

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7911-0240-00

Planning Report Date: January 28, 2013

PROPOSAL:

- OCP amendment from Urban to Multiple Residential
- **Rezoning** from RF to RM-30
- Development Permit
- Development Variance Permit

in order to permit the development of 46 townhouse units.

LOCATION: 2494 - 156 Street

2510 - 156 Street 2526 - 156 Street 2544 - 156 Street

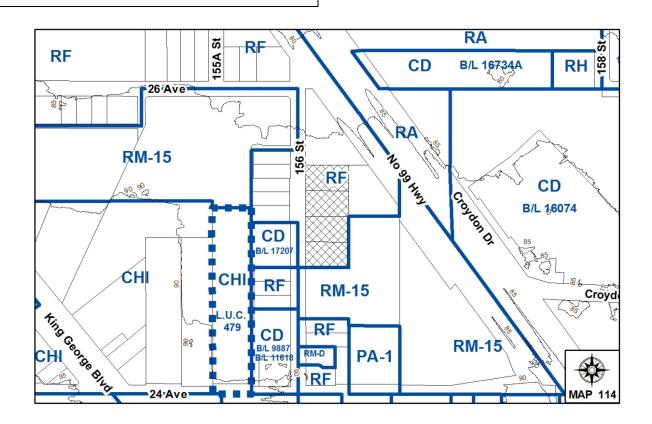
OWNER: Hong Yan Li

Fei Liu

South Land Holdings Ltd

ZONING: RF
OCP DESIGNATION: Urban

LAP DESIGNATION: Townhouses 15 u.p.a



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - o OCP Amendment
 - o Rezoning
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Official Community Plan (OCP) from "Urban" to "Multiple Residential" in order to accommodate the density of 24.2 u.p.a, which is above the maximum permissible 15 u.p.a. density under the "Urban" designation.
- An amendment to the King George Highway Corridor Local Area Plan is required to increase the density designation in the LAP from 15 to 25 u.p.a.
- The applicant is seeking to reduce the required indoor amenity space for multiple residential developments under the Zoning By-law.
- Development Variance Permits are required for reduced building setbacks along the north, west, east and south property lines and to allow for visitor parking stalls within the rear and side yard setbacks.

RATIONALE OF RECOMMENDATION

- The proposed increase in density from 15 u.p.a. to 24 u.p.a., and OCP amendment is appropriate given the proximity of the site to a Frequent Transit Network (24 Avenue), Sunnyside Park and commercial amenities including Morgan Crossing and Grandview Corners.
- The proposal to reduce the indoor amenity space can be supported by staff because of the proximity of nearby amenities available to accommodate larger gatherings. The proposed 35 sq. m (376 sq. ft) amenity building is sufficient for smaller on-site gatherings.
- The site plan and architectural design of the project is of high quality and provides for a livable project with indoor and outdoor amenity areas for future residents.
- The variances to reduce the required front and side and rear yard setbacks are supportable and provide for a pedestrian-oriented streetscape, livable rear yards and appropriate contextual interface.
- The variance to allow for visitor parking stalls is supportable as the stalls are within a setback that is adjacent a future townhouse development to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the <u>Local Government Act</u>.
- a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (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 138 square metres (1,486 square feet) to 35 square metres (376 square feet).
- 5. Council authorize staff to draft Development Permit No. 7911-0240-00 generally in accordance with the attached drawings (Appendix VI).
- 6. Council approve Development Variance Permit No. 7911-0240-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 4.9 metres (16 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft) and 6.1 metres (20ft) and 5.4m (17.5ft);
 - (d) to reduce the minimum east rear yard from 7.5m (25 ft.) to 4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft); and
 - (e) to allow for four (4) visitor parking stalls within the required setbacks.
- 7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Transportation & Infrastructure;

(d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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 parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to establish a no-build area for the purposes of tree preservation;
- (l) 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; and
- (m) the applicant adequately address the impact of reduced indoor amenity space.
- 8. Council pass a resolution to amend King George Highway Local Area Plan to redesignate the land from Townhouses 15 u.p.a. to Townhouses 25 u.p.a. when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project

[subject to the completion of Engineering servicing requirements]

as outlined in Appendix II.

School District: Projected number of students from this development:

4 Elementary students at Sunnyside School

3 Secondary students at Semiahmoo School

(Appendix III)

Parks, Recreation &

Culture:

Parks supports a park amenity contribution in order to help

alleviate parks pressure as a result of development.

Ministry of Transportation & Infrastructure (MOTI):

MOTI requests that an access easement be provided to 2533 Hwy.

99, owned by the Province of BC.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family houses.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Townhouse	Urban/Townhouses 15	RF
	application at Third	u.p.a.	
	Reading/Single family		
	home.		
East:	Undeveloped land and	Urban/Townhouses 15	RF/RM-15
	townhouses	u.p.a	
South:	Townhouses	Urban/Townhouses 15	RM-15
		u.p.a	
West (Across 156 St):	Single family houses	Urban and Multiple	RF/CD
	and townhouses	Residential/Townhouses	
		15 u.p.a	

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 15 u.p.a" in the King George Highway Corridor Plan.
- The application requires an amendment to the OCP from "Urban" to "Multiple Residential" and the King George Highway Corridor Plan from "Townhouse 15 u.p.a" to "Townhouse 25 u.p.a" in order to allow for the proposed density of 24 u.p.a (Appendix V).
- The King George Highway Corridor Plan was prepared in 1995, subsequent to which unit densities for townhouse projects in south Surrey have generally been increased above 15 u.p.a.
- A townhouse development currently at Third Reading (Development Application No. 7912-0093-00) is located directly north of the subject site and proposes a density of 22 u.p.a. Development Application No. 7910-0041-00 was recently approved and built directly across 156 St. containing a density of 27 u.p.a.

• The subject site is located within close proximity of services, commercial amenities, Sunnyside Park and a Frequent Transit Network (24 Avenue) which supports a higher intensity use on the site.

• The applicant is contributing to an off-site sidewalk connection along the east side of 156 Street to 24th Avenue as a community benefit.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of four (4) properties currently zoned "Single Family Residential Zone (RF)".
- The proposed zone is "Multiple Residential 30 Zone (RM-30)" and forty-six (46) units are proposed.
- The properties are located just south of Sunnyside Park and north of 24 Avenue.
- The proposed zoning is RM-30 and a total of 46 units are proposed. The unit density is 24.2 u.p.a. and the floor area ratio (FAR) is 0.85.
- The outdoor amenity area proposed is 165 sq.m (1,773) which exceeds the 138 sq.m (1,485 sq. ft) required under the Zoning By-law.
- The applicant is proposing 35 sq.m (376 sq. ft) of indoor amenity space, which is 103 sq.m (1,108 sq.ft) less than required under the Zoning By-law. The reduction of indoor amenity area is reasonable given the relatively small number of units in the project and proximity to commercial locations and services in the immediate area. The shortfall in indoor amenity area must be addressed by the cash-in-lieu arrangement.
- The property to the east (2533 Hwy. 99) is currently owned by the Province and does not currently have street access. A reciprocal access easement will be registered as part of this application in order to provide access to this site and in consideration of the future development potential of this property.
- A development concept plan has been prepared for 2533 Hwy. 99.

Trees

- The applicant retained Meredith Mitchell to provide an arborist report for the subject site. There are 29 by-law size trees on-site of which four (4) on-site tree is proposed for retention. The trees proposed for retention include an English Oak, Big Leaf Maple, Western Red Cedar and a Douglas Fir.
- There are also four (4) undersize trees being retained on the site.
- There are a number of trees located along the north and east property lines which are off-site trees, straddling the property lines, which are being retained.

• The overall tree retention is reasonable considering the density and form of the proposed development.

Tree Species	Total No. of By-law	Total No. Proposed	Total Proposed for
	<u>Trees</u>	<u>for Retention</u>	<u>Removal</u>
Hawthorn	1	0	1
Ash	2	0	2
Douglas Fir	4	1	3
Western Red Cedar	8	1	7
English Oak	1	1	0
Scot Pine	1	0	1
Horse Chestnut	1	0	1
Beech	1	0	1
Fruiting Cherry	3	0	3
Black Cottonwood	1	0	1
Red Alder	1	0	1
Grand Fir	1	0	1
Big Leaf Maple	1	1	0
Fruiting Plum	1	0	1
Fruiting Apple	1	0	1
Noble Fir	1	0	1
Totals	29	4	25

PRE-NOTIFICATION

Pre-notification letters were mailed on May 29, 2012 and staff received the following comments:

- One (1) letter of support for high-rise residential was received. Five (5) residents called to express concerns related to increased traffic in the area, especially along 24th Avenue, and the safety and congestion issues resulting from the traffic.
 - 24 Avenue's designation as an arterial road is such that it is expected to carry significant levels of traffic, in which, some congestion is anticipated during peak periods. Several projects are ultimately planned for the Grandview Heights area including a new overpass of Highway 99 at 20 Avenue. The widening and replacement of the existing overpass of Highway 99 at 16 Avenue, with potential interchange, is included in the City's Ten Year Servicing Plan and is expected to change traffic patterns in the area. An interchange is also proposed for Highway 99 and 24 Avenue which will ultimately restrict access for this site to right-in right-out.
 - 24 Avenue from 152 Street east to Campbell Heights is included within the Region's Frequent Transit Network and although traffic volumes are expected to continue to rise with further growth in the area, the ultimate improvements to 16 Avenue and 20 Avenue as well as frequent transit service to the area are expected to improve people and goods movement in the short and long term future.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

- The forty-six (46) unit project consists of three (3) storey units with a mixture of side by side and tandem parking configurations.
- The architectural style of the project is contemporary and while it is unique from the recently constructed townhouses directly across 156 Street and the townhouse application (7912-0093-00) at Third Reading directly north, it is also complementary.
- The site has been designed to achieve a strong street presence along 156 Avenue given the approximately 135 metres (443 ft) long street frontage provides for a human-scale streetscape.
- The outdoor amenity area and indoor amenity areas on the site are combined and located centrally within the site. The indoor amenity building opens onto the outdoor amenity area to create a functional space.
- The buildings along the south property line are proposed to be setback to 11.4m (37.5 ft), in consideration of the rear yard conditions of the existing single storey townhomes. This setback is 3.9m (31 ft) greater than required under the RM-30 Zone.
- Side yard conditions are proposed to interface with the existing townhomes along the east property.
- Exterior building materials consist of variegated asphalt roof shingles, horizontal and shake fibre cement and horizontal cedar siding accents.
- The colour scheme is a combination of black, grey, taupe, stained cedar and dark blue accent doors (Appendix VI).

Landscape Plan

- The landscape plan proposes a variety of planning materials, trees and hard surfaced materials.
- Special consideration has been given to the landscape screening along the edge conditions with the existing townhomes. The proposed planting includes a mixture of coniferous and deciduous trees that will provide a height sufficient to provide screening of the new homes to existing residents.
- The proposed screening planting includes *calocedrus* which are a large and solid screen. The City recommends that Frans Fontaine Hornbeam be incorporated into the screening in order to provide denser screen planting.

• A 1.2m (4ft) sound attenuation fence is proposed along the south property line in order to reduce the potential impact of garage accesses along this interface.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 2, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Located within the King George Corridor Plan area designated Townhouses 15 u.p.a. Townhouses 24.2 u.p.a is proposed
2. Density & Diversity (B1-B7)	• A higher density is proposed because of the site's proximity to indoor and outdoor amenities.
3. Ecology & Stewardship (C1-C4)	• Some Low Impact Development Standards are proposed including rain gardens and absorbent soils.
4. Sustainable Transport & Mobility (D1-D2)	• The project will contribute to the off-site construction of the sidewalk along the east side of 156 St south to 24 Avenue, a Frequent Transit Network, and north to Sunnyside Park.
5. Accessibility & Safety (E1-E3)	CPTED building and landscaping design principles incorporated.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

ADVISORY DESIGN PANEL

• The project was not referred to ADP and was reviewed by City staff. Staff feel that the design and intent of the project is a high quality ground-oriented development, reflective of City objectives.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

• To reduce the minimum west front yard setback from 7.5 m (25 ft) to 3.5 m (11.5 ft) (Buildings 7,8 and 9), and to 4.3m (14 ft) for Building 1.

Applicant's Reasons:

• The setback provides for an interactive streetscape.

Staff Comments:

- The proposed 3.5 m (11.5 ft) setback is reasonable and provides for an appropriate interface with the public realm, in close proximity to Sunnyside Park.
- The setback is consistent with setbacks of the existing building south along 156th Street and the proposed development to the north.
- The north block of 6 units (Building 1) is setback further at 4.3m (14 ft).

(b) Requested Variance:

• to reduce the minimum east rear yard setback from 7.5m to (4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft) (Buildings 5 and 6).

Applicant's Reasons:

• The proposed setbacks provide for a functional site plan and response to existing conditions.

Staff Comments:

• The proposed setbacks are side yard conditions and do not significantly impact the rear yards of the existing units, which are noted to be sited approximately 9m (30 ft) from the common property line. The total separation from the rear of the existing townhomes to the east is about 15m (50ft.). Significant landscape screening is proposed along this interface.

(c) Requested Variance:

• To reduce the minimum south side yard setback from 7.5 m (25 ft) to 4. 9m (16 ft).

Applicant's Reasons:

• The setback is a side yard which is greater than the building setback to the south.

Staff Comments:

- The proposed setback reduction provides for continuity in streetscape with the existing townhouse development to the south and applies to one (1) unit with a side yard condition.
- The remaining units have a minimum setback of 11.4m (37.5 ft.).

(d) Requested Variance:

• To reduce the minimum north side yard setback from 7.5 m (25 ft) to 7.4 metres (24 ft.), 6.7 metres (22 ft)(Building 1) and 6.1 metres (20ft) and 5.4m (17.5ft) (Building 2).

Applicant's Reasons:

• The proposed setbacks are side unit conditions with greater setbacks than the approved project to the north.

Staff Comments:

• The proposed setbacks are side yard conditions and result in setbacks greater than the setbacks established directly north under Development Application No. 7912-0093-00.

(e) Requested Variance:

• To permit four (4) visitor parking stalls within the rear and side yard setbacks.

Applicant's Reasons:

• The proposed parking stalls do not impact existing developments and are anticipated to be located within the side yards of the development to the east.

Staff Comments:

• The proposed parking stalls are well screened from the street. The four (4) visitor parking stalls are proposed to be located within the rear yard setback next to the undeveloped property (2533 Hwy. 99) designated for Townhouses. The stalls are also located within the drive isle area that provides reciprocal access to this future development site and provides for an appropriate transition.

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. Engineering Summary
Appendix III School District Comments

Appendix IV Summary of Tree Survey and Tree Preservation

Appendix V OCP Redesignation Map

Appendix VI Draft Development Permit Drawings

Appendix VII Development Variance Permit No. 7911-0240-00

INFORMATION AVAILABLE ON FILE

• Complete Set of Architectural and Landscape Plans prepared by Maciej Dembek and Meredith Mitchell, respectively, dated November 30, 2012.

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

IM/da

Information for City Clerk

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

ı. (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: 2494 - 156 Street

2510 - 156 Street 2526 - 156 Street 2544 - 156 Street

(b) Civic Address: 2494 - 156 Street

Owner: Fei Liu PID: 009-768-769

Lot 5 Section 23 Township 1 New Westminster District Plan 13147

(c) Civic Address: 2510 - 156 Street

Owner: Hong Y Li PID: 009-768-793

Lot 6 Section 23 Township 1 New Westminster District Plan 13147

(d) Civic Address: 2526 - 156 Street

Owner: South Land Holdings Ltd

PID: 001-341-103

Lot 7 Section 23 Township 1 New Westminster District Plan 13147

(e) Civic Address: 2544 - 156 Street

Owner: Hong Y Li PID: 009-768-807

Lot 8 Section 23 Township 1 New Westminster District Plan 13147

- 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) Proceed with Public Notification for Development Variance Permit No. 7911-0240-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed		
LOT AREA* (in square metres)				
Gross Total				
Road Widening area				
Undevelopable area				
Net Total		7,702		
LOT COVERAGE (in % of net lot area)				
Buildings & Structures				
Paved & Hard Surfaced Areas				
Total Site Coverage		42		
SETBACKS (in metres)				
Front		3.5		
Rear		4.6 to 7.6		
Side South		4.9/11.4		
Side North		5.4 to 7.4		
BUILDING HEIGHT (in metres/storeys)				
Principal		10		
Accessory				
NUMBER OF RESIDENTIAL UNITS				
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +		46		
Total		· · · · · · · · · · · · · · · · · · ·		
FLOOR AREA: Residential		6,493		
FLOOR AREA: Commercial				
Retail				
Office				
Total				
FLOOR AREA: Industrial				
FLOOR AREA: Institutional				
TOTAL BUILDING FLOOR AREA		6,493		

^{*} 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)		
FAR (gross)		
FAR (net)		0.85
AMENITY SPACE (area in square metres)		
Indoor		35
Outdoor		173
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	92	92
2-Bed		
3-Bed		
Residential Visitors	9	9
Institutional		
		101
Total Number of Parking Spaces		
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	NO	
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INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

Development Project Engineer, Engineering Department

DATE:

December 10, 2012

PROJECT FILE:

7811-0240-00

RE:

Engineering Requirements

Location: 2494/2510/2526/2544 - 156 Street

OCP/LAP AMENDMENT

A voluntary amenity contribution of 70% of the cost for 150 metres of offsite sidewalk located along the east side of 156 Street to 24 Avenue is required as negotiated with the Planning and Transportation Departments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

• Provide a 0.5 metre SROW for City service connections.

Works and Services

- Construct east side of 156 Street.
- Provide adequate service connections
- Provide on site interim storm water detention
- Provide an access easement for future development with 2533 King George Boulevard.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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

Bob Ambardar, P.Eng.

Development Project Engineer

LR



Thursday, June 07, 2012 **Planning**

THE IMPACT ON SCHOOLS

APPLICATION #:

11 0240 000

SUMMARY

The proposed 46 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	3

September 2011 Enrolment/School Capacity

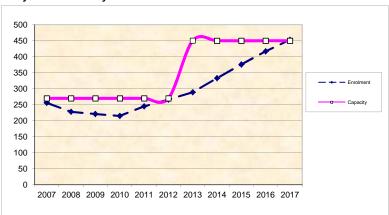
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

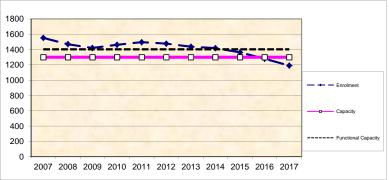
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school to replace Sunnyside Elementary is in the building permit stage, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district will close the current site of Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move to the new Sunnyside Elementary School. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. Boundary changes will be phased in after the K-7 regular and montesorri program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

Sunnyside 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	

TREE PRESERVATION SUMMARY

Surrey Project #

Project Location: 2494, 2410, 2526, 2544 - 156th St. Surrey

Register Landscape Architect / Arborist Meredith Mitchell M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal in 22 November 2011. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located in Sunnyside, 1 block east of Peninsula Village Shopping Centre.
- b. The site is untouched by demolition at this time.
- c. The site has an environmental buffer on the northwest property line corner.
- The majority of the existing tree resources are mature Cedar and undersized fruit trees.
- e. A total of 9 bylaw Western Red Cedar (on and off site) were noted.

2. Summary of Proposed Tree Removal and Replacement

0	Number of Protected Trees Identified	29	(A)
0	Number of Protected Trees declared to be hazardous		
	due to natural causes	0	(B)
0	Number of Protected Trees to be Removed	25	(C)
0	Number of Trees to be Retained (A-B-C)	4	(D)
0	Number of Replacement Trees Required @ 2:1 (25 trees)	50	(E1)
0	Number of Replacement Trees Required @ 1:1	2	(E2)
0	Total Number of Replacement Trees Required	52	(E3)
0	Number of Replacement Trees Proposed	99	(F)
0	Number of Replacement Trees in Deficit (E – F)	0	(G)
0	Total Number of Protected and Replacement Trees (D+F)	103	(H)
0	Number of Lots Proposed in Project	N/A	(I)
0	Average Number of Trees / Lot (H/I)	N/A	

3. Tree Survey and Preservation Plan

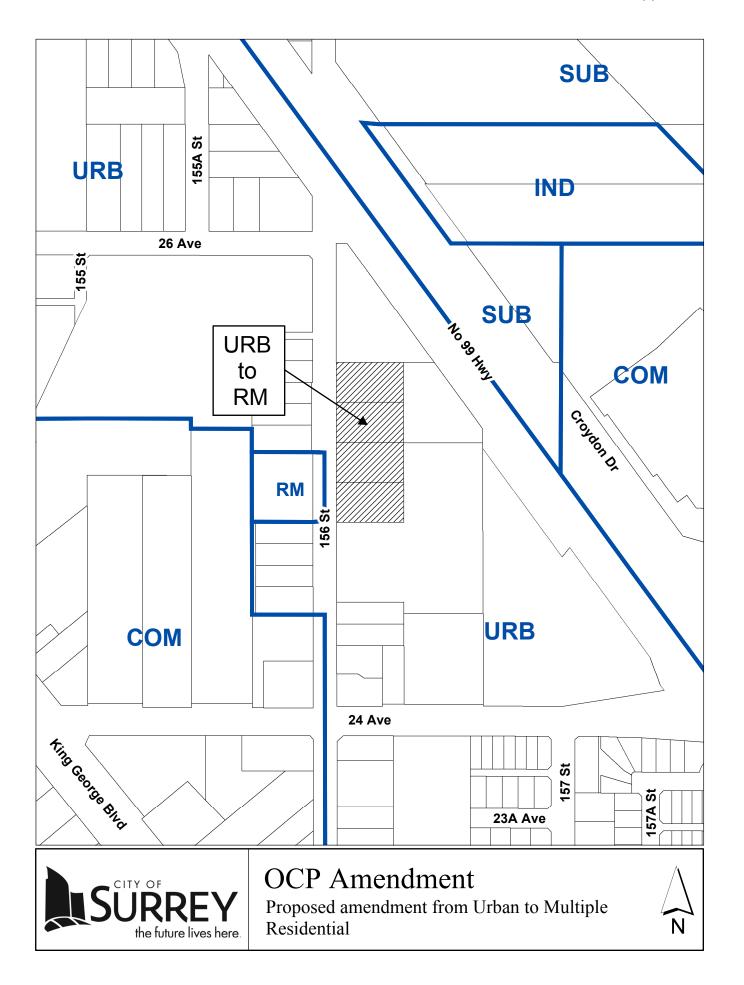
X	_ Tree Survey / Arborist Plan is attached.
	This plan will be available before final adoption.

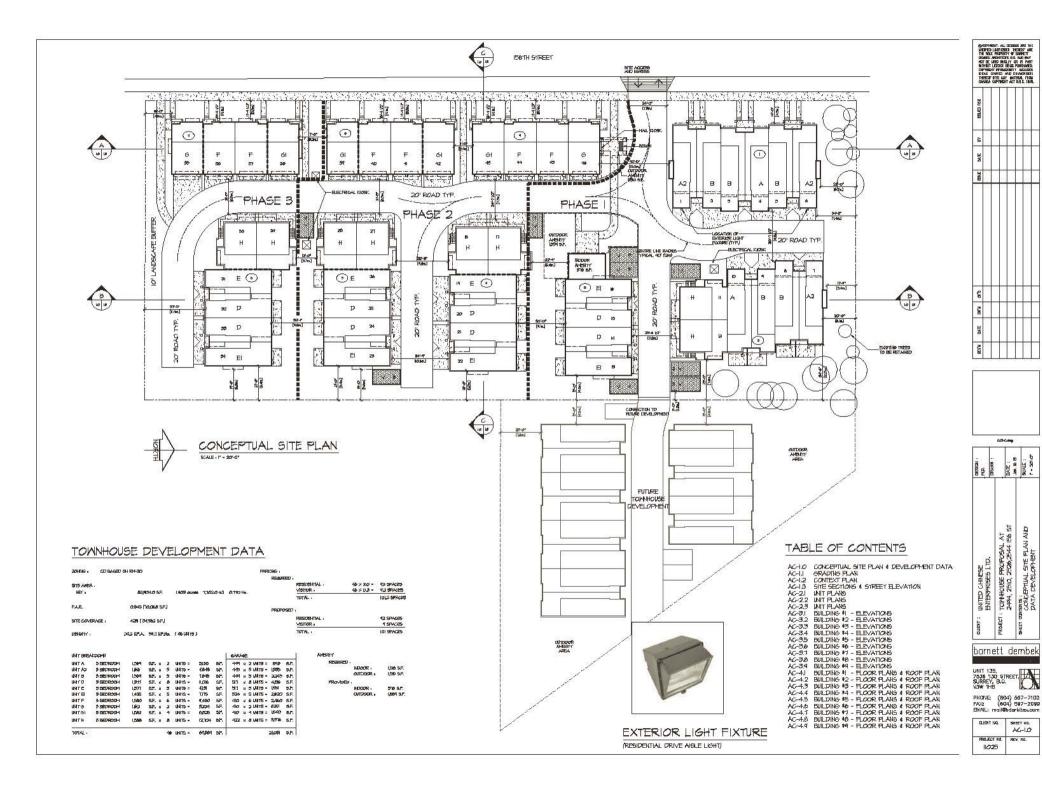
Summary and plan prepared and submitted by: Meredith Mitchell

ISA Certified Arborist #PN-6089A M2 Landscape Architecture 7 January 2013

*Revised 17 January 2013

MA





RUIS : CONCEPTUAL SITE PLAN AND DATA DEVELOPHENT



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barnett dembek

PHONE: (604) 597-7100 FAX: (804) 597-2099 EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
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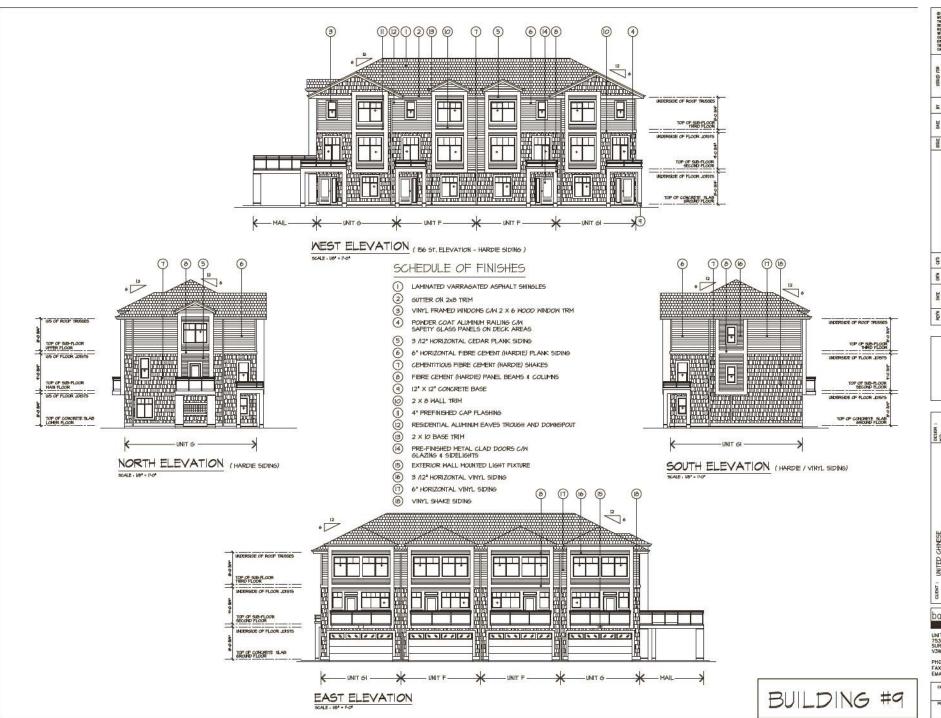
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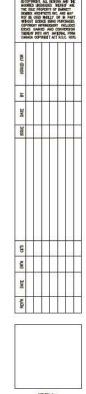
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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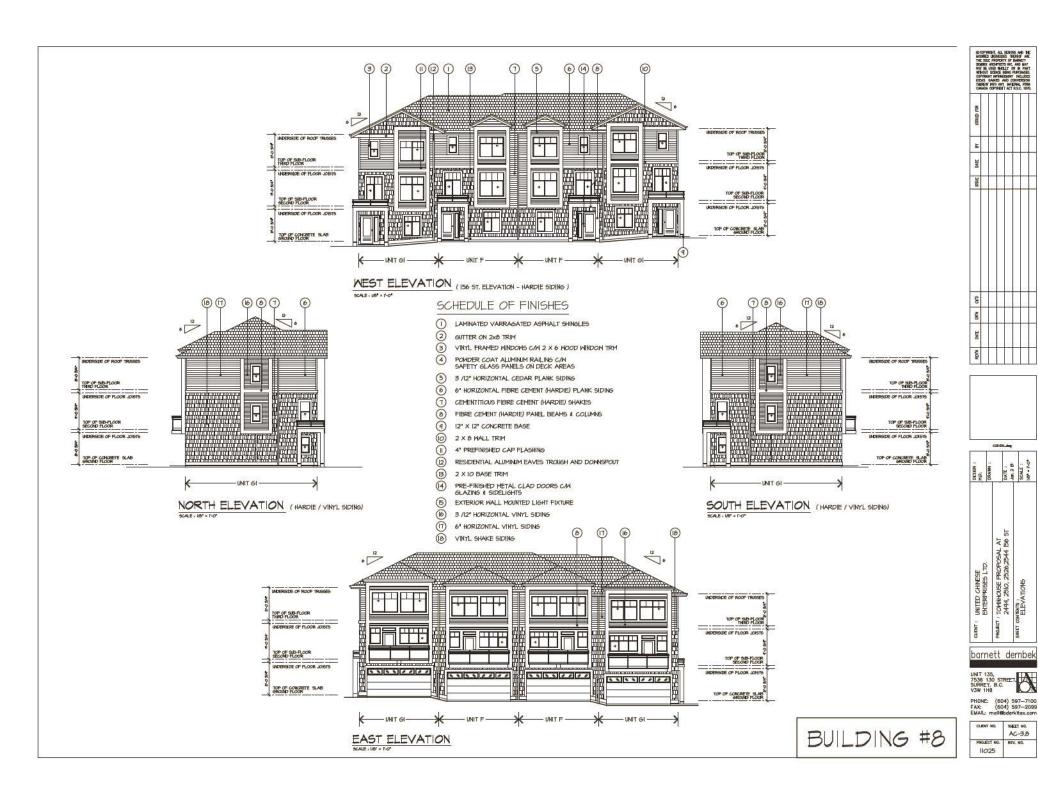
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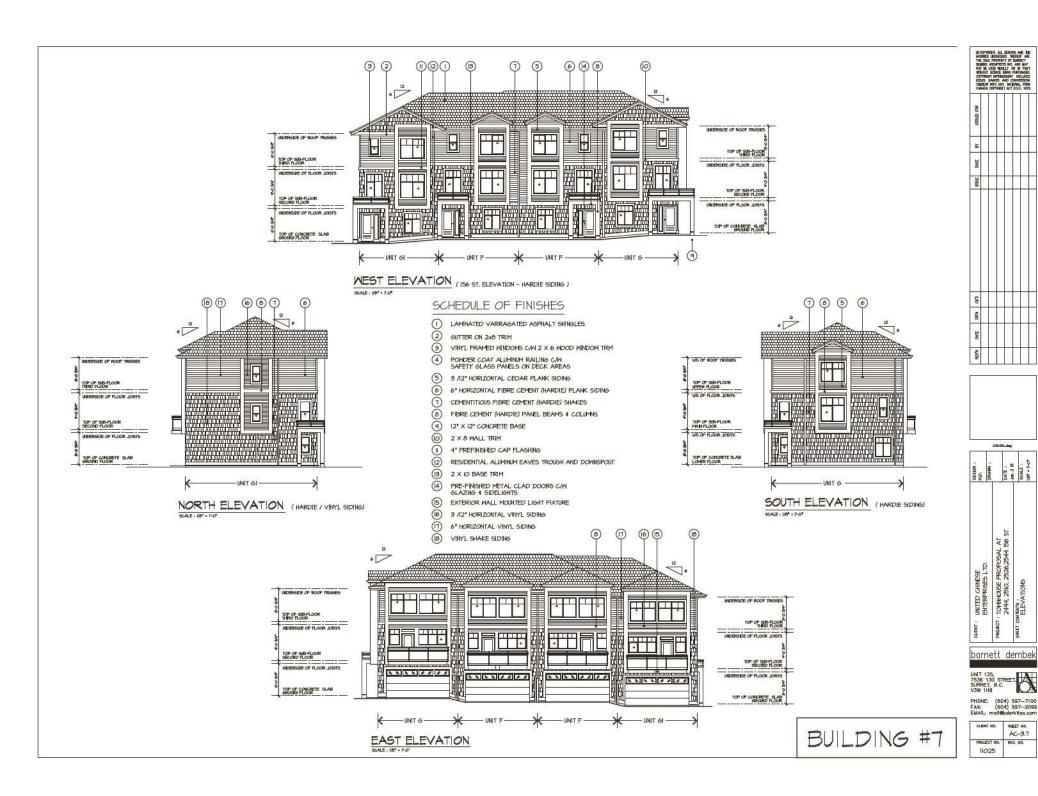
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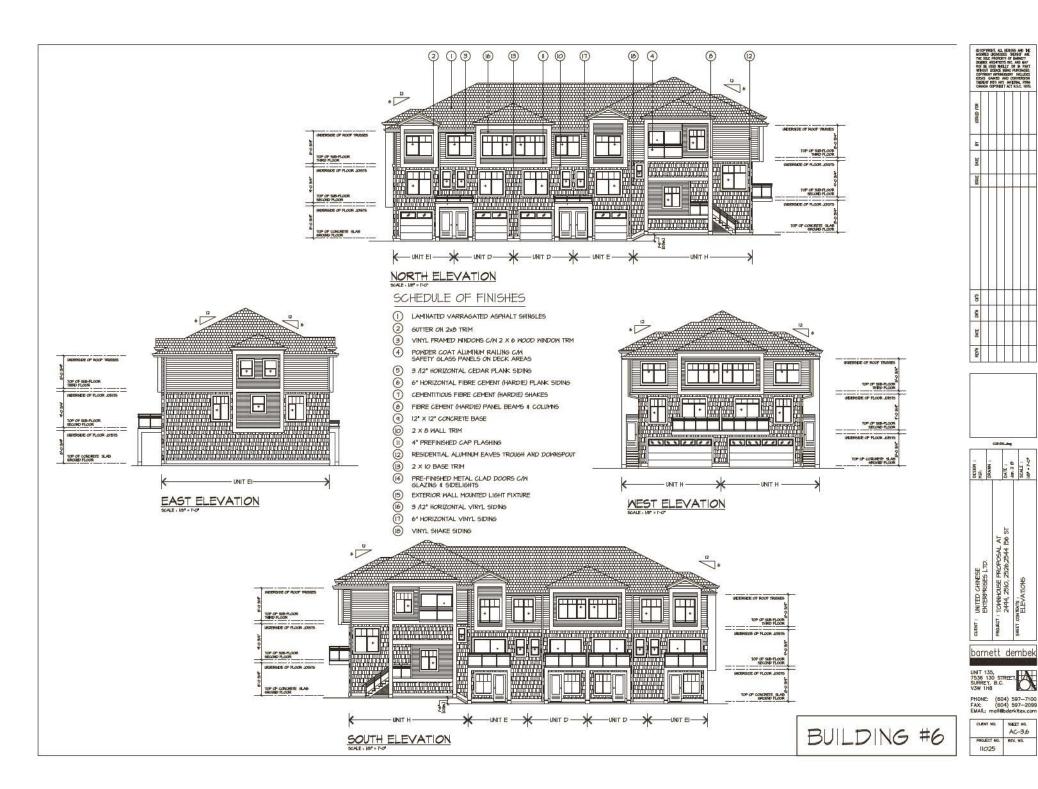
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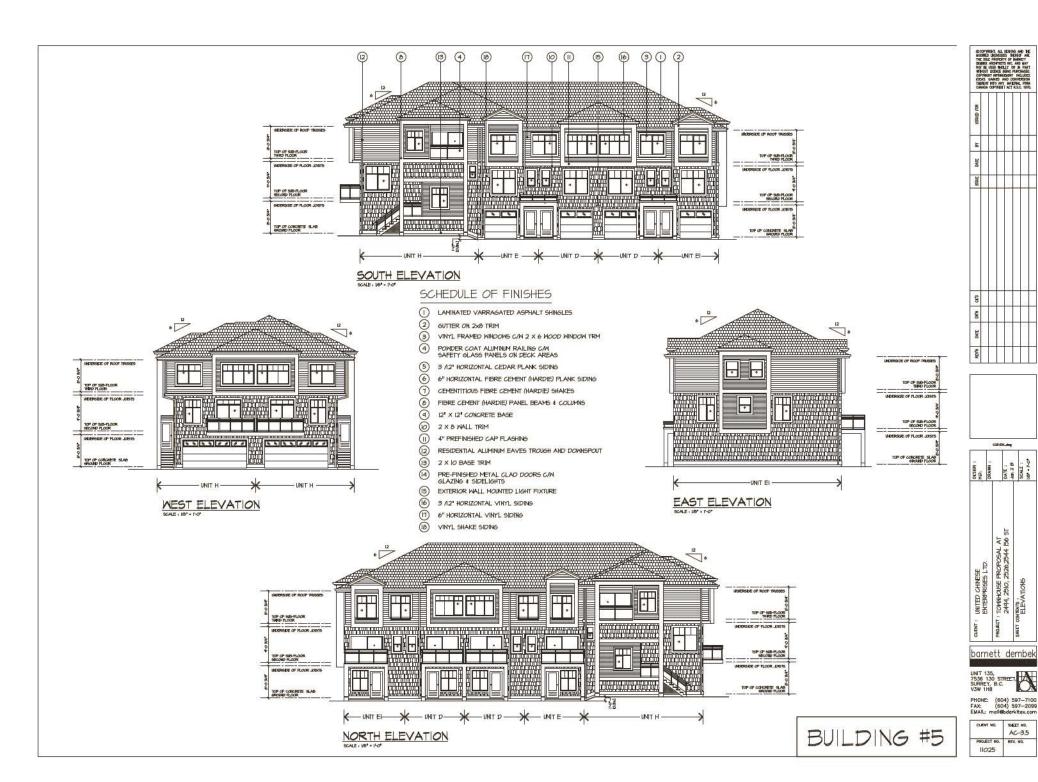
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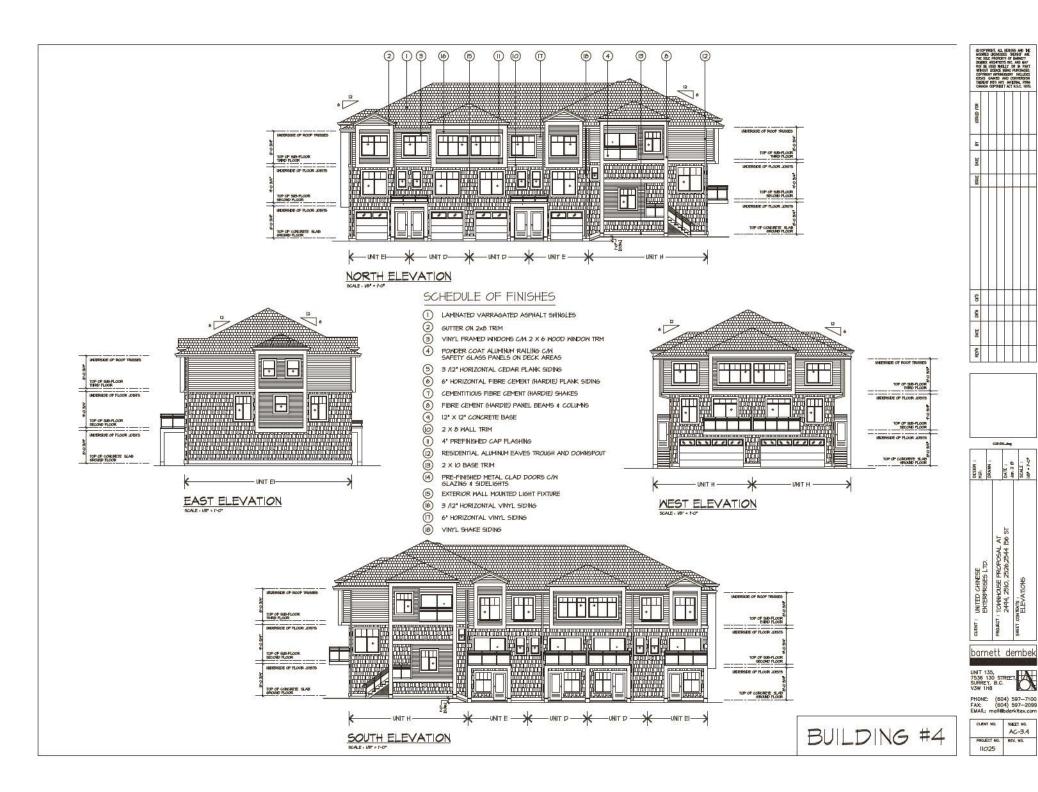
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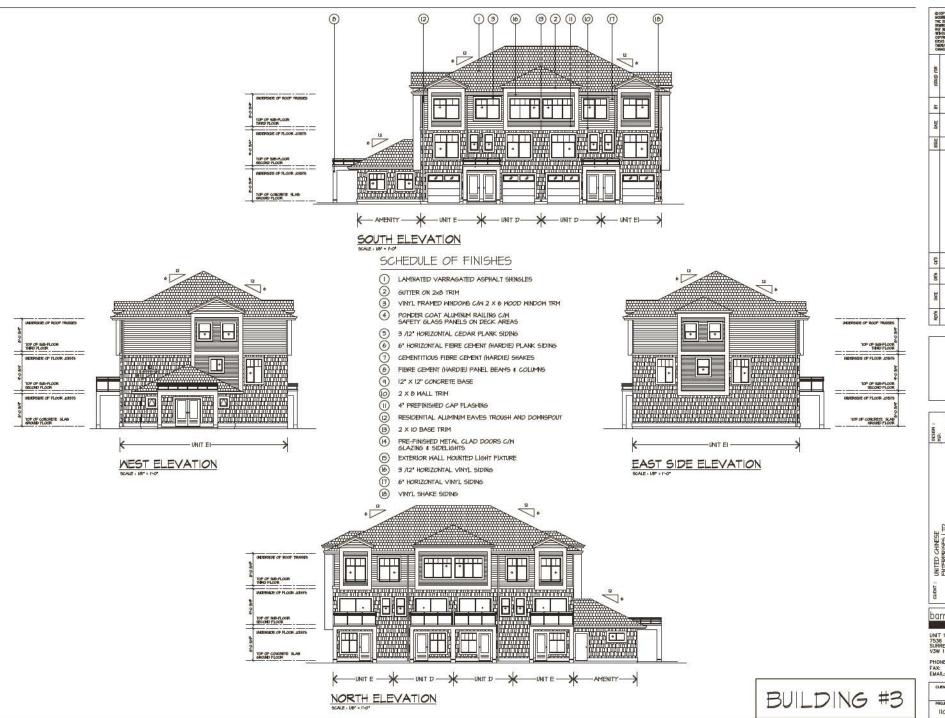












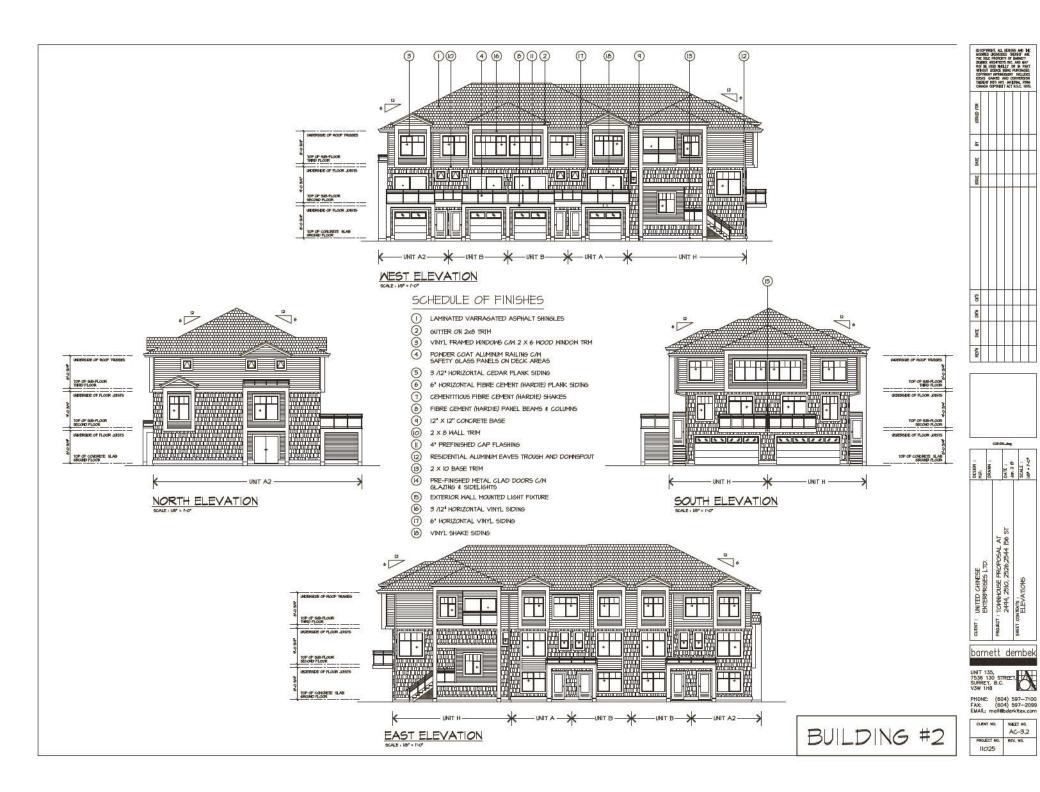
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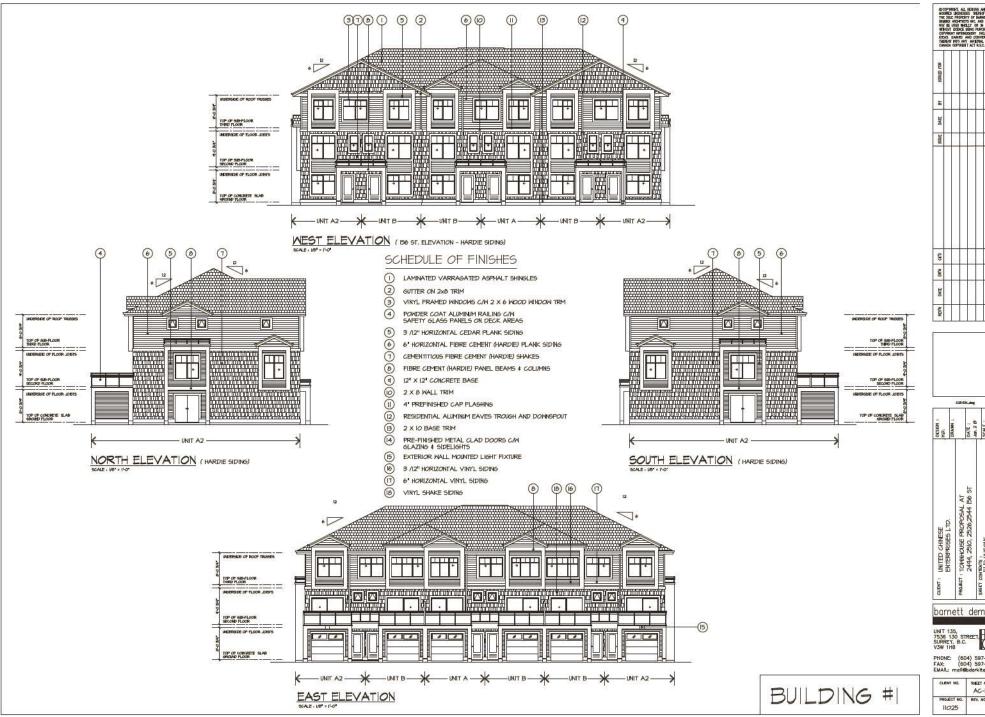
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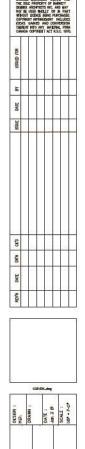
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

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PROJECT NO.	REV. NO.





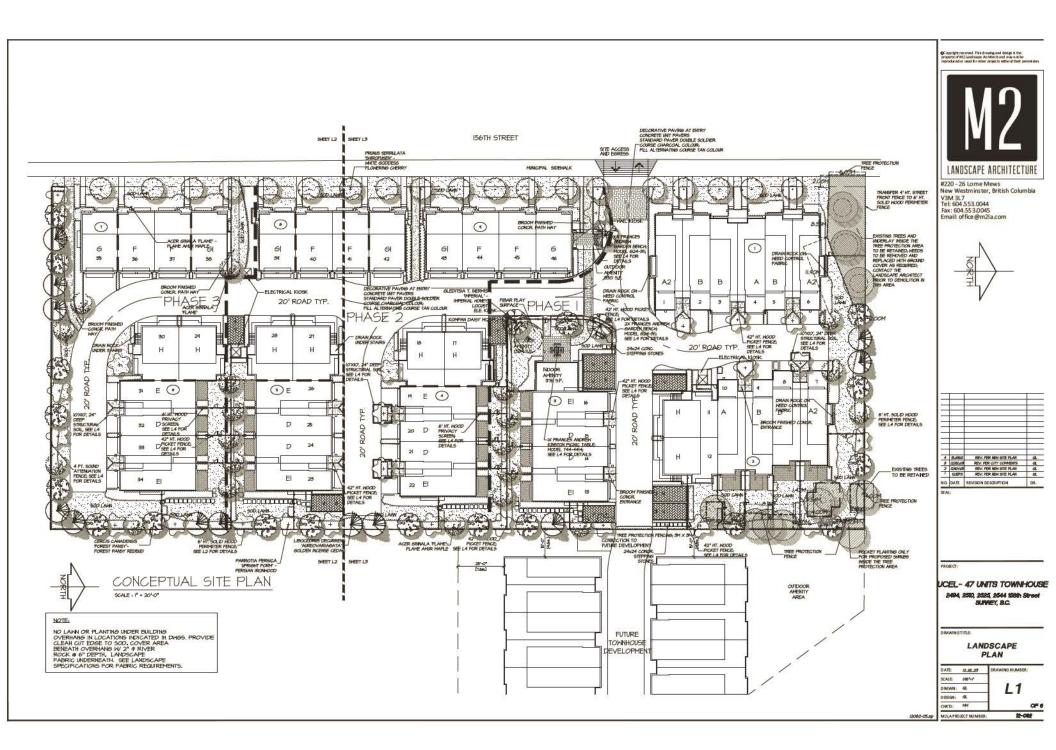


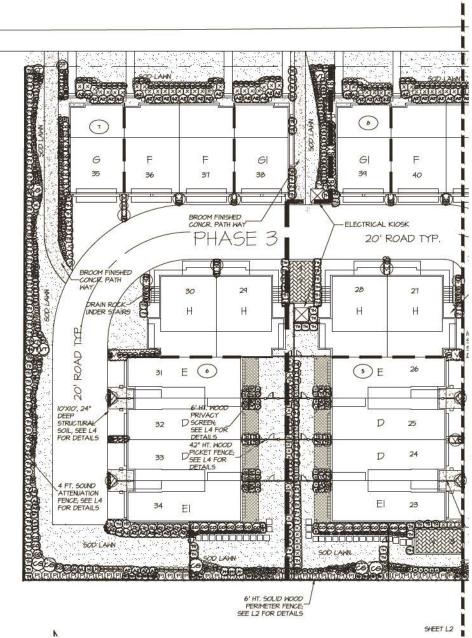
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PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mall@bdarkitex.com

CLIENT NO.	AG-3.
PROJECT NO.	REV. NO.





SHEET L2

PLANT SCHEDULE M2 JOB NUMBER: 12-082 PLANTED SIZE / REMARKS ACER GINALA 'FLAHE' FLAHE AHUR HAPLE 25M HT, LOH STD, LOW STD SHRUB CERCIS CANADENSIS FOREST PANSY' GLEDITSIA T. INERMS 'MPERIAL' FOREST PANSY REDBUD MPERIAL HONEY LOCUST 4CM CAL; B4B 6CM CAL; I,BM STD; B4B LIBOCEDRUS DECURRENS 'AUREDVARIAGATA' GOLDEN INCENSE CEDAR 2M HT: 84B PARROTIA PERSICA UPRIGHT FORM PERSIAN IRONHOOD 6CM CAL, BAB, 6CM CAL, ISM STD, BAB HHITE GODDESS FLOWERING CHERRY 42 III AUGUBA JAPONICA SERRATIFOLIA AKUBA **#2 POT: BOCM** AZALEA JAPONGA BLUE DANUBE' BUXUS SEMPERVIRENS CHOISYA TERNATA SUNDANCE 42 POT; 25CM 43 POT; 40CM 43 POT; 50CM AZALEA: NUMBE-VIOLET COMMON BOXHOOD HEXICAN MOCK ORANGE CORNUS ALBA 'ARGENTEO MARGINATA' SILVEREDGE DOGHOOD 43 POT COTINIS COGSTERIA ROTAL PURPLE' BUONTHUS JAPONICA HINES GOLD' PURPLE SMOKE BUSH HINES GOLD EUCHYHUS 12 POT: 40CM HEBE 'PATTY'S PURPLE' PATTY'S PURPLE HEBE HYDRANGEA PANICILATA LINE LIGHT LIME LIGHT HYDRANGEA, LINESPEEDLPINK #3 POT BOOM LONGLEAF MAHONIA PIERIS ZABLES LAUREL 41 POT; 200M 45 POT; 500M HAHONIA WERVOSA PIERIS JAPONICA FOREST FLAME" PRINIS LAUROCERASUS 'ZABELIANA 48 POT: SOCH HANITOU RHODODENDRON, PINK PURPLE PAVEHENT RUGOSA ROSE, MASENTA LARGE LEAF JAPANESE SKIMMA 12 POT 12 POT; 40CM 12 POT; 30CM RHODODENDRON MANITOU ROSA RUSOSA PURPLE PAVEMENT' SKIHHIA JAPONGA MACROPHYLLA' SPIRAEA X JAPONICA MAGIC CARPET HASIC CARPET SPIRAEA, PINK-PURPLE 12 POT: 40CM THUR OCCUPATALIS SHARASO EHERALD GREEK CEDAR #3 POT BOOM EVERGREEN HUCKLEBERRY
VEURNUM 'PINK DAHN'
SUMMER SHOWFLAKE VIBURNUM 43 POT, 600M 43 POT, 500M VACCINUM OVATUM VIBURNUM BODNANTENSE DAAN! VIBURNUM P.T. SUMMER SNOWFLAKE! S POT HEIGELA FLORIDA MIDNIGHT WHE HIDHIGHT WINE WEIGHLA 12 POT, 40CM CAREX PRAIRIE FIRE PRAIRE FRE SEXSE HEXICAN FEATHER GRASS O S 4 POT STIPA TENUSSIMA PI POT DICENTRA SPECTABILIS BLEEDING HEART DAY LILY; YELLOW 12 POT, 5 EYE OR LARGER 0000 135 HEHEROGALLIS 4 POT HEIICHERA REAUTY COLOURS HEICHERA 4I POT SUN POWER HOSTA #I POT, SUK TOLLERANT ADIANTIM PEDATIM HAIDEHHAIR FERN 42 POT, 35CH 030 SAULTHERIA PROCUMBERS HINTERGREEN 4 POT, 200M POLYSTICHUH HUNTUM HESTERN SHORD FERN 4 POT; 20CM

NOTES * PLANT SIZES IN THIS LEST ARE SPECFED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STRUCKARDS. BOTH FLANT SIZE AND CONTAINER SIZE ARE THE MINIMA ACCEPTABLE SIZES. * REFER TO SPECEFLANTORS FOR DEFINED CONTAINER FERBANGENISTS AND OTHER FLANT INTERIOR. AND OTHER FLANT INTERIOR. AND AND FERBANGENISTS AND OTHER FLANT INTERIOR. ANALYZES FOR OTHER AND HIS DEVELOPMENT OF FLANT INTERIOR. ANALYZES FOR OTHER AND HIS STANDARD SEPTEMBER SIZES AND ANALYZES FOR STANDARD SEPTEMBER AND AND TRACER VALLET. * SUBSTITUTIONS. COSTAN MERTIEN APPROVAL FROM CARRIED FROM THE ANALYZES AND STANDARD SEPTEMBER SIZES AND ANALYZES AND STANDARD. SEPTEMBER STANDARD SEPTEMBER STANDARD. SEPTEMBER STANDARD SEPTEMBER STANDARD. SEPTEMBER S

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

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#220 - 26 Lome Mews New Westminster, British Columbia V3M 31.7 Tel: 604.553.0044 Fax: 604.553.0045



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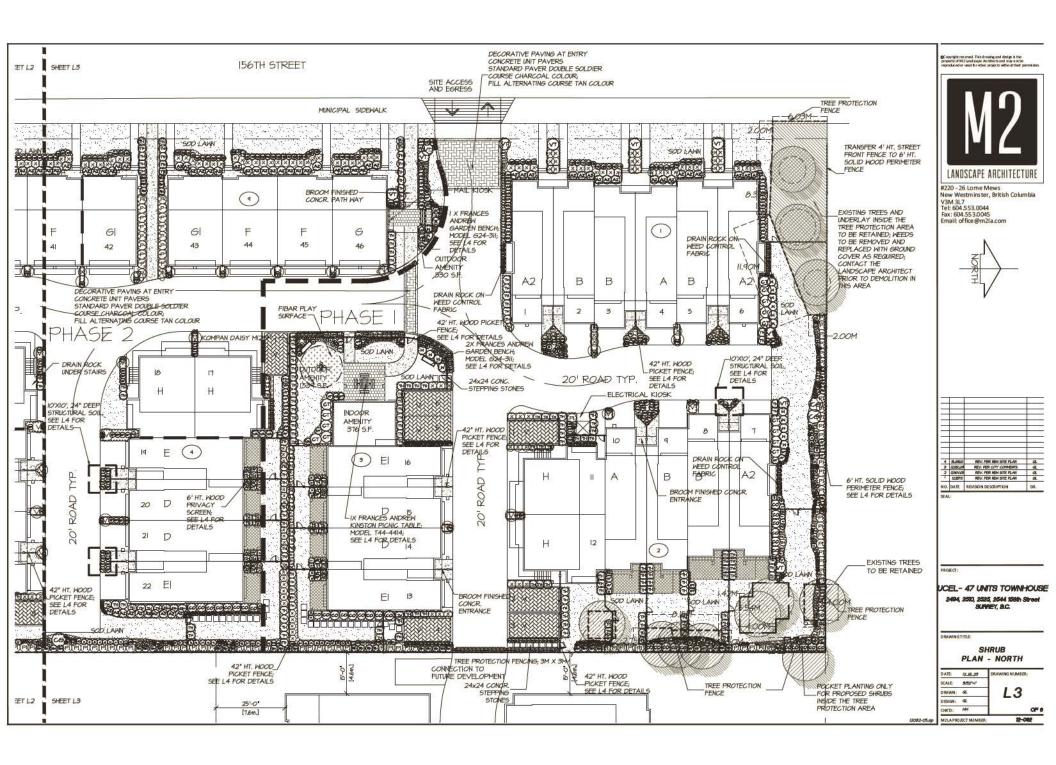
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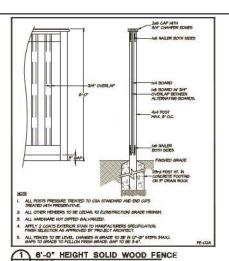
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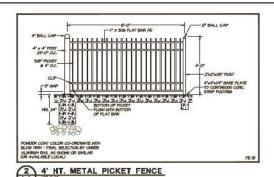
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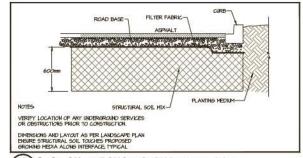
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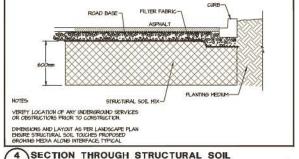
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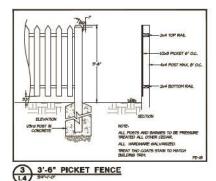


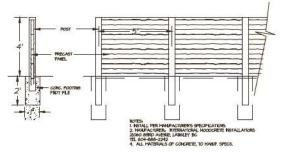


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NTS





4' HT. SOUND ATTENUATION FENCE

DRAIN STRIP

General Specifications:

Wood: Durable, long-lasting Ipe, Wood members 1 1/2" (3.7cm) x 2 1/2" (6 cm) with a 1/4" (0.63cm) radius on the edges and ends. Ipe is sealed and smooth sanded.

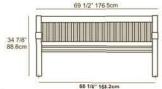
Metal: Standard aluminum cast to a precision pattern for maximum strength and durability. The metal is coated with Polyester, electrostatically applied, and baked at a high temperature to produce a "marresistant" finish.

Hardware: An exclusive nut design and bolt-through construction create a single, solid unit. A special wrench for vandal-resistant hardware is provided with each bench. All hardware is professionally finished with our bakedon Polyester Powder Coating.



25 3/4" 65.4cm 34 7/8" 88.6cm

G24-311



5 FRANCES ANDREW GARDEN BENCH

KOMPAN DAISY M128P

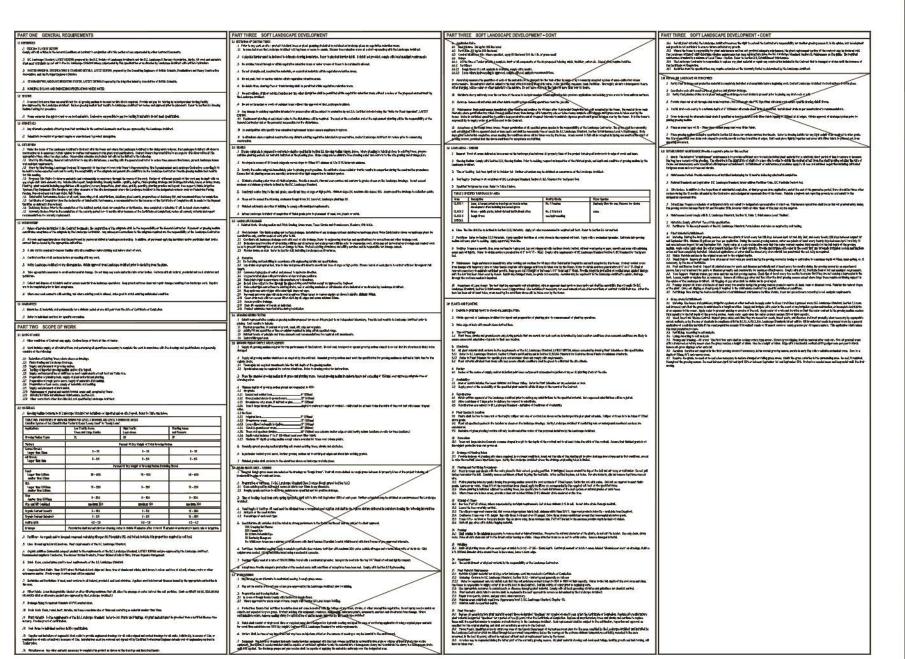


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LANDSCAPE DETAILS

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LANDSCAPE ARCHITECTURE

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UCEL- 47 UNITS TOWNHOUSE 2494, 2510, 2525, 2544 156th Street SUPPLEY, B.C.

LANDSCAPE SPECIFICATIONS

> OF 6 12-089

DATE: 12.44.29 DRAWING NUMBER: SCALE BEZ'-I' L5 DRAWN: QL DESIGN: GL

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PART ONE - GENERAL 3. The Structural Set specification is provided an exhibitionant of surviva and reasons the property of Mill analogoe And brickers. The Information provided in this specification is for extended on the provided provided provided and the Analogoe Contribution of Contribution of Mill analogoe Antiference. 3 The work of this section staff grown the supply of all equipment, materials and taken necessary for the properties and placing and compacting Structural Soil Nie on a prepared safe grade. Pis the litter that the structure oil above oil provide the recensory load learning characterists for light leadness strice party areas while already adoption the development of tree roots. The long form parts the prevailing of healthy, leaguest recensive reducing the privatible application of large state root development. under hard surface areas. A Refer to drawface for location and discussion of structural soil structure. A. All other related work as described in the drawings and/or this specifical S OPLATED WHEN # IELA TED HASTER MANOPAL SPECIFICATIONS Certration for report all condicts while the arginanting to Lambagus are third Surface 1221, the finding Surface 1222, the finding Surface 1222, the refunding, well defilling Surface 1222, the gaugetes well-results relationsh Surface 1222, the Surface 12222, the Surface 1222, the Surface 1222, the Surface 1222, the Surface 1222, the Surface 1222 S STANGARDS 2 Consider System of Sol Constitution SHARRES YELDER 3. All shows a set institution in a short incorporing within time a new approach; the Considered and a shake orientia single of the site had been interest microscopic of the consideration of the site of the site of the consideration of the site of the consideration of the consid 3. A destilla-solution is structured and solution applied in the site of a lab in the a series approvally the constitute solution and solution applied in the solution applied in the solution and solut 3. Provide tell pay for all modified insidig of authoritis proposed for two on this project. At the Gossiltan's discretion, all state bis step be re-feeted. Contractor will be majorable for ports of ne-feeting it satisfation for modified and for correction of the deficiency. A Gost of ignortical particular shall include post of positionilous from source to ensure that these particular next specifications. E. According of material of names does not need to be trained at temporal fulls to need on the continuents smoothed. A Confirm compation of subgrade and structural and by Santachalesi Seports from qualified Santachalesi Daybear. 2. Approprie Tank. 33. Presis narco and store, designative of brinches approprie market prior in ventring. 33. 80 Franciscopi Archaert's discrete, narcotte, market prior in ventring to consolid. Colorado in responsible to costs of healthy it sueple does our specification and the correction of any deficiency. 23 Substit 25th comple of others to Louiscope Architect prior to sold ay, Sample about the Inhalisal to bedude source of extention substitud. 2. Shriver of Atth Rober. 3. There is no find that the large of the state Ottain approval from Geostizat of schedule N days is advance of intentions and programation or delivery of patients to site. Generalization of the installation of the instal 2 Schedule to Inchale; 2.1 date for commencement of proparation of structural self of source 2.2 sub-grade proparation of other 3 Schedule work in co-ordinate with installative of any drakage, brigation, from grate feetings, lighting, puring etc. A Couple's work to enture tree planting all soon under options conflict 5 Denvit handle or pince structural sed air is rain. I SE DESVEN Start up needing with Consulted in control to centre the sease of intribition and state. First productly submitted, seams growing makes sample and heart report, agreeping stone sample and structural and exeque and report are expelled to the Start-up Keeting. 2 Co-certains the masting with Constitute at the Indiseding Hasse 21 infrarings includables and connection 22 infrarings includables 23 infrared in which allows 23 infrared in ordinations of infrared and infrared in 24 includation on ordination and infrared 25 sub-group impossion or ordination and infrared 25 sub-group impossion ordination and infrared 25 sub-group in the infrared 25 s

3. Where particularly are installed in phases. It is the contractives reasonability to inform the Consultant of critical installation fines for each phase as noted in Section U.E.

Provide 2 by snaples of all activation regined for the properties of attracted and advance to deposite the connectment of traditation. Suspice of all nativated shall be used that in proper three approach until agency as per section 13.2, and 13.3.

Supply and hereful chinetis lim, Surfilling and other chantest annulusers in structure, soulad, serveption containers with net subjet and product analysis clearly analysis on products.

Per structural soil proposed of source and delivered to site, deliver all analysis to site in sect a present as to prevent design to an apprehim of all analysis used in the presentate of structural soil.

Structural sits in to intrinsic as soon as practicals of serving, any structural solis should warright what are co-situe or at source shall be covered with her yould not extend agreemently the Consistent will such that as extend as trained.

3 All market is sead to the compaction of strectural self-shall set be prepared, vertical or translate spec when is a set or froces condition.

On-situationage of proposed structural soil shall be undertaken in each a source as to provide diseague or separation of any antichita.

A. All selected to be streetplied shall be protected in accordance WHS R. C. Mildalry of Environment guidalisms.

+ SAMPLES

THE COURSE PLANS OF

LTI DELIVERY, STORAGE AND PRITELTION

PART TWO - PRODUCTS THELE OR Grand greater How Zon - less How You South weeder How \$15cm - less Horn Zon Charless Hot CHAR Ow and SPI Geologic ADMITY BY S PANNE HATERALS J. Refer to architectural F RITTER FABRIC 3 Poleti shall be Associ 4565 or approved couloidest. PART THREE - EXECUTION 33 SUB DEADIS S HEGING STRUCTURAL SIGL HATERIAL

TEXTAGE Particle size chances by the Carochia System of Sell Carochication Sk grahe from LUCC as - less from LUC ass name XX salam fix salan WE 63.73 BANKE Hristo salurated bythrotic method by landed to place. Nation/out 50 WEST CONTENT-Person of Day Weight (3) 3. Case burt show of high projectly is professed over vested granul. 2. Show discusting upon cells about approach tild of the analogue of 200 leggic width digits 3 Shela the stoop Your door three desired in Blooked Kaarry Rode. A Aggregate to be used for structural sed shall be tree of any foreign eleme or material. Provide samples and hist reports as described in section 15 and 10 5 Aggregate quality. National shall be exactland, details, free free soft, title, designed or balled operation, regard and entitled, day large or particular to the sude tender power or per intended. J. A ser-hold organic binder.

Front Scheller, The Original Indexed Blader, as analysis from bland Sport Text, Perhandia, BC. 250-400-1097. Also available from Yarduschia Supply Ltd., Addergrove, BC.

on, and Assault. 3 To Nother Musicial Specification Section 02206. Asserts that and Grander Habel etc. 3 Non-Monard Shor Fallok shall be leshalled as a separative Layer Greekly above the compacted structural soil michanic. Do not install natural safetyates of structural and michanic has been continued. 2. The rates shall be existed and seaged in withinks lower and here during construction without shall read in the sharper and storing properties. Continue to the relating ACTM designations—consist in the relating ACTM designations—consist supports ACTM—designation for the properties and the properties are active as th

PROFESTES

to sub-crede to exhibits broad / freety as indicated on contract drawless. Fires the structural sed under the contract or investor to the challes and set. NOT in the part of protections.

2. Areas designated as structural and treatment for a planting shall be proposed to struct, who parted the Procher Durality and shall be from at stress of shallow provide the parted by the parted of the structural parted by the part

S IS ADDRESSED

COUNTY STORY FOR CAP COLUMN HEITHE

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A. Do not proceed with the installation of the introductive and material mid all walls, curbs, and diffity work in the area has been installed. Structural elements or disport may be positived and after the installation of the intrins.

5. Re-compact distorted integrals to requirements of moster manifest specifications and drift implementing drawings.

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- List or network of groups in the mostlers 2.2.

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2 De not OVER NO. OVER EASE, SN cour study is asserted of the coverior makes to se the above. Further and the includes will occur during the department of the protection. 2 All although all the performed on a flat hard, level surface approved by the consultrale, using the appropriate and mining equipment

Prepare sample Strectural Self-Hises to dehir alternative of als components. Substit sample with fact results for approval.

PART THREE - EXECUTION (cont)

.1 Do not OVER NO. OVER EXECUTE comment to comments of the convolute made in from the others. Further and that whole will occur during the discount of the particular

.2 All whitegethal temperformed as a that hand, loved surface approved by the consections, using the appropriate soil edding explore

3 Propers sample Structural Soll Mass to determine ratio at ads components, Solud sample with fact results for approval.

37 PLACEMENT .1 Salarrate stell be married by the Costallant prior in alacount of the structural sell attitude.

2. Structural and shall be moted, but and substrated with maker when placed. Placement shall be based on a well-disappear of natural and a responsable control of the substrate of the substrate

3 Nace Stone statute in Million After Process cells have of structural collections

A Coaped each 81 of structural soft as herby with obserting from roller to the soft fraction of the drift engineer.

Pater to Guality Assertace, suction 1.3

A free the a uniformly three and leavel continues allowing the specified depths of considers and / or growing analyse to meet finished design grade

The heldships of three-hers list. In the location of the tree is not recommended. Various declaring such as mirrored used bows, their Stans, Lings Statistic PIK play, all.
have been engined to allow the such is in included in the true incertice with the comported structured and sucremaing this basis. At the time of tree included and provided and have been described and the contraction of the composition in particular for all devicts our arms of the contract and provided and have provided as a facility of all devicts for any minute of the contraction.

.1 After approval of stractural and mistane proportion, best A filter failets.

2 tree remitted discovering of all third same and beyond alor of structural and

ST CHARLAR BASE HATCHA

.) Fixes address 25 are granufar been on top of Alberthairic over intractural sell larger.

.2 Compact granular base to 15% Heal Heal Practice Beauthy, Compaction must be consistent with other our conducting granular inner architects.

3 All mans shall be graded for the contours and elevations indicated on the contract drawings. Enters positive drawings.

.1 Project existing conditions from dimner or stallable and make good any dimner

.2 All Gazage will be repaired at the expense of the installation contractor.

311 THE PLANTING

.1 Resons street and set or other bestiff and arid, hard, one comments in parties 3.37 from the full channels of the tree gate area (Line a Line a depth of next build.

2 Barrowert all maked halos real hall to orbital combinishments to recent cell lies of the real hall in Nachala.

3. Ease or free is planted in the exact contract the specified planting states straight and the

Install tree in acceptance with BCRA Landscope Standard. Oir sway synthetic revisiball holes, call loads ingregently stood wite business, yell loads inuring iron around trees.

Race Stem depth composted for them bur brack is over the hip of the open tree at mes.

312 IFEE SPATES

.1 Consultant shall inspect structural and "in place" and deferable acceptance of material, and thinks grading prior to pasting

.2 Point grade shall be to within Sine of proposed grades within Silns of any subject if fixed elevative and its within Sine of proposed grades over any other Sill length. British grades shall not be militarily taken low.

EN SUPPLIES HATERAL

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.3 Down up any sell or dist spilled en any pured surface of the and of each working day.

3 Amendation of the simple of selective technicities is an amendation developed and substitution the second of the state inches probabilities.

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#220 - 26 Lome Mews New Westminster, British Columbia Fax: 604,553,0045 Email: office@m2la.com



PROJECT

UCEL- 47 UNITS TOWNHOUSE 2494, 2510, 2525, 2544 156th Street SUPPLEY, B.C.

PAWINGTITLE

STRUCTURAL SOIL SPECIFICATIONS

ATE	12.11.29	DRAWING NUMBER:
CALE	362'-1'	
BAWN:	a	16
ESIGN	a.	
		-1

M21A PROJECT MUMBER

t2-082

12042-05 28

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0240-00

Issued To: HONG YAN LI

("the Owner")

Address of Owner: 6262 - Angus Drive

Vancouver, BC

V6M 3P3

Issued To: FEI LIU

("the Owner")

Address of Owner: 6262 - Angus Drive

Vancouver, BC V6M ₃P₃

Issued To: SOUTH LAND HOLDINGS LTD

("the Owner")

Address of Owner: 205 - East 5th Avenue

Vancouver, BC

V₅T₁H₃

- This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-768-769 Lot 5 Section 23 Township 1 New Westminster District Plan 13147

2494 - 156 Street

Parcel Identifier: 009-768-793 Lot 6 Section 23 Township 1 New Westminster District Plan 13147

2510 - 156 Street

Parcel Identifier: 001-341-103 Lot 7 Section 23 Township 1 New Westminster District Plan 13147

2526 - 156 Street

Parcel Identifier: 009-768-807 Lot 8 Section 23 Township 1 New Westminster District Plan 13147

2544 - 156 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

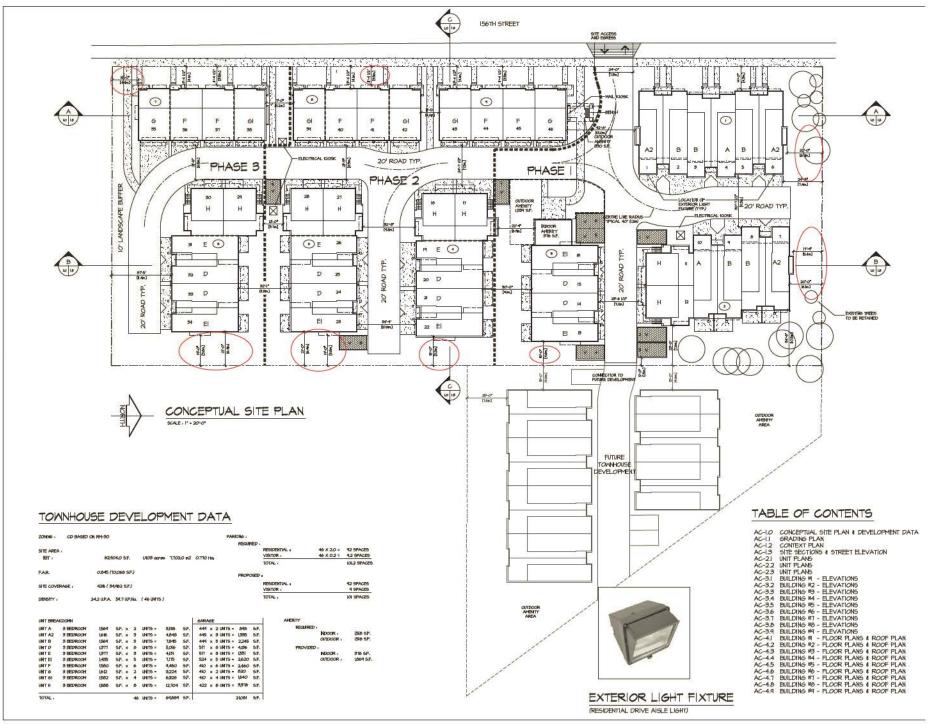
Parce	l Identi	fier:		

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 4.9 metres (16 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft) and 6.1 metres (20ft) and 5.4m (17.5ft);
 - (d) to reduce the minimum east rear yard from 7.5m (25 ft.) to 4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft); and
 - (e) to allow for four (4) visitor parking stalls within the required setbacks.
- 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.

6.	The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7.	This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8.	The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9.	This development variance permit is not a building permit.
	ORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 . D THIS DAY OF , 20 .
	Mayor - Dianne L. Watts

City Clerk – Jane Sullivan





CUENT :	UNITED CHINESE	5 %
PROJECT :	РРОФЕСТ : TOWNHOUSE PROPOSAL AT 2444, 2510, 2526,2544 156 ST	6
SHEET CONTENTS : CONC DATA	CONCEPTUAL SITE PLAN AND DATA DEVELOPMENT	- Jun =

barnett dembek

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

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mai@bdarkitex.com

CLENT NO.	AC-I.O
PROJECT NO.	REV. NO.