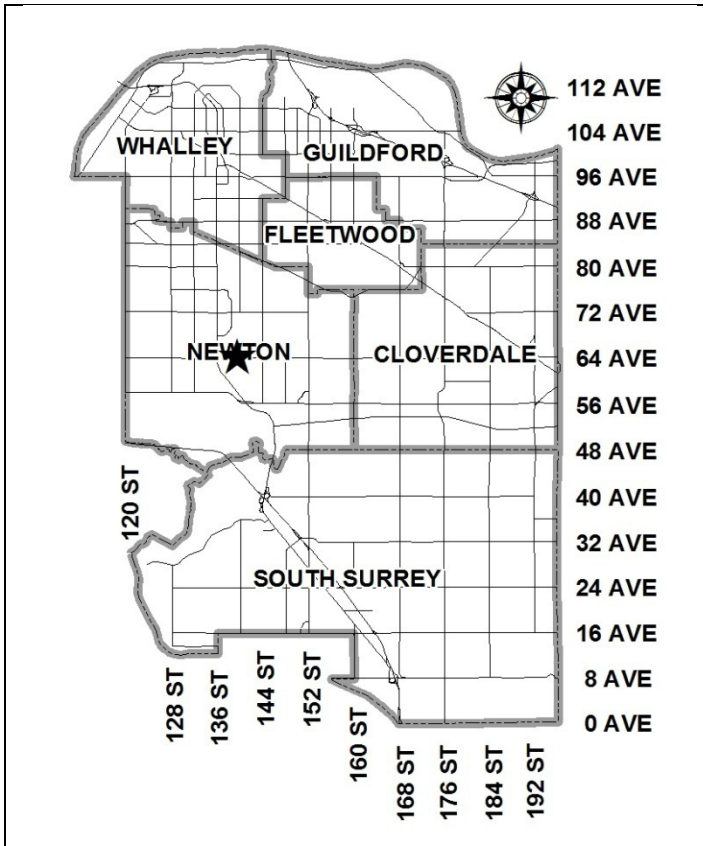


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0040-00

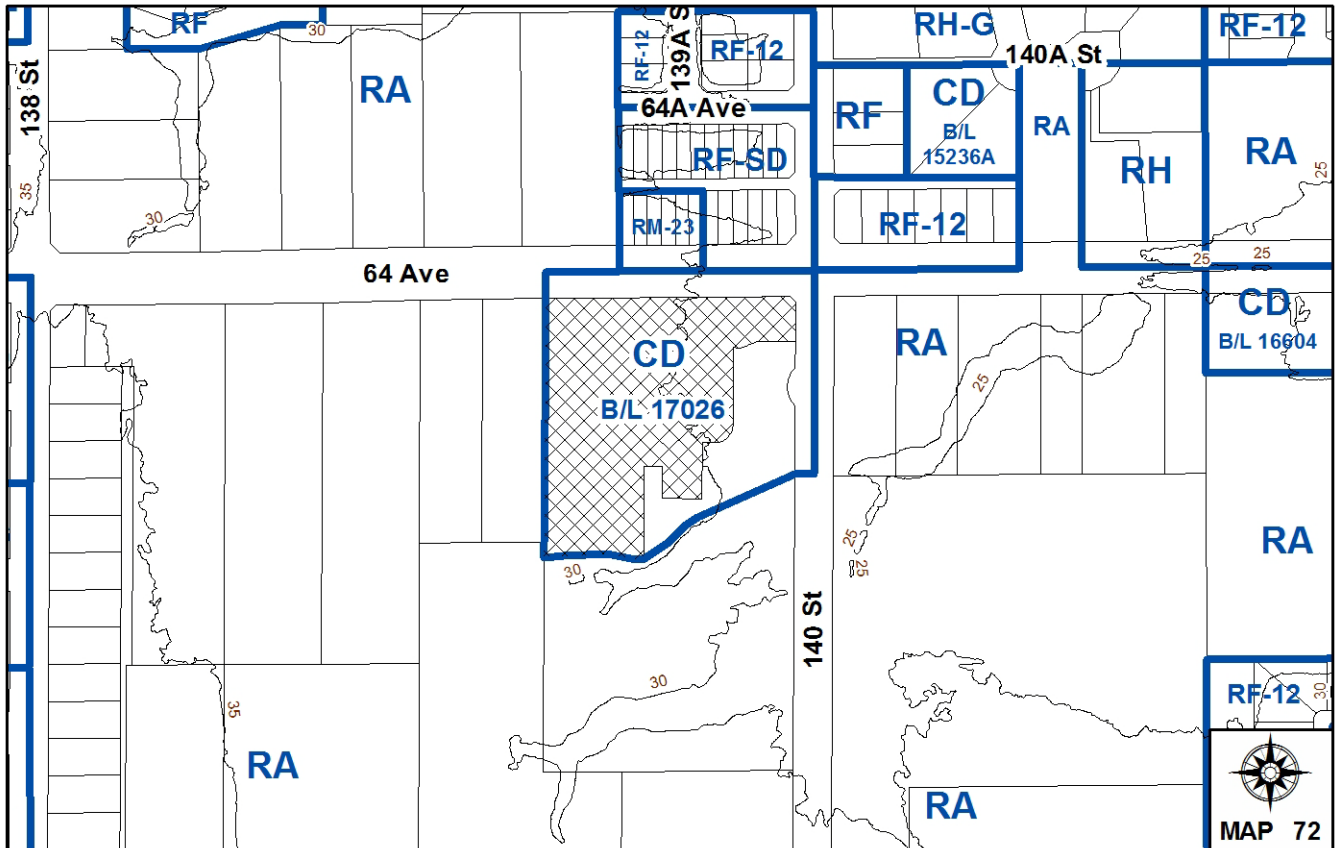
Planning Report Date: June 11, 2012



PROPOSAL:

- **Development Variance Permit** in order to permit a reduced front yard setback for 22 townhouse units fronting 64 Avenue.

LOCATION: 6383 - 140 Street
OWNER: o805226 BC Ltd., Inc. No. BC0805226
ZONING: CD (By-law No. 17026)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses 25 upa max.



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is requested in order to allow a slightly reduced front yard setback for townhouse units fronting 64 Avenue in this previously approved townhouse project (Development Application No. 7907-0318-00).

RATIONALE OF RECOMMENDATION

- The proposed setback relaxation is consistent with the permitted front yard setbacks of neighbouring projects along 64 Avenue.
- The applicant has upgraded the exterior building material from vinyl siding to hardie siding, and has proposed enhanced landscaping including fencing which will improve the 64 Avenue streetscape.
- The variance will allow for powder rooms at the ground levels of the 22 units within the development fronting 64 Avenue, which will enhance the livability of these units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0040-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone (By-law No. 17026) from 6.2 metres (20.34 ft.) to 4.7 metres (15.4 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing townhouse development under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Row houses and single family semi detached dwellings, and a 1.5 acre lot with a single family dwelling.	Urban/Row Housing, Single Family Small Lots, and Townhouses 15 upa max.	RM-23, RF-SD and RA
East (Across 140 Street):	0.75 acre lot with a single family dwelling, under Development Application 7907-0205-00 for proposed townhouse development.	Urban/Townhouses 15 upa max.	RA
South:	Greenbelt	Urban/Creeks & Riparian Setbacks	RA
West:	Large lots under Development Applications Nos. 7911-0111-00 and 7910-0305-00 for proposed townhouse development.	Urban/Townhouses 15 upa max. and Creeks & Riparian Setbacks	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is currently under construction for a 90-unit townhouse project. The rezoning, Development Permit and NCP Amendment to permit the townhouse development were approved in June 2010 under Development Application No. 7907-0319-00.

- The townhouse project is being developed in 5 phases. Townhouse units in Phases 1 and 2 are complete and Phase 3 is under construction.
- Phase 5 consists of three (3) buildings containing 22 townhouse units fronting 64 Avenue. The front yard setback requirement specified in the Comprehensive Development Zone (By-law No. 17026) is 6.2 metres (20.34 ft.).

Proposal

- The original plans, as per Development Permit No. 7907-0319-00, do not provide for powder rooms on the ground floor adjacent to the den rooms for the units fronting 64 Avenue. The applicant would like to construct powder rooms on the ground floors of these units in order to increase the livability of the units and enhance their marketability.
- In order to accommodate the powder rooms a front yard setback variance is required. The buildings are proposed to be set back 5.6 metres (18.4 ft.), but the porticos and posts extend closer to the property line. Therefore a setback variance from 6.2 metres (20.3 ft.) to 4.7 metres (15.4 ft.) setback is required.

DESIGN PROPOSAL AND REVIEW

- The applicant has provided revised architectural and landscaping plans for their revised proposal.
- The elevations are very similar to what was originally approved, except that the buildings have been pushed out slightly in order to accommodate the powder rooms on the ground floor.
- An upgrade to the exterior finish material from vinyl siding to hardie siding has been applied to all of the buildings within the development. This upgrade was accommodated through a Minor Amendment to Development Permit No. 7907-0317-00.
- The applicant proposes to enhance the landscaping along 64 Avenue by adding approximately 18 shrubs in the front yard area, and substituting the originally proposed wooden picket fence with a metal rail fence and trellis. The revised and enhanced landscaping plan has been reviewed by the City Landscape Architect and is acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback of the CD Zone (By-law No. 17026) from 6.2 metres (20.34 ft.) to 4.7 metres (15.4 ft.).

Applicant's Reasons:

- The site is located on a busy arterial road with similar developments in immediate proximity that have visibly smaller front yard setbacks. Directly north across 64 Avenue is one such development with an approximate 3.96 metres (13 ft.) front yard

setback along 64 Avenue. There is another example further east at 14257 and 14287 64 Avenue with a similar front yard setback from 64 Avenue. As such, the desired front yard setback of 4.7 metres (15.4 ft.) is within the context of the immediate neighbourhood.

- The reduction in front yard setback will allow for the inclusion of a small powder room in the den of all units facing 64 Avenue at ground level. The inclusion of this powder room will result in a greater human presence and activity at the ground level of the street facing spaces of all 22 units fronting 64 Avenue.

Staff Comments:

- The row houses and single family semi-detached dwelling units across 64 Avenue are zoned RM-23 and RF-SD respectively. Both the RM-23 and RF-SD Zones permit a front yard setback of 3.5 metres (11 ft.) for the principal building, and a permitted reduction to a minimum of 2 metres (6.7 ft.) for a porch or veranda. The site at 14257 and 14287 64 Avenue is under Development Application No. 7907-0200-00, which involves rezoning from RA to CD (Based on RM-15) and a Development Permit in order to develop 32 townhouse units. The proposed CD Zone, which is at 3rd reading, permits a front yard setback of 5.5 metres (18 ft.). The proposed setback relaxation under the subject application is consistent with the permitted front yard setbacks of neighbouring projects along 64 Avenue.
- The applicant has upgraded the exterior building material from vinyl siding to hardie siding, and has proposed enhanced landscaping including fencing which will improve the 64 Avenue streetscape.
- The variance will allow for powder rooms at the ground level of these 22 units fronting 64 Avenue, which will enhance the livability of these units.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|---|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheet |
| Appendix II. | Development Variance Permit No. 7912-0040-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms

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. 6/6/12 11:15 AM

Information for City Clerk

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

1. (a) Agent: Name: Kenneth Kim
 Matthew Cheng Architect Inc
 Address: Unit 202 - 670 Evans Avenue
 Surrey BC
 V6A 2K9

 Tel: 604-731-3012

2. Properties involved in the Application

- (a) Civic Address: 6383 - 140 Street

(b) Civic Address: 6383 - 140 Street
 Owner: o805226 BC Ltd., Inc. No. BCo805226
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

Officer Information as at October 11, 2011

Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 028-318-871
Lot 1 Section 9 Township 2 New Westminster District Plan BCP45729 Except: Phases One
and Two Strata Plan BCS4188

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0040-00 and
bring the Development Variance Permit forward for issuance and execution by the Mayor
and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 17026)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		31,449.7 m ²
Road Widening area		56.7 m ²
Undevelopable area		16,071.6 m ²
Net Total		15,321.4 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	40%
SETBACKS (in metres)		
Front (64 Avenue)	6.2 m	4.7 m (DVP req'd)
Rear	2.5 m	2.5 m
Side #1 (West)	6.12 m	6 m
Side #2 (East at cul-de-sac)	3.75 m	3.77 m
Side #3 (East)	7.5 m	7.62 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	11.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		13,834.9 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		13,834.9 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	62 uph	58.75 uph
FAR (gross)		
FAR (net)	0.9	0.9
AMENITY SPACE (area in square metres)		
Indoor		139.2 m ²
Outdoor		546.3 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		180
Residential Visitors		18
Institutional		
Total Number of Parking Spaces		198
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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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0040-00

Issued To: o805226 BC LTD., INC. NO. BCo805226
("the Owner")

Address of Owner: 5861 Kettle Crescent West
Surrey, BC
V3S 8N9

1. 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: 028-318-871

Lot 1 Section 9 Township 2 New Westminster District Plan BCP45729 Except: Phase One of Strata Plan BCS4188

6383 - 140 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17026, the minimum front yard setback is varied from 6.2 metres (20.34 ft.) to 4.7 metres (15.42 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0040-00(A) through to and including 7912-0040-00(D)(the "Drawings") which are attached hereto and form part of this development variance permit.
5.
 - (a) The landscaping shall conform to drawings numbered 7912-0040-00(E) through to and including 7912-0040-00(G) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$52,041.84.

(the "Security")

- (d)
- i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
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.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

PROJECT DATA (DP# 7909-0318-00)

0 UNIT TOWNHOUSE DEVELOPMENT
 IVIC ADDRESS: 6383-140 STREET, SURREY, BC
 LEGAL DESCRIPTION: LOT 1, SECTION 9, TWP 2, NWD PLAN BCP

ST PROPERTY
 PROPOSED ZONING: CD (BASED ON RM-30)

AREA	MIN. REQUIRED/MAX. ALLOWED	PROPOSED
ROSS TOTAL		31449.66 SM (3.15 HA) (338513.14 SF) (7.77 A) 56.67 SM (0.006 HA) (609.95 SF) (0.01 A)
ROAD WIDENING AREA		18071.62 SM (1.607 HA) (172989.28 SF) (3.97 A)
DEDICATED AREA		15321.38 SM (1.532 HA) (164913.91 SF) (3.78 A)
NET TOTAL		
LOT COVERAGE	0.450	0.380 (5826.13SM) (62710.34SF)
SETBACKS		
FRONT	7.50 M	4.7 M (15.42')
REAR	30.00 M (FROM TOP OF BANK)	8.21M (2.50')(FROM RIPARIAN LINE)
SIDE #1 (WEST)	7.50 M	6.12 M (20.07')
SIDE #2 (EAST)	7.50 M	3.77M (12.36')(FROM CUL DE SAC) 7.62 M (25.00')
BUILDING HEIGHT		
PRINCIPAL	11.00 M	11.53 M (37.83') 3 STOREYS
NUMBER RESIDENTIAL UNITS		
THREE BEDROOM +		90 UNITS
TOTAL		90 UNITS
FLOOR AREA: RESIDENTIAL		13834.90 SM (148914.00 SF)
TOTAL BUILDING FLOOR AREA		13974.06 SM (150411.84 SF)
DENSITY:		
# UNITS/HA # UNITS/A (GROSS)	37.00 UNITS/HA	28.57 UNITS/HA (11.58 UNITS/A)
# UNITS/HA # UNITS/A (NET)	37.00 UNITS/HA	58.75 UNITS/HA (23.81 UNITS/A)
F.A.R. (GROSS)	0.900	0.440 13834.90SM (148914.00SF)
F.A.R. (NET)	0.900	0.903 13739.48SM (147886.99SF)
AMENITY SPACE		
INDOOR	3.00 SM/UNIT x 90 UNITS = 270 SM (2906.19 SF)	139.16 SM (1497.84 SF)
OUTDOOR	3.00 SM/UNIT x 90 UNITS = 270 SM (2906.19 SF)	546.27 SM (5879.90 SF)
PARKING (NUMBER OF STALLS)		
RESIDENTIAL - 4 BEDROOM	2/UNIT x 90 UNITS = 180	180 STALLS
RESIDENTIAL - VISITORS	0.2/UNIT x 90 UNITS = 18	18 STALLS
TOTAL:	198	198 STALLS

LEGEND

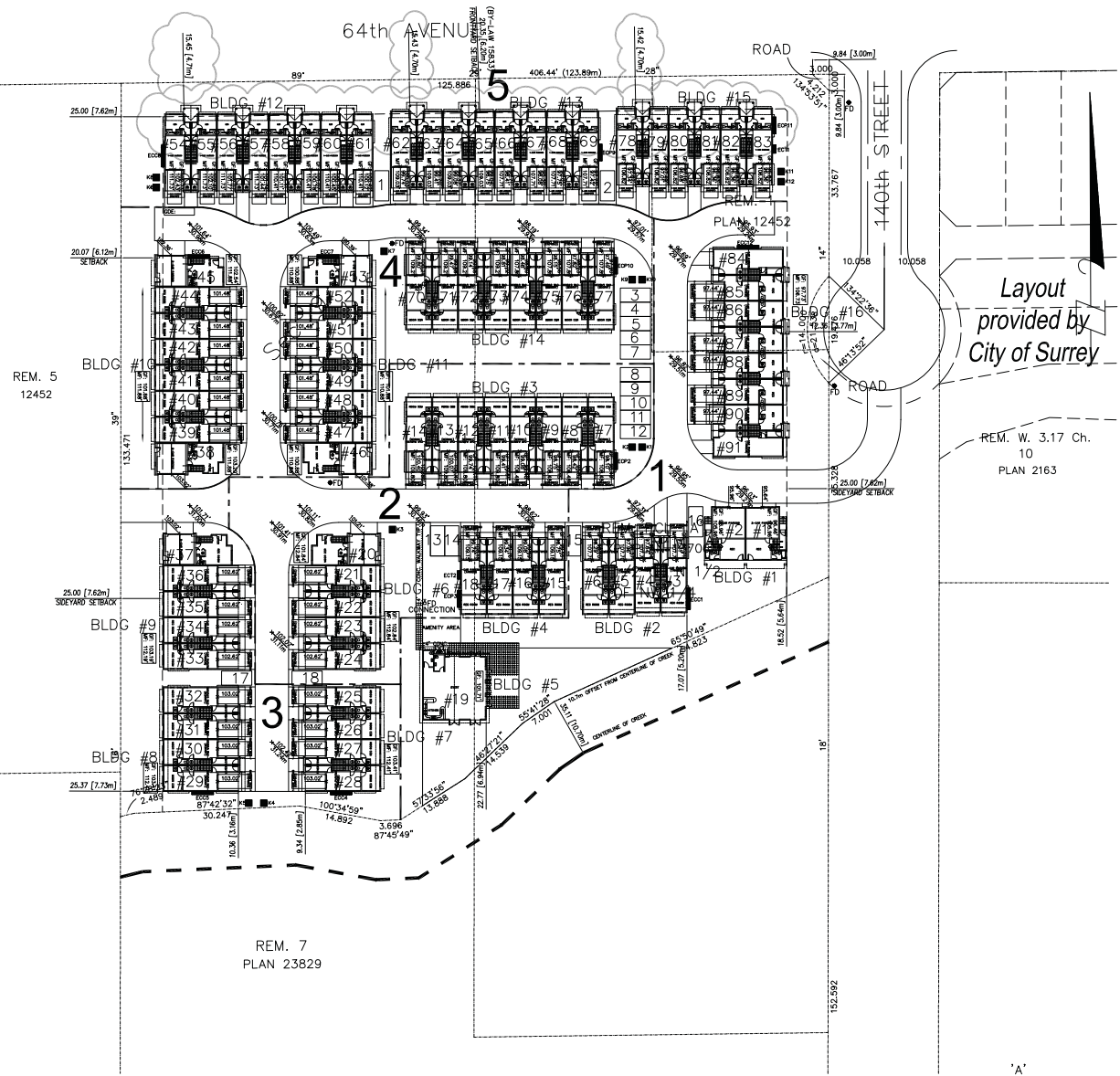
	GARAGE DOOR ELEVATION
	LPT KIOSK (LOW PROFILE TRANSFORMER)
	ELECTRICAL CLOSET (COMBINATION OF POWER & COMMUNICATION)
	ELECTRICAL CLOSET (COMMUNICATION ONLY: TELECOM & TV CABLE)
	ELECTRICAL CLOSET (POWER ONLY)

PHASE NUMBERS

1, 2, ... THESE NUMBERS INDICATE PHASES.

BUILDINGS FOR EACH PHASE

PHASE 1	BUILDINGS # 1, 2, 5, & 16
PHASE 2	BUILDINGS # 3, 4, 6, 8
PHASE 3	BUILDINGS # 7, 8, & 9
PHASE 4	BUILDINGS # 10, 11, & 14
PHASE 5	BUILDINGS # 12, 13, & 15



Layout provided by City of Surrey

REM. W. 3.17 Ch. 10 PLAN 2163

REM. 7 PLAN 23829



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 479, EXANS AVENUE
 VANCOUVER, BC V6A 2K2
 Tel: (604) 731-8812 Fax: (604) 731-8800
 Cell: (604) 699-6669 Email: matthew@mcia.com

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No	Date	Revision
1	MAY 26'10	MODIFIED PHASE 1 BOUNDARY TO INCLUDE AMENITY BUILDING IN PHASE 1
2	MAY 26'10	PHASE 1 BOUNDARY MODIFICATION TO HARD SETBACKS AT RIPARIAN LINE CLARIFIED & REDIMENSIONED
3	MAY 21'10	CENTER LINE OF CREEK SHOWN
4	JUN 2'10	BUILDING 2 MODIFIED TO CLEAR 6M REAR SETBACK REQUIREMENT
5	APRIL 14'12	REVISION FOR DEVELOPMENT VARIANCE PERMIT - FOR 64TH AVE SETBACK REDUCTION
6	MAY 31'12	PHASE LINE REVISION

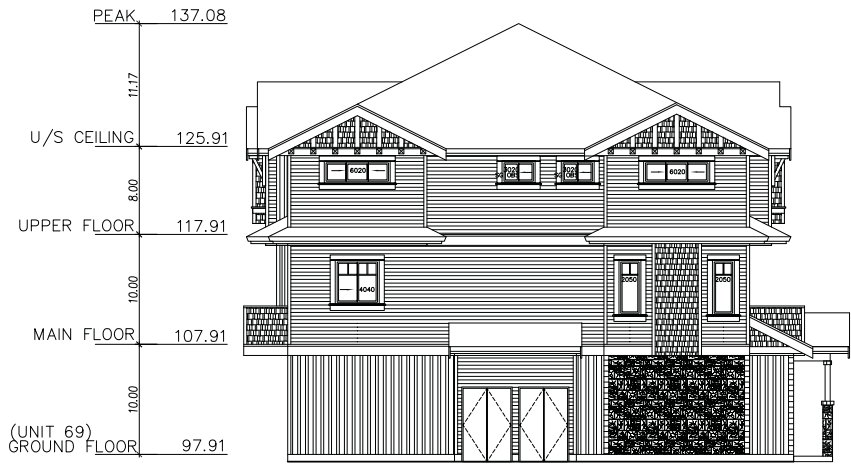
No	Date	Revision

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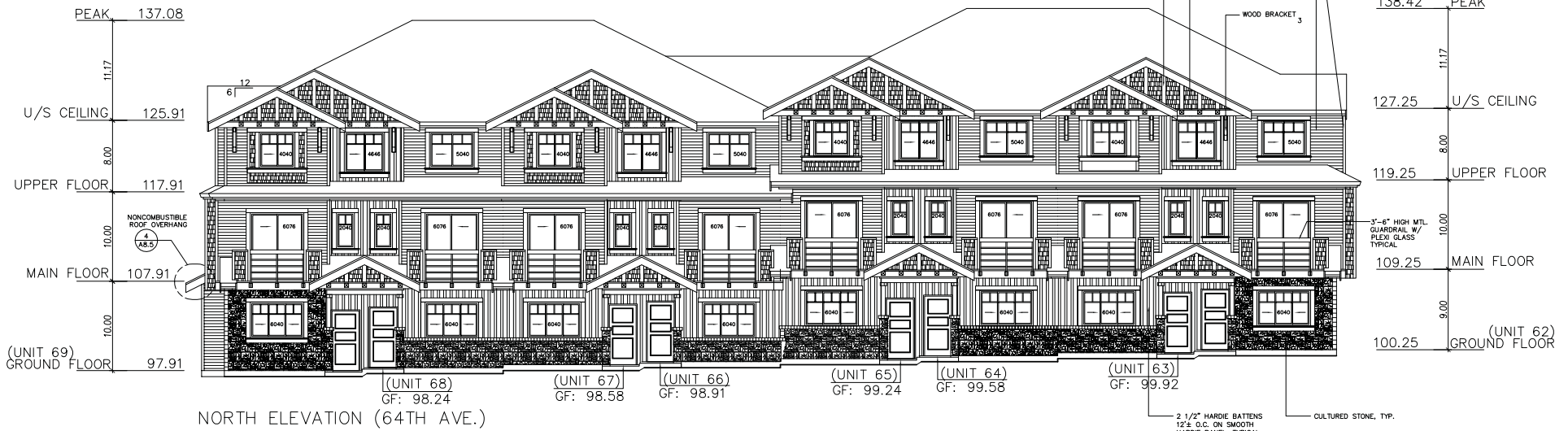
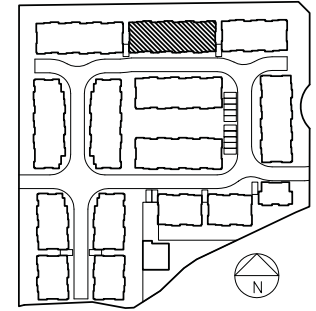
Sheet Title
PROJECT DATA SITE PLAN (EAST PROPERTY) 6383 - 140 STREET

Drawn:	Checked:	Scale:	Project Number:
HC	MC	1/32" = 1'-0"	

Revision Date:	Print Date:	Dep. No.:
May 3, 2012	May 29, 2012	A1.1



EAST ELEVATION



NORTH ELEVATION (64TH AVE.)



MATTHEW CHENG ARCHITECT INC.

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VANCOUVER, BC V6A 2K9
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No Date Revision

No Date Revision

Consultants

Project Title
90 UNIT TOWNHOUSE DEVELOPMENT
6383 - 140TH STREET
SURREY, B.C.

Sheet Title
EAST PROPERTY BUILDING #13 ELEVATIONS

PHASE 5

Drawn: HC

Revision Date:
FEB. 14, 2012

Checked: MC

Print Date:
FEBRUARY 22, 2012

Scale:
3/16" = 1'-0"

Dwg. No.

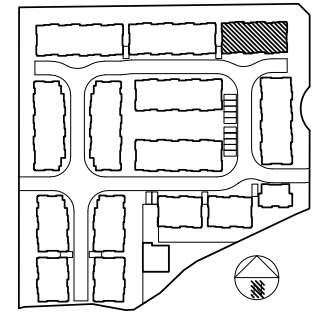
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A3.10

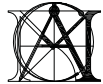
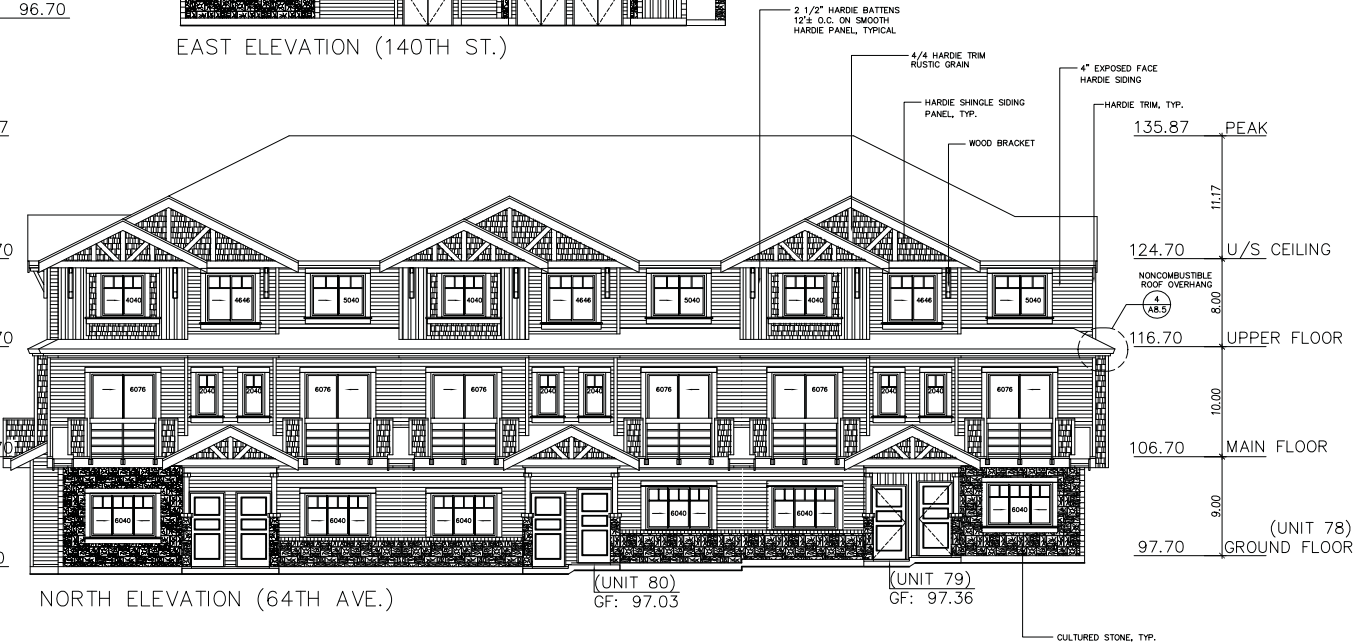
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 UPPER FLOOR 116.70
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 MAIN FLOOR 106.70
 10.00
 (UNIT 81-83)
 GROUND FLOOR 96.70



EAST ELEVATION (140TH ST.)



PEAK 135.87
 11.17
 U/S CEILING 124.70
 8.00
 UPPER FLOOR 116.70
 10.00
 MAIN FLOOR 106.70
 10.00
 (UNIT 81-83)
 GROUND FLOOR 96.70



**MATTHEW CHENG
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No Date Revision

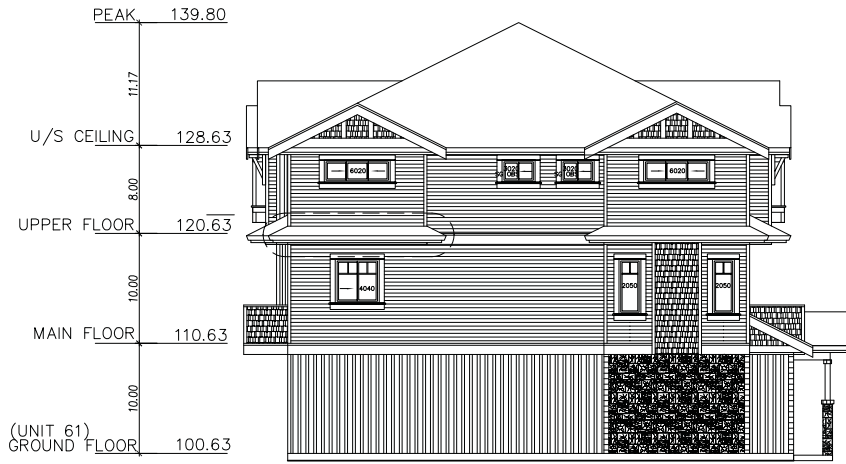
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Consultants

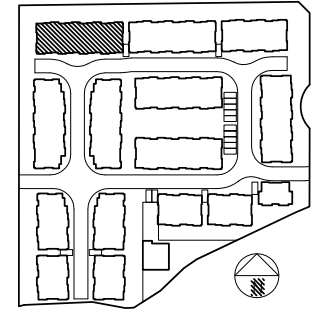
Project Title
 90 UNIT TOWNHOUSE
 DEVELOPMENT
 6383 - 140TH STREET
 SURREY, B.C.

Sheet Title
 EAST PROPERTY
 BUILDING #15
 ELEVATIONS
 PHASE 5

Drawn: HC	Revision Date: FEB. 14, 2012
Checked: MC	Print Date: FEBRUARY 22, 2012
Scale: 3/16" = 1'-0"	Dwg. No. A3.12
Project Number:	



EAST ELEVATION



NORTH ELEVATION (64TH AVE.)



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 479 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-8812 Fax: (604) 731-8900
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No Date Revision

No Date Revision

Consultants

Project Title
90 UNIT TOWNHOUSE DEVELOPMENT
6383 - 140TH STREET
SURREY, B.C.

Sheet Title
EAST PROPERTY BUILDING #12 ELEVATIONS

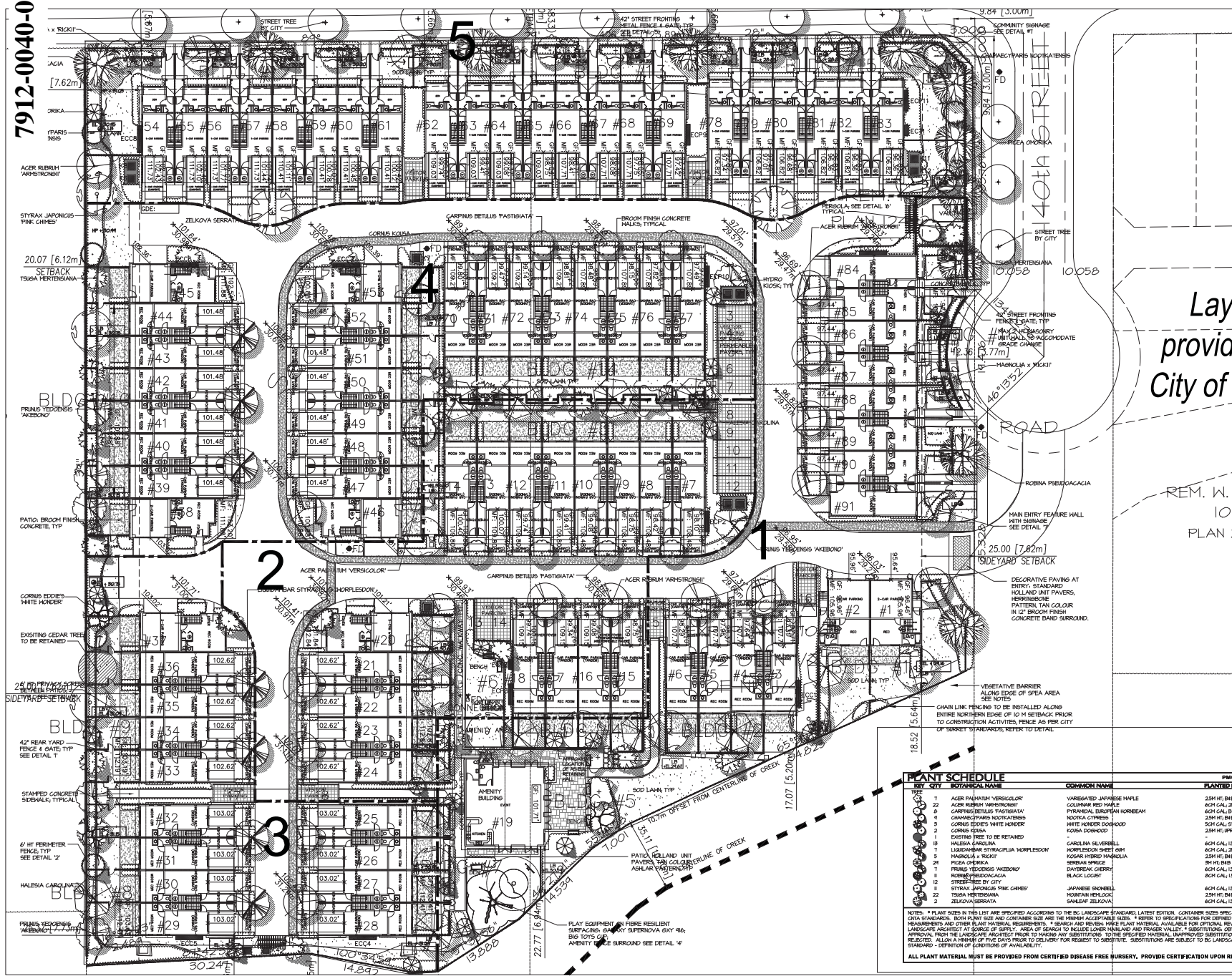
PHASE 5

Drawn: HC Revision Date: FEB. 14, 2012

Checked: MC Print Date: FEBRUARY 22, 2012

Scale: 3/16" = 1'-0" Dwg. No.

Project Number: **A3.15**



Landscape
provided by
City of

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Suite C100 - 4185 88th Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604-284-0011, f: 604-284-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	12 MAY 02	REV. AS PER NEW PHASE LINES	CV
11	12 APR 02	REV. PER NEW SITE PLANNING SETBACK	CV
12	12 MAR 02	REV. PER AS-BUILT WALLS	CV
13	11 DEC 02	REV. AMENITY AREA HANDRAILS	CV
14	11 MAY 03	REV. PER SITE CONSTRUCTION	CV
15	09 JUN 08	REV. NEW PHASE LINES	CV
16	10 APR 15	ISSUE FOR R.F.	AG
17	10 MAR 10	REV. PER PHASE LINE ISSUE R.F.	AG
18	10 FEB 10	RE-ISSUE FOR R.F.	AG
19	10 JAN 25	ISSUE FOR R.F.	AG
20	08 SEPT 28	REV. NEW SITE PLAN	J.C.
21	08 JUL 09	REV. NEW SITE PLAN/CONC.	AG
22	08 JUN 13	REV. NEW SITE PLAN	AG

CLIENT:

PROJECT:

90 UNIT TOWNHOUSE DEVELOPMENT
6383 140TH STREET SURREY

LEGAL ADDRESS: LOT 1, SECTION 8, Twp2, NWD PLAN RCP

DRAWING TITLE:

LANDSCAPE TREE PLAN (EAST)

DATE: 02 JAN 26 DRAWING NUMBER:

SCALE: 1" = 20'

DRAWN: AG

CHKD: AG

PMG PROJECT NUMBER: 08-022-21-2P

L2

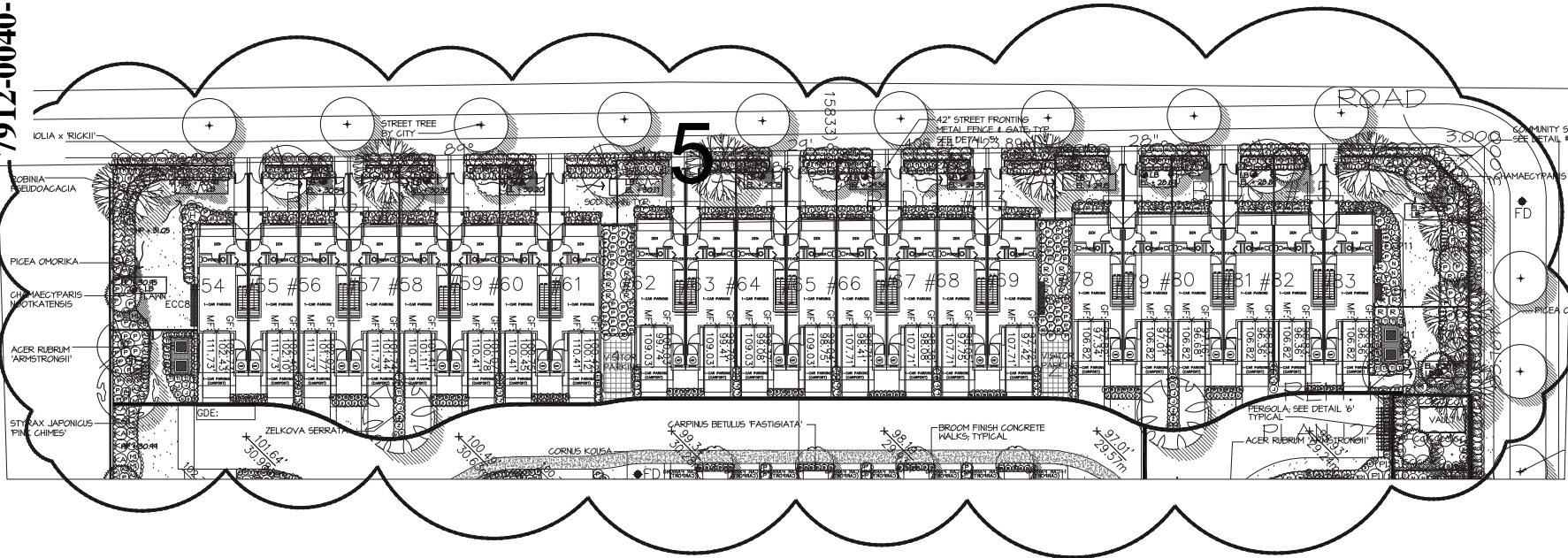
OF 10

REF.	CITY	BOTANICAL NAME	COMMON NAME	PMG JOB NUMBER: 08-022
1		ACER PANHARM VERMICOLOR	VAREGATED JAPANESE MAPLE	25H HT, B4B
2		ACER RUBRUM 'ARMSTRONGII'	COLUMBIAN RED MAPLE	60H CAL, 2H STD, B4B
3		CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL BEECH/NORHEM	60H CAL, B4B
4		CHAMAECYPARIS NODICATA	NODICA CYPRUS	25H HT, B4B
5		CORNUS ESSEXII 'WHITE HANDB'	WHITE HOBBLE CORNUS	50H CAL, 5H FORK, B4B
6		CORNUS KUSA	KOSA DOGWOOD	25H HT, UPRIGHT FORK, B4B
7		EXISTING TREE TO BE RETAINED		
8		HAZELIA LAMBURNA	CAROLINA SILVERBELL	60H CAL, 15H STD, B4B
9		LIGUSTRUM SYRACUSANA 'NORFOLKION'	NORFOLK HONEY SUEDE	60H CAL, 2H STD, B4B
10		MAHONIA LINDLEYANA	KOGAR HYBRID MAHONIA	25H HT, 1.5H UPRIGHT, MULTISTEM
11		PICEA CHINENSIS	SERBIAN SPRUCE	5H HT, B4B
12		PRUNUS TENDRONS 'AKBONO'	WHITE TENDRONS	60H CAL, 15H STD, B4B
13		ROBINIA PSEUDOACACIA	BLACK LOCUST	60H CAL, 15H STD, B4B
14		STYRAX JAPONICUS 'PINK CHERRY'	JAPANESE SWEETGUM	60H CAL, 15H STD, B4B
15		TSUGA HERTZII	HONOLULU HEMLOCK	25H HT, B4B
16		ZELKOVA SERRATA	SANAEZEL ZELKOVA	60H CAL, 15H STD, B4B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW WARE PLANT MATERIAL AVAILABLE FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRAZER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTION. (THE SPECIFIED MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE RECEIVED - ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF QUALITY OF AVAILABILITY.)

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

08-022-21-2P



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Suite C100 - 4185 88th Creek Drive
Burnaby, British Columbia, V5C 9G9
p: 604 294-0011, f: 604 294-0022

SEAL:



10	12 MAY 02	REV. AFTER NEW PHASE LINES	CD
11	12 APR 02	REV. PER NEW SITE PLANNING STRACK	CD
14	12 MAR 06	REV. PER AC BUILD WALLS	CD
15	11 DEC 05	REV. AMENITY AREA UNDERWAYS	CD
12	11 MAY 05	REV. PER THE SITE CONSTRUCTION	AS
11	08 JUN 08	REV. NEW PHASE LINES	AS
10	10 APR 05	ISSUE FOR B.P.	AS
9	10 MAR 05	REV. PER PHASE LINE ISSUE B.P.	AS
8	10 FEB 05	RE-ISSUE FOR B.P.	AS
7	30 JAN 05	ISSUE FOR B.P.	AS
6	08 SEPT 04	REV. AS PER CITY NOTES	J.C.
5	08 SEPT 02	REV. STREAM SET BACK	J.C.
4	09 SEPT 02	TREE MOUNTAIN VIEW PLAN REV.	J.C.
3	08 SEPT 02	REV. NEW SITE PLAN	J.C.
2	08 JUL 02	REV. NEW SITE PLANNING	AS
1	08 JUN 02	REV. NEW SITE PLAN	AS

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

90 UNIT TOWNHOUSE DEVELOPMENT
6383 140TH STREET
SURREY

LEGAL ADDRESS: LOT 1,
SECTION 9, Twp2, NWD PLAN BCP

DRAWING TITLE:
SHRUB PLAN PHASE 5

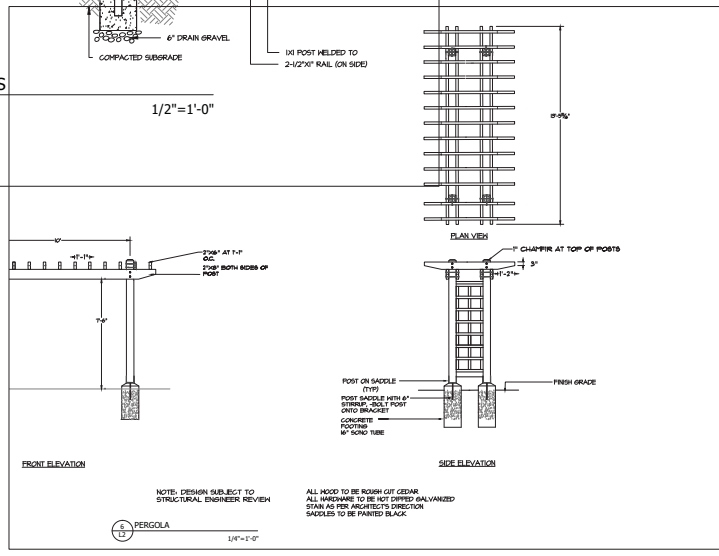
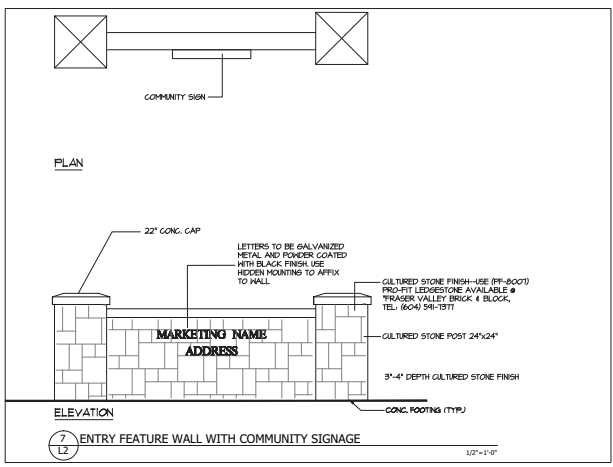
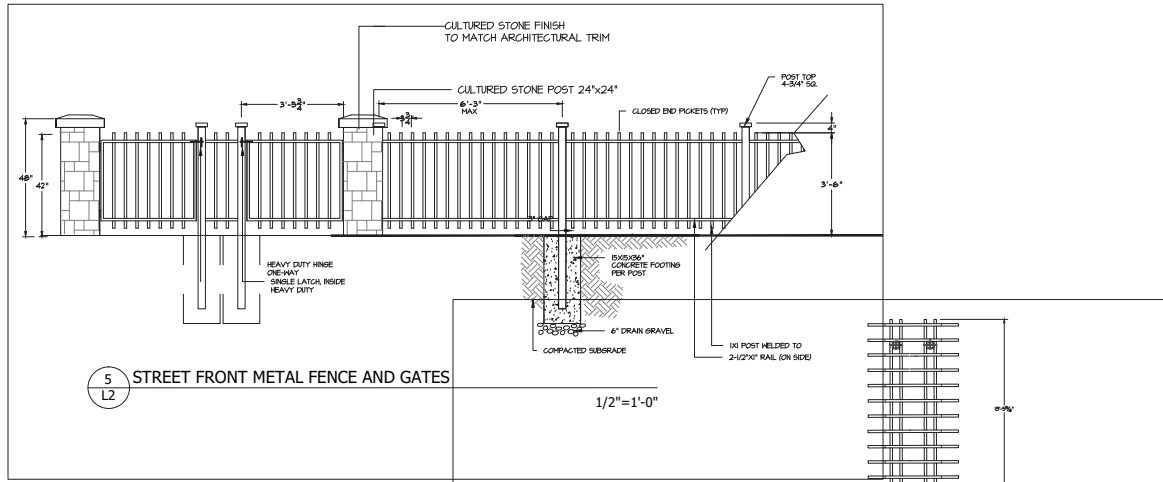
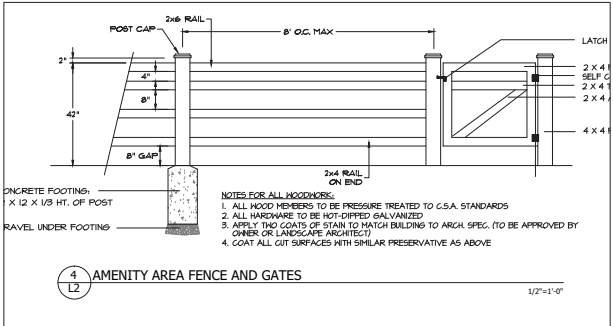
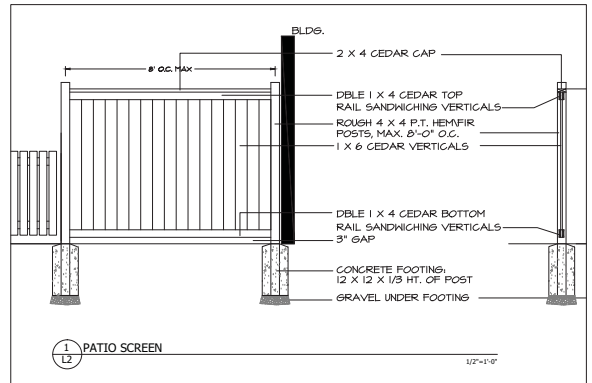
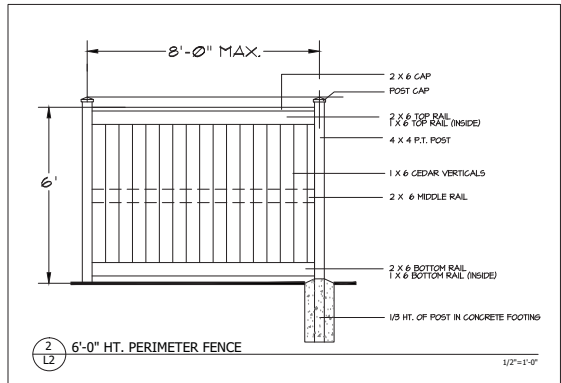
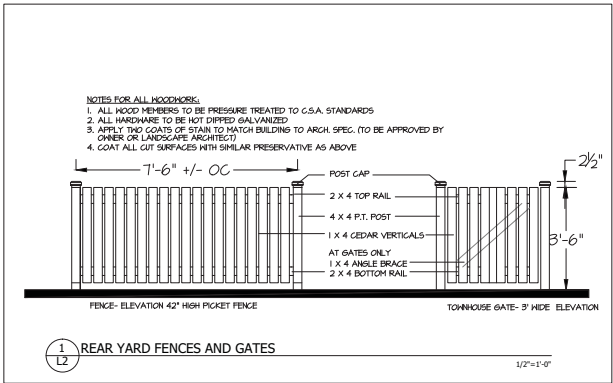
DATE: 08 JAN 26 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: AG
DESIGN: AG
CHKD: PCM

L7

OF 10

PLANT LIST PHASE 5

2	ACER PALMATH VERISCOLOR	VARIEGATED JAPANESE MAPLE
2	ACER RUBRUM HEDERIFORME	COLUMBIAN RED MAPLE
4	CARPINUS BETULUS FASTIGIATA	PYRAMIDAL EUROPEAN HORSEBEECH
4	CORNUS KOSA	NOCTICA CORNUS
2	CORNUS KOSA	KOUSA DOGWOOD
2	LIQUIDAMBAR STYRACIFLUA 'NORPLESION'	NORFOLK ISLAND WHITE GEM
4	PICEA OMORIKA	SIBERIAN SPRUCE
4	PRUNUS 'HYDRANGEA 'NORSE'	DWARF HYDRANGEA
2	STYRAX JAPONICUS 'PINK CHIMES'	JAPANESE SNOWELL
4	TSUGA HORTENSIFOLIA	HORTENSIA HEMLOCK
6	JARDINIA LIMBO COMPACTA	COMPACT STYRACIBERRY BUSH
6	BESSEY SPERPERIBES	CORNER BURNING
6	CORNUS BRUGII	REDTIDE DOGWOOD
6	HYDRANGEA GERANIIFOLIA	HYDRANGEA
6	KALMIA LATIFOLIA	NORFOLK ISLAND
6	MAHONIA AGRI-FOLIUM	OREGON GRAPE
6	POTENTILLA FRIESTOSIA 'MILDMORNING'	SHRUBBY CRANFLECK BOLD
6	POTENTILLA FRIESTOSIA 'RED ACE'	SHRUBBY CRANFLECK RED
6	REBES SARGENTII	RED FLOERING CRANFLECK
6	TANAKA X PEDA 'NIGER'	NISSKY'S TANAKA
6	TANAKA OCCIDENTALIS 'SHANAHAN'	DIPELOID SPYRAL CEDAR
12	MELICOTRICHON GERANIIFOLIUM	BLUE GRASS
12	PSYDANTIS SPENSIS 'MORNING LIGHT'	MORNING LIGHT JUNGLE SILVER GRASS
12	FENESTRA ALPESINODENS 'WINDMILL'	DWARF ROSEMARY GRASS
12	PEROVSKIA	
12	ARENARIA HYPERICOIDES 'MISER CHARLOTTE'	JAPANESE HYDRANGEA
4	CRIB. X CORONARIUS	ROCK ROSE
4	ERYTHRONIUM 'SOLANGEAN'	WALLFLOWER
4	GERANIUM 'CANDID'	CRANFLECK GERANIUM
4	HEXAGONALIS	DAISY-LIKE FUNK
4	RO. HIBERICA 'BLUE VARIETY'	SIBERIAN HILL BLUE VARIETY
4	REDEBURIA TULGIDA VAR. BELLAWORTHII 'SOLDIER'S BROTHERS'	REDEBURIA
16	ARCUTOCAMPYLUS (VA. BBS) 'VANCOUVER JADE'	VANCOUVER JADE BROOK
1	GERANIUM 'PULSA 'VANCOUVER GOLD'	VANCOUVER GOLD BROOK
1	POLYSTICHUM 'MORITZI'	HORTENSIA SHROUD FERNS



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 Burnaby, British Columbia, V5C 0S9
 p: 604 284-0011 f: 604 284-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
10	12 MAY 02	REV. AS PER NEW PHASE LINES	CW
11	12 APR 02	REV. PER NEW SITE PLANNING TRACK	CW
14	12 MAR 06	REV. PER ALBERT WALLS	CW
15	11 DEC 05	REV. AMENITY AREA WALKWAYS	CW
17	11 MAY 05	REV. PER PER SITE CONDITIONS	AG
11	09 JUN 08	REV. NEW PHASE LINES	AG
10	10 APR 15	ISSUE FOR R.F.	AG
9	10 MAR 10	REV. PER PHASES IN ISSUE R.F.	AG
8	02 FEB 10	RE-ISSUE FOR R.F.	AG
7	10 JAN 10	ISSUE FOR R.F.	AG
6	09 SEP 08	REV. PER PER SITE NOTES	J.C.
5	09 SEP 02	REV. STREAM SET BACK	J.C.
4	09 SEP 02	TREE MOUNTAIN/NURO PLAN REV.	J.C.
3	09 SEP 02	REV. NEW SITE PLAN	J.C.
2	08 JUL 00	REV. NEW SITE PLANNING	AG
1	08 JUN 13	REV. NEW SITE PLAN	AG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

90 UNIT TOWNHOUSE DEVELOPMENT
 6383 140TH STREET
 SURREY

LEGAL ADDRESS: LOT 1,
 SECTION 9, Twp2, NWD PLAN BCP

DRAWING TITLE:

DETAILS

DATE: 08.JUN.26 DRAWING NUMBER:
 SCALE: AS SHOWN
 DRAWN: AG
 DESIGN: AG
 CHK'D: PCM

L9

OF 10