4 PLAN (11,851 sf)
SCALE: 1/8" = 1'-0"



November 26, 2011	Henry Makrides
November 11, 2011	Henry Makrides
October 27, 2011	Henry Makrides
October 13, 2011	Henry Makrides
August 16, 2011	Henry Makrides
June 18, 2011	Henry Makrides
June 18, 2011	Henry Makrides

REVISIONS
Reason for Development Permit

CONSULTANTS

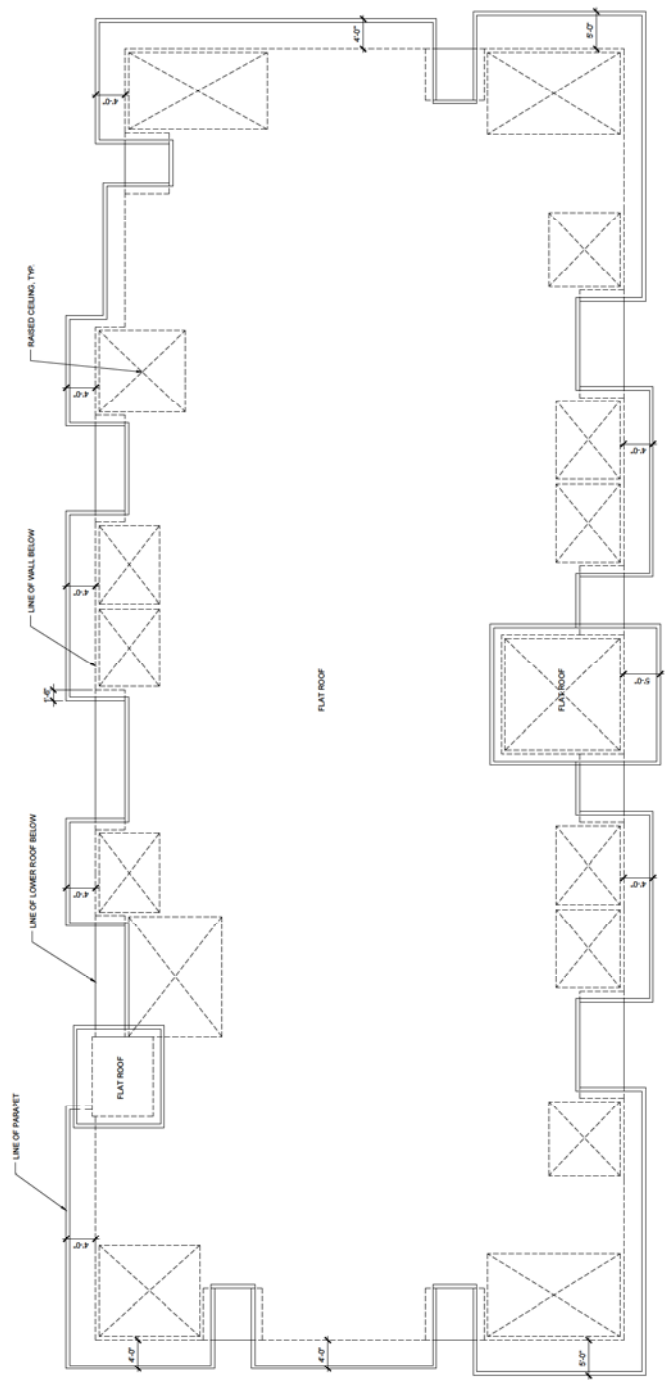
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6000 MANORLANE DRIVE
SURREY, BC
DRAWING TITLE

**BUILDING 3
ROOF PLAN**

DRAWN YR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-25	FILE NO. 1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-851-5277 Fax: 604-851-5242
Gillian A. Rogan
James J. Grippa
A.M.B.C. (M.A.A.)
B.C.A.C. (M.B.C.)



BUILDING 3 - ROOF PLAN
SCALE: 1/8" = 1'-0"

City of Survey file number
-7911-0146



November 18, 2011
November 11, 2011
November 11, 2011
February 28, 2012
April 6, 2012
June 18, 2011

PROPOSED
MIXED USE
DEVELOPMENT

MANORIANE HOMES LTD.
64th Ave. 196th St
SURREY BC

BUILDING 3
ELEVATIONS

DRAWN
YR. MS
CHECKED

SCALE
AS NOTED

DATE
MAY 24, 2011

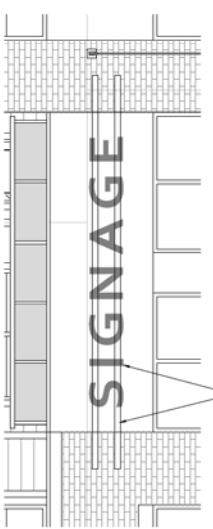
FILE NO.
DP-26 1106



109 - 1528 Macmillan Road
Abbotsford, BC V2S6A3
Tel: 604-8535277 Fax: 604-8535242
Colin A. Hoogen
James J. Gussak

- ELEVATION LEGEND
- 1 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 2 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 3 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 4 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 5 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 6 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 7 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 8 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 9 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
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- 28 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 29 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)
- 30 HORIZONTAL VINYL SIDING (BLOG. 1 & 2)

SOUTH - 64 AVE. ELEVATION
SCALE: 1/8" = 1'-0"



SIGNAGE DETAIL
SCALE: 3/8" = 1'-0"



EAST - 195A ST. ELEVATION
SCALE: 1/8" = 1'-0"

City of Surrey file number
-7911-0146

December 13, 2011	Planning Reviews
November 11, 2011	Planning Review
November 11, 2011	Planning Review
August 1, 2011	Final ADP Submission
July 18, 2011	Final ADP Submission
June 18, 2011	Final ADP Submission
June 18, 2011	Final ADP Submission
June 18, 2011	Final ADP Submission
June 18, 2011	Final ADP Submission
June 18, 2011	Final ADP Submission

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES LTD.
6000 J.W. STREET
SURREY, BC

DRAWING TITLE
**BUILDING 3
ELEVATIONS**

DRAWN	CHECKED
YR	
SCALE	DATE
AS NOTED	MAY 24, 2011
SHEET NO.	FILE NO.
DP-27	1106



100 - 1528 MacCallum Road
Abbotsford, BC V2S6A3
Tel: 604-8532277 Fax: 604-8532442
Colin A. Hogan
James J. Gough
JAG@C.A.HOGAN.COM
JG@C.A.HOGAN.COM



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



WEST - 196 ST. ELEVATION
SCALE: 1/8" = 1'-0"

- ELEVATION LEGEND**
- ① 8" HORIZONTAL VINYL SIDING (BLOG 1 & 2)
 - ② 3" HORIZONTAL VINYL SIDING (BLOG 1 & 2)
 - ③ 6" HORIZONTAL PLANK SIDING (BLOG 1 & 2)
 - ④ 6" HORIZONTAL PLANK SIDING (BLOG 3 ONLY)
 - ⑤ BRICK VENEER
 - ⑥ SEALED DOUBLE GLAZED P.V.C. WINDOW
 - ⑦ SEALED DOUBLE GLAZED P.V.C. PATIO DOOR
 - ⑧ 4" HIGH METAL AND GLASS RAILING
 - ⑨ FRENCH DOOR
 - ⑩ CANOPY
 - ⑪ ALUMINUM STORM DOOR SYSTEM
 - ⑫ ALUMINUM STORM DOOR SYSTEM
 - ⑬ CONCRETE MASONRY WALL
 - ⑭ BRICK 2"X8" WALL AT UNIT ENTRY WITH LIGHT AND UNIT NUMBER
 - ⑮ METAL FENCE
 - ⑯ MECHANICAL LOUVERS
 - ⑰ CONCRETE COLUMN BASE - W/REINLS
 - ⑱ CONCRETE COLUMN - W/REINLS
 - ⑲ WOOD TRIM - W/FLAIRING
 - ⑳ SIGNAGE - INDIVIDUALLY ILLUMINATED LETTERS
 - ㉑ LIGHT FIXTURE
 - ㉒ METAL PANEL (BLOG 3 ONLY)
 - ㉓ WOOD AND METAL BRACKET (BLOG 3 ONLY)
 - ㉔ WOOD BRACKET (BLOG 1 & 2)
 - ㉕ WOOD JOIST
 - ㉖ WOOD TRIM - W/FLAIRING
 - ㉗ WOOD TRIM - W/FLAIRING
 - ㉘ METAL FLASHING OVER
 - ㉙ WOOD FLASHING OVER

City of Surrey file number
-7931-0146

November 28, 2011	Planning Authority
November 11, 2011	City Council
October 27, 2011	City Council
October 13, 2011	City Council
October 13, 2011	City Council
August 1, 2011	City Council
June 18, 2011	City Council
June 18, 2011	City Council
June 18, 2011	City Council
June 18, 2011	City Council

CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6400 AVE # 1066H ST
SURREY BC

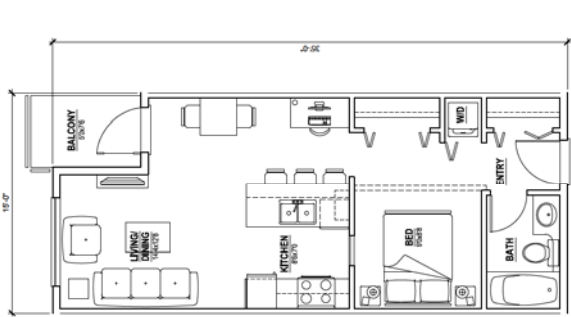
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-28	FILE NO. 1106

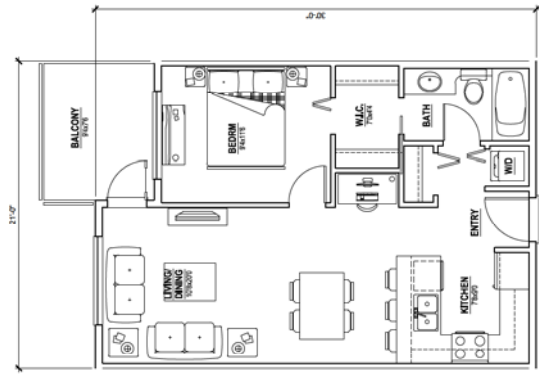


**FOCUS
ARCHITECTURE
INCORPORATED**

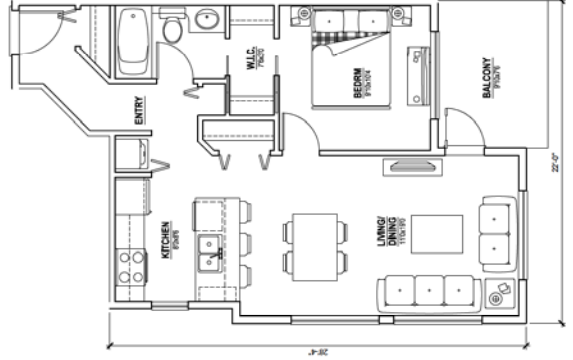
100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Colin A. Hogan
James J. Goppa
M.B.C. M.A.A.
J.B.C.E.C. I.A.S.C.



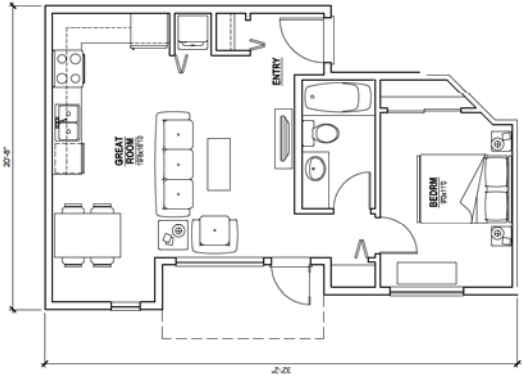
UNIT-A
SCALE: 1/4" = 1'-0" (655 SF)



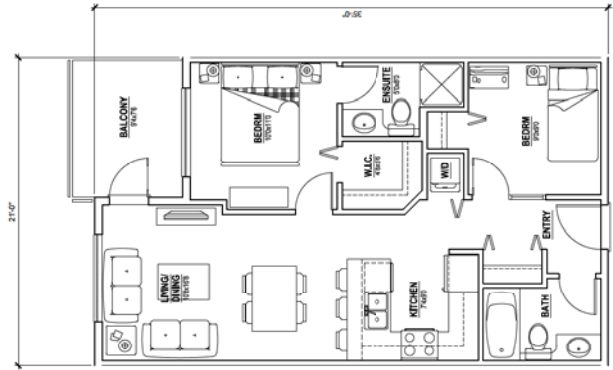
UNIT-B
SCALE: 1/4" = 1'-0" (592 SF)



UNIT-B2
SCALE: 1/4" = 1'-0" (659 SF)



UNIT-B2
SCALE: 1/4" = 1'-0" (659 SF)



UNIT-C
SCALE: 1/4" = 1'-0" (878 SF)

BUILDING 1&2

City of Surrey file number
-7931-0146

November 28, 2011	Planning Authority
November 11, 2011	City Council
October 20, 2011	City Council
September 22, 2011	City Council
August 19, 2011	City Council
August 12, 2011	City Council
August 5, 2011	City Council
July 18, 2011	City Council
June 16, 2011	City Council

REVISIONS
Issued for Development Permit

CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORIANNE HOMES INC.
6400 AVENUE 1 106th ST
SURREY, BC

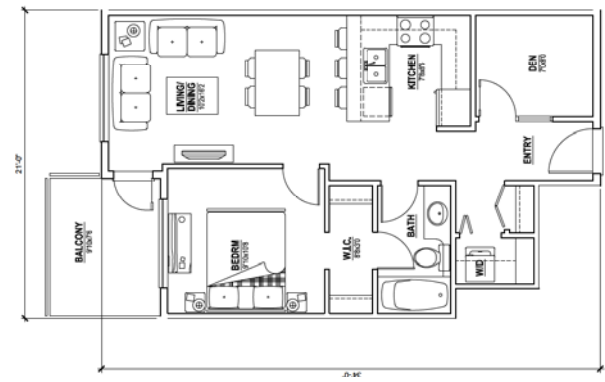
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-29	FILE NO. 1106

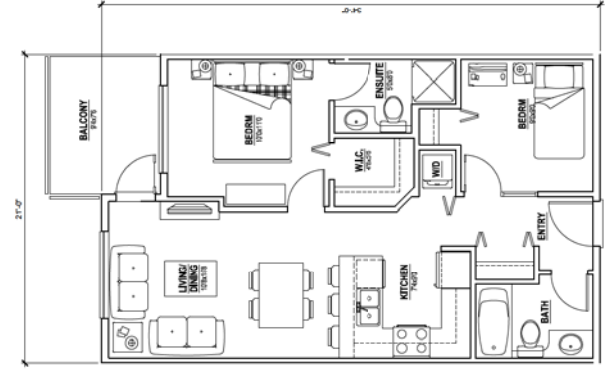


100 - 1528 MacCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8532277 Fax: 604-8532242
Gillian A. Hooper
James J. Coppola
M.B.C. M.A.A.
J.B.C.E.C. I.A.S.C.

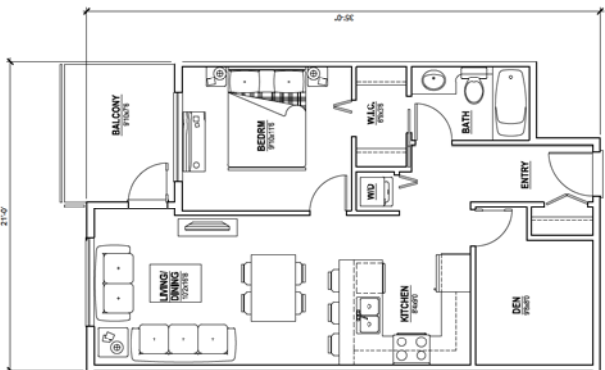
BUILDING 1&2



UNIT-C3
SCALE: 1/4" = 1'-0" (625 SF)



UNIT-C2
SCALE: 1/4" = 1'-0" (674 SF)



UNIT-C1
SCALE: 1/4" = 1'-0" (669 SF)

November 28, 2011	Henry Makarewicz
November 11, 2011	Henry Makarewicz
October 27, 2011	Henry Makarewicz
October 13, 2011	Henry Makarewicz
August 12, 2011	Henry Makarewicz
June 18, 2011	Henry Makarewicz

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
6900 LANE 1, 106th ST
SURREY, BC

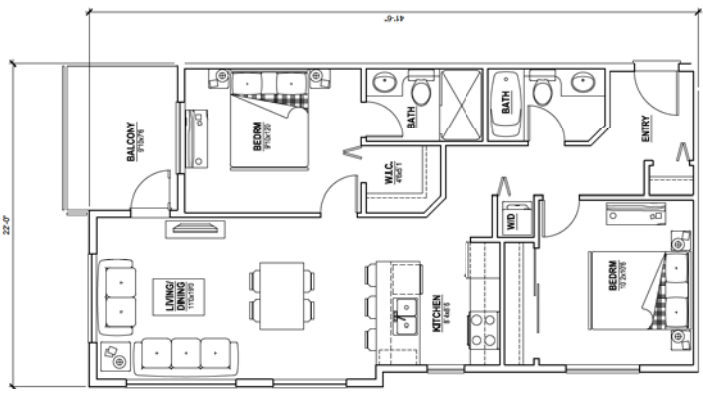
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-30	FILE NO. 1106

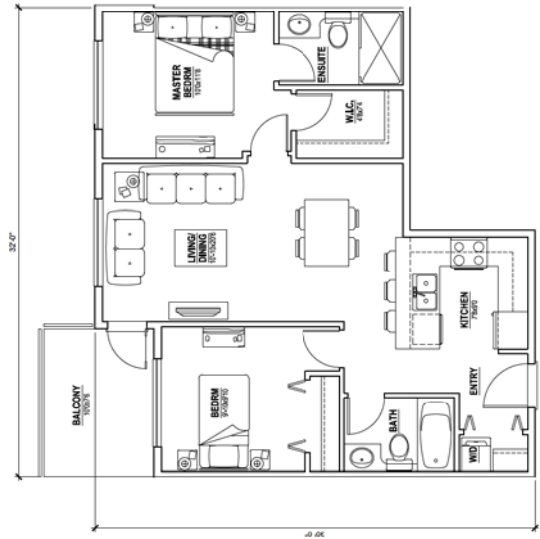


100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8513277 Fax: 604-8513242
Colin A. Hogan
James J. Goppa
M.B.C. M.A.A.
J.A.B.C. I.A.S.C.

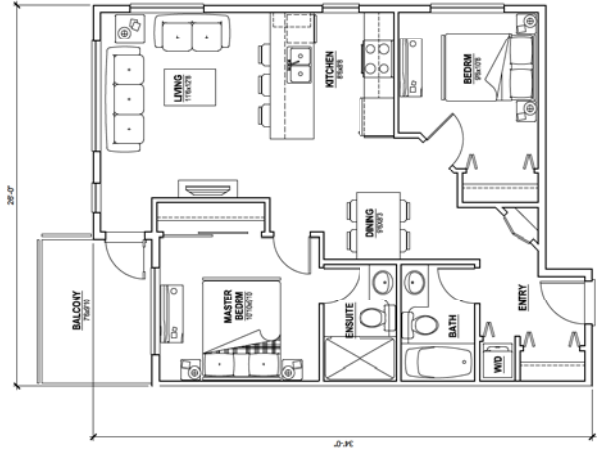
BUILDING 1&2



UNIT-D2
SCALE: 1/4" = 1'-0" (618 SF)



UNIT-D1
SCALE: 1/4" = 1'-0" (791 SF)



UNIT-D
SCALE: 1/4" = 1'-0" (787 SF)

November 28, 2011 Planning Authority
November 11, 2011 City Council
December 15, 2011 Surrey Board of Health
January 10, 2012 Surrey Board of Health
February 13, 2012 Surrey Board of Health
March 13, 2012 Surrey Board of Health
April 10, 2012 Surrey Board of Health
June 18, 2011 Surrey Board of Health

CONSULTANTS

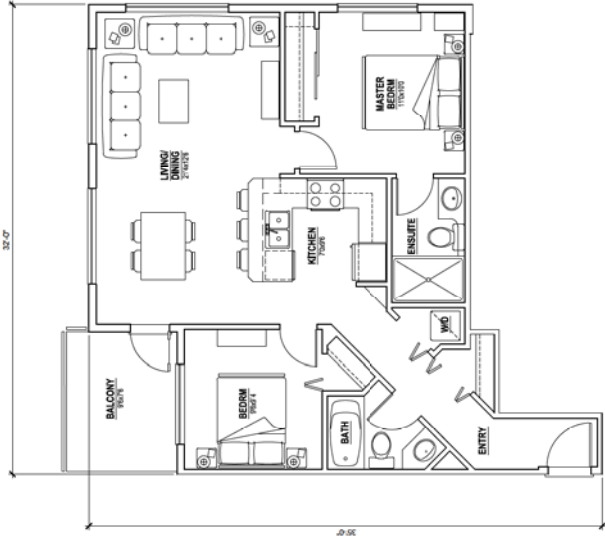
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
1000 MANORLANE DRIVE
600 AVENUE 1
SURREY, BC
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-31	FILE NO. 1106

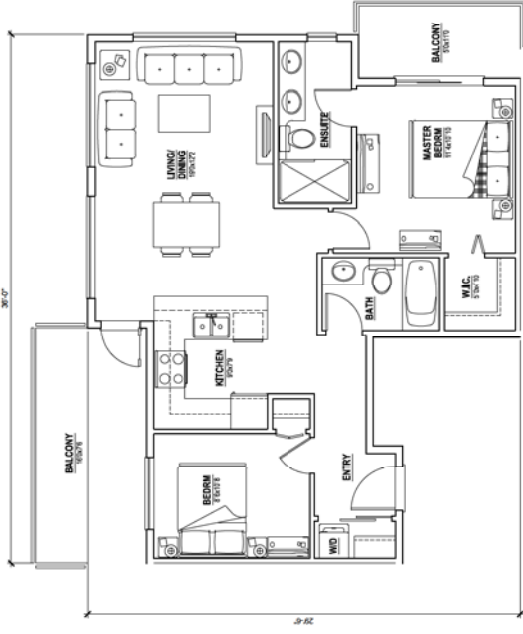


100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
TEL 604-8533277 Fax 604-8533242
Colin A. Hogan
James J. Grippoli
M.B.C., M.A.A.
I.A.S.P.C., I.A.S.P.C.

BUILDING 1&2



UNIT-D3
SCALE: 1/4" = 1'-0" (823 SF)



UNIT-D4
SCALE: 1/4" = 1'-0" (839 SF)

City of Surrey file number
-7931-0146

November 26, 2011 Meeting Minutes
November 11, 2011 Meeting Minutes
October 10, 2011 Meeting Minutes
August 16, 2011 Meeting Minutes
August 10, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes
June 18, 2011 Meeting Minutes

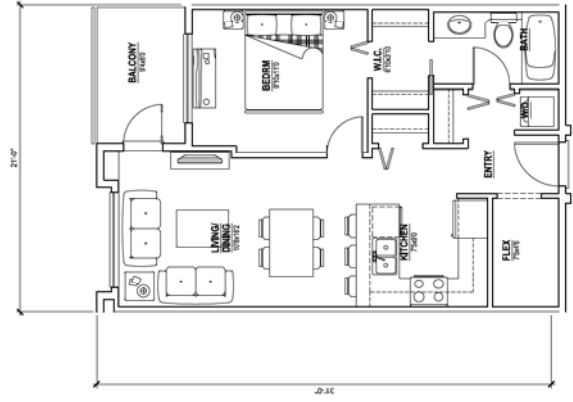
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
100-1528 McCallum Road
Abbotsford, BC V2S8A3
604-8532277 Fax: 604-8532242
604-8532277 Fax: 604-8532242
Gillian A. Hogan
James J. Grogan
JAG/CS/1106

UNIT PLANS
DRAWING TITLE
DRAWN
FR, MS
CHECKED
SCALE
AS NOTED
DATE
JUNE 16, 2011
SHEET NO.
FILE NO.
DP-32 1106

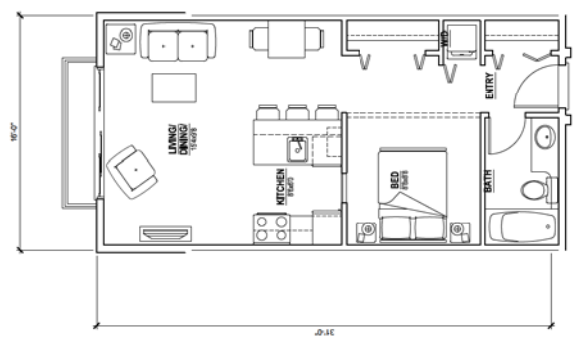


100-1528 McCallum Road
Abbotsford, BC V2S8A3
604-8532277 Fax: 604-8532242
Gillian A. Hogan
James J. Grogan
JAG/CS/1106

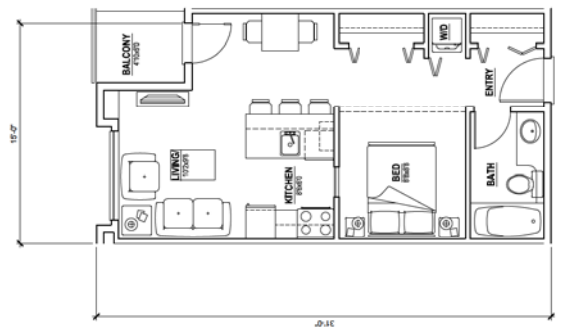
BUILDING 3



UNIT-B
SCALE: 1/4" = 1'-0" (684 SF)



UNIT-A1
SCALE: 1/4" = 1'-0" (466 SF)



UNIT-A
SCALE: 1/4" = 1'-0" (466 SF)

THIS DRAWING IS THE PROPERTY OF FOCUS ARCHITECTURE INCORPORATED 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 FOCUS ARCHITECTURE INCORPORATED.

City of Surrey file number
-7931-0146

November 28, 2011	Henry Makarewicz
November 11, 2011	Henry Makarewicz
October 27, 2011	Henry Makarewicz
October 13, 2011	Henry Makarewicz
October 13, 2011	Henry Makarewicz
June 18, 2011	Henry Makarewicz
June 18, 2011	Henry Makarewicz

CONSULTANTS

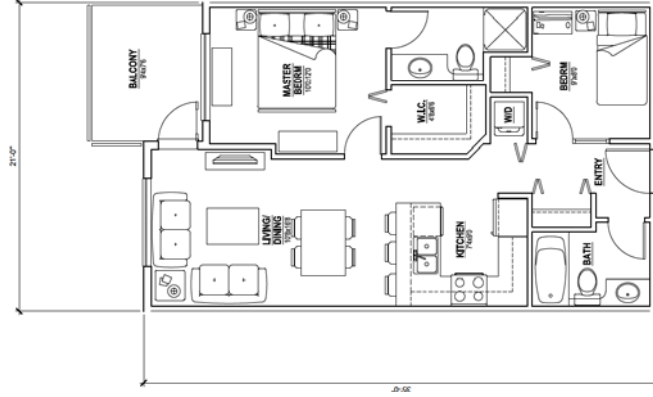
PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
4600 MANORLANE
6040 AVE 1 108th ST
SURREY BC

DRAWING TITLE
UNIT PLANS

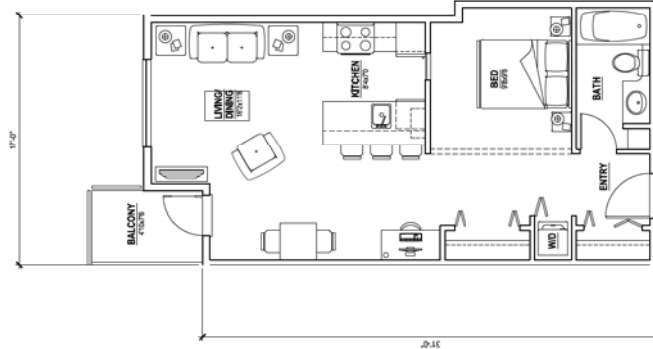
DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-33	FILE NO. 1106



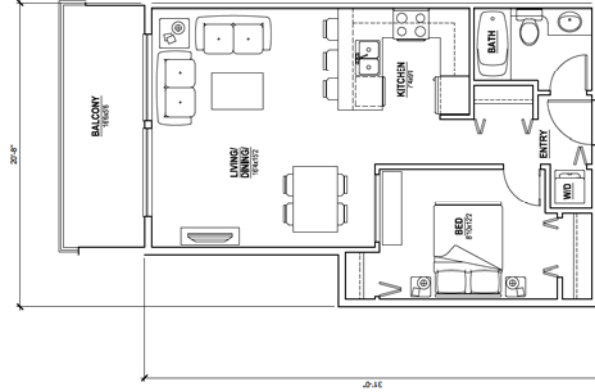
100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8513277 Fax: 604-8513242
Colin A. Hogan
James J. Goppa
M.B.C. M.A.A.
J.A.B.C. I.A.B.C.



UNIT-C
SCALE: 1/4" = 1'-0" (867 SF)



UNIT-B2
SCALE: 1/4" = 1'-0" (663 SF)



UNIT-B1
SCALE: 1/4" = 1'-0" (666 SF)

BUILDING 3

City of Surrey file number
-7931-0146

November 28, 2011	Planning Application
November 11, 2011	Site Plan
October 27, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design
October 13, 2011	Final Design

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
4000 MANORLANE DRIVE
6000 AVE 1 106th ST
SURREY BC

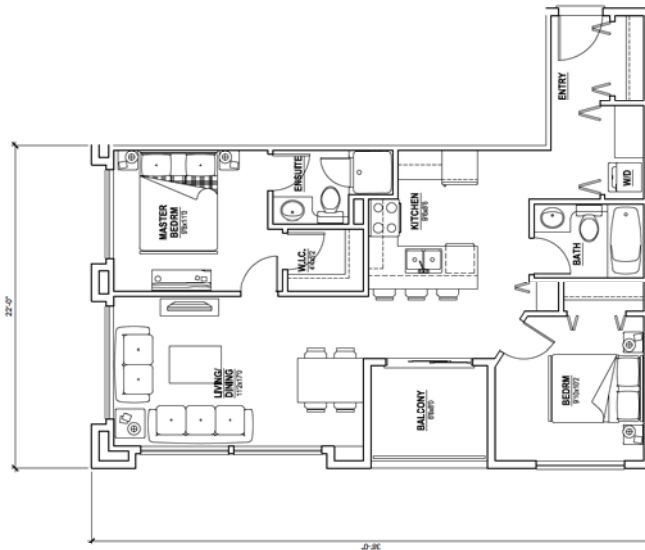
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-34	FILE NO. 1106

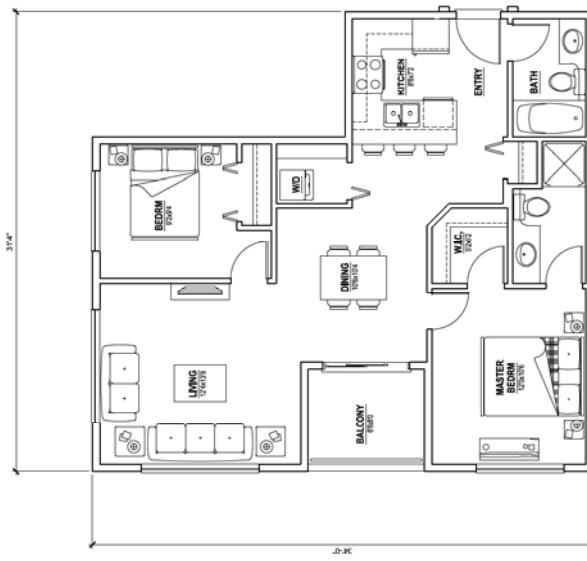


100 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604-8513277 Fax: 604-8513242
Colin A. Hogan
James J. Goppelt
M.B.C. M.A.A.
J.B.C.C. I.B.C.C.

BUILDING 3



UNIT-D1
SCALE: 1/4" = 1'-0" (846 SF)



UNIT-D1
SCALE: 1/4" = 1'-0" (863 SF)

City of Surrey file number
-7911-0146

November 28, 2011	Planning Application
November 11, 2011	City Council Meeting
December 1, 2011	City Council Meeting
December 15, 2011	Board of Development Approval
January 10, 2012	Board of Development Approval
January 18, 2012	Board of Development Approval

REVISIONS
CONSULTANTS

PROJECT
**PROPOSED
MIXED USE
DEVELOPMENT**
MANORLANE HOMES INC.
100-1528 MacCallum Road
Abbotsford, BC V2Z 5R6A3
Tel: 604-851-5277 Fax: 604-851-5242

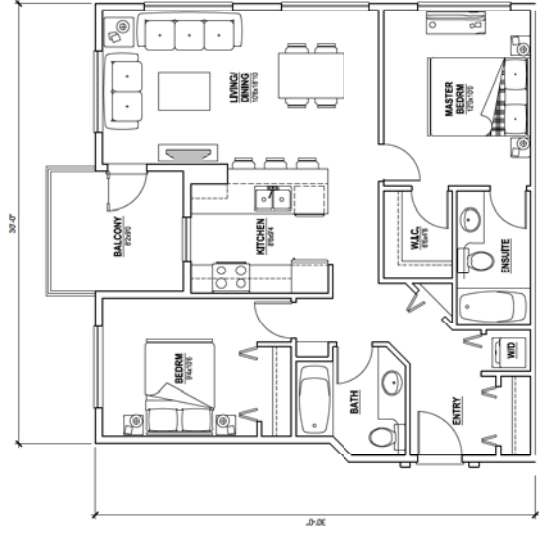
6400 AVE. 1 106th ST
SURREY, BC
DRAWING TITLE
UNIT PLANS

DRAWN FR. MS	CHECKED
SCALE AS NOTED	DATE JUNE 16, 2011
SHEET NO. DP-35	FILE NO. 1106



100-1528 MacCallum Road
Abbotsford, BC V2Z 5R6A3
Tel: 604-851-5277 Fax: 604-851-5242
Colin A. Hogan
James J. Goppa

MBC, M.A.A.
JAG/EC/1106/01



UNIT-D2
SCALE: 1/4" = 1'-0" (866 SF)

BUILDING 3



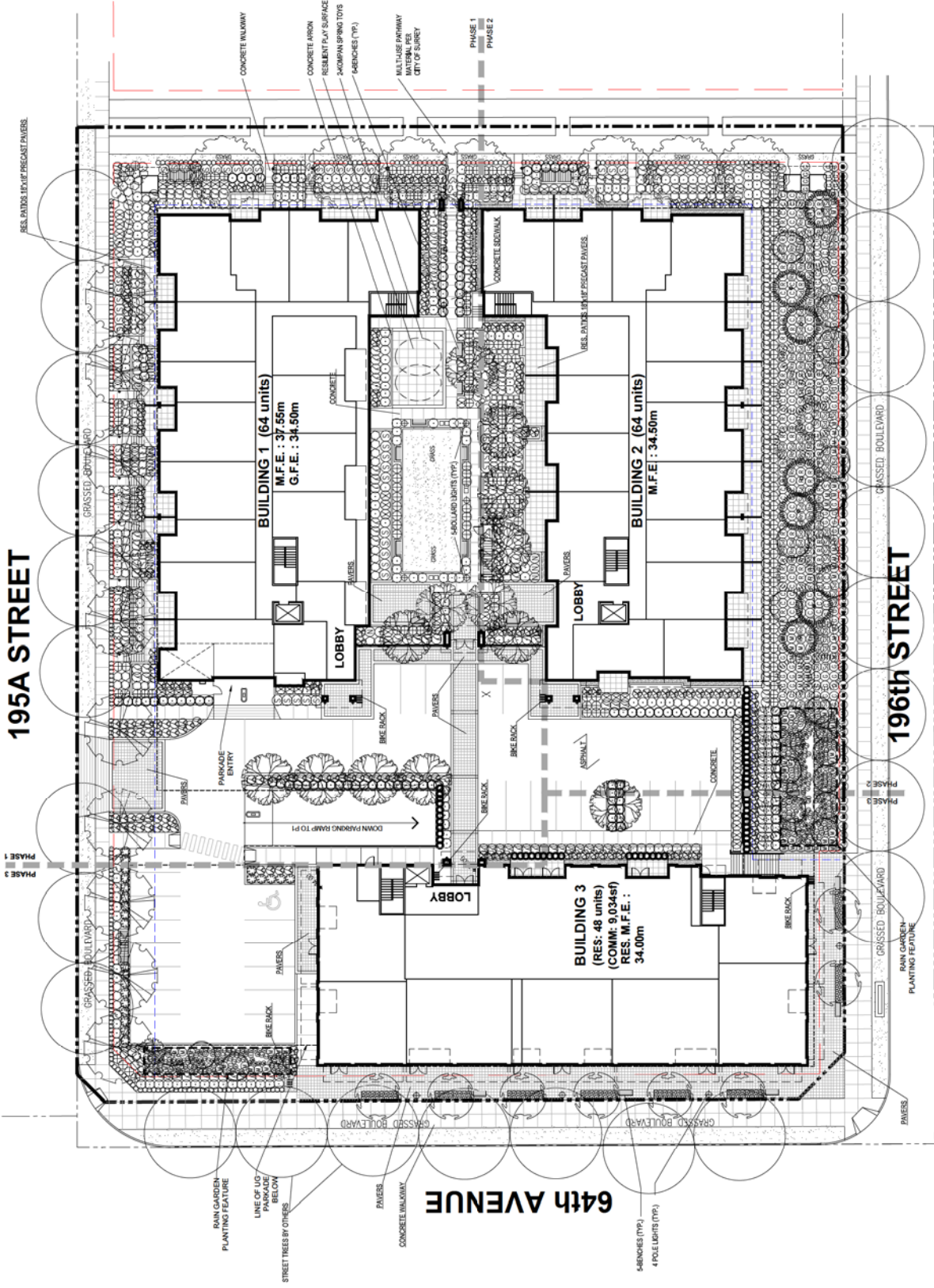
NOV/11	REVISED SITE PLAN	2	NO
OCT/11	REVISED SITE PLAN	1	NO
DATE			

C. KAVOLINIS & ASSOCIATES INC.
 BRISA, ONTARIO
 1405 JENNIFER COURT
 MISSISSAUGA, ONTARIO
 L4X 1M3
 PHONE (905) 807-2376

MANDALAY HOMES
 675 HURONTARIO STREET
 MISSISSAUGA, ONTARIO
 L4X 1M3
 PHONE (905) 805-0777

DATE	1/20/08	DATE	JULY/11
DRAWN	JK	CHECKED	JK
DATE		DATE	
REVISED		REVISED	
DATE			

PLAN VIEW
 LANDSCAPE PLAN
 MIXED - USE
 DEVELOPMENT
 6405 195 STREET
 MISSISSAUGA, ONT.



KEY	BOTANICAL NAME	PLANT LIST				QUANTITY	SIZE	SPACING	REMARKS
		COMMON NAME	PHZ	PH3	PH5				
⊙	AZER PALMATUM 'BOODODOD'	BLOODWOOD JAP MAPLE	8	3.00 METERS	AS SHOWN	B. & B.			
⊙	SYNGIA RETICULATA 'IVORY SILK'	ULAC TREE	4	3	6 CM CAL.	B. & B.			
⊙	MANGNIA GALATY	GALACY MANOLIA	7	0	6 CM CAL.	B. & B.			
⊙	ACER ORNATUM	GREEN MAPLE	0	8	6 CM CAL.	B. & B.			
⊙	ACER PALMATUM 'OMAKOURI'	GREEN JAPANESE MAPLE	9	3	3.00 METERS	B. & B.			
⊙	IRIS MISSOURIENSIS	GRAND IRIS RED CEDAR	0	7	0	B. & B.			
⊙	IRIS MISSOURIENSIS	IRIS MISSOURIENSIS	1	15	64	42 POT			
⊙	HEMERTALUS 'AUTUMN RED'	BLUE OAK GRASS	64	42 POT	45 CM O.C.	B. & B.			
⊙	HEMERTALUS 'AUTUMN RED'	HEMERTALUS 'AUTUMN RED'	64	42 POT	45 CM O.C.	B. & B.			
⊙	AZALEA JAPONICA 'LOUSE CABLE'	PNK AZALEA	54	45	42 POT	85 CM O.C.			
⊙	AZALEA JAPONICA 'LOUSE CABLE'	PNK AZALEA	74	100	4	42 POT			
⊙	EDMUND GOUCHER 'HELIA'	EDMUND GOUCHER 'HELIA'	56	32	15	43 POT			
⊙	EDMUND GOUCHER 'HELIA'	EDMUND GOUCHER 'HELIA'	25	2	12	42 POT			
⊙	WAXONIA DOMESTICA	'HAKEN' Y BARBER	161	68	45	43 POT			
⊙	RHOODENDRON 'YAKUSHIMANUM 'DREI'	FINISH RHOODENDRON	173	115	30	43 POT			
⊙	RHOODENDRON 'YAKUSHIMANUM 'DREI'	FINISH RHOODENDRON	156	59	52	43 POT			
⊙	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	93	0	2	43 POT			
⊙	ROSA MEDIALD 'PINK CHARM'	PINK WOODLAND ROSE	25	0	0	43 POT			
⊙	ROSA 'SWEET MARIE BALMORALL'	ROSA 'SWEET MARIE BALMORALL'	45	10	0	43 POT			
⊙	SPREUA NIPPONICA 'TOSAGENS'	SNOWMOUND SPARULA	45	10	0	43 POT			
⊙	JUNPERIS HORIZONTALIS 'HUGHES'	HUGHES JUNIFER	13	0	16	43 POT			
⊙	PEDIS JAPONICA 'FOREST FLAME'	ULY-OF-THE-VALLEY	60	66	20	43 POT			
⊙	THILIA OCCIDENTALIS 'SWARAD'	EMERALD ARBORVITAE	28	0	20	1.60 METERS			
⊙	FLOWERING CURRANT	FLOWERING CURRANT	0	98	0	43 POT			
⊙	MOODKA ROSE	MOODKA ROSE	0	56	0	43 POT			
⊙	SALALE SNOWBERRY	SALALE SNOWBERRY	0	318	16	43 POT			
⊙	RED OSER DOODWOOD	RED OSER DOODWOOD	0	70	0	43 POT			
⊙	WAKONIA AQUATOLA	DWARF OREGON GRAPE	0	158	16	42 POT			
⊙	GRASS		150m ²	160m ²	250m ²				

KEY	BOTANICAL NAME	RAIN GARDEN PLANT LIST				QUANTITY	SIZE	SPACING	REMARKS
		COMMON NAME	PHZ	PH3	PH5				
⊙	ACER RUBRUM DRUMMOODI	SOUTHERN SWAMP MAPLE	4	3	3.00 METERS	AS SHOWN	B. & B.		
⊙	BETULA NIGRA	RIVER BIRCH	8	2	3.00 METERS	AS SHOWN	B. & B.		
⊙	VERONICA SPICATA 'ROYAL CANDLES'	SPEEDWELL SPIKE	40	39	42 POT	45 CM O.C.	B. & B.		
⊙	JUNJUS EFFUSUS 'SPINALIS'	ROCKY MOUNTAIN IRIS	60	27	42 POT	45 CM O.C.	B. & B.		
⊙	CAREX CARPENSIS 'VAGUS'	COROSSWEN RUSH	41	17	42 POT	45 CM O.C.	B. & B.		
⊙	ERAGOSTIS SPECIABILIS	LOVEGRASS	33	20	42 POT	60 CM O.C.	B. & B.		
⊙	MULLENBERIA CAPILLARS	LOVEGRASS	40	0	42 POT	60 CM O.C.	B. & B.		
⊙	MULLENBERIA CAPILLARS	PNK MAHLY GRASS	30	14	43 POT	90 CM O.C.	B. & B.		

NOTES / GENERAL

1. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED, VERIFIED TREE NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED, VERIFIED TREE NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED, VERIFIED TREE NURSERY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED, VERIFIED TREE NURSERY.

2. All growing medium depths over proposed subgrade shall be:

- On cover areas 400 mm
- On road areas 500 mm
- On lawn areas 300 mm

3. Growing medium shall have physical and chemical properties as described in the Standards for Level 2 and over 2 areas, except for areas over structures where the medium shall conform to the following:

- Penetration resistance shall be less than 1.5 MPa.
- Moisture content shall be between 10% and 20%.
- Particle size shall be less than 2.0 mm.
- Organic matter shall be less than 5%.
- Salinity shall be less than 4 dS/m.

4. Soil shall be analyzed for the following parameters:

- pH
- Organic matter
- Salinity
- Moisture content
- Penetration resistance
- Particle size

5. All plants and material may not be substituted without the approval of the landscape architect.

6. All plants and material shall be substituted with a plant of the same or similar species and size.

7. All plants and material shall be substituted with a plant of the same or similar species and size.

8. The contractor shall clear away from the site all rubbish as it accumulates, and shall, at the completion of the work, leave the work and the site thereof in a clean and presentable condition, free from obstructions.



SECTION



SECTION

PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS

N.T.S.

DATE	REVISION	BY	NO.
10/17/11	REVISED SITE PLAN	AW	1
10/17/11	REVISED SITE PLAN	AW	2

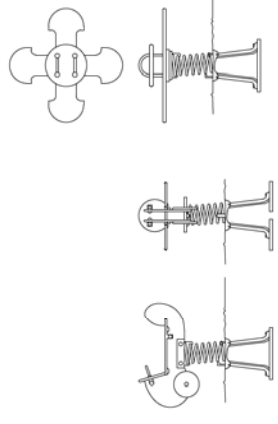
C. KAVOLINAS & ASSOCIATES INC.
 LANDSCAPE ARCHITECTS
 1100 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 PHONE (303) 733-2378

CLIENT
 MARGARET HANSEN
 1100 WEST 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 PHONE (303) 733-2378

TITLE
 PLAN VIEW
 LANDSCAPE DETAILS
 MIXED - USE
 DEVELOPMENT
 840 WEST 10TH AVENUE
 DENVER, CO 80202

DATE	N.T.S.	DATE	NO.
10/17/11		10/17/11	1
10/17/11		10/17/11	2

PROJECT
 840 WEST 10TH AVENUE
 DENVER, CO 80202
 DRAWING NO. L-2



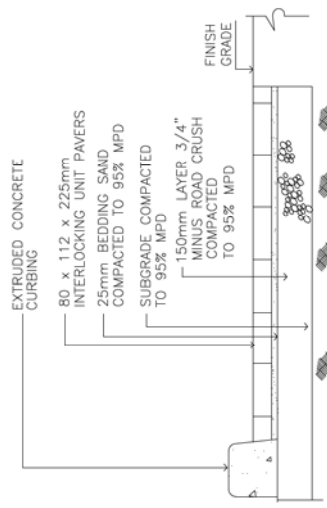
M 131
Crazy Plane
with anchoring M001

M 128
Crazy Daisy
with anchoring M001

PLAY EQUIPMENT
ELEVATIONS AND PLAN

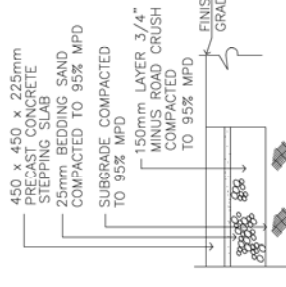
N.T.S.

INTERLOCKING PAVER DETAIL
TYPICAL

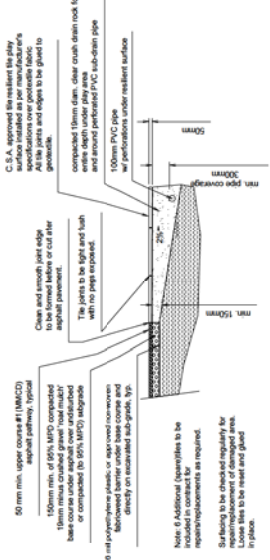


N.T.S.

PRECAST CONCRETE STEPPING SLAB DETAIL
TYPICAL

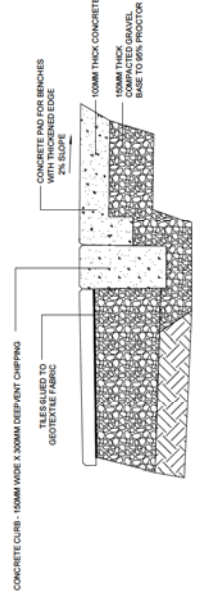


N.T.S.



RESILIENT TILE SURFACING FOR PLAY AREA
SECTION

N.T.S.



SURFACING FOR PLAY AREA WITH CONCRETE APRON
SECTION

N.T.S.

NOV/11	REVISED SITE PLAN	2
OCT/11	REVISED SITE PLAN	1
DATE	REVISIONS	NO.

C. KANOLINS & ASSOCIATES INC.
8524 USA
2462 JORDAN COURT
ABINGTON, S.C.
29520
PHONE: (804) 897-2378

CLIENT
MORNING HIKES
474 W. COLN ROAD
FOCUS ARCHITECTURE, INCORPORATED
1228 MCALUM ROAD
ABINGTON, S.C.
PHONE: (804) 854-0377

PLAN VIEW
LANDSCAPE DETAILS
MIXED-USE
DEVELOPMENT
4455 198 STREET
SUMNER, S.C.

DATE	N.T.S.	DATE	JULY/11
DRAWN		CHECKED	
DATE		DATE	
PROJECT		PROJECT	

JOB No.
DRAWING No.
L-2A

SEE ARCHITECTURAL SHEETS DP-02a & DP-02b FOR ADDITIONAL HARD SURFACE DETAILS.



POLE LIGHT
LUMCA / CONCEPTTO CHINA APPA



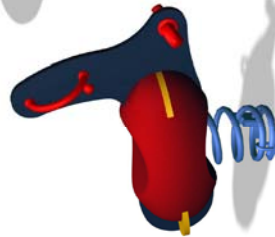
BOLLARD LIGHT
LUMCA / BELVUSP



PMT GRAPHIC WRAPS



PLAY EQUIPMENT
KOMPAN / MITZ Dobby



PLAY EQUIPMENT
KOMPAN / MITZ Zoggy



GARBAGE RECEPTACLE
WISHBONE / BTRR-24 Benett



BENCH
WISHBONE / B-5 Benett



BIKE RACK
WISHBONE / SRROP-4 Spira

DATE	REVISED SITE PLAN	2
05/7/11	REVISED SITE PLAN	1
DATE	REVISIONS	DATE

C. KADOLINS & ASSOCIATES INC.
10304 130th Ave.
SURREY, B.C.
V3V 2B3
PHONE (604) 857-2378

WISHBONE DESIGN
C/O MRS. COLIN MOON
1308 17th Ave S.
ABERDEEN, B.C.
PHONE (604) 851-0377

PLAN VIEW
LANDSCAPE DETAILS
MIXED - USE
DEVELOPMENT
SURREY, B.C.

DATE	N.T.S.	DATE	JULY/11
DRAWN		DATE	
TITLE		DATE	
PROJECT		DATE	

PROJECT No. _____
SHEET No. **L-3**

NOTE:
ALL SITE FURNITURE/LIGHT FIXTURES TO BE BLACK PER
CITY OF SURREY CLAYTON VILLAGE STANDARDS



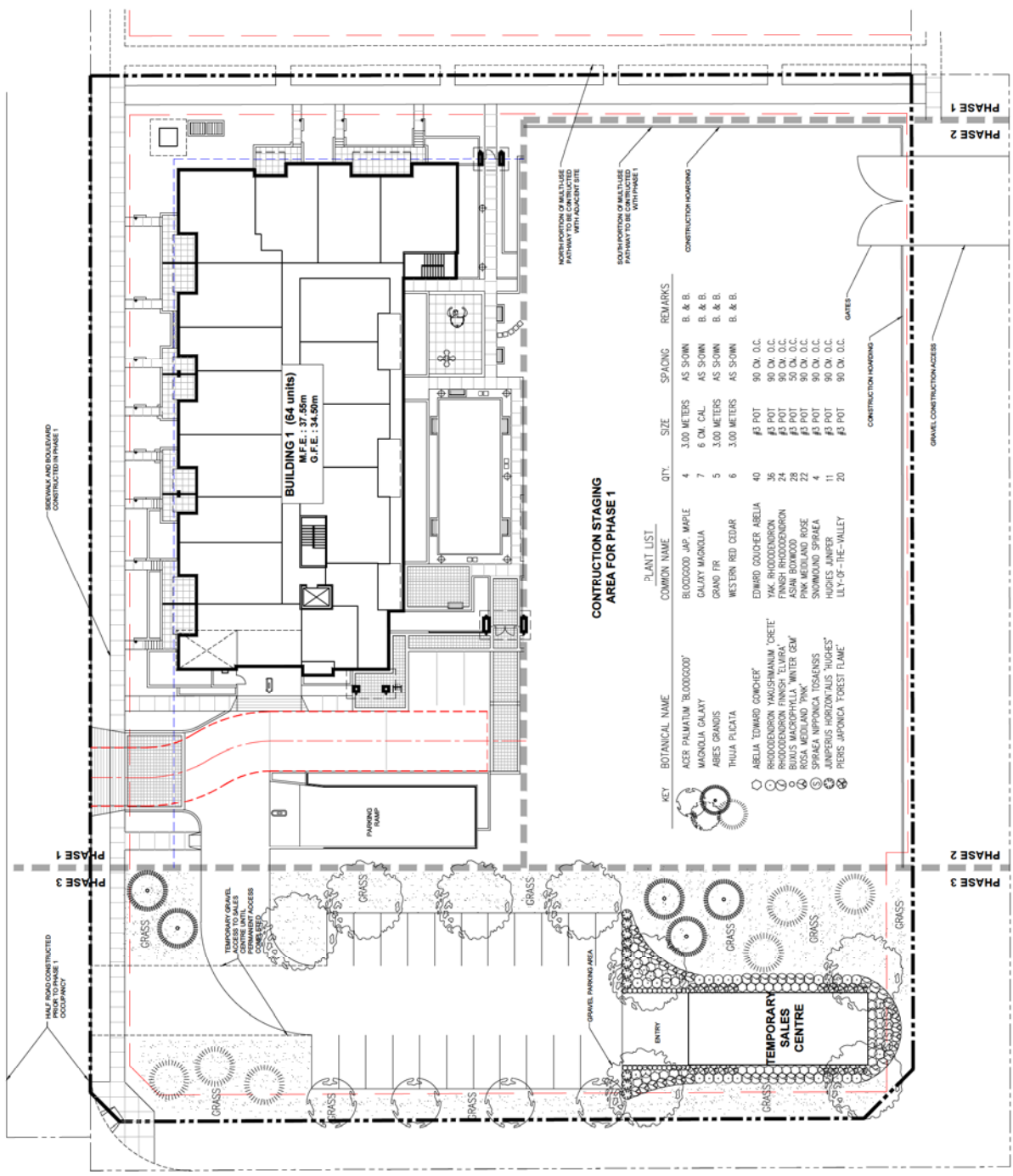
NO/11	REVISED SITE PLAN	2
05/11	REVISED SITE PLAN	1
01/11	REVISED SITE PLAN	1
01/11	REVISED SITE PLAN	1
01/11	REVISED SITE PLAN	1

C. KAVOLINAS & ASSOCIATES INC.
 KCSA, CSA
 2442 JONDOL COURT
 AUSTIN, TEXAS 78746
 PHONE (800) 881-2374

MANGLAVANE PONDAS
 C/O MR. COLA HOON
 FOCUS ARCHITECTURE INCORPORATED
 1328 MACALLUM ROAD
 HOUSTON, TEXAS 77057
 PHONE (800) 835-0977

PLAN VIEW
 LANDSCAPE PLAN
 TEMPORARY
 SALES CENTRE
 8459 186 STREET
 SURREY, BC

SCALE	DATE	JULY/11
1:250	DRAWN	
	CHECKED	
	APP'D	
	DATE	18 JULY
	PROJECT	
	JOB NO.	
	DRAWING NO.	L-4



CONSTRUCTION STAGING AREA FOR PHASE 1

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMUTUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	3.00 METERS	AS SHOWN	B. & B.
○	MAGNOLIA GALAXY	GALXY MAGNOLIA	7	6 CM. CAL.	AS SHOWN	B. & B.
○	ABIES GRANDIS	GRAND FIR	5	3.00 METERS	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	6	3.00 METERS	AS SHOWN	B. & B.
○	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	40	#3 POT	90 CM. O.C.	
○	RHOODODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODODENDRON	36	#3 POT	90 CM. O.C.	
○	RHOODODENDRON FINISH 'ELVIRA'	FINISH RHOODODENDRON	24	#3 POT	90 CM. O.C.	
○	ROSA 'WINTER CELESTINE'	ROSA 'WINTER CELESTINE'	28	#3 POT	90 CM. O.C.	
○	ROSA 'EDOUARD YVES'	ROSA 'EDOUARD YVES'	24	#3 POT	90 CM. O.C.	
○	SPRAEA JAPONICA 'TOSAGENS'	SNOWMOUND SPIRAEA	4	#3 POT	90 CM. O.C.	
○	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	11	#3 POT	90 CM. O.C.	
○	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	20	#3 POT	90 CM. O.C.	



GRAVEL AND BOUNDARY CONSTRUCTION STAGING

PAVING TO BE CONSTRUCTED TO ALLOW FOR FUTURE OCCUPANCY

TEMPORARY GRAVEL CENTRE LANTERNS CONSTRUCTION ACCESS

NORTH PORTION OF ASH VALLEY PATHWAY TO BE CONSTRUCTED WITH ADJACENT SITE

SOUTH PORTION OF MULTIPLE PATHWAY TO BE CONSTRUCTED WITH PHASE 1

CONSTRUCTION HOARDING

CONSTRUCTION HOARDING

GRAVEL CONSTRUCTION ACCESS

PHASE 1

PHASE 2

PHASE 1

PHASE 3

PHASE 2

PHASE 3

TEMPORARY SALES CENTRE

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY

ENTRY



INTER-OFFICE MEMO

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

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

DATE: **January 18, 2012**
Revised from Jan. 17, 2012

PROJECT FILE: **7811-0140-00**

RE: **Engineering Requirements
Location: 6455 196 Street and 19559 64 Avenue.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- dedicate 9.883 metres along 196 Street for a 30.0-metre arterial road standard;
- dedicate 4.942 metres along 64 Avenue for a 30.0-metre arterial road standard;
- dedicate a 5.0 x 5.0-metre corner cut at the 196 Street and 64 Avenue intersection;
- provide a 4.0-metre statutory right-of-way along the northern and western property lines;
- provide a 0.5-metre statutory right-of-way along 196 Street;
- provide a 2.7-metre statutory right-of-way along 64 Avenue; and
- provide a 3.0 x 3.0-metre corner cut right-of-way at the 195A Street and 64 Avenue intersection; and

Works and Services

- construct 4.0-metre greenway along the north side of 64 Avenue, City will fund construction of 1.8 metres;
- construct 195A Street to a modified local road standard, City to fund construction of western half and road fronting 6477 196 Street;
- construct road drainage facilities along 195A Street;
- construct water mains along 196 Street, 195A Street, and within statutory right-of-way along the northern property line; and
- complete sanitary system analysis and upgrade existing sanitary system accordingly;
- Pay sanitary latecomers and 100% cash payment for sanitary DCCs.

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

SSA

NOTE: Detailed Land Development Engineering Review available on file



Monday, December 19, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0140 00

SUMMARY

The proposed 176 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	9
Secondary Students:	5

September 2011 Enrolment/School Capacity

Latimer Road Elementary

Enrolment (K/1-7):	42 K + 212
Capacity (K/1-7):	40 K + 475

Clayton Heights Secondary

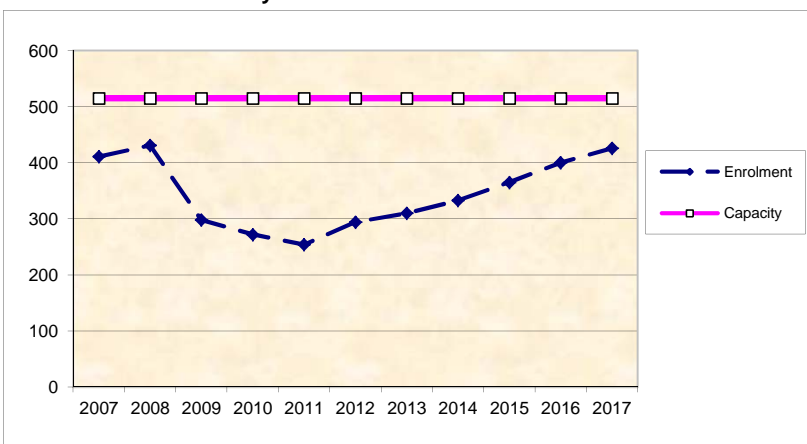
Enrolment (8-12):	1263
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

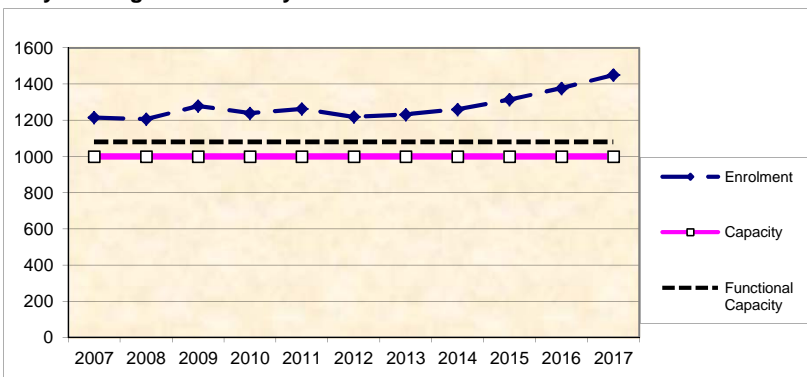
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area. The construction of a new secondary school is subject to a proposed capital project approval by the Province in the future. The proposed development will not have an impact on these projections.

Latimer Road Elementary



Clayton Heights Secondary



TREE PRESERVATION SUMMARY

Surrey Project No: 79
Project Location: Surrey BC
Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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 of the Subject Site

A total of 48 existing bylaw trees have been assessed and inventoried for size, species and condition, with 27 in very poor condition and 21 in poor condition. The subject trees consist mostly of cedar trees within a hedge that were previously topped and have poor structure as well as willow trees that are dead and dying and also have poor pruning histories. There are some other landscape and native remannt trees on site, but all of them have structural deficiencies that make them non-viable.

2. Summary of Proposed Tree Removal and Replacement


_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>48</u>
Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
Number of Protected Trees to be Removed	(C)	<u>48</u>
Number of Protected Trees to be Retained (A-B-C)	(D)	<u>0</u>
Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>94</u>
Number of Replacement Trees Proposed	(F)	<u>unknown</u>
Number of Replacement Trees in Deficit (E-F)	(G)	<u>unknown</u>
Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>unknown</u>
Number of Lots Proposed in the Project	(I)	<u>not applicable</u>
Average Number of Trees per Lot (H/I)		<u>not applicable</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:  _____ Date: **June 15 2011**
 (Arborist)



Advisory Design Panel Minutes

Parks Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURS, OCTOBER 13, 2011
Time: 4:00 pm

Present:

Chair – L. Mickelson

Panel Members:

R. Ciccozzi
B. Worden
R. Myers

Guests:

Jagmohan Singh, DIVERSEcity
Maciej Dembek, Barnett Dembek Architects
Meredith Mitchell, DMG Landscape
Architects

Mark Lesac, Ankeman Associates Architects
Darshan Uppal, Owner

Balraj Mann, Manorlane Homes Inc.
Ranj Sangra, Manorlane Homes, Inc.
Manjit Chatha, Manorlane Homes, Inc.

Colin Hogan, Focus Architects
Clark Kavolinas, C. Kavolinas & Associates Inc.

Staff Present:

T. Ainscough, City Architect - Planning &
Development

H. Bello, Senior Planner - Planning &
Development

M. Rondeau, Planning & Development

H. Dmytriw, Legislative Services

B. SUBMISSION

Ken Newbert provided sustainability comments for all three items to be read into minutes

6:00 PM

- | | | |
|----|-----------------------|--|
| 3. | File No.: | 7911-0140-00 |
| | New or Resubmit: | New |
| | Description: | Official Community Plan Amendment, Rezoning and a Development Permit to facilitate the development of 3 buildings, 1 of which will be mixed use (commercial & residential) |
| | Address: | 6455 - 196 Street / 19559 - 64 Avenue |
| | Developer | Manorlane Homes Inc., Balraj Mann |
| | Architect: | Focus Architecture Inc., Colin Hogan |
| | Landscape Architect: | C. Kavolinas & Associates Inc., Clark Kavolinas |
| | Planner: | Shawn Low |
| | Urban Design Planner: | Mary Beth Rondeau |

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- Mixed use at the border of Surrey in the southeast corner of E. Clayton. Across 196th is Langley and Willowbrook Mall.
- The corner building is approximately 50 ft height but will fit into the context with apartment buildings to the west along 64th.
- 195A will extend to 64th to complete road network.
- On 64 Avenue is a bikeway/greenway. Will have specialty treatments and second row of trees.
- This is a prominent site and should signify entrance to Surrey. The corner building should be a higher quality given the visibility.

- 196th has a landscape buffer partly to block noise from the truck route and also to represent the boundary of Surrey.
- The site plan and landscape still needs refinement including a straight stair from the upper parking to 196th and the corner plaza at 195A as it meets 64th could be improved with a stormwater management feature.

The **Project Architect**, Colin Hogan, presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and he highlighted the following:

- There is considerable grade difference of one storey across the site.
- 7,000 sq. ft. commercial space with some surface parking.
- Storm water management features are proposed.
- Residential buildings are well set back from 196th with buffer. Commercial building needs to be on corner to benefit from visibility.
- Buildings and underground parking are designed to be phased.
- Commercial unit floor levels on 64 Avenue drop corresponding with grade.
- 20' ceilings in corner units with mezzanine space.
- Building 3 facade steps with recessed balconies and cantilevered roofs over.
- Large outdoor amenity space between Buildings 1 and 2 with access from an amenity room in the ground floor of Building 1 and for use by all phases.
- 195A residential streetscape – open to street with low wall to define grade change areas with brick markers and pathways to mark entries
- One disabled parking on surface. Six underground disabled parking at 3 levels: parking for building 1 one in visitor area; P1 level: one in resident area in building 1, one in building 2, and two more down at bottom.

The **Landscape Architect** reviewed the landscape plans and highlighted the following:

- Have planted every possible nook and cranny with natural buffers, density; trees over underground parking are in planters to ensure topping up of topsoil over time.
- Seating around grass and play areas.

Robert Ciccozzi provided his motion and departed meeting at 6:04 pm. Quorum lost.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

6455 196 Street / 19559 64 Avenue

File No. 7911-0140-00

It was

Moved by R. Ciccozzi

Seconded by R. Meyers

That the Advisory Design Panel (ADP)

recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, revise and resubmit to planning department.

Carried – B. Worden opposed.

B. Worden noted that this is a very significant project in a very visible location. This project still requires some design development. Would like to see details as project progresses, for information.

The **City Architect** noted if there is difficulty reaching agreement on the Applicant's response to the ADP comments, the planning department has discretion to bring it back to ADP.

STATEMENT OF REVIEW COMMENTS

Form and Character

- Nice project, well worked out.

(Thank you.)

- Corner building with mixed use is more urban, like strong corner face of retail and building above. The scale appears appropriate.

(Thank you.)

- The parapet could be lowered at the balconies and raised on main bays to provide articulation.

(The perspective views from street level show how the roof is articulated. The parapets over the low projecting balcony roofs are not visible from ground level, only in elevation view.)

- For the residential buildings, consider pitched roof forms.

(We considered this, but felt that the change from a flat to a sloped roof on the same site would be too inconsistent; therefore, we've retained flat roofs on the residential. We have distinguished between the two by providing exaggerated roof overhangs with over scaled wood and steel brackets on the mixed use, with more modest brackets and overhangs on the residential.)

- Grade issues are well worked out. Consider durability where Hardie board meets the grade.

(Brick is used as the cladding material on the commercial ground floor of the mixed use building where durability is of the greatest concern.)

- Thin roofs are easy to draw but hard to achieve. The details need to be developed a bit more.

(See Detail 3/ Page DP-02A.)

- The sidewalk along 64th needs to be developed. There may be room between building and set back at sidewalk to add interest to soften the overall building bulk.

(See the revised site plan and perspective views. The multi-use pathway has been divided by a planting/street furniture strip, with pavers on the building side.)

- Like understated residential entries. Would like to see more visuals and details worked out.

(The three residential entries have been made similar for consistency.)

- There is a missed opportunity to have windows in exit stairs and corridors.

(Windows in exit stairs have been enlarged.)

- White Hardie board too pale and washed out looking. Consider more colour to tie in better with other colours.

(Good comment. The Hardie colour has been warmed up.)

- Provide a roof edge/soffit detail for review.

(See Detail 3/ DP-02A.)

- Needs attention to signage.

(See detail and notes on DP-26.)

- Clarify materials on elevation.

(The elevation material legend has been revised accordingly.)

Landscaping

- Appropriate for site.

(Thank you.)

- Great opportunity to enhance a strong connection between three buildings at middle. Change in paving with a small gate. Make it more glamorous. Provide a detailed section through the courtyard.

(Pedestrian connections from all building entries are provided to the courtyard and the gate areas are widened and treated with pavers. The gate structure has been widened to allow double gates and the planting areas beside the gates have been enlarged to provide enhanced planting.)

A courtyard section is provided along with details of the planters, walls, fencing, etc. on architectural sheet DP-02B.)

- Like opportunities for seating. Two little areas are connected to larger area.

(Thank you.)

- Overall enhance the connection between indoor and outdoor to tie them together.

(An enlarged courtyard drawing is provided with floor plans of adjacent spaces shown to clarify connection. The courtyard connects directly to the indoor amenity space in Building 1 and the lobby space of Building 2.)

- Pedestrian Circulation – enhance connections between indoor and outdoor amenity areas.

(See comment above.)

Landscaping – written comments from D. Lee:

- Like the low fin wall address markers – please provide additional information on material composition of address signage plates.

(See the notes on Detail B/DP-02a. Address letters are brushed aluminum on a granite backing.)

- Would encourage the application to consider a slightly more permeable selection of trees along 196th Street. While recognizing that it is a through street, consider a more balanced mix of coniferous and deciduous trees to allow filtered views through to the building. There is a concern that a solid mass of coniferous trees may detract the potential for this development to a positive impact on creating a more urban feeling street.

(The Planning intent is to have dense planting that can provide sound and a visual buffer for the future truck route on 196 Street. The planting concept was provided by the City from the adjacent development.)

- Also consider individual patio/gate connections to the sidewalk along 196th Street to further improve the streetscape character and quality and to encourage the implied notion of “eyes on the street”.

(This conflicts with the intention of buffer noted above.)

Accessibility

- Recommend power doors for commercial building.

(Note added on floor plan DP-21.)

- Place elevator buttons on side, at an accessible height.

(Note added on floor plans.)

- Call buttons in underground parking and lobby, at accessible height.

(Note added on floor plans.)

- Has adequate disabled parking.

(Okay.)

- Ensure washrooms are fully accessible.

(These are provided in amenity spaces.)

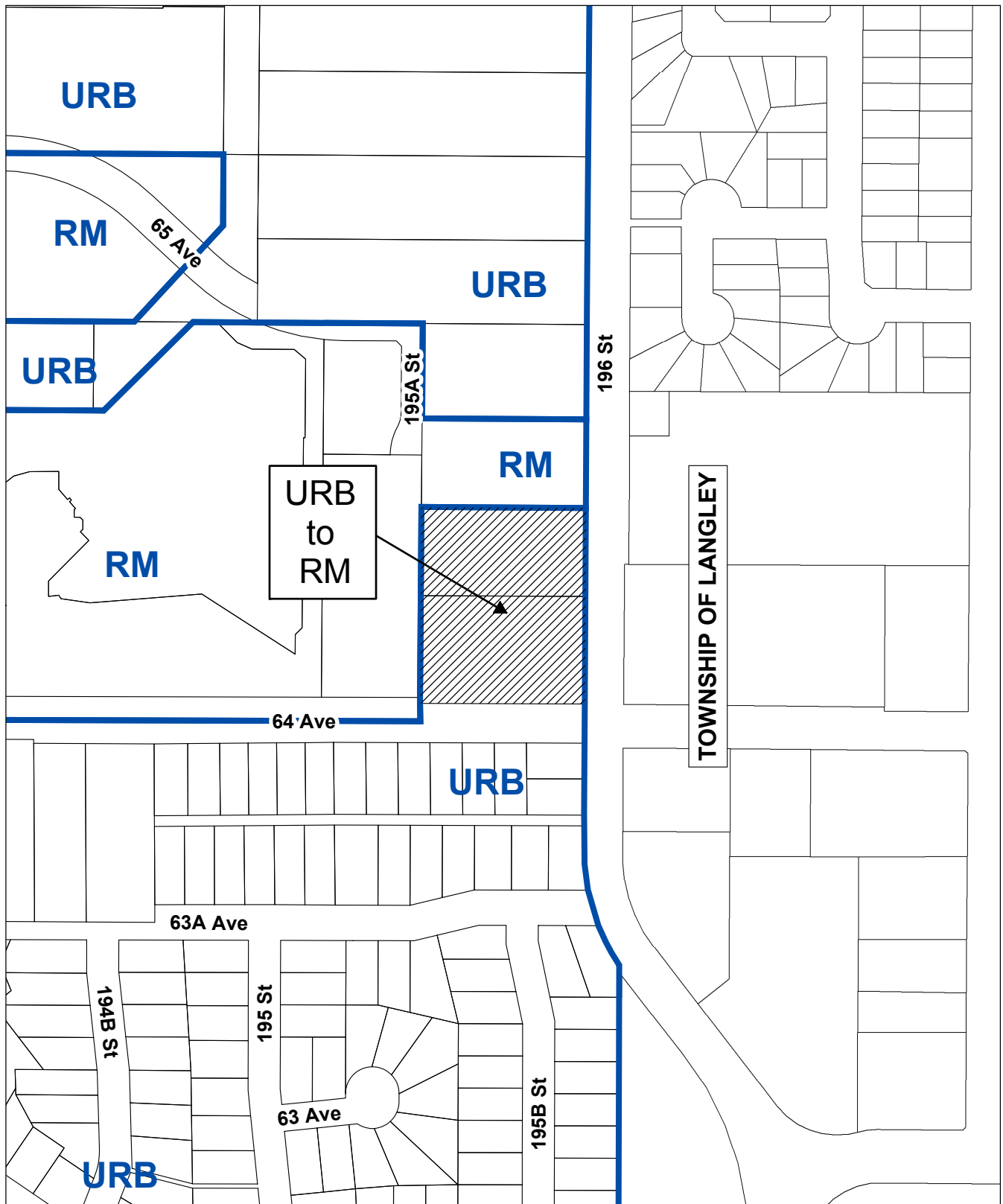
Sustainability - written comments from K. Newbert:

- Sustainability features appear to be missing; consider the following:
 - Consider shading on south elevation of Building 3 be considered, especially for CRUs.
 - Storm water reuse and reduced water use generally for the site including low flow plumbing fixtures, rain water reuse with non sprinkler (drip) irrigation, no irrigation and storm water retention through bio-swales, etc.
 - Select mechanical systems to reduce energy use. I would suggest hot water baseboard heat with individual suite heat recovery ventilators.
 - Improve envelope over requirements of Part 10 of BC Building Code.
 - The above is not an extensive list, there are other things to consider when trying to incorporate sustainability into a building project and some effort needs to be made to incorporate at least some of the above.

(See the follow up note below.)

The Architect made the following comments:

- Page 3 of the written brief with sustainability strategy was missing from the ADP packages. Sustainability features are outlined in the written brief and will include Built Green features where economically feasible.



OCP Amendment

Proposed amendment from Urban to Multiple Residential



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: 005-998-603
Lot 36 Section 15 Township 8 New Westminster District Plan 41137

6455 - 196 Street

Parcel Identifier: 005-998-611
Lot 37 Section 15 Township 8 New Westminster District Plan 41137

19559 - 64 Avenue

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a mixed-use development consisting of neighbourhood commercial uses and *multiple unit residential buildings* with related *amenity spaces* 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. *Multiple unit residential buildings and ground-oriented multiple residential buildings.*
2. The following uses are permitted at the base of a *multiple unit residential building* provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding *adult entertainment stores*, auction houses and *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops;
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) Office uses excluding *social escort services* and *methadone clinics*;
 - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (f) *Indoor recreational facilities*;
 - (g) *Community services*; and
 - (h) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to a *floor area ratio* of 1.5 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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 42 %.

F. Yards and Setbacks

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

Setback	<i>Front Yard (South)</i>	<i>Rear Yard (North)</i>	<i>Side Yard (East)</i>	<i>Side Yard on a Flanking Street (West)</i>
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	1.5 m [5 ft.]	7.5 m [25 ft.]	3.8 m [13 ft.]	7.5 m [25 ft.]

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

2. Notwithstanding Section F.1., canopies for commercial units and the roof may encroach into the required *setback* area.

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 16 metres [53 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 for uses listed in Section B.1.
2. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended for *parking spaces* for uses listed in Section B.2.
3. All required *resident parking spaces* shall be provided as *underground parking*.
4. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
5. Notwithstanding Section H.4, a maximum of 7 *parking spaces* may be provided within the west *side yard*.

6. *Tandem parking* is permitted for the uses listed in Section B.1. provided that *parking spaces* provided as *tandem parking* must be held by the same owner.

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. 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*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for all *dwelling units* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater; with the exception of *balconies* for a maximum of 3 *dwelling units* which may be a minimum of 1.75 square metres [19 sq. ft.] per *dwelling unit*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,900 sq. m. [2.2 acre]	80 metres [263 ft.]	102 metres [335 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 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, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion and the C-5 Zone for the commercial portion.

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.
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