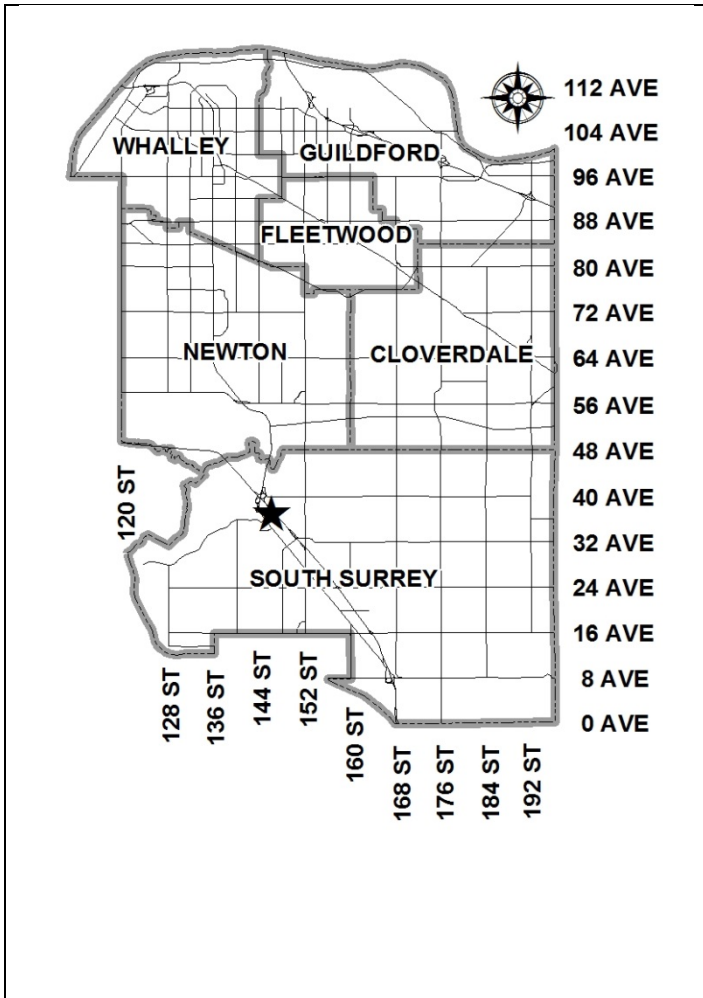


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0165-00

Planning Report Date: July 7, 2014

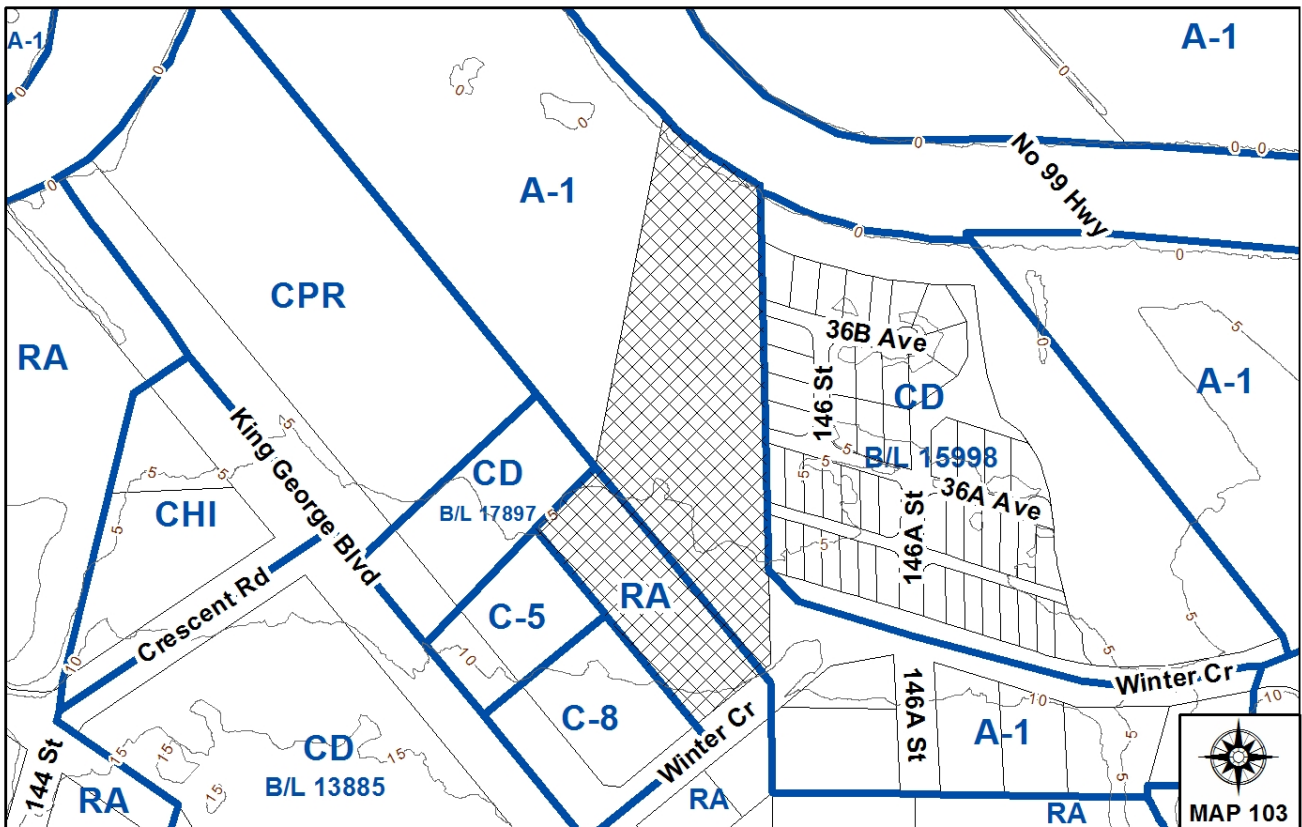


**PROPOSAL:**

- **OCP amendment** from Suburban and Urban to Multiple Residential
- **LAP amendment** from Recreational Residential and Clustering at 8 up to Townhouses and Apartments
- **Rezoning** from A-1 and RA to CD (based on RM-30 and RM-45)
- **Development Permit**

in order to permit the development of 66 townhouse units and a 73 unit, four (4) storey apartment building with underground parking.

**LOCATION:** 14605 - Winter Crescent  
**OWNER:** Emanuelle's Opus Development Ltd. et. al.  
**ZONING:** A-1 and RA  
**OCP DESIGNATION:** Suburban and Urban  
**LAP DESIGNATION:** Recreational Residential and Clustering at 8 upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.
- Approval to rename a portion of Winter Crescent to McDougall Drive.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Suburban and Urban to Multiple Residential.
- Proposed amendment to the King George Highway Corridor Land Use Plan (LAP), 1995, as amended, to redesignate the site from Recreational Residential and Clustering at 8 upa to Townhouses and Apartments.

### RATIONALE OF RECOMMENDATION

- The proposed OCP and LAP amendments have been requested in order to:
  - Utilize the subject site more efficiently;
  - Support the existing Frequent Transit Network (FTN) service on King George Boulevard located approximately 300 metres (984 ft.) from the site;
  - Support future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard;
  - Help diversify housing choice in the neighbourhood; and
  - Respond to the current development trend and residential market.
- As part of this development proposal, the applicant will provide the following community benefits:
  - Construction of approximately 52 metres (170 ft.) of Crescent Road (Winter Crescent extension) including sidewalks, the Pioneer Gateway Multi-use Pathway and street trees beyond the boundaries of the site; and
  - Construct a public waterfront walkway adjacent to Nicomekl River.
- The proposed design meets the OCP design guidelines of the Development Permit area.
- Given the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the applicant's proposed community benefits, the proposed density can be supported at this location.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7911-0165-00 from "Suburban" and "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Application No. 7911-0165-00 from "One-Acre Residential Zone (RA )" (By-law No. 12000) and "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 417 square metres (4,489 square feet) to 307 square metres (3,304 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0165-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, and the construction of Crescent Road (Winter Crescent extension) beyond the site frontage, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout, including the dedication of the riparian area to the City for conservation purposes to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a detailed riparian planting plan and completion of a P-15 agreement are required for the monitoring and maintenance of the replanting in the conveyed riparian area;
  - (f) submission of an acceptable tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (g) resolution of all urban design issues, including the implementation of the recommendations outlined in the golf course assessment completed by Norr Architects and Planners, to the satisfaction of the Planning and Development Department;

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- (h) 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;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (k) 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;
  - (l) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that an existing golf course is adjacent to the property and to indemnify the City of any liability in relation to this;
  - (m) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that a golf course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations;
  - (n) the applicant adequately address the impact of reduced indoor amenity space; and
  - (o) the applicant address the shortfall in tree replacement.
7. Council pass a resolution to amend the King George Highway Corridor Local Area Plan, 1995, to redesignate the land from Recreational Residential and Clustering at 8 upa to Townhouses and Apartments when the project is considered for final adoption.
8. Council pass a resolution under City Policy O-42 and By-law No. 1500 to change approximately 115 metres (380 ft.) of existing Winter Crescent between King George Boulevard and 146A Street to McDougall Drive (Appendix I).

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p><b>Projected number of students from this development:</b></p> <p>17 Elementary students at Semiahmoo Trail Elementary School 9 Secondary students at Semiahmoo Secondary School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy between the summer of 2017 and the end of 2018.</p> <p>(Appendix IV)</p>
Parks, Recreation & Culture (PRC):	<p>Parks Planning has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks Planning to resolve these concerns.</p> <p>The applicant is required to convey the riparian area to the City, without compensation, for the protection of the watercourses located on the property. Before land is accepted by PRC, it must be free of structures, hazards, invasive weeds, old fences, garbage and any other hazards. A detailed planting plan and an associated P-15 agreement are required for monitoring and maintenance of the proposed replanting in the conveyed riparian area.</p>
Fisheries and Oceans Canada (DFO):	The applicant received a letter from Fisheries and Oceans Canada (DFO) on November 27, 2013 indicating that <i>Fisheries Act</i> authorization for the proposed development is not required given that serious harm to fish can be avoided by following standard measures. DFO has accepted the proposed setback from Nicomekl River, a Class A watercourses located on the northern side of the property.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	The proposed apartment building will need to conform to the requirements as stipulated in E-COMM By-law No. 15740.
Agricultural and Food Security Advisory Committee (AFSAC):	The proposed development was reviewed at the February 6, 2014 AFSAC Meeting (Item D.2). The Committee did not support the proposed development since it does not comply with the City's Agricultural Development Permit Guideline Policy. The City's agricultural policies are discussed in detail later in this report.

SITE CHARACTERISTICS

Existing Land Use: Single family residence on a treed site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Nicomekl River):	Farmland	Agriculture/ Agricultural Land Reserve	A-1
East:	51 single family- bare land strata development (File No. 7905-0402-00) and single family	Urban/Clustering Housing 8 upa	CD By-law 15998 and A-1
South:	Commercial and single family	Commercial and Urban/ Commercial and Cluster Housing 8 upa	C-5, C-8 and RA
West:	Riverside Golf course- currently under application to permit a private sports, recreation and family oriented social club (File 7913-0097-00)	Agriculture/ Agricultural Land Reserve	CPR and A-1

JUSTIFICATION FOR PLAN AMENDMENTS

- The site is designated "Suburban" and "Urban" in the Official Community Plan (OCP) and "Recreational Residential" and "Clustering at 8 upa" in the King George Highway Corridor Land Use Plan (LAP), 1995, as amended. The proposed OCP amendment to "Multiple Residential" and LAP amendment to Townhouses and Apartments are proposed in order to permit the development of 66 townhouse units and a 73 unit, four (4) storey apartment building with underground parking.
- The proposed OCP and LAP amendments have been requested in order to:
  - Utilize the subject site more efficiently;
  - Support the existing Frequent Transit Network (FTN) service on King George Boulevard located approximately 300 metres (984 ft.) from the site;
  - Support future B-line service as identified in the Mayor's Council Transit Plan and potential Rapid Transit on King George Boulevard;
  - Help diversify housing choice in the neighbourhood; and
  - Respond to the current development trend and residential market.
- The land use designation for the subject site was developed 19 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 19 years, the development trend and market affordability has moved away from a lower density/ larger unit size apartment and townhouse housing product towards a smaller size unit type of multi-family development. As such, the proposed development responds to today's market.

- As part of this development proposal, the applicant will also provide the following community benefits:
  - Construction of approximately 52 metres (170 ft.) of Crescent Road (Winter Crescent extension) including sidewalks, the Pioneer Gateway Multi-use Pathway and street trees beyond the boundaries of the site; and
  - Construct a public waterfront walkway adjacent to Nicomekl River.
- Taking into consideration the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and potential Rapid Transit, and the applicant's proposed community benefits, the proposed amendments to the OCP and LAP can be supported.

### DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "General Agriculture Zone (A-1)" and "One-Acre Residential Zone (RA)". The applicant proposes to rezone the site to "Comprehensive Development Zone (CD)" based on the "Multiple Residential (45) Zone (RM-45)" on the South side of Crescent Road (Winter Crescent Extension) shown as Block A, and the "Multiple Residential (30) Zone (RM-30)" on the North side of Crescent Road (Winter Crescent extension) shown as Block B in order to permit a total of 139 dwelling units.
- The proposed development for Block A consists of 73 apartment units with underground parking. The apartment units include one (1) and two (2) bedroom units ranging in size from 55 square metres (591 square feet) to 101 square metres (1,086 square feet), with a total floor area of 5,761 square metres (62,013 square feet).
- The proposed development for Block B consists of 66, two (2) and three (3) bedroom townhouse units with at grade parking. The units in Block B range in size from 119 square metres (1,281 square feet) to 181 square metres (1,950 square feet), with a total floor area of 9,267 square metres (99,754 square feet).

### Outdoor Amenity Space:

- For Block A, the development proposal includes 363 square metres (3,907 square feet) of outdoor amenity space, which consists of a large outdoor recreational area including community garden plots, a passive children's play area and a seating area. The proposed outdoor amenity area substantially exceeds the 219 square metre (2,357 square feet) of outdoor amenity space required under the RM-45 Zones (3 square metres (32 square feet) of outdoor amenity space per dwelling unit).
- For Block B, the development proposal includes 198 square metres (2,131 square feet) of outdoor amenity space, which consists of an outdoor recreational area including a children's play area and a seating area. The proposed outdoor amenity area meets the 198 square metre (2,131 square feet) of outdoor amenity space required under the RM-30 Zones (3 square metres (32 square feet) of outdoor amenity space per dwelling unit).

Indoor Amenity Space:

- For Block A, The proposal includes 205 square metres (2,206 square feet) of indoor amenity space which consists of a multi-purpose room with direct access to the outdoor amenity area. The RM-45 Zones require a minimum of 219 square metre (2,357 square feet) of indoor amenity space (3 square metres (32 square feet) per dwelling unit). There is a deficiency of 14 square metres (151 square feet) and the applicant will provide cash-in-lieu contribution of \$6,000.00, representing \$1,200.00 per unit in lieu of indoor amenity space for the 5-unit deficiency in accordance with City Policy.
- For Block B, the proposal includes 102 square metres (1,100 square feet) of indoor amenity space which consists of a two (2) storey multi-purpose room with direct access to the outdoor amenity area. The RM-30 Zone requires a minimum of 198 square metre (2,131 square feet) of indoor amenity space (3 square metres (32 square feet) per dwelling unit). There is a deficiency of 96 square metres (1,033 square feet) and the applicant will provide cash-in-lieu contribution of \$38,400.00, representing \$1,200.00 per unit in lieu of indoor amenity space for the 32-unit deficiency in accordance with City Policy.

Proposed CD Zone:

- The proposed "Comprehensive Development Zone (CD)" is based on the "Multiple Residential 45 Zone (RM-45)" on the South side of Crescent Road (Winter Crescent extension) shown as Block A and the "Multiple Residential 30 Zone (RM-30)" on the North side of Crescent Road (Winter Crescent extension) shown as Block B in Appendix VIII. Tables 1 and 2 outline the differences between the RM-45 and RM-30 Zones and the proposed CD Zone for Blocks A and B, respectively.

**Table 1: Comparison of the RM-45 and Proposed CD Zones for Block A:**

	<b>RM-45 Zone</b>	<b>CD Zone</b>
<b>Permitted Uses</b>	Multiple unit residential buildings and ground-oriented multiple residential unit buildings	Multiple unit residential buildings and ground-oriented multiple residential unit buildings
<b>Maximum Floor Area Ratio (FAR)</b>	1.30	1.30
<b>Maximum Lot Coverage</b>	45%	45%
<b>Maximum Building Height</b>	15 m (49.2 ft)	15 m (49.2 ft)
<b>Minimum Front Yard Setback</b> (East portion of Winter Crescent- to be renamed McDougall Drive)	7.5 m (25 ft)	10 m (33 ft)
<b>Minimum Side Yard on Flanking Street Setback</b> (Crescent Road- Winter Crescent extension)	7.5 m (25 ft)	4.2 m (13.8 ft)
<b>Minimum Side Yard (South)</b>	7.5 m (25 ft)	5.7 m (18.7 ft)
<b>Minimum Rear Yard Setback (North)</b>	7.5 m (25 ft)	7.5 m (25 ft)

- The proposed use, the maximum building height of 15 metres (49.2 feet) and the maximum Floor Area Ratio (FAR) of 1.3, are in accordance with the requirements of the RM-45 Zone, thus yielding a building form and building massing that is consistent with the RM-45 Zone.



- The proposed reduced rear yard and side yard setback on a flanking street have been requested to utilize the site more efficiently and the applicant has confirmed that the affected units will still maintain functional and liveable outdoor areas.

**Table 2: Comparison of the RM-30 and Proposed CD Zones for Block B:**

	<b>RM-30 Zone</b>	<b>CD Zone</b>
<b>Permitted Uses</b>	Ground-oriented multiple residential unit buildings	Ground-oriented multiple residential unit buildings
<b>Maximum Floor Area Ratio (FAR)</b>	0.9	0.85
<b>Maximum Lot Coverage</b>	45%	40%
<b>Maximum Building Height</b>	13 m (43 ft)	13 m (43 ft)
<b>Minimum Front Yard Setback</b> (Crescent Road- Winter Crescent extension)	7.5 m (25 ft)	4.1 m (13.4 ft)
<b>Minimum East Side Yard</b>	7.5 m (25 ft)	1.7 m (5.6 ft) for two (2) units only
<b>Minimum West Side Yard</b>	7.5 m (25 ft)	7.5 m (25 ft) for Units 1 -20 and 2.5m (8.2 ft) for Unit 21
<b>Minimum Rear Yard Setback</b>	7.5 m (25 ft)	5.5 m (18 ft)

- The proposed use and the maximum building height of 13 metres (43 feet) are in accordance with the requirements of the RM-30 Zone, thus yielding a product that is consistent with the existing land use designation. Also, the proposed floor area and lot coverage are less than is permitted in the RM-30 Zone, thus resulting in an appropriate building massing and amount of site coverage.
- The proposed reduced front and rear yard setbacks have been requested to utilize the site more efficiently and the applicant has confirmed that the affected units will still maintain functional and liveable outdoor areas.
- The proposed reduced East side yard setbacks are to the side of two (2) units only and therefore will not impact the functional outdoor space or livability of these units. Furthermore, the two (2) proposed units are oriented in the same direction as the existing single family dwellings on adjacent lands, thereby creating a side yard to side yard interface. The rest of the units are located 12.8 metres (42 ft.) from the property line, providing an adequate separation between the existing single family dwellings and the proposed development.
- The majority of units adjacent to the West side yard meet the 7.5 metre (25 ft.) setback requirements prescribed in the RM-30 Zone. Due to the dedication of the riparian area to the City for conservation purposes and the irregular configuration of the riparian area, a reduced side yard setback is proposed to Unit #21 only. This reduced setback is to the side of the unit only and therefore will not impact the functional outdoor space or livability of this unit. Also, due to the configuration of the site, the distance between proposed Unit #21 and the agricultural boundary will be greater than 10 metres (33 ft.).

#### Riparian Area:

- The northern portion of Block B is adjacent to Nicomekl River, a fish bearing watercourse. The applicant received a letter from Fisheries and Oceans Canada (DFO) on

November 27, 2013 indicating that *Fisheries Act* authorization for the proposed development is not required given that serious harm to fish can be avoided by following standard measures. As such, DFO has accepted the proposed setback from Nicomekl River.

- In accordance with the requirements of the Parks, Recreation and Culture Department, the applicant is required to convey the approximately 2,007 sq. m. (21,604 sq.ft.) of riparian area to the City, without compensation, for the protection of the watercourse located on the property. A detailed riparian planting plan and an associated P-15 agreement are required for monitoring and maintenance of the proposed replanting in the conveyed riparian area prior to the final approval of this project.
- In cooperation with the Parks, Recreation and Culture Department, the applicant will be required to construct a waterfront public pathway adjacent to Nicomekl River to connect to the existing pathway built under the File No. 7905-0402-00.

#### Flood plain:

- The subject site is located within the flood plain of Nicomekl River. As part of the flood plain review for the neighbouring residential project, Anderson's Walk (approved under File 7905-0402-00), it was determined by the Engineering Department that it would also be appropriate to fill the subject site in order to match fill placed in the Anderson's Walk development. Approximately 2.2 metres (7.2 ft.) of fill will be required to be placed on the site in order to ensure that the habitable space MBE is above the 200 year flood level similar to the fill that was placed for the Anderson's Walk project. The proposed lot grading and fill be coordinated and finalized with the Engineering Department before final approval of this project.

#### Interface with Agricultural Land:

- The City's Policy O-23: Residential Buffering Adjacent to the Agriculture Land Reserve (ALR)/Agricultural Boundary and the OCP include policies intended to establish effective buffers along the agricultural edge in order to maintain farm viability and for the purpose of protecting farming.
- Majority of the site is located within the 200 metre "Outer Ring Transition Area" as identified in the City's Policy O-23. The policy permits half acre residential development, including gross density within the Outer Ring Transition Area, provided that at least one (1) row of one (1) acre lots is created immediately adjacent to the ALR/agricultural boundary. Although the proposed development does not conform to this policy, on the North side of the site, the ALR is separated from the site by the Nicomekl River and the applicant is proposing an average of 30 metre (100 feet) setback from the edge of the river thus providing a minimum 70 metre (230 feet) separation from the nearest agricultural uses. In the ALR on the West side of the site, is an existing golf course, and the site is currently under application for a proposed non-farm use to permit a private sports, recreation and family oriented social club.
- The lands to the East were developed in 2007 as a single family subdivision, with similar average setbacks of houses of approximately 30 metres (100 feet) from the Nicomekl River.
- The OCP requires a minimum 30 metre (100 feet) building setback and a minimum 15 metre (49 feet) buffer adjacent to the ALR. In accordance with the requirements of the OCP, the applicant is proposing to locate the buildings greater than 70 metres (230 feet) from existing

agricultural land within the ALR on the North side of the river, and is dedicating an average of 30 metres (100 feet) of land along the river to provide an adequate buffer. The proposed landscaping in the buffer area will be finalized in consultation with the Parks, Recreation and Culture Department prior to the final approval of this project.

- For the West side of the site, the OCP permits buildings to be located at the minimum setback required in the Zoning By-law where the lots abutting the agricultural land have no further subdivision potential or have site constraints, provided that the buildings are located and designed to reduce impact from the activities associated with the farm operation. While the proposed development is an in-fill site with site constraints, the requirement to avoid or reduce the number of doors, windows or outdoor patios facing agricultural land, as specified in the guideline, is not being met. The proposed setback area, however, is proposed to be landscaped with a variety of trees and ground cover including Fir, Maple, Katsura, Cypress, Fringetree, Beech, Magnolia, Ironwood and Stewartia trees.
- Prior to final approval of this project, the applicant will be required to register a Section 219 Restrictive Covenant to provide notice to future property owners that a golf course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations.

#### Interface with Golf Course:

- The applicant retained NORR Architects and Planners in order to review the interface between the existing Golf Course and the future townhomes. Norr Architects and Planners have been involved in the planning of numerous residential golf course communities in British Columbia. Norr Architects and Planners conducted a detailed site assessment report and provided recommendations for an appropriate and reasonable interface between the golf course and the future homes. They concluded that the following recommendations be implemented in order to ensure that the interface was reasonable and comparable to other residential golf course developments. The recommendations for an optimal interface include the installation of a 14 metre (46 ft) high barrier, such as a net, to be erected on West property line and the use of impact resistant material such as hardi plank finish and lexan window screens for the building on the West elevation. The applicant has agreed to implement these recommendations before final approval of this project.
- In order to help protect the City from future liability related to the golf course operations and future homes, a Section 219 Restrictive Covenant will be registered in order identify a 7.5 metre (25 ft.) no-build setback area and to indemnify the City of this liability.

#### Winter Crescent Extension and Renaming to McDougall Drive:

- The proposed road network for the neighbourhood was developed 19 years ago as part of the King George Highway Corridor LAP in 1995. Over the past 19 years, the City has recognized the importance of additional road connections to help distribute vehicle traffic and provide additional multi-modal accessibility. In April 2006, development application File No. 7905-0402-00 (Anderson's Walk) was approved by Council. As part of this application, a revision to the LAP network was made to extend Winter Crescent to connect to the existing traffic signal at King George Boulevard and Crescent Road. The road extension is consistent with the City's Transportation Strategic Plan objectives to provide additional multi-modal road connectivity.

- The extension of Winter Crescent to King George Boulevard at Crescent Road is considered integral in order to provide full movement signalized access for the neighbourhood and to complete the connection of the Pioneer Greenway with the Semiahmoo Trail. Additionally, it provides an ultimate gravity sanitary sewer servicing corridor.
- This ultimate signalized access will also allow the City, as part of the Capital works project to widen King George Boulevard from Crescent Road to Anderson Creek, to restrict certain left turn movements, and to accommodate improved operations of the existing Winter Crescent (future McDougall Drive) and King George Boulevard intersection.
- Since the Winter Crescent extension is such an important community amenity, the applicant was required to provide as much of this new road dedication and construction as reasonably possible. As part of File 7912-0336-00, the City was able to secure the dedication of a portion of the extended Winter Crescent from 3580 – King George Boulevard. As part of this application, the applicant is required to construct the extended portion of Winter Crescent for 52 metres (170 ft.) beyond the development site frontage.
- The remaining portion (approximately 60 metres (197 ft.)) of the extended Winter Crescent is on property not in control of the applicant, and is also located within the Agricultural Land Reserve (ALR). As such, the City will complete this remaining section of Winter Crescent as part of a future Capital Works project.
- With the creation of the new road connection to King George Boulevard, changes to the street names are required. Throughout this report, the newly constructed and extended portion has been identified as Crescent Road (Winter Crescent extension). Since this new connection will be the primary connection to King George Boulevard, it is proposed to be named Winter Crescent for improved way finding.
- The existing section of Winter Crescent between 146 A Street and King George Boulevard will become the secondary connection. Therefore, this 115 metre (377 ft.) long section of road requires renaming. As per City By-law No. 1500 and City Policy O-42 roads that are at an angle to the grid system and cannot conform to the “Valley Co-ordinate and House Numbering System” may be named under Council resolution. The proposed renamed portion of Winter Crescent is McDougall Drive, as the McDougall family was the original Crown grant land owners of the property. The renaming of this road only affects one (1) addressed property, 14600 Winter Crescent.

#### Transportation Network and Parking:

- The following transportation improvements are required for this proposal:
  - dedicate and construct 20 metres (66 ft.) for Crescent Road (Winter Crescent extension) including the construction of a 4.0 metre (13 ft.) wide multi-use pathway (Pioneer Greenway) on the North side of the street;
  - construct the West half of Winter Crescent (renamed to McDougall Drive) for the frontage of the site; and
  - Construction of approximately 52 metres (170 ft.) of Crescent Road (Winter Crescent extension) including sidewalks, the Pioneer Gateway Multi-use Pathway and street trees beyond the boundaries of the site.

- The subject site will have two (2) vehicular accesses from Crescent Road (Winter Crescent extension). One (1) access is proposed on the South side of Crescent Road (Winter Crescent extension) to the underground parkade and one (1) access is proposed on the North side of the Crescent (Winter Crescent extension) to the internal driveway for the townhouse units.
- The proposal includes 121 underground parking stalls (106 parking stalls for residents and 15 visitor parking stalls) for the South side of the site (Block A) and 145 parking stalls (132 parking stalls for residents and 13 visitor parking stalls) for the North side of the site (Block B). This meets the parking requirements of the Zoning By-law. Additionally, all of the new road improvements will accommodate on-street parking on both sides of the road.
- Visitor bicycle parking is located next to the principal entrance on Winter Crescent (future McDougall Drive) and the resident bicycle parking is located in storage rooms within the underground parkade.
- The proposed vehicular circulation meets the requirements of the Fire and Engineering Departments and is designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on July 22, 2013 to 195 households within 100 metres (328 feet) of the subject site. In response, the City received letters from four (4) households and the Strata Corporation for Anderson's Walks.
- A public information meeting was held on December 17, 2013 by the applicant in order to obtain input from the area residents with respect to the proposed application. Fifteen (15) residents attended the public information meeting. As a result of the meeting, only one (1) feedback form was submitted.
- The concerns raised by the area residents are summarized below:

- Parking Concerns:

Residents expressed concerns that there is not enough parking in the area and requested that enough parking be provided on site for the proposed development. Some residents also requested that additional on-street parking be provided for residents to use.

*(The proposal includes a total of 266 parking stalls (121 underground parking stalls for the proposed apartment site and 145 parking stalls for the townhouse site). This meets the parking requirements of the Zoning By-law. Additionally, on-street parking will be permitted on both sides of Crescent Road (Winter Crescent extension) and Winter Crescent (future McDougall Drive).*

- Congestion and Access:

Concerns were expressed that the area is already congested and poor access to the site will be aggravated by the proposed development.

*(As part of the proposed development, the extension of Crescent Road (Winter Crescent extension) is proposed beyond the boundaries of the subject site. The applicant will be required to construct approximately 52 metres (170 ft.) of Crescent Road (Winter Crescent extension) beyond the boundaries of the site. The City will ultimately complete this extension to meet Crescent Road at King George Boulevard in order to provide an additional full movement signalized access to this neighbourhood.)*

- Too much Density:

Concerns were raised that the proposed density is not appropriate for this neighbourhood.

*(Given the City's sustainability objectives to increase density and housing choice in close proximity to existing Frequent Transit Network (FTN) routes and future Rapid Transit on King George Boulevard, the proposed density is considered appropriate for this location. In addition, the applicant is providing a 3 metre (10 ft.) landscape buffer adjacent to the existing single family dwellings in Anderson's Walk, and majority of the proposed units will to be located a minimum of 12.8 metres (42 ft.) from the property line, providing an adequate separation between the existing single family dwellings and the proposed development.)*

- Construction Concerns:

Concerns were raised that the proposed construction of the site will be disruptive to existing residents.

*(The applicant has agreed to work with the neighbours to ensure that the proposed construction is not disruptive, and has offered to be available to address any concerns that may arise during the construction of the site.)*

- Sanitary Pump Operation Costs:

The Strata Corporation for Anderson's Walk expressed concerns about the cost of operating a sanitary pump to transfer sewage waste from their development to the City of Surrey's system. They wanted to know if there were any other options available.

*(The Engineering Department responded directly to the Strata Corporation with respect to the operation of the Strata's private sanitary pump and advised that since the basement levels of the homes at Anderson's Walk are lower than the levels of the Winter Crescent gravity sewer, that a pump will continue to be required. A restrictive covenant was registered on the title of the properties at Anderson's walk relating to this requirement when this site was developed.)*

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

## DESIGN PROPOSAL AND REVIEW

- This application was referred to the Advisory Design Panel (ADP) on May 8, 2014 and June 12, 2014 (Appendix VI). Majority of the ADP comments have been satisfactorily addressed by the applicant and only minor items needs to be resolved before final approval of the project. The proposed development was evaluated based on compliance with the design guidelines in the OCP.
- The proposed four (4) storey apartment building and townhouses are designed with high quality design features and materials envisioned for the area. The project includes a mix of units ranging from one (1) to three (3) bedroom units.
- The proposed apartment housing units are divided into two (2) buildings. One (1) building is oriented on an East-West spine on Crescent Road (Winter Crescent extension) in an effort to maximize views of the river and the Northshore Mountains. The second building is oriented North-South on Winter Crescent Road (future McDougall Drive) in an effort to maximize outdoor amenity space. Each building has a principle entrance to the street.
- The proposed townhouse units on the North side of Crescent Road (Winter Crescent extension) are street oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest. Overall, the proposed streetscapes will create a pedestrian friendly and visually pleasant environment in accordance with Crime Prevention Through Environmental Design (CPTED) principles. By providing eyes on the street, the orientation of dwelling units allows for natural surveillance of the neighbourhood.
- The proposed buildings will be constructed using hardi-board horizontal siding and hardi-board shingle siding and cultured stone as the primary cladding materials, complemented by decorative wood cross and wood knee braces. The colour scheme proposed consists natural, earthy tones, complemented by light grey and white accents.
- The proposed landscape concept is intended to provide an attractive and private green space for residents while ensuring good visibility of the site and comfortable pedestrian access to Crescent Road (Winter Crescent extension).

## Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

TREES

- Norm Hol, ISA Certified Arborist of Arbortech Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 3: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder & Cottonwood	114	114	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Norway Maple	1	1	-
Arbutus	1	1	-
Paper Birch	3	3	-
Katsura	1	1	-
Tuliptree	1	1	-
Lombardy Poplar	19	19	-
Blackthorn	4	4	-
Weeping Willow	1	1	-
Japanese Zelkova	1	1	-
<b>Coniferous Trees</b>			
Pacific Silver Fir			-
Lawson Cypress	2	2	-
Sawara Cypress	1	1	-
Norway Spruce	1	1	-
Sitka Spruce	2	2	-
Western Red Cedar	66	64	2
Western Hemlock	2	2	-
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>106</b>	<b>104</b>	<b>2</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>10</b>	<b>2</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>158</b>	
<b>Total Retained and Replacement Trees</b>		<b>168</b>	
<b>Contribution to the Green City Fund</b>		<b>\$49,200.00</b>	

- The Arborist Assessment states that there are a total of 106 protected trees on the site, excluding Alder and Cottonwood trees. 114 existing trees, approximately 52 % of the total trees on the site, are Alder and Cottonwood trees. As a result of the significant fill required for this site, it was determined that two (2) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.



- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 322 replacement trees on the site. Since only 158 replacement trees can be accommodated on the site, the deficit of 164 replacement trees will require a cash-in-lieu payment of \$49,200.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on Winter Crescent and Crescent Road. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including, Katsura, Cypress, White Fringetree, Beech, Evergreen Magnolia, Persian Ironwood and Orangebark Stewartia trees.
- In summary, a total of 168 trees are proposed to be retained or replaced on the site with a contribution of \$49,200.00 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 25, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in an urban infill area and the proposed development will help support the existing Frequent Transit Network (FTN) routes and Future Rapid Transit on King George Boulevard.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed apartment and townhouse units will provide housing choice in the neighbourhood.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> <li>• Absorbent soils (minimum 300 mm in depth) where possible;</li> <li>• On lot infiltration trenches or subsurface chambers;</li> <li>• Sediment control devices; and</li> <li>• Natural landscaping including indigenous plants, trees and shrub species.</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Visible and secure all-weather bicycle parking will be provided.</li> <li>• The buildings have been designed to provide pedestrian connections to both Winter Crescent (future McDougall Drive) and Crescent Road (Winter Crescent Extension).</li> <li>• The extension of the Pioneer Greenway Multi-use pathway is being provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> <li>○ Natural surveillance whereby units are designed to overlook</li> </ul> </li> </ul>

	<p>streets and outdoor amenity spaces;</p> <ul style="list-style-type: none"> <li>○ Low and permeable fencing is proposed to increase visibility;</li> <li>○ Natural access control by clearly defining entries to the building;</li> <li>● Natural territorial re-enforcement by designing ground level units to have private patios.</li> </ul>
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### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

### INFORMATION AVAILABLE ON FILE

- Golf Course Assessment, dated June 23, 2014, prepared by Norr Architects and Planners

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

CL/da

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DRV 7/3/14 2:12 PM

Information for City Clerk

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

1. (a) Agent: Name: Maciej Dembek  
Barnett Dembek Architects Inc.  
Address: #135, 7536 - 130 Street  
Surrey, BC V3W 1H8  
Tel: 604-597-7100 104 - Work  
604-597-7100 104 - Fax

2. Properties involved in the Application

- (a) Civic Address: 14605 - Winter Crescent
- (b) Civic Address: 14605 - Winter Crescent  
Owner: Emanuelle's Opus Developments Ltd., Inc. No. 919764  
Director Information:  
Varinder Mann  
Dave Mann  
John Mele  
Charles Westgard

No Officer Information Filed as at September 7, 2013

A River'S Dance Developments Ltd., Inc. No. 916570  
Director Information:  
Dave Mann  
Varinder Mann  
John Mele

No Officer Information Filed as at July 27, 2013

PID: 016-443-764  
Lot A District Lot 165 Group 2 New Westminster District Plan 86721

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.  
(b) Introduce a By-law to rezone the property.  
(c) Application is under the jurisdiction of MOTI.

MOTI File No. 2013-03639

## DEVELOPMENT DATA SHEET

### Block A Proposed Zoning: CD (Based on RM-45)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		20,934 sq.m.
Road Widening area		2,277 sq.m.
Undevelopable area		2,007 sq. m.
Net Total		5,228 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front Yard (Winter Crescent; future McDougall Drive)	7.5 m.	10 m.
Rear	7.5 m.	7.5 m.
Side	7.5 m.	5.7 m.
Side on Flanking Street (Crescent; Winter Crescent extension)	7.5 m.	4.2 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	15 m.	15 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		22
Two Bedroom		51
Three Bedroom +		
Total		73
FLOOR AREA: Residential		6,812 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,812 sq.m.

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

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	45 upa	57 upa
FAR (gross)		
FAR (net)	1.30	1.30
AMENITY SPACE (area in square metres)		
Indoor	219 sq.m.	205 sq.m.
Outdoor	219 sq.m.	363 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	28.6	29
2-Bed	76.5	77
3-Bed		
Residential Visitors	14.6	15
Institutional		
Total Number of Parking Spaces	120	121
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

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

## DEVELOPMENT DATA SHEET

### Block B Proposed Zoning: CD (Based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		20,934 sq.m.
Road Widening area		2,277 sq.m.
Undevelopable area		2,007 sq.m.
Net Total		11,422 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front (Crescent Road; Winter Crescent extension)	7.5 m.	4.1 m.
Rear	7.5 m.	5.5 m.
Side Yard East	7.5 m.	1.7 m.
Side Yard West	7.5 m.	2.5 m.
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13.0 m.	12.2 m.
Accessory	4.5 m.	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		22
Three Bedroom +		44
Total		66
<b>FLOOR AREA: Residential</b>		9,346.5 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		9,346.5 sq.m.

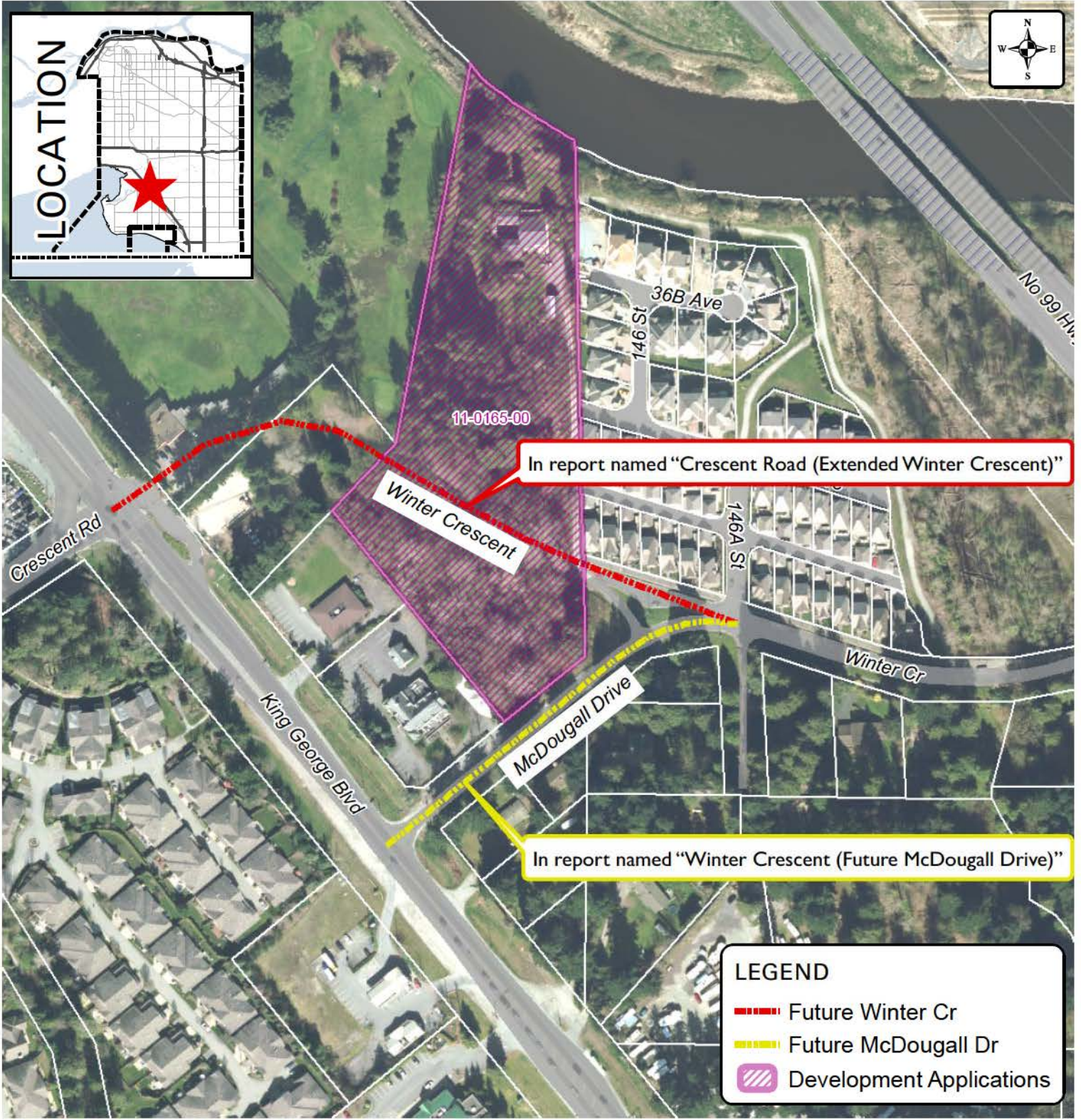
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	30 upa	24 upa
FAR (gross)		
FAR (net)	0.9	0.85
AMENITY SPACE (area in square metres)		
Indoor	198 sq.m.	102 sq.m.
Outdoor	198 sq.m.	198 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	44	44
3-Bed	88	88
Residential Visitors	13	13
Institutional		
Total Number of Parking Spaces	145	145
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 02-Jul-2014, JJR



Extended Winter Crescent

ENGINEERING  
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Source: Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office\\File-server2\eng\ENGFILES\MAPPING\GIS\Maps\CorporateReps\Transp\JJR\_ExtendedWinterCrescent\_AP.mxd



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OVER  
LOT A DISTRICT LOT 165 GROUP 2  
NEW WESTMINSTER DISTRICT PLAN 86721**

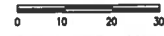
FOR THE PURPOSE OF REZONING  
BCGS 92G.006

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT A DISTRICT LOT 165 GROUP 2 N.W.D. PLAN 86721	0.640 ha
BLOCK B	PART LOT A DISTRICT LOT 165 GROUP 2 N.W.D. PLAN 86721	1.412 ha

**LEGEND**

SCALE 1:750



ALL DISTANCES ARE IN METRES

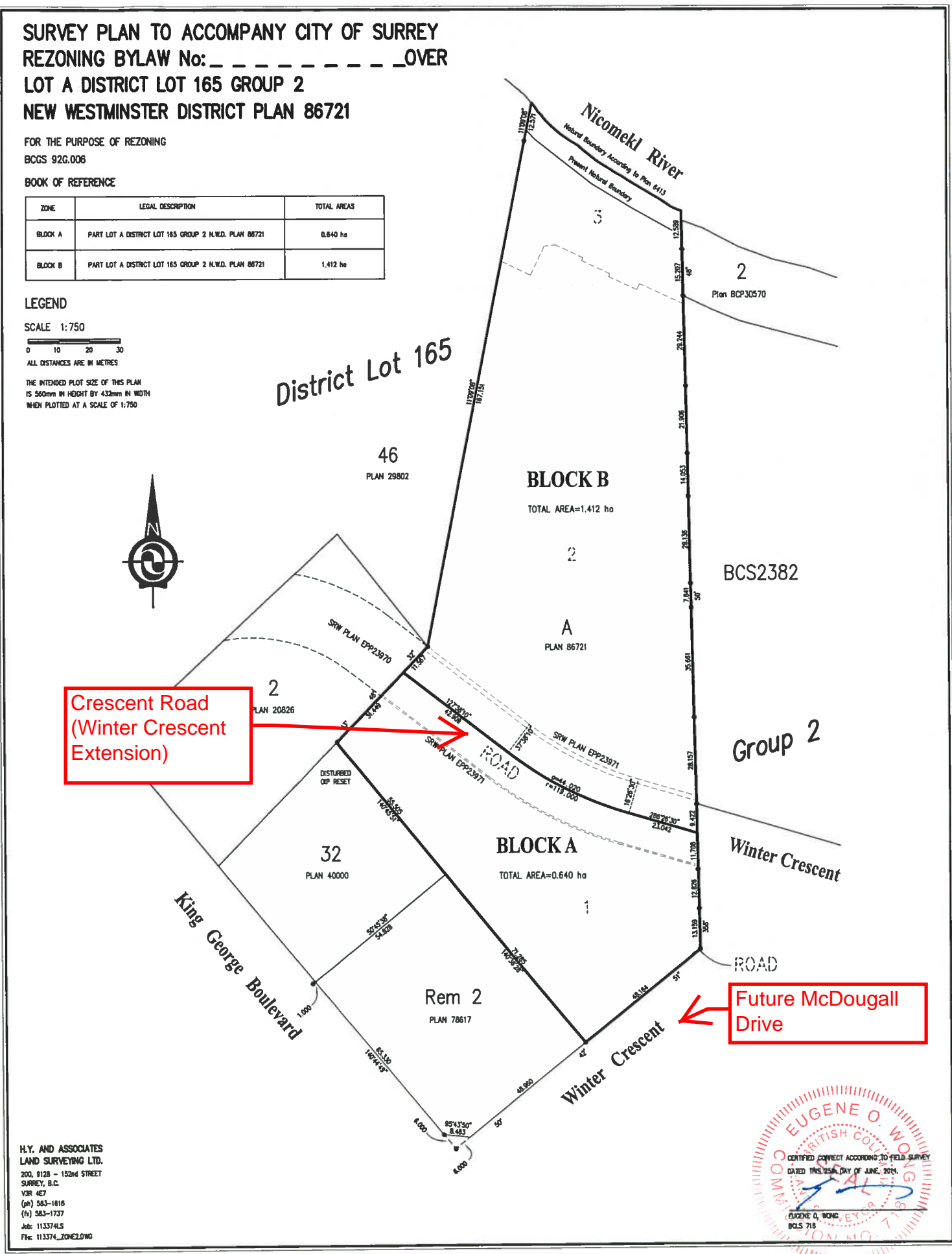
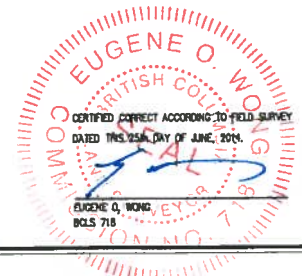
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1:750



Crescent Road  
(Winter Crescent  
Extension)

Future McDougall  
Drive

H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152nd STREET  
SURREY, B.C.  
V3R 4E7  
(ph) 583-1816  
(fx) 583-1737  
Job: 113374LS  
File: 113374\_ZONE2.0.WG



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### APARTMENT DEVELOPMENT DATA

ZONING : CD

SITE AREA :

GREENBELT DEDICATION :	229,971 S.F.	3.179 acres	20,154 m <sup>2</sup>	2.019 Ha
ROAD DEDICATION :	24,504 S.F.	0.496 acres	2,071 m <sup>2</sup>	0.204 Ha
TOWNHOUSE SITE:	122,441 S.F.	2.829 acres	11,422 m <sup>2</sup>	1.142 Ha
NET :	86,271 S.F.	1.242 acres	5,226 m <sup>2</sup>	0.529 Ha

F.A.R. : 1.80 (19,911 S.F.)

SITE COVERAGE : 42% (29,355 S.F.)

DENSITY : 56.5 U.P.A. 194.6 U.P./Ha. (75 UNITS)

AMENITY :

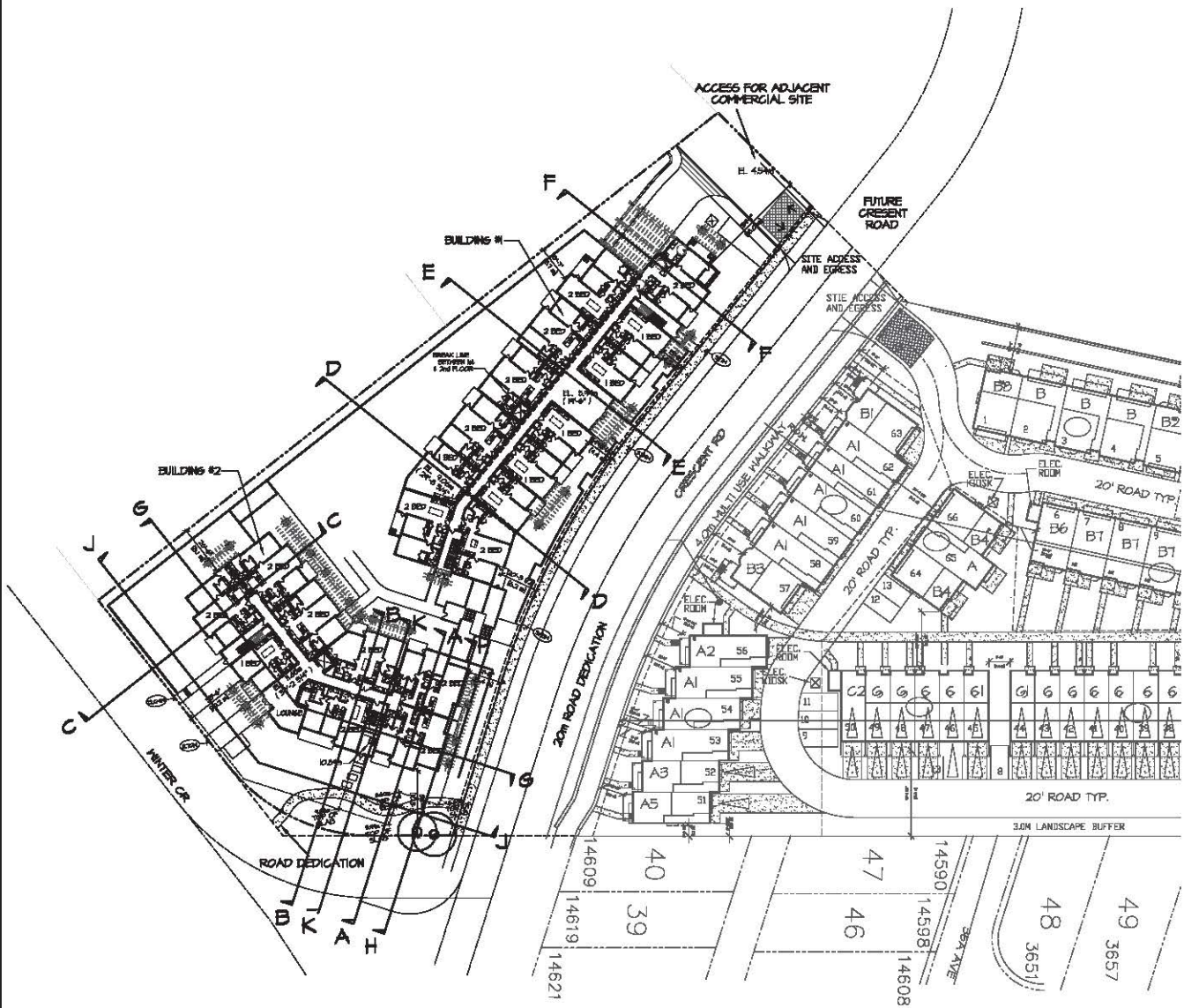
REQUIRED :	
OUTDOOR :	2,356 S.F.
INDOOR :	2,356 S.F.
PROPOSED :	
OUTDOOR :	6,450 S.F.
INDOOR :	2,206 S.F.

PARKING :

REQUIRED :	
1 BEDROOM :	15 UNITS x 1.5 = 14.5
1 BEDROOM + DEN :	7 UNITS x 1.5 = 4.1
2 BEDROOM :	51 UNITS x 1.5 = 76.5
VISITOR :	75 UNITS x 0.2 = 14.6
TOTAL :	114.7 SPACES
PROVIDED :	121 SPACES

UNIT BREAKDOWN :

UNIT TYPE	# OF BEDS	# OF UNITS	AREA	TOTAL
UNIT TYPE 'A1'	2 BEDROOM	4 UNITS	1,066 S.F.	4,344 S.F.
UNIT TYPE 'B1'	2 BEDROOM	3 UNITS	911 S.F.	2,733 S.F.
UNIT TYPE 'B1'	2 BEDROOM	3 UNITS	845 S.F.	2,535 S.F.
UNIT TYPE 'B2'	2 BEDROOM	7 UNITS	411 S.F.	6,435 S.F.
UNIT TYPE 'B3'	2 BEDROOM	5 UNITS	865 S.F.	4,445 S.F.
UNIT TYPE 'B4'	2 BEDROOM	6 UNITS	970 S.F.	5,820 S.F.
UNIT TYPE 'B5'	2 BEDROOM	7 UNITS	946 S.F.	6,812 S.F.
UNIT TYPE 'B6'	2 BEDROOM	5 UNITS	881 S.F.	4,405 S.F.
UNIT TYPE 'B7'	2 BEDROOM	4 UNITS	965 S.F.	3,864 S.F.
UNIT TYPE 'B8'	2 BEDROOM	2 UNITS	864 S.F.	1,728 S.F.
UNIT TYPE 'B9'	2 BEDROOM	1 UNIT	417 S.F.	417 S.F.
UNIT TYPE 'B10'	2 BEDROOM	1 UNIT	494 S.F.	494 S.F.
UNIT TYPE 'C2'	1 BED + DEN	1 UNIT	670 S.F.	670 S.F.
UNIT TYPE 'C3'	1 BED + DEN	4 UNITS	704 S.F.	2,816 S.F.
UNIT TYPE 'C3'	1 BED + DEN	1 UNIT	662 S.F.	662 S.F.
UNIT TYPE 'C6'	1 BED + DEN	1 UNIT	647 S.F.	647 S.F.
UNIT TYPE 'D1'	1 BEDROOM	10 UNITS	541 S.F.	5,410 S.F.
UNIT TYPE 'D2'	1 BEDROOM	8 UNITS	600 S.F.	4,800 S.F.
UNIT TYPE 'D3'	1 BEDROOM	2 UNITS	745 S.F.	1,490 S.F.
UNIT TYPE 'E2'	2 BEDROOM	8 UNITS	436 S.F.	3,488 S.F.
		75 UNITS		62,019 S.F.



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 80'-0"

NO. OF UNITS	
1 BED	
2 BED	
3 BED	
4 BED	
5 BED	
6 BED	
7 BED	
8 BED	
9 BED	
10 BED	
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CLIENT :	V. RIVERS DANCE DEVELOPMENT LTD.
PROJECT :	PROPOSED TOWNHOUSE & APARTMENT BUILDING DEVELOPMENT - HODGSON WINTER CREEK/ SUNSET
DESIGNER :	BARNETT DEMBEK ARCHITECTS INC.
DATE :	JAN 24 14
SCALE :	1" = 80'-0"
SHEET : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA	

**barnett dembek**

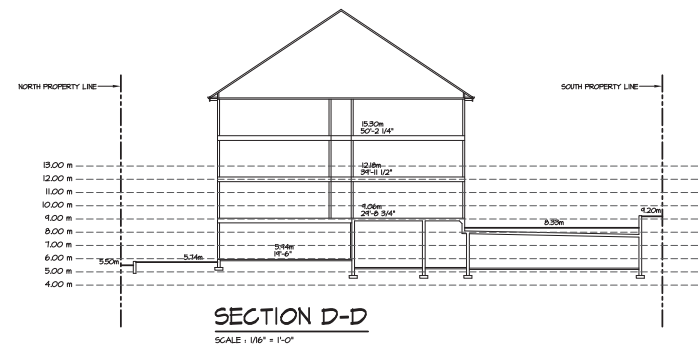
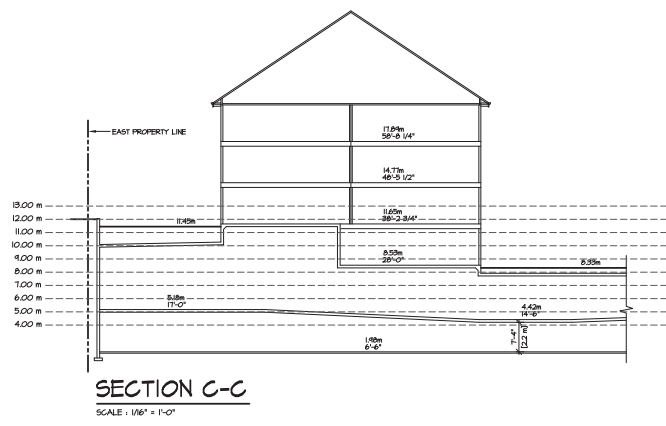
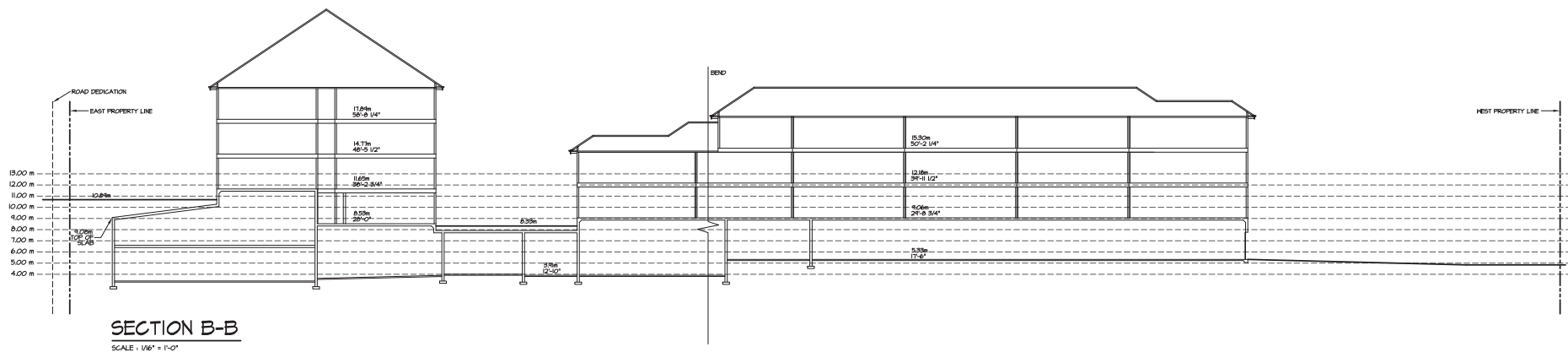
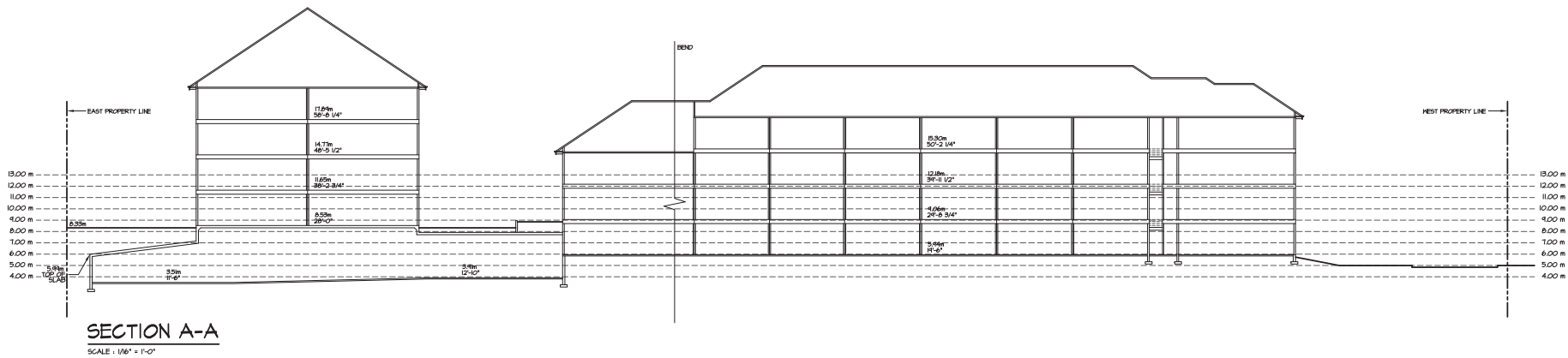
UNIT 133,  
7036 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (804) 867-7100  
FAX: (804) 867-2888  
EMAIL: mbd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-10

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ISSUED FOR	BY	DATE	ISSUE
REV	DATE	DESCRIPTION	



C24-K.dwg

DESIGN: M.D.  
DRAWN: M.D.  
DATE: Jun 20 14  
SCALE: 1/16" = 1'-0"

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
PROJECT: HOGWOOD PINTER CRESCENT, SURREY  
SHEET CONTENTS: SITE SECTIONS

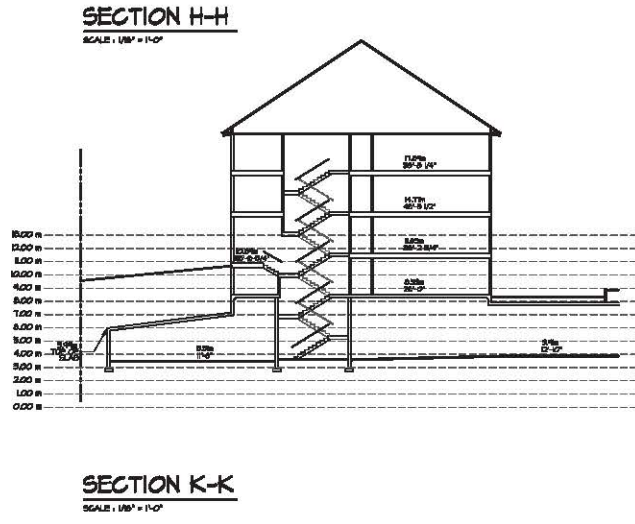
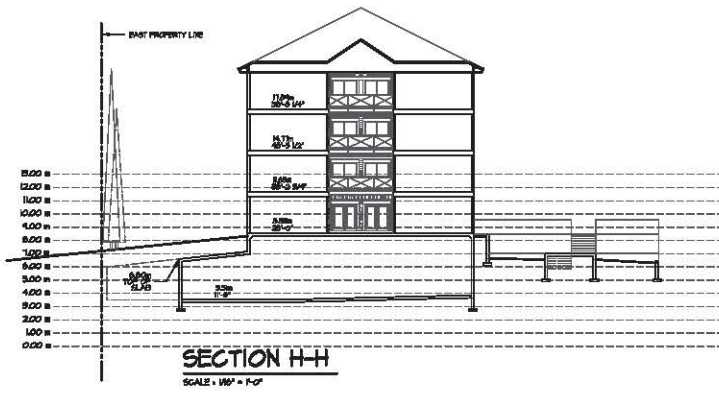
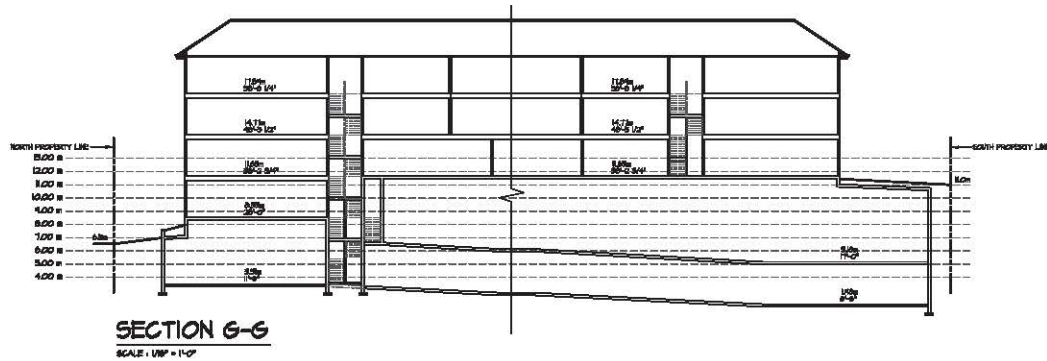
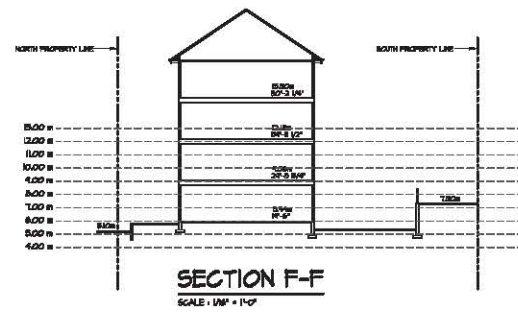
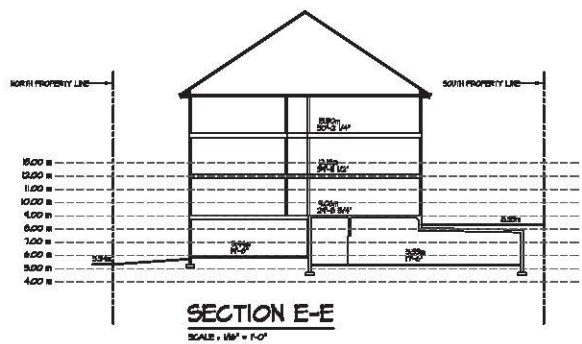
barnett dembek

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.1
11024	REV. NO.

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 DENVER, CO 80202-1000



NO.	DATE	BY	CHKD.	APPV.

DATE: 04-20-14  
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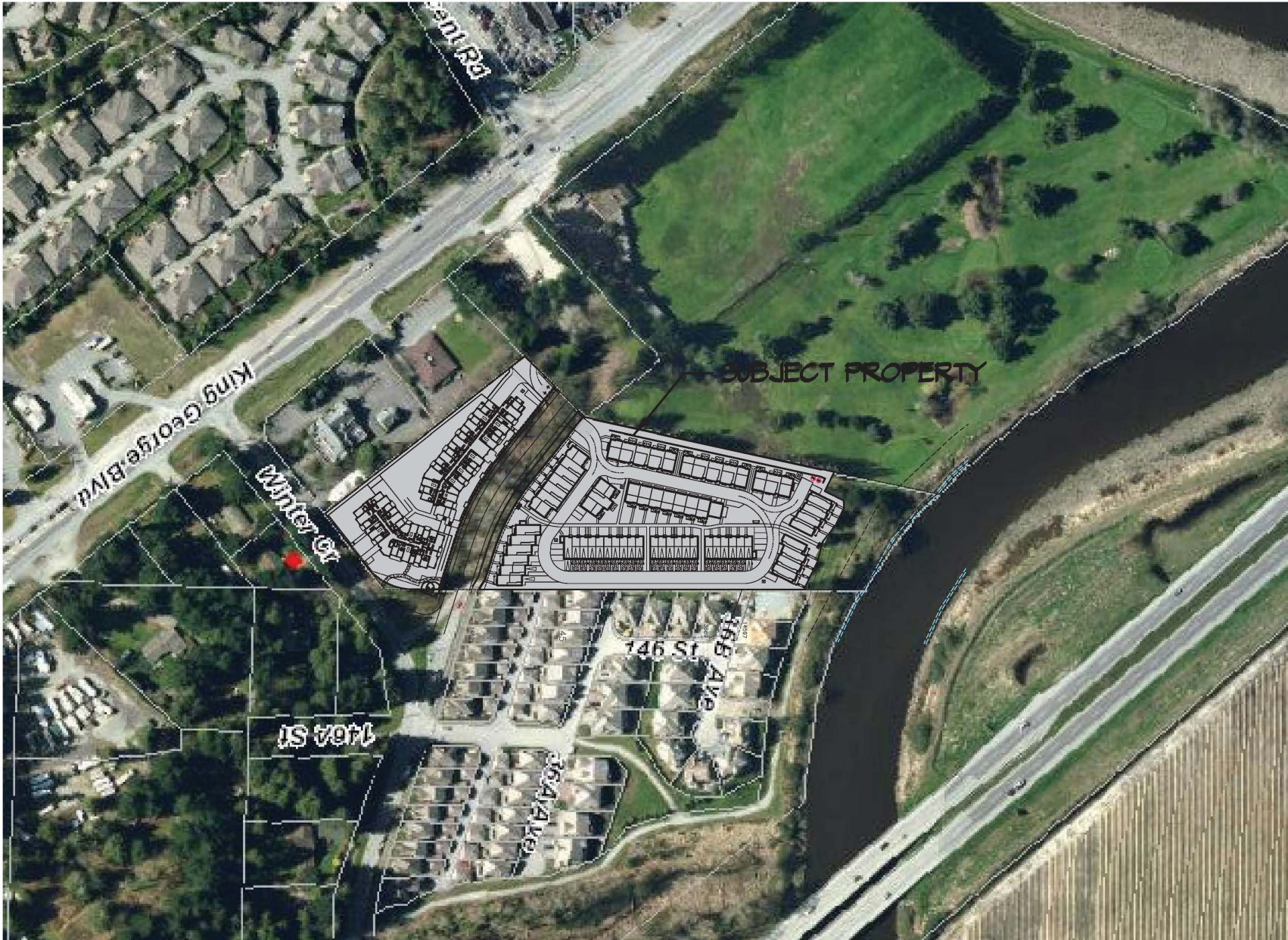
CLIENT:	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT:	PROJECT TOWNHOUSE & APARTMENT BLDG DEVELOPMENT HOODS WINTER CRESSENT, SUNSET
SHEET:	SITE SECTIONS
DATE:	JAN 20 14
SCALE:	1/8" = 1'-0"

**barnett dembek**

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 7030E 133D STREET,  
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 V3W 1H8

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 FAX: (804) 887-2099  
 EMAIL: mo@barnett.com

SHEET NO.	AG-12
PROJECT NO.	11024
REV. NO.	



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REV#	DATE	BY	ISSUE	DATE	BY	ISSUED FOR



CPI-CONTEXT-OVERALLING

DESIGN NO.	DRAWN	DATE	SCALE

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
 HOODS WINTER CREEK/ST. SURET  
 SHEET CONTENTS : CONTEXT PLAN

**barnett dembek**  
 ARCHITECTS LTD.

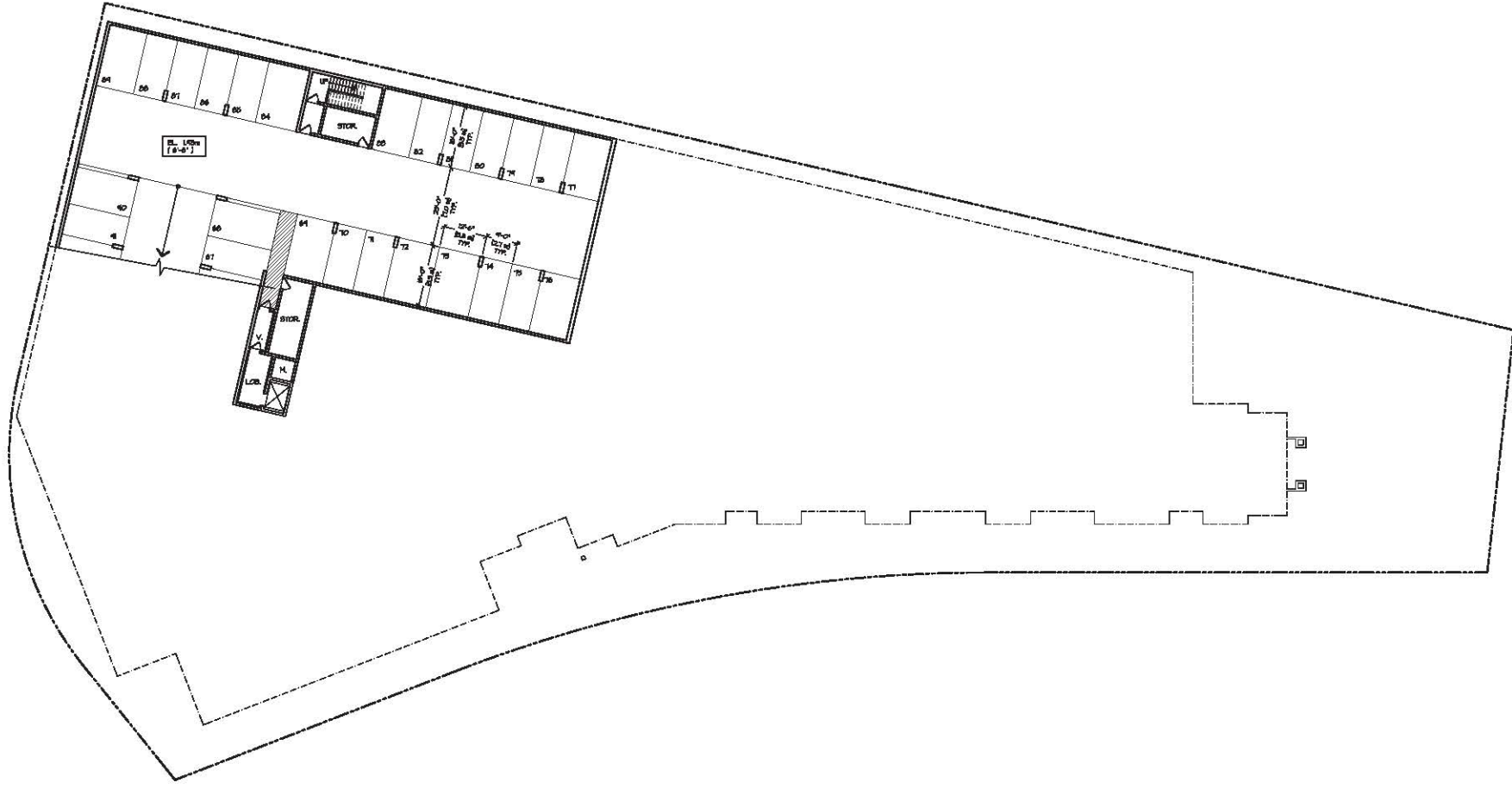
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

 **CONTEXT PLAN**  
 N.T.S.

CLIENT NO.	SHEET NO.
	AC-13
PROJECT NO.	REV. NO.
11024	

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**LOWER PARKING LEVEL**  
SCALE: 1/8" = 1'-0"

NO.	DATE	BY	REVISION



CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILDING DEVELOPMENT  
 SHEET CONTENTS: HOOCS HINTER CRESCENT, SUNSET  
 BUILDING PLANS  
 SCALE: 1/8" = 1'-0"

**barnett demberk**

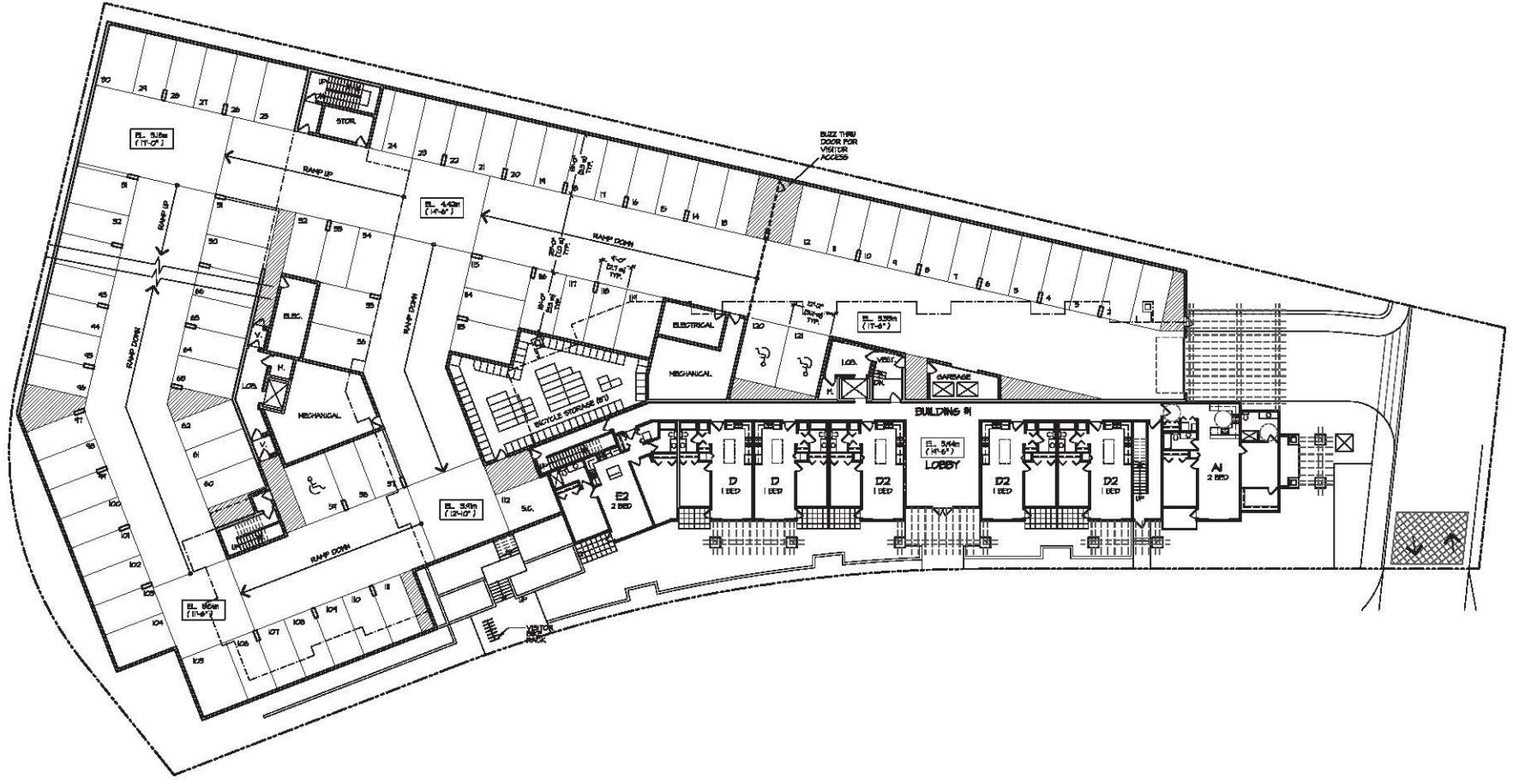
UNIT 133,  
 7200, 1320 STREET,  
 SUNSET, B.C.  
 V3V 1H8

PHONE: (604) 897-7100  
 FAX: (604) 897-2389  
 EMAIL: info@barnett-demerk.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-31
11024	REV. NO.

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DATE FOR	BY	DATE	DATE	DATE	DATE



**1st FLOOR PLAN BUILDING # 1 & U/S PARKING PLAN**

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

BUILDING #2: 0 SF.      BUILDING #1: 1,218 SF.      TOTAL: 1,218 SF. (7 UNITS)

CLIENT:	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT:	PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT HOGGS POINT CRESCENT, SUNSHINE
SHEET CONTENTS:	BUILDING PLANS
DATE:	JAN 24 14
SCALE:	1/8" = 1'-0"
NO.:	104-104
DATE:	
NO.:	
DATE:	
NO.:	
DATE:	
NO.:	
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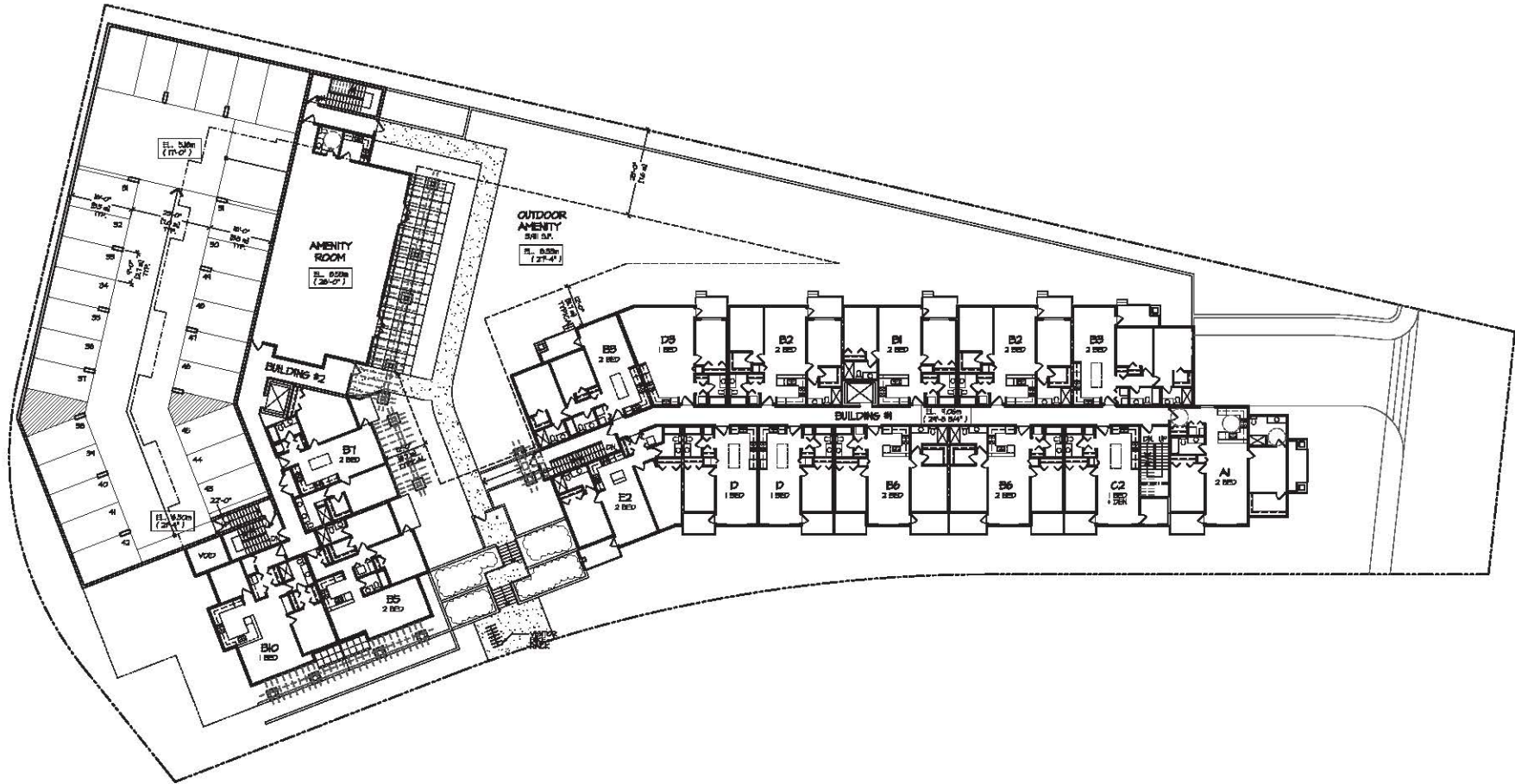
barnett dembek

UNIT 133,  
 7036 130 STREET,  
 SUNSHINE, B.C.  
 V3W 1H8

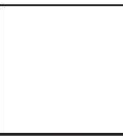
PHONE: (604) 867-7100  
 FAX: (604) 867-2889  
 EMAIL: mo@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-8.2

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DATE	BY	REVISION



<b>CLIENT:</b> A RIVERS DANCE DEVELOPMENT LTD.	<b>REVISION NO.:</b> DRAWN 1	<b>DATE:</b> JAN 24 14	<b>SCALE:</b> 1/8" = 1'-0"
<b>PROJECT:</b> PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT	<b>DATE:</b> JAN 24 14		
<b>SHEET CONTENTS:</b> HOCOS WINTER CRESCENT, SUNSET BUILDING PLANS	<b>SCALE:</b> 1/8" = 1'-0"		

**barnett dembek**

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7206 130 STREET,  
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V3W 1H8

PHONE: (604) 867-7100  
FAX: (604) 867-2088  
EMAIL: mdd@barnettax.com

<b>CLIENT NO.:</b>	<b>SHEET NO.:</b>
	AC-8.3
<b>PROJECT NO.:</b>	<b>REVISION NO.:</b>
11024	

**2nd FLOOR PLAN BUILDING #1 | 1st FLOOR PLAN BUILDING #2**

SCALE: 1/8" = 1'-0"  
 BUILDING #2: 4,202 S.F.     BUILDING #1: 12,208 S.F.     TOTAL: 16,405 S.F. (16 UNITS)  
 AMENITY: 2,206 S.F.



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REVISION NO.	DATE	BY	APP.



DATE: 02/03/2014

NO.	DESCRIPTION	DATE	SCALE

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
SHEETS: 11024  
PROJECT: HOGS WINTER CRESCENT, SUNSET  
SHEET CONTENTS: BUILDING PLANS  
SCALE: 1/8" = 1'-0"

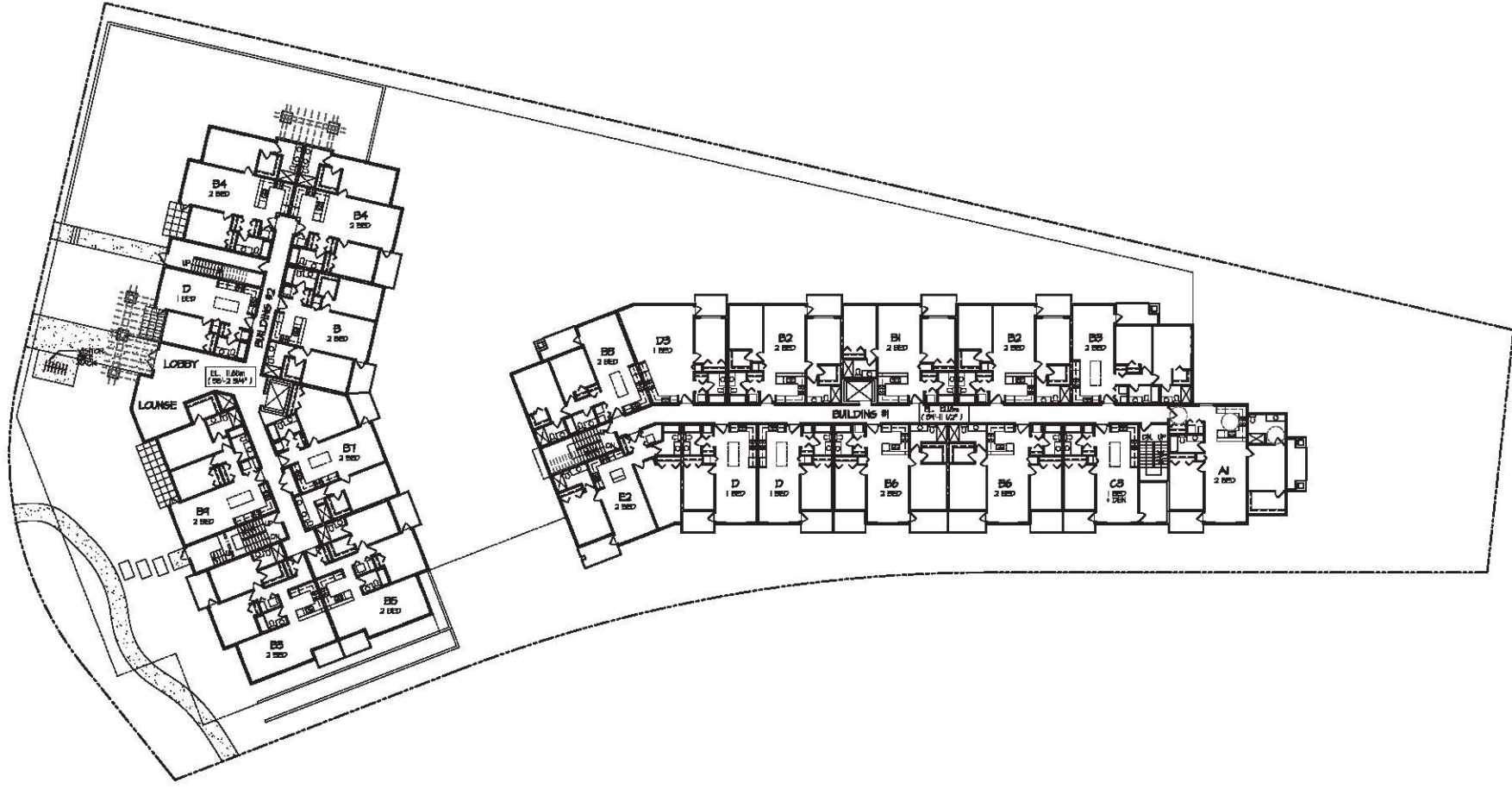
barnett dembek

UNIT 133,  
7030E 1320 STREET,  
SUNSET, B.C.  
V3W 1H8

PHONE: (804) 867-7100  
FAX: (804) 867-2888  
EMAIL: mcd@barnettax.com

CLIENT NO.	SHEET NO.
	AC-3-4
PROJECT NO.	REV. NO.

11024

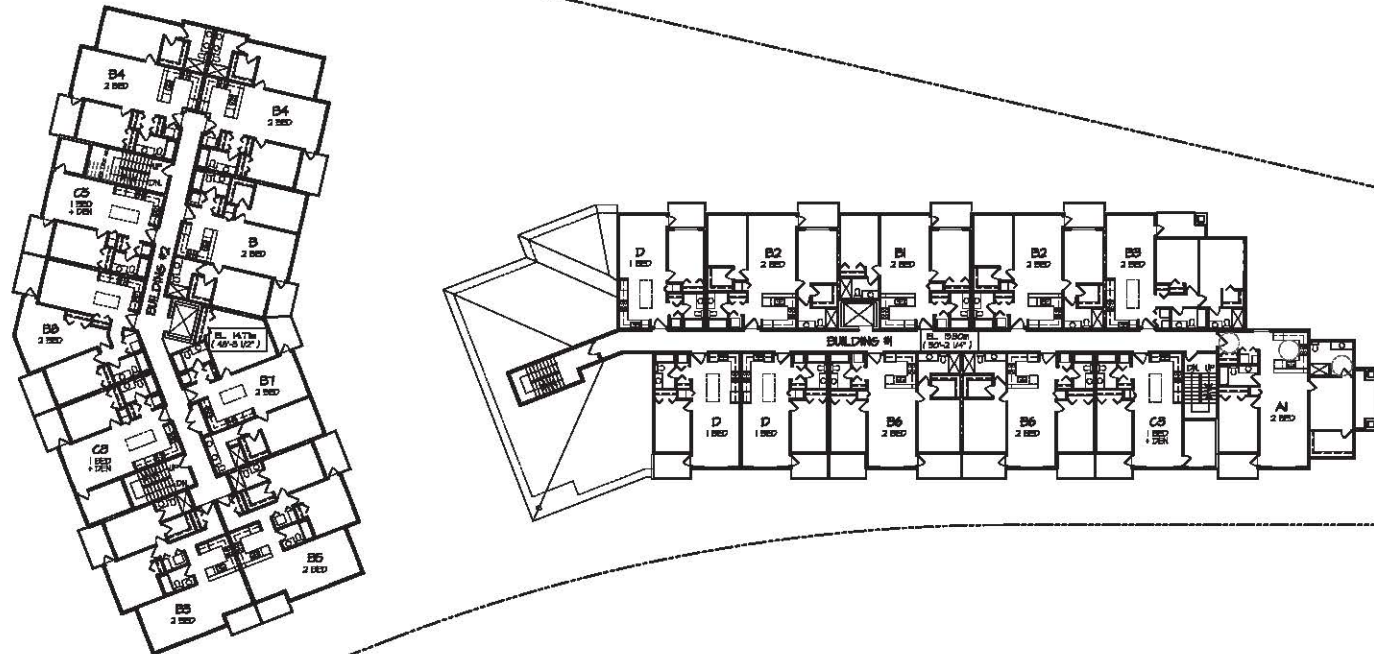


3rd FLOOR PLAN BUILDING #1 & 2nd FLOOR PLAN BUILDING #2

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

BUILDING #2: 9,085 S.F.     BUILDING #1: 12,885 S.F.     TOTAL: 21,270 S.F. (21 UNITS)

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4th FLOOR PLAN BUILDING #1 & 3rd FLOOR PLAN BUILDING #2

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

BUILDING #2: 9,085 SF. BUILDING #1: 10,144 SF. TOTAL: 19,271 SF. (20 UNITS)

NO.	DATE	BY	REVISION

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
 SHEET CONTENTS : HCCO'S WINTER CRESCENT, SUNSET  
 BUILDING PLANS

NO. : 11024  
 DRAWN BY :  
 DATE : JAN 21, 2024  
 SCALE : 1/8" = 1'-0"

**barnett dembek**

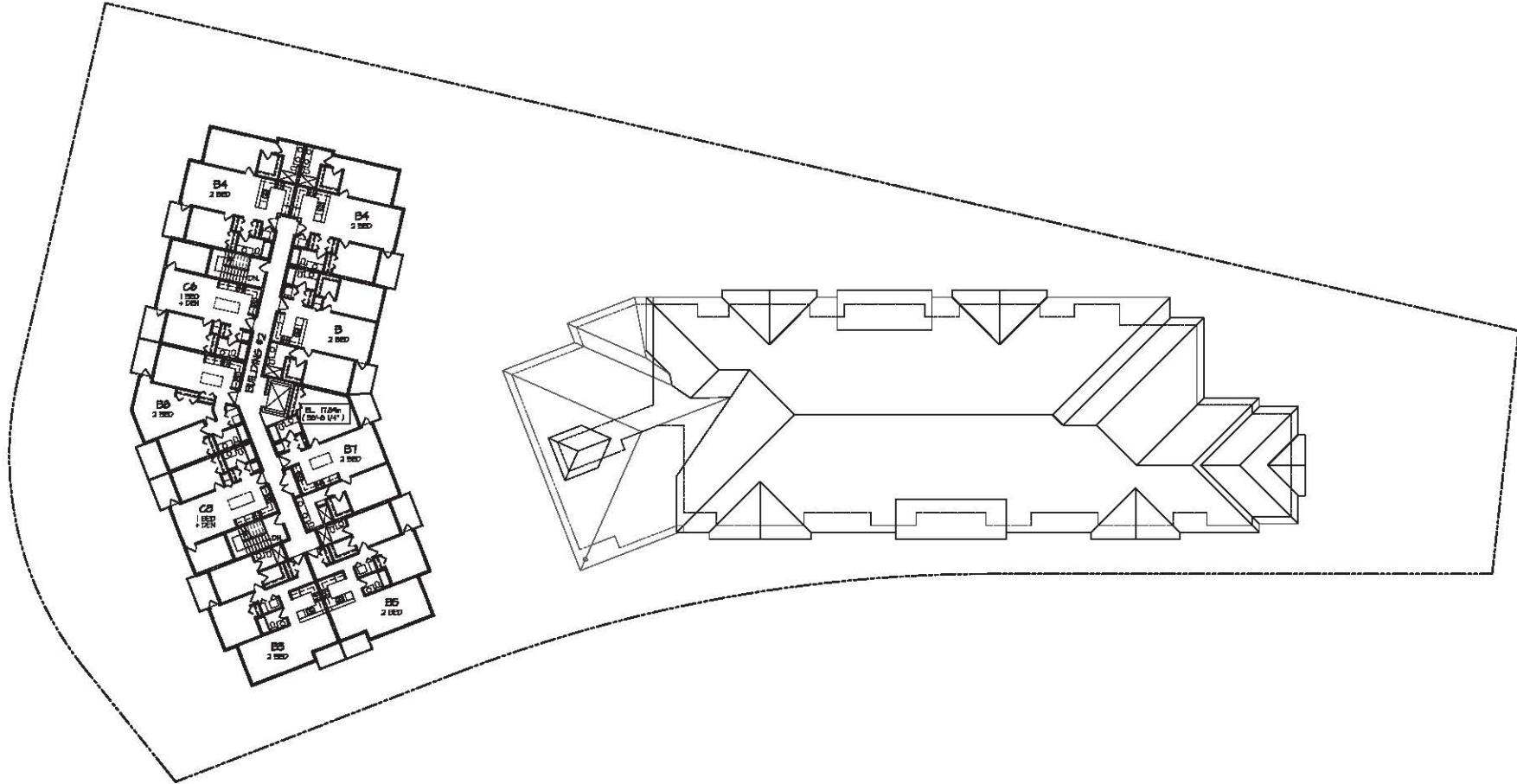
UNIT 133,  
 7036 132<sup>ND</sup> STREET,  
 SUNSET, B.C.  
 V3W 1H8

PHONE: (604) 867-7100  
 FAX: (604) 867-2099  
 EMAIL: mo@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-8.5

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NO.	DATE	BY	REVISION



DATE

NO.	DATE	BY	REVISION

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
 ADDRESS: 14000 PINTER CRESCENT, SUNSET  
 SHEET CONTENTS: BUILDING PLANS

barnett dembek

UNIT 133,  
 7030 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

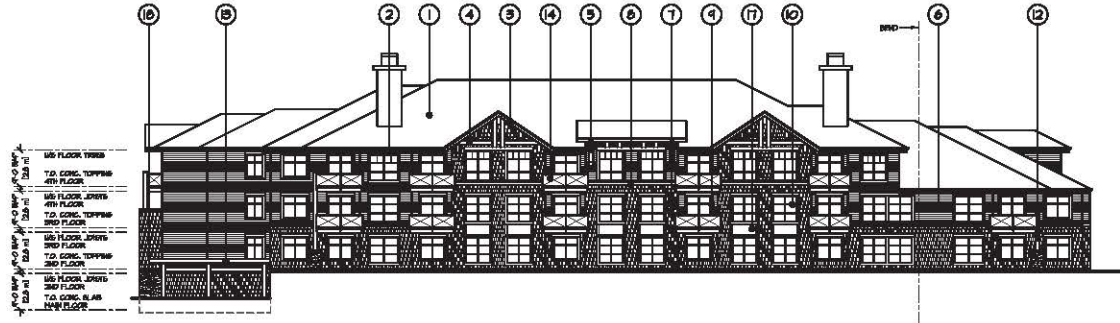
PHONE: (604) 887-7100  
 FAX: (604) 887-2088  
 EMAIL: mo@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-9.6

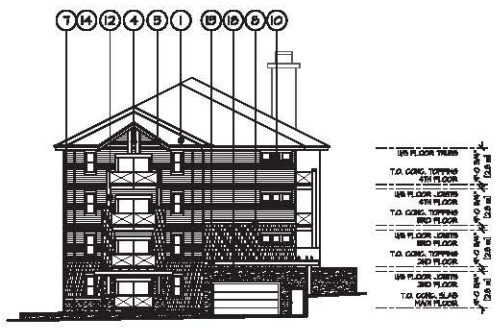
**4th FLOOR PLAN BUILDING #2**

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

BUILDING #2: 9,085 S.F.     BUILDING #1: 0 S.F.     TOTAL: 9,085 S.F. (4 UNITS)



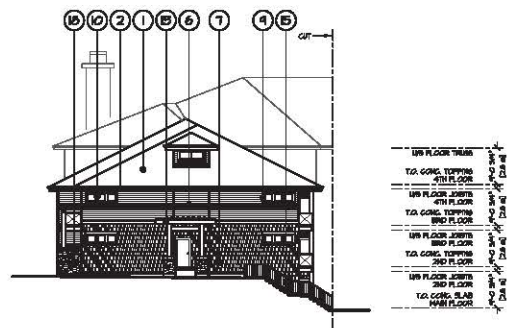
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X40 MOOD FASCIA
- ③ 1X10 MOOD TRIM ON 2X12 MOOD FASCIA
- ④ DECORATIVE MOOD CROSS BRACES
- ⑤ DECORATIVE MOOD KNEE BRACE
- ⑥ HARDI-BOARD HORIZONTAL SIDING
- ⑦ HARDI-BOARD SHINGLE SIDING
- ⑧ 1X4 MOOD TRIM ON 2X10 MOOD TRIM
- ⑨ 2X6 WINDOW TRIM WITH 2X40 HEADER TRIM
- ⑩ VINYL FRAMED WINDOWS
- ⑪ ANGLEZED STOREFRONT ENTRY DOORS & GLAZING SYSTEM
- ⑫ MOOD POST
- ⑬ MOOD TRELLIS
- ⑭ 3'-6" POWDER COATED ALUMINUM GUARDRAIL WITH TEMPERED GLAZING PANELS
- ⑮ 3'-6" POWDER COATED ALUMINUM HAND RAIL WITH TEMPERED GLAZING PANELS
- ⑯ PRIVACY SCREEN
- ⑰ HARDI PANEL SIDING
- ⑱ CULTURED STONE



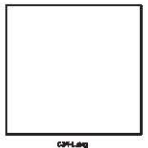
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

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NO.	DATE	BY	CHKD.	APPR.	REV.



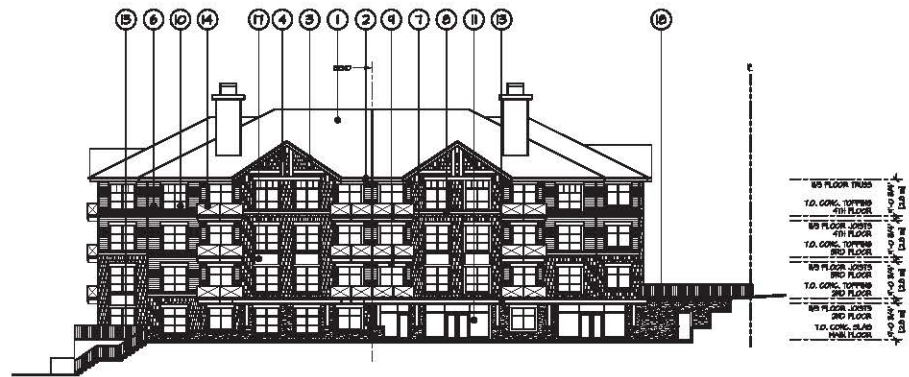
CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILDING DEVELOPMENT  
SHEETS: 1000S WINTER CASCADENT, SUNSET  
SHEET: 1000S WINTER CASCADENT, SUNSET - BUILDING #1  
DATE: JAN 24 14  
SCALE: 1/8" = 1'-0"

**barnett dembek**  
UNIT 133,  
ZONE 122 STREET,  
SUNSET, B.C.  
V5W 1H8  
PHONE: (804) 867-7100  
FAX: (804) 867-2099  
EMAIL: info@barnett.com

CLIENT NO.	SHEET NO.
11024	AC-41
PROJECT NO.	REV. NO.
11024	

**BUILDING #1**

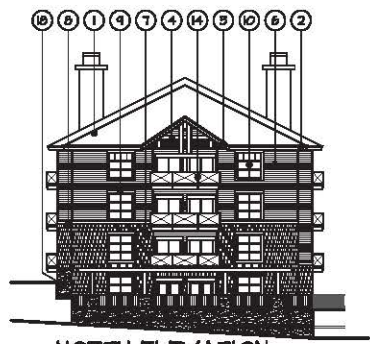
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18' 0" FLOOR TRESS  
T.O. CONC. TOPPING 4TH FLOOR  
18' 0" FLOOR JOISTS 4TH FLOOR  
T.O. CONC. TOPPING 3RD FLOOR  
18' 0" FLOOR JOISTS 3RD FLOOR  
T.O. CONC. TOPPING 2ND FLOOR  
18' 0" FLOOR JOISTS 2ND FLOOR  
T.O. CONC. SLAB MAIN FLOOR

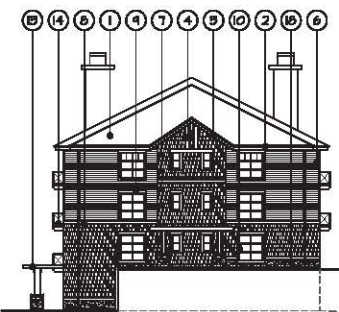
**WEST ELEVATION** SCHEDULE OF FINISHES  
SCALE: 1/8" = 1'-0"

- ① ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X60 WOOD FASCIA
- ③ 1X10 WOOD TRIM ON 2X12 WOOD FASCIA
- ④ DECORATIVE WOOD CROSS BRACES
- ⑤ DECORATIVE WOOD KNEE BRACE
- ⑥ HARDI-BOARD HORIZONTAL SIDING
- ⑦ HARDI-BOARD SHINGLE SIDING
- ⑧ 1X4 WOOD TRIM ON 2X10 WOOD TRIM
- ⑨ 2X6 WINDOW TRIM WITH 2X10 HEADER TRIM
- ⑩ VINYL FRAMED WINDOWS
- ⑪ ANGLICIZED STOREFRONT ENTRY DOORS & GLAZING SYSTEM
- ⑫ WOOD POST
- ⑬ WOOD TRELLIS
- ⑭ 3"-6" POWDER COATED ALUMINUM GUARDRAIL WITH TEMPLER GLAZING PANELS
- ⑮ 3"-6" POWDER COATED ALUMINUM HAND RAIL WITH TEMPLER GLAZING PANELS
- ⑯ PRIVACY SCREEN
- ⑰ HARDI PANEL SIDING
- ⑱ CULTURED STONE



18' 0" FLOOR TRESS  
T.O. CONC. TOPPING 4TH FLOOR  
18' 0" FLOOR JOISTS 4TH FLOOR  
T.O. CONC. TOPPING 3RD FLOOR  
18' 0" FLOOR JOISTS 3RD FLOOR  
T.O. CONC. TOPPING 2ND FLOOR  
18' 0" FLOOR JOISTS 2ND FLOOR  
T.O. CONC. SLAB MAIN FLOOR

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



18' 0" FLOOR TRESS  
T.O. CONC. TOPPING 4TH FLOOR  
18' 0" FLOOR JOISTS 4TH FLOOR  
T.O. CONC. TOPPING 3RD FLOOR  
18' 0" FLOOR JOISTS 3RD FLOOR  
T.O. CONC. TOPPING 2ND FLOOR  
18' 0" FLOOR JOISTS 2ND FLOOR  
T.O. CONC. SLAB MAIN FLOOR

**SOUTH ELEVATION**



18' 0" FLOOR TRESS  
T.O. CONC. TOPPING 4TH FLOOR  
18' 0" FLOOR JOISTS 4TH FLOOR  
T.O. CONC. TOPPING 3RD FLOOR  
18' 0" FLOOR JOISTS 3RD FLOOR  
T.O. CONC. TOPPING 2ND FLOOR  
18' 0" FLOOR JOISTS 2ND FLOOR  
T.O. CONC. SLAB MAIN FLOOR

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

REV	DATE	BY	CHKD	APPD



CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT : PROJECT TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
SHEET CONTAINS : ELEVATIONS - BUILDING #2

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT : PROJECT TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
SHEET CONTAINS : ELEVATIONS - BUILDING #2

**barnett dembek**  
UNIT 133,  
7030E 132D STREET,  
SURVEY, B.C.  
V3V 1H5  
PHONE: (804) 867-7100  
FAX: (804) 867-2899  
EMAIL: mrd@barnett.com

**BUILDING #2**

ACCEPTANCE OF THESE AND THE  
 RELATED SERVICES IS SUBJECT TO THE  
 FULL ACCEPTANCE OF THE  
 TERMS AND CONDITIONS OF THE  
 AGREEMENT BY THE CLIENT. THE  
 CLIENT'S OBLIGATIONS UNDER THIS  
 AGREEMENT SHALL SURVIVE THE  
 TERMINATION OR CANCELLATION OF  
 THIS AGREEMENT AND ANY OTHER  
 AGREEMENTS BETWEEN THE PARTIES.

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02/08/2014

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CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT ALSO DEVELOPMENT  
 PHASE : PHASE 1 INTER-CRESCENT, SUNSET  
 SHEET NUMBER : ELL021015 14-02-014

**barnett dembek**

UNIT 1.00  
 7308 120 STREET,  
 VANCOUVER, B.C.  
 V6V 1Y8

PHONE: (604) 567-7100  
 FAX: (604) 567-2088  
 EMAIL: [real@barnett.com](mailto:real@barnett.com)

CLIENT NO.	PROJECT NO.
	AC-51
PROJECT NO.	NO24



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



VIEW FROM SOUTHWEST



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REV	DATE	BY	CHKD	DESCRIPTION



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CLIENT :	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT :	HIGH-RISE TOWNHOUSE & APARTMENT BLDG DEVELOPMENT 11600 WINTER CRESCENT, SURREY
DATE :	JAN 24 14
TITLE :	BUILDING MASSING
REV :	0-0

**barnett dembek**

UNIT 126,  
7130 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-8099  
EMAIL: info@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-5.2
11024	REV. NO.

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NO.	DATE	BY	REVISION



DRAWN :		DATE :	
NO. :		DATE :	
PROJECT :		SCALE :	
SHEET :		NO. :	
CLIENT :		NO. :	

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PHASED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
 PHASED WINTER CRESCENT, SUNSET  
 SHEET : BUILDING MASSING

**barnett dembek**

UNIT 126,  
7708 136 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-8099  
 EMAIL: info@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-55
DRAWING NO.	NO. NO.
11024	



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DATE	BY	DESCRIPTION

COLORBAR

DATE	DRAWN BY	CHECKED BY

PROJECT: A RIVERS DANCE DEVELOPMENT LTD.  
 DRAWING NO.: 135  
 DATE: JAN 24 14  
 SCALE: 1/8" = 1'-0"

PROJECT: PARCELS THROUGH A 300' WIDE CORRIDOR IN THE RIVERS DANCE DEVELOPMENT  
 SHEET NO.: 11021  
 SHEET TITLE: BUILDING 11-0605

**barnett dermbek**

UNIT 135,  
7500 130 STREET,  
SURREY, B.C.  
V0W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2086  
 EMAIL: [mtd@barnettdermbek.com](mailto:mtd@barnettdermbek.com)

PROJECT NO.	SHEET NO.
11021	AC-5A
REV. NO.	



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NO.	DATE	BY	REVISION



CLIENT: A RIVERS DANCE DEVELOPMENT LTD. PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT SHEET COMMENTS: PARCELS INTERIOR, COURTYARD, SUNDECK EMBELLISH 14-05-2018		DRAWN: J CHECKED: J DATE: Jun 24 14 SCALE: 1/8" = 1'-0"
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barrett dARBEEK

UNIT 130,  
7200 130 STREET,  
SURREY, B.C.  
V3W 1T8

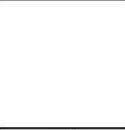
PHONE: (604) 567-7100  
FAX: (604) 567-2286  
EMAIL: ma@barrett.com

CLIENT NO:	SHEET NO:
PROJECT NO:	REV. NO:
11024	AG-53



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DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE	BY



CONTINUED

CLIENT :	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT :	PHASES 1, 2, 3 & 4 - 10 UNIT 135, 7338 130 STREET, SURREY, B.C. V3W 1H8
DATE :	JAN 24 14
SCALE :	1/4" = 1'-0"
SHEET CONTENTS :	
BUILDING 14-0505	

barnett dembek

UNIT 135,  
7338 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 587-7100  
FAX: (604) 587-2088  
EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
11024	AC-5-6

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REV. NO.	DATE	BY	ISSUE

REV. NO.	DATE	BY	ISSUE

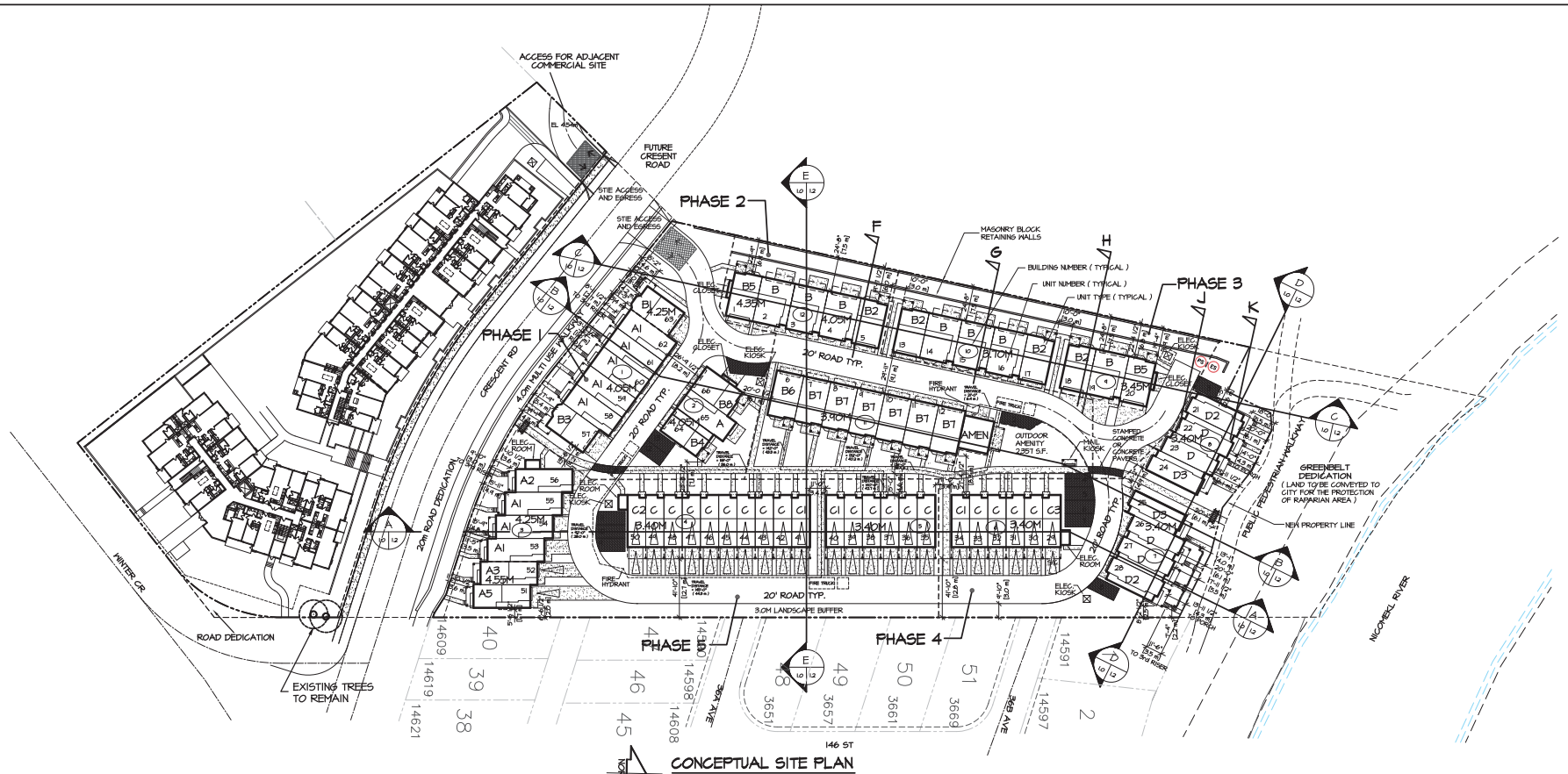
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 DRAWN :  
 DATE : 19/02/2014  
 SCALE : 1" = 4'-0"

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
 SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek  
 UNIT 135,  
 7538 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

CLIENT NO. 11029  
 SHEET NO. AC-1.0  
 PROJECT NO. REV. NO.



**TOWNHOUSE DEVELOPMENT DATA**

ZONING : RM-30

SITE AREA :  
 GROSS : 225,327 S.F. 5.173 acres 20,934 m<sup>2</sup> 2,019 Ha  
 GREENBELT DEDICATION : 21,604 S.F. 0.496 acres 2,011 m<sup>2</sup> 0.201 Ha  
 ROAD DEDICATION : 24,904 S.F. 0.562 acres 2,211 m<sup>2</sup> 0.216 Ha  
 APARTMENT SITE : 56,271 S.F. 1.242 acres 5,228 m<sup>2</sup> 0.529 Ha  
 NET TOWNHOUSE SITE AREA : 122,444 S.F. 2.823 acres 11,422 m<sup>2</sup> 1.142 Ha

F.A.R. : 0.82 (100,609 S.F.)

SITE COVERAGE : 34.35% (48,383 S.F.)

DENSITY : 23.38 U.P.A. 51.78 U.P.Ha. ( 66 UNITS )

PARKING :  
 REQUIRED :  
 RESIDENTIAL : 66 X 2.0 = 132 SPACES  
 VISITOR : 66 X 2.0 = 132 SPACES  
 TOTAL : 145.2 SPACES  
 PROPOSED :  
 RESIDENTIAL : 132 SPACES  
 VISITOR : 13 SPACES  
 TOTAL : 145 SPACES

AMENITY :  
 REQUIRED :  
 OUTDOOR : 2,192 S.F.  
 INDOOR : 2,192 S.F.  
 PROPOSED :  
 OUTDOOR : 2,391 S.F.  
 INDOOR : 1,000 S.F.

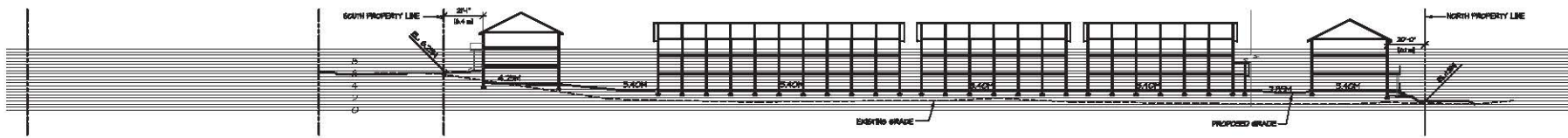
**UNIT BREAKDOWN**

UNIT TYPE	NO. OF UNITS	TOTAL # BEDROOMS OF UNITS	TOTAL GARAGE	TOTAL S.F. PER UNIT (TYPE GARAGE INCLUDED)	TOTAL S.F. PER UNIT (TYPE GARAGE EXCLUDED)
A	3	1	569	1,491	2,060
A1	3	8	569	1,491	16,480
A2	3	1	576	1,511	2,087
A3	3	1	247	1,814	2,061
A5	3	1	241	1,852	2,093
B	3	7	403	1,950	16,471
B1	3	1	420	1,644	2,064
B2	3	4	406	1,572	7,912
B3	3	1	420	1,652	2,072
B4	3	1	413	1,619	2,032
B5	3	2	406	1,558	3,980
B6	3	1	406	1,558	1,990
B7	3	6	403	1,559	11,772
B8	3	1	413	1,618	2,031
C	2	16	253	1,207	24,320
C1	2	4	256	1,281	6,148
C2	2	1	256	1,288	1,544
C3	2	1	256	1,288	1,544
D	3	4	493	1,559	8,208
D2	3	2	492	1,602	4,188
D3	3	2	500	1,584	4,168
TOTAL	66			125,225	90,751

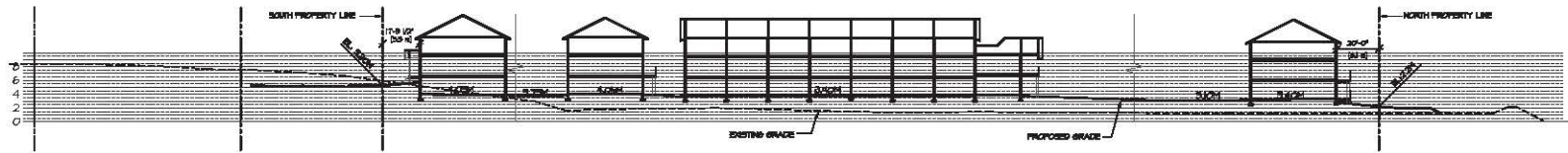
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- AC-1.0 SITE PLAN & DEVELOPMENT DATA
- AC-1.1 GRADING PLAN
- AC-1.2 SITE SECTIONS
- AC-1.3 CONTEXT PLAN
- AC-1.4 STREET ELEVATIONS
- AC-2.01 UNIT PLANS
- AC-2.02 UNIT PLANS
- AC-2.03 UNIT PLANS
- AC-2.04 UNIT PLANS
- AC-2.05 UNIT PLANS
- AC-2.06 UNIT PLANS & AMENITY
- AC-3.01A BUILDING PLANS - BUILDING #1
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- AC-3.04A BUILDING PLANS - BUILDING #4
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- AC-3.06 BUILDING PLANS - BUILDING #6
- AC-3.07 BUILDING PLANS - BUILDING #7
- AC-3.08 BUILDING PLANS - BUILDING #8
- AC-3.09 BUILDING PLANS - BUILDING #9
- AC-3.01 BUILDING PLANS - BUILDING #10
- AC-3.02 BUILDING PLANS - BUILDING #11
- AC-3.11A BUILDING PLANS - BUILDING #11
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- AC-4.01 ELEVATIONS - BUILDING #1
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- AC-4.03 ELEVATIONS - BUILDING #3
- AC-4.04 ELEVATIONS - BUILDING #4
- AC-4.05 ELEVATIONS - BUILDING #5
- AC-4.06 ELEVATIONS - BUILDING #6
- AC-4.07 ELEVATIONS - BUILDING #7
- AC-4.08 ELEVATIONS - BUILDING #8
- AC-4.09 ELEVATIONS - BUILDING #9
- AC-4.10 ELEVATIONS - BUILDING #10
- AC-4.11 ELEVATIONS - BUILDING #11
- AC-4.12 ELEVATIONS - BUILDING #12

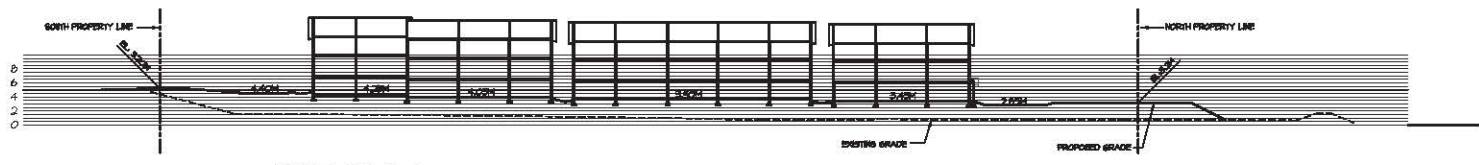




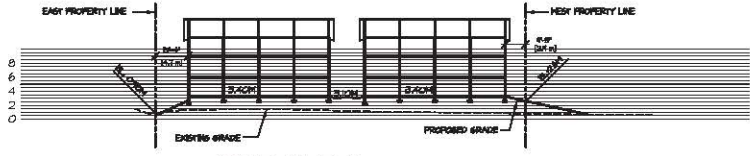
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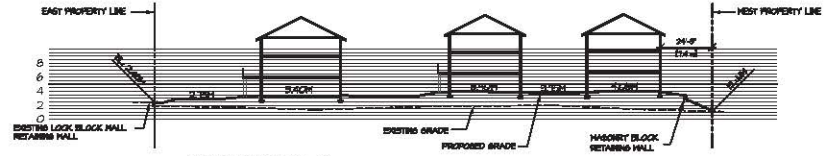
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SCALE: 1" = 50'-0"



**SECTION C-C**  
SCALE: 1" = 50'-0"



**SECTION D-D**  
SCALE: 1" = 50'-0"



**SECTION E-E**  
SCALE: 1" = 50'-0"

RESPONDENT: ALL DIMENSIONS AND LOCATIONS INDICATED HEREON ARE THE RESULT OF VISUAL SURVEY AND FIELD MEASUREMENTS. THE CLIENT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL SURVEY AND FIELD MEASUREMENTS TO VERIFY THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL SURVEY AND FIELD MEASUREMENTS TO VERIFY THE INFORMATION PROVIDED. THE DESIGNER HAS CONDUCTED VISUAL SURVEY AND FIELD MEASUREMENTS TO VERIFY THE INFORMATION PROVIDED.

NO.	DATE	BY	REVISION

404 45-00

CLIENT:	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT:	PROPOSED TOWNHOUSE & APARTMENT BUILDING DEVELOPMENT 14025 WINTER CRESCENT, SURREY
SHEET CONTENTS:	SITE SECTIONS

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T8

PHONE: (804) 597-7100  
FAX: (804) 597-2098  
EMAIL: mald@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11021	AC-1.2

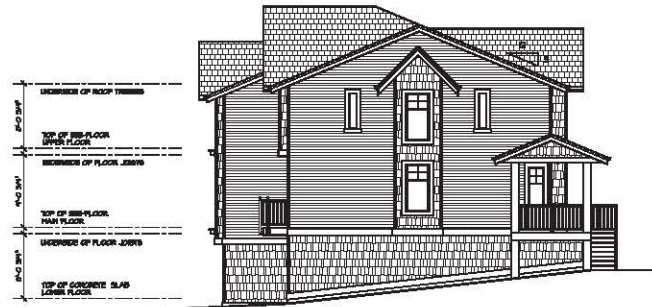


**FRONT ELEVATION**

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

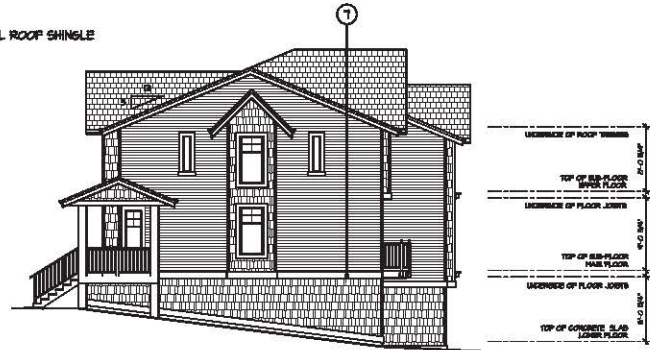
**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2x6 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS CAN 2x6 WINDOW TRIM
- ⑦ 2x10 WOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVER
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



**LEFT SIDE ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
 SHEET CONTENTS : ELEVATIONS BUILDING #1

NO.	DATE	BY	REVISION

DATE : 10/24/2014

DESIGN : H.D.	DRAWN : I	DATE : Apr 20 14	SCALE : 1/8" = 1'-0"
PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT			
SHEET CONTENTS : ELEVATIONS BUILDING #1			

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.
PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT
SHEET CONTENTS : ELEVATIONS BUILDING #1

**barnett dembek**

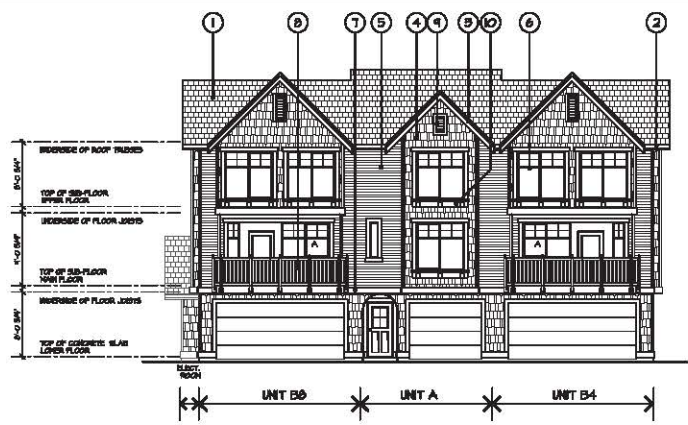
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

PHONE: (804) 597-7100  
 FAX: (804) 597-2098  
 EMAIL: [info@barnettwb.com](mailto:info@barnettwb.com)

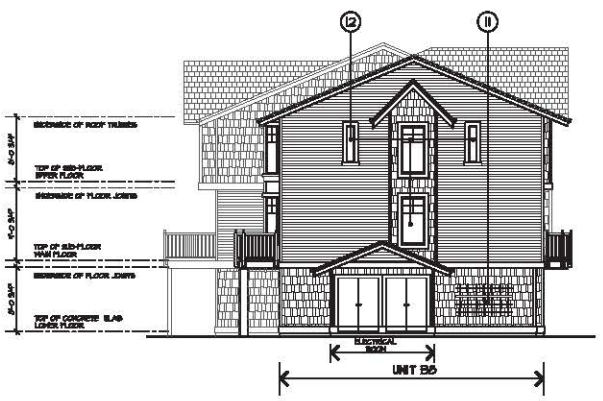
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11029	AC-4J

**BUILDING #1**

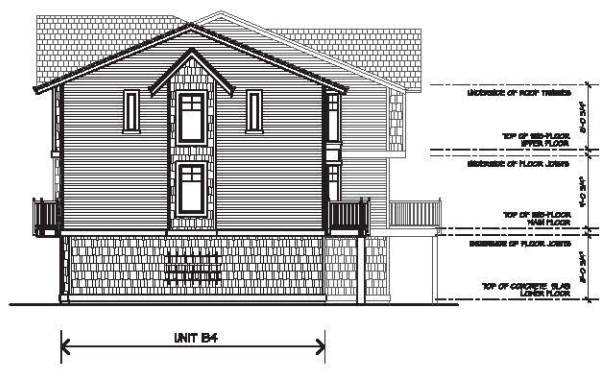
EXPERIENCE. ALL ELEMENTS ARE TO BE INSTALLED AND FINISHED IN ACCORDANCE WITH THE CURRENT BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE NEIGHBOURHOOD AND LOCAL COMMUNITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE NEIGHBOURHOOD AND LOCAL COMMUNITY.



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



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



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

**SCHEDULE OF FINISHES**

- ① VARI-GATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X6 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS G/M 2X6 MIMDOW TRIM
- ⑦ 2X6 WOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE
- ⑫ PROVIDE LEXAN PROTECTOR SHIELD OVER WEST FACING WINDOWS



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

NO.	DATE	BY	CHKD.	APP'D.

NO.	DATE	BY	CHKD.	APP'D.

CLIENT :	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT :	PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT
SHEET NO. :	16025 WINTER CRESCENT, SARREY
DATE :	APR 28 14
SCALE :	1/8" = 1'-0"
SHEET TITLE :	ELEVATIONS BUILDING #2

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

PHONE: (804) 597-7100  
 FAX: (804) 597-2098  
 EMAIL: mail@barnettdebek.com

CLIENT NO.	SHEET NO.
10291	AC-4.02
PROJECT NO.	REV. NO.

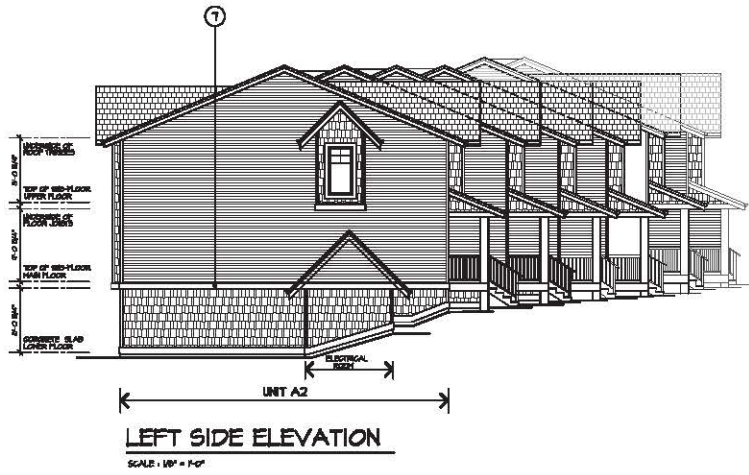
**BUILDING #2**



EXPLANATION: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE INDICATED. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS PRIOR TO CONSTRUCTION.



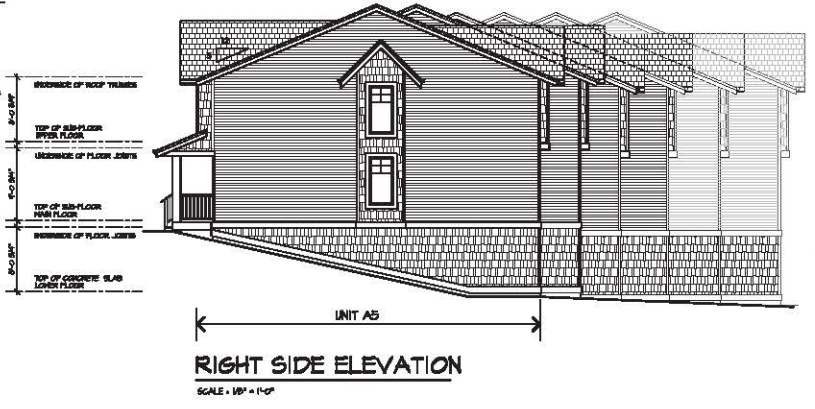
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



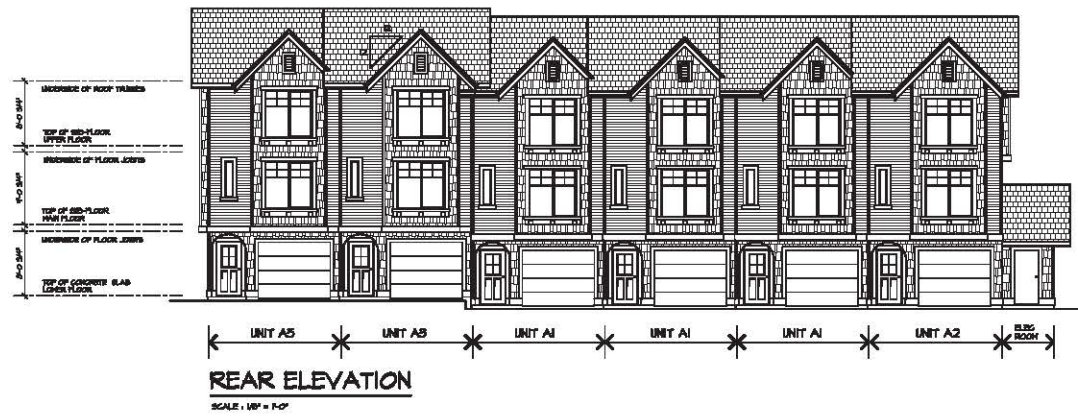
**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① VARI-GATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/M 2X6 WINDOW TRIM
- ⑦ 2X10 WOOD TRIM
- ⑧ PONDER COAT ALUMINUM HANDRAIL
- ⑨ LAMBE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



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



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

NO.	DATE	BY	CHKD.	REV.

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
SHEET COORDINATOR: MARGO WINTER CRESCENT, SHARPEY  
SHEET COORDINATOR: ELEVATIONS BUILDING #8

NO.	DATE	BY	CHKD.	REV.

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 2T6

PHONE: (604) 587-7100 FAX: (604) 587-2098 EMAIL: [mail@barnttdembek.com](mailto:mail@barnttdembek.com)

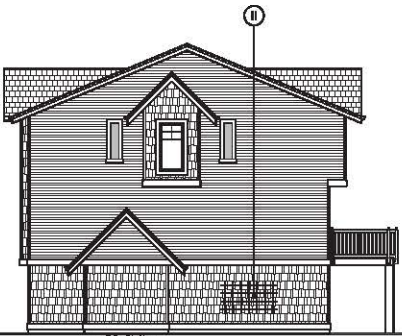
CLIENT NO.	SHEET NO.
10291	AC-4.05

**BUILDING #8**

STANDARD: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THE INFORMATION PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.



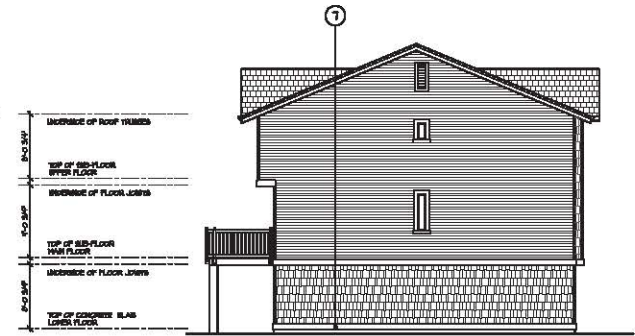
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2x8 MOOD FASCIA
- ③ D4 MOOD TRIM ON 2x8 MOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/M 2x6 WINDOW TRIM
- ⑦ 2x8 MOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED MOOD LATTICE



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



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

NO.	DATE	BY	REVISION

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.	DATE: Apr 28 14	SCALE: 1/8" = 1'-0"
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT	SHEET NO: 11	
PROJECT: 16005 WINTER CRESCENT, SHARREY		
SHEET CONTENT: ELEVATIONS		
BUILDING #4		

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1T86

PHONE: (804) 597-7100  
 FAX: (804) 597-2098  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
110291	AC-4.D4

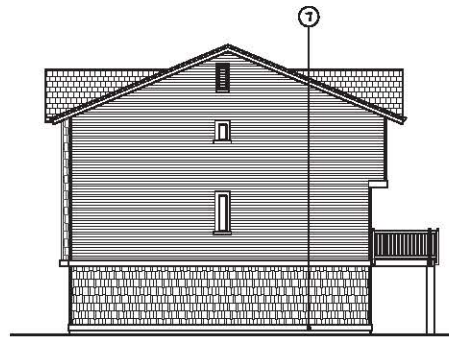
**BUILDING'S #4**

EXCEPT AS NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND MATERIALS. THE ARCHITECT HAS NOT VERIFIED THE EXISTING CONDITIONS OF THE SITE. THE ARCHITECT HAS NOT VERIFIED THE EXISTING CONDITIONS OF THE SITE. THE ARCHITECT HAS NOT VERIFIED THE EXISTING CONDITIONS OF THE SITE. THE ARCHITECT HAS NOT VERIFIED THE EXISTING CONDITIONS OF THE SITE.



**FRONT ELEVATION**

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

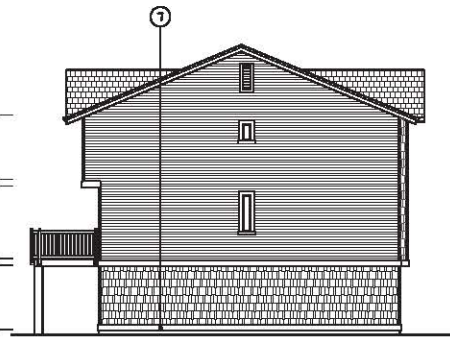


**LEFT SIDE ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① VARI-GATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2x6 WOOD FASCIA
- ③ 1x4 WOOD TRIM ON 2x6 WOOD FASCIA
- ④ HARDY SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDY SIDING
- ⑥ VINYL FRAMED WINDOWS C/M 2x6 WINDOW TRIM
- ⑦ 2x6 WOOD TRIM
- ⑧ PONDUR COAT ALUMINUM HANDRAIL
- ⑨ LOUVER
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

NO.	DATE	BY	CHKD.



C&H Lang

CLIENT:	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT:	PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT
DATE:	APR 28 14
SCALE:	1/8" = 1'-0"
SHEET NO.:	ELEVATIONS BUILDING #5

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T6

PHONE: (804) 597-7100  
FAX: (804) 597-2098  
EMAIL: mail@barnett.com

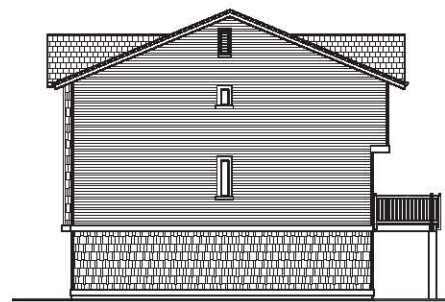
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
10291	AC-45

**BUILDING #5**

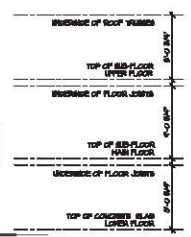
EXCEPT AS NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CONSULTANT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS INCURRED IN THE PERFORMANCE OF THE SERVICES PROVIDED. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THE INFORMATION PROVIDED. THE CONSULTANT'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS INCURRED IN THE PERFORMANCE OF THE SERVICES PROVIDED.



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

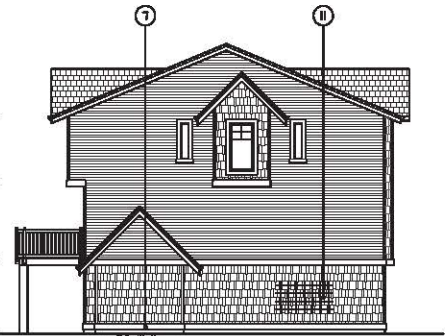
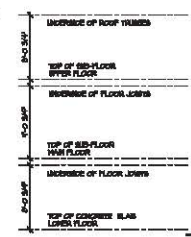


**LEFT SIDE ELEVATION**  
SCALE : 1/8" = 1'-0"



**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2x8 MOOD FASCIA
- ③ 1x4 MOOD TRIM ON 2x8 MOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS ON 2x6 WINDOW TRIM
- ⑦ 2x8 MOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVER
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED MOOD LATTICE



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



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

NO.	DATE	BY	REVISION

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
 SHEET CONTENTS : ELEVATIONS BUILDING #6

**barnett dembek**  
 7536 130 STREET, SURREY, B.C. V3W 1H6  
 PHONE: (804) 597-7100  
 FAX: (804) 597-2099  
 EMAIL: m@dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-4.06

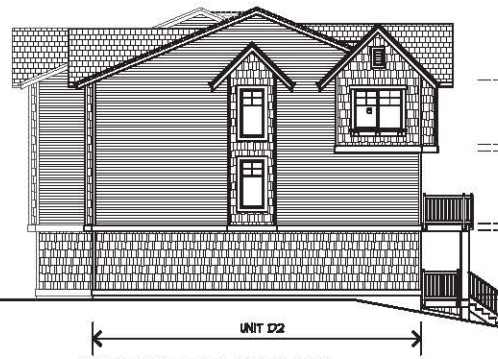
**BUILDING'S #6**

EXCEPT AS NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. THIS DRAWING IS THE PROPERTY OF BARNETT DEMBEK ARCHITECTURE & INTERIORS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBEK ARCHITECTURE & INTERIORS. © BARNETT DEMBEK ARCHITECTURE & INTERIORS, 2014.



**FRONT ELEVATION**

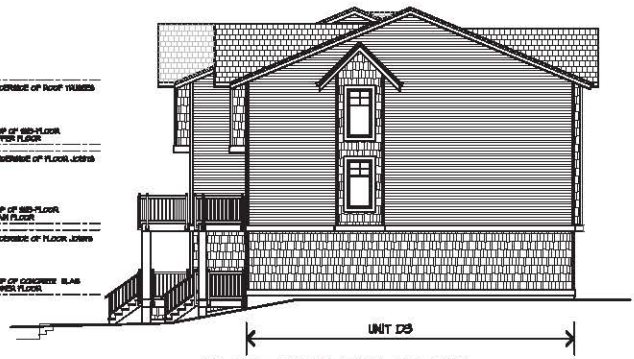
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① VARIEGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- ③ Dx4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/W 2X6 WINDOW TRIM
- ⑦ 2X10 WOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOGGARE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



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



**REAR ELEVATION**

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

NO.	DATE	BY	CHKD.	REVISION



LHM & Lang

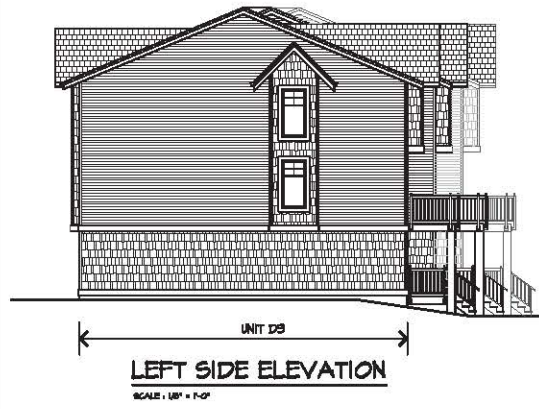
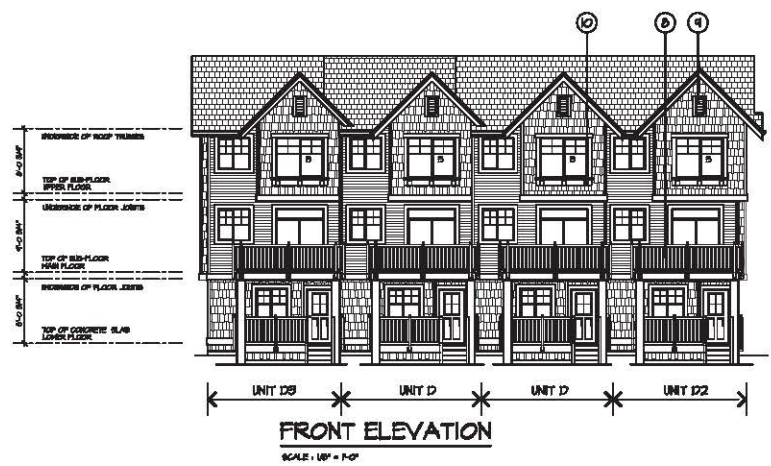
CLIENT: A RIVERS DANCE DEVELOPMENT LTD.  
NO. DRAWING I  
DATE: Apr 28 14  
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BLDG DEVELOPMENT  
SHEET NO.: SHEET 1  
SHEET TITLE: ELEVATIONS BUILDING #1  
SCALE: 1/8" = 1'-0"

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1T6  
 PHONE: (804) 597-7100  
 FAX: (804) 597-2099  
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1029	AC-4.01

**BUILDING #7**

EXCEPT AS SHOWN OR NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**SCHEDULE OF FINISHES**

- ① VARI-GATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4\"/>



NO.	DATE	BY	REVISION

CON & LIND

CLIENT :	A RIVERS DANCE DEVELOPMENT LTD.
PROJECT :	PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT
DATE :	Apr. 28, 14
SHEET NO. :	16025 WINTER CRESCENT, SHARREY
ELEVATIONS :	ELEVATIONS
BUILDING NO. :	BUILDING #8

**barnett dembek**

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1T6

PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: m@barnett.dembek.com

**BUILDING #8**

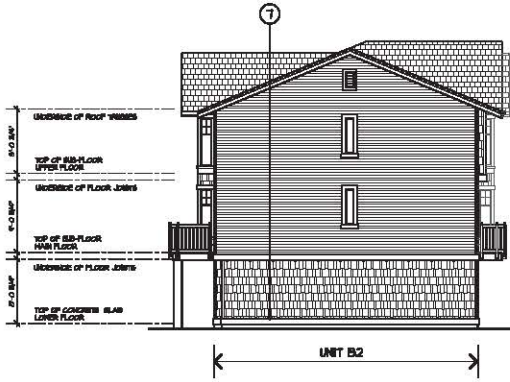
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.08
REV. NO.	1024

EXAMINE ALL DRAWINGS AND SPECIFICATIONS CAREFULLY AND BE AWARE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE AND FOR PROTECTING ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNER CONSENT AND FOR PROTECTING ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY OWNER CONSENT AND FOR PROTECTING ALL ADJACENT PROPERTIES.



FRONT ELEVATION

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

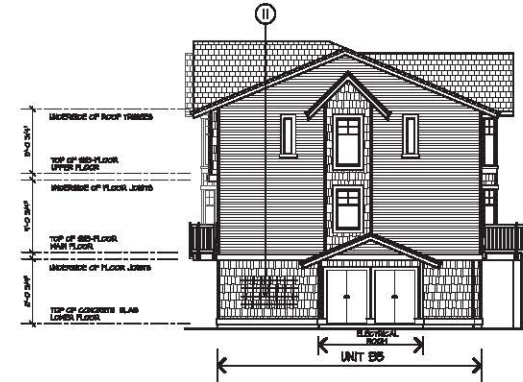


LEFT SIDE ELEVATION

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

SCHEDULE OF FINISHES

- ① VARIATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 HOOD FASCIA
- ③ 1X4 HOOD TRIM ON 2X10 HOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/W 2X6 WINDOW TRIM
- ⑦ 2X10 HOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED HOOD LATTICE



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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




CONTRACT

CLIENT: A RIVERS DANCE DEVELOPMENT LTD.	DESIGN: 1	DRAWING: 1
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT	DATE: 14	SCALE: 1/8" = 1'-0"
SHEET COORDINATE: 16/025 WINTER CRESCENT, SURREY	APPROVAL:	BY:
SHEET COORDINATE: ELEVATIONS BUILDING #1		

barnett dembek

UNIT 135,  
75/36 130 STREET,  
SURREY, B.C.  
V3W 1T8

PHONE: (804) 597-7100  
FAX: (804) 597-2099  
EMAIL: mdd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
1029	AC-4.04

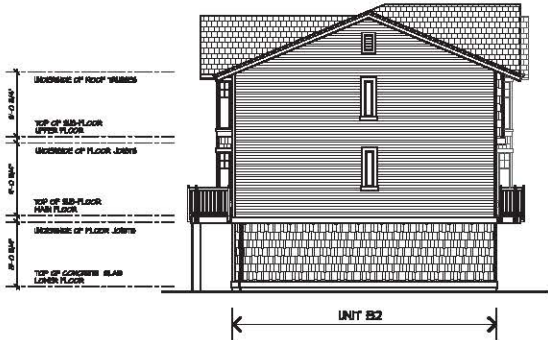
BUILDING #1

DISCLAIMER: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED AND THE SHAPE AND POSITION OF THE ROOF IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE ACTUAL DIMENSIONS OF THE PROPERTY TO BE DEVELOPED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.



**FRONT ELEVATION**

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

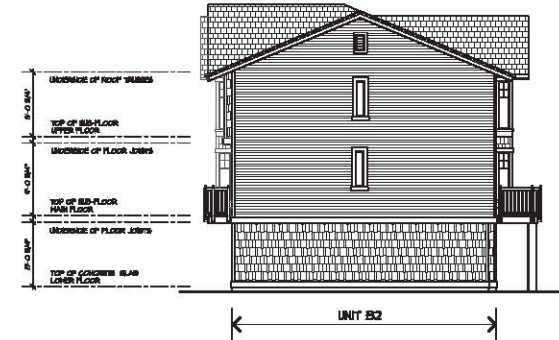


**LEFT SIDE ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- ③ 1/4" X 1" WOOD TRIM ON 2X6 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS ON 2X6 WINDOW TRIM
- ⑦ 2X6 WOOD TRIM
- ⑧ PONDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

NO.	DATE	BY	REVISION



CLIENT :	A RIVERS DANCE DEVELOPMENT LTD.
NO. :	
DRAWN :	
DATE :	Apr 20 14
SCALE :	1/8" = 1'-0"

PROJECT :	PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT
CLIENT :	MARCO WINTER CRESCENT, SHARREY
SHEET CONTENTS :	ELEVATIONS
BUILDING NO :	

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

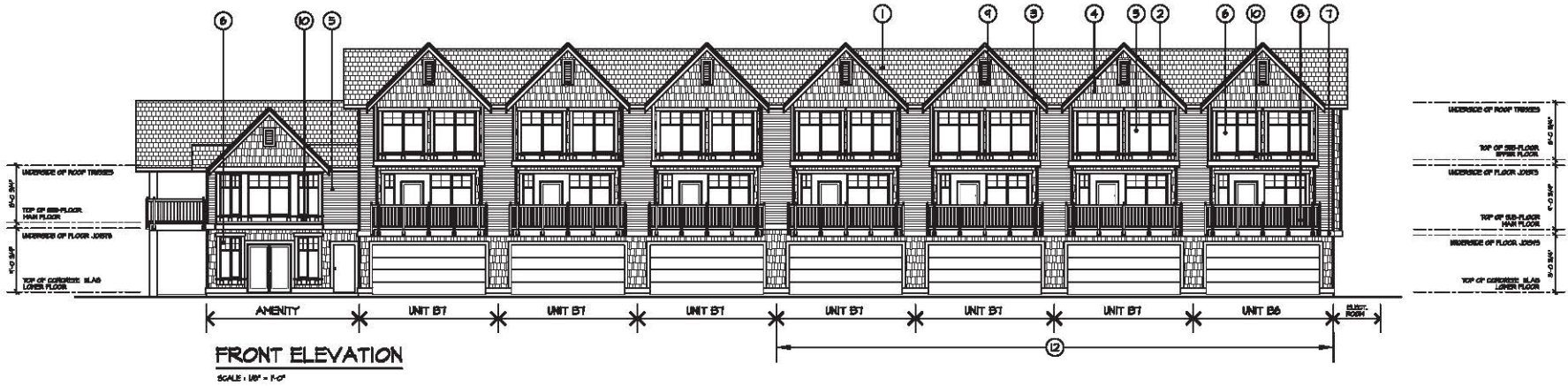
PHONE: (804) 597-7100  
 FAX: (804) 597-2099  
 EMAIL: m@barnett-dembek.com

CLIENT NO. :		SHEET NO. :	AC-110
PROJECT NO. :	10291	REV. NO. :	

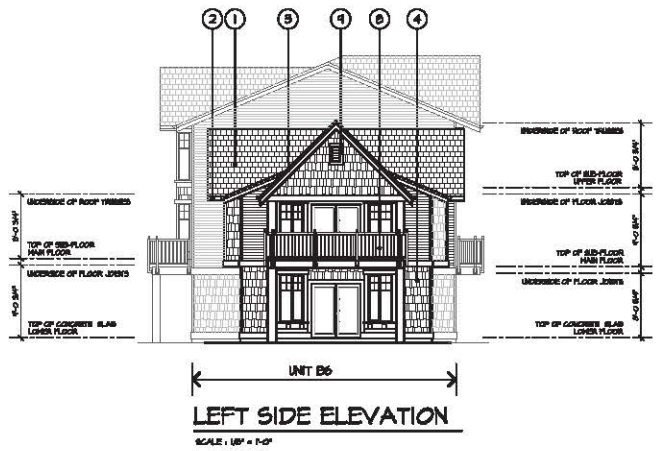
**BUILDING #10**



EXAMINE ALL SHEETS AND BE AWARE OF THE SCOPE OF THE WORK. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE SHEETS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE SHEETS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OR PERSONS DURING THE CONSTRUCTION OF THE PROJECT.



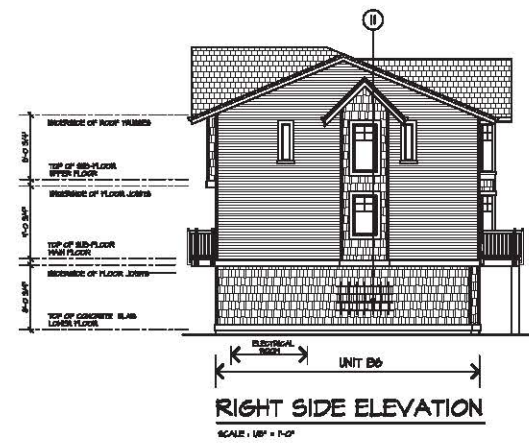
**FRONT ELEVATION**  
SCALE : 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- 1 VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- 2 PREFINISHED ALUMINUM GUTTER ON 2X6 HOOD FASCIA
- 3 D4 HOOD TRIM ON 2X10 HOOD FASCIA
- 4 HARDI SHINGLE SIDING
- 5 4" PROFILE HORIZONTAL HARDI SIDING
- 6 VINYL FRAMED WINDOWS GM 2X6 WINDOW TRIM
- 7 2X10 HOOD TRIM
- 8 PONDUR COAT ALUMINUM HANDRAIL
- 9 LOUVER
- 10 PLANT SHELF
- 11 WALL MOUNTED WOOD LATTICE
- 12 PROVIDE LEXAN PROTECTOR SHIELD OVER ALL WEST FACING WINDOWS AS INDICATED



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



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


CON & LING

CLIENT : A RIVERS DANCE DEVELOPMENT LTD.  
 PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT  
 SHEET CONTENTS : 16025 WINTER CRESCENT, SURREY  
 SHEET NO. : ELEVATIONS BUILDING #11

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H6

PHONE: (604) 597-7100  
 FAX: (604) 597-2098  
 EMAIL: mail@barnettlaw.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.11
10291	REV. NO.

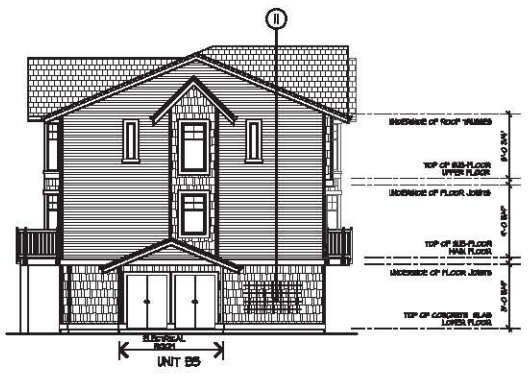
**BUILDING #11**

STANDARD: ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.



**FRONT ELEVATION**

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

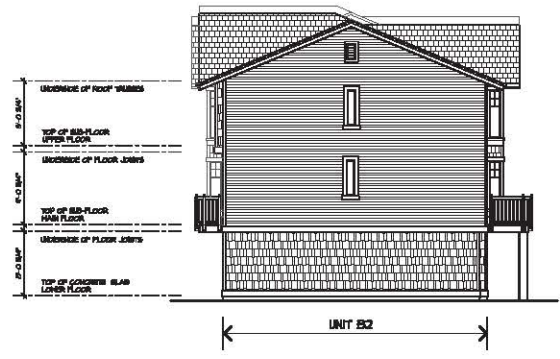


**LEFT SIDE ELEVATION**

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

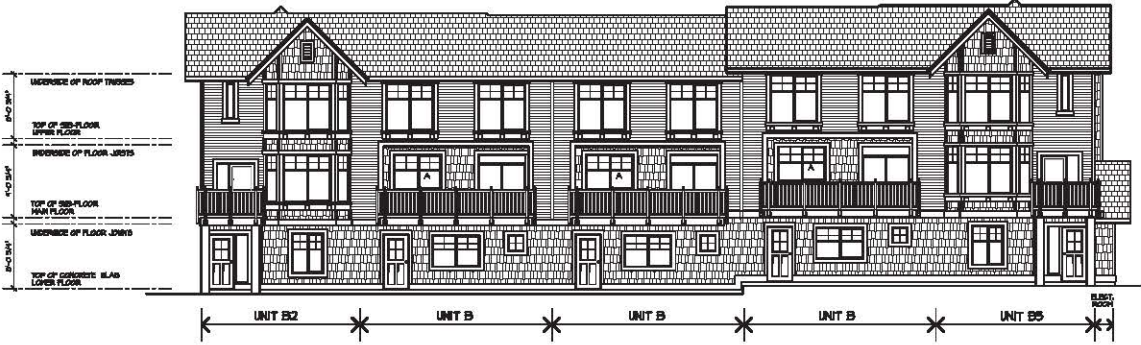
**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
- ③ 1/4" WOOD TRIM ON 2X6 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS ON 2X6 WINDOW TRIM
- ⑦ 2X6 WOOD TRIM
- ⑧ PONDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

NO.	DATE	BY	CHK.	APP.	REV.



CLIENT: A RIVERS DANCE DEVELOPMENT LTD.	DRAWN: DRANK I	DATE: Apr 28 14	SHEET NO. 11
PROJECT: PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT			
LOCATION: 16025 WINTER CRESCENT, SHARREY			
SHEET CONTENTS: ELEVATIONS			
BUILDING #12			

**barnett dembek**  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1T6

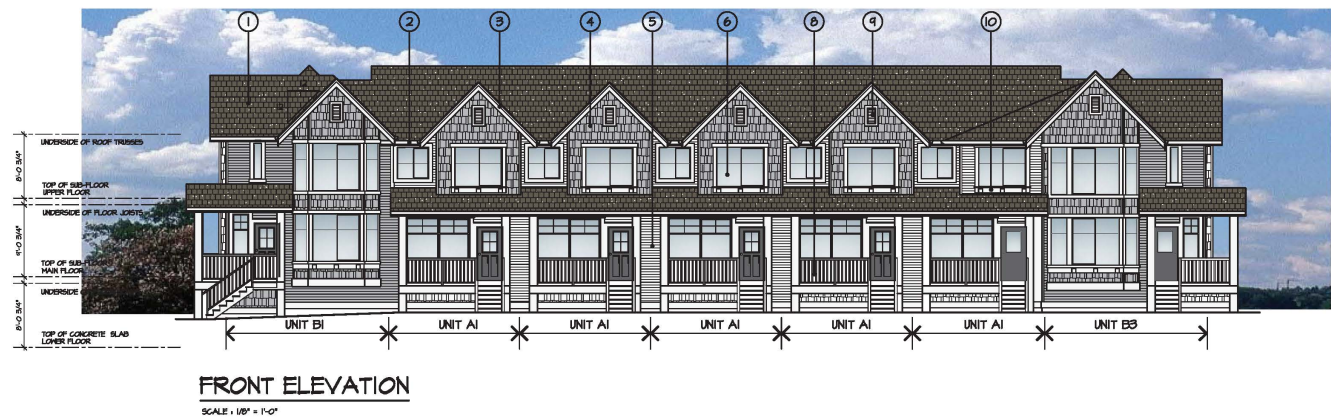
PHONE: (804) 597-7100  
 FAX: (804) 597-2098  
 EMAIL: mtd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
10291	AC-412

**BUILDING #12**

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ISSUED FOR	
BY	
DATE	
REVISION	
DATE	
BY	
DATE	
BY	
DATE	



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



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

**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/M 2X6 WINDOW TRIM
- ⑦ 2X10 WOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



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



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

CGI-1 color-2004.dwg

DESIGN :	ARCH :	DRAWN :	DATE :	FILE NO :	SCALE :
					1/8" = 1'-0"
CLIENT : A RIVERS DANCE DEVELOPMENT LTD.					
PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT 14605 WINTER CRESCENT, SURREY					
SHEET CONTENTS : ELEVATIONS BUILDING #1					

**barnett dembek**  
ARCHITECTS

UNIT 135,  
7336 130 STREET,  
SURREY, B.C.  
V3W 1H3

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mat@barnettd.com

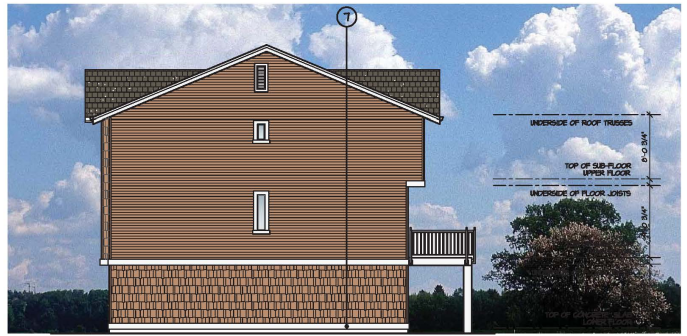
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11029	AC-4.1

**BUILDING #1**

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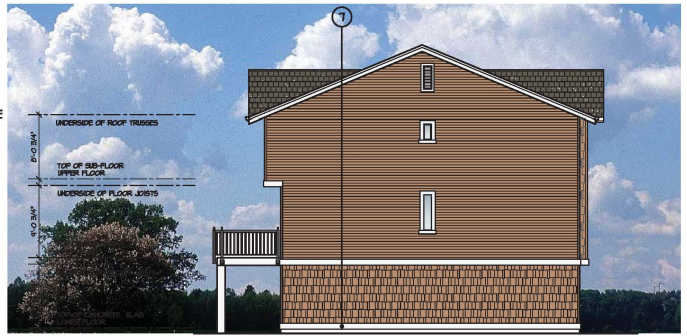
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

**SCHEDULE OF FINISHES**

- ① VARIGATED AND LAMINATED ARCHITECTURAL ROOF SHINGLE
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ HARDI SHINGLE SIDING
- ⑤ 4" PROFILE HORIZONTAL HARDI SIDING
- ⑥ VINYL FRAMED WINDOWS C/M 2X6 WINDOW TRIM
- ⑦ 2X10 WOOD TRIM
- ⑧ POWDER COAT ALUMINUM HANDRAIL
- ⑨ LOUVRE
- ⑩ PLANT SHELF
- ⑪ WALL MOUNTED WOOD LATTICE



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



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

ISSUED FOR	BY	DATE	NOSE	REV#	DATE	BY	NO



C:\p1-color-2004.dwg

DESIGN : MCD	DRAWN : MCD	DATE : MAY 14 2004	SCALE : 1/8" = 1'-0"
CLIENT : A RIVERS DANCE DEVELOPMENT LTD.			
PROJECT : PROPOSED TOWNHOUSE & APARTMENT BUILD DEVELOPMENT			
PROJECT : 14605 WINTER CRESCENT, SURREY			
SHEET CONTENTS : ELEVATIONS BUILDING #5			

**barnett dembek**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V0W 1H5

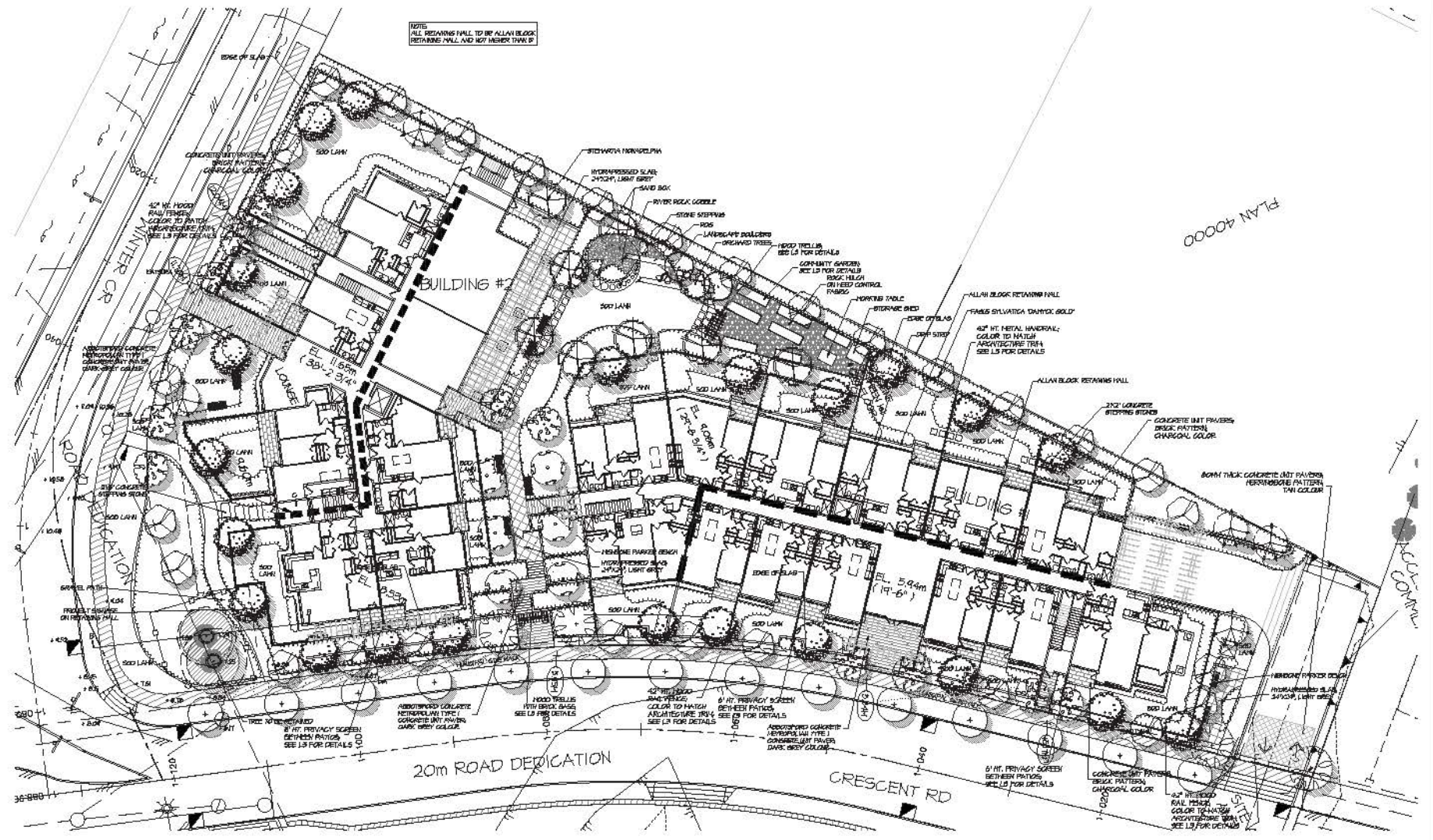
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11024	AC-4.5

**BUILDING #5**



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: office@m2la.com



NOTE:  
THE RETAINING WALL TO BE ALLAN BLOCK  
RETAINING WALL AND NOT HEBER TRAIL P

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **CONDOMINIUM DEVELOPMENT**  
**14005 WINTER CRESCENT**  
**SURREY, BC**

DRAWING TITLE: **LANDSCAPE TREE PLAN**

DATE: 03.06.21	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	<b>L1</b>
DRAWN: CL	
DESIGN: CL	
CHKD: NN	



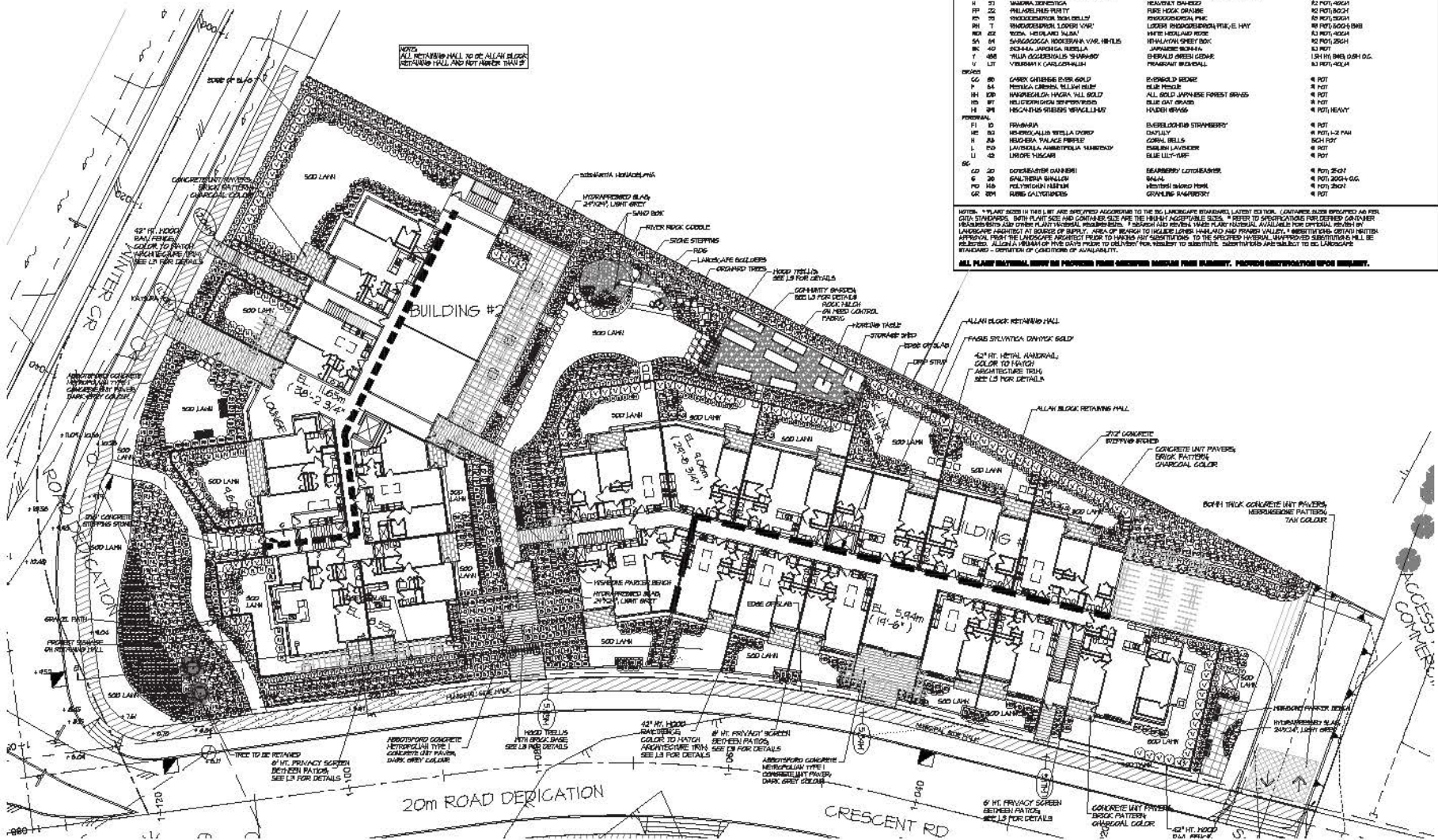
#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



**PLANT SCHEDULE**  
 HIL: 3100 NUMBER: 36-348  
 PLAN: 2020 SITE 7: 2020-24-10

SYD CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REFINANCE
1	COGONIPALLIUM UNROBRY	KALBARIA TREE	60H GALI 10H STD BRG
2	CHONDRITRANS CESTRUM ANNA DRAGLI	DRYBAT HEDGE CLIMBER	24 FT. STD
3	CHONDRITRANS VIRANGA	WIFE FRUIT TREE	34 FT. STD
4	DIOSCOREA VITIS	TO BE RETAINED	-
5	FINNIS SILVATICA DANVICK GOLF	DANVICK BEGGI	60H CALI BRG
6	TRAIT TREE APPLIS. FINNA GOLF	GRANDED TREE	BRIDE BRG
7	HIBELLA GRANDIFLORA VICTORIA	EUPHROSINE HIBELLA	60H CALI STD BRG
8	FAUCONIA PANACA HORIZONTAL VARIETY	FERNIA FOUNDED	20H H/DI 20H DIA 0 BRIT GULP
9	SIRENATHA HESARICARIA	GRANDIFLORA SIRENATHA	20H H/DI 20H DIA 0 STD
SHRUB			
10	ACALIA JAPONICA WAKAZUKI BEAUTY	ACALIA LIGHT PRK	80 FT/1-600H
11	SHILB SHIMONSUDA	COVIAL DEAN BUD	80 FT/1-400H
12	HICRATA FUKUKIYATA LITE LIGHT	LITE LIGHT FUKUKIYATA LINESSH-PRK	80 FT/1-300H
13	WADAKA DENKINGA	HEAVY BAT BRGZ	82 FT/1-400H
14	MILADEPHE PURTY	FLICE HOCK GRABER	80 FT/1-300H
15	HICRATA FUKUKIYATA BUSH GULP	PROBODORICHA FUC	80 FT/1-300H
16	TANIGUCHI FUKUKIYATA LITON VNS'	LITON TENDERSHOPPRATKE. E. HVY	80 FT/1-300H-98H
17	YOSHIA HIGASHI MAKI	WHITE HIGASHI ROSE	82 FT/1-400H
18	SANAGOCICA HODSIVAN VAR. INT'LIS	REKULYATA SHEET BOK	80 FT/1-250H
19	SOCHA JAPONICA WEDILLA	JAPANESE WEDILLA	82 FT/1-
20	YUKA OCCIDENTALIS STRAWBERRY	EBRALLY GREEN GEMME	120 H/DI BRH DSH DLS
21	YVESBARI K CARLEZARLICH	FRAGRANT WEDILLA	82 FT/1-102H
TREES			
22	CAPEY GERENSA BUSH GULP	BLUR PRDZ	4 FT
23	HONATA GERENSA MII LAM BLND	BLUR PRDZ	4 FT
24	HONATA GERENSA HONATA HALL GOLD	FULL GOLD JAPANESE FOREST GRVES	4 FT
25	HICRATA FUKUKIYATA BUSH GULP	BLUE CAT GRAND	4 FT
26	HICRATA FUKUKIYATA BUSH GULP	FLORID BRGZ	4 FT
27	HICRATA FUKUKIYATA BUSH GULP	FLORID BRGZ	4 FT
PERENNIAL			
28	FRONAKIA	EBERLENDORF STRAWBERRY	4 FT
29	HONATA GERENSA MII LAM BLND	CRISTALY	4 FT/1-2 PAN
30	HONATA GERENSA MII LAM BLND	CORNAL BELLS	60H FT
31	HONATA GERENSA MII LAM BLND	DEBIL LAMBLER	4 FT
32	LYRIPE HUSCARI	BLUE LIT-LIT	4 FT
GC			
33	DOBERBARIAN GAN BARI	DEARBERRY LITON BERRY	4 Pm 300T
34	SALUTERIA SHALLOU	BALM	4 FT/1-300H-GC
35	MELITANTIA MARIANA	MENTH SHROB PINK	4 FT
36	PARIS CALYNDARIS	GRAYING K-MARBERRY	4 FT

**NOTE:** \* PLANT SIZE(S) IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE SHRUBS HANDBOOK, LATEST EDITION. COMMON NAME(S) SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE HIGHEST ACCEPTABLE SIZE(S). \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER TYPES AND MEDIA. \* ALL PLANT MATERIAL SHALL BE SUPPLIED IN FULL GROWN CONDITION. \* ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE PROJECT SITE BY THE LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* VESA OF BRANCH TO INCLUDE LOWER HANDED AND PRUNED VALLUPI. \* INDENTURED BRANCH CUTTING MATERIAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PREPARATION AND SHIPMENT TO THE SPECIFIED HARDSHIP. \* ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE PROJECT SITE BY THE LANDSCAPE ARCHITECT PRIOR TO PREPARATION AND SHIPMENT TO THE SPECIFIED HARDSHIP. \* ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE PROJECT SITE BY THE LANDSCAPE ARCHITECT PRIOR TO PREPARATION AND SHIPMENT TO THE SPECIFIED HARDSHIP. \* ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE PROJECT SITE BY THE LANDSCAPE ARCHITECT PRIOR TO PREPARATION AND SHIPMENT TO THE SPECIFIED HARDSHIP. \* ALL PLANT MATERIAL SHALL BE SUPPLIED TO THE PROJECT SITE BY THE LANDSCAPE ARCHITECT PRIOR TO PREPARATION AND SHIPMENT TO THE SPECIFIED HARDSHIP.



NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: **CONDOMINIUM DEVELOPMENT**  
 1400 WINTER CRESCENT SURREY, BC

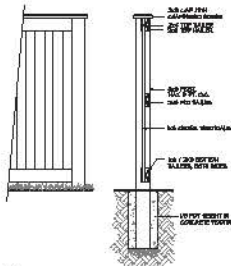
**LANDSCAPE SHRUB PLAN**

DATE: 01.07.21	DRAWING NUMBER:
SCALE: 1/4"=1'-0"	<b>L2</b>
DRAWN: DL	
DESIGN: DL	
CHECK: HN	
M2LA PROJECT NUMBER: 22-019	

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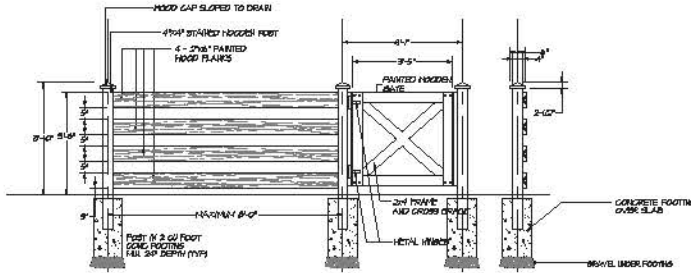


#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



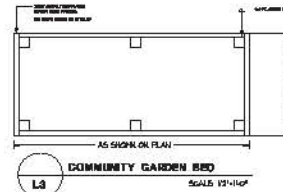
- 1. ALL HOOD PRESSURE TREATED TO CAN STANDARDS AND TO GLUE JOINTS WITH PRESERVATIVE
- 2. ALL HOOD PRESSURE TO BE DRY TO EXHAUSTION AT INSTALLATION
- 3. ALL PRESSURE NOT DRY TO EXHAUSTION
- 4. HOOD PRESSURE NOT TO BE APPROVED BY LANDSCAPE ARCHITECTS UNLESS THEY ARE TO BE APPROVED BY ARCHITECTS
- 5. ALL HOOD PRESSURE TO BE APPROVED BY ARCHITECTS

4'-0" HEIGHT PRIVACY SCREENING  
 1/4" = 1'-0"

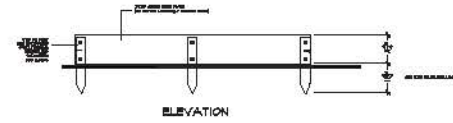


- ALL HOODS TO BE PRESERVATIVE TREATED NO. 2 PENNY OR BETTER. REPAIR ALL HOOD GAPS WITH PRESERVATIVE RESISTANT. ALL HOODS MUST BE GALVANIZED OR AOD APPROVED.

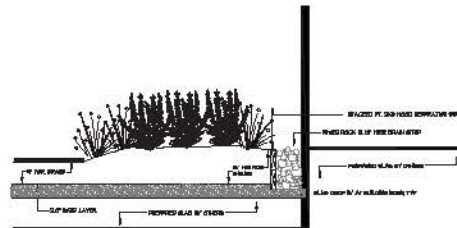
4'-0" HT. RAIL FENCE  
 1/4" = 1'-0"



COMMUNITY GARDEN BED  
 AS SHOWN ON PLAN  
 SCALE 1/2" = 1'-0"

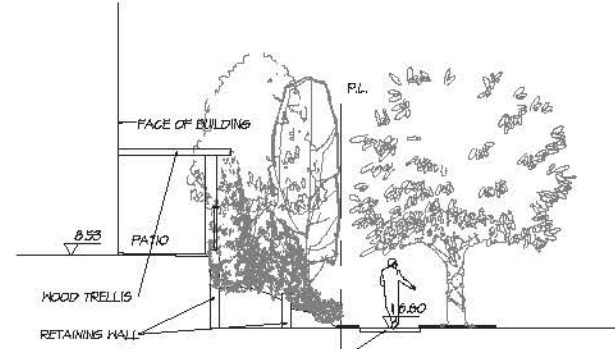


ELEVATION

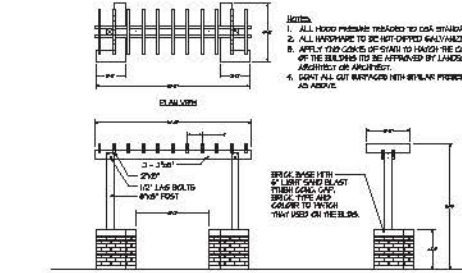


- 1. ALL HOOD PRESSURE TREATED TO CAN STANDARDS
- 2. ALL HOODS TO BE HOT-DIPPED GALVANIZED
- 3. APPLY THE CORNER OF CHAIR TO HANG THE HOODS OF THE BUILDING TO BE APPROVED BY LANDSCAPE ARCHITECTS OR ARCHITECTS.
- 4. IDENTIFY ALL GUT BARRIERS WITH SIGNATURE PRESERVATIVE AS ABOVE

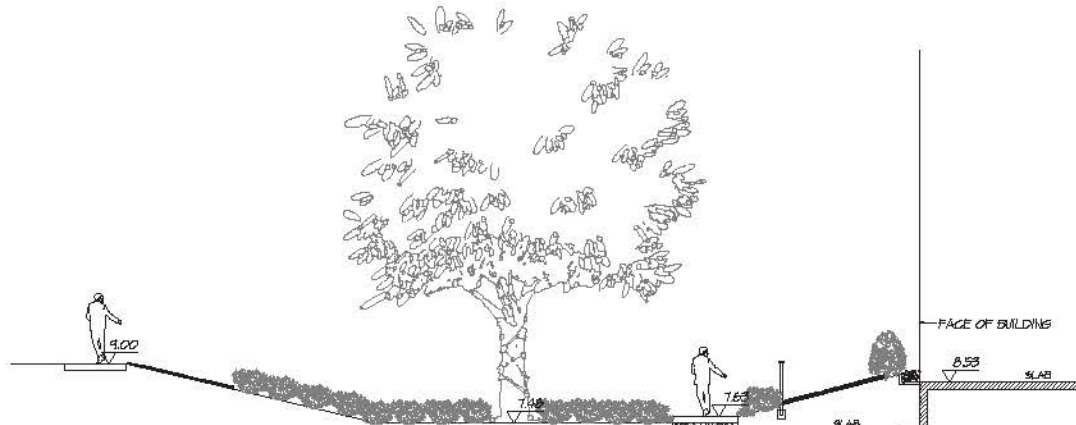
PLANTING OVER SLAB  
 1/4" = 1'-0"



SECTION A-A  
 N.T.S.



WOOD TRELLIS WITH BRICK BASE  
 1/4" = 1'-0"



SECTION B-B

- WATERPROOF MEMBRANING BY OTHERS.
- LIGHT WEIGHT FILL UNDER PATHWAY AS REQUIRED



WISHBONE PARKER BENCH

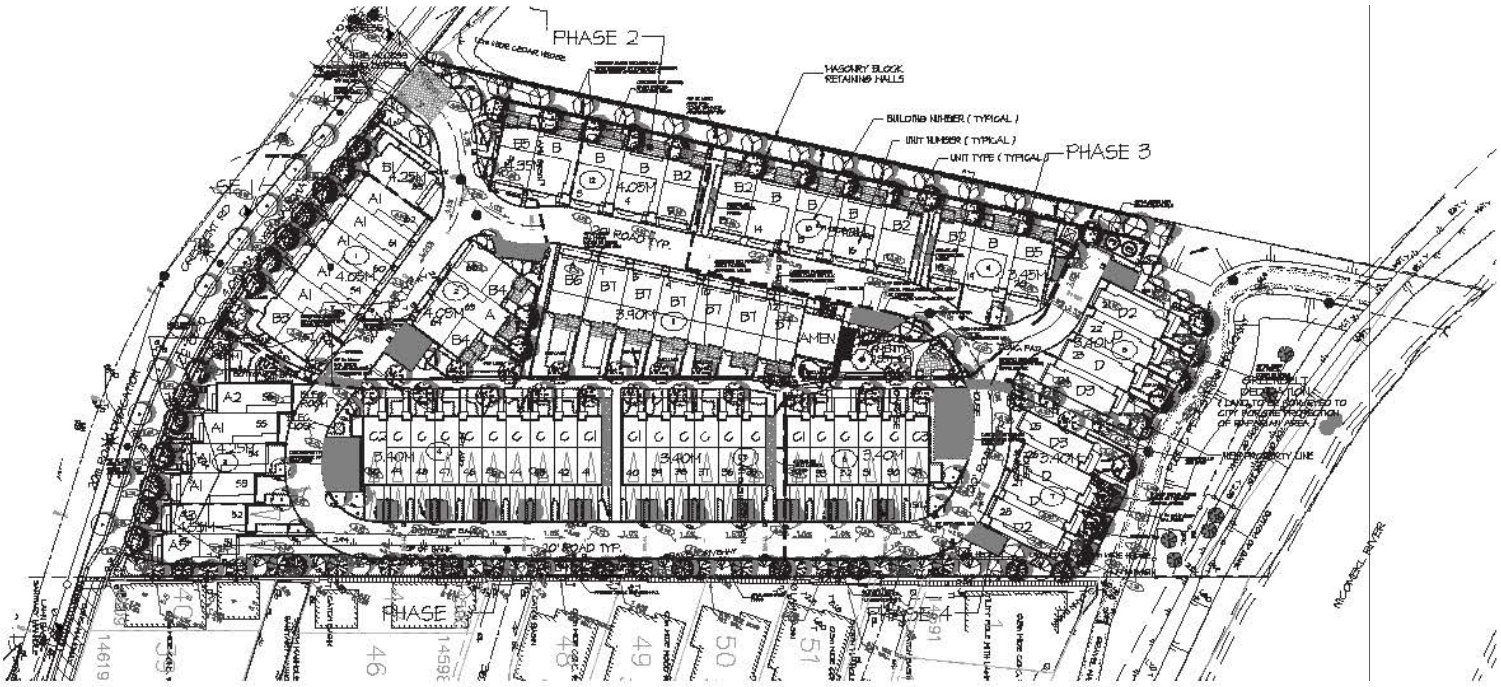
NO.	DATE	REVISION DESCRIPTION	DR.

REV.	DATE	DESCRIPTION

PROJECT: **CONDOMINIUM DEVELOPMENT**  
**14805 WINTER CRESCENT**  
 SURREY, BC

DRAWING TITLE: **LANDSCAPE DETAILS**

DATE: 01.07.2018 DRAWING NUMBER:  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CL  
 DESIGN: CL  
 CHKD: JAV  
**L3**  
 OF 4



REV	DATE	DESCRIPTION	BY	CHKD
1	01/19/19	ISSUE FOR PERMIT	MLA	MLA
2	02/15/19	REVISED TREE PLAN	MLA	MLA
3	03/05/19	REVISED TREE PLAN	MLA	MLA
4	03/15/19	REVISED TREE PLAN	MLA	MLA
5	03/25/19	REVISED TREE PLAN	MLA	MLA
6	04/10/19	REVISED TREE PLAN	MLA	MLA
7	04/25/19	REVISED TREE PLAN	MLA	MLA
8	05/10/19	REVISED TREE PLAN	MLA	MLA
9	05/25/19	REVISED TREE PLAN	MLA	MLA
10	06/10/19	REVISED TREE PLAN	MLA	MLA
11	06/25/19	REVISED TREE PLAN	MLA	MLA
12	07/10/19	REVISED TREE PLAN	MLA	MLA
13	07/25/19	REVISED TREE PLAN	MLA	MLA
14	08/10/19	REVISED TREE PLAN	MLA	MLA
15	08/25/19	REVISED TREE PLAN	MLA	MLA
16	09/10/19	REVISED TREE PLAN	MLA	MLA
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18	10/10/19	REVISED TREE PLAN	MLA	MLA
19	10/25/19	REVISED TREE PLAN	MLA	MLA
20	11/10/19	REVISED TREE PLAN	MLA	MLA
21	11/25/19	REVISED TREE PLAN	MLA	MLA
22	12/10/19	REVISED TREE PLAN	MLA	MLA
23	12/25/19	REVISED TREE PLAN	MLA	MLA

REV	DATE	DESCRIPTION	BY	CHKD
1	01/19/19	ISSUE FOR PERMIT	MLA	MLA
2	02/15/19	REVISED TREE PLAN	MLA	MLA
3	03/05/19	REVISED TREE PLAN	MLA	MLA
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5	03/25/19	REVISED TREE PLAN	MLA	MLA
6	04/10/19	REVISED TREE PLAN	MLA	MLA
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20	11/10/19	REVISED TREE PLAN	MLA	MLA
21	11/25/19	REVISED TREE PLAN	MLA	MLA
22	12/10/19	REVISED TREE PLAN	MLA	MLA
23	12/25/19	REVISED TREE PLAN	MLA	MLA

NOTES: \* PLANT SPECIES & TREE SIZE ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEETS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE HIGHEST ACCEPTABLE SIZES. \* REFER TO APPROPRIATE PERMITTED CONTAINER HEIGHTS AND OTHER LOCAL MUNICIPAL REGULATIONS. \* SEASONAL AND YEAR ROUND PLANT MATERIAL AVAILABLE FOR CRITICAL PERIODS TO LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. \* AREA OF SEARCH TO INCLUDE LOWER HIGHLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION. \* TO THE EXTENT MATERIAL, UNACCEPTABLE SUBSTITUTIONS WILL BE REJECTED. \* ALLOW A LEAD TIME OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. \* SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF LANDSCAPE AVAILABILITY.

ALL PLANT MATERIAL MUST BE DELIVERED FROM QUALIFIED SUPPLIERS FROM BRITISH COLUMBIA. \* PREVIOUS DELIVERIES UNDER WARRANTY.

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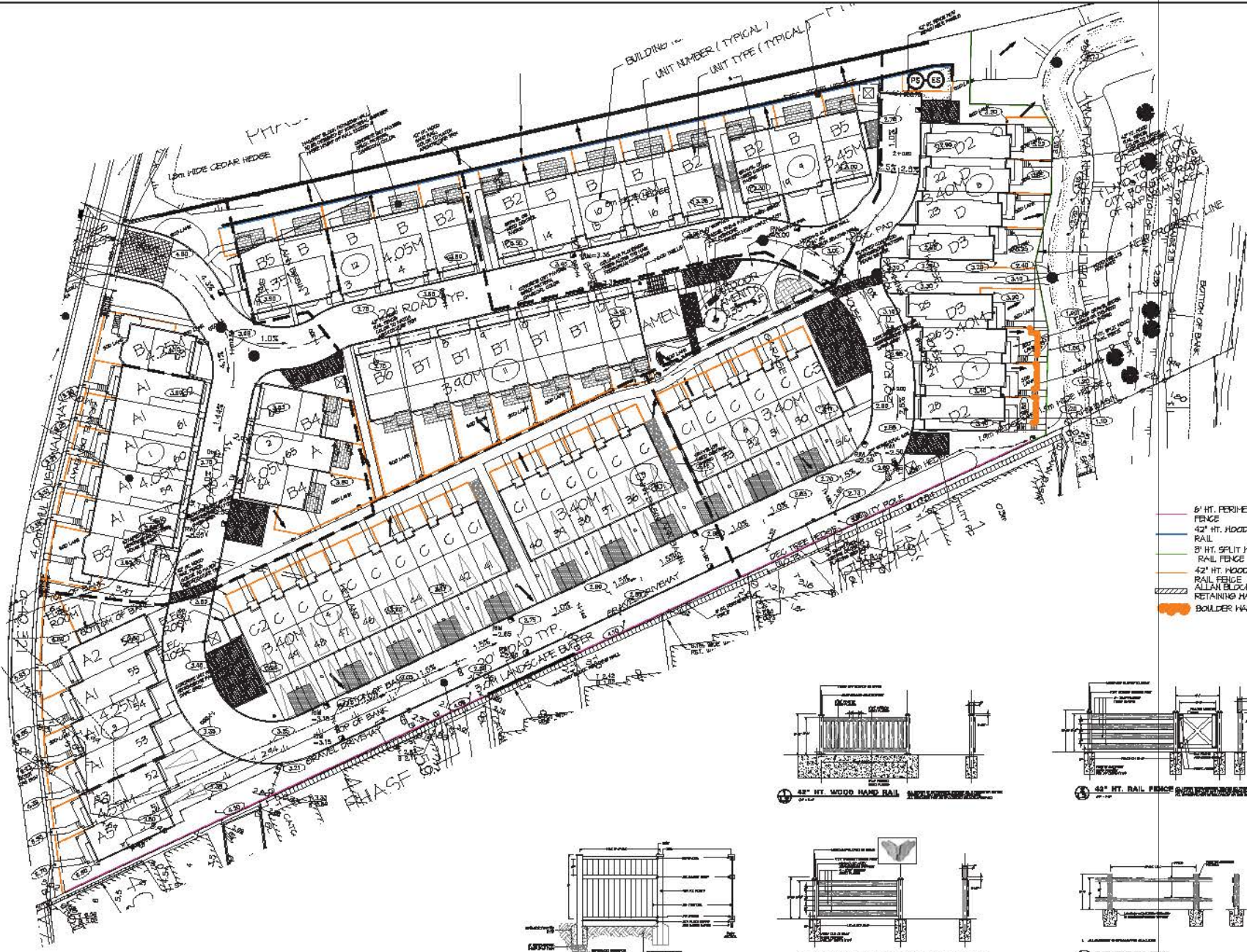
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:  
**TOWNHOUSES  
DEVELOPMENT**  
1460'S WINTER CRESCENT  
SURREY, BC

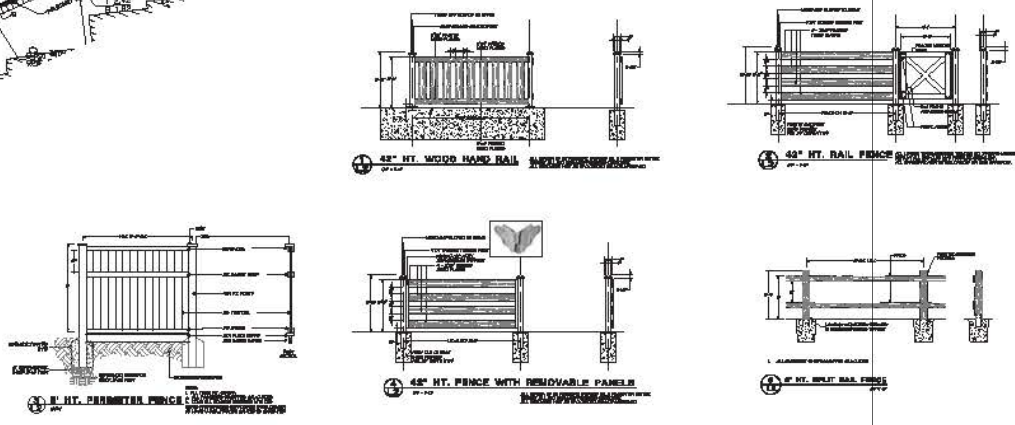
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**LANDSCAPE  
TREE PLAN**

DATE: 01/19/19	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L1</b> OF 7
DRAWN: ML	
DESIGN: ML	
CHKD: ML	





- 6' HT. PERIMETER FENCE
- 42" HT. HOOD HANG RAIL
- 8' HT. SPLIT HOOD RAIL FENCE
- 42" HT. HOOD RAIL FENCE
- ALLAN BLOCK RETAINING WALL
- BOULDER WALL



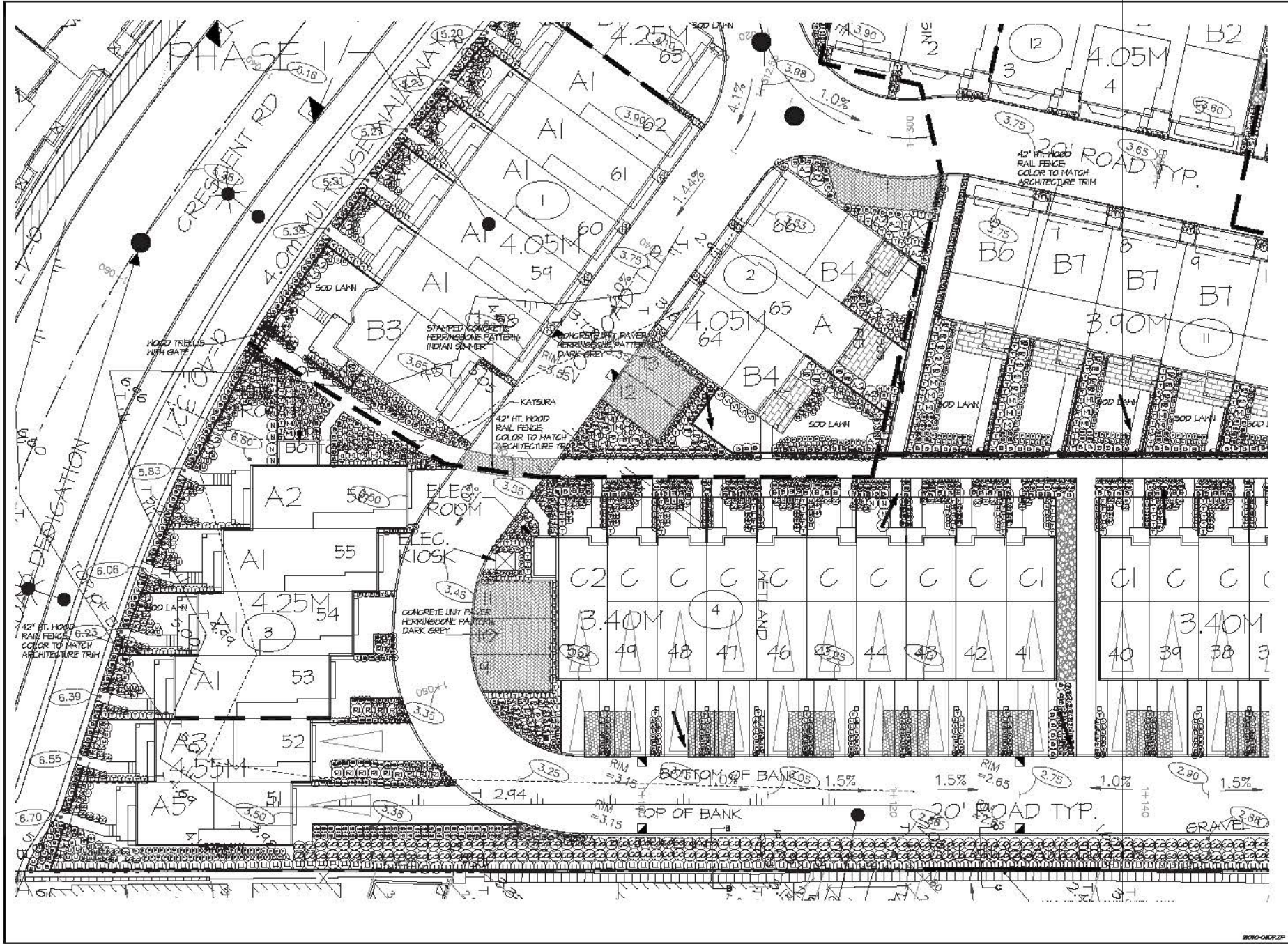
NO.	DATE	REVISION DESCRIPTION	DR.

SCALE:

PROJECT:  
**TOWNHOUSES DEVELOPMENT**  
14805 WINTER CRESCENT  
BURREY, BC

DRAWING TITLE:  
**RETAINING WALL AND FENCE PLAN**

DATE: 28.03.2021	DRAWING NUMBER:
SCALE: AS SHOWN	<b>L2</b> OF 7
DRAWN: DL	
DESIGN: DL	
CHKD: JH	



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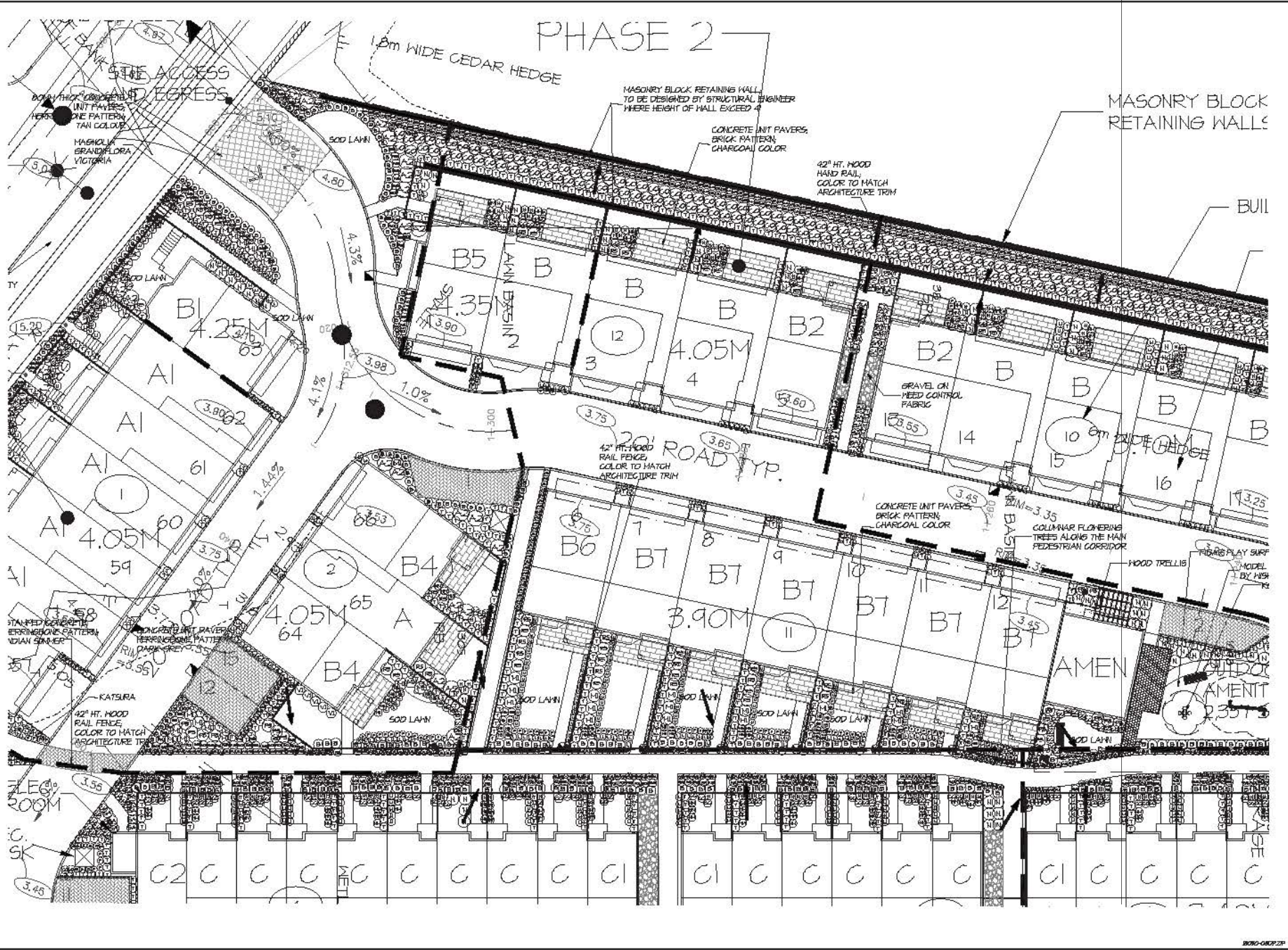
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 Fax: 604.553.0045  
 Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:  
**TOWNHOUSES DEVELOPMENT**  
 14605 WINTER CRESCENT  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SHRUB PLAN ENLARGE**

DATE: 02/18/24	DRAWING NUMBER: L3
SCALE: 1/8"=1'-0"	OF 7
DRAWN: [initials]	
DESIGN: [initials]	
CHECK: [initials]	
M2LA PROJECT NUMBER: 19-050	



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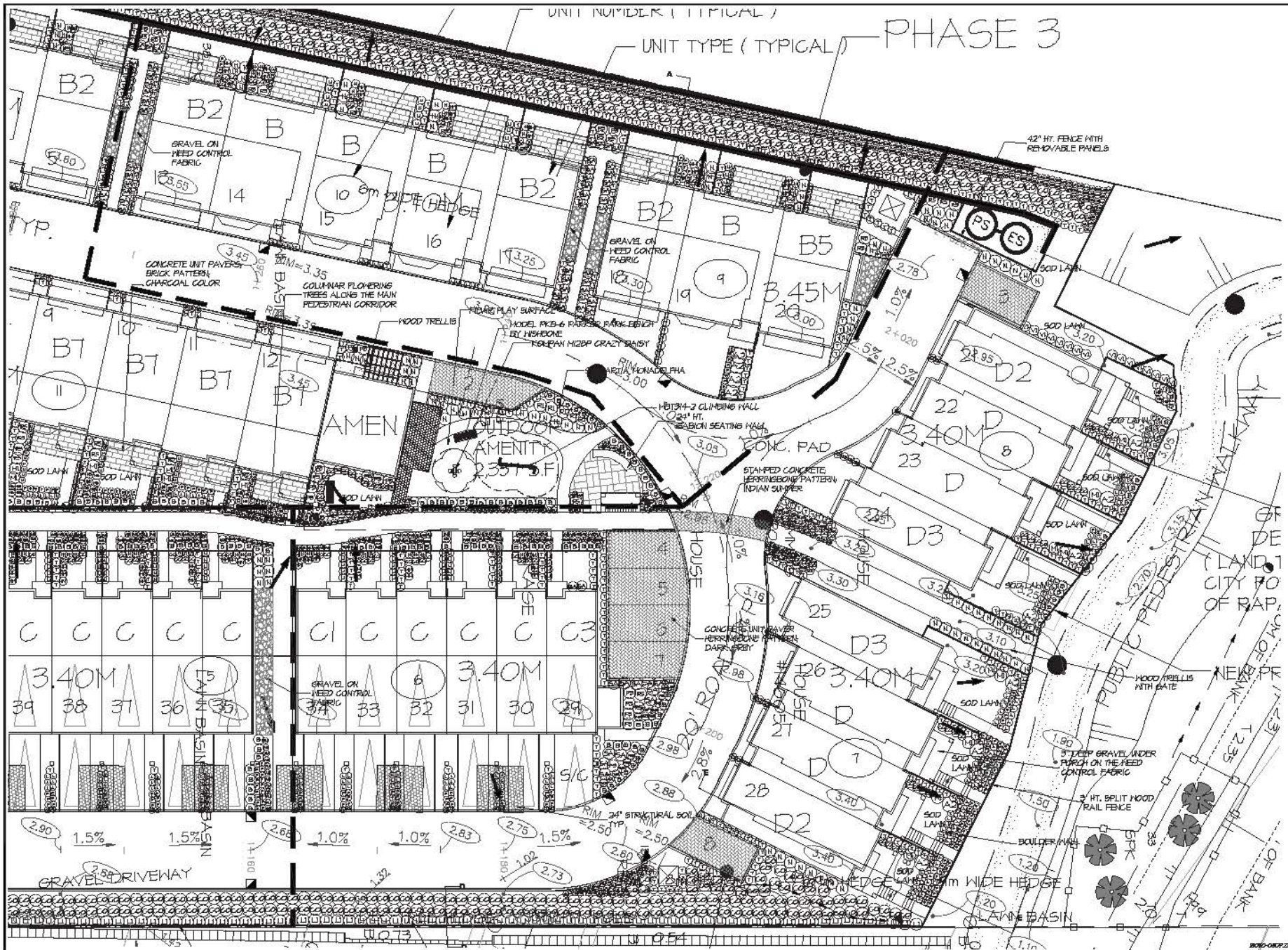
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 New Westminster, British Columbia  
 V3M 3L7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com

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PROJECT: **TOWNHOUSES DEVELOPMENT**  
 14605 WINTER CRESCENT  
 SURREY, BC

DRAWING TITLE: **LANDSCAPE SHRUB PLAN ENLARGE**

DATE: 12/01/18	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	<b>L4</b>
DRAWN: dk	<b>OF 7</b>
DESIGN: dk	
CHK'D: HW	
M2LA PROJECT NUMBER: 18-000	



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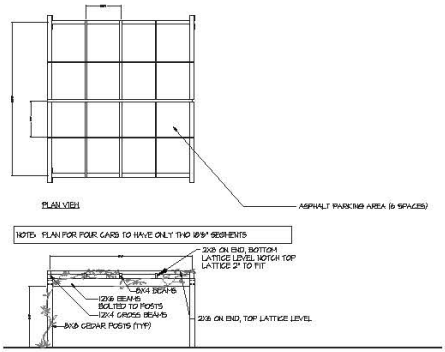
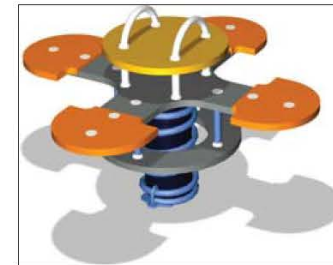
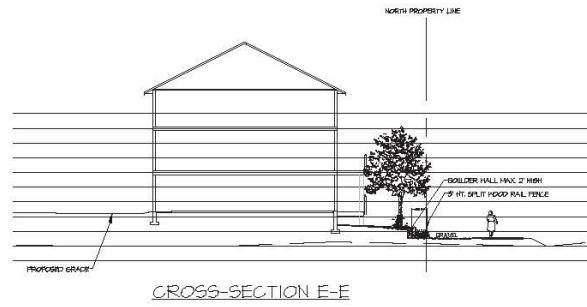
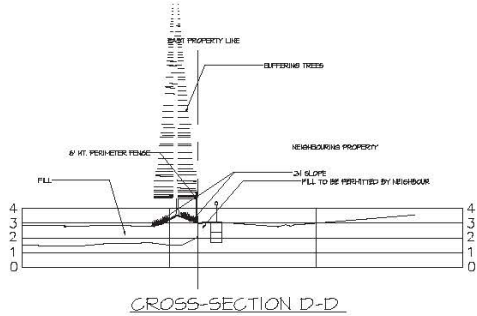
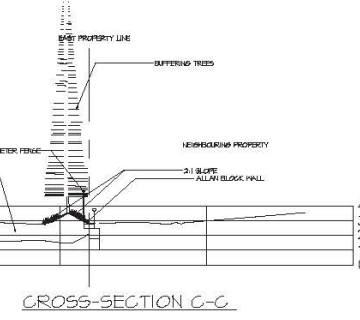
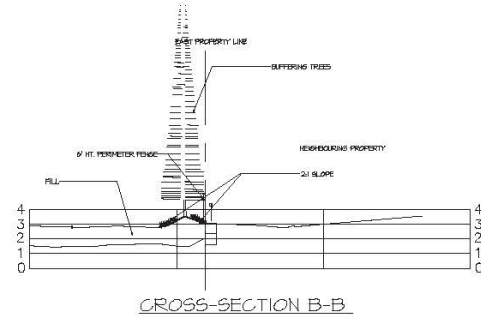
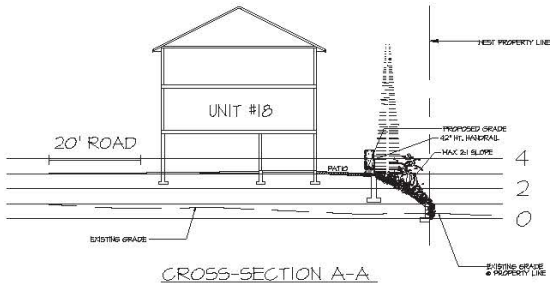
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PROJECT: **TOWNHOUSES DEVELOPMENT**  
 14605 WINTER CRESCENT  
 SURREY, BC

DRAWING TITLE: **LANDSCAPE SHRUB PLAN ENLARGE**

DATE: 06/18	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN: [Signature]	<b>L5</b>
DESIGN: [Signature]	OF 7
CHKD: [Signature]	
M2LA PROJECT NUMBER: 16-050	



- NOTES:
1. ALL POSTS, RAIL-ORBED CEDAR, TWO COATS CLEAR OUTDOOR PREMIUM QUALITY STAIN
  2. ALL UNDERWIRE GALVANIZED STEEL
  3. ALL OTHER HIDDEN GRADE "6\"/>
- 1  
L6



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NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:  
**TOWNHOUSES DEVELOPMENT**  
14605 WINTER CRESCENT  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE SECTIONS**

DATE: 03.02.2011	DRAWING NUMBER:
SCALE: 3/16" = 1'-0"	
DRAWN: GL	<b>L6</b>
DESIGN: GL	OF 7
CHECK: MH	

## INTER-OFFICE MEMO

---

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

FROM: **Development Services Manager, Engineering Department**

DATE: **July 2, 2014** PROJECT FILE: **7811-0165-00**

---

RE: **Engineering Requirements  
Location: 14605 Winter Crescent**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

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

- Dedicate 20.00 m for Crescent Road/Winter Crescent for ultimate Through Local road.
- Register 1.50 m wide Statutory Right of Way (SRW) on the north side of Crescent Road for public rights of passage without vehicles (Pioneer Greenway)
- Register 0.50 metre wide SRW on other fronting roads for utility and service connection.
- Provide adequate SRW width for unrestricted access to the proposed drainage system.

***Works and Services***

- Construct the North/west side of Winter Crescent (Future McDougall Drive) to the 20.00 metre wide unique Local Road standard with "Tee" intersection at Winter Crescent.
- Construct Crescent Road (Extension of Winter Crescent) to a unique Through Local road, including a 4.00 metre wide Multi-Use Pathway (MUP) on the north side.
- Construct the portion of Crescent Road/Winter Crescent fronting the bare land strata property east of the site (cash-in-lieu provided under project 7805-0402-00).
- Construct the full road section west of site frontage up to the extent of road allowance provided under project 7812-0336-00.
- Construct storm drainage systems to service the proposed development and to drain all frontage roads (DFO/MOE approvals may be required for new outfall).
- Extend a 250mm water main along the proposed Crescent Road.
- Extend the 375mm sewer main from the existing system on Winter Crescent along the entire frontage of Crescent Road to King George Boulevard (provide cash-in-lieu for removal of any interim works).

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

IK1



Friday, February 07, 2014  
 Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7911 0165 00

**SUMMARY**

The proposed 66 townhouse units and 73 lowrise units are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	17
Secondary Students:	9

September 2013 Enrolment/School Capacity

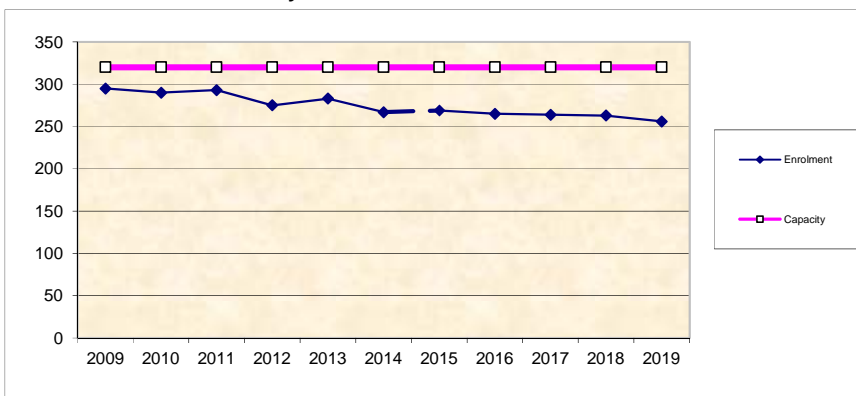
<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	34 K + 249
Capacity (K/1-7):	20 K + 300
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1484
Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

**School Enrolment Projections and Planning Update:**

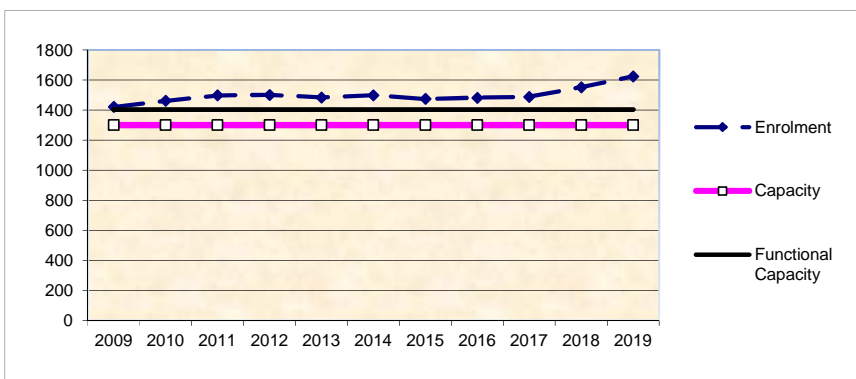
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school. The School District has requested capital project funding for a new North Grandview Area secondary, which when completed will help reduce overcrowding at Semiahmoo Secondary and Earl Marriott Secondary. The proposed development will not have an impact on these projections.

**Semiahmoo Trail Elementary**



**Semiahmoo 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.

## Appendix V

### TREE PRESERVATION SUMMARY

Surrey Project No.: 7911-0165-00  
 Project Address: 14605 Winter Cres. Surrey, BC  
 Consulting Arborist: Norman Hol

ON-SITE TREES:	QUANTITY OF TREES
<b>Total Bylaw Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	220
<b>Bylaw Protected Trees to be Removed</b>	218
<b>Bylaw Protected Trees to be Retained</b> (excludes trees in Park dedication areas and ESA's)	2
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      114 times 1 =    114	
All Other Bylaw Protected Trees at 2:1 ratio:            104 times 2 =    208	
TOTAL:	322
<b>Replacement Trees Proposed</b>	158
<b>Replacement Trees in Deficit</b>	164
<b>Protected Trees Retained in Proposed Open Space/ Riparian Areas</b>	10 total (2 to be removed)

OFF-SITE TREES:	QUANTITY OF TREES
<b>Bylaw Protected Off-Site Trees to be Removed</b>	0
<b>Replacement Trees Required:</b>	
Alder and Cottonwood at 1:1 ratio:                      0 times 1 =    XXX	
All Other Bylaw Protected Trees at 2:1 ratio:            0 times 2 =    XXX	
TOTAL:	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: June 24, 2014

Direct: 604 813 9194  
 Email: norm@aclgroup.ca



**Present:**

Chair - L. Mickelson  
Panel Members:  
N. Baldwin  
C. Taylor  
T. Wolf  
S. Vincent  
J. Makepeace  
K. Newbert  
B. Heaslip  
G. Wylie  
M. Searle

**Guests:**

Lance Barnett, Barnett Dembek Architects  
Meredith Mitchell, M2 Landscape Architecture  
Roman Dypchey, HY Eng. Ltd.  
James Randhawa, Isle of Mann Group of Companies  
Neil Banich, Wensley Architecture  
Amanda Ross, Wensley Architecture  
Mark Van der Zalm, Van der Zalm & Associates Inc.  
Rajinder Singh, Van der Zalm & Associates Inc.  
John Tierney, Lark Group

**Staff Present:**

T. Ainscough, City Architect  
M. Rondeau, Senior Urban Designer  
- Planning & Development  
H. Bello, Senior Planner - Planning  
& Development  
Rebecca Thaster, Intern  
H. Dmytriw, Legislative Services

**A. RECEIPT OF MINUTES**

It was  
  
meeting of April 24, 2013, be received.

Moved by K. Newbert  
Seconded by S. Vincent  
That the minutes of the Advisory Design Panel

Carried

**B. SUBMISSION**

**1. 4:00 PM**

File No.:	<b>7911-0165-00</b>
New or Resubmit:	New
Description:	<b>OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings</b>
Address:	<b>14605 Winter Crescent</b>
Developer:	James Randhawa, Isle of Mann Group of Companies
Architect:	Lance Barnett, Barnett Dembek Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Catherina Lisiak
Urban Design Planner:	Mary Beth Rondeau and Hernan Bello

**The Urban Design Planner** presented an overview of the proposed project and the design brief was provided on table. The project is a residential/condominium development consisting of two buildings with a break between the two buildings.

- There is a significant grade change of approximately 7.5 meters from the south- east corner to the north-west corner.
- The solution to smoothing the interface between the sidewalk and the building main entrance generally meets City expectations.
- Exposed garage wall main entry on Crescent Rd. – Panel and applicant are asked to comment on design and landscape treatment.

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

- King George Boulevard has a number of businesses.
- Several single family homes are located on Winter Crescent directly across the street from the proposed condominium development.
- Building 1 – steps up 1 storey from the street to the courtyard; will meet the grade at the main entrance.
- Building 2 – steps down 1 storey from the street to the courtyard.
- The third level of Building 1 is stepped down to deal with the significant grade change.
- Both buildings will be 4-storeys in height and will include 73 two bedroom, and one bedroom and den residential units.
- A break between the buildings is a breezeway connecting the outdoor amenity area to the street.
- Building 2 main entry – to be located on the second floor with at-grade access to Winter Crescent.
- Building 1 main entry – access is at grade from Crescent Rd.
- Crescent Rd. – will connect to adjacent properties and access King George Boulevard and the underground parking.
- A central exterior stair leads from Crescent Rd. to the outside amenity area and amenity room.
- There is a small retaining wall at the south side of the courtyard entry.
- The architecture is Whistler style, much like the Fairmont Hotel.
- The gable element on the rendering has been removed as the gables impeded the balconies behind.

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

- The concept was to create an oasis complete with plantings and trees.
- The underground parking will be edged with small flowering trees/shrubs.
- The grade is significant and the setback was used for triple rows of plants.
- Two western red cedar trees on the south west side of the site were saved.
- Building 2 – major grade change at the SE corner. There is a 6.5 foot difference from the sidewalk to the building. Pathways to be coordinated to the flat walkways on the west.
- Screen plantings along the sidewalks, fencing and retaining wall were pushed back to avoid the tree protection area.
- A retaining wall along the street frontage will be stepped back and have planting beds 10-12 feet wide.
- Screen fencing along the top of the walls will be coordinated with the City.
- Feature trees will signify the main entry.
- There is a grand looking staircase at the entry between the two buildings.
- The amenity area at the back will be open. The kids' play equipment will be a mix of adventure play features and equipment, e.g., a whale tail, wooden boats, and a rock to climb on.
- The amenity patio to be a mix of grass and walking surfaces and have a view to the community garden.
- Patios in courtyard – at grade with slab, will be individually fenced, have private yard space and Alan block retaining walls with stairs up.
- Correct soil depths provided for tree plantings (18”) and sod (12”).

- Crescent Rd. street interface – will have an 18” high retaining wall/parapet wall, of Alan block, aluminum rail and fence, with street trees and stairs to patios.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

#### OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings

#### 14605 Winter Crescent

File No. 7911-0165-00

It was Moved by N. Baldwin  
Seconded by J. Makepeace  
That the Advisory Design Panel (ADP)  
recommends that the applicant address the following recommendations and  
revise and resubmit to the Advisory Design Panel.

Carried

#### STATEMENT OF REVIEW COMMENTS

##### Site

- Generally good response to site and topography.
- Good resolution of site planning, grade changes, access and amenity.
- Some ambiguity on access to the open amenity between the buildings.
- The large retaining wall on the north should be clad in a high quality material, e.g., the building's stone.
- Wall and fencing along south west property line appears massive. Confirm the retaining walls on the south side are not offensive to the neighbouring site.
- Site grading well handled, however, the 'grand' staircase to the amenity area seems quite large especially if this is to be a private space. Consider reducing the stair width and "jogging" the alignment. The additional area from reducing the stair width could be planted and should have a gate/fence to control access.

##### Building Form and Character

- Consider using cladding or natural stones (large basalt stones) to transition the grade.
- Consider massiveness of roof with nothing going in there. Consider reducing the overall mass by utilizing the space, e.g., dormers?
- Like the scale of overall massing, as is appropriate to a manor house.
- Concern with rear retaining wall with fence on top. A security concern.
- Careful detailing of the façade –
  - Rich "Whistler detailing" is missing.
  - Use of cultured stone is very spotty and limited. Should be used in larger element areas, lower down, e.g., at retaining walls.
  - Hardie Panel does not support Whistler style architecture and needs resolution. Perhaps use Hardie Plank.
  - Unless roof mass is reduced, recommend cedar shingles, not duroid, due to roof mass.
- Details of retaining walls need to be developed.
- Joint details for cladding needs to be developed.

- Suggest using stain rather than paint for wood elements to reveal their natural qualities.

### **Landscaping**

- It is good to be able to save the two western red cedar trees.
- Hard landscape treatment good. Landscape response good but if possible mound up and landscape to lessen impact of retaining walls.
- Treatment of hard landscaping [retaining walls] needs careful approach and cladding with some quality materials.

### **CPTED**

- “Grand” stairwell is of concern; wide and prominent, looks like a thoroughfare [public access]. Narrow the main staircase and move back.
- Amenity space is too shared and unconfined. Sounds will echo.
- Consider site way finding for addresses; exit door at top of stair to courtyard may be confusing for emergency response.
- Crescent Rd. is close to a north south egress and will be the first turn into a residential area from KGB; possible path for opportunistic crime, e.g., review ground floor and garage.
- South Surrey’s property crimes are related to underground parking. Have internal gate for visitor parking and way finding from the parkade up.
- Foot traffic goes in a “V” from south end of site. How to treat pathway? Consider desire line across corner.
- Facades and retaining walls without plantings will get tagged.

### **Accessibility**

- Entrance elevator call button panel to be on horizontal.
- Entrances to have power doors.
- Emergency call buttons in parking lobby.
- Parking entrance call button panel to be accessible.
- Disabled parking okay.
- Amenities to be wheelchair accessible.
- 5% of units to be wheelchair friendly, e.g., easily adapted for the disabled.

### **Sustainability**

- Consider storm water management opportunities.
- HRVs for suites would be good.
- Low flow plumbing fixtures should be considered.
- This is a green field site therefore should retain as much water on site as possible. Consider rainwater harvesting to use for irrigation and flush toilets.
- Consider hot water heat with low temperature for power convectors for heat with condensing boilers.
- Comprehensive Sustainability Strategy needs to be developed.

**barnett dembek**

A R C H I T E C T S I N C .



Unit 135 - 7536 - 130 Street, Surrey, BC V3W 1H8  
(604) 597-7100 Fax: (604) 597-2099 email: mail@bdarkitex.com

Principal: Lance Barnett, Architect, AAA, Architect AIBC, RA (AZ), LEED®  
Principal: Maciej Dembek, Architect, AAA, Architect AIBC, LEED®

BDA FILE: 11029

June 5, 2014

City of Surrey  
Planning Department  
13450 – 104 Avenue  
Surrey, BC

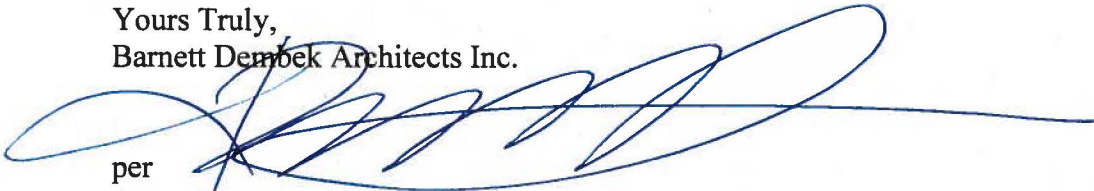
**Re: 4 Storey Residential /Condominium Development  
14605 Winter Crescent, Surrey, B.C.**

The following items have been revised in response to comments made during the previous Advisory Design Panel presentation.

- Cultured stone has been relocated to the base / first floor of the building.
- Hardi Panel has been replaced with Hardi Plank and Hardi Shingles.
- The roof pitch has been lowered to reduce mass.
- Stain to be used on wood elements as per the panel's recommendation.
- Scale of exterior stair has been reduced and jogged as per the panel's suggestion. A gate has also been added to address security concerns.
- All exposed retaining walls will be faced with stone and landscaping will mound up to reduce visibility.
- Additional planting is now provided in front of the retaining walls and building elevations.
- The principal entrance to both buildings and all call buttons and door intercoms will be installed to meet accessible requirements.
- Both the indoor and outdoor amenity areas will be wheelchair accessible.
- 4 units in Building No.1 can be converted into fully accessible units.

- A security gate has been provided to separate visitor and tenant parking. A call box /intercom will be installed to control access from the parking level into the buildings.
- The pathway crossing the south / east corner of the site has been enhanced as per the panel's recommendation.
- A separate document addressing the sustainability approach has been attached to this letter.

Yours Truly,  
Barnett Dembek Architects Inc.



per  
Lance Barnett, Architect AIBC  
Principal

**Present:**

Chair – L. Mickelson

**Panel Members:**

T. Wolf

C. Taylor

E. Mashig

M. Searle

**Regrets:**

G. McGarva

**Guests:**

Babu Kadiyala, Berezan Management Ltd.

Jordan Kutev, JKA Architecture, Planning, Interior Design

Brett Hitchins, Sharp & Diamond Landscape Architecture Inc.

Lance Barnett, Barnett Dembek Architects Inc.

Meredith Mitchell, M2 Landscape Architecture

Marc MacCaull, Streetside Developments Lt.

Shannon Seefeldt, Robert Ciccozzi Architecture Inc.

Gerry Olma, Avondale Development Corporation

Peter Lovick, PJ Lovick Architect Ltd.

Mary Chan, PMG Landscape Architects

**Staff Present:**

T. Ainscough, City Architect - Planning & Development

H. Bello, Senior Planner - Planning & Development

M. Rondeau, Senior Planner - Planning & Development

H. Dmytriw, Legislative Services

**A. RECEIPT OF MINUTES**

It was

meeting of May 22, 2014, be received.

Moved by C. Taylor

Seconded by T. Wolf

That the minutes of the Advisory Design Panel

Carried

**B. RE-SUBMISSION**

**2. 4:45 PM**

File No.:

**7911-0165-00**

Resubmit

Last Submission Date:

May 8, 2014

Description:

**OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings**

Address:

**14605 Winter Crescent**

Developer:

James Randhawa, Isle of Mann Group of Companies

Architect:

Lance Barnett, Barnett Dembek Architects Inc.

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture

Planner:

Catherina Lisiak

Urban Design Planner:

Mary Beth Rondeau and Hernan Bello

*Note: Statement of Review from May 8, 2014 was included in the agenda package.*

**The Urban Design Planner** noted that this is a resubmission and is a response to the comments provided by the ADP.

**The Project Architect** provided a response to address previous ADP comments:

- The scale of the large stairway has been reduced, jogged and set within plantings, and a gate was added at the top of the stairs to indicate a semi-private area.
- It was recommended to change the exposed retaining walls to a stone face material and additional planting to screen the retaining walls. Retaining walls around the edges have been reduced.
- Materials, previously Hardie panel has been revised to cultured stone at the base, Hardie siding and shingle on the remainder.
- The height of the pitched roof has been reduced and a gable feature was added on the front with additional knee braces.
- Unit A-1 is now a handicapped adaptable unit; there will be a handicapped adaptable unit on each floor (4 /70 units are adaptable).
- Entries at the fronts will be fully handicapped accessible.
- Outside amenity spaces are accessible via the elevators.
- Electric power outlets for cars will be available in the underground parkade.
- Outdoor lighting is on photo cells, and energy efficient lighting is throughout.
- Mechanical – will use low flow fixtures; complying with ASHRAE.
- LEED checklist – Residential considered.

**The Landscape Architect** provided a response to address previous ADP comments:

- The existing trees at the corner will be retained; an inner pathway cuts around the corner and didn't need a retaining wall as it was modified.
- There will be significant landscape at the back of the amenity space and to cover the concrete walls.

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

#### **OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings**

#### **14605 Winter Crescent**

File No. 7911-0165-00

It was

Moved by T. Wolf

Seconded by E. Mashig

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to Planning staff.

Carried

#### **STATEMENT OF REVIEW COMMENTS**

The ADP generally felt that the proponent has responded well to the previous comments and all concerns have been satisfactorily addressed.

#### **Site**

- Better execution of retaining walls
- Better open stair configuration. The jog in staircase entry - moves better and a good separation in the private and public realm.



**Building Form and Character**

- Better choice of materials and distribution.
- Consider more rich and careful wood detailing; introduce wood down the bays, not only on top.

**Landscaping**

- The inside path at the corner is good.
- Consider drainage at north east corner.
- Slope will create a nice area.
- Nice amenity space/children's play/community gardens.

**CPTED**

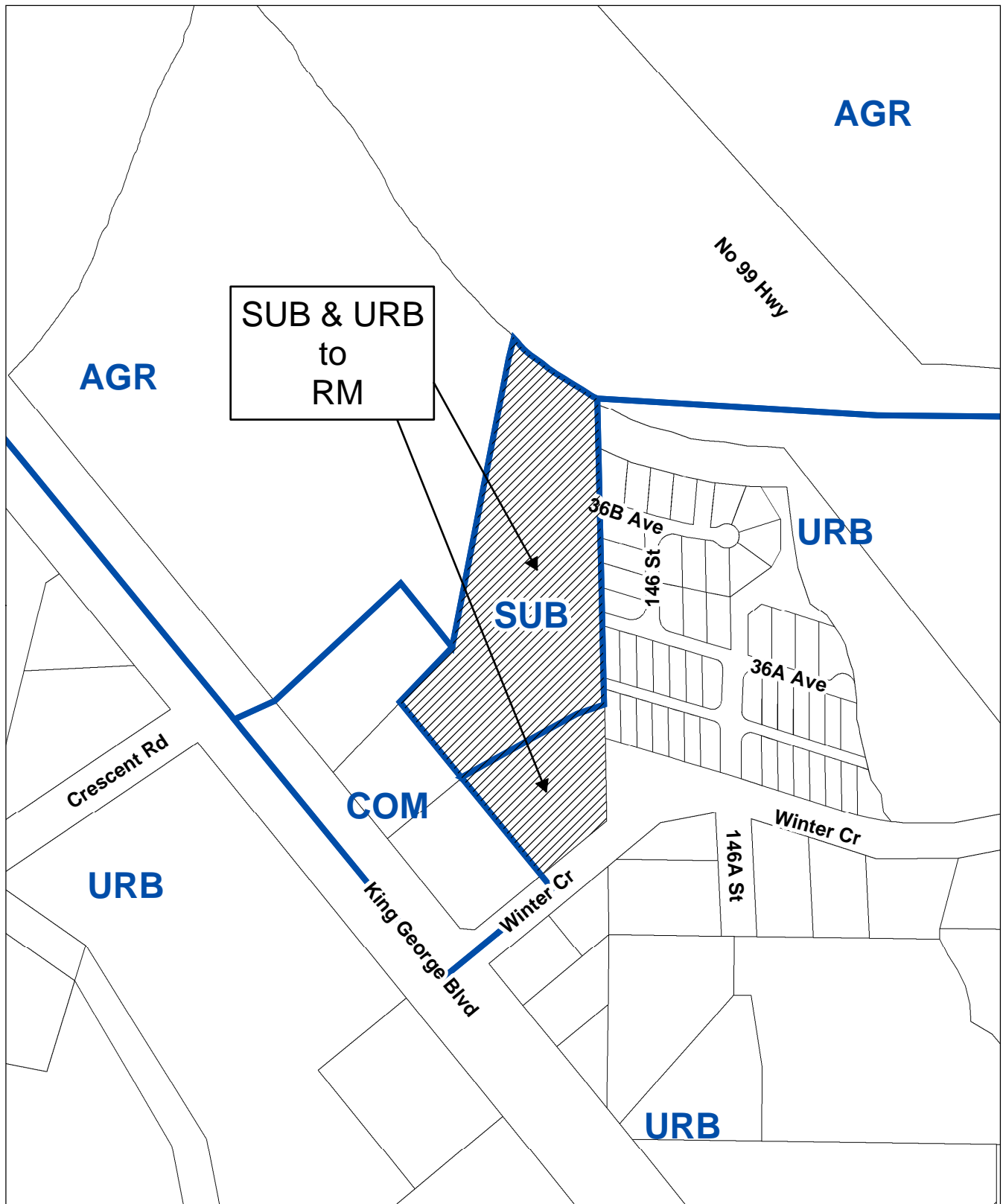
- No comments provided at the meeting.

**Accessibility**

- Access for disabled addressed.

**Sustainability**

- Sustainability could be more comprehensive.
- Considerations: Permeable pavers/soil depths/tree plantings work well.



### OCP Amendment

Proposed amendment from Suburban & Urban to Multiple Residential



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICLTURE ZONE (A-1) AND ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 016-443-764  
 Lot A District Lot 165 Group 2 New Westminster District Plan 86721  
 14605 - Winter Crescent

(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, ground-oriented multiple unit residential buildings* and related *amenity space* which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Eugene O. Wong, B.C.L.S. on the 25th day of June, 2014.

**B. Permitted Uses**

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

1. Block A:
  - (a) *Multiple unit residential buildings and ground-oriented multiple unit residential building; and*
  - (b) *Child care centres, provided that such centres:*
    - (i) Do not constitute a singular use on the *lot*; and
    - (ii) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
  
2. Block B:
  - (a) *Ground-oriented multiple unit residential buildings; and*
  - (b) *Child care centres, provided that such centres:*
    - (i) Do not constitute a singular use on the *lot*; and
    - (ii) 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. Block A:
  - (a) The *floor area ratio* shall not exceed 1.30.
  - (b) The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.
  
2. Block B:
  - (a) The *floor area ratio* shall not exceed 0.85.
  - (b) 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**

1. Block A: The *lot coverage* shall not exceed 45%.
  
2. Block B: The *lot coverage* shall not exceed 40%.

## F. Yards and Setbacks

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

1. Block A:

<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	10 m. [33 ft.]	7.5 m. [25 ft.]	5.7 m. [18.7 ft.]	4.2 m. [13.8 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 and the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, columns, canopies, porches, stairs and *balconies* may be permitted to encroach up to 7.5 metres [25 ft.] from the *front lot line*.
3. Notwithstanding Section F.1 and the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, columns, canopies, porches, stairs and *balconies* may be permitted to encroach up to 4.5 metres [15 ft.] from the *side lot line*.
4. Notwithstanding Section F.1 and the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, columns, canopies, porches, stairs and *balconies* may be permitted to encroach up to 2.0 metres [7 ft.] from the *side yard on flanking street lot line*.

5. Block B:

<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (East)</i>	<i>Side Yard (West)</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	4.1 m. [13.4 ft.]	5.5 m. [18 ft.]	1.7 m. [5.6 ft.]	2.5 m. [8.2 ft.]

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

6. Notwithstanding Section F.5 and the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, columns, porches, stairs and *balconies* may be permitted to encroach up to 2.7 metres [8.9 ft.] from the *front lot line and the rear lot line*.

## G. Height of Buildings

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

1. Block A:

- (a) Principal buildings: The *building height* shall not exceed 15 metres [50 ft.].
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B:

- (a) Principal buildings: The *building height* shall not exceed 13 metres [43 ft.].
- (b) Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block A:

- (a) All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. Block B:

- (a) *Tandem parking* is permitted, subject to the following:
  - (i) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
  - (ii) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot entrances/exits*.

## **I. Landscaping**

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

## **J. Special Regulations**

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

## **K. Subdivision**

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

1. Block A:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
5,200 sq. m. [1.2 acres]	30 metres [98 ft.]	30 metres [98 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.

2. Block B:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1.1 hectares [2.8 acres]	30 metres [98 ft.]	30 metres [98 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, bylaws, 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-45 Zone for Block A and RM-30 Zone for Block B 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 Bylaw, 2012, No. 17850, as amended.



8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-45 Zone for Block A and RM-30 Zone for Block B.
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 Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OVER  
LOT A DISTRICT LOT 165 GROUP 2  
NEW WESTMINSTER DISTRICT PLAN 86721**

FOR THE PURPOSE OF REZONING  
BCGS 92G.006

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT A DISTRICT LOT 165 GROUP 2 N.W.D. PLAN 86721	0.640 ha
BLOCK B	PART LOT A DISTRICT LOT 165 GROUP 2 N.W.D. PLAN 86721	1.412 ha

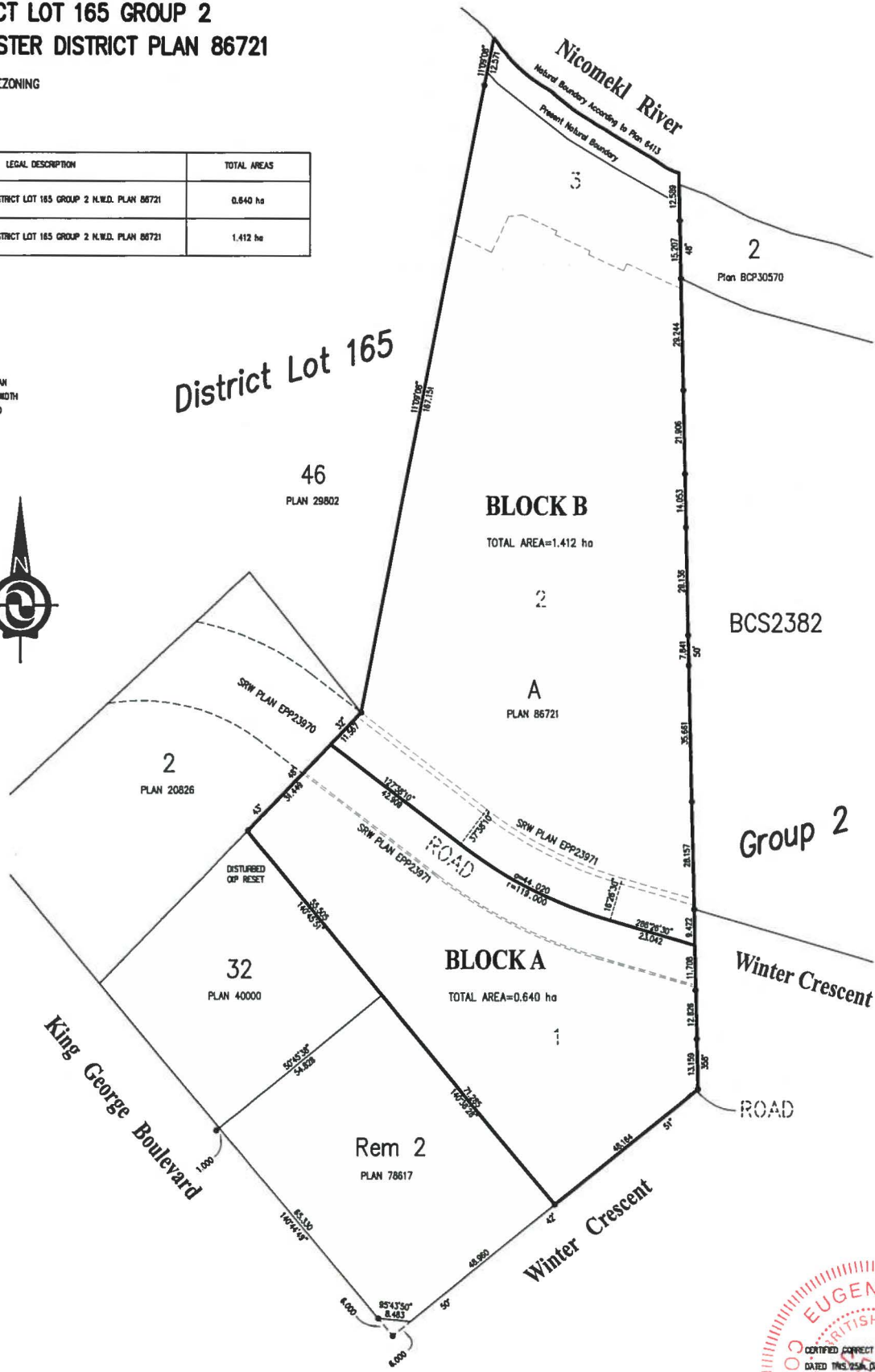
**LEGEND**

SCALE 1:750



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1:750



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