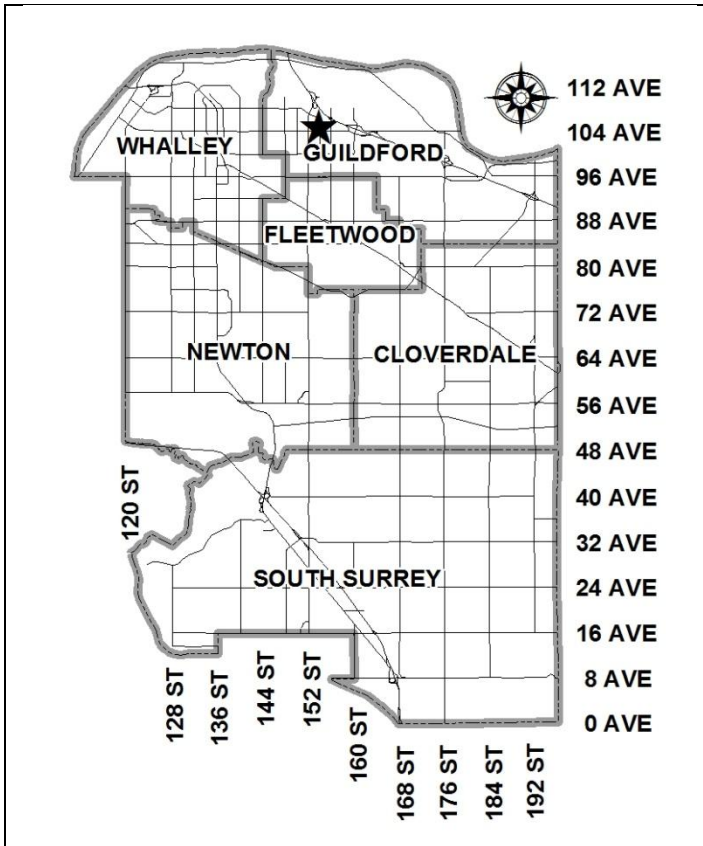


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0160-00

Planning Report Date: November 28, 2011



PROPOSAL:

- **OCPP Amendment** for a portion from Multiple Residential to Town Centre
- **Rezoning** from RF to CD (based upon RM-70)
- **Development Permit**

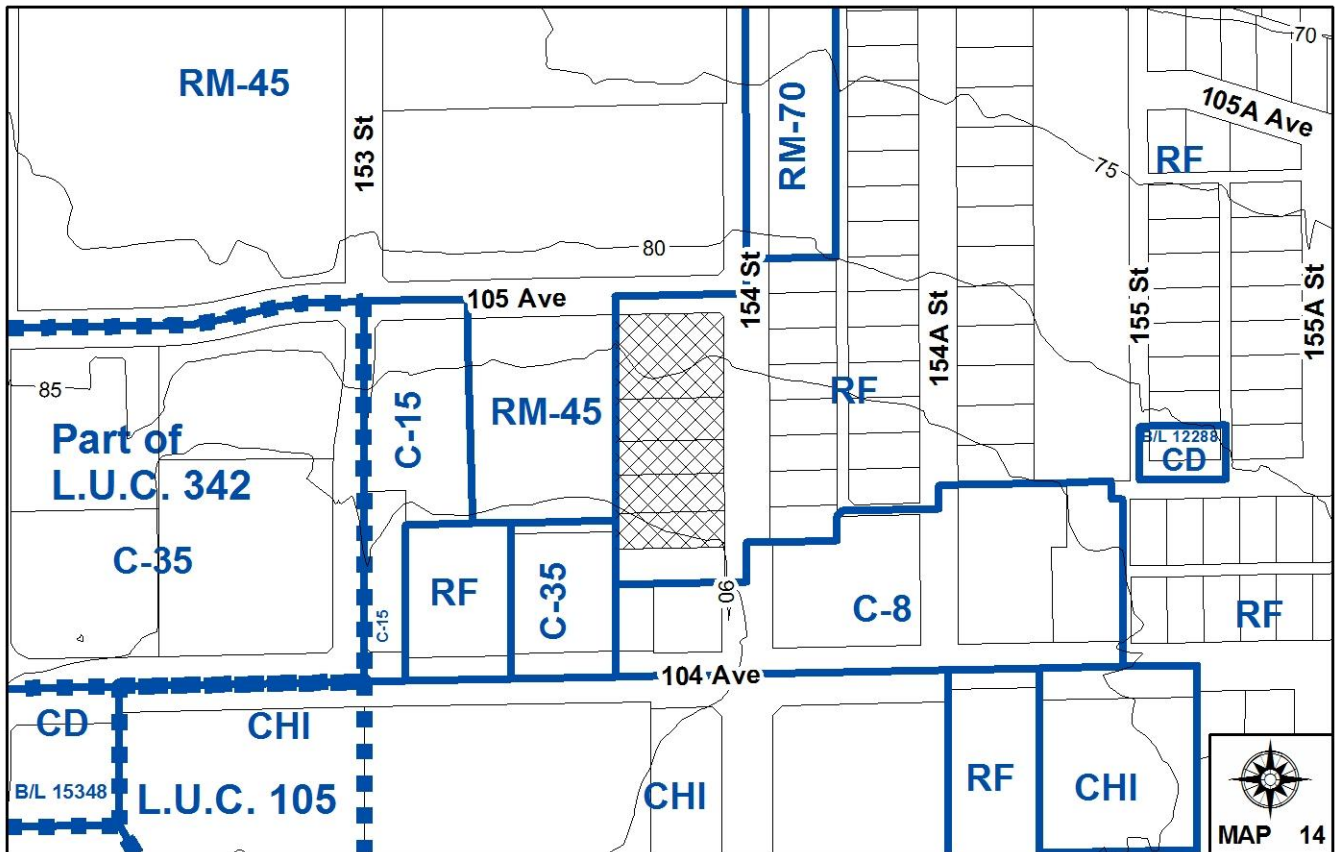
in order to permit the development of 155 units within 3 buildings.

LOCATION: 10487/39/53/61/69 - 154 Street

OWNER: BillKang Investment Ltd. and 0903646 BC Ltd.

ZONING: RF

OCPP DESIGNATION: Town Centre & Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed density is higher than what would be permitted under the current Town Centre OCP designation.
- The applicant is seeking a parking reduction of 20%, similar to that approved for City Centre.

RATIONALE OF RECOMMENDATION

- Complies with OCP policies by concentrating medium to high density housing in areas served by public transit and businesses.
- The proposed density and building form are appropriate for this part of Guildford Town Centre.
- The proposed setbacks achieve a more urban, pedestrian-friendly streetscape in a Town Centre.
- The applicant is dedicating substantial area as road dedication.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the site (four (4) properties at 10453, 10461, 10469 and 10487 - 154 Street), from Multiple Residential to Town Centre, and a date be set for Public Hearing (Appendix II).
2. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Town Centre designation for the subject site, from 1.5 to 1.9, as described in Appendix III and a date be set for Public Hearing.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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.
4. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 465 square metres (5,005 square feet) to 266 square metres (2,864 sq.ft.).
6. Council authorize staff to draft Development Permit No. 7911-0160-00 generally in accordance with the attached drawings (Appendix IV).
7. 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) approval from the Ministry of Transportation and Infrastructure (MOTI);
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to allow for the ultimate removal of the vehicular access from 105 Avenue, when the north-south laneway along the west property line can be constructed and the vehicular access can be relocated;
- (k) registration of a 1.2-metre (4 ft.) wide statutory right-of-way for a future greenway along 105 Avenue;
- (l) registration of a 4.0-metre (13 ft.) wide statutory right-of-way to allow for one-half of a future north-south laneway on private property, along the west property line;
- (m) the applicant adequately address the impact of reduced indoor amenity space; and
- (n) the applicant adequately address the shortfall in tree replacement.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements, as outlined in Appendix V.

School District: **Projected number of students from this development:**

8 Elementary students at Harold Bishop School
5 Secondary students at Johnston Heights School

(Appendix VI)

The applicant has advised that the dwelling units in this project are expected to be constructed in three phases and ready for occupancy, as per the following schedule: Phase I - begin construction in April 2012 and ready for occupancy by August 2013; Phase II - begin construction in June 2012 and ready for occupancy by October 2013; and Phase III - begin construction in August 2012 and ready for occupancy by December 2013.

Parks, Recreation & Culture: Parks requires a 1.2-metre (4 ft.) wide right-of-way for the City greenway proposed along 105 Avenue, which will be constructed by the applicant. Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Parks staff to resolve this concern.

Ministry of Transportation and Infrastructure (MOTI): The application has been referred to the MOTI, but comments have not yet been received. As a condition of final adoption, MOTI approval will be required.

SITE CHARACTERISTICS

Existing Land Use: Single family house on each of the five lots, which will be removed, with the western portions substantially treed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	Existing two-storey townhouse project	Multiple Residential	RM-45
East (Across 154 Street):	Single family dwellings	Multiple Residential	RF
South:	Single family dwelling and Single tenant commercial building and multi-tenant commercial building	Town Centre	RF and C-8
West:	3-storey apartments (housing co-operative)	Multiple Residential	RM-45

JUSTIFICATION FOR OCP AMENDMENT

- The subject site encompasses five (5) properties located at 10439, 10453, 10461, 10469 and 10487 – 154 Street, in Guildford. The properties located at 10453, 10461, 10469 and 10487 – 154 Street are designated Multiple Residential in the Official Community Plan (OCP), with 10439 – 154 Street designated Town Centre.
- The applicant is seeking an OCP amendment to Town Centre for the four (4) northerly properties at 10453, 10461, 10469 and 10487-154 Street, currently designated Multiple Residential, to permit the proposed development.
- While the Multiple Residential designation permits a floor area ratio (FAR) of up to 1.5, the applicant is seeking an FAR of 1.9 based on the net site area, due to the significant road dedication required from this subject site. If the density was based on the gross site area

(i.e. before road dedication), the FAR would be 1.5 for the proposed development.

- The proposed redesignation to Town Centre is consistent with the Town Centre designation of the property immediately to the south at 10439 – 154 Street. The site is in close proximity to the future rapid transit corridor along 104 Avenue, the Guildford Town Centre Mall, the Guildford Community Centre and Library, higher density multiple residential developments and other amenities of the Guildford Town Centre area.
- As part of the current review of the OCP, the Planning & Development Department is considering proposing an increase in density for the Guildford Town Centre to an FAR of 2.5. This increase in density would support rapid transit along 104 Avenue and act as a catalyst for redevelopment in this area, similar to what is being proposed under the current application.

DEVELOPMENT CONSIDERATIONS

- The subject site encompasses five (5) properties located south of 105 Avenue on the west side of 154 Street, in Guildford. The subject site is 0.58 hectare (1.4 acres) in net area and is currently zoned Single Family Residential (RF). The 4 northern-most lots (10453, 10461, 10469 and 10487 – 154 Street) are designated Multiple Residential in the OCP, with the most southerly lot (10439 – 154 Street) designated Town Centre.
- The applicant is proposing an OCP amendment to redesignate the four properties at 10453, 10461, 10469 and 10487 – 154 Street from Multiple Residential to Town Centre, a rezoning from RF to Comprehensive Development Zone (CD) and a Development Permit for the entire subject site, to allow for the development of 155 apartment units within three (3) 4- to 5-storey apartment buildings.
- The proposed unit mix of the development will encompass 9 studio units, 50 1-bedroom units and 96 2-bedroom units. The units will range in size from 41 square metres (437 sq.ft.) for 'Unit A1', a studio unit, to 74 square metres (799 sq.ft.) for 'Unit E7c', a 2-bedroom unit.
- The proposed development is to be divided into three phases. Phase I will encompass the building closest to 105 Avenue. Phase II will encompass the building in the centre and Phase III will encompass the southernmost building (to front the new 104A Avenue at the south).
- As per standard Zoning By-law requirements, the development is required to provide 465 square metres (5,005 sq.ft.) of indoor amenity space based on 3 square metres (32 sq.ft.) per dwelling unit. The development proposes 266 square metres (2,864 sq.ft.) of indoor amenity, which results in a shortfall of 199 square metres (2,142 sq.ft.) of indoor amenity space. The applicant will be required to provide cash-in-lieu in the amount of \$69,300.00 (based upon a shortfall of 66 units x \$1,050 per unit) as per City Policy.
- The applicant is requesting consideration of reduced indoor amenity space, due to the subject site's proximity to the Guildford Recreation Centre and Library and other amenities such as restaurants, a movie theatre and coffee shops. The applicant is also hoping to keep the strata's maintenance fees down by not incorporating expensive features which may add to maintenance costs.

- The proposed indoor amenity space will be located on the ground floor of proposed Building 2 in Phase II of the proposed development. This space will incorporate a fireside lounge, games area, multi-purpose area, children's playroom and guest suite.
- As per standard Zoning By-law requirements, the development is required to accommodate 465 square metres (5,005 sq.ft.) of outdoor amenity space as part of the development, based on 3 square metres (32 sq.ft.) per dwelling unit. The development proposes 641 square metres (6,900 sq.ft.), which exceeds the minimum required outdoor amenity space. The outdoor amenity space is divided into two separate areas, one primarily in Phase I and the other in Phase II, to be shared amongst the three phases. The proposed outdoor amenity space for Phase I will accommodate a seating patio, water feature and lawn area with seating. An amenity patio will also be extended to the indoor amenity space of Building 2. The proposed outdoor amenity space for Phase II will incorporate a children's play area and seating area.
- The development will provide 190 residential stalls and 26 visitor stalls in two (2) levels of underground parking based upon a 20% reduction as permitted in the Zoning By-law for a site in the City Centre area. Staff have agreed to support the proposed 20% parking relaxation given the site's proximity to a future rapid transit corridor and the significant amount of road dedication being provided. The road dedications for the future 104A Avenue, as well as for the widening of 105 Avenue and 154 Street, will improve the connectivity within the Guildford Town Centre area.
- Bicycle storage parking is proposed within the two levels of underground parking and complies with the Zoning By-law.

Circulation, Vehicular Access and New 104A Avenue

- As part of this application, Engineering staff reviewed the road network and vehicular and pedestrian circulation in this area. It was determined that some sort of lane/road would be required to ultimately eliminate vehicular accesses from 104 Avenue.
- It was determined that a road bordering the southern property line of the subject site would be necessary. As a result, the applicant has been required to dedicate a significant portion of land along the south property line of the subject site.
- The applicant is proposing to dedicate an approximately 14-metre (46 ft.) wide portion of road at the south of the development site, which will form a part of the future 104A Avenue.
- Overall, the applicant is dedicating 1,306 square metres (14,058 sq. ft.) of land for road purposes.
- 104A Avenue will ultimately allow for travel between 153 Street and 154 Street, helping to alleviate congestion from 104 Avenue, a major arterial road, as well as ultimately allowing for vehicular accesses on 104 Avenue to be removed. A lane has already been dedicated to the west of the subject site to assist in creating this new road.
- A 4.0-metre (13 ft.) wide statutory right-of-way is being provided by the applicant along the west property line to secure one-half of a future 8.0-metre (26 ft.) wide laneway. This

laneway will be situated on private property, but will permit public access through the registration of a statutory right-of-way.

- Vehicular access at 105 Avenue is being provided as a temporary access, until the north-south laneway along the west property line can be constructed in the future. The vehicular access will then be removed from 105 Avenue and relocated to this new laneway. A Section 219 Restrictive Covenant is to be secured on the subject site, in order to remove the vehicular access from 105 Avenue in the future.

Off-Street Parking

- The development is required to provide 221 resident parking stalls and 31 visitor parking stalls. However, the development is proposing 190 residential stalls and 26 visitor stalls, resulting in a total of 216 parking stalls, in two levels of underground parking. The number of parking stalls proposed does not comply with the Zoning By-law requirements.
- The applicant is seeking a 20% reduction in resident and visitor parking spaces, similar to the City Centre parking ratio. At a minimum, based upon this 20% reduction, 177 residential and 25 visitor parking stalls would be required. The Engineering Department supports this request for reduced parking due to the location of the subject site, which is close to major transportation routes and due to the significant road dedication the applicant is providing.

Trees and Landscaping (Appendix VII)

- An arborist report was submitted for staff review, prepared by Peter Mennel, Certified Arborist for Mike Fadum and Associates Ltd.
- The report has identified 81 trees on-site. Of these 81 trees, 8 trees are proposed to be retained and 73 trees are proposed to be removed. The majority of the trees identified are Western Red Cedar and Western Red Hemlock, with a few Bigleaf Maples, Birch, Alder, Cottonwood, Dogwood, Douglas Fir, Chestnut and Poplar.

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Alder, Red Cottonwood Black	2	0	2
Birch	3	0	3
Western Red Cedar	47	8	39
Atlas Cedar	1	0	1
Chestnut	1	0	1
Pacific Dogwood	3	0	3
Falsecypress	1	0	1
Douglas Fir	1	0	1
Western Hemlock	14	0	14
Bigleaf Maple	7	0	7
Poplar	1	0	1
TOTAL	81	8	73

- A grouping of five (5) Western Red Cedars is proposed for retention along the property line west of Building 2 and a group of three (3) Western Red Cedars is proposed for retention at the northwest corner of the subject site.
- As a result of the proposed tree removal, 142 replacement trees will be required on-site. However, only 87 trees are proposed for replacement on site. Cash-in-lieu will be required for the shortfall in replacement trees.
- Street edges are to be planted with a double row of trees, and public entry points are distinguished from private entries by varying tree species.

Proposed CD By-law (Appendix IX)

- The proposed CD By-law is based upon the Multiple Residential 70 Zone (RM-70) with modifications to density, lot coverage, building setbacks and parking requirements.
- The maximum floor area ratio (FAR) permitted under the RM-70 Zone is 1.5. In recognition of the substantial amount of land required for road dedication, the proposed CD By-law will permit a maximum FAR of 1.9. The FAR calculation is based upon the net land area, minus all of the road dedication areas.
- The proposed CD By-law provides for an increase in lot coverage to 50% from 45% permitted in the RM-70 Zone.
- The building setbacks along 105 Avenue, 154 Street and the new 104A Avenue are proposed to be reduced from 7.5 metres (25 ft.) required in the RM-70 Zone to 4.5 metres (15 ft.), to encourage more street interface and a pedestrian-friendly streetscape.
- The residential and visitor parking requirements will be based upon a 20% reduction of the Zoning By-law requirement, similar to what is permitted in the City Centre area. At a minimum, 177 residential and 25 visitor parking stalls would be required with the 20% discount. This parking reduction is supportable due to the fact that the location of the development is close to a rapid transit corridor along 104 Avenue and 152 Street and due to the significant road dedication being conveyed by the applicant.
- A reduction in the bicycle parking requirement shall also be included in the proposed CD By-law.

PRE-NOTIFICATION

Pre-notification letters were mailed out on August 29, 2011. Staff received 4 responses with comments or concerns related to the proposed development.

- The anticipated traffic from the proposed development will negatively impact the neighbourhood, especially the intersection at 105 Avenue and 154 Street, as it is a dangerous intersection. There are accidents daily at this intersection. A Traffic Impact Study should be required as the added residential units may further impact the existing street network. 105 Avenue appears to allow for truck traffic.

(Transportation Engineering staff have indicated that a Traffic Impact Study is not necessary, as the applicant is proposing to dedicate substantial road dedication to provide increased connectivity within the neighbourhood. The future 104A Avenue will assist in alleviating traffic pressure in the future, especially from 104 Avenue. It has been determined that the existing and future roads in this area can adequately handle the anticipated traffic from this development. 105 Avenue has not been identified as an existing or future truck route.)

- The subject site is well treed. Tree removal is a concern.

(An arborist report was submitted by the applicant. In the report, 81 on-site trees were identified. Of these 81 trees, only 8 trees have been identified for retention. A grouping of 5 Western Red Cedars is proposed for retention along the property line west of Building 2 and a group of 3 Western Red Cedars is proposed for retention at the northwest corner of the site. Unfortunately, due to the proposed apartment building form and design for an underground parkade, it makes it difficult to preserve trees within the subject site.)

- Concern as to whether these units will be rental.

(Based on information received from the applicant, staff advised the resident that the units are proposed to be market units. It will be up to the Strata Council, once formed, to regulate the tenancy of the residential units.)

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 amendments, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

Vehicular Access and Parking

- Given the considerable grade change on the site, vehicular access is located at the low point of the site at the northwest corner, at 105 Avenue. The parkade access is configured such that when the future statutory right-of-way laneway is developed along the western property line, the orientation of the parkade opening can be changed to face the new laneway. The current configuration preserves three (3) large Western Red Cedars at the northwest corner of the site. The parkade provides parking for both visitors and residents. Visitor spaces are secured and located such that direct access is provided to the elevator lobby of each building.
- Visitor access is controlled to the underground parking structure by enter-phones and security grills. CPTED principles have been used in the design of the underground parking, including painting all surfaces white, providing good lighting and providing glazing/vision panels in stairwell and lobby access points

Building Design

- The proposed multiple unit residential development is comprised of three buildings over a common, two-level underground parking structure.
- The three (3) proposed buildings range in height from 13.9 metres (46 ft./4 storeys) for proposed Building 3 at the south end of the site, 14.3 m (47 ft./4 storeys) for proposed Building 2 and 14.5 m (48 ft./5 storeys) for proposed Building 1 at the north end of the site.
- Building exteriors are contemporary in design and include a flat roof with over-scaled timber bracket detailing. Clerestory elements at the upper floors and glazed balcony railings are proposed. Building materials include a combination of vinyl siding, hardie-panel sheets, wood trim detailing and brick/metal railings at the street interface. Materials and fenestration are organized to create a two-storey expression for the ground-oriented units and the colours of the two-storey base elements are varied on each building to provide a separate identity for each.
- The proposed development is intended to be constructed in accordance with Built Green guidelines.
- Disabled access is proposed to all building entries, and to all residential units per the BC Building Code. Pathways through and around the site are designed to accommodate disabled access. The amenity rooms and washrooms are fully accessible. Disabled parking is provided for visitors and residents in the underground parking structure adjacent the elevator lobbies.
- Due to the slope of the subject site, retaining walls are proposed along all street interfaces.

Indoor and Outdoor Amenity Spaces

- Two outdoor amenity courtyards are proposed between the buildings and provide access to the common indoor amenity area located at the ground floor of proposed Building 2.
- The north courtyard, between proposed Buildings 1 and 2, is adjacent to a fireside lounge area and is designed for adult use. A large patio will overlook a stepped water feature with bubbles to create a calm environment. A west-facing patio is located off a games room and overlooks the public walkway.
- The southern courtyard (and corresponding indoor amenity space), between proposed Buildings 2 and 3, has been designed toward children and features play equipment and benches for supervision. The play area is directly adjacent to the indoor amenity space (in proposed Building 2) for additional supervision.
- The courtyard spaces are intended to be well monitored due to their locations between buildings and the proposed location of the indoor amenity rooms.
- A low brick wall and metal fence marks the separation between private residential space and public space along all street edges.

- Accessible pedestrian access is provided to the lobby of each building on 105 Avenue and 154 Street. Pedestrian access is also provided to each ground-oriented unit facing a street via individual walkways and private courtyards/patios. A public pedestrian pathway is to be situated north/south along the west edge of the site, providing access for existing neighbourhood residents to the commercial uses at 104 Avenue. The amenity areas have pedestrian access at the east and west ends, as well as connections to each building.

ADVISORY DESIGN PANEL

ADP Date: August 18, 2011

The architectural design issues identified by ADP have been resolved to the satisfaction of the City Architect. However, minor adjustments may be required prior to consideration of Final Adoption. Landscape items are subject to completion, prior to consideration of Final Adoption.

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.	OCP Amendment Map
Appendix III.	Proposed OCP Text Amendment By-law
Appendix IV.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	ADP Comments and Applicant's Responses
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Focus Architecture Inc. and DMG Landscape Architects Inc., respectively, dated October 5, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

- (e) Civic Address: 10461 - 154 Street
 Owner: 0903646 BC Ltd.
Director Information:
 Bruno Benedet
 David J. Bird
- No Officer Information Filed
- PID: 012-028-088
 Lot: Lot A Section 21 Block 5 North Range 1 West New Westminster
 District Plan 78847
- (f) Civic Address: 10469 - 154 Street
 Owner: 0903646 BC Ltd.
Director Information:
 Bruno Benedet
 David J. Bird
- No Officer Information Filed
- PID: 012-028-096
 Lot: Lot B Section 21 Block 5 North Range 1 West New Westminster
 District Plan 78847

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site (10453, 10461, 10469 and 10487-154 Street) from Multiple Residential to Town Centre.
- (b) Introduce a By-law to amend the Official Community Plan to increase the floor area ratio of the Town Centre designation, from 1.5 to 1.9 for the subject site.
- (c) Introduce a By-law to rezone the subject site.
- (d) The application is under the jurisdiction of the MOTI.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-70)

Required Development Data	Minimum Required / Maximum Allowed In RM-70 Zone	Proposed
LOT AREA (in square metres)		
Gross Total		7,081 sq.m.
Road Widening area		1,306 sq.m.
Undevelopable area		
Net Total		5,775 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	49.7%
Paved & Hard Surfaced Areas		16.3%
Total Site Coverage		66%
SETBACKS (in metres)		
105 Avenue (N)	7.5 m	4.5 m*
104A Avenue (S)	7.5 m	4.5 m**
Side #1 (W)	7.5 m	7.5 m***
154 Street (E)	7.5 m	4.5 m****
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	13.9 m (4 storeys) to 14.5 m (5 storeys)
Accessory	4.5 m	4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		9
One Bed		50
Two Bedroom		96
Total		155
FLOOR AREA: Residential		11,238 sq.m.
FLOOR AREA: Commercial		N/A
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	8,663 sq.m.	11,238 sq.m.

* Notwithstanding the proposed building setback, a roof canopy and columns may encroach within the 105 Avenue (N) yard setback.

** A roof canopy may encroach into the 104A Avenue (S) yard setback.

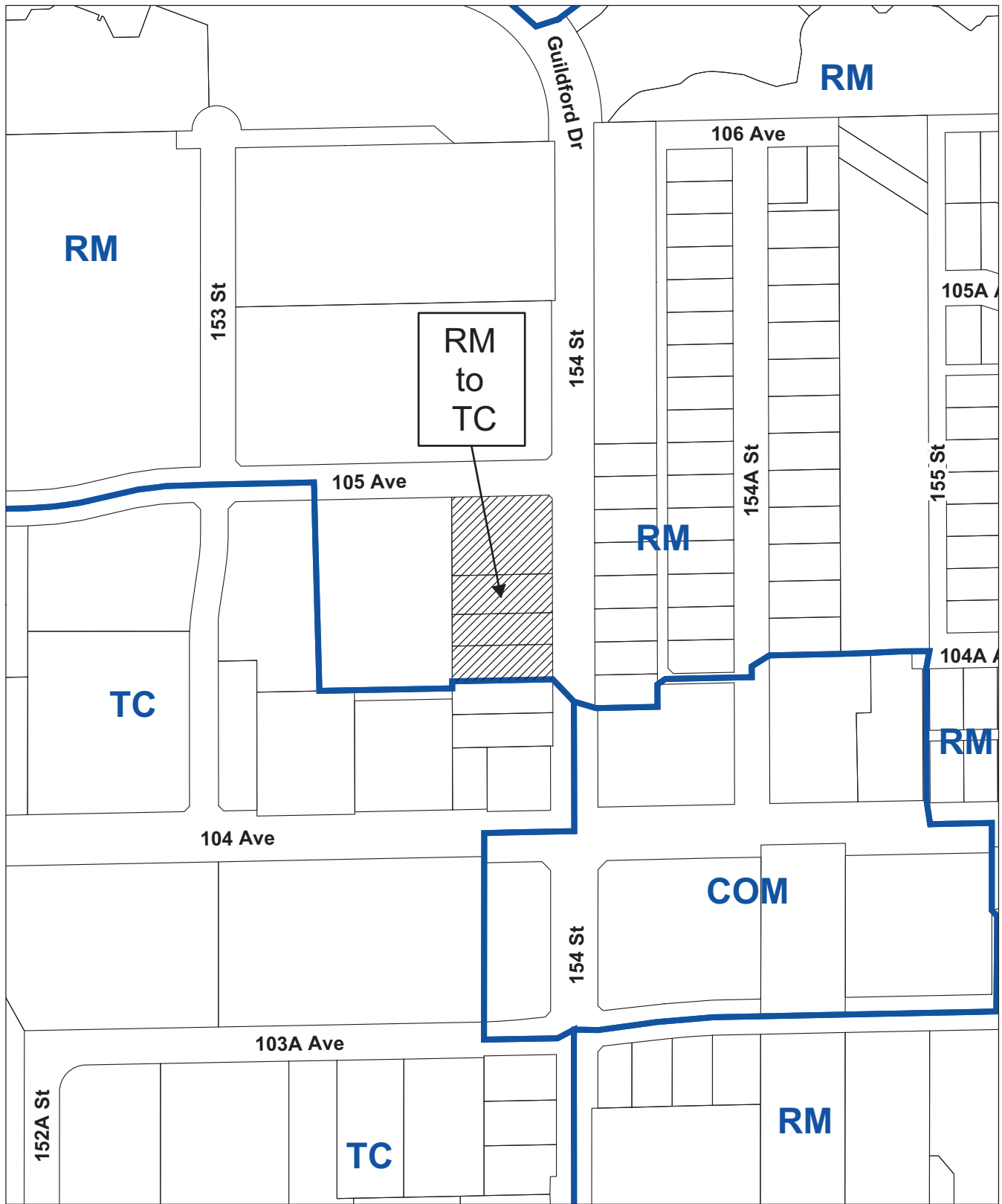
*** A roof canopy may encroach into the west yard setback.

**** A roof canopy and stairs may encroach into the 154 Street (E) yard setback.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-70 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	N/A	269 uph/108 upa
FAR (gross)		1.5
FAR (net)	1.5	1.9
AMENITY SPACE (area in square metres)		
Indoor	465 sq.m.	266 sq.m.
Outdoor	465 sq.m.	641 sq.m.
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom	77	190
2-Bed	144	
Residential Visitors	31	26
Institutional		N/A
Total Number of Parking Spaces	252	216
Number of disabled stalls	3	5
Number of small cars	63	51
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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OCP Amendment

Proposed amendment from Multiple Residential to Town Centre



CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900" as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:
 - (a) Section 3.6 Land Use Designations: Allowable Density of Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended as follows:
 - i. By inserting "1.5**" below "1.5*" in the second column under the Allowable Floor Area Ratio column; and
 - ii. By inserting below the table after the first footnote (*) a second footnote (**) as follows:
 - *** Except 10439, 10453, 10461, 10469 and 10487 – 154 Street and any subsequent civic addresses created, multiple residential uses may have a floor area ratio of 1.9."
- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. _____ Amendment By-law, 2008, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING 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 .

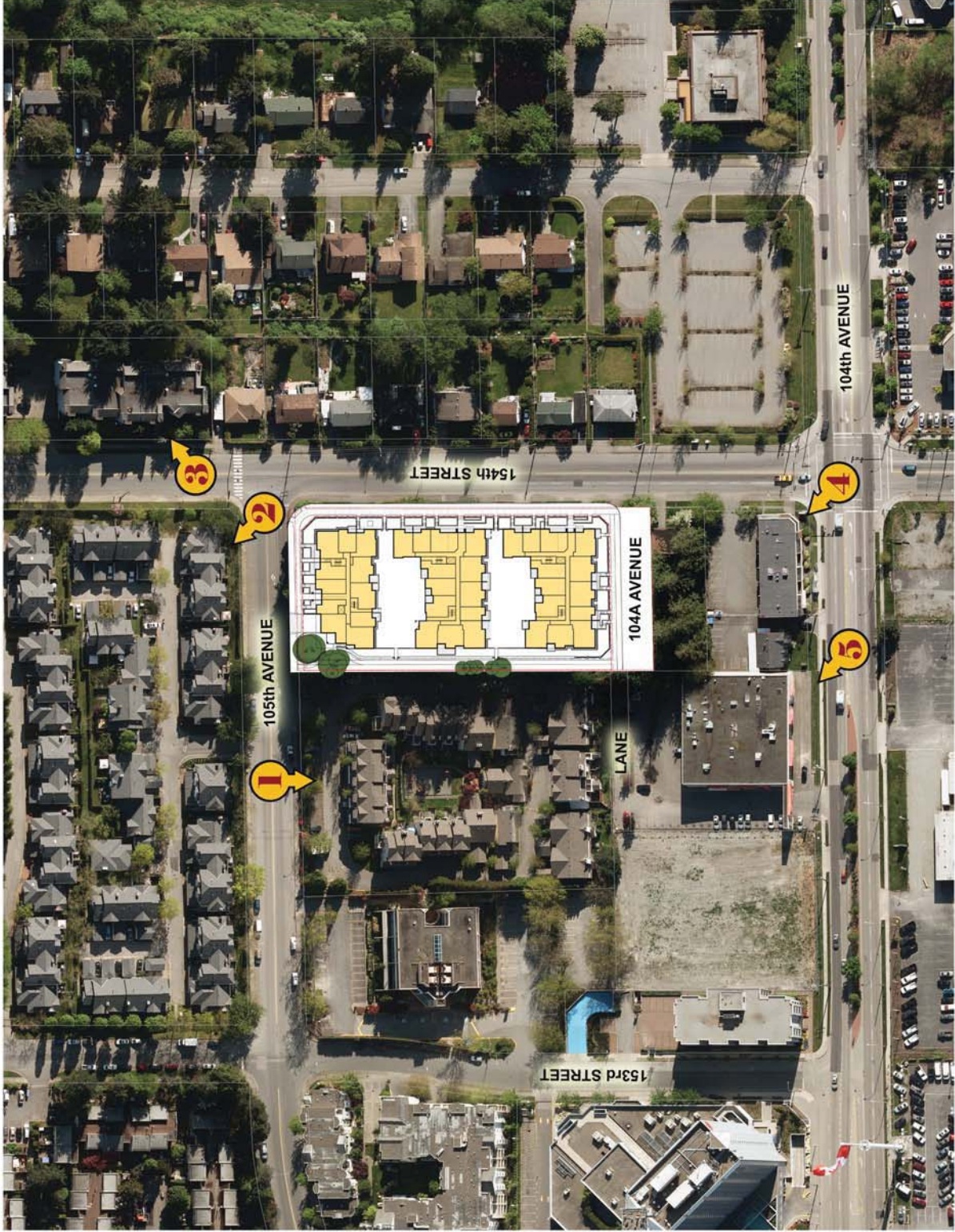
_____ MAYOR

_____ CLERK



NORTHEAST VIEW

0903646 BC LTD. **PROPOSED MULTI-FAMILY DEVELOPMENT** November, 07 2011 **3D VIEWS** 154th Street & 105th Avenue, Surrey, BC



0903646 BC LTD.

ADP + Planning Revisions

October, 05 2011

154th Street & 105th Avenue, Surrey, BC

PROPOSED MULTI-FAMILY DEVELOPMENT

CONTEXT PLAN





105th AVENUE



154th STREET



PROPOSED MULTI-FAMILY DEVELOPMENT

STREETSCAPES

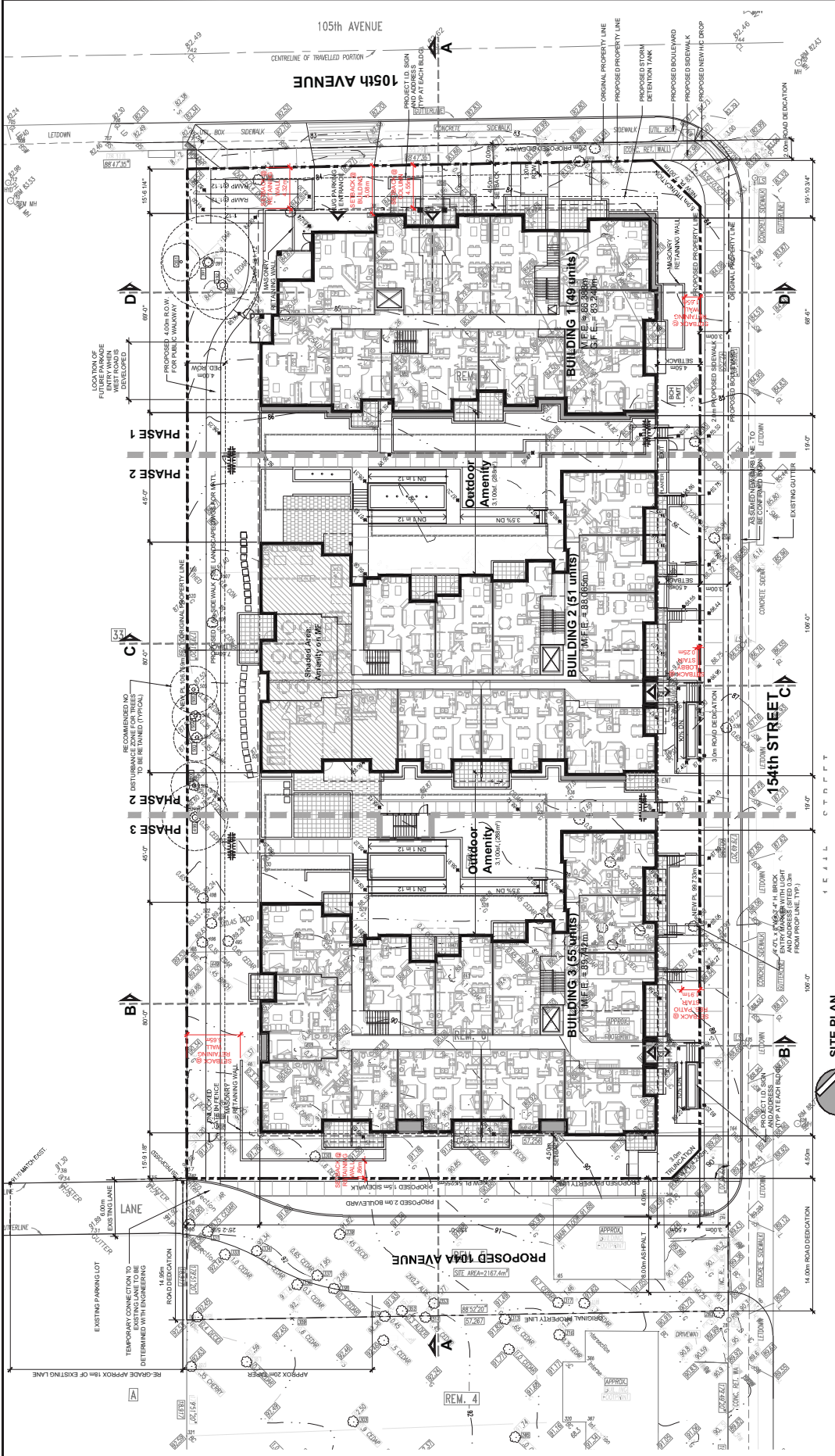
0903646 BC LTD.

ADP + Planning Revisions

October, 05 2011

154th Street & 105th Avenue, Surrey, BC

City of Surrey File No: 75110160-00	DATE: 2011 05 16	SCALE: AS NOTED	DRAWN: JEN	CHECKED: [Blank]	SHEET NO. DP-01	TOTAL SHEETS: 1109	FOCUS ARCHITECTURE INCORPORATED
PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT GOWAN & CO. LTD.	DATE: 2011 05 16	SCALE: AS NOTED	DRAWN: JEN	CHECKED: [Blank]	SHEET NO. DP-01	TOTAL SHEETS: 1109	FOCUS ARCHITECTURE INCORPORATED
LOCATION: 15th Street & 105th Avenue Surrey, BC PARKWAY TITLE	DATE: 2011 05 16	SCALE: AS NOTED	DRAWN: JEN	CHECKED: [Blank]	SHEET NO. DP-01	TOTAL SHEETS: 1109	FOCUS ARCHITECTURE INCORPORATED
CONSULTANTS:	DATE: 2011 05 16	SCALE: AS NOTED	DRAWN: JEN	CHECKED: [Blank]	SHEET NO. DP-01	TOTAL SHEETS: 1109	FOCUS ARCHITECTURE INCORPORATED
APPROVED FOR CONSTRUCTION: [Blank]	DATE: 2011 05 16	SCALE: AS NOTED	DRAWN: JEN	CHECKED: [Blank]	SHEET NO. DP-01	TOTAL SHEETS: 1109	FOCUS ARCHITECTURE INCORPORATED



CIVIC AND LEGAL ADDRESSES:
 Lot 1041 154 Street West, West New Westminster District Plan 7200
 Lot 1042 154 Street West, West New Westminster District Plan 7200
 Lot 1043 154 Street West, West New Westminster District Plan 7200
 Lot 1044 154 Street West, West New Westminster District Plan 7200
 Lot 1045 154 Street West, West New Westminster District Plan 7200
 Lot 1046 154 Street West, West New Westminster District Plan 7200
 Lot 1047 154 Street West, West New Westminster District Plan 7200
 Lot 1048 154 Street West, West New Westminster District Plan 7200

ZONING INFORMATION:
 ZONE: EXISTING = R1-10, PROPOSED = CD
 LOT AREA: 78,221 sq. ft. (7,280 m²) ± 1.7% (AV. 67.7 HA)
 NET SITE AREA: 62,105 sq. ft. (5,735 m²) ± 1.4% (AV. 63.9 HA)
 SETBACKS: REQUIRED: 4.50m FROM EXTERIOR LOT LINES, 7.5m FROM INTERIOR
 PROPOSED: SEE SITE PLAN

RESIDENT INFORMATION:
 ZONING INFORMATION: SUDDO + 1 BED: 153 UNITS ± 1.3% UNIT X ROW = 61 ± 4 UNITS
 2 BEDS: 136 UNITS ± 1.2% UNIT X ROW = 119 ± 6 UNITS
 TOTAL RESIDENT REQR.: 196 UNITS
 RESIDENT PROVIDED: 191 UNITS
 VISITOR PROVIDED: 26 UNITS
 GROSS FLOOR AREA:
 Building 1: 37,759 sq. ft. (3,492 m²)
 Building 2: 41,911 sq. ft. (3,884 m²)
 Building 3: 41,911 sq. ft. (3,884 m²)
 TOTAL GROSS FLOOR AREA: 121,581 sq. ft. (11,260 m²)
 Net Floor Area for F.A.R. Calculation: 118,600 sq. ft. (10,972 m²)

ALLOWABLE FLOOR AREA:
 ALLOWABLE: 1,000 OF NET LOT AREA: 118,600 sq. ft. (10,972 m²)
 PROVIDED: 1,000 OF NET LOT AREA: 118,600 sq. ft. (10,972 m²)
 AMENITY SPACE: INDOOR: REQUIRED: 155 UNITS x 3.50 sq. ft. = 542 sq. ft. (50.4 m²)
 PROVIDED: 155 UNITS x 3.50 sq. ft. = 542 sq. ft. (50.4 m²)
 OUTDOOR: REQUIRED: 6.200 sq. ft. (57.6 m²)
 PROVIDED: 6.200 sq. ft. (57.6 m²)

RECOMMENDED NO. OF UNITS TO BE MAINTAINED (TYPICAL):
 PHASE 1: 45 UNITS
 PHASE 2: 45 UNITS
 PHASE 3: 45 UNITS

DETAILS:
SITE PLAN
 SCALE: 1/16" = 1'-0"
UNIT ENTRY SIGN DETAIL
 SCALE: 1/2" = 1'-0"
LOBBY ENTRY SIGN DETAIL
 SCALE: 1/2" = 1'-0"
SEAL CUT OFF

City of Surrey File No:
7311-0160-00

<p>Nov 7, 2011 Paul ABE Architects</p> <p>Oct 5, 2011 Surrey Regional Engineers</p> <p>Sept 29, 2011 RFP & Bidding Documents</p> <p>Sept 29, 2011 Surrey Regional Engineers</p> <p>July 12, 2011 Issued For Comment (not bound)</p>	<p>REVISED</p> <p>CONSULTANTS</p>
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PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
403046 BC LTD.

LOCATION
154th Street & 105th Avenue
Surrey, BC

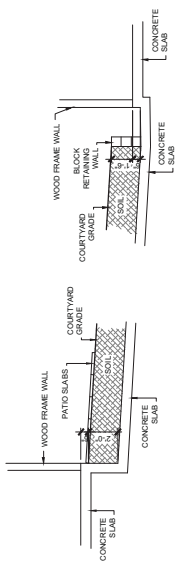
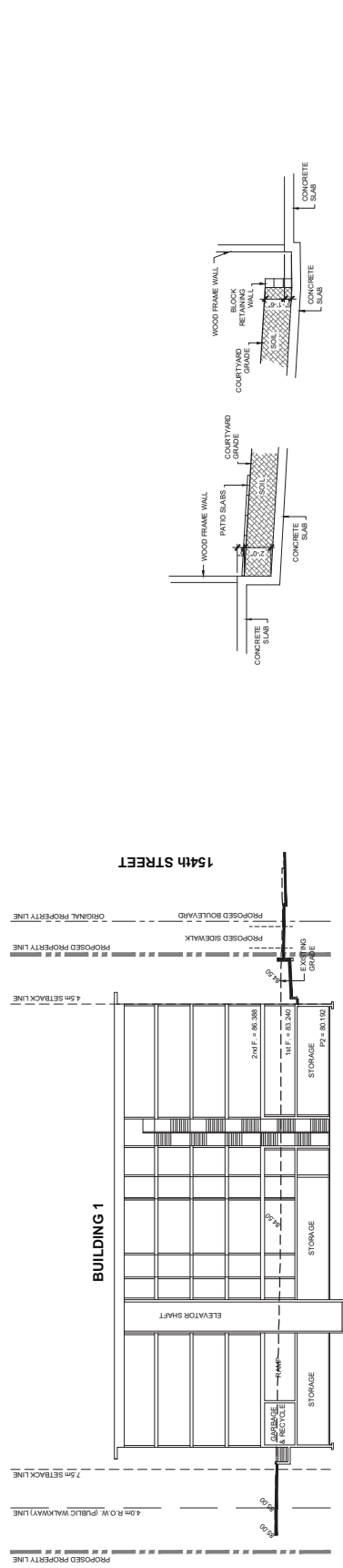
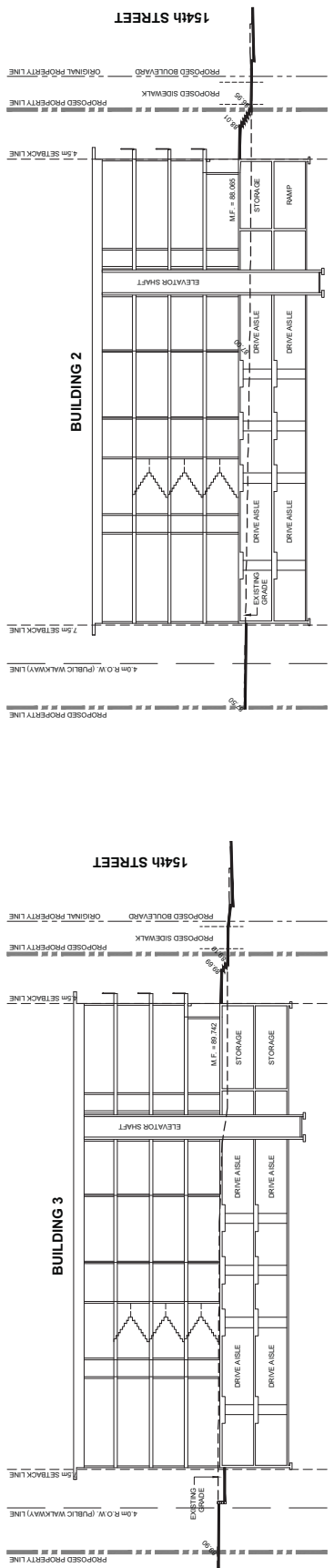
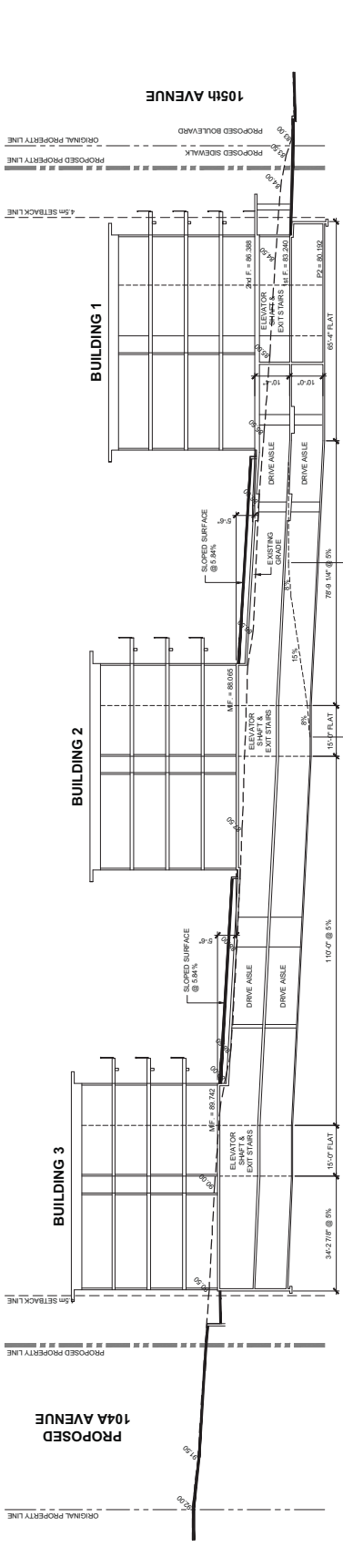
DRAWING TITLE
SITE SECTIONS

<p>DRAWN JWH</p> <p>CHECKED</p> <p>SCALE AS NOTED</p> <p>DATE 2011 04 11</p> <p>SHEET NO. DP-02</p> <p>FILE NO. 1109</p>
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FOCUS ARCHITECTURE INCORPORATED

109 - 1539 McCulloch Road
Abbotsford, BC V2S 8R3
Tel: 604-851-5222 Fax: 604-851-5442

Colin A. Hogan
M.A.B.C. M.A.A.
James J. Scappella
M.A.B.C. M.A.A.C.



City of Surrey File No:
7311-0160-00

REVISED	DATE	BY	REASON
1	July 7, 2011	Paul AFB/Colliers	Final AFB/Colliers
2	Oct 5, 2011	Paul AFB/Colliers	Final AFB/Colliers
3	Oct 5, 2011	Paul AFB/Colliers	Final AFB/Colliers
4	Aug 29, 2011	Paul AFB/Colliers	Final AFB/Colliers
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CONSULTANTS

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
092046 BC LTD.

LOCATION
154th Street & 105th Avenue
Surrey, BC

DRAWING TITLE
STREETSCAPES

DRAWN
Jm | AL

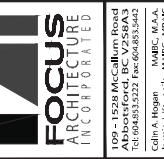
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SCALE

DATE
2011 | 04 | 11

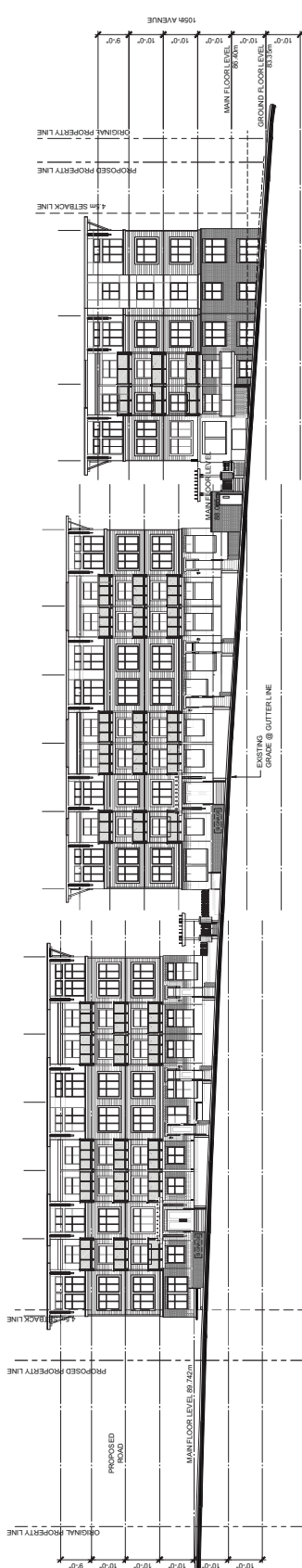
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SHEET NO.
DP-03 1109

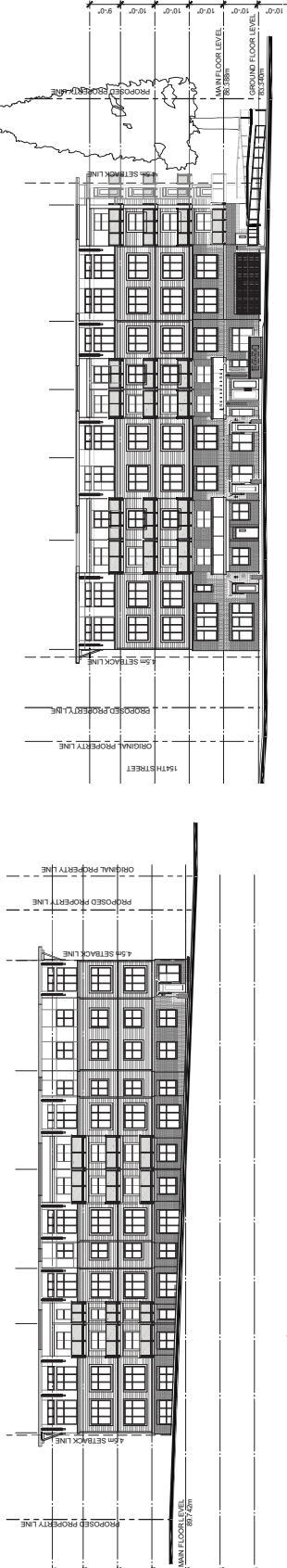


109-1539 McCulloch Road
Abbotsford, BC V2S 8K3
Tel: 604-853-5222 Fax: 604-853-5442

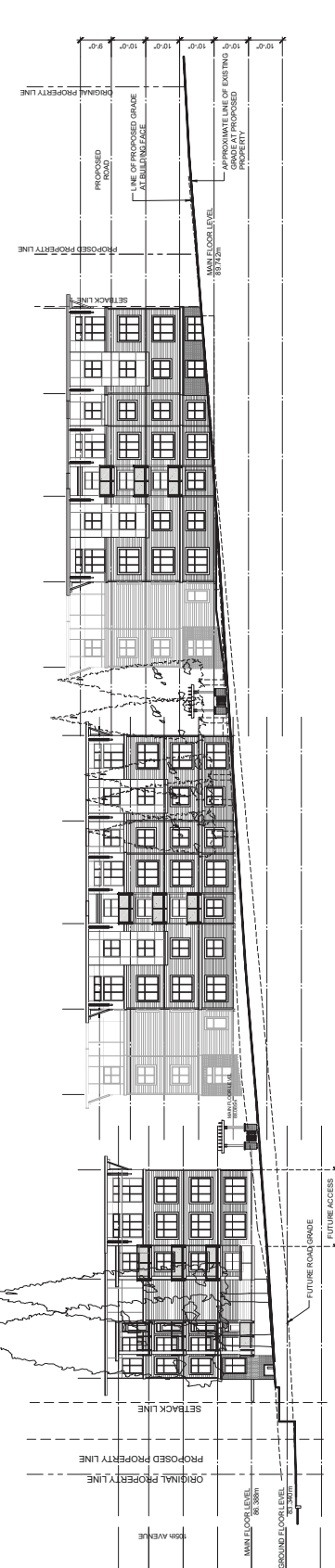
Colin A. Hogan
M.A.B.C. M.A.A.
James J. Scoppola
M.A.B.C. M.A.A.



EAST STREETSCAPE - 154th STREET
SCALE: 1/16" = 1'-0"



NORTH STREETSCAPE - 105 AVE.
SCALE: 1/16" = 1'-0"



WEST STREETSCAPE
SCALE: 1/16" = 1'-0"

City of Surrey File No:
7911-0186-00

Nov 7 2011	Paul AFB Engineers
Oct 5 2011	City of Surrey
Sept 29 2011	APP 5 Planning Division
Sept 29 2011	Strategic Planning & Advisory Board (Final)
July 12 2011	Approved by Council
Approved by Council	Approved by Council

CONSULTANTS

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
090546 BC LTD.

1545 Street & 103rd Avenue
Surrey BC

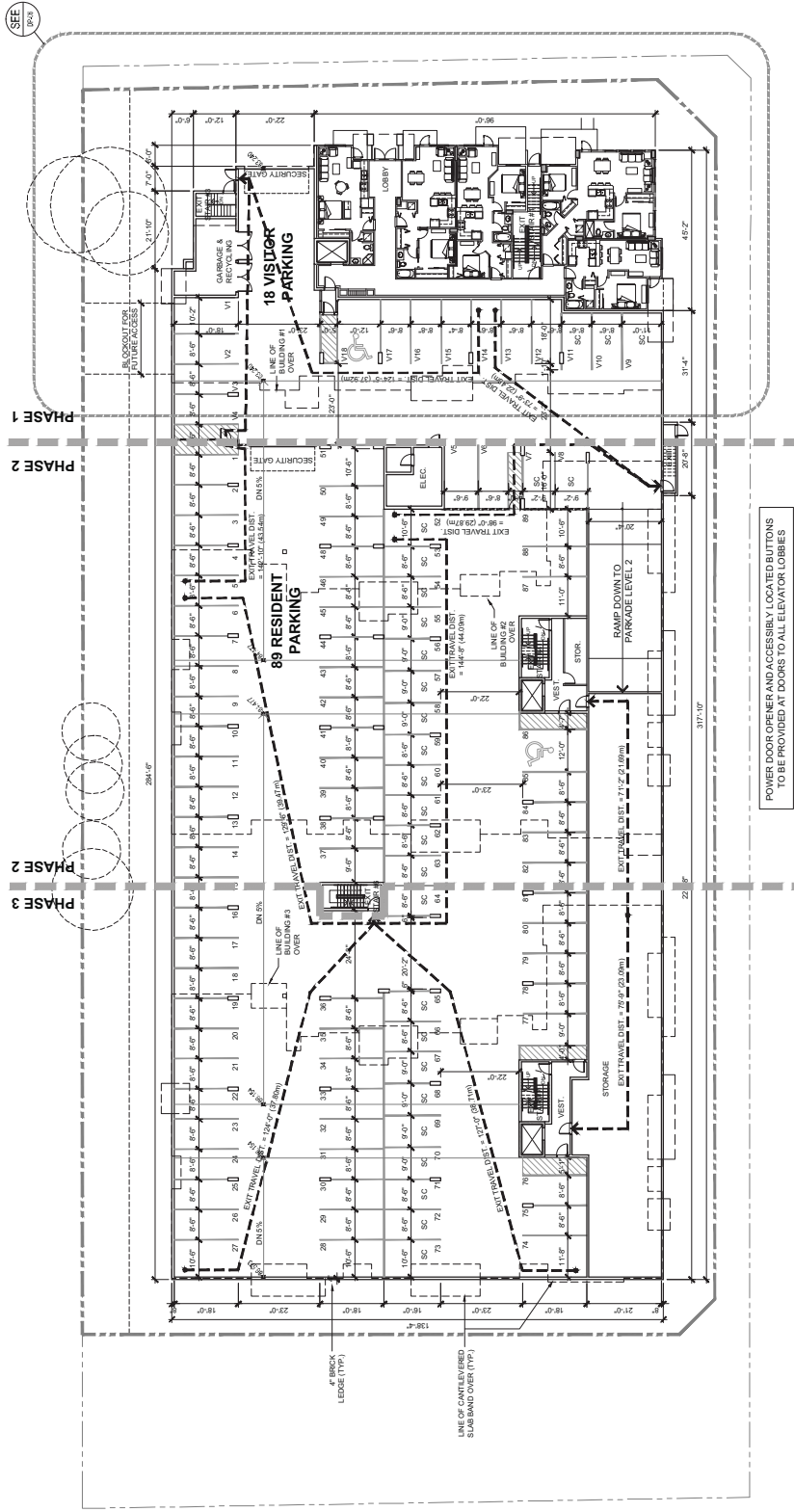
**UNDERGROUND
PARKADE LEVEL 1**

DRAWN	CHECKED
JAN	
SCALE	DATE
AS NOTED	2011/06/02
SHEET NO.	FILE NO.
DP-05	1109



**FOCUS
ARCHITECTURE
INCORPORATED**

109 - 15739 McMillan Road
ATP-B04576V4, BC V2SR83
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Colin A. Hogan
M.A.B.C. M.A.A.
James J. Scappellato
M.A.B.C. M.B.C.



- NOTE: CITED REQUIREMENTS FOR UNDERGROUND PARKADE:**
- ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE
 - HARDWARE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING
 - CONCRETE WALLS TO BE FINISHED IN CONCRETE WITH STAINLESS STEEL CORNERS (TO BE DETERMINED) TO AVOID HIDDEN CORNERS
 - ALL WALLS TO HAVE TO BE PAINTED IN UNDERGROUND PARKING TO HAVE WINDOWS (VISION PANELS)
 - ELEVATOR LOBBY AREAS IN UNDERGROUND PARKING TO BE WELL LIT TO PERMIT NATURAL SURVEILLANCE
 - UNDERGROUND PARKING TO BE WELL LIT
 - ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING RAMP, TO BE IDENTIFIED BY SIGNAGE

POWER DOOR OPERA AND ACCESSORY LOCATED BUTTONS TO BE PROVIDED AT DOORS TO ALL ELEVATOR LOBBIES

UNDERGROUND PARKADE - LEVEL 1
SCALE: 1/16" = 1'-0"



Rev. 7/2017	Post-APR Comments
Rev. 5/2017	APR Comments
Rev. 4/2017	APR Comments
Rev. 3/2017	APR Comments
Rev. 2/2017	APR Comments
Rev. 1/2017	APR Comments
Rev. 12/2016	APR Comments
Rev. 11/2016	APR Comments

CONSULTANTS

PROJECT: **PROPOSED MULTI-FAMILY DEVELOPMENT**
 1545 Street & 103th Avenue
 Surrey, BC

PROJECT NO: 092806 R.C.T.D.

DRAWN: J.M.H.
 CHECKED: J.M.H.

DATE: 2011/06/02

AS NOTED

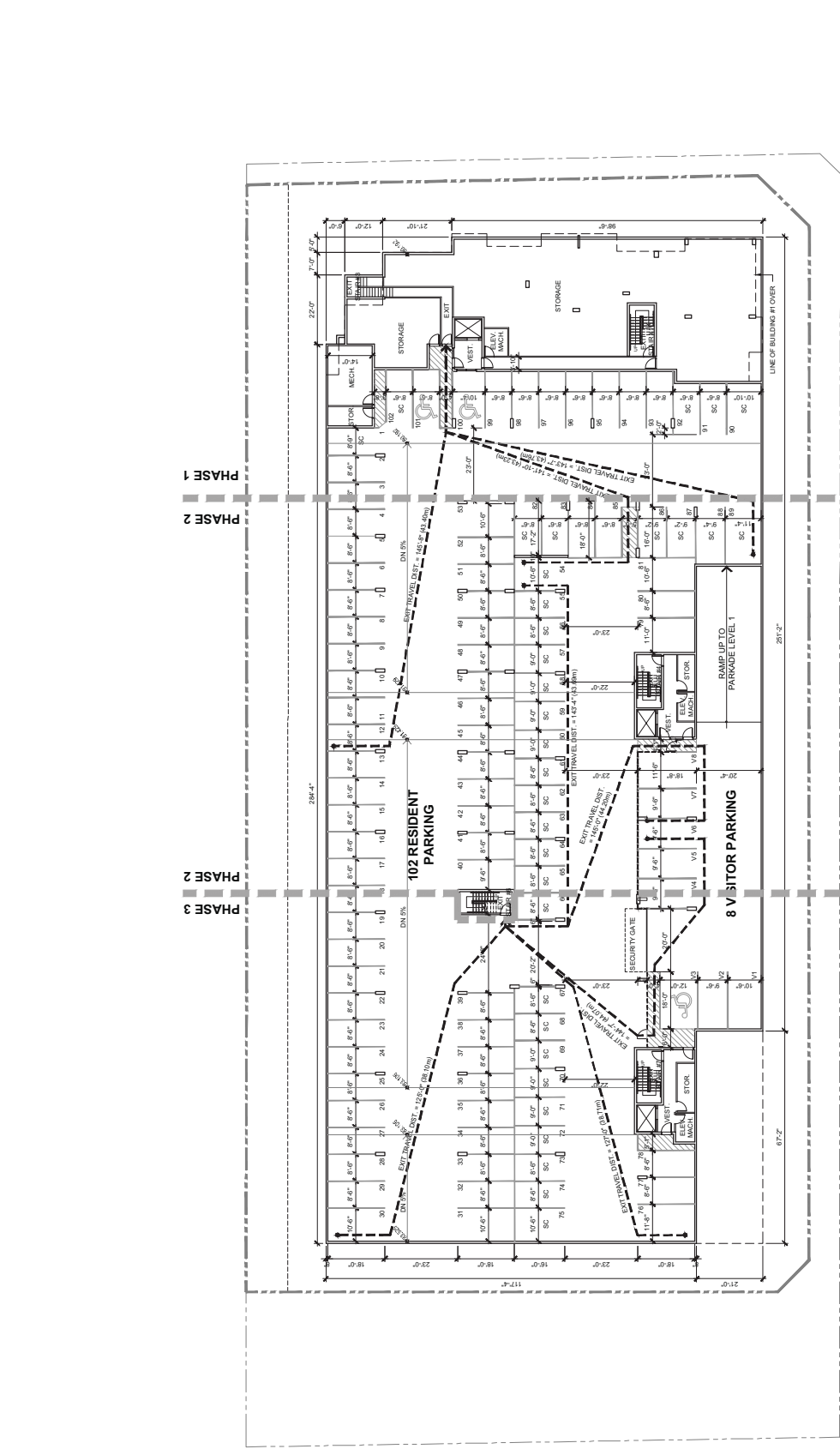
SHEET NO. **DP-04**

FILE NO. **1109**



TOP: 1579 McCulloch Road
 410-245 Ford, BC V2S8A3
 Tel: 604-851-5222 Fax: 604-851-5442

Colin A. Hogan M.B.C., M.A.A.
 James J. Scapellato M.B.C., M.P.R.C.



- NOTE: CITED REQUIREMENTS FOR UNDERGROUND PARKADE:**
- A) ALL WALLS & COLUMNS IN UNDERGROUND PARKING TO BE PAINTED WHITE
 - B) HARDWARE VIDEO SURVEILLANCE EQUIPMENT TO BE INSTALLED IN UNDERGROUND PARKING
 - C) CONCRETE WALLS TO BE PAINTED IN COMPLEMENTARY COLORS TO MATCH SURFACE (TO BE DETERMINED) TO AVOID HIDDEN CORNERS
 - D) UNDERGROUND PARKING TO HAVE WINDOWS (VISION PANELS)
 - E) ELEVATOR LOBBY AREAS IN UNDERGROUND NATURAL SURVEILLANCE
 - F) UNDERGROUND PARKING TO BE WELL LIT
 - G) ROUGH SURFACE TO BE PROVIDED ON UNDERGROUND PARKING RAMPERS. TO BE DETERMINED BY SUBCONTRACTORS

POWER DOOR OPENER AND ACCESSIBLY LOCATED BUTTONS TO BE PROVIDED AT DOORS TO ALL ELEVATOR LOBBIES

UNDERGROUND PARKADE - LEVEL 2
 SCALE: 1/16" = 1'-0"



City of Surrey File No:
7311-0106-00

REV	DATE	DESCRIPTION
001	2011-06-15	ISSUED FOR PERMIT
002	2011-06-15	ISSUED FOR PERMIT
003	2011-06-15	ISSUED FOR PERMIT
004	2011-06-15	ISSUED FOR PERMIT
005	2011-06-15	ISSUED FOR PERMIT
006	2011-06-15	ISSUED FOR PERMIT
007	2011-06-15	ISSUED FOR PERMIT
008	2011-06-15	ISSUED FOR PERMIT
009	2011-06-15	ISSUED FOR PERMIT
010	2011-06-15	ISSUED FOR PERMIT

PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

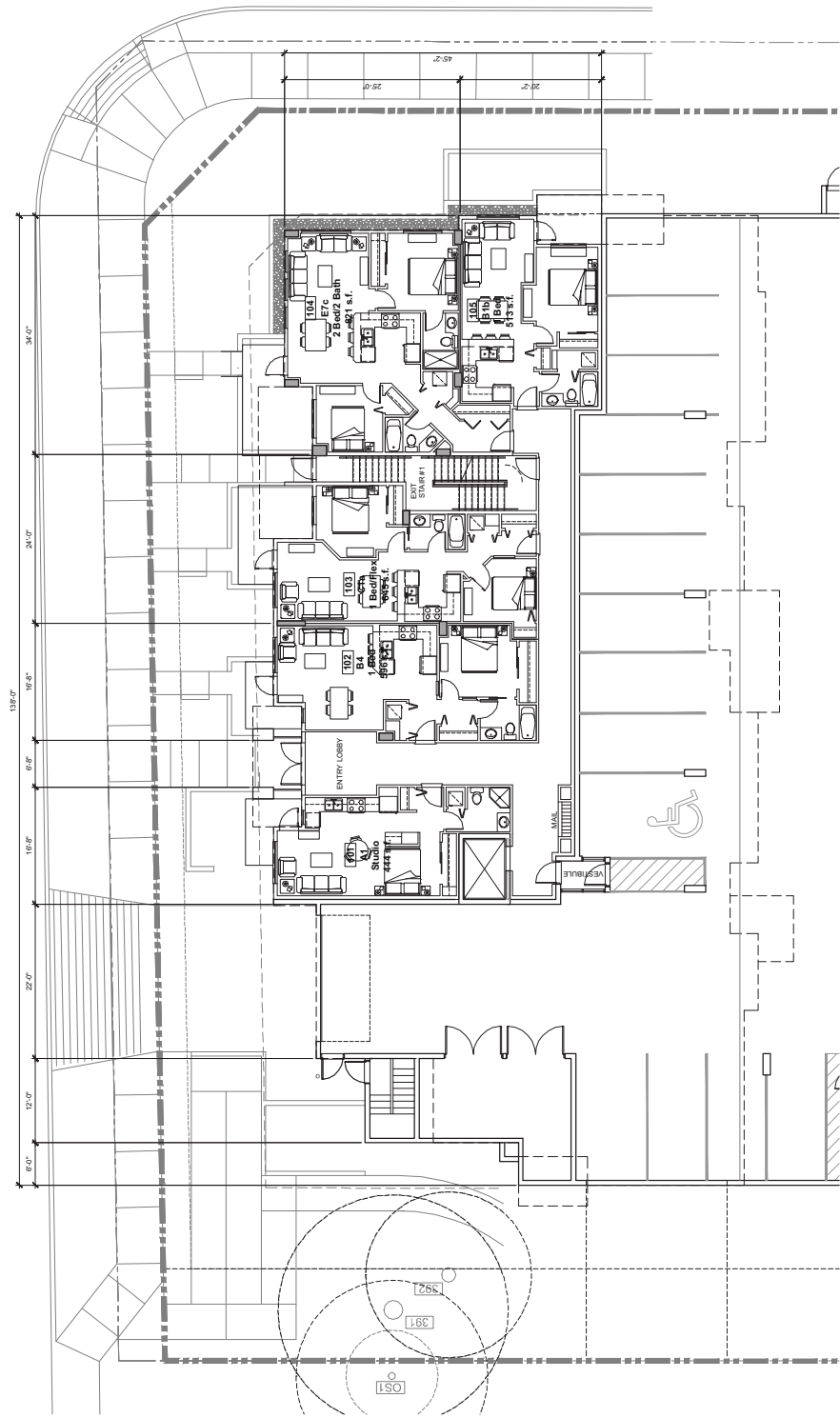
LOCATION
1535 Street 8, 103th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING 1:
1st FLOOR PLAN**

DRAWN	CHECKED
JKH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-06	1109



109 - 15358 McCullum Road
Abbotsford, BC V2S 8A3
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Colin A. Hogan M.A.A.
James J. Scappella M.B.C. 2004E



BUILDING 1: 1st FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 3948 sq.ft.

City of Surrey File No:
7311-0160-00

REV	DATE	DESCRIPTION
1	Nov 7, 2017	Final ADF Exclusions
2	Dec 5, 2017	Final ADF Exclusions
3	Jan 10, 2018	Final ADF Exclusions
4	Jan 29, 2018	Final ADF Exclusions
5	Jan 29, 2018	Final ADF Exclusions
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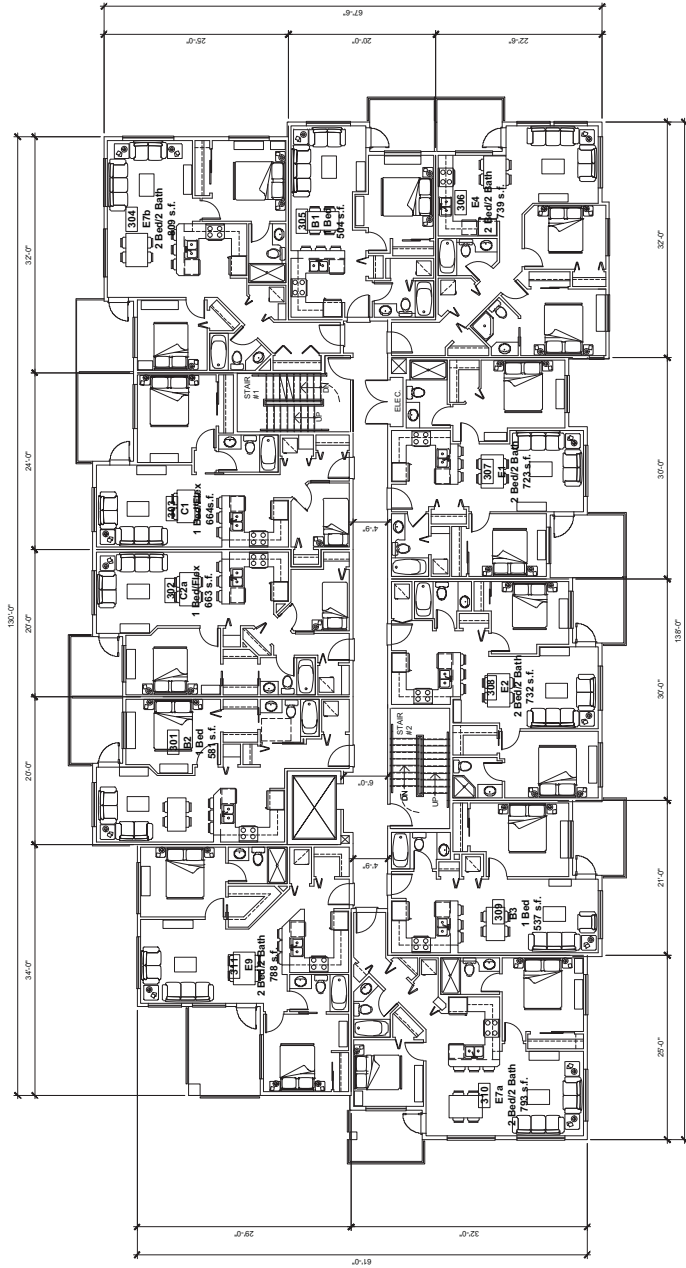
CONSULTANTS

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
403046 B.C.LTD.
1530 Street 8, 103th Avenue
Surrey, BC
DRAWING TITLE
BUILDING 1: 3rd FLOOR PLAN

DRAWN	CHECKED
JWH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-08	1109



FOCUS ARCHITECTURE INCORPORATED
109 - 1530 McMillan Road
Abbotsford, BC V2S 8A3
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Colin A. Hogan M.A.A.
James J. Scapella M.B.C. M.B.C. 2004E



BUILDING 1: 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 8,298 sq.ft.



City of Surrey File No:
7311-0160-00

REV	DATE	DESCRIPTION
001	2011-06-15	ISSUED FOR PERMIT
002	2011-06-15	ISSUED FOR PERMIT
003	2011-06-15	ISSUED FOR PERMIT
004	2011-06-15	ISSUED FOR PERMIT
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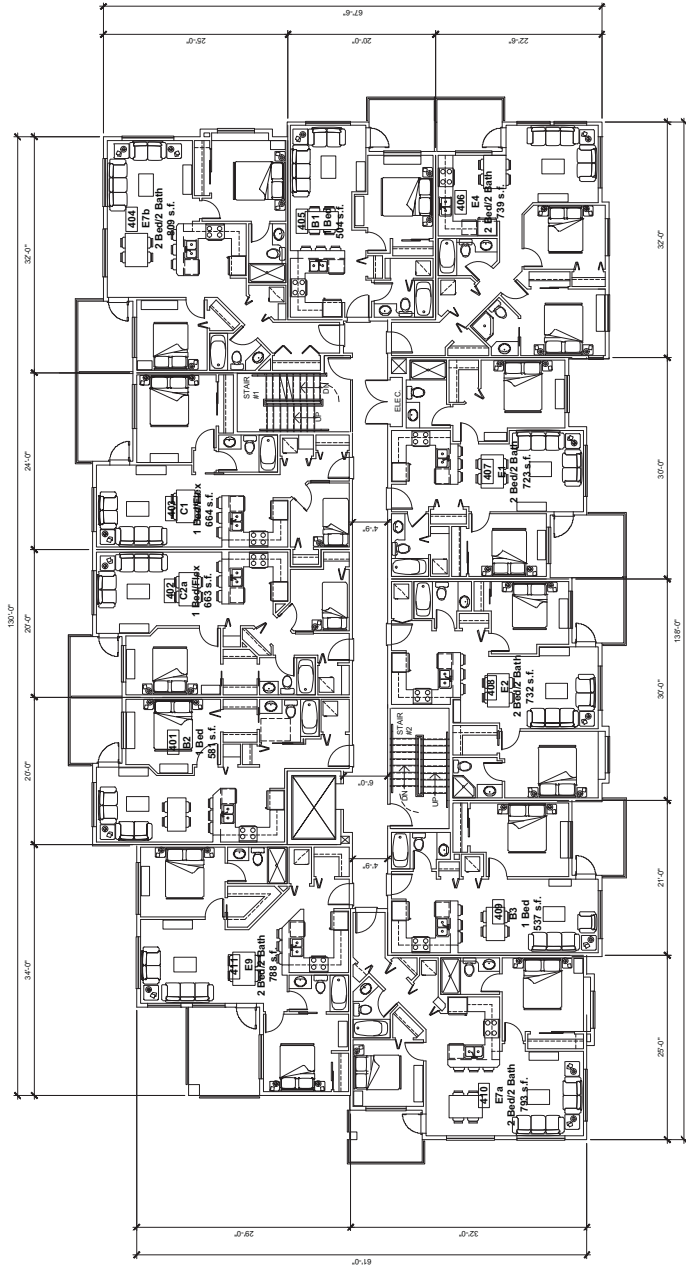
PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
402/406 B.C. LTD.

LOCATION
1535 Street 8, 103th Avenue
Surrey, BC
DRAWING TITLE
**BUILDING 1:
4th FLOOR PLAN**

DRAWN	CHECKED
JWH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-09	1109



109 - 1535 McCullum Road
Abbotsford, BC V2S 8R3
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Colin A. Hogan
James J. Scarpella
M.A.B.C. M.A.A.
M.B.C. M.B.C.



BUILDING 1: 4th FLOOR PLAN
SCALE: 1/8" = 1'-0" - FLOOR AREA: 8,298 sq.ft.



City of Surrey File No:
7311-0160-00

ELEVATION LEGEND

- ① PAINTED Z-10 WOOD TRIM OR METAL FLASHING
- ② DECORATIVE KNEE BRACKET
- ③ PAINTED HARDIE PANEL
- ④ 7" HORIZONTAL VINYL SIDING
- ⑤ 5" HORIZONTAL VINYL SIDING
- ⑥ BRICK VENEER
- ⑦ 4" CONCRETE WINDOW SILL
- ⑧ 4" CONCRETE WINDOW SILL
- ⑨ SEAMLESS DOUBLE GLAZED P.V.C. PATIO DOOR w/ WOOD TRIM
- ⑩ SEAMLESS DOUBLE GLAZED P.V.C. PATIO DOOR w/ WOOD TRIM
- ⑪ ALUMINUM STOREFRONT SYSTEM
- ⑫ 42 HIGH METAL AND GLASS RAILING
- ⑬ THROUGH FLASHING
- ⑭ LIGHTING FIXTURE
- ⑮ CANOPY OR DECORATIVE WOOD BRACKET

REV	DATE	BY	DESCRIPTION
001	2011-04-11	JAL	ISSUED FOR PERMIT
002	2011-04-11	JAL	ISSUED FOR PERMIT
003	2011-04-11	JAL	ISSUED FOR PERMIT
004	2011-04-11	JAL	ISSUED FOR PERMIT
005	2011-04-11	JAL	ISSUED FOR PERMIT
006	2011-04-11	JAL	ISSUED FOR PERMIT
007	2011-04-11	JAL	ISSUED FOR PERMIT
008	2011-04-11	JAL	ISSUED FOR PERMIT
009	2011-04-11	JAL	ISSUED FOR PERMIT
010	2011-04-11	JAL	ISSUED FOR PERMIT

CONSULTANTS

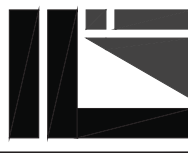
PROPOSED MULTI-FAMILY DEVELOPMENT
093046 BC LTD.

155th Street & 105th Avenue
Surrey, BC

DRAWN TO TITLE

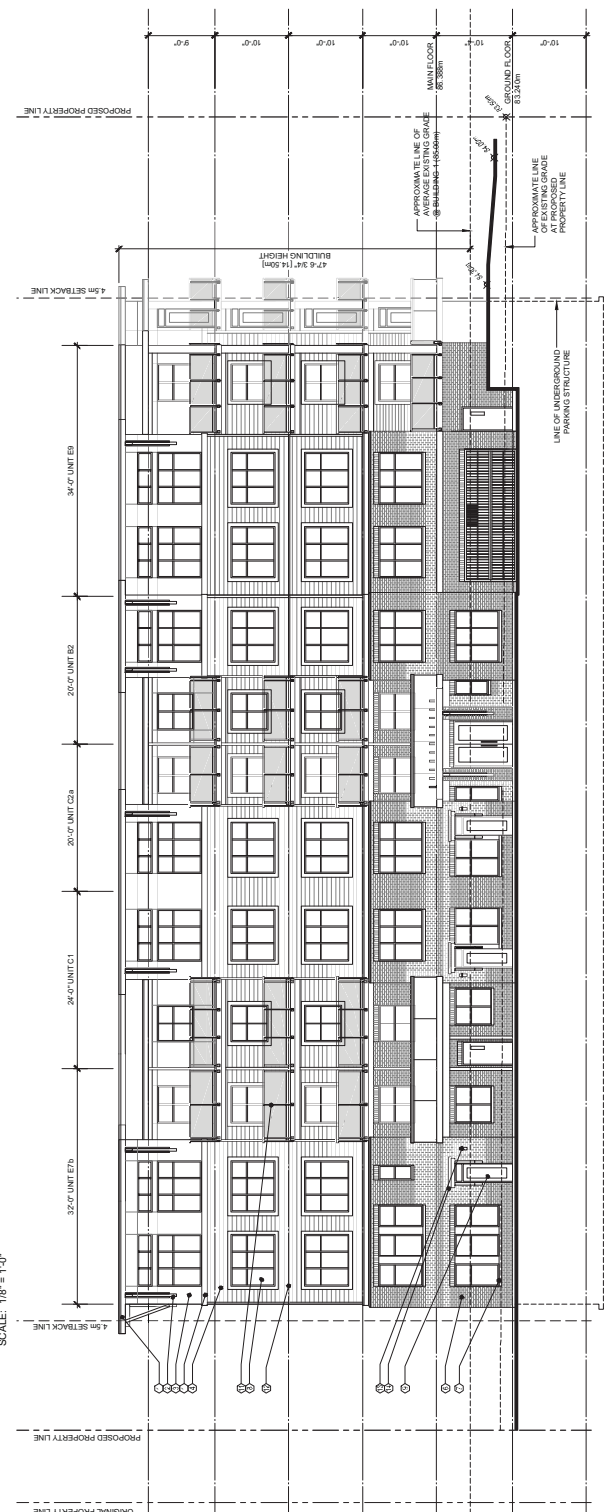
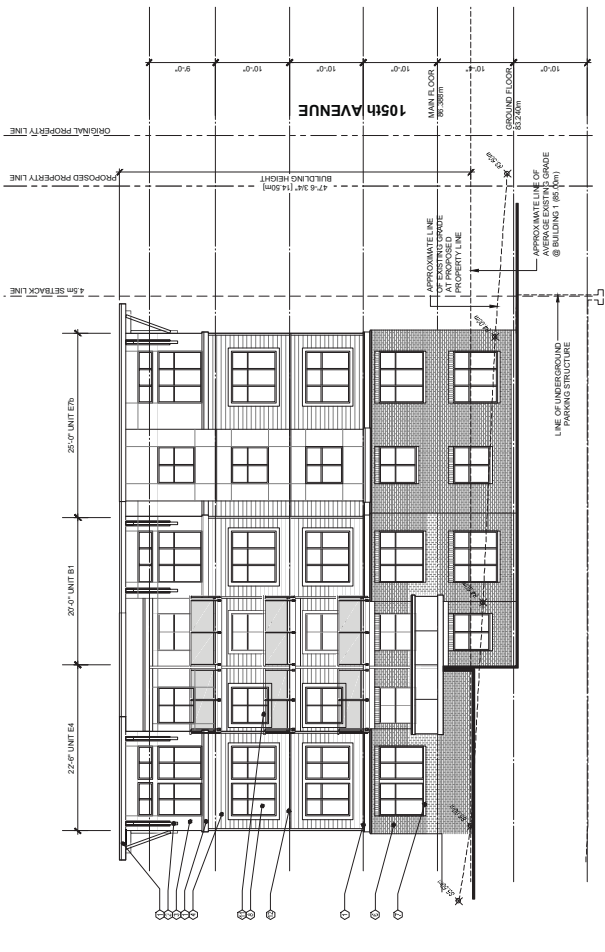
BUILDING 1: ELEVATIONS

DRAWN	JAL	CHECKED	
SCALE	AS NOTED	DATE	2011 04 11
SHEET NO.	DP-12	FILE NO.	1109



FOCUS ARCHITECTURE INCORPORATED

109-1559 McCulloch Road
Abbotsford, BC V2S 8A3
Tel: 604-853-5222 Fax: 604-853-5443
Colin A. Hogan M.A.A.
James J. Scappella M.A.B.C. M.A.C.E.



City of Surrey File No:
7311-0160-00

REV	DATE	DESCRIPTION
1	NOV 7 2011	POST APPROVALS
2	OCT 5 2011	REVISED APPROVALS
3	SEP 29 2011	REVISED APPROVALS
4	SEP 29 2011	REVISED APPROVALS
5	SEP 29 2011	REVISED APPROVALS
6	SEP 29 2011	REVISED APPROVALS
7	SEP 29 2011	REVISED APPROVALS
8	SEP 29 2011	REVISED APPROVALS
9	SEP 29 2011	REVISED APPROVALS
10	SEP 29 2011	REVISED APPROVALS
11	SEP 29 2011	REVISED APPROVALS
12	SEP 29 2011	REVISED APPROVALS
13	SEP 29 2011	REVISED APPROVALS
14	SEP 29 2011	REVISED APPROVALS
15	SEP 29 2011	REVISED APPROVALS
16	SEP 29 2011	REVISED APPROVALS
17	SEP 29 2011	REVISED APPROVALS
18	SEP 29 2011	REVISED APPROVALS
19	SEP 29 2011	REVISED APPROVALS
20	SEP 29 2011	REVISED APPROVALS

CONSULTANTS

PROJECT

PROPOSED MULTI-FAMILY DEVELOPMENT

091046 B.C.L.D.

15-5th Street & 103th Avenue
Surrey, BC

DRAWN G.TITLE

BUILDING 1: ELEVATIONS

DRAWN JAL

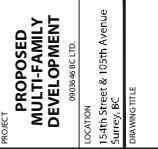
CHECKED

SCALE 2011 | 04 | 11

AS NOTED

SHEET NO. DP-13

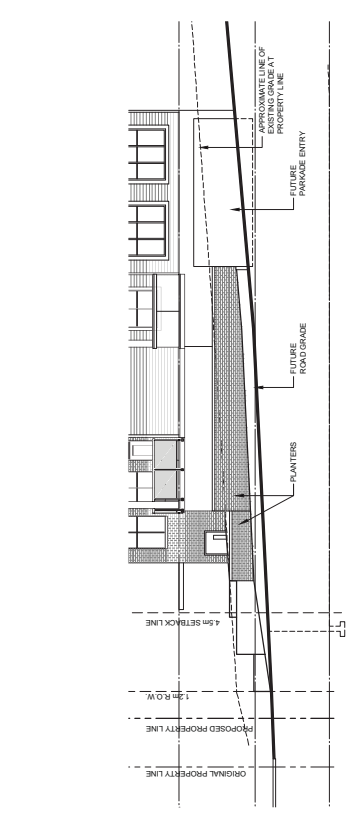
FILE NO. 1109



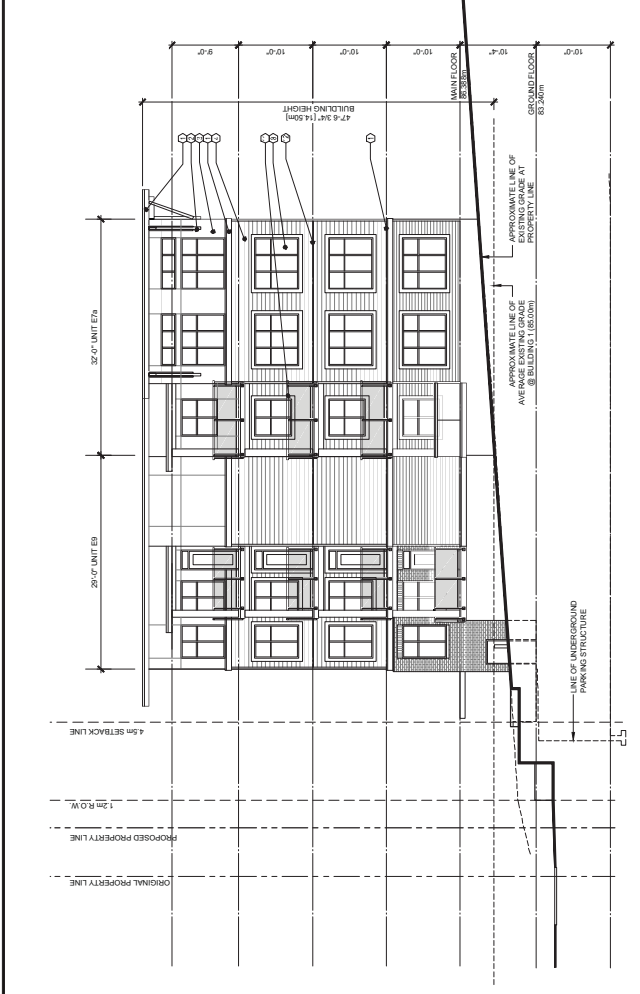
109-1539 McCulloch Road
Abbotsford, BC V2S 8K3
Tel: 604-853-5222 Fax: 604-853-5443

Colin A. Hogan M.A.A.
James J. Scappella M.B.C. 2004E

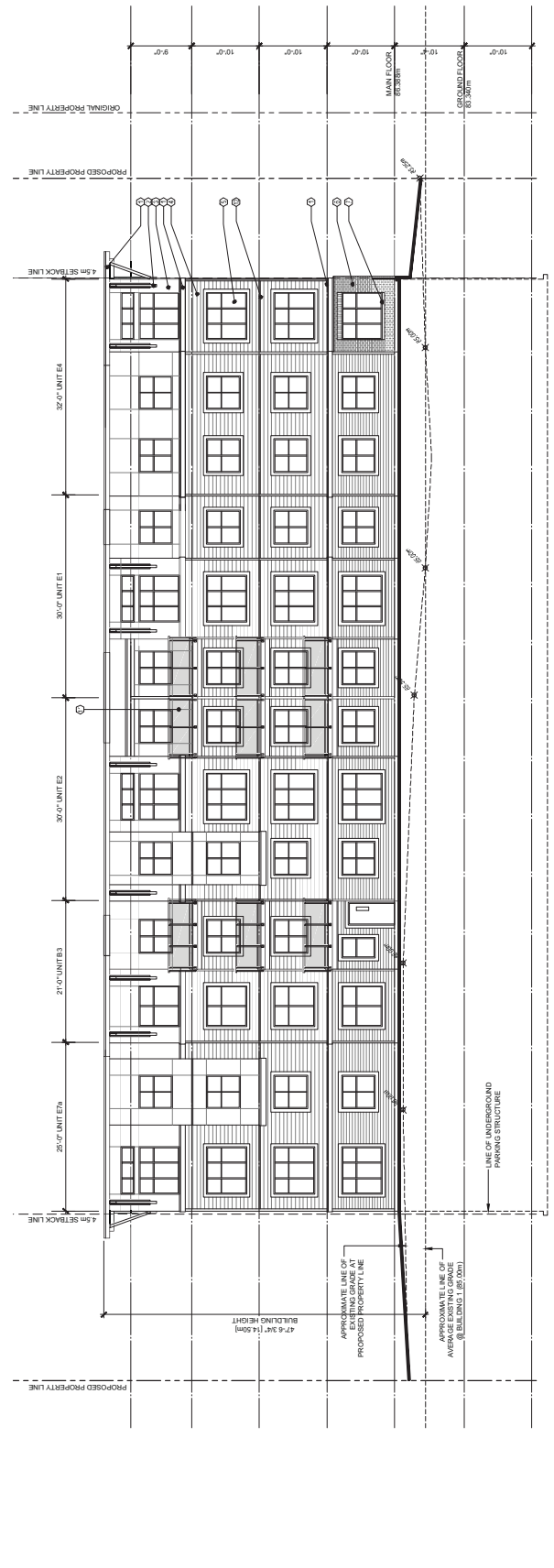
- ELEVATION LEGEND**
- ① PAINTED 2x10 WOOD TRIM OR METAL FLASHING
 - ② DECORATIVE KNEE BRACKET
 - ③ PAINTED HARDIE PANEL
 - ④ 7" HORIZONTAL VINYL SIDING
 - ⑤ 5" HORIZONTAL VINYL SIDING
 - ⑥ BRICK VENEER
 - ⑦ 4" CONCRETE WINDOW SILL
 - ⑧ 4" CONCRETE WINDOW SILL
 - ⑨ SEAMLESS DOUBLE GLAZED P.V.C. WINDOW 6'w x 2'6"
 - ⑩ SEAMLESS DOUBLE GLAZED P.V.C. PATIO DOOR w/ WOOD TRIM
 - ⑪ ALUMINUM STOREFRONT SYSTEM
 - ⑫ 42 HIGH METAL AND GLASS RAILING
 - ⑬ THRU-WALL FLASHING
 - ⑭ LIGHTING FIXTURE
 - ⑮ CANOPY OR DECORATIVE WOOD BRACKET



FUTURE CONDITION WHEN WEST ROAD IS CONSTRUCTED
SCALE: 1/8" = 1'-0"



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



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

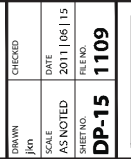
City of Surrey File No:
7311-0160-00

Rev. 7/2011	Final ADP Issuance
Rev. 5/2011	Final ADP Issuance
Rev. 4/2011	Final ADP Issuance
Rev. 2/2011	Final ADP Issuance
Rev. 1/2011	Final ADP Issuance
Rev. 12/2010	Final ADP Issuance
Rev. 11/2010	Final ADP Issuance
Rev. 10/2010	Final ADP Issuance

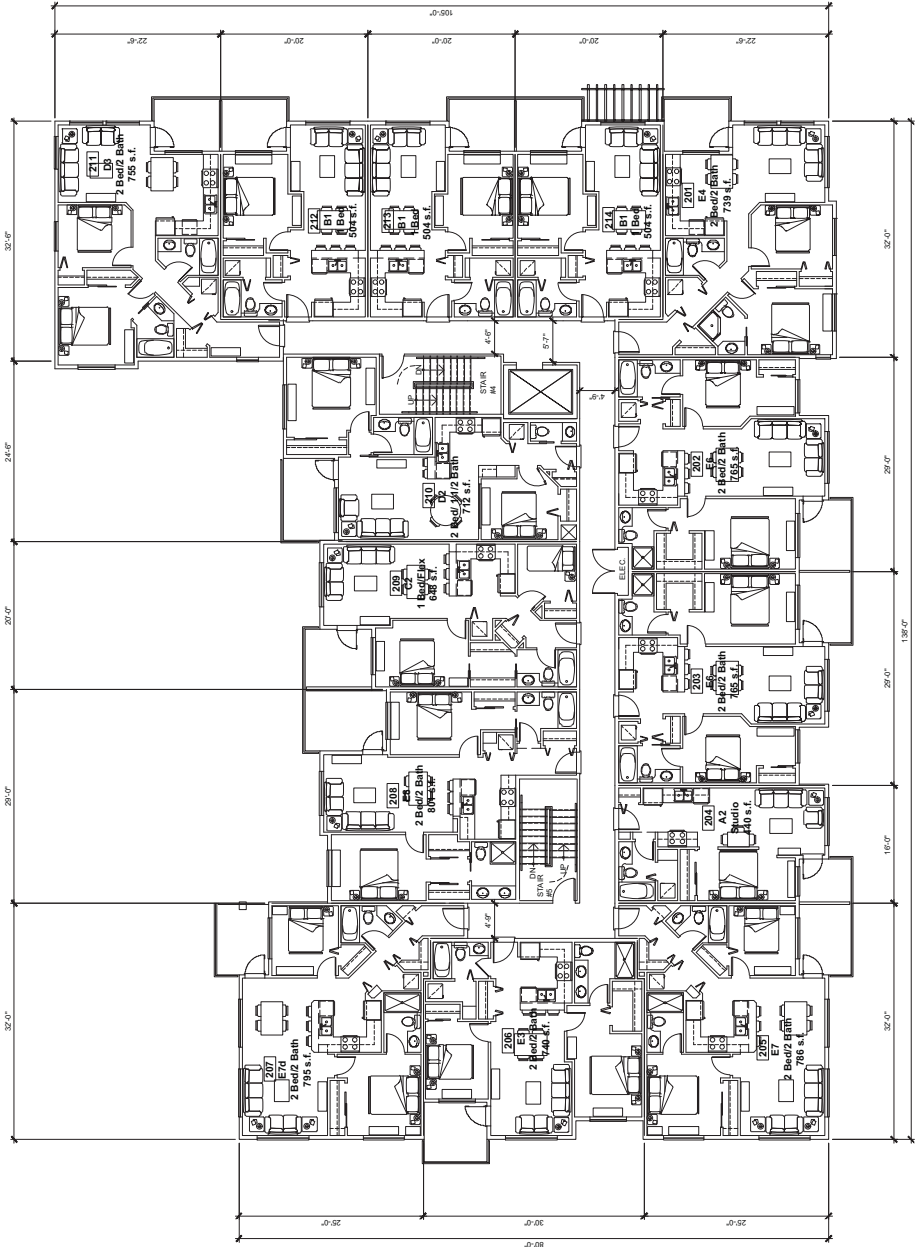
CONSULTANTS

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
003046 S.L.T.D.
155th Street & 103th Avenue
Surrey, BC
DRAWING TITLE
**BUILDING 2:
2nd FLOOR PLAN**

DRAWN	CHECKED
JWH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-15	1109



FOCUS ARCHITECTURE INCORPORATED
109 - 1539 McMillan Road
Abbotsford, BC V2S 8A3
Tel: 604-853-5222 Fax: 604-853-5442
Colin A. Hogan M.A.A.
James J. Scarpella M.B.C. 2004C



BUILDING 2: 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 10,486 sq. ft.



City of Surrey File No:
7311-0160-00

Nov 7, 2011	Final A/E/P Issued
Oct 5, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued
Aug 29, 2011	Final A/E/P Issued

CONSULTANTS

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
603046 B.C. LTD.

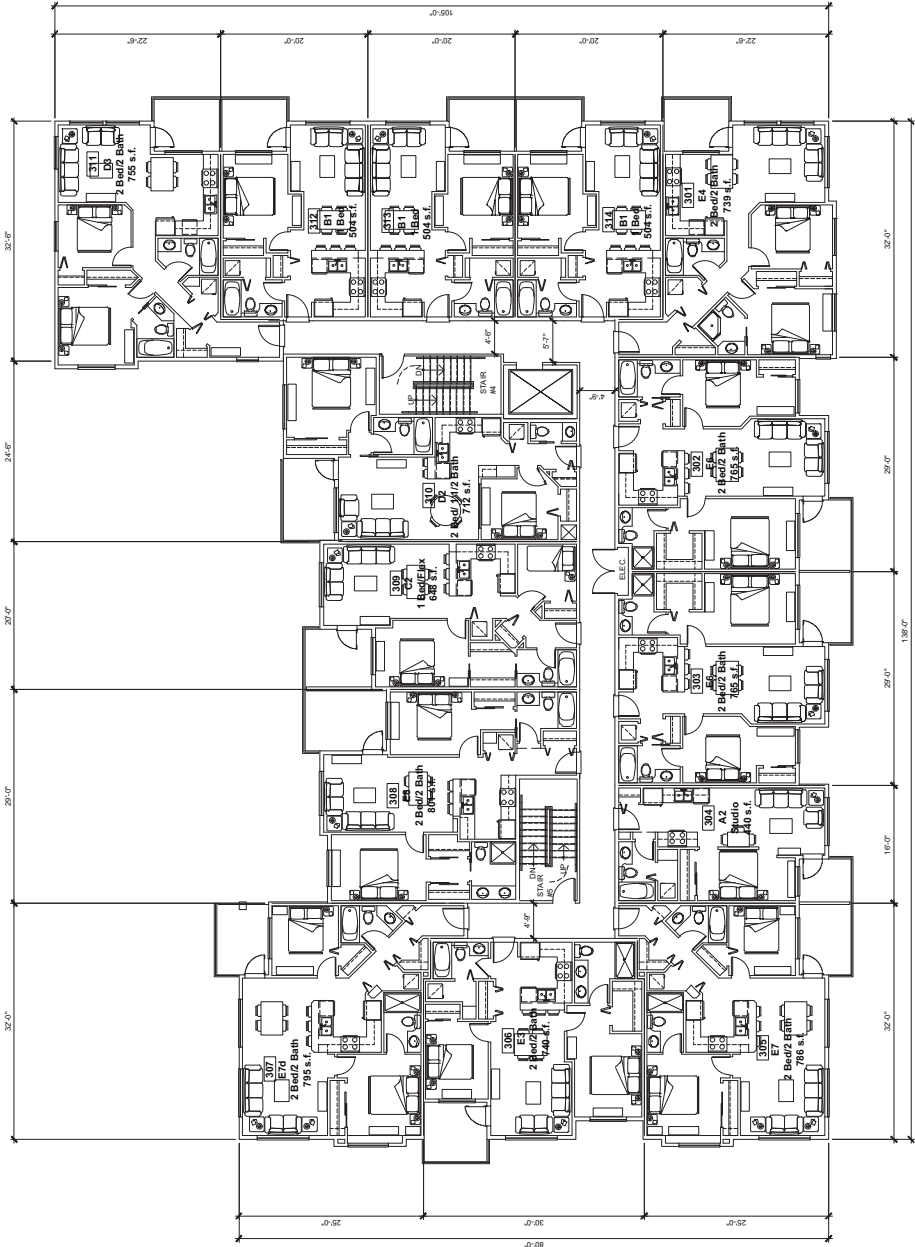
15-5th Street & 103th Avenue
Surrey, BC
DRAWING TITLE

BUILDING 2: 3rd FLOOR PLAN

DRAWN	CHECKED
JWH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-16	1109



109 - 1539 McMillan Road
Abbotsford, BC V2S 8A3
Tel: 604-853-5222 Fax: 604-853-5442
Colin A. Hogan M.A.A.
James J. Scarpella M.B.C. 7004E



BUILDING 2: 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 10,486 sq. ft.

City of Surrey File No:
7311-0106-00

Rev. 7, 2011
Rev. 6, 2011
Rev. 5, 2011
Rev. 4, 2011
Rev. 3, 2011
Rev. 2, 2011
Rev. 1, 2011
Rev. 0, 2011

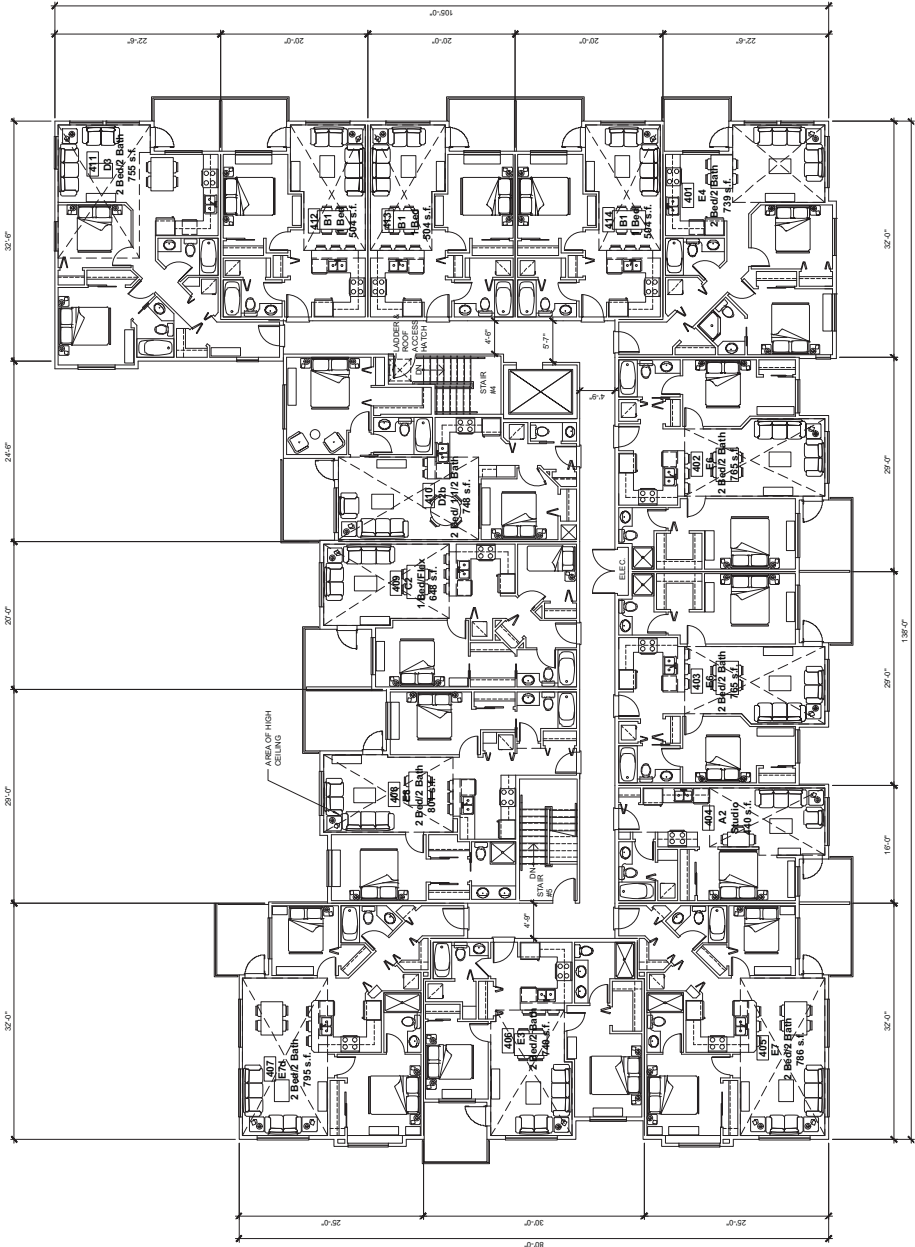
PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
001046 S.E.C.D.

LOCATION
1534 Street 8, 103th Avenue
Surrey, BC
DRAWING TITLE
**BUILDING 2:
4th FLOOR PLAN**

DRAWN	CHECKED
JAH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-17	1109

**FOCUS
ARCHITECTURE
INCORPORATED**

109 - 1534 McCullum Road
Abbotsford, BC V2S 8A3
Tel: 604-853-5222 Fax: 604-853-5442
Colin A. Hogan M.A.B.C. M.A.A.
James J. Scarpella M.B.C. M.B.C.



BUILDING 2: 4th FLOOR PLAN
SCALE: 1/8" = 1'-0" - FLOOR AREA: 10,486 sq. ft.



Nov 7, 2011	Post ADP Issuance
Oct 5, 2011	Architectural Review
Aug 24, 2011	City Council Approval
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved
Aug 29, 2011	ADP Approved

PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

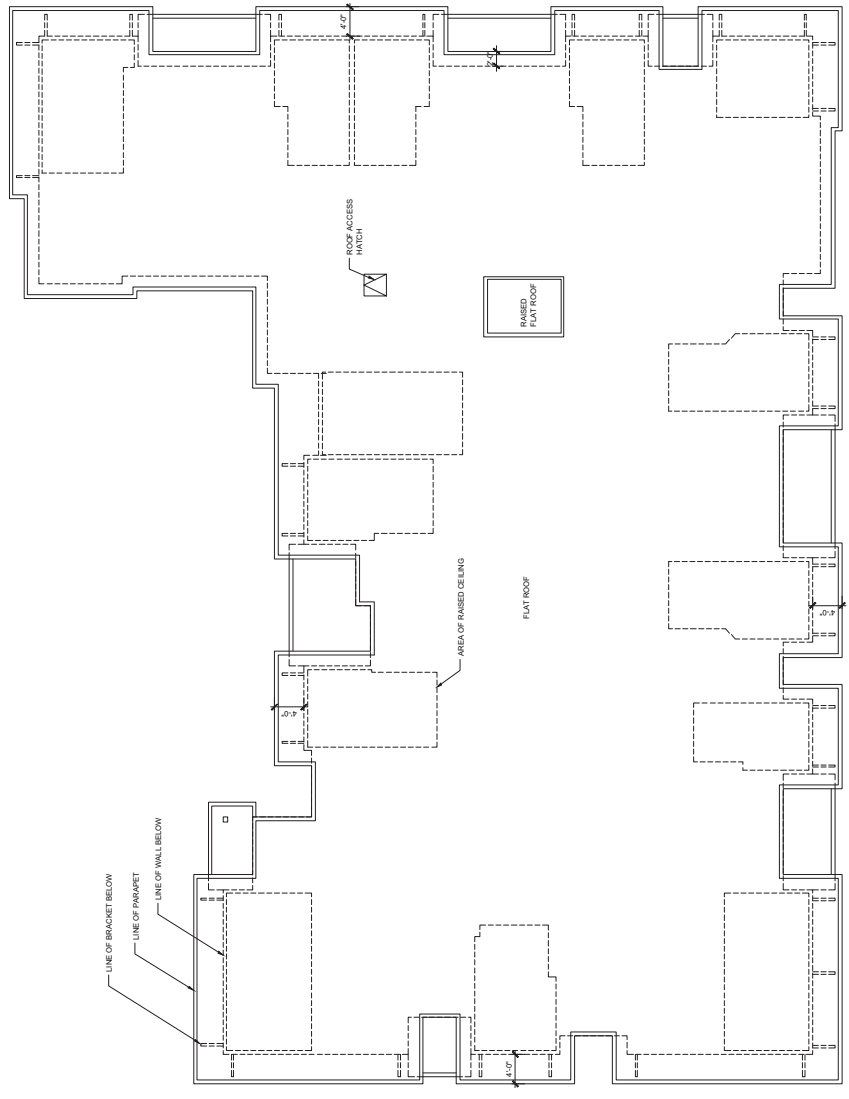
LOCATION
1534 Street 6, 103th Avenue
Surrey, BC
DRAWN TITLE

**BUILDING 2:
ROOF PLAN**

DRAWN	CHECKED
Jan	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-18	1109



109 - 1534 McPhillips Road
Abbotsford, BC V2S 8R3
Tel: (604) 851-5222 Fax: (604) 851-5442
Colin A. Hogan M.A.A.
James J. Scarpella M.B.C. M.B.C. M.B.C.



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

City of Surrey File No:
7311 0160-00

ELEVATION LEGEND

- ① PAINTED Z-10 WOOD TRIM OR METAL FLASHING
- ② DECORATIVE KNEE BRACKET
- ③ PAINTED HARDIE PANEL
- ④ 7" HORIZONTAL VINYL SIDING
- ⑤ 5" HORIZONTAL VINYL SIDING
- ⑥ BRICK VENEER
- ⑦ 4" CONCRETE WINDOW SILL
- ⑧ 2" POLYURETHANE GLAZED P.V.C. WINDOWS (w/2x6 WOOD TRIM)
- ⑨ SEALED DOUBLE GLAZED P.V.C. PATIO DOOR w/ WOOD TRIM
- ⑩ ALUMINUM STOREFRONT SYSTEM
- ⑪ 42 HIGH METAL AND GLASS RAILING
- ⑫ THRU-WALL FLASHING
- ⑬ LIGHTING FIXTURE
- ⑭ CANOPY OR DECORATIVE WOOD BRACKET

REV	DATE	DESCRIPTION
001	04-12-2011	Final A/E Issued
002	04-12-2011	Final A/E Issued
003	04-12-2011	Final A/E Issued
004	04-12-2011	Final A/E Issued
005	04-12-2011	Final A/E Issued
006	04-12-2011	Final A/E Issued
007	04-12-2011	Final A/E Issued
008	04-12-2011	Final A/E Issued
009	04-12-2011	Final A/E Issued
010	04-12-2011	Final A/E Issued

CONSULTANTS

PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
093546 BC LTD.

LOCATION: 1535 Street 8, 103th Avenue Surrey, BC

DRAWN: MOTTIFLIE

BUILDING 2: NORTH & EAST ELEVATIONS

DRAWN: MOTTIFLIE

CHECKED: MOTTIFLIE

SCALE: AS NOTED

DATE: 2011 | 04 | 11

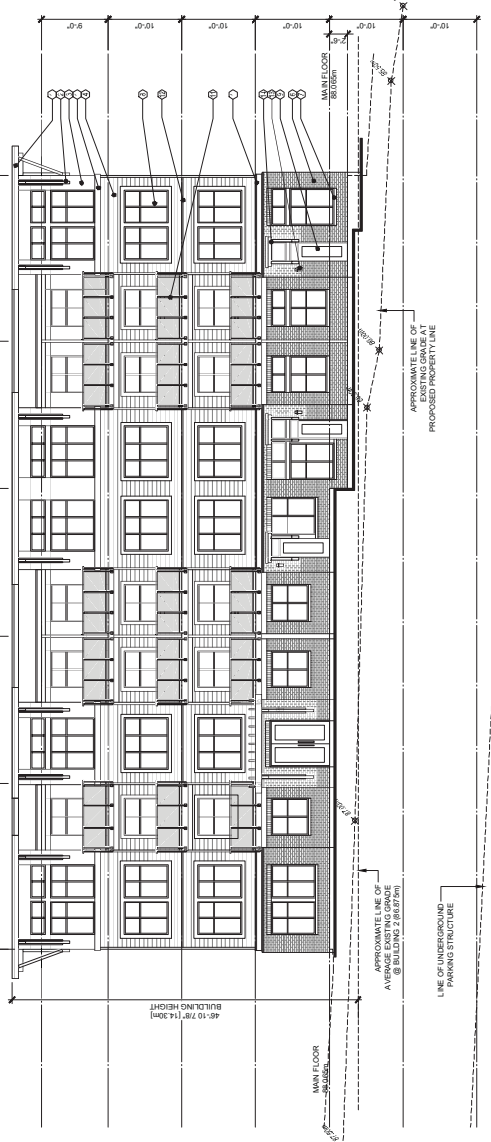
SHEET NO. DP-19

SHEET NO. 1109

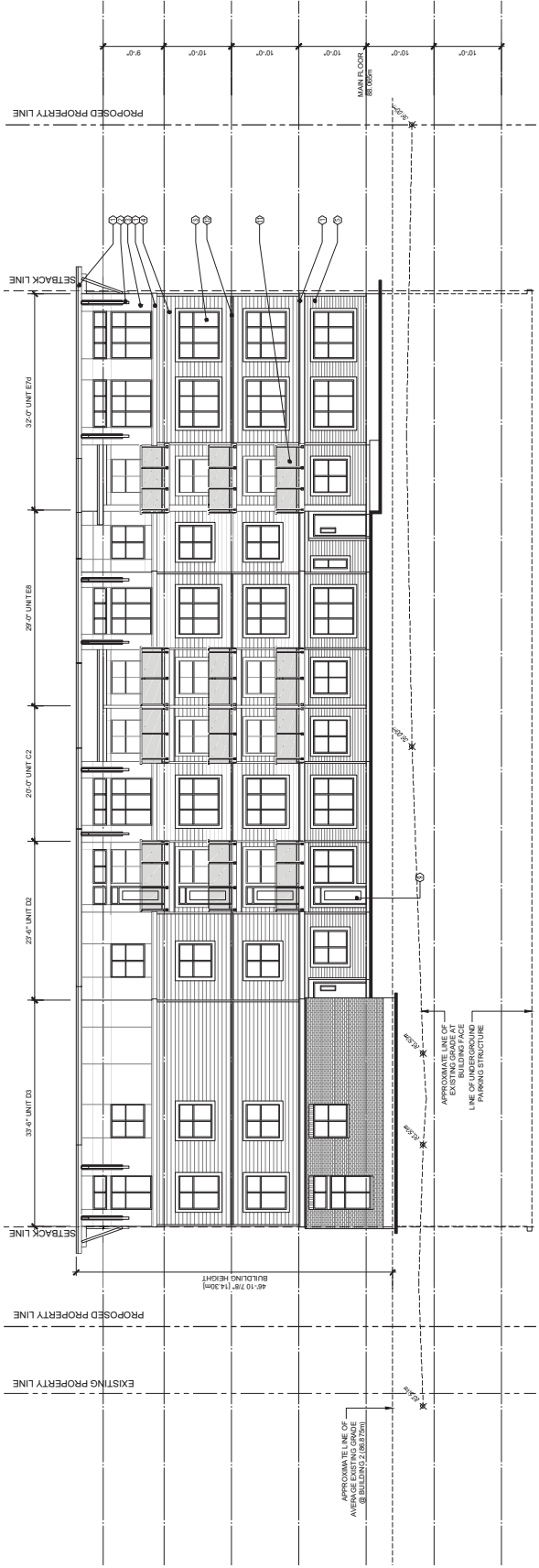
FOCUS ARCHITECTURE INCORPORATED

109-1539 McCollum Road
Abbotsford, BC V2S 8A3
Tel: 604-851-5222 Fax: 604-851-5443

Colin A. Hogan M.A.S.A.
James J. Scapellato M.B.C. 2, M.B.C.



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



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

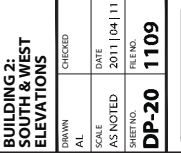
City of Surrey File No:
7311 0106000

Rev 7/2011	Post-Approval
Rev 5/2011	Pre-Approval
Rev 4/2011	Pre-Approval
Rev 2/2011	Pre-Approval
Rev 1/2011	Pre-Approval
Rev 12/2010	Pre-Approval
Rev 11/2010	Pre-Approval

PROJECT	PROPOSED MULTI-FAMILY DEVELOPMENT
LOCATION	154th Street & 103rd Avenue, Surrey, BC
DRAWN	DRAWING TITLE
CHECKED	
DATE	2011 04 11
AS NOTED	
SHEET NO.	DP-20
FILE NO.	1109

CONSULTANTS
FOCUS ARCHITECTURE INCORPORATED
109-1538 McCulloch Road
AT-Burnaby, BC V2S 8A3
Tel: 604-851-5222 Fax: 604-851-5443
Colin A. Hogan M.A.A.
James J. Scappella M.B.C. 2004E

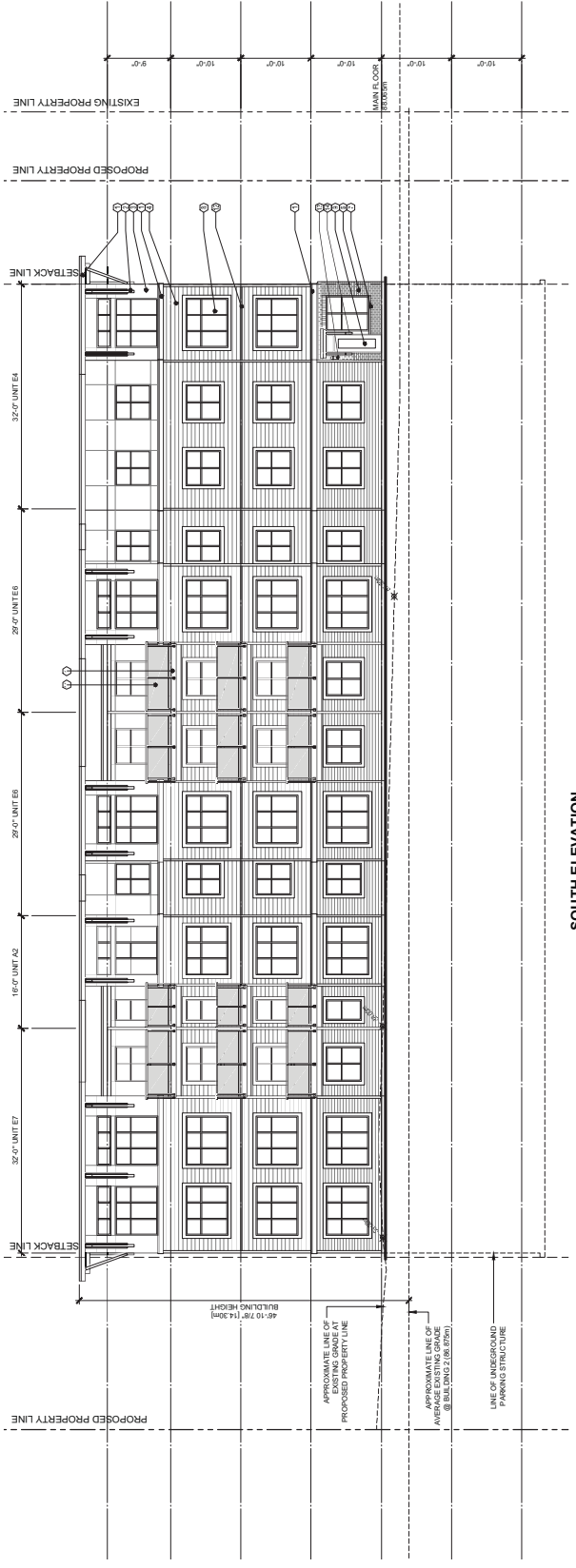
PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
154th Street & 103rd Avenue
Surrey, BC
DRAWN
CHECKED
DATE 2011 | 04 | 11
AS NOTED
SHEET NO. DP-20
FILE NO. 1109



- ELEVATION LEGEND**
- ① PAINTED 2x10 WOOD TRIM OR METAL FLASHING
 - ② DECORATIVE KNEE BRACKET
 - ③ PAINTED 'HARDIE PANEL'
 - ④ 7" HORIZONTAL VINYL SIDING
 - ⑤ 5" HORIZONTAL VINYL SIDING
 - ⑥ BRICK VENEER
 - ⑦ 4" CONCRETE WINDOW SILL
 - ⑧ SEAMLESS DOUBLE GLAZED P.V.C. WINDOWS 6'w x 2'6"
 - ⑨ ALUMINUM STOREFRONT SYSTEM
 - ⑩ 42 HIGH METAL AND GLASS RAILING
 - ⑪ THROUGH FLASHING
 - ⑫ LIGHTING FIXTURE
 - ⑬ CANOPY OR DECORATIVE WOOD BRACKET



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



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

City of Surrey File No:
73110106000

REV	DATE	DESCRIPTION
1	NOV 7 2011	POST A&P REVISIONS
2	OCT 5 2011	ADD 10' STAIRS
3	SEP 29 2011	ADD 10' STAIRS
4	SEP 29 2011	ADD 10' STAIRS
5	SEP 29 2011	ADD 10' STAIRS
6	SEP 29 2011	ADD 10' STAIRS
7	SEP 29 2011	ADD 10' STAIRS
8	SEP 29 2011	ADD 10' STAIRS
9	SEP 29 2011	ADD 10' STAIRS
10	SEP 29 2011	ADD 10' STAIRS
11	SEP 29 2011	ADD 10' STAIRS
12	SEP 29 2011	ADD 10' STAIRS
13	SEP 29 2011	ADD 10' STAIRS
14	SEP 29 2011	ADD 10' STAIRS
15	SEP 29 2011	ADD 10' STAIRS
16	SEP 29 2011	ADD 10' STAIRS
17	SEP 29 2011	ADD 10' STAIRS
18	SEP 29 2011	ADD 10' STAIRS
19	SEP 29 2011	ADD 10' STAIRS
20	SEP 29 2011	ADD 10' STAIRS

CONSULTANTS

PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
000046 B.C.L.D.

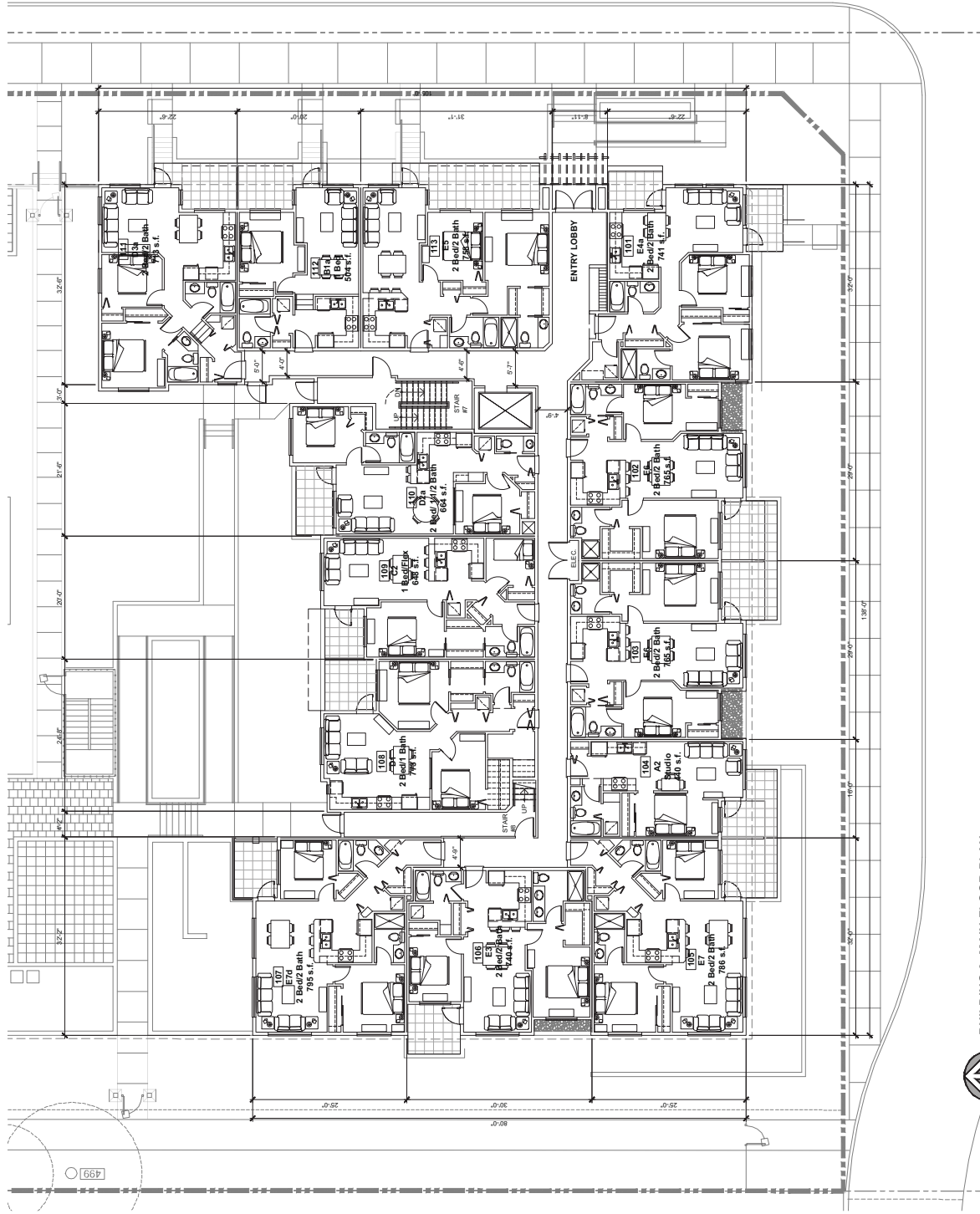
LOCATION
1534 Street 8, 103th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING 3:
MAIN FLOOR PLAN**

DRAWN	CHECKED
JCH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-21	1109



109 - 1534 McCullum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5222 Fax: 604.853.5442
Colin A. Hogan M.A.A.
James J. Scarpella M.B.C. 7004E



BUILDING 3: MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 10,423 sq.ft.



APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011
APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011
APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011
APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011
APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011
APPROVED	DATE
Paul ABE, Facilitator	Nov 7, 2011

CONSULTANTS

PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

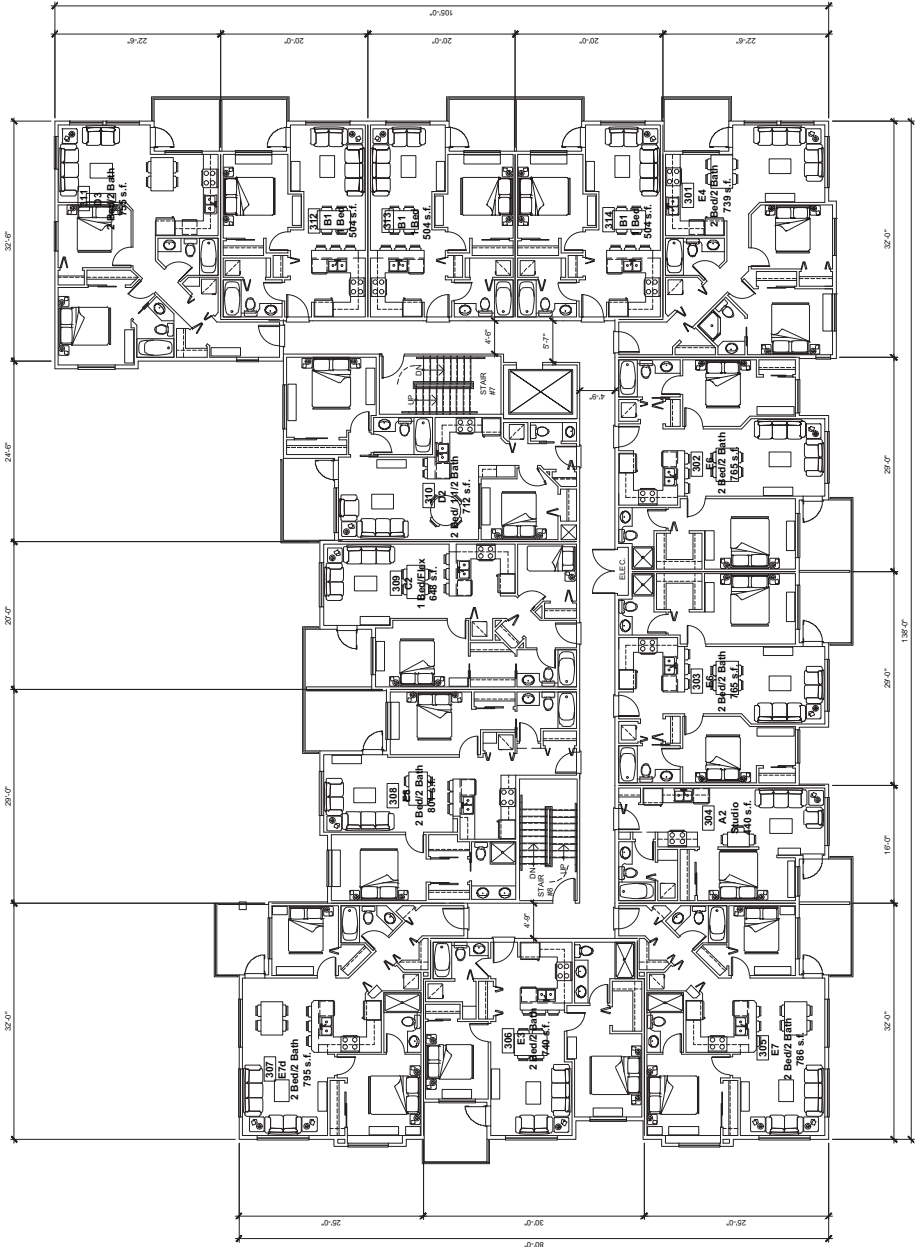
LOCATION:
1534 Street 8, 103th Avenue
Surrey, BC
VANCOUVER

DRAWING TITLE
**BUILDING 3:
3rd FLOOR PLAN**

DRAWN	CHECKED
JWH	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-23	1109



109 - 1534 McCullum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5222 Fax: 604.853.5442
Colin A. Hogan M.A.A.
James J. Scapella M.B.C. M.B.C. 2004E



BUILDING 3: 3rd FLOOR PLAN
SCALE: 1/8" = 1'-0" FLOOR AREA: 10,486 sq. ft.



City of Surry File No:
7311-0160-00

July 7, 2011	Paul ABE Engineers
Oct 5, 2011	City of Surry
Nov 1, 2011	City of Surry
Nov 29, 2011	City of Surry
Jan 17, 2012	City of Surry
Feb 14, 2012	City of Surry
Apr 12, 2012	City of Surry
May 15, 2012	City of Surry
June 12, 2012	City of Surry
July 12, 2012	City of Surry
Aug 12, 2012	City of Surry
Sept 12, 2012	City of Surry
Oct 12, 2012	City of Surry
Nov 12, 2012	City of Surry
Dec 12, 2012	City of Surry

CONSULTANTS

PROJECT
**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
000046 S.E.C.D.

LOCATION
1534 Street & 103th Avenue
Surry, BC

DRAWING TITLE
**BUILDING 3:
4th FLOOR PLAN**

DRAWN
JAH

CHECKED

SCALE
AS NOTED

DATE
2011 | 06 | 15

SHEET NO.
DP-24

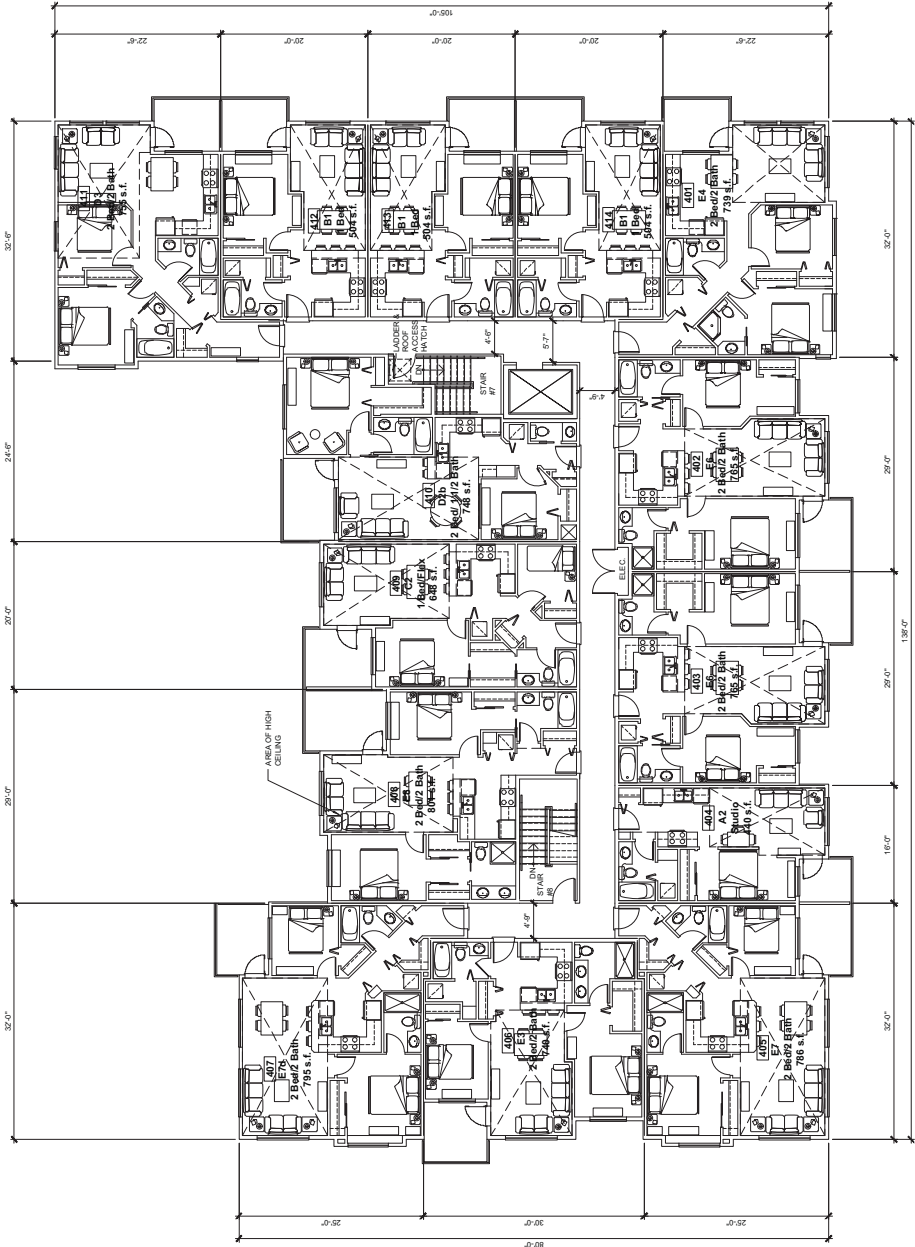
FILE NO.
1109



**FOCUS
ARCHITECTURE
INCORPORATED**

109 - 1534 McCullum Road
Abbotsford, BC V2S 8A3
Tel: 604-853-5222 Fax: 604-853-5442

Colin A. Hogan M.A.B.C. M.A.A.
James J. Scappella M.B.C. M.B.C.



BUILDING 3: 4th FLOOR PLAN
SCALE: 1/8" = 1'-0" - FLOOR AREA: 10,486 sq. ft.



City of Surrey File No:
7311016000

Nov 7, 2011	Post A&P Conditions
Oct 5, 2011	Final A&P Conditions
Oct 20, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions
Aug 29, 2011	Final A&P Conditions

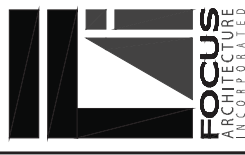
CONSULTANTS

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

LOCUS
1535 Street & 103th Avenue
Surrey, BC
DRAWING TITLE

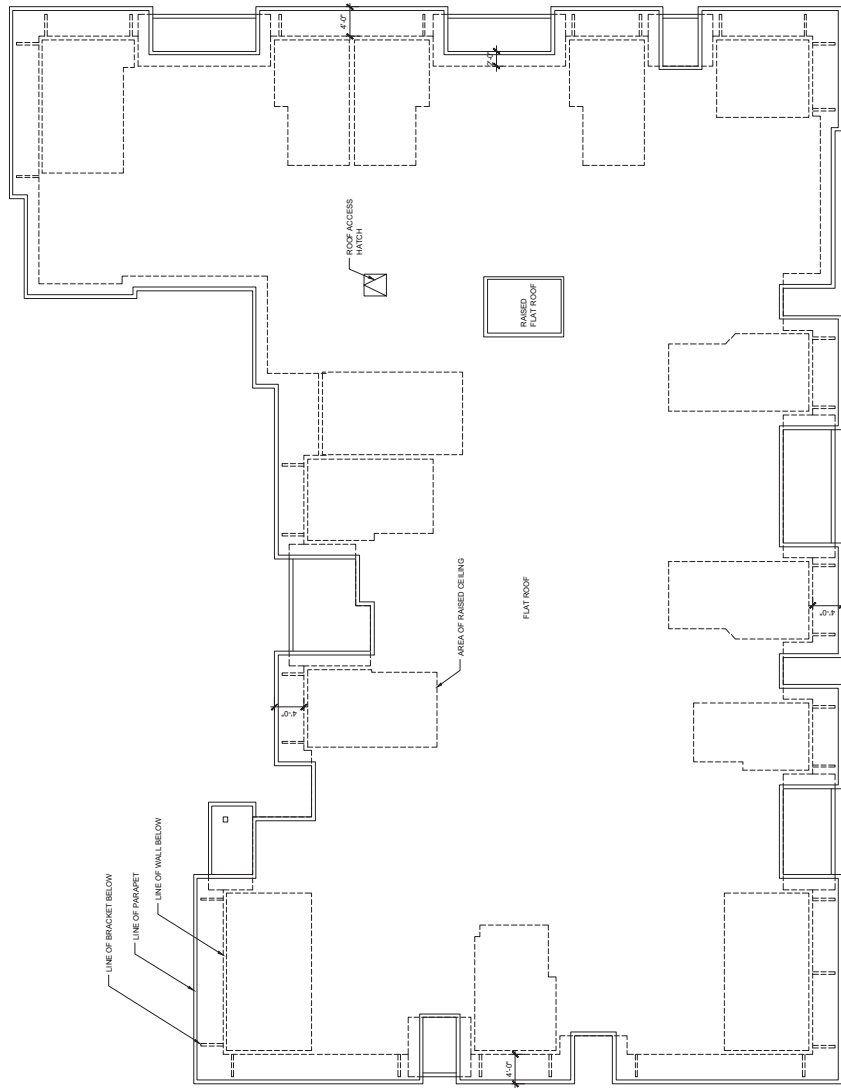
**BUILDING 3:
ROOF PLAN**

DRAWN	CHECKED
Jan	
SCALE	DATE
AS NOTED	2011 06 15
SHEET NO.	FILE NO.
DP-25	1109



109 - 1538 McMillan Road
Abbotsford, BC V2S 8K3
Tel: 604.853.5222 Fax: 604.853.5442
Colin A. Hogan
James J. Scappella

M.B.C. M.A.A.
M.B.C. M.B.C.



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

City of Surrey File No:
73110160600

REV	DATE	DESCRIPTION
01	06/27/2011	Final AEP Elevation
02	06/27/2011	Final AEP Elevation
03	06/27/2011	Final AEP Elevation
04	06/27/2011	Final AEP Elevation
05	06/27/2011	Final AEP Elevation
06	06/27/2011	Final AEP Elevation
07	06/27/2011	Final AEP Elevation
08	06/27/2011	Final AEP Elevation
09	06/27/2011	Final AEP Elevation
10	06/27/2011	Final AEP Elevation

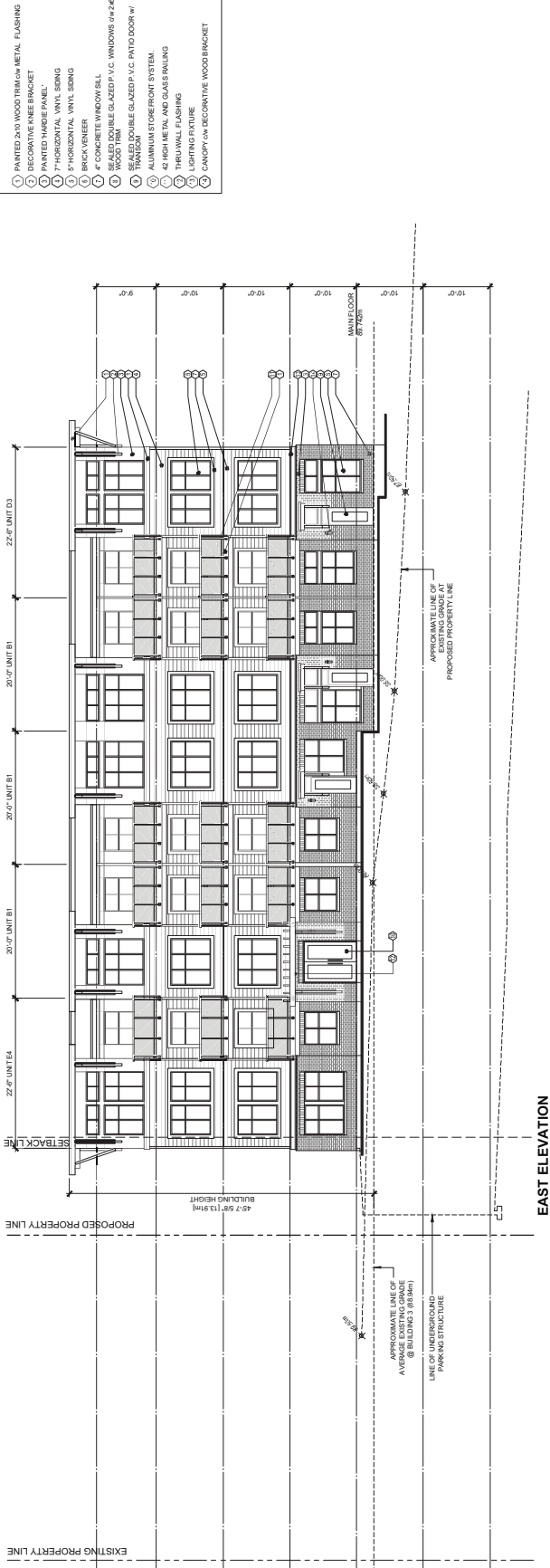
PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
0930496 BC LTD.
154th Street & 103th Avenue
Surrey, BC
DRAWN/CHECKED
DATE
AS NOTED
SHEET NO.
FILE NO.
DP-26 1109

CONSULTANTS
TOP: 1539 McCulloch Road
AT: 604-531-5222 Fax: 604-531-5443
Colin A. Hogan
James J. Scappella
M.A.A.
M.B.C.
M.B.C. 2004E

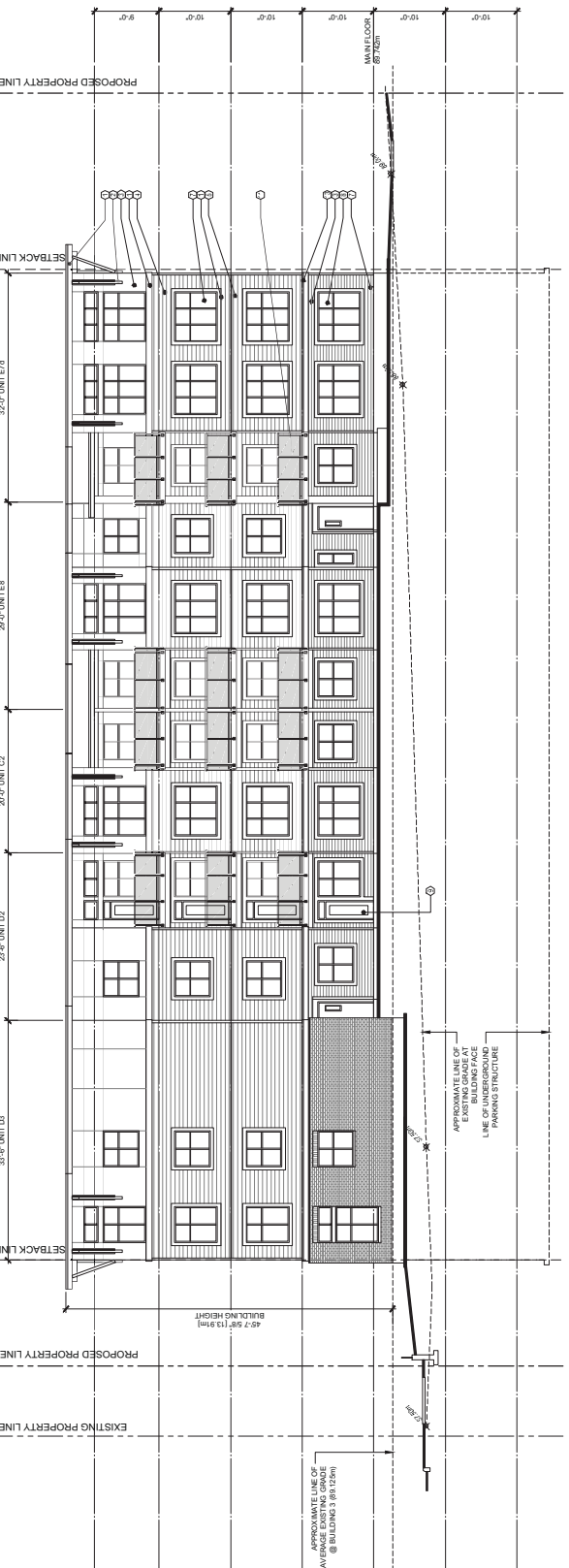


ELEVATION LEGEND

- 1 PAINTED 2x10 WOOD TRIM OR METAL FLASHING
- 2 DECORATIVE KNEE BRACKET
- 3 PAINTED HARDIE PANEL
- 4 7" HORIZONTAL VINYL SIDING
- 5 5" HORIZONTAL VINYL SIDING
- 6 BRICK VENEER
- 7 4" CONCRETE WINDOW SILL
- 8 4" CONCRETE WINDOW SILL
- 9 SEaled DOUBLE GLAZED P.V.C. WINDOW (6x24)
- 10 WOOD TRIM
- 11 ALUMINUM STOREFRONT SYSTEM
- 12 42 HIGH METAL AND GLASS RAILING
- 13 THRU-WALL FLASHING
- 14 LIGHTING FIXTURE
- 15 CANOPY OR DECORATIVE WOOD BRACKET



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



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

City of Surrey File No:
7311 01060-00

REV	DATE	DESCRIPTION
001	2011-04-11	Final AEC/Architectural
002	2011-04-11	Final AEC/Architectural
003	2011-04-11	Final AEC/Architectural
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008	2011-04-11	Final AEC/Architectural
009	2011-04-11	Final AEC/Architectural
010	2011-04-11	Final AEC/Architectural

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
093046 BC LTD.
154th Street & 103th Avenue
Surrey, BC
DRAWN/CHECKED

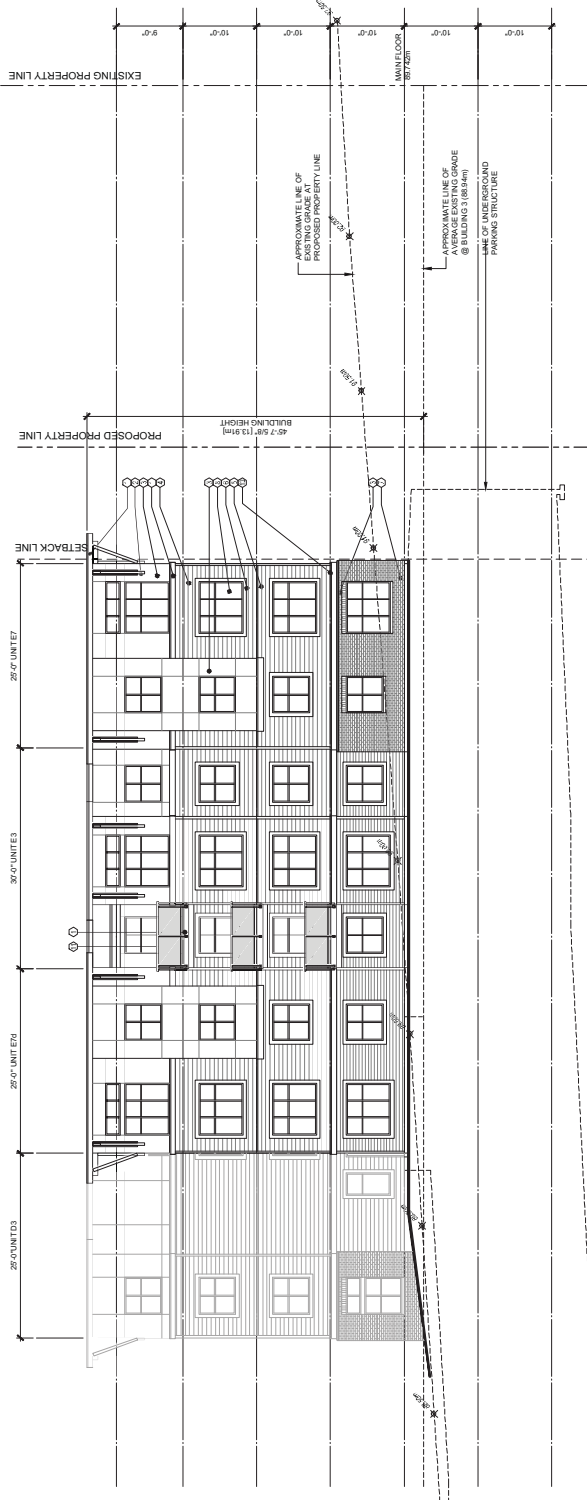
DATE
2011 | 04 | 11
SHEET NO.
DP-27 1109

BUILDING 3: SOUTH & WEST ELEVATIONS

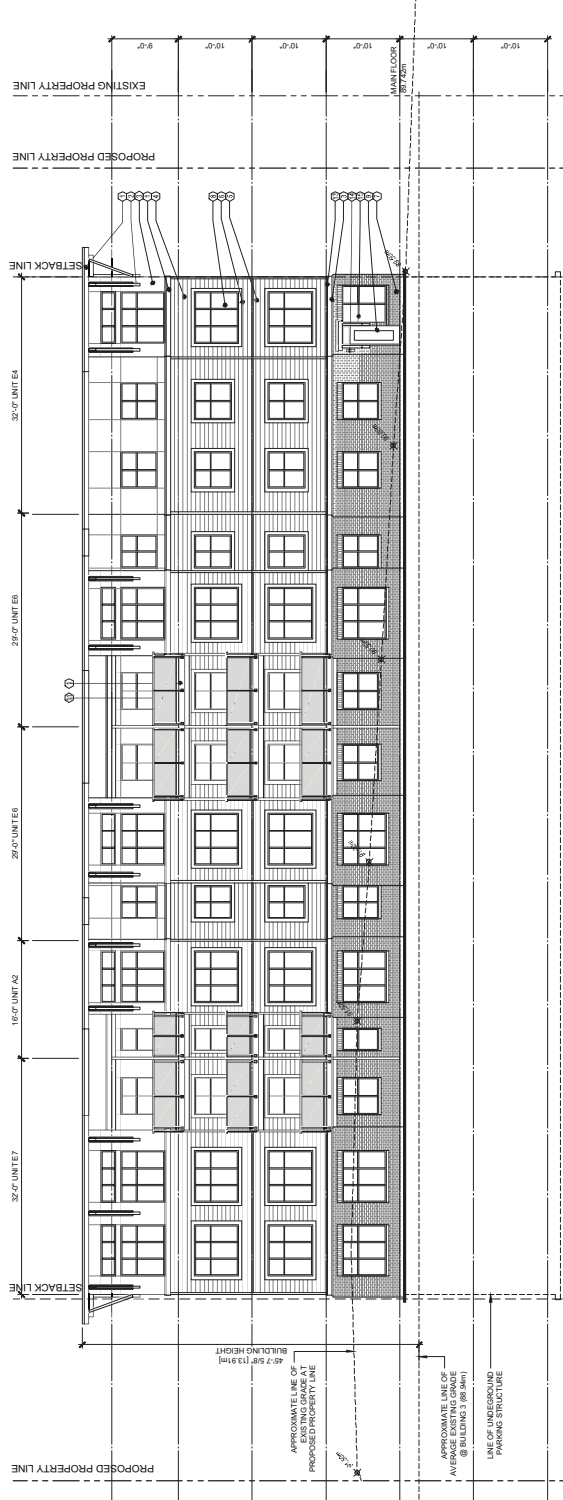
CONSULTANTS
DRAWN/CHECKED
DATE
SHEET NO.
DP-27 1109

FOCUS ARCHITECTURE INCORPORATED
109-1539 McCulloch Road
Aldershot, BC V2S 8R3
Tel: 604-853-5222 Fax: 604-853-5443
Colin A. Hogan M.A.A. M.A.B.C. M.A.C.
James J. Scappella M.A.B.C. M.A.C.

- ELEVATION LEGEND**
- 1 PAINTED 2x10 WOOD TRIM OR METAL FLASHING
 - 2 DECORATIVE KNEE BRACKET
 - 3 PAINTED HARDIE PANEL
 - 4 7" HORIZONTAL VINYL SIDING
 - 5 5" HORIZONTAL VINYL SIDING
 - 6 BRICK VENEER
 - 7 4" CONCRETE WINDOW SILL
 - 8 4" CONCRETE WINDOW SILL
 - 9 SEaled DOUBLE GLAZED P.V.C. PATIO DOOR w/ WOOD TRIM
 - 10 ALUMINUM STOREFRONT SYSTEM
 - 11 42 HIGH METAL AND GLASS RAILING
 - 12 THRU WALL FLASHING
 - 13 LIGHTING FIXTURE
 - 14 CANOPY OR DECORATIVE WOOD BRACKET



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



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

City of Surrey File No:
7311-0160-00

Nov 7, 2011	Final ADP
Nov 10, 2011	Final ADP
Dec 1, 2011	Final ADP
Jan 20, 2012	Final ADP
Feb 29, 2012	Final ADP
Apr 12, 2012	Final ADP
May 12, 2012	Final ADP
Jun 12, 2012	Final ADP
Jul 12, 2012	Final ADP
Aug 12, 2012	Final ADP
Sep 12, 2012	Final ADP
Oct 12, 2012	Final ADP
Nov 12, 2012	Final ADP
Dec 12, 2012	Final ADP

CONSULTANTS

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**
091046 B.C.L.D.

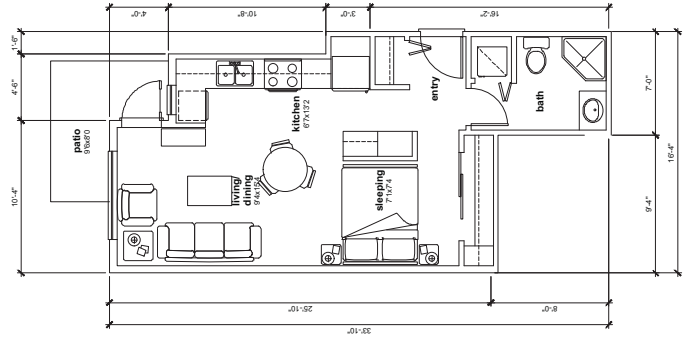
LOCATION:
1534 Street 8, 103th Avenue
Surrey, BC

DRAWING TITLE:
**UNIT PLANS:
A1, A2, A3, & B1**

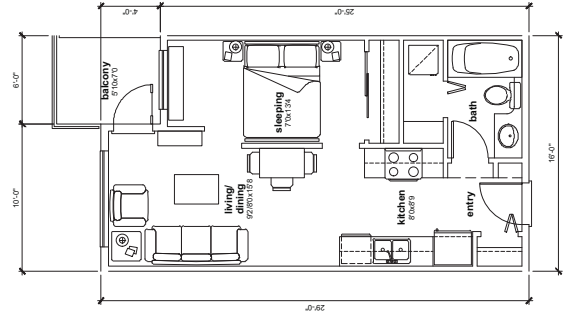
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JH1	
SCALE	DATE
AS NOTED	2011 08 10
SHEET NO.	FILE NO.
DP-28	1109



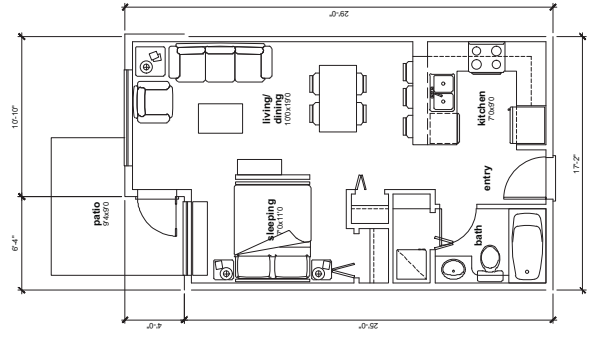
109 - 1534 McCollum Road
A1-B2-3-4-5-6-7-8-9-10
Tel: 604-851-5222 Fax: 604-851-5443
Colin A. Hogan M.A.A.
James J. Scappella M.A.B.C. M.B.C. 70942



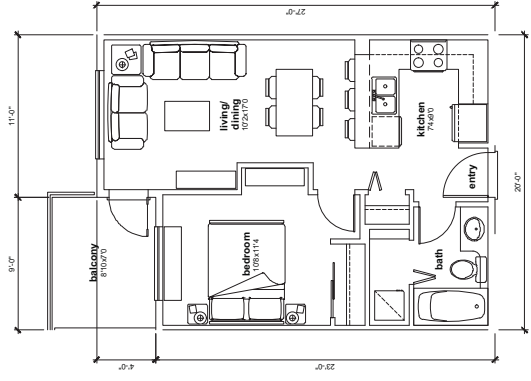
UNIT 'A1'
SCALE: 1/4" = 1'-0"
444 sq.ft.



UNIT 'A2'
SCALE: 1/4" = 1'-0"
440 sq.ft.



UNIT 'A3'
SCALE: 1/4" = 1'-0"
472 sq.ft.



UNIT 'B1'
SCALE: 1/4" = 1'-0"
504 sq.ft.

REVISED	DATE	BY	DESCRIPTION
01	12/20/11	JAN	ISSUED FOR PERMIT
02	01/12/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
03	04/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
04	05/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
05	06/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
06	07/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
07	08/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
08	09/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
09	10/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT
10	11/29/2014	JAN	REVISIONS TO ACCOMMODATE PERMIT

CONSULTANTS

PROPOSED MULTI-FAMILY DEVELOPMENT
405046 B.C.L.D.

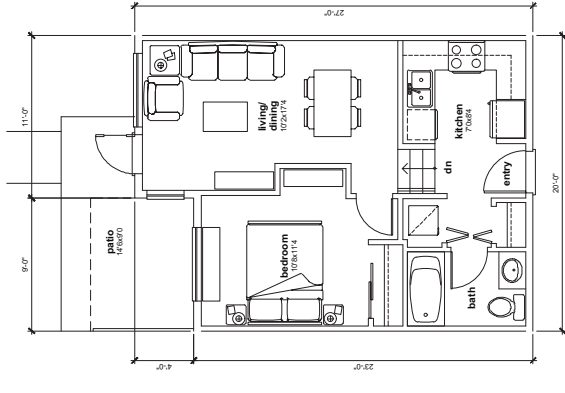
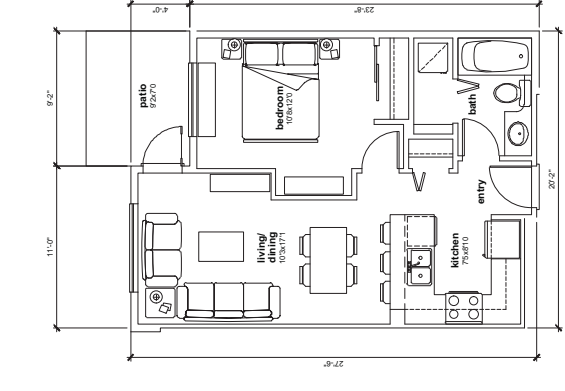
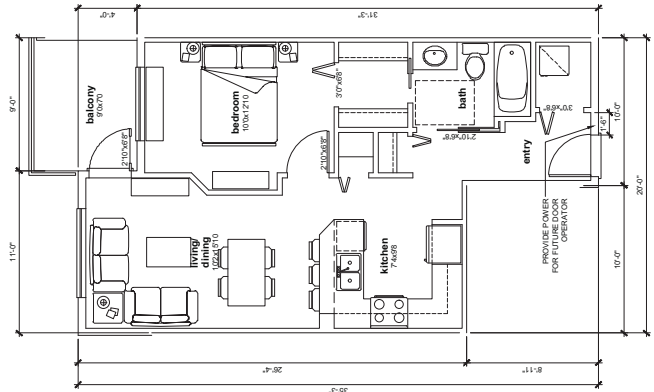
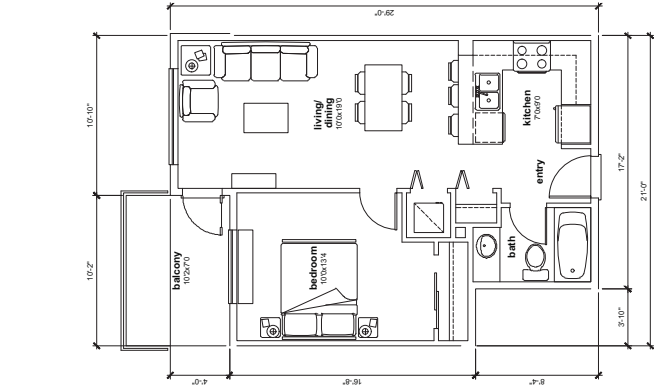
15-5th Street & 103th Avenue
Surrey, BC
DRAWING TITLE

**UNIT PLANS:
B1a, B1b, B2, & B3**

DRAWN	CHECKED
JAN	
SCALE	DATE
AS NOTED	2011 08 10
SHEET NO.	FILE NO.
DP-29	1109



109-1539 McCallum Road
A1B2C3E4F5, BC V2S8A3
Tel: 604-851-5222 Fax: 604-851-5443
Colin A. Hogan M.A.A.
James J. Cappella M.B.C. 2, M.B.C. 2



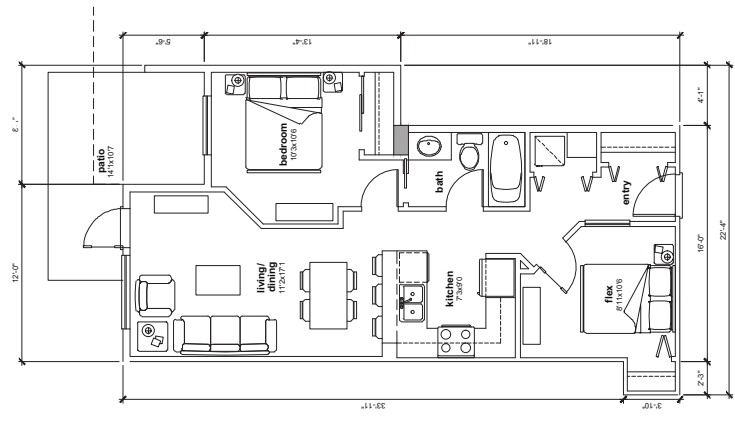
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2	Dec 5, 2011	City of Surrey Approvals
3	Jan 23, 2012	Final ADP Submissions
4	Mar 29, 2011	Final ADP Submissions
5	Apr 19, 2011	Final ADP Submissions
6	May 12, 2011	Final ADP Submissions
7	Jun 12, 2011	Final ADP Submissions
8	Jul 12, 2011	Final ADP Submissions
9	Aug 12, 2011	Final ADP Submissions
10	Sep 12, 2011	Final ADP Submissions
11	Oct 12, 2011	Final ADP Submissions
12	Nov 12, 2011	Final ADP Submissions

CONSULTANTS
PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
LOCUS LTD. 15-5th Street & 103th Avenue Surrey, BC
DRAWING TITLE
UNIT PLANS: B3a, B4, C1, & C1a

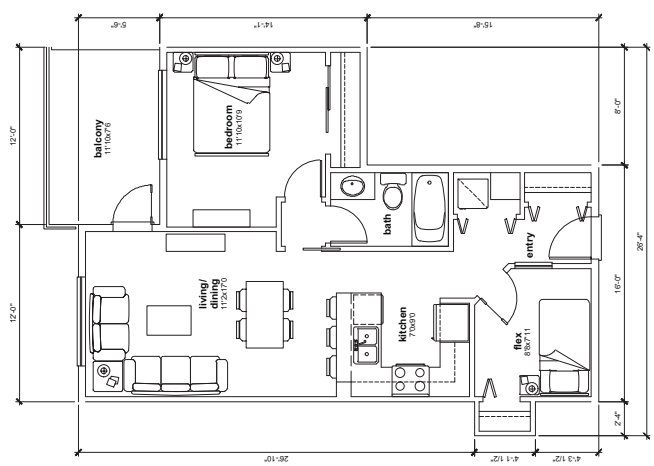
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JWH	
SCALE	DATE
AS NOTED	2011 08 10
SHEET NO.	FILE NO.
DP-30	1109



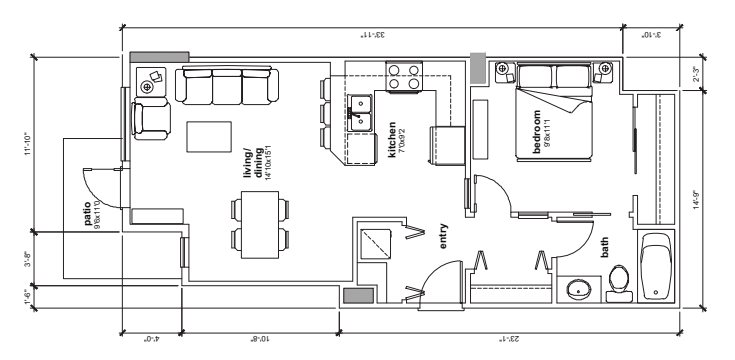
109 - 153rd McMillan Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5222 Fax: 604.853.5443
Colin A. Hogan M.A.S.A.
James J. Sappala M.A.S.C. 2004



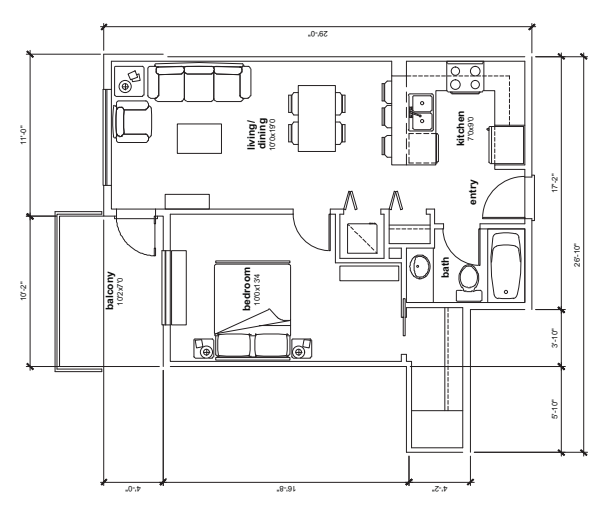
UNIT 'C1a'
SCALE: 1/4" = 1'-0"
646 sq.ft.



UNIT 'C1'
SCALE: 1/4" = 1'-0"
664 sq.ft.



UNIT 'B4'
SCALE: 1/4" = 1'-0"
596 sq.ft.



UNIT 'B3a'
SCALE: 1/4" = 1'-0"
578 sq.ft.

City of Surrey File No:
7311 0100-00

Rev. 7/2017	Prop. ADP Exclusions
Rev. 5/2015	Prop. ADP Exclusions
Rev. 2/2014	Prop. ADP Exclusions
Rev. 12/2014	Prop. ADP Exclusions
Rev. 12/2014	Prop. ADP Exclusions
Rev. 12/2014	Prop. ADP Exclusions
Rev. 12/2014	Prop. ADP Exclusions
Rev. 12/2014	Prop. ADP Exclusions

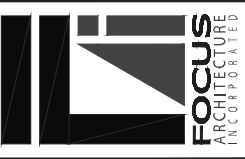
CONSULTANTS

**PROPOSED
MULTI-FAMILY
DEVELOPMENT**

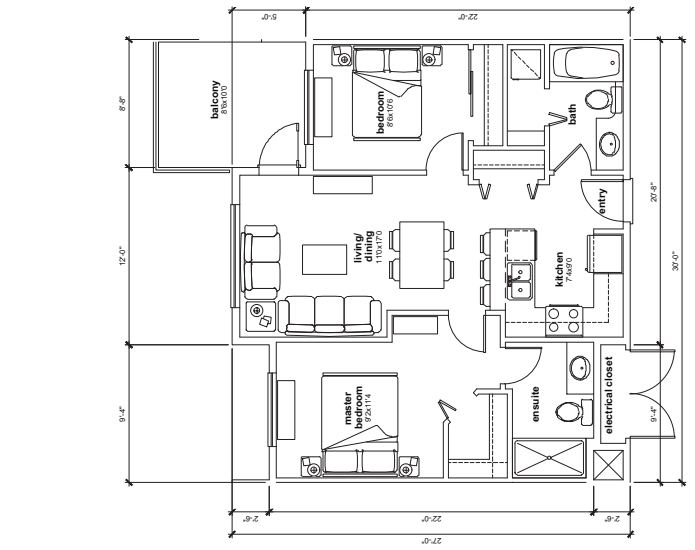
092046 B.C.L.D.
15-5th Street & 103th Avenue
Surrey, BC

**UNIT PLANS:
D3, D3a, E1**

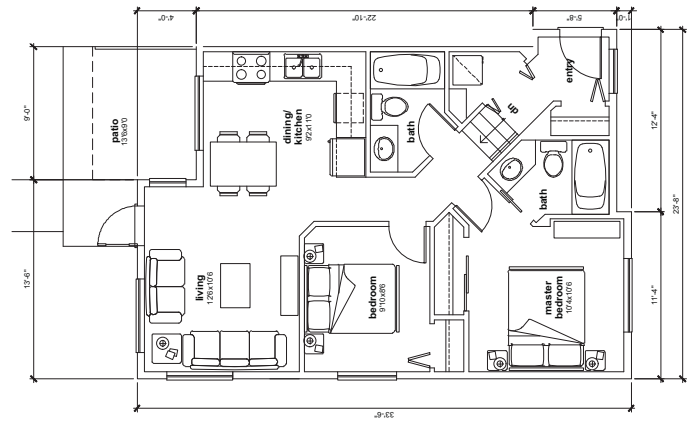
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Jeh	Jeh
SCALE	DATE
AS NOTED	2011 08 10
SHEET NO.	FILE NO.
DP-33	1109



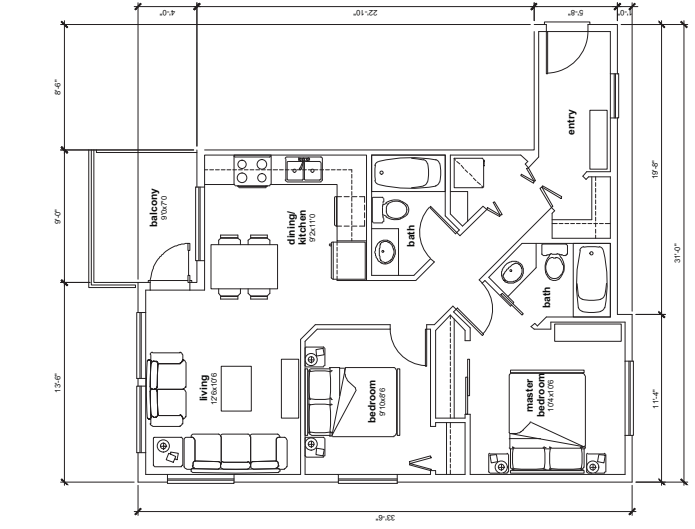
109 - 1538 McCullough Road
Aldershot, BC V2S 8A3
Tel: 604-851-5222 Fax: 604-851-5442
Colin A. Hogan M.B.C. M.A.A.
James J. Scarpella M.B.C. M.B.C. M.P.A.C.



UNIT 'E1'
SCALE: 1/4" = 1'-0"
723 sq.ft.



UNIT 'D3a'
SCALE: 1/4" = 1'-0"
713 sq.ft.



UNIT 'D3'
SCALE: 1/4" = 1'-0"
765 sq.ft.

City of Surrey File No:
73110100-00

REV	DATE	DESCRIPTION
001	06/15/2011	Final AEP Facilities
002	06/15/2011	Final AEP Facilities
003	06/15/2011	Final AEP Facilities
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007	06/15/2011	Final AEP Facilities
008	06/15/2011	Final AEP Facilities
009	06/15/2011	Final AEP Facilities
010	06/15/2011	Final AEP Facilities

CONSULTANTS

PROPOSED MULTI-FAMILY DEVELOPMENT

LOCUS PROJECT

15-5th Street & 103th Avenue
Surrey, BC

DRWING TITLE

UNIT PLANS:
E5, E6, E7,
E7a, E7b, E7c

DRAWN: JKH

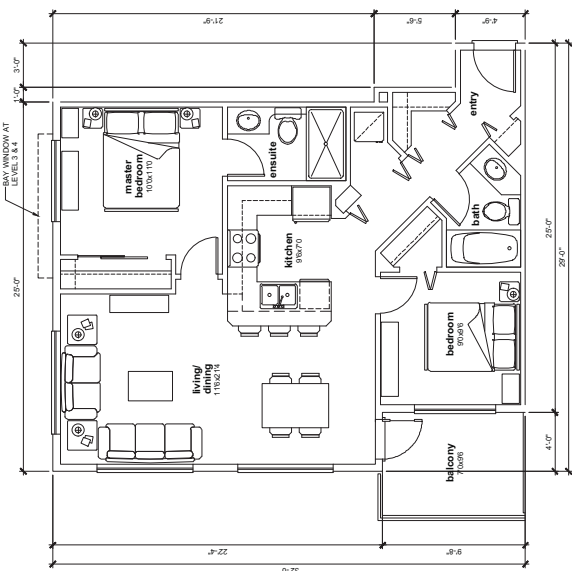
CHECKED: JKH

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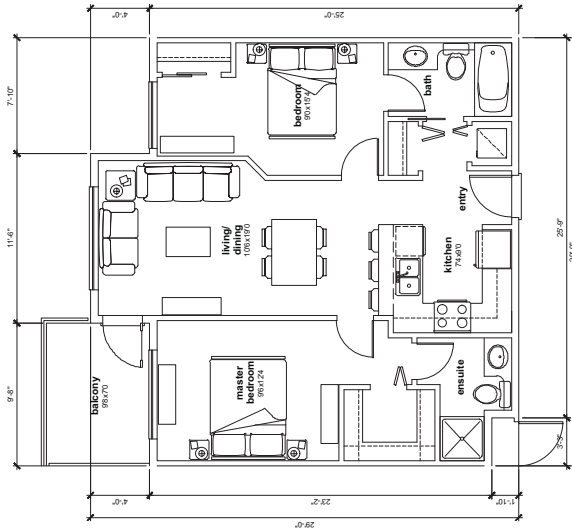
DATE: 2011 | 08 | 10

SHEET NO.: DP-35

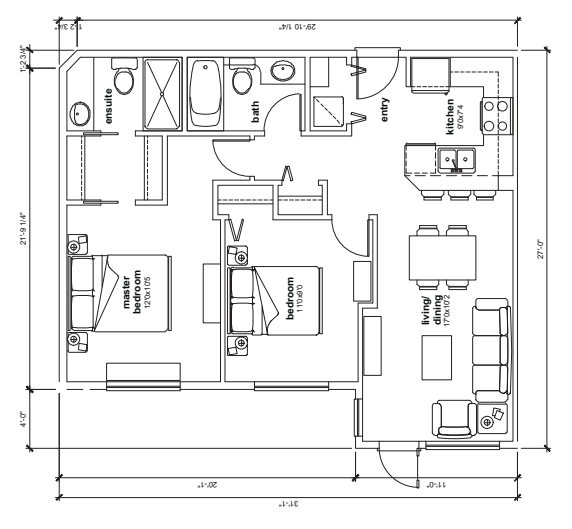
FILE NO.: 1109



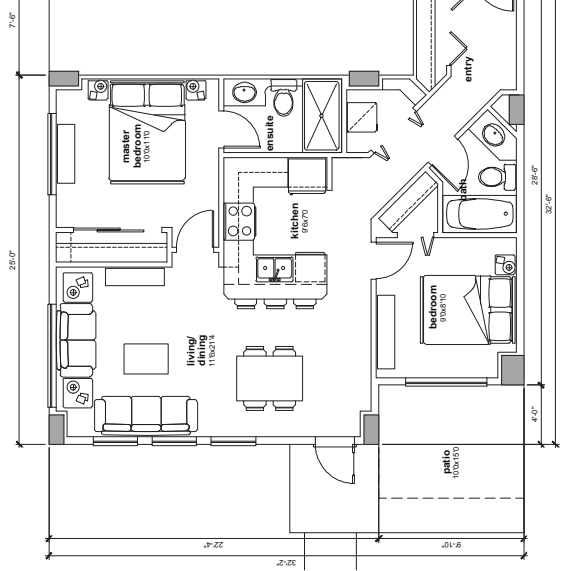
UNIT 'E7'
SCALE: 1/4" = 1'-0"
786 sq.ft.



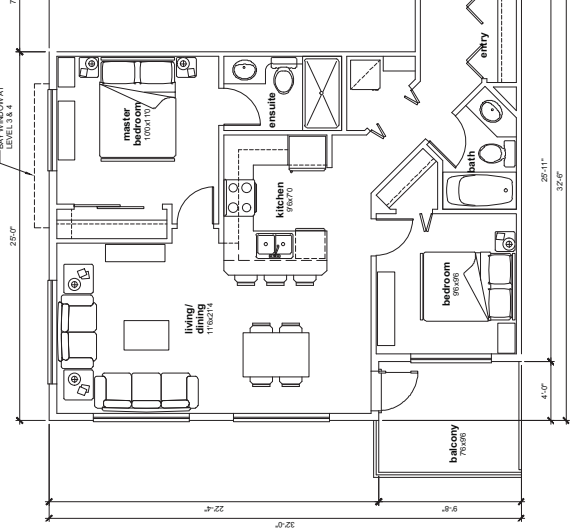
UNIT 'E6'
SCALE: 1/4" = 1'-0"
766 sq.ft.



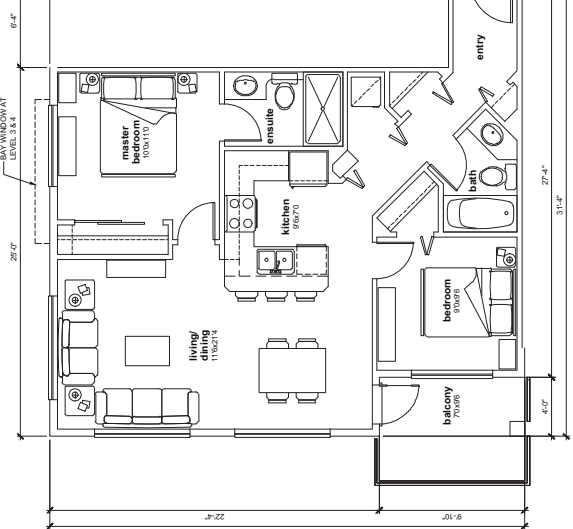
UNIT 'E5'
SCALE: 1/4" = 1'-0"
738 sq.ft.



UNIT 'E7c'
SCALE: 1/4" = 1'-0"
824 sq.ft.



UNIT 'E7b'
SCALE: 1/4" = 1'-0"
809 sq.ft.



UNIT 'E7a'
SCALE: 1/4" = 1'-0"
793 sq.ft.

City of Surrey File No:
7311-0106-00

REV	DATE	DESCRIPTION
001	2011-08-10	ISSUE FOR PERMIT
002	2011-08-10	ISSUE FOR PERMIT
003	2011-08-10	ISSUE FOR PERMIT
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005	2011-08-10	ISSUE FOR PERMIT
006	2011-08-10	ISSUE FOR PERMIT
007	2011-08-10	ISSUE FOR PERMIT
008	2011-08-10	ISSUE FOR PERMIT
009	2011-08-10	ISSUE FOR PERMIT
010	2011-08-10	ISSUE FOR PERMIT

PROJECT
PROPOSED MULTI-FAMILY DEVELOPMENT
090946 B.C. LTD.

LOCATION
15-5th Street & 103th Avenue
Surrey, BC

DRAWING TITLE
**UNIT PLANS:
E7d, E8, E9**

CONSULTANTS
MARC M.A.A.
JAMES J. SCAPELLA
MARC M.A.A.

DRAWN
JWH

CHECKED

SCALE
AS NOTED

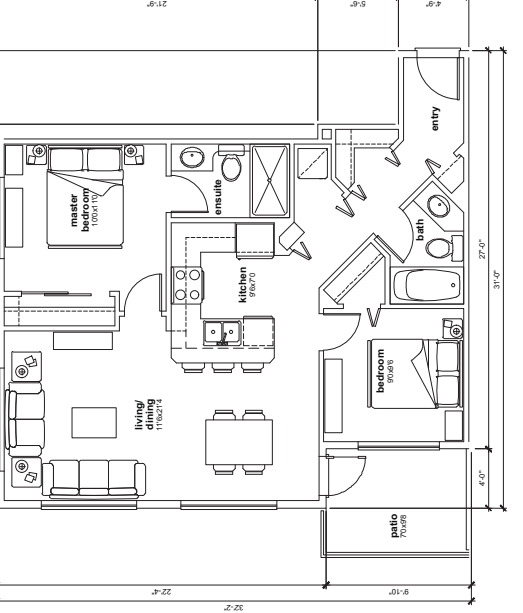
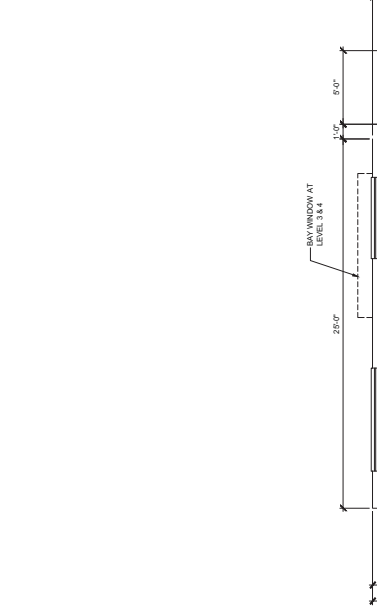
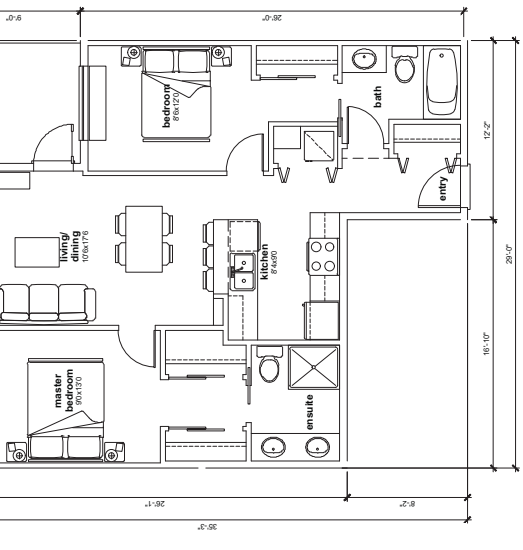
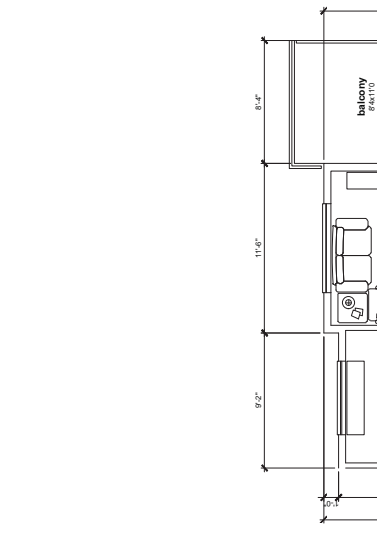
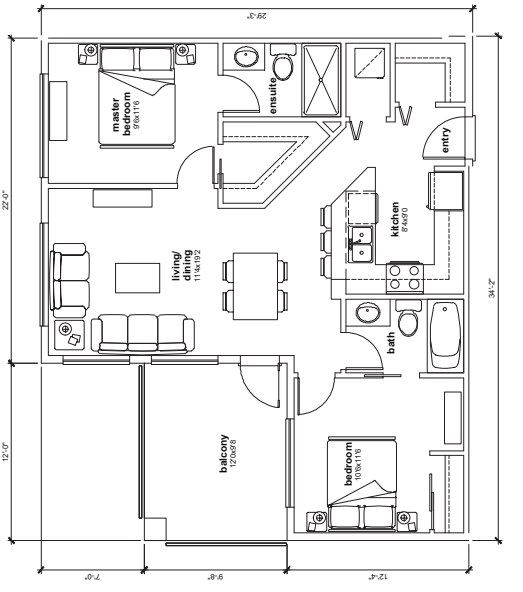
DATE
2011 | 08 | 10

SHEET NO.
DP-36

FILE NO.
1109



109 - 155th Street, McMillan House
Abbotsford, BC V2S 8R3
Tel: 604-851-5222 Fax: 604-851-5442
Colin A. Hogan
James J. Scappella
MARC M.A.A.
MARC M.A.A.

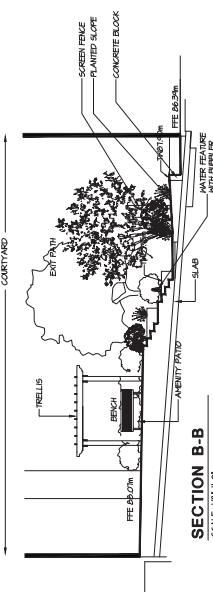
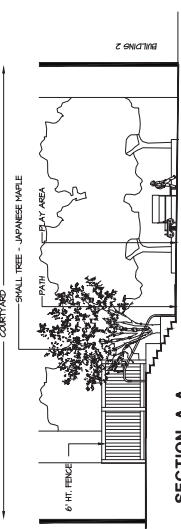


UNIT 'E7c'
SCALE: 1/4" = 1'-0"
795 sq. ft.

UNIT 'E8'
SCALE: 1/4" = 1'-0"
801 sq. ft.

UNIT 'E9'
SCALE: 1/4" = 1'-0"
788 sq. ft.

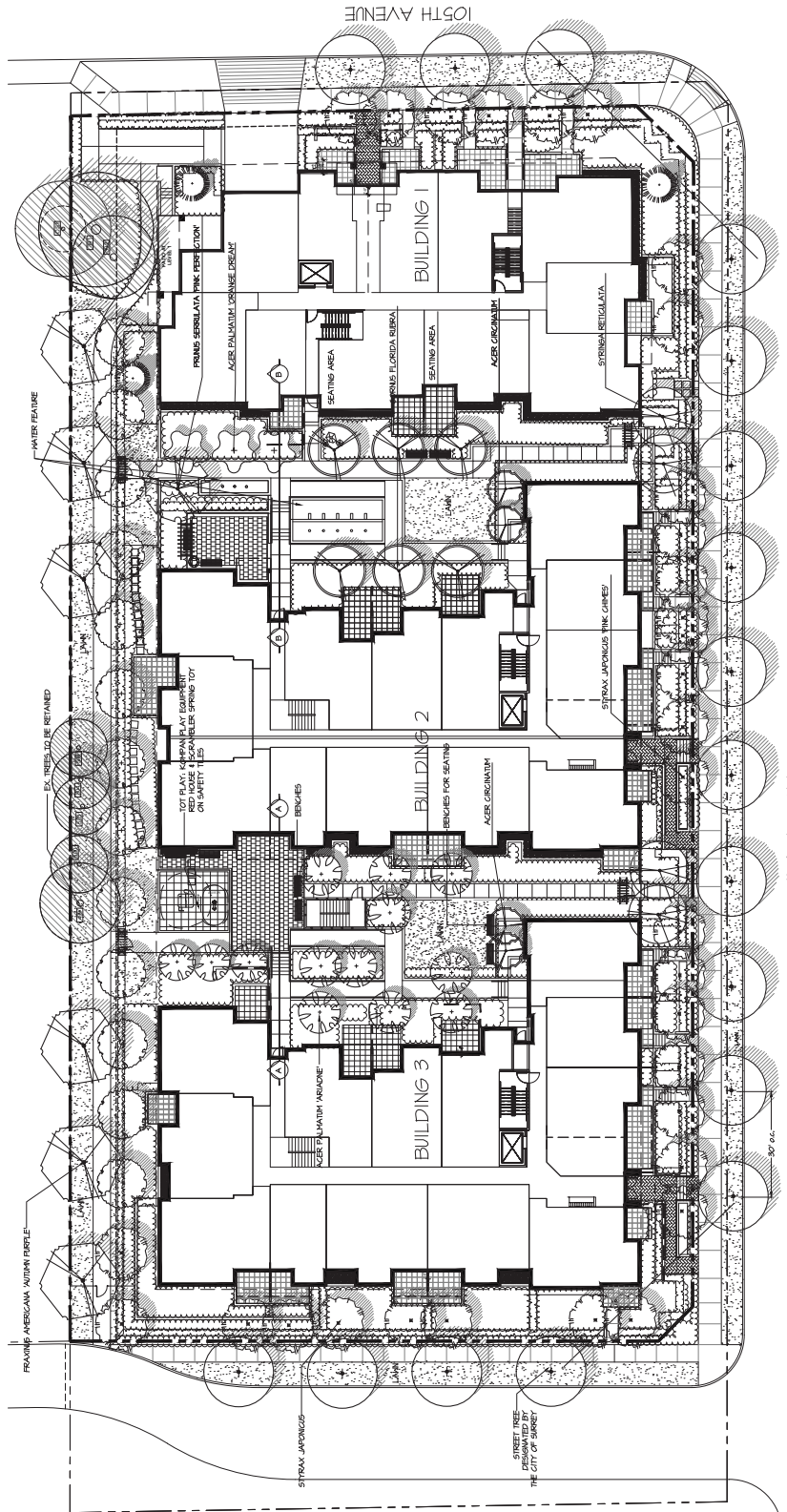
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PLANT SCHEDULE	DMG JOB NUMBER: 11-119
PLANT CITY: BOTANICAL NAME	PLANTED SIZE / REMARKS
1 VIRE MAPLE	25H HT B&B, 3 STEK CLUMP
2 VIRE MAPLE	25H HT B&B
3 ORANGE BRAWN JAPANESE MAPLE	60K CAL, 1/2H STD B&B
4 PINK FLOWERING DOGWOOD	60K CAL B&B
5 PINK FLOWERING DOGWOOD	60K CAL, 1/2H STD B&B
6 VANDERHOUT'S PYRAMID PINE	25H HT, B&B
7 PINK FERRECTION FLOWERING CHERRY	3 HL B&B
8 JAPANESE SNOCKELL	60K CAL, 1/2H STD B&B
9 IVORY SILK TREE	60K CAL, 1/2H STD B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE DLG LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LAUREL HILL AND AND FRASER VALLEY. * SUBSTITUTIONS, LIST AND WRITTEN REQUESTS MUST BE MADE AT LEAST 10 BUSINESS DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO DLG LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



DMG
landscape architects
A Partnership of
D. Mitchell / Associates Ltd.
Mary Chan Yip Consultants Ltd.
Surrey, BC Canada
V4B 2S8
PH: (604) 437-3822 / 437-8723

RESIDENTIAL DEV.
154TH ST & 105TH AVE
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE CONCEPT PLAN

DRAWING NUMBER:
L1

DATE: 11/14/07
SCALE: 1/8"=1'-0"
DRAWN: KM
DESIGN: KCY
CHK'D: KCY

DMG PROJECT NUMBER:
11-119

OF 2



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NO.	DATE	REVISION DESCRIPTION	DR.
1	12/03/21	ISSUE PLAN AND COMMENTS	MM
2	12/03/21	ISSUE PLAN AND COMMENTS	MM
3	12/03/21	ISSUE PLAN AND COMMENTS	MM
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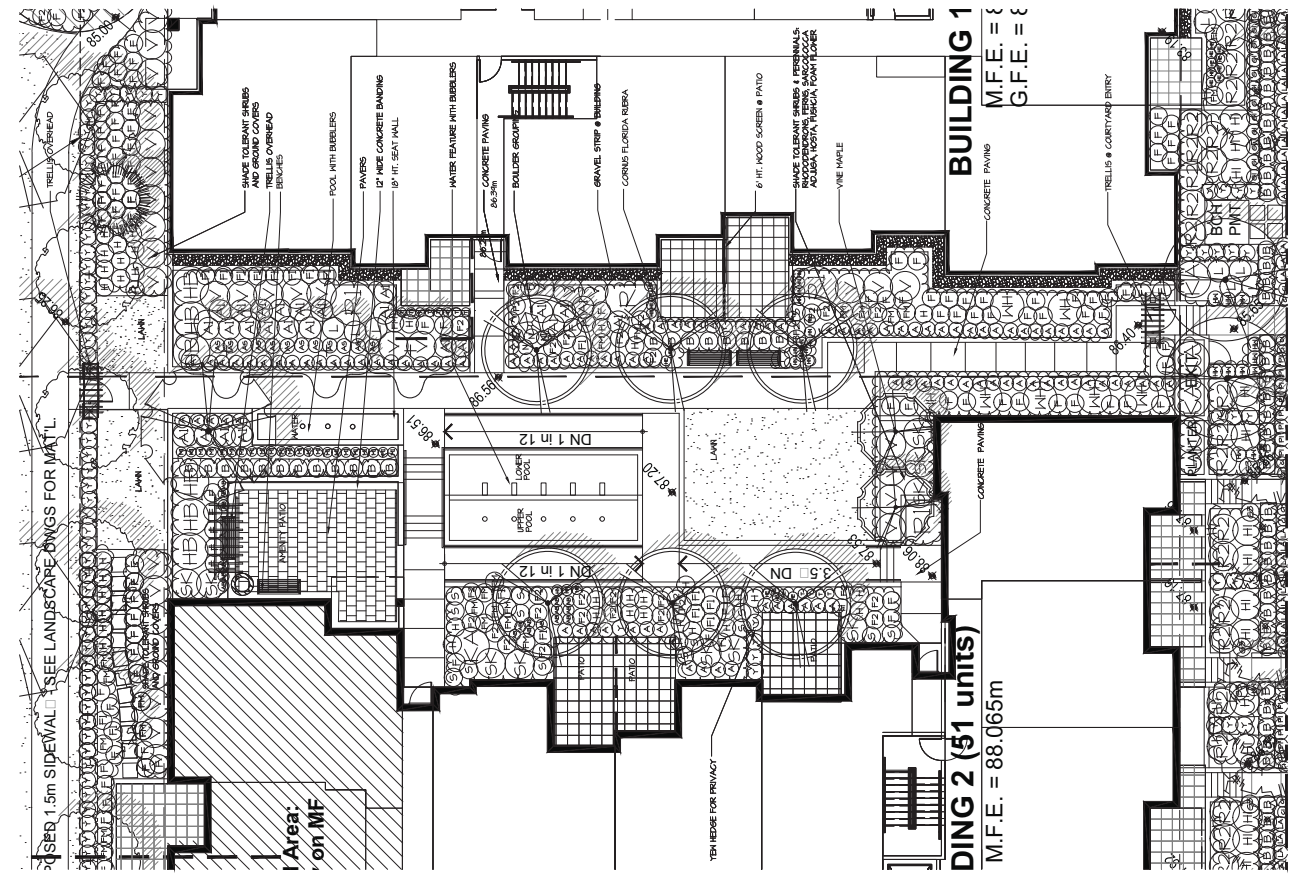
DMG landscape architects
A Partnership of
10. Mitchell / Associates Ltd
11. M. Chan / Associates Ltd
12. Mary Chan Yip Consultants Ltd
13. M. Chan / Associates Ltd
14. M. Chan / Associates Ltd
15. M. Chan / Associates Ltd
16. M. Chan / Associates Ltd
17. M. Chan / Associates Ltd
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25. M. Chan / Associates Ltd
26. M. Chan / Associates Ltd
27. M. Chan / Associates Ltd
28. M. Chan / Associates Ltd
29. M. Chan / Associates Ltd
30. M. Chan / Associates Ltd

PROJ NO:
**RESIDENTIAL DEV.
154TH ST & 10TH AVE
SURREY, B.C.**

DRAWING TITLE:
**LANDSCAPE
PLAN ENLARGEMENT**

DRAWING NUMBER:
L2

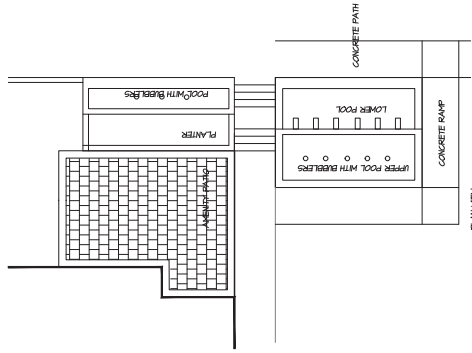
DATE: 10/24/21
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MM
DATE: 11-19
DWG PROJ. ECT. NUMBER: IIP-2,2P
OF 2



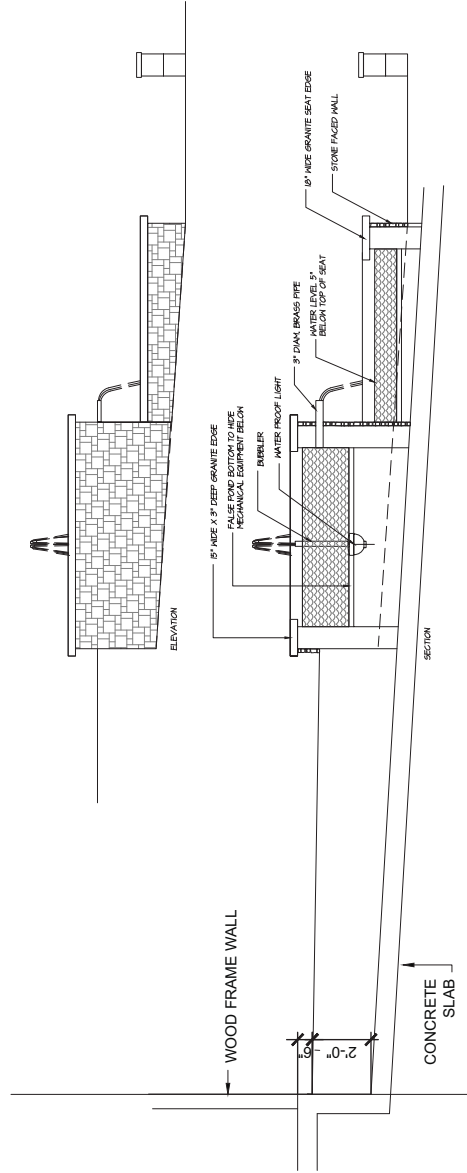
PLANT SCHEDULE	PARTIAL LIST	DMG JOB NUMBER: 11-119
KEY CITY	BOTANICAL NAME	PLANTED SIZE / REMARKS
S	AZALEA JAPONICA 'FERTILE PRINCESS'	# POT, 40CM
A	BANANA PLANT 'TROPIC PARADISE'	# POT, 25CM
B	BEGGONIA 'MADAME BUTTERFLY'	# POT, 30CM
C	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
D	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
E	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
F	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
G	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
H	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
I	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
J	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
K	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
L	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
M	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
N	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
O	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
P	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
Q	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
R	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
S	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
T	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
U	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
V	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
W	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
X	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
Y	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM
Z	BEGONIA 'MADAME BUTTERFLY'	# POT, 30CM

NOTE: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER BC LANDSCAPE STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES. APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL IMPROVED SUBSTITUTIONS WILL BE APPROVED. DEFINITION OF CONDITIONS OF AVAILABILITY: SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE ARCHITECT'S APPROVAL. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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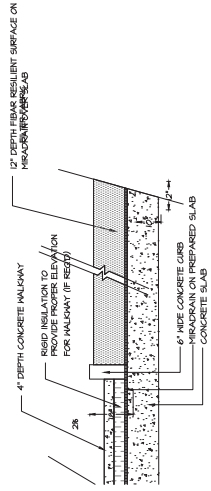
5 WATER FEATURE (CONCEPTUAL)
SCALE: 1/2"=1'-0"



5a WATER FEATURE (CONCEPTUAL)
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4	10/22/19	REV. AS PER COMMENTS	AKY
5	11/11/19	REV. AS PER COMMENTS	AKY
6	11/11/19	CLIENT REVIEW	AKY
7	11/11/19	PREPARED LANSCAPE DESIGN	AKY

6 RESILIENT PLAY SURFACE
SCALE: 1/2"=1'-0"



DMG
landscape architects
A Partnership
110 Montreal / Associates Ltd.
Professional Landscapers Ltd.
Mary Chan Y's Consultants Ltd.
Suite 1100 - 11885 St. Charles Drive
Vancouver, BC V6R 1A4
PH: (604) 437-3942 / F: (437) 8722

PRO. ECT:

RESIDENTIAL DEV.
154TH ST & 105TH AVE
SURREY, B.C.

DRAWING TITLE:

LANDSCAPE
DETAILS

DATE	BY/CHK	DRAWING NUMBER
	AKY	L4
	AKY	
	AKY	

OF 5
DMG PROJECT NUMBER: 11-119
RPH-3-2P



INTER-OFFICE MEMO

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

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

DATE: **November 24, 2011** PROJECT FILE: **7811-0160-00**
Revised from November 22, 2011

RE: **Engineering Requirements
Location: 10439/53/61/69/87 154 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- dedicate 1.942 metres along 105 Avenue for a 24.0-metre Collector road standard;
- dedicate 3.0 metres along 154 Street for a 30.0-metre Arterial road standard;
- dedicate as road bylaw road p.c.l's A, B, C, D & E plan 64954;
- dedicate 14.95 metres to 14.0-metres (varies) for proposed 104A Avenue;
- dedicate a 5.0 x 5.0-metre corner cut at the 105 Avenue & 154 Street intersection;
- dedicate a 3.0 x 3.0-metre corner cut at the 154 Street & 104A intersection;
- provide a 1.2-metre statutory right-of-way along 105 Avenue for Multi Use pathway;
- provide a 0.5-metre statutory right-of-way along 154 Street; and
- provide a 4.0-metre statutory right-of-way along the western property line.

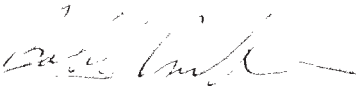
Works and Services

- construct multi-use pathway and boulevard works along 105 Avenue;
- remove existing sidewalk along 105 Avenue;
- construct 104A Avenue to a half road standard; and
- construct drainage works along 104A Avenue.

A Servicing Agreement is required prior to Rezone/Consolidation.

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



Thursday, July 28, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911-0160-00

SUMMARY

The proposed 155 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	5

September 2010 Enrolment/School Capacity

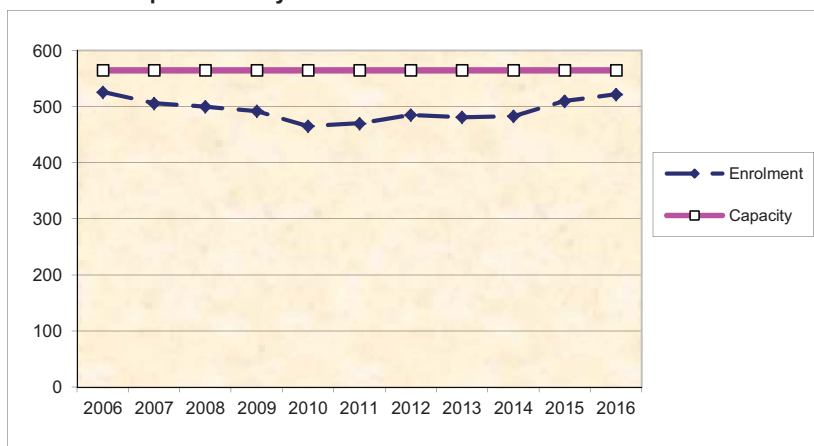
Harold Bishop Elementary	
Enrolment (K/1-7):	56 K + 409
Capacity (K/1-7):	40 K + 525
Johnston Heights Secondary	
Enrolment (8-12):	1492
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12):	1566

School Enrolment Projections and Planning Update:

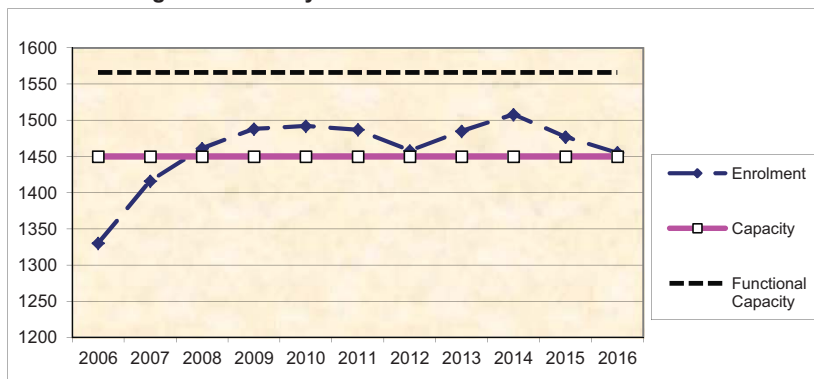
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

New housing would help fill surplus capacity at Harold Bishop Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

Harold Bishop Elementary



Johnston Heights Secondary



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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0160-00

Project Location: 104 53 / 61 / 69 / 87 - 154 Street, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

The tree resource across the majority of the site consists of native coniferous tree species, primarily western redcedar and western hemlock. The conifers are of a mature age class and are generally found in small stands with large canopy gaps between stands and around the existing homes. The western redcedar are generally of moderate to good structure and health, although a number display significant defects as a result of past stem failure or topping.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 81
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 73
Number of Protected Trees to be retained (A-C)	(D) 8
Number of Replacement Trees required (2 alder and cottonwood X 1 and 71 others X 2)	(E) 144
Number of Replacement Trees proposed	(F) 87
Number of Replacement Trees in deficit (E-F)	(G) 57
Total number of Prot. and Rep. Trees on site (D+F)	(H) 95
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) (J) NA

3. Tree Survey and Preservation/Replacement Plan

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

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

Date: November 21, 2011



Chair:

L. Mickelson

Panel Members:

CPL M. Searle
K. Newbert
N. Baldwin
N. Couttie
R. Myers
T. Ankenman
W. Francl

Guests:

C. Hogan, Focus Architecture Inc.
M. Chan Yip, DMG Landscape Architects
D. Bird, Owner
J. Liu, JHL Design Group
J. Minton, JM Architecture
R. Green, DGBK Architects
K. McKillop, Durante Kreuk Ltd.
F. Fisch, Durante Kreuk Ltd.
W. Zaitsoff, PCL Construction
S. McGhee, SSBC
J. Purewall, Aplin & Martin
M. Koka, Aplin & Martin
J. Minhas, Partner
J. S. Sran, Partner

Staff Present:

T. Ainscough, Planning & Development
H. Bello, Planning & Development
M. B. Rondeau, Planning & Development
T. Mueller, Legislative Services

B. SUBMISSIONS

1. File No.: 7911-0160-00
New or Resubmit: New
Description: 3 four to five-storey buildings, proposed 155 unit multiple family residential development.
Address: 10439, 10453, 10461, 1046 and 10487-154 Street, Guildford Town Centre
Developer: David Bird
Architect: Colin Hogan of Focus Architecture Inc.
Landscape Architect: Mary Chan Yip of DMG Landscape Architects
Planner: Pat Lau
Urban Design Planner: Mary Beth Rondeau

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

- There is no NCP for Guildford; there are not a lot of design guidelines for this area.
- Achieving the finer grade road network is a priority. It is important to get 104A Avenue road dedication but it has reduced the length of the site making the courtyards between the buildings narrower.
- There is a 4 metre right of way along the west property line for a future road.
- 104 Ave is targeted for light-rail and a parking reduction for this site is supported.
- A 1.2m right of way is necessary along 105 to achieve a greenway / bikeway . A grouping of existing trees would be lost to achieve this.

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

- There is a significant amount of slope on the site to deal with from the SW corner to the NE corner (about 9 metres) which dictated how the courtyards come together to absorb the slopes between the buildings.
- It is important to note affordability is key, smaller suite sizes are a necessity.
- There is a 5 storey exposure on building 1.
- There are a series of ground oriented units that have individual walkways to the streets; have tried to express those units across the grade level to emphasize their connections to the street.
- There is a mixture of building materials; vinyl siding, hardie panel material, over scaled timber brackets at the roof levels.
- It is a two-level parkade structure on the north side of the site with a ramp down to the P2 level.
- There is a sizeable indoor amenity space dedicated to children / children's play area and the adult area faces toward the north with a games room. Whether in the south building or north building there is an accessible connection between both buildings.
- The developer proposes to lower the road in the existing adjacent lane to improve the units that are below grade at this location.

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

- The streetscape along 154 and 105 is design to reflect a pedestrian friendly environment. Terraced patios along the frontages allowing access from the street level. Allows for eyes on the street and interaction with the street level itself. Each unit has a semi-private patio with landscaping. There is a screen between units to provide privacy.
- Within the two internal courtyards, the south has a children's play area with an observation area. Internally there is a green garden space with a more active children's amenity.
- There is a small water feature to allow for white noise and a green open village space in the centre lined with trees to provide further separation for the various patio areas. Trees are smaller scale in the courtyards.
- From the north to the south end to the site and internally there are grade transitions. The grade was worked to make it accessible.
- For existing trees, a group of cedars will be retained to provide a buffer and a planting of deciduous trees will provide a canopy.
- The palette of plant material reinforces the garden type concept with a variety of trees, deciduous scrubs, and pavers to provide interest and texture.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
10439, 10453, 10461, 1046 and 10487-154 Street, Guildford Town Centre
File No. 7911-0160-00

It was Moved by T. Ankenman
Seconded by K. Newbert
That the Advisory Design Panel (ADP)
recommends that the applicant address the following issues to the satisfaction of
the Planning & Development Department and, at the discretion of planning staff,
resubmit the project to the ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

Form and Character

- Supportive of this type of urban housing in Surrey.
- Like the massing and courtyards and applaud the linking of the buildings.
- One unit is 3.5 feet below grade. Support any move to lower the adjacent lane on the south side of the site. Take care in designing patio / street transition of below grade units. Several bedrooms look across at 'blank' walls. Explore opportunities to provide corner views out.

The applicant's architect has regraded the lane, reducing the elevation by 0.6 metre (2 feet) at the southwest corner. As per the Urban Design comments, the connection of the street to the "below grade" units has been eliminated. Corner windows have been added to narrow courtyards to improve the view from the bedrooms.

- The proportions of the tripartite building elevations may be improved by going to a bipartite design with a 2 storey base using higher quality materials and a 2 storey top. Alternatively, explore a base/middle/top expression with a single storey base which reflects more accurately the single storey units and follows more classical proportions.

The architect has changed the materials to reflect a 1/2/1 organization with brick at the base of all street facing elevations.

- Concerned about darker vinyl finishes, particularly the use of 'reds' and the durability of the materials and how they will weather. The materials detract from the massing and composition.

The red vinyl siding has been eliminated and replaced with Taupe brick. Darker vinyl siding has been replaced with lighter colours.

- Would like to see the palette and the materials looked at again. Suggest one or two more consistent materials used with more rigour. The current application of brick is spotty and haphazard; another layer of thought is needed.

This has been reviewed by the architect and changes have been made to the proposed colour scheme.

- Should explore fibre cement panelling on the street side.

Brick has been added at the main floor level.

- Like the fact that the ceiling was lifted in the living spaces, regrettable there are dead level roof surfaces, which draw a hard line. The roof lines are important and the caps should be celebrated and breakup the roof line.

The roofline does move up and down at the building edge. This shows most clearly on the street level perspective views. The roofs covering the balconies are 0.9 metre(3 feet) lower than the roofs at the raised living room ceilings.

- Drawing 12 has a two-door entry, on the plan DPo6 it is just a corridor. That bedroom will be uninhabitable.

The lobby design has been revised and the bed alcove in the studio units will be provided with additional soundproofing at the lobby wall.

- Support the internal bedroom as long as they are in a low proportion of units.

The comment has been acknowledged by the architect.

- Should confirm the garbage and recycling room sizes given new Metro Vancouver guidelines.

The garbage room has been expanded as per the Metro Vancouver guidelines.

Landscaping

- Landscape is well developed and incorporated for the site.
- The two courtyards are a bit of concern because they are shady. To make them widely used you need to attract people to them. Suggest benches and some small tables to create socialization opportunities.

Benches have been reorganized to create more of a social atmosphere. Hard surface area has been reorganized to allow incorporation of tables and chairs for social interaction.

- Trees are important to create privacy in courtyards; use deciduous trees to allow light.

Courtyard trees are smaller scale Japanese maples and Dogwoods. These trees are pedestrian scale, tolerate shade and deciduous to allow light.

- Suggestion to covenant maintenance standards for landscape on private land.

Maintenance standards equivalent to Level 2 Groomed as per the BC Landscape Standards will be provided to the strata, once formed.

- Consider maintenance issues on centre road medians.

The architect feels that the comment is misplaced. There are no centre medians near the subject site.

- Consider site furnishing standards for pedestrian paths, street lights and benches.

Benches for long term resting have been provided in the outdoor amenity area. Planters wide enough for seating have been incorporated along pathways for resting. Street lights will be designed by an Electrical Engineer.

- Outdoor amenity areas need to be carefully designed to ensure a range of opportunities for users to have social interaction / privacy opportunities, etc. Playground is minimal and appeals to tots only.

The south courtyard (Phase II) is designed with tot play equipment and a larger plaza for social interaction for adults or active play for young school age kids for skipping, square ball, etc. The north courtyard is designed with a hard surface area for social interaction and a village green lawn area for kids to play.

CPTED

- Low fence elements are successful with CPTED issues.
- The exits from the garage to the NW corner are problematic for people exiting and getting into the back stairs. Suggest a gate or signage to keep people away.

The northwest stair has been revised to minimize the exterior steps below grade.

- Stronger demarcation to clearly mark the amenity space as private by gating the amenity spaces.

The architect has indicated that this is a contradiction to the direction provided by the Urban Designer, whereby the amenity spaces should be left open to the residents of the development.

Accessibility

- 8 units (5%) should be made wheelchair friendly, i.e., washrooms, pocket doors.

Four B2 units in proposed Building 1 have been revised to meet the City of Vancouver adaptable unit standards. In previous projects, the developer has sold a block of units to a non-profit organization that provides rental housing to

disabled persons. The developer is pursuing the same strategy with this proposed project.

- Ensure the amenity building washroom building is accessible.

The architect has confirmed that the washroom is accessible.

- The slope of 9 metres is a concern; the walkways should be wheelchair accessible.

The walkways have been designed to be accessible.

- Ensure main entrances have power doors with intercoms.

The architect has confirmed that the main entrances have power doors with intercoms. A notation will be added to the plans.

- Call button panels at entrances should be placed on side to allow wheelchair accessibility. Elevator buttons should be placed horizontally at wheelchair height.

The architect has agreed to this and a notation will be added to the drawings.

- Attention should be given to wheelchair parking spot placement.

Disabled parking has been located to be adjacent lobbies. The City architect has requested that a power door opener be added to the elevator at the lobby. A notation will be added to the plans.

- Amenity building should be wheelchair accessible and N/S slope on site should be graded to allow wheelchair access.

The walkways are designed to be accessible.

Sustainability

- The sustainability measures are disappointing and will meet only the minimum required by the Building Code. Stormwater management, reducing heat island effect, water conservation, energy conservation such as hot water heating and indoor air quality were not given consideration.

A list of sustainability targets was provided by the developer.

- Consider more sustainable building materials.

A list of sustainability targets was provided by the developer.

- Recommend a third party sustainability program.

The developer is using the Built Green guidelines for the proposed development.

The Developer made the following comments:

- The colour and use of vinyl siding can be reconsidered. Will revisit green options and sustainability measures and will incorporate Built Green.
- Secondary roofs over the balconies help with the articulation.

CITY OF SURREYBY-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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-603-905

Lot 4 Except: Parcel "A" (Bylaw Plan 64954); Section 21 Block 5 North Range 1 West New Westminster District Plan 11839

10487 - 154 Street

Parcel Identifier: 010-270-906

Lot 5 Except: Parcel "E" (Bylaw Plan 64954), Section 21 Block 5 North Range 1 West New Westminster District Plan 17008

10439 - 154 Street

Parcel Identifier: 004-455-797

Lot 6 Except: Parcel "D" (Bylaw Plan 64954), Section 21 Block 5 North Range 1 West New Westminster District Plan 17008

10453 - 154 Street

Parcel Identifier: 012-028-088

Lot A Section 21 Block 5 North Range 1 West New Westminster District Plan 78847

10461 - 154 Street

Parcel Identifier: 012-028-096

Lot B Section 21 Block 5 North Range 1 West New Westminster District Plan 78847

10469 - 154 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

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 unit residential buildings*.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.9.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

<i>Setback</i>	<i>North Yard</i> (105 Avenue)	<i>South Yard</i> (104A Avenue)	<i>West Yard</i>	<i>East Yard</i> (154 Street)
<i>Use</i>				
<i>Principal and Accessory Buildings and Structures</i>	4.5 m [15 ft.]	4.5 m [15 ft.]	7.5 m [25 ft.]	4.5 m [15 ft.]

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

2. Notwithstanding Section F.1, the roof canopy and columns may encroach within the north yard setback.
3. Notwithstanding Section F.1, the roof canopy may encroach into the south yard setback.
4. Notwithstanding Section F.1, the roof canopy may encroach into the west yard setback.
5. Notwithstanding Section F.1, the roof canopy and stairs may encroach within the east yard setback.

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 50 metres [164 feet].
2. *Accessory buildings and structures*: The building height shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Notwithstanding the minimum parking requirements in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 177 residential *parking spaces* and 25 visitor *parking spaces* shall be provided.
2. All required *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

I. Landscaping

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

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>
5,800 sq. m. [1.4 acre]	49 metres [161 ft.]	100 metres [328 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.
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