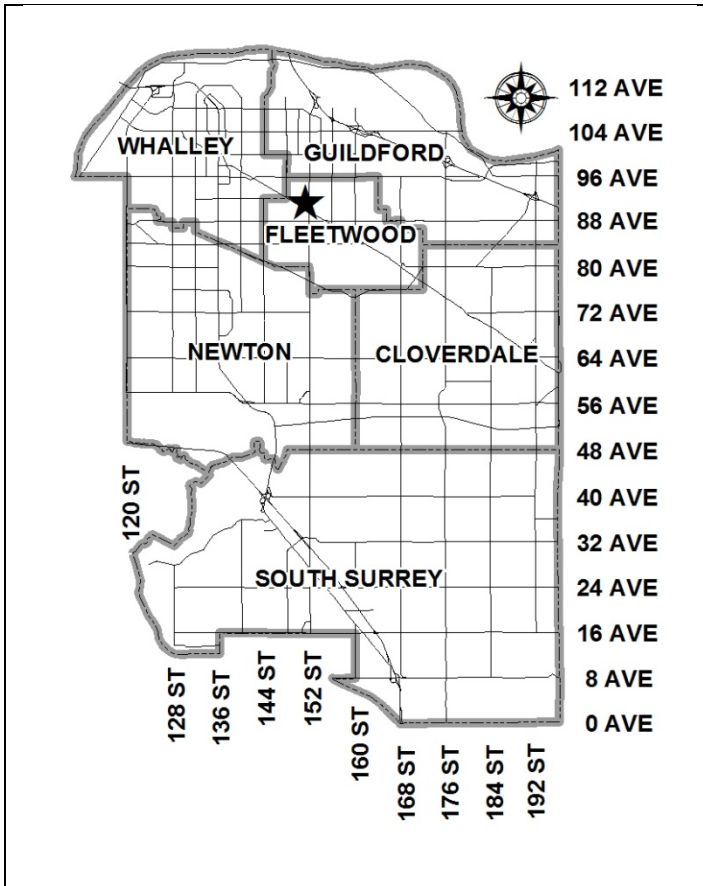


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0074-00

Planning Report Date: September 10, 2012



**PROPOSAL:**

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RF to CD (based on RM-30)
- **Development Permit**

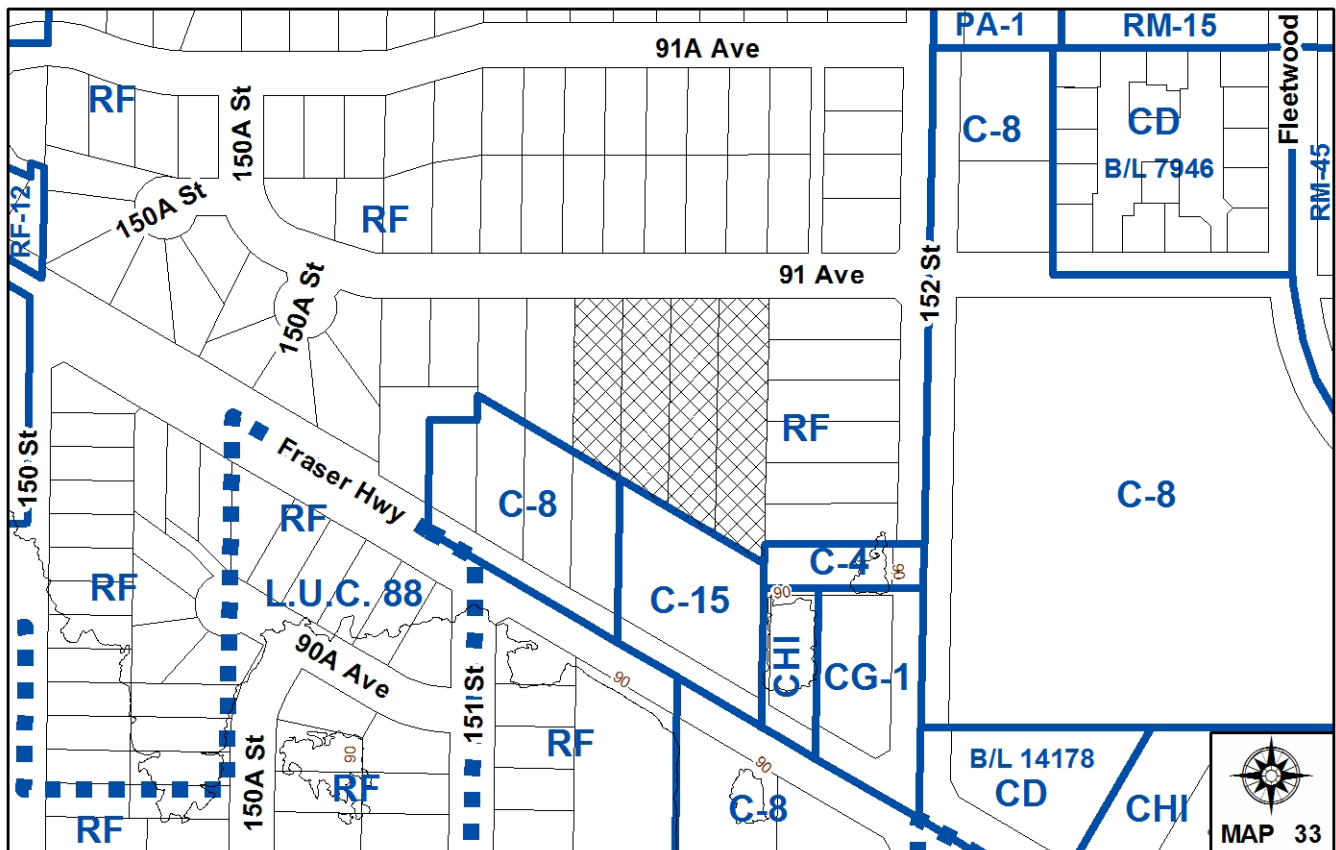
in order to permit the development of 51 townhouse units.

**LOCATION:** 15126/42/46/58 - 91 Avenue

**OWNERS:** Attilio Patrignani  
 Susan M Patrignani et al

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal fulfills the City's objectives of increasing density and housing choice within the vicinity of a proposed rapid transit corridor.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0074-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) 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;

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP Amendment applications;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) registration of a reciprocal access agreement for future shared access with the adjacent property to the west; and
- (m) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department.

### REFERRALS

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

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

8 Elementary students at Berkshire Elementary School  
4 Secondary students at Johnston Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2014.

**Parks, Recreation & Culture:** Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood.

**Surrey Fire Department:** Fire has no concerns with the proposal.

### SITE CHARACTERISTICS

**Existing Land Use:** Four, large RF-zoned lots, each with a single family dwelling and accessory buildings, all of which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 91 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings Fire Hall.	Urban	RF RF & C-4
South:	Single-storey commercial building two-storey commercial / residential building.	Urban	C-8 C-15
West:	Single family dwellings.	Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The 0.81 hectare (2.0 acres) site is designated Urban in the Official Community Plan (OCP). The applicant is seeking an OCP Amendment from Urban to Multiple Residential (see Appendix VI) to allow the development of a 51-unit townhouse project.
- The OCP states that multiple residential developments with a density of 30 units per acre (e.g. RM-30 Zone) on Urban-designated lands, are conditionally permitted through secondary plans like a Neighbourhood Concept Plan (NCP). The subject site, however, is not within an NCP. Therefore, due to this proposed density an OCP Amendment is required.
- In accordance with the OCP, this application is considered a Type 2 OCP Amendment and as such, the provision of a community benefit is required. The applicant has agreed to provide a community benefit contribution for the proposed 51 townhouse units in the amount of \$1,200 per unit, for a total of \$61,200, prior to the rezoning By-law being considered for Final Adoption.
- The subject site is located within walking distance to numerous businesses and services in the area. The proposed townhouse development will offer a greater diversity of housing options in the neighbourhood.
- The site is currently accessible by transit, as buses run along both Fraser Highway and 152 Street.
- Future expansion of rapid transit along Fraser Highway from City Centre may provide residents with additional transit options. Increased densities within the future transportation corridor are required, and appropriate, to support the proposed expansion of the rapid transit network.

DEVELOPMENT CONSIDERATIONS

- The subject site is located near the southwest corner of 91 Avenue and 152 Street, just north of Fraser Highway, and encompasses four (4) properties. The existing single family dwellings on each of the lots will be removed.

- The subject site is currently zoned Single Family Residential (RF) and designated Urban in the Official Community Plan (OCP).

Proposal

- The applicant is proposing the following in order to allow the development of a three-storey, 51-unit townhouse project:
  - OCP Amendment from Urban to Multiple Residential;
  - Rezoning from Single Family Residential (RF) to Comprehensive Development Zone (CD) based on the Multiple Residential 30 Zone (RM-30); and
  - Development Permit.
- The total floor area of the proposed townhouse development is approximately 7,023 square metres (75,600 sq.ft.). The proposal consists of 51 units as follows:
  - Twenty-four (24) 3-bedroom + den units;
  - Twenty-four (24) 3-bedroom units; and
  - Three (3) 2-bedroom + den units.
- The proposed unit density is 76 units per hectare (UPH) or 31 units per acre (UPA) with a proposed floor area ratio (FAR) of 1.04.
- No road dedication is required along 91 Avenue. However, the dedication of a new 6.0-metre (20 ft.) wide north /south lane along the eastern portion of the site and the dedication of a 6.0-metre (20 ft.) wide east / west lane along the southern property line will be required.
- The proposed lanes will create a finer-grained network in the block, creating greater connectivity and circulation routes, and will provide alternate access for properties fronting 152 Street and Fraser Highway.
- The proposed 6.0-metre (20 ft.) wide lanes will be widened to an ultimate 12.0 metres (39 ft.), and include sidewalks and boulevards, when the abutting properties develop in the future. In the interim, the two (2) proposed 6.0-metre (20 ft.) wide lanes will provide adequate, functional lanes to serve the proposed townhouse development.

Proposed CD- By-law

- The proposed CD By-law (Appendix VII) is based on the "Multiple Residential 30 Zone" (RM-30) with modifications to density, lot coverage, setbacks, and parking. The modifications are noted in the table below:

By-law Comparison	RM-30	Proposed CD By-law
Density (uph/upa)	75 uph / 30 upa	76 uph / 31 upa
Density (FAR)	0.90 FAR	1.05 FAR
Lot Coverage	45%	50%
Setbacks	7.5 metres (25 ft.) from all lot lines	North- 4.0 m. (13 ft.) to building face South- 3.0 m. (10 ft.) to building face; 1.0 m. (3.3 ft.) to deck West- 3.0 m. (10 ft.) to building face

By-law Comparison	RM-30	Proposed CD By-law
		East- 2.0 m. (6.6 ft.) to building face; 1.0 m. (3.3 ft.) to deck
Parking (RM-30)	Parking within the required setbacks is not permitted	Parking within the required setbacks is permitted
Parking (Parking and Loading/Unloading)	2 resident parking spaces required per dwelling unit  10 visitor parking spaces	1 resident parking space required for three (3) of the 51 dwelling units and 2 resident parking spaces required for the remaining 48 units  9 visitor parking spaces

**PRE-NOTIFICATION**

Pre-notification letters were sent on June 22, 2012, and as a result, staff received two (2) telephone calls and two (2) letters. One of the callers expressed support for the proposal, as it would help to improve the neighbourhood. The remaining respondents expressed the following concerns:

- The proposed townhouse development will generate more traffic, which will have a negative impact for the neighbourhood. Currently, there are no sidewalks in the area.

*(A sidewalk will be constructed along the south side of 91 Avenue fronting the subject site. The applicant is also dedicating 6.0 metres (20 ft.) along the south and east property lines for an ultimate 12.0-metre (39 ft.) wide lane (to include sidewalks and boulevards), which will improve connectivity in the area. Further improvements to the infrastructure are contingent on future development in the area.)*

- The existing mature trees on the subject site will be removed and they will not be replaced.

*(Due to site constraints, only three (3) of the existing 84 trees on site are proposed for retention. However, the applicant proposes to plant 95 replacement trees, including beech, cypress, maples and cedars, throughout the subject site.)*

- There is already a lack of space at the local schools.

*(The subject site is located within the Berkshire Park Elementary and Johnston Heights Secondary school catchment areas. Comments from the School District indicate that enrollment at Berkshire Park is under capacity by about 157 students with a projected gradual decrease in enrollment over the next five years. Enrollment at Johnston Heights is slightly under capacity and also has a projected decrease in enrollment over the next five years. New housing would help to fill surplus capacity at both schools.)*

**PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT**

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

### DESIGN PROPOSAL AND REVIEW

- The proposed 51-unit townhouse project consists of seven (7), three-storey buildings with garages accessed internally at grade or via the proposed lanes. Sundecks are proposed on the second storey of all of the units, accessed from the living room.
- The proposed building materials include white fascia posts, window trims, garage doors and hardi/vinyl siding, while stairs, railings and doors are painted black.
- The proposed cedar shakes and hardi siding will consist of two (2) colour schemes – vintage grey and heritage blue.
- The roofs of the proposed buildings consist of hi-profile weatherwood blend shingles.
- The proposed townhouse project consists of twenty-four (24) double garage units, twenty-four (24) tandem garage units and three (3) single garage units.
- To ensure that tandem parking spaces will not be converted into livable spaces, the applicant is required to register a Section 219 Restrictive Covenant as a condition of Final Adoption.
- The proposal will include two (2) electrical rooms adjacent to the Buildings 6 and 7. Three (3) transformer boxes are also proposed – one between Buildings 1 and 2, one between Buildings 2 and 3, and a final one adjacent to Building 7. These structures will be screened by landscaping.
- A community mail kiosk is proposed along the north side of Building 6, adjacent to the walkway to the outdoor amenity space.
- A fire truck turnaround is proposed at the southeast corner of the site, at the request of the Fire Department.
- Proposed Buildings 6 and 7, situated adjacent to the lanes, will include human doors that are imbedded into the garage doors of each of the units. The unique dual doors are required in order to meet Fire Code requirements.
- The applicant proposes to install lighting throughout the subject site. Two (2) 3.0-metre (10 ft) high lamps are proposed at the northeast and southeast corners of the site. These lamps are high quality and will provide illumination for the townhouse development and for the adjacent lane.
- The applicant also proposes deck-mounted light fixtures that will provide illumination for the lanes as well. Lighted bollards are proposed adjacent to the pedestrian walkways.



### Amenity Space

- The applicant proposes 600 square metres (6,460 sq.ft.) of outdoor amenity space, which exceeds the minimum 153 square metres (1,645 sq.ft.) required under the RM-30 Zone, based on 3.0 square metres (32 sq.ft.) per dwelling unit. The proposed outdoor amenity space is located near the centre of the subject site and acts as a focal point for the proposed townhouse development. The outdoor amenity space is divided into two sections – an open grassed area with benches, and a separate area with a play structure for children.
- Community garden plots are also proposed, and are located near the southeast corner of the outdoor amenity space.
- The applicant does not propose any indoor amenity space and will provide a monetary contribution of \$53,550 (based on \$1,050 per unit) in accordance with City policy to address this shortfall.

### Trees and Landscaping

- The applicant submitted an Arborist Report and Tree Retention / Replacement Plan prepared by Mike Fadum and Associates Ltd (Tree Summary in Appendix V). The report and plans have been reviewed by City staff and the applicant will resolve any issues prior to Final Adoption.
- The chart below provides a summary of the tree retention and removal by species:

TREE CHART	ON-SITE TREES		
	Total Trees	Retention	Removal
Red Alder	12	0	12
Ash, Mountain	1	0	1
Birch, European	1	0	1
Birch, Paper	1	0	1
Cedar, Western Red	19	2	17
Cherry	1	0	1
Cherry, Bitter	2	0	2
Cottonwood, Black	2	0	2
Fir, Douglas	21	0	21
Falsecypress	4	0	4
Hemlock, Western	1	0	1
Maple, Bigleaf	1	0	1
Pine	1	0	1
Plum	1	0	1
Popular, Lombardy	7	0	7
Redwood, Coast	1	0	1
Spruce	7	1	6
Walnut	1	0	1
<b>TOTAL</b>	<b>84</b>	<b>3</b>	<b>81</b>

- The report identifies eighty-four (84) trees on the subject site. Three (3) of the on-site trees will be retained, while eighty-one (81) are proposed for removal.

- Based on the tree replacement ratio in accordance with the Tree Protection By-law (No. 16100), a total of 148 replacement trees are required. Currently, 95 replacement trees are proposed on the subject site. The applicant will be required to provide cash-in-lieu to the City Green Tree Fund, as a result of the shortfall in replacement trees.
- In addition to the 95 replacement trees, the proposed landscaping plan will include a significant number of shrubs and ground cover species including laurels, rhododendrons, ferns, bamboo and cedars.

### Public Art

- The proposed development application was submitted on March 20, 2012 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- 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.

### Sustainability Development Checklist

- The applicant prepared and submitted a sustainable development checklist for the subject site on April 30, 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	PROPOSED DEVELOPMENT FEATURES
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located in Fleetwood in an established neighbourhood with frequent transit service.</li> <li>• The proposed townhouse project may initiate development interest, as there is significant redevelopment potential in the area. An increase in densities may advance the expansion of transit options and create a more pedestrian and transit-friendly neighbourhood.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development will increase the density in the area and promote a more urban, pedestrian-friendly streetscape.</li> <li>• The project will diversify the housing stock and provide additional options for future home buyers.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development includes infiltration trenches and absorbent soils to alleviate any drainage concerns.</li> <li>• Natural, drought-resistant landscaping will be utilized.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Frequent transit service runs along both Fraser Highway and 152 Street, and is within close walking distance from the subject site.</li> <li>• A 6.0-metre (20 ft.) wide lane is proposed along the south and east property lines. Future redevelopment on the abutting properties will widen the lanes to an ultimate 12.0 metres, which will include sidewalks and boulevards. The lanes will provide improved connectivity for both vehicles and pedestrians.</li> </ul>

SUSTAINABILITY CRITERIA	PROPOSED DEVELOPMENT FEATURES
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed building incorporates CPTED principles including: well-lit entries/exits, front doors and dens overlooking the street, and clear pedestrian linkages and lighting.</li> <li>• Landscaping is also designed to support and enhance CPTED.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green rating or certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ADVISORY DESIGN PANEL

- This application was not referred to the ADP, but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Judith Robertson*

Jean Lamontagne  
 General Manager  
 Planning and Development

DN/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                    Samuel Hooge  
   Dawson & Sawyer Lands Ltd.  
   Address:                    15230 No. 10 Highway, Unit 101  
   Surrey, BC V3S 5K7  
  
   Tel:    (604) 626-5040 - Work
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:                    15158, 15146, 15142 and 15126 - 91 Avenue
  
  - (b)      Civic Address:                    15158 - 91 Avenue  
   Owners:                    Sukhpal S Nanere  
   Amanpreet S Madan  
   PID:    001-678-515  
   Lot 8 Section 34 Township 2 New Westminster District Plan 14222
  
  - (c)      Civic Address:                    15146 - 91 Avenue  
   Owners:                    Susan M Patrignani  
   Attilio Patrignani  
   PID:    009-938-001  
   Lot 9 Section 34 Township 2 New Westminster District Plan 14222
  
  - (d)      Civic Address:                    15142 - 91 Avenue  
   Owners:                    Dee-Anne A Shillington  
   William J Anderson  
   PID:    009-938-010  
   Lot 10 Section 34 Township 2 New Westminster District Plan 14222
  
  - (e)      Civic Address:                    15126 - 91 Avenue  
   Owners:                    Bi Q Chen  
   Dun Hou  
   PID:    001-046-683  
   Lot 11 Section 34 Township 2 New Westminster District Plan 14222
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property.
  
  - (b)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in the RM-30 Zone	Proposed
<b>LOT AREA</b>		
Gross Total		0.81 hectares
Road Widening area		0.13 hectares
Undevelopable area		
Net Total		0.68 hectares
<b>LOT COVERAGE (in % of net lot area)</b>		
Buildings & Structures	45%	49%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		69%
<b>SETBACKS</b>		
Front (North)	7.5 metres	4.0 metres
Rear (South)	7.5 metres	3.0 metres to building face (1.0 metre to decks)
Side #1 (West)	7.5 metres	3.0 metres
Side #2 (East)	7.5 metres	2.0 metres to building face (1.0 metre to decks)
<b>BUILDING HEIGHT</b>		
Principal	13 metres	10 metres
Accessory	4.5 metres	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Two Bedroom		3
Three Bedroom +		48
Total		51
<b>FLOOR AREA: Residential</b>		
		7,023 square metres
<b>FLOOR AREA: Commercial</b>		
Retail		N/A
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
		N/A
<b>FLOOR AREA: Institutional</b>		
		N/A
<b>TOTAL BUILDING FLOOR AREA</b>	7,078 square metres	7,023 square metres

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in the RM-30 Zone	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (net)	75 UPH (30 UPA)	76 UPH (31 UPA)
FAR (net)	0.90	1.04
<b>AMENITY SPACE</b>		
Indoor	151.6 square metres	0.0
Outdoor	151.6 square metres	600 square metres
<b>PARKING (number of stalls)</b>		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom		0
2-Bed	3	3
3-Bed	96	96
Residential Visitors	10	9
Institutional		N/A
Total Number of Parking Spaces	109	108
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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 WRITING FROM BARNETT DEMBEK  
 ARCHITECTS INC. (S.S. 1975)

ISSUED FOR	BY	DATE	ISSUE

### DEVELOPMENT DATA

**ZONING :**

GROSS SITE AREA:	86,568.75 S.F.	8,042.3 m <sup>2</sup>
	1.99 AC.	0.804 Ha.
DENSITY :		
ALLOWABLE:	60 UNITS	30 U.P./Ac
PROPOSED:	51 UNITS	25.66 U.P./Ac
F.A.R.:		
ALLOWABLE:	0.90	77,811.88 S.F.
PROPOSED:	0.87	75,548.00 S.F.
SITE COVERAGE :		
ALLOWABLE:	45%	38,955.94 S.F.
PROPOSED:	41%	35,248.41 S.F.
NET SITE AREA:	12,444.24 S.F.	6,734.94 m <sup>2</sup>
	1.61 AC.	0.673 Ha.
DENSITY :		
ALLOWABLE:	51 UNITS	30 U.P./Ac
PROPOSED:	51 UNITS	30.65 U.P./Ac
F.A.R.:		
ALLOWABLE:	0.90	65,244.86 S.F.
PROPOSED:	1.04	75,548.00 S.F.
SITE COVERAGE :		
ALLOWABLE:	45%	32,622.48 S.F.
PROPOSED:	49%	35,248.41 S.F.
AMENITY :		
INDOOR		
REQUIRED:	32 / UNIT	1,632.00 S.F.
PROVIDED:	CASH - IN - LIBR	51,62 m <sup>2</sup>
OUTDOOR		
REQUIRED:	32 / UNIT	1,632.00 S.F.
PROVIDED:		6,466.52 S.F.
PARKING :		
REQUIRED:	2 / UNIT	102 (RESIDENT)
	0.2 / UNIT	10 VISITORS
	TOTAL	112 SPACES
PROVIDED:		94 RESIDENT
		4 VISITORS
TOTAL PROVIDED:		108 SPACES
*BI UNITS HAVE 1 PARKING SPOT PER UNIT		

UNIT BREAKDOWN:		
UNIT TYPE BI 2 BED 4 DEN	1,366 S.F. x 3 UNITS =	4,098.0 S.F.
UNIT TYPE C 3 BED	1,330 S.F. x 17 UNITS =	22,610.0 S.F.
UNIT TYPE CI 3 BED 4 DEN	1,630 S.F. x 24 UNITS =	39,120.0 S.F.
UNIT TYPE C2 3 BED	1,300 S.F. x 7 UNITS =	9,660.0 S.F.
	51 UNITS =	75,488.0 S.F.
		7,013.06 m <sup>2</sup>
ELECTRICAL ROOM	55 S.F. x 2 UNITS =	110.0 S.F.
	TOTAL =	75,598.0 S.F.
		7,023.28 m <sup>2</sup>

DESIGN :	DATE :	SCALE :
1	1/10/07	1" = 30'-0"
CLIENT :	PROJECT :	SHEET CONTENTS :
DAMBON & SMYTER	TOWNHOUSE DEVELOPMENT 1516, 1517, 1518 & 1519 184 AVE.	CONCEPTUAL SITE PLAN

**barnett dembek**  
 ARCHITECTS INC.

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

PHONE: 604-271-7100  
 FAX: 604-271-2099  
 EMAIL: mail@barnett-dembek.com

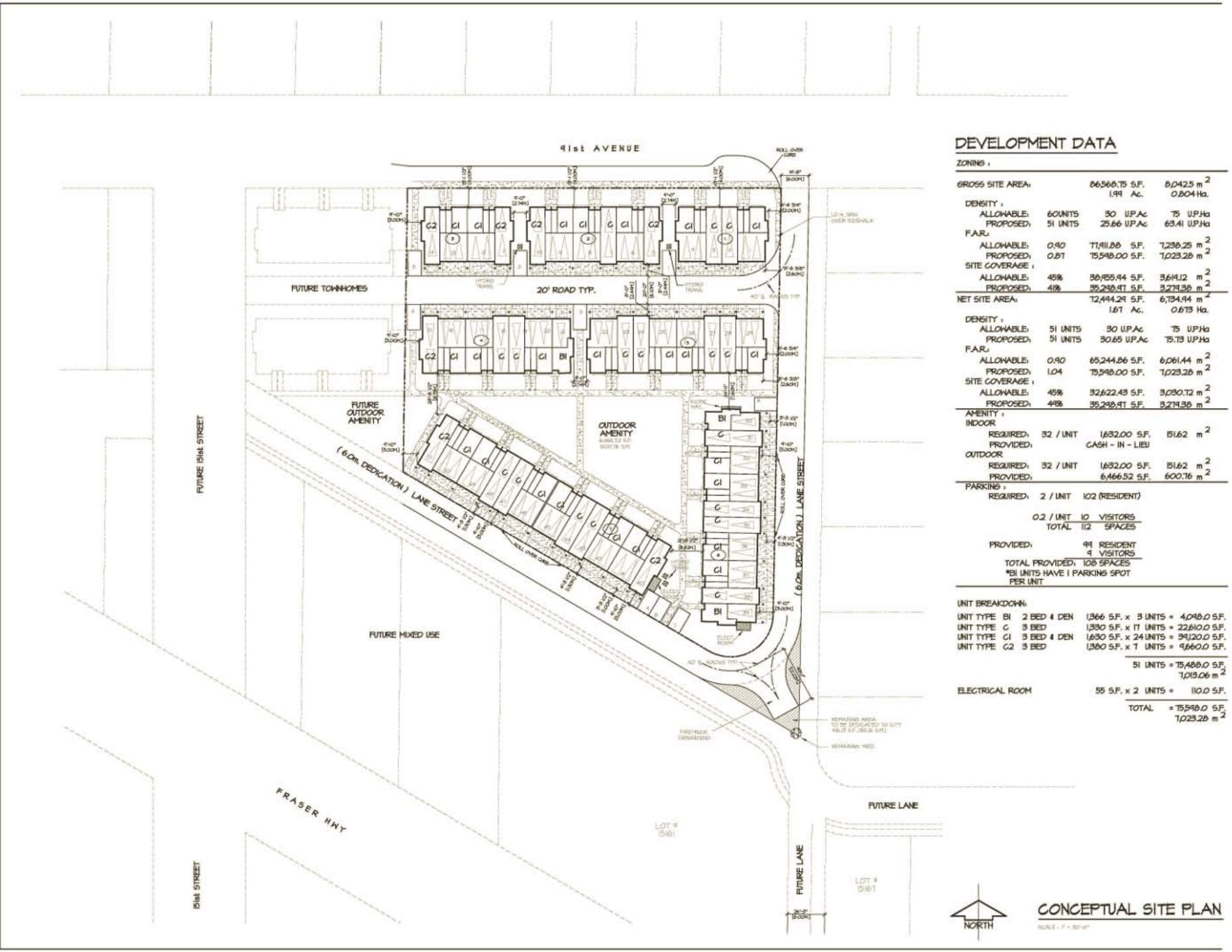
CLIENT NO:	681
PROJECT NO:	12010

**Appendix II**



### CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



FUTURE 151st STREET

151st STREET

FRASER HWY

91st AVENUE

FUTURE LANE

LOT # 1516

LOT # 1517

FUTURE LANE

20' ROAD TYP.

FUTURE OUTDOOR AMENITY

OUTDOOR AMENITY

FUTURE MIXED USE

(6.0% DEDICATION) LANE STREET

(6.0% DEDICATION) LANE STREET

REMAINING AREA TO BE DEDICATED TO CITY (46.8 S.F. (0.016 AC.))

REMAINING WELL

FIREFIGHTER GARAGE

30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)

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30'-0" (BOOK)

30'-0" (BOOK)

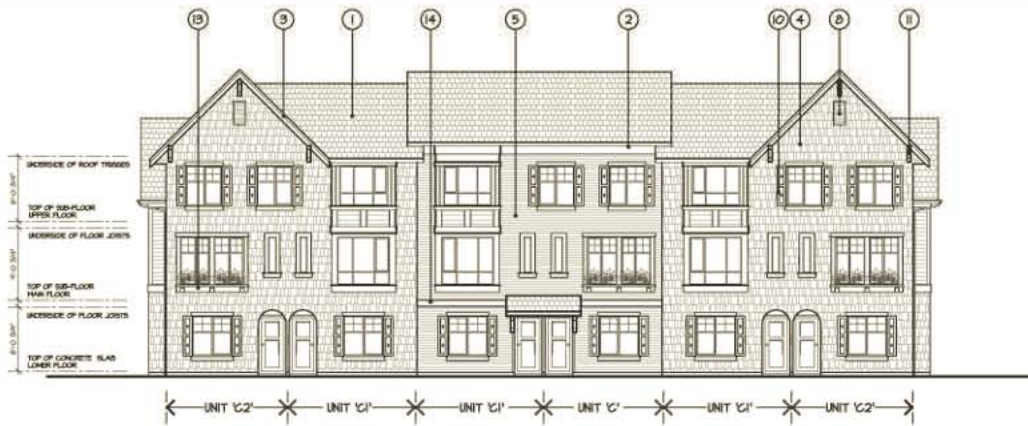
30'-0" (BOOK)

30'-0" (BOOK)

30'-0" (BOOK)





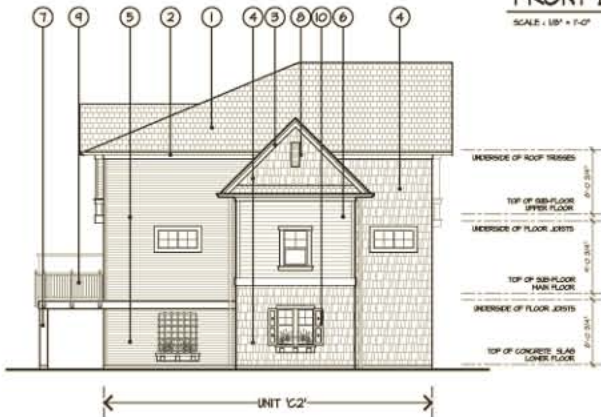


**FRONT ELEVATION**

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

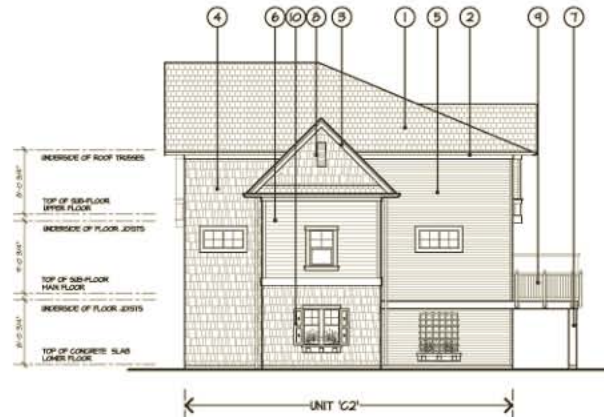
**SCHEDULE OF FINISHES**

- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 HOOD FASCIA
- ③ 1X4 HOOD TRIM ON 2X10 HOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST W/ COMBAGED FASCIA
- ⑧ ORNAMENTAL LOUVRES
- ⑨ PREFAB METAL RAILINGS
- ⑩ FTD. HARDI-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ 2X6 WOOD TRIM
- ⑬ PLANT SHELF
- ⑭ 2X10 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ DOWNSPOUT
- ⑰ 1X6 WOOD TRIM



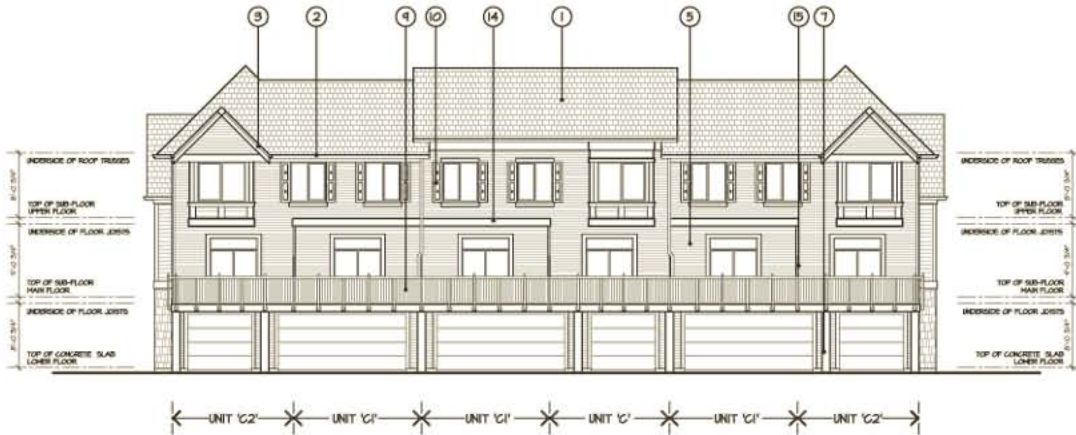
**LEFT SIDE ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**REAR ELEVATION**

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

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BY	
DATE	
ISSUE	
REV#	
DATE	
BY	
DATE	
BY	
DATE	



DESIGNER:	DANSON & SAWYER
DATE:	Aug 13
SCALE:	1/8" = 1'-0"
PROJECT:	TOWNHOUSE DEVELOPMENT 1522, 1542, 1546 & 1550 18th AVE.
SHEET CONTENTS:	BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	601	SHEET NO.	AC-6.2
PROJECT NO.	12010	REV. NO.	

**BUILDING NO. 2**

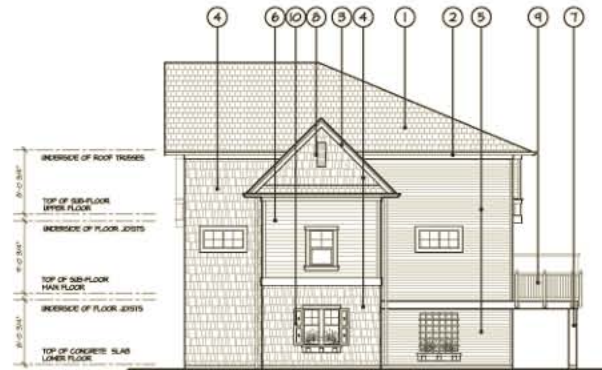


FRONT ELEVATION (NORTH)

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

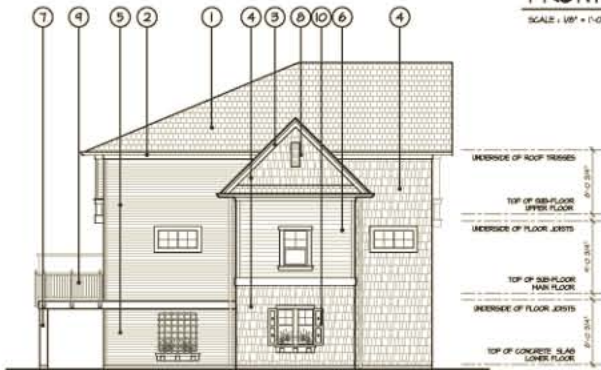
SCHEDULE OF FINISHES

- 1 DURAID ROOF
- 2 PREFINISHED ALUMINUM BUTTER ON 2X4 WOOD FASCIA
- 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- 4 CEDAR SHINGLE SIDING
- 5 HORIZONTAL VINYL SIDING
- 6 HARDI BOARD SIDING
- 7 WOOD POST W/ GOMBAGED FASCIA
- 8 ORNAMENTAL LOUVRES
- 9 PREFAB METAL RAILINGS
- 10 PTD. HARDI-PANEL SHUTTERS
- 11 KNEE BRACES
- 12 2X6 WOOD TRIM
- 13 PLANT SHELF
- 14 2X10 WOOD TRIM
- 15 PRIVACY SCREEN
- 16 DOWNSPOUT
- 17 1X6 WOOD TRIM



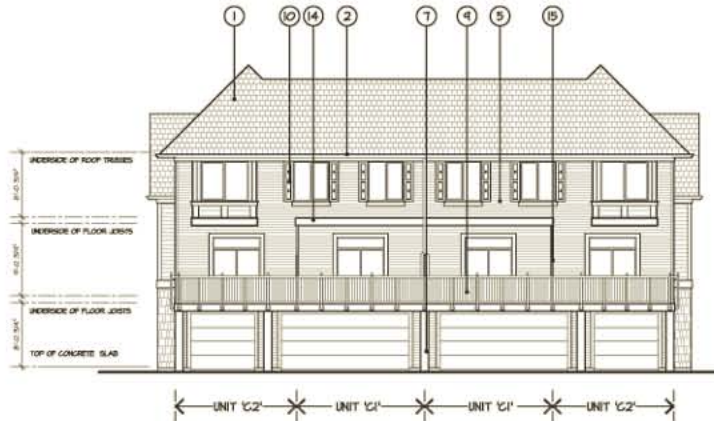
RIGHT SIDE ELEVATION (WEST)

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



LEFT SIDE ELEVATION (EAST)

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



REAR ELEVATION (SOUTH)

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

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ISSUE NO.	BY	DATE	ISSUE



DESIGN: D.M.	DATE: AUG 13	SCALE: 1/8" = 1'-0"
DRAWN: J.L.		
CLIENT: DAMSON & SAWYER		
PROJECT: TOWNHOUSE DEVELOPMENT 5126, 5142, 5146 & 5150 19th AVE.		
SHEET CONTENTS: BUILDING ELEVATIONS		

**barnett dembek**  
ARCHITECTS INC.

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

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FAX: (604) 597-2099  
EMAIL: mail@bdarktx.com

CLIENT NO. 601	SHEET NO. AC-6.3
PROJECT NO. 12010	REV. NO.

BUILDING NO. 3



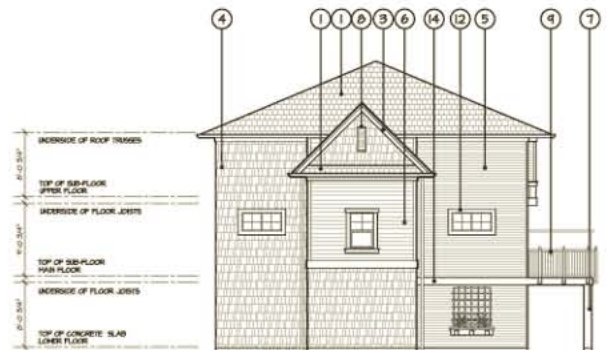


**FRONT ELEVATION (SOUTH)**

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

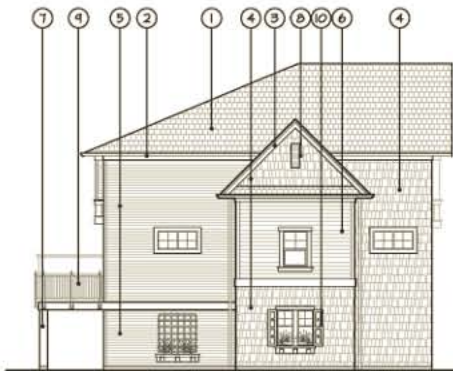
**SCHEDULE OF FINISHES**

- ① DURROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1/4" WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST W/ CORRUGATED FASCIA
- ⑧ ORNAMENTAL LOUVRES
- ⑨ PREFAB METAL RAILINGS
- ⑩ PTD. HARDI-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ 2X6 WOOD TRIM
- ⑬ PLANT SHELF
- ⑭ 2X10 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ DOWNPOUT
- ⑰ 1X6 WOOD TRIM



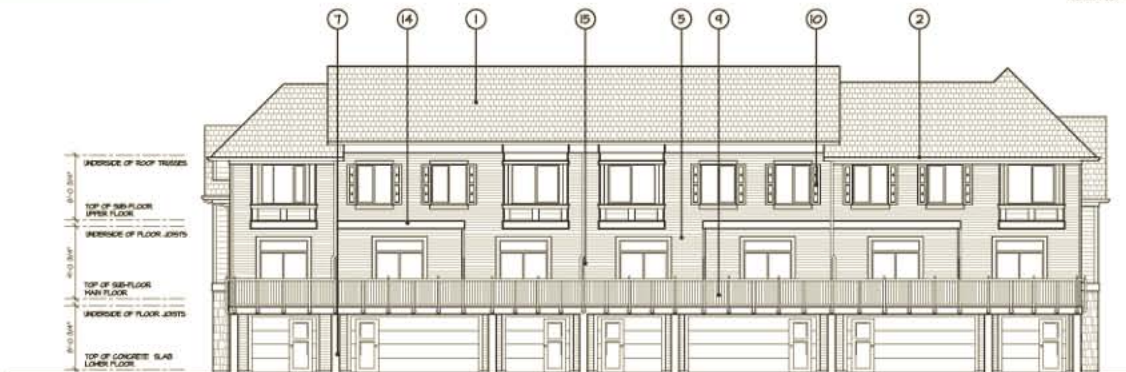
**RIGHT SIDE ELEVATION (EAST)**

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



**LEFT SIDE ELEVATION (WEST)**

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



**REAR ELEVATION (NORTH)**

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

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REV#	DATE	BY	ISSUED FOR

DESIGN: D.M.	DATE: Aug 13	SCALE: 1/8" = 1'-0"
DRAWN: S.M.	PROJECT: TOWNHOUSE DEVELOPMENT 1522, 1542, 1546 & 1550 18th AVE.	SHEET CONTENTS: BUILDING ELEVATIONS
CHECKED: D.M.	CLIENT: DAMSON & SAWYER	

**barnett dembek**  
ARCHITECTS INC.  
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8  
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarktx.com

SHEET NO. AC-6.4	SHEET NO. 601
REV. NO.	PROJECT NO. 12010

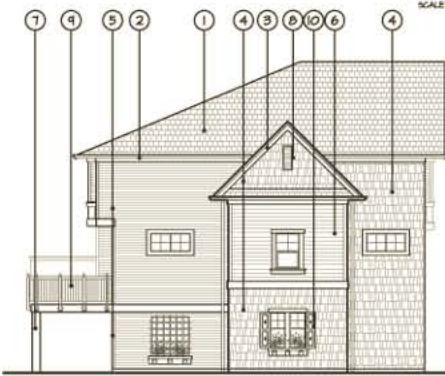
**BUILDING NO. 4**



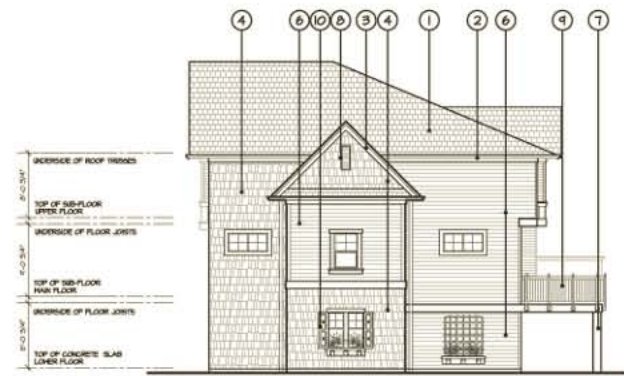
**FRONT ELEVATION (SOUTH)**  
SCALE: 1/8" = 1'-0"

**SCHEDULE OF FINISHES**

- ① DURED ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1/4" WOOD TRIM ON 2X10 WOOD FASCIA
- ④ CEDAR SHINGLE SIDING
- ⑤ HORIZONTAL VINYL SIDING
- ⑥ HARDI BOARD SIDING
- ⑦ WOOD POST W/ CONCRETE FASCIA
- ⑧ ORNAMENTAL LOUVRES
- ⑨ PREFAB METAL RAILINGS
- ⑩ PTD. HARDI-PANEL SHUTTERS
- ⑪ KNEE BRACES
- ⑫ 2X6 WOOD TRIM
- ⑬ PLANT SHELF
- ⑭ 2X10 WOOD TRIM
- ⑮ PRIVACY SCREEN
- ⑯ DOWNSPOUT
- ⑰ 1X6 WOOD TRIM



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



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



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

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BY	
DATE	
SCALE	
REV#	
DATE	
BY	
DATE	
BY	
DATE	



DESIGNER:	DAN	DATE:	AUG 13
DRAWN:		SCALE:	1/8" = 1'-0"
CLIENT: DAMSON & SAWYER			
PROJECT: TOWNHOUSE DEVELOPMENT 5122, 5142, 5146 & 5150 18th AVE.			
SHEET CONTENTS: BUILDING ELEVATIONS			

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
601	AC-6.5
PROJECT NO.	REV. NO.
12010	

**BUILDING NO. 5**







- SCHEDULE OF FINISHES**
- 1 DUROID ROOF
  - 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
  - 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
  - 4 CEDAR SHINGLE SIDING
  - 5 HORIZONTAL VINYL SIDING
  - 6 HARDI BOARD SIDING
  - 7 WOOD POST W/ COMB-FACED FASCIA
  - 8 ORNAMENTAL LOUVRES
  - 9 PREFAB METAL RAILINGS
  - 10 PTD. HARDI-PANEL SHUTTERS
  - 11 KNEE BRACES
  - 12 2X6 WOOD TRIM
  - 13 PLANT SHELF
  - 14 2X10 WOOD TRIM
  - 15 PRIVACY SCREEN
  - 16 DOWNSPOUT
  - 17 1X6 WOOD TRIM
  - 18 FIRE WALL
  - 19 NON-COMBUSTIBLE PRIVACY SCREEN



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ISSUED FOR	
BY	
DATE	
SIZE	
SPR	
DATE	
REV	

CLIENT: DAWSON & SAWYER  
PROJECT: TOWNHOUSE DEVELOPMENT 1528, 1542, 1546 & 1550 186th AVE.  
SHEET CONTENT: BUILDING ELEVATIONS

**barnett dembek**  
ARCHITECTS, INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1B8

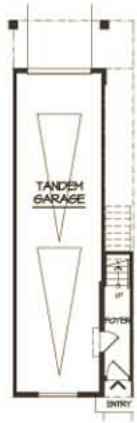
PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail@bdarkitex.com

SHEET NO.	601	SHEET NO.	AC-6.1
PROJECT NO.	12010	REV. NO.	

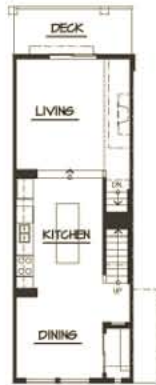
**BUILDING NO. 7**



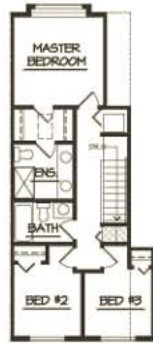
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 BARNETT DEMBEK ARCHITECTS INC.



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

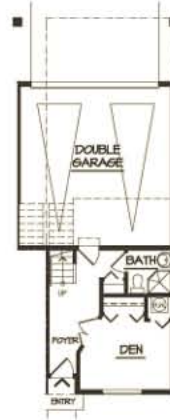


**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

UNIT TYPE 'C'



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

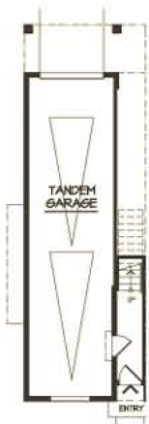


**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

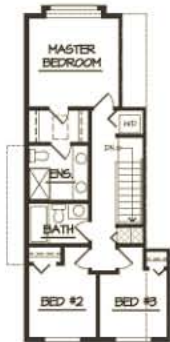
UNIT TYPE 'C1'



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

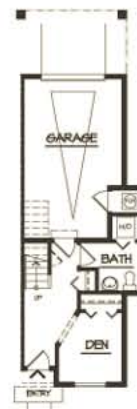


**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

END UNIT  
 UNIT TYPE 'C2'



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**UPPER FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

END UNIT  
 UNIT TYPE 'B1'

ISSUED FOR	
BY	
DATE	
ISSUE	
NO.	
DATE	
NO.	
DATE	
NO.	



DESIGNER	DAN
DATE	Aug 19
SCALE	1/8" = 1'-0"
CLIENT	DANSON & SAWYER
PROJECT	TOWNHOUSE DEVELOPMENT 1502, 1504, 1506 & 1508 18th AVE.
SHEET CONTENTS	UNIT PLANS UNIT TYPE C, C1, C2

**barnett dembek**  
 ARCHITECTS INC.

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

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 EMAIL: mail@bdrktx.com

CLIENT NO.	601	SHEET NO.	AC-010
PROJECT NO.	12010	REV. NO.	

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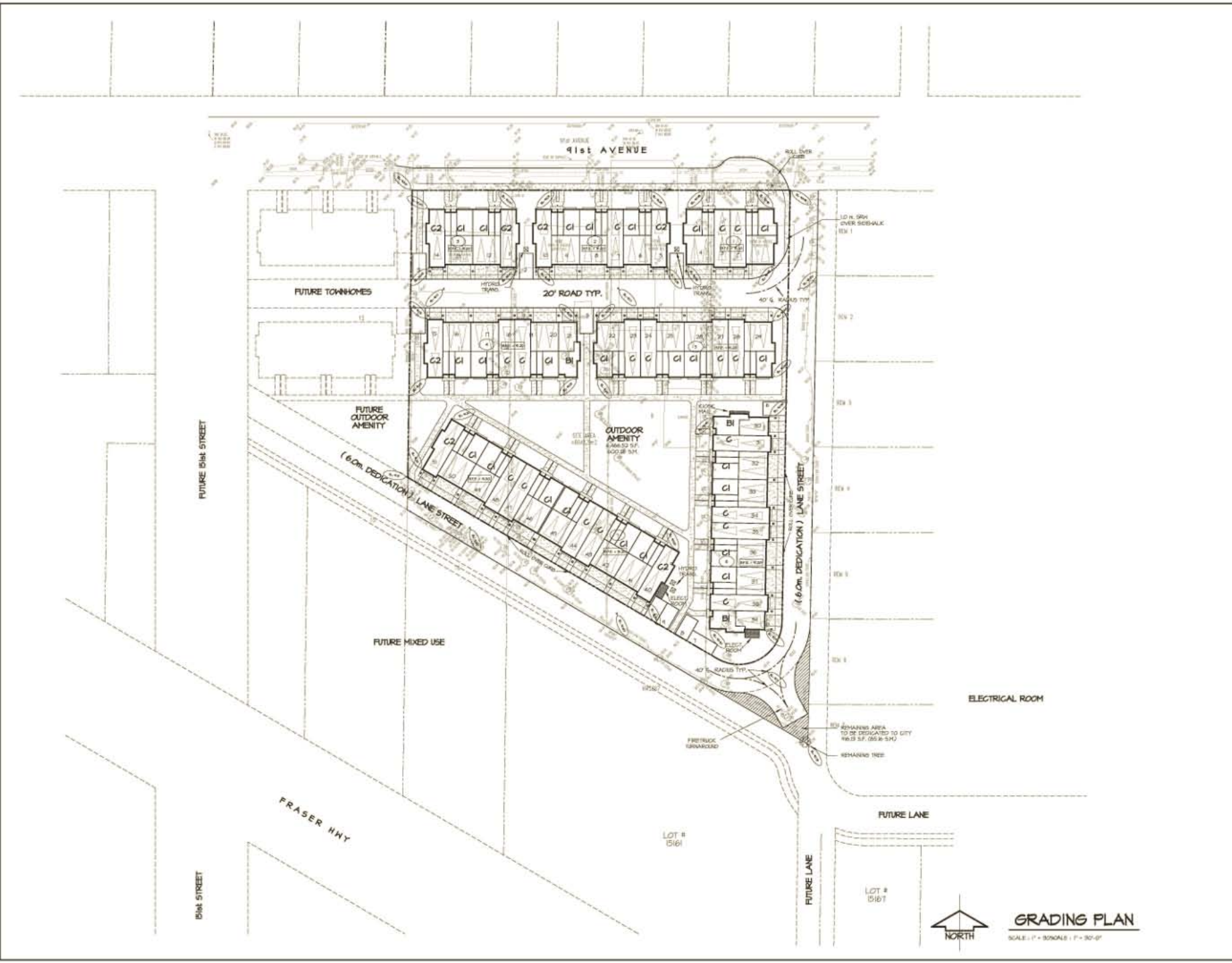
REV#	DATE	BY	ISSUED FOR



DESIGN 1 DWT	DESIGN 1 DWT	DATE 1 Aug 11 12	SCALE 1 1" = 30'-0"
CLIENT : DAMSON & SAWYER	PROJECT : TOWNHOUSE DEVELOPMENT 1512, 1514, 1516 & 1518 1st AVE.	SHEET CONTENTS : GRADING PLAN	

**barnett dembek**  
 ARCHITECTS INC.  
 UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@bdarktx.com

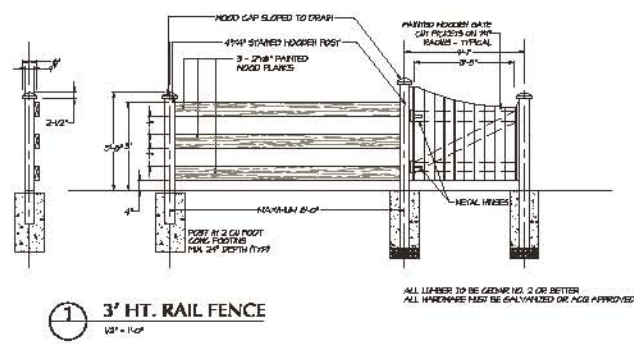
CLIENT NO. 601	SHEET NO. AC-3.1
PROJECT NO. 12010	REV. NO.



**GRADING PLAN**  
 SCALE: 1" = 30'-0"

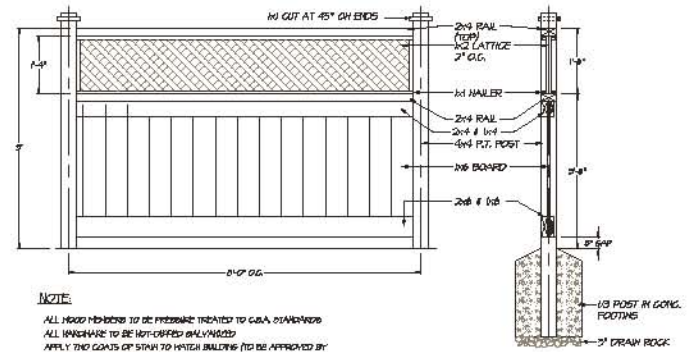


SEAL:



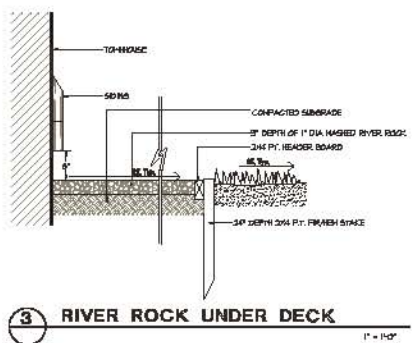
1 3' HT. RAIL FENCE  
1/2" = 1'-0"

ALL LINNER TO BE GREEN NO. 2 OR BETTER  
ALL WOODWORK MUST BE GALVANIZED OR ACG APPROVED.

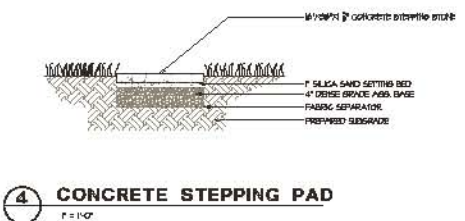


2 5 FT HT. SOLID FENCE WITH LATTICE  
1/2" = 1'-0"

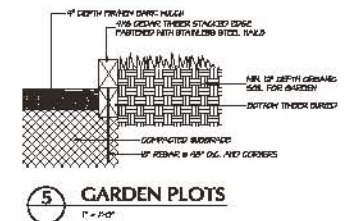
**NOTE:**  
ALL WOOD MEMBERS TO BE PRESERVE TREATED TO C.A.A. STANDARD  
ALL WOODWORK TO BE HOT-DIPPED GALVANIZED  
APPLY TWO COATS OF STAIN TO WOODWORKING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECTS)  
CONC. ALL CONCRETE SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



3 RIVER ROCK UNDER DECK  
1\"/>



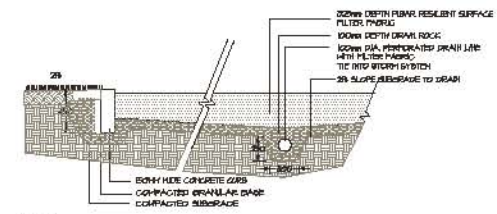
4 CONCRETE STEPPING PAD  
1\"/>



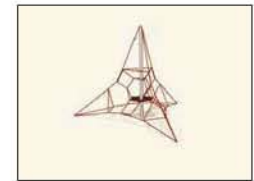
5 GARDEN PLOTS  
1\"/>



6 FRANCIS ANDREW GARDEN SERIES



7 PLAY AREA DETAIL  
1/2\"/>



KOMPAN TETRAHEDRON COR2450

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.08.16	CLIENT COMMENTS	DO
2	12.04.17	NEW SITE COMMENTS	DO
3	12.04.17	REVISIONS	MCY

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
91st AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 12.JUL.11 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: DO  
DESIGN: **L5**  
CHKD: MCY OF 5

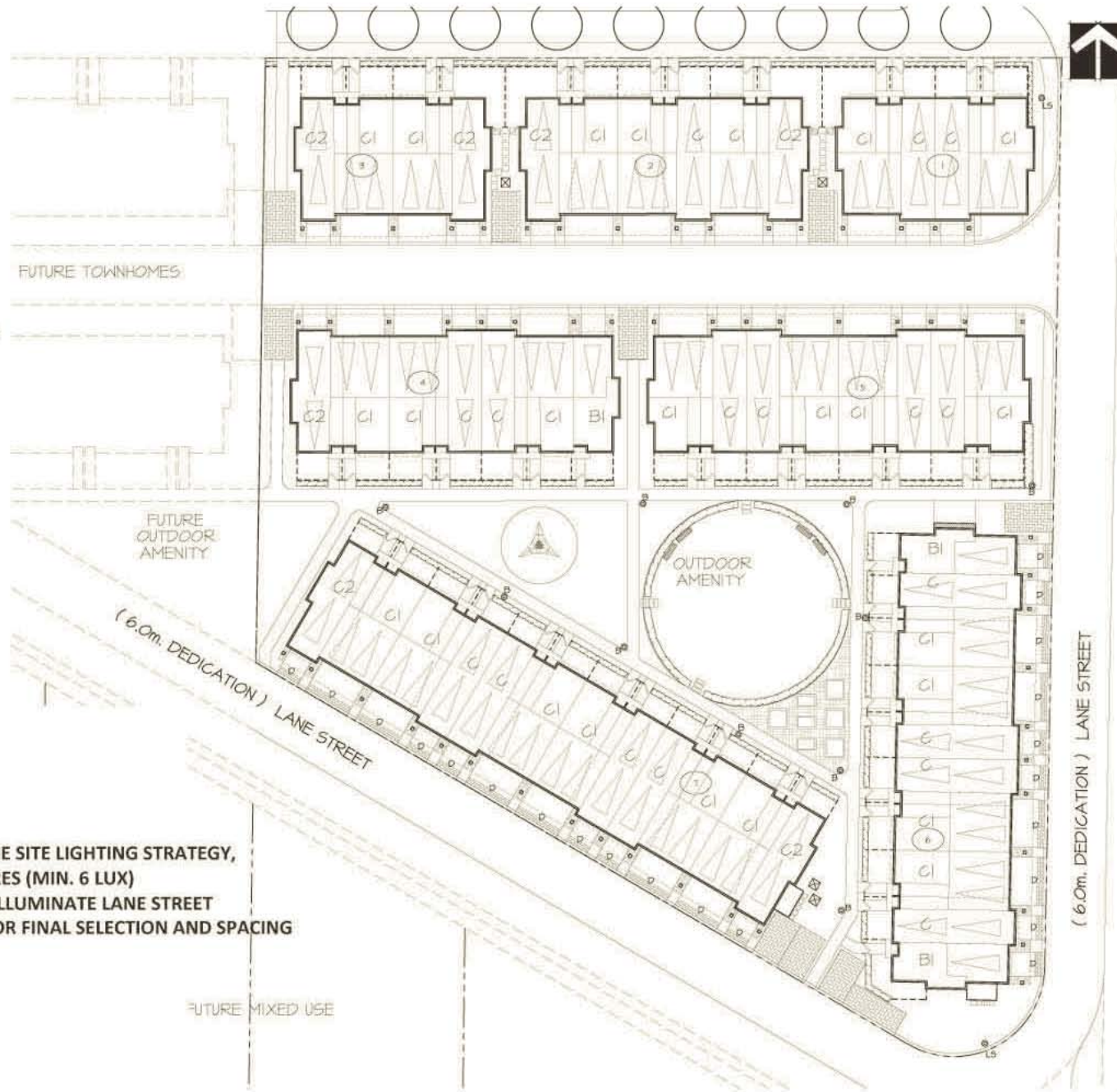


LS - LUMEC LM80 10' LAMP



B - HADCO DB30 BOLLARD

D- NOTE: AS A PART OF THE SITE LIGHTING STRATEGY, DECK MOUNTED FIXTURES (MIN. 6 LUX) WILL BE INSTALLED TO ILLUMINATE LANE STREET SEE ELECTRICAL PLAN FOR FINAL SELECTION AND SPACING



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BLM C108 - 4185 5th Creek Drive  
 8. Proby, British Columbia, V0C 2G8  
 T: 404-234-5011 F: 404-234-0022

SCALE:

NO.	DATE	DESCRIPTION
1	2023.01.11	ISSUE FOR PERMIT
2	2023.01.11	ISSUE FOR PERMIT
3	2023.01.11	ISSUE FOR PERMIT
4	2023.01.11	ISSUE FOR PERMIT
5	2023.01.11	ISSUE FOR PERMIT
6	2023.01.11	ISSUE FOR PERMIT
7	2023.01.11	ISSUE FOR PERMIT
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11	2023.01.11	ISSUE FOR PERMIT
12	2023.01.11	ISSUE FOR PERMIT
13	2023.01.11	ISSUE FOR PERMIT
14	2023.01.11	ISSUE FOR PERMIT
15	2023.01.11	ISSUE FOR PERMIT
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19	2023.01.11	ISSUE FOR PERMIT
20	2023.01.11	ISSUE FOR PERMIT

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

91st AVENUE  
 SURREY, BC

DRAWING TITLE:  
**LANDSCAPE LIGHTING CONCEPT PLAN**

DATE: 12/20/23  
 SCALE: 1"=30'-0"  
 DRAWN: MCF  
 DESIGN: MCF  
 CHECK: MCF

**L4**  
 OF 3



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Suite C100 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 284-0011, f: 604 284-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	12.08.08	CLIENT COMMENTS	MO
2	12.04.17	NEW SITE COMMENTS	MO
1	12.04.13	REVISIONS	MO

NO.	DATE	REVISION DESCRIPTION	DR.

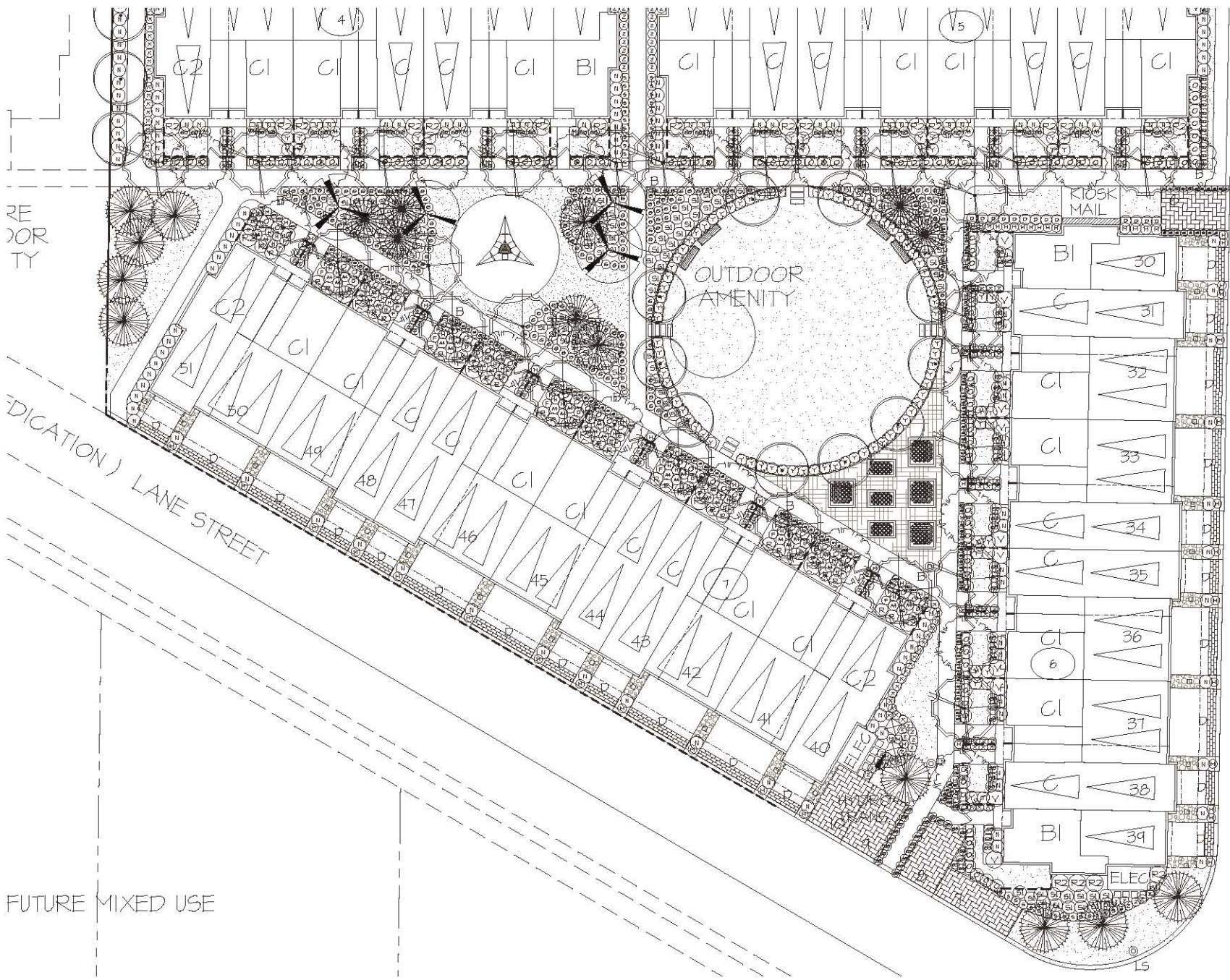
CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**RESIDENTIAL DEVELOPMENT**  
91st AVENUE  
SURREY, BC

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 12.JULY.11 DRAWING NUMBER:  
SCALE: 1"=10'-0"  
DRAWN: MCY  
DESIGN: MCY  
CHKD: MCY  
**L3**  
OF 5

PMG PROJECT NUMBER: 12-055



(6.0m. DEDICATION) LANE STREET

RE  
XOR  
TY

DEDICATION) LANE STREET

FUTURE MIXED USE

120554.2P



91st AVENUE



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**pmg**  
LANDSCAPE ARCHITECTS

BLM C103 - 4185 5th Creek Drive  
Burnaby, British Columbia, V5C 5G8  
P: 604-293-8711 F: 604-294-0022

REVISIONS

NO.	DATE	DESCRIPTION
1	2023.11.11	ISSUED FOR PERMIT
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4	2023.11.11	REVISED COMMENTS
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6	2023.11.11	REVISED COMMENTS
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30	2023.11.11	REVISED COMMENTS
31	2023.11.11	REVISED COMMENTS
32	2023.11.11	REVISED COMMENTS

CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

91st AVENUE  
SURREY, BC

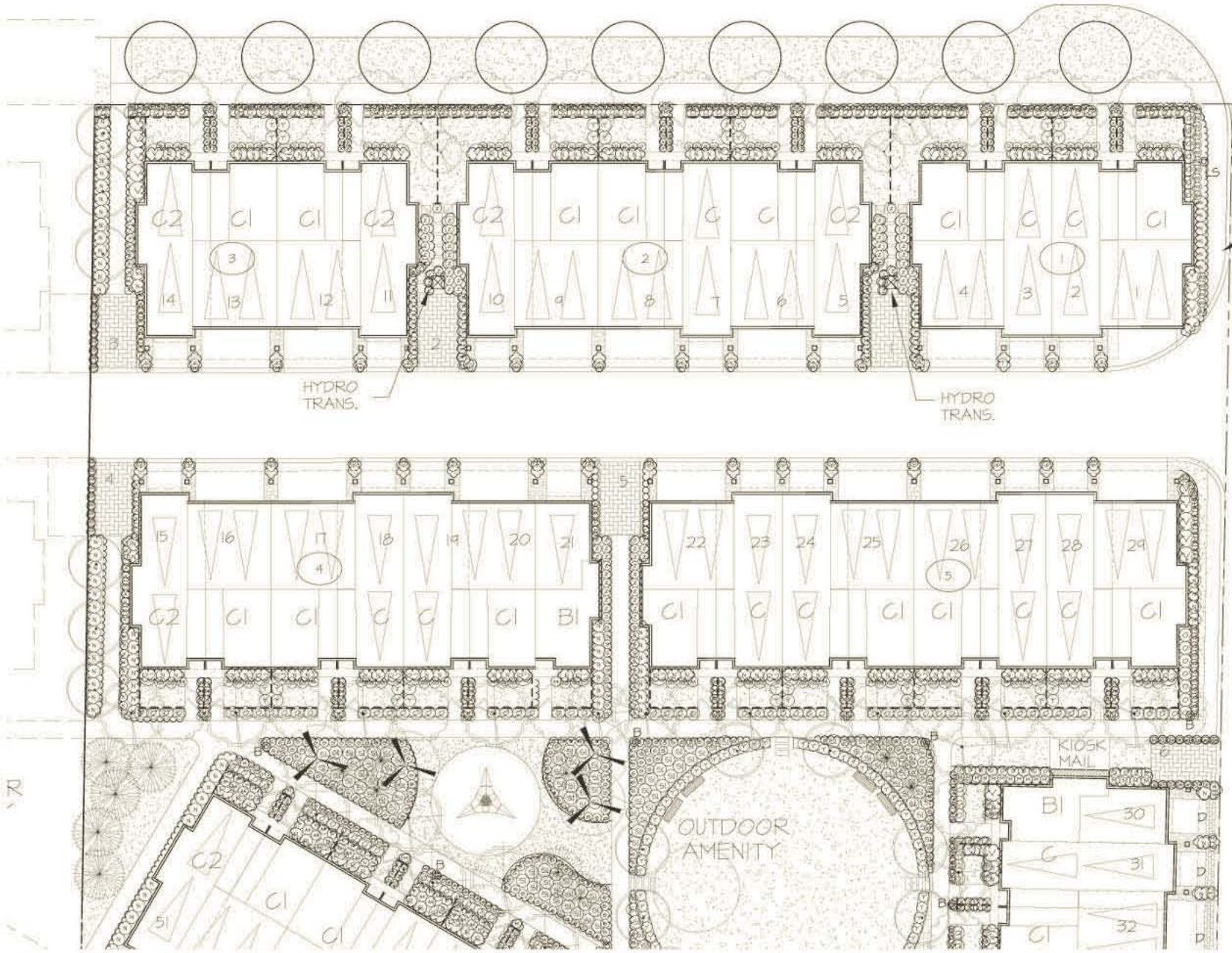
DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 2023.11.11  
SCALE: 1/8"=1'-0"  
DRAWN: MCF  
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CHECK: MCF

**L2**

OF 3

PMG PROJECT NUMBER: 12-055





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Suite C100 - 4185 8th Ave. Suite  
Surrey, British Columbia, V3C 9G8  
P: 604-594-9071, F: 604-594-9022

REV:

NO.	DATE	REVISION DESCRIPTION	BY
1	12.08.11	ISSUE FOR PERMIT	MEY
2	01.04.12	REVISED FOR PERMIT	MEY
3	01.04.12	REVISED FOR PERMIT	MEY
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CLIENT:  
**DAWSON + SAWYER**

PROJECT:  
**RESIDENTIAL DEVELOPMENT**

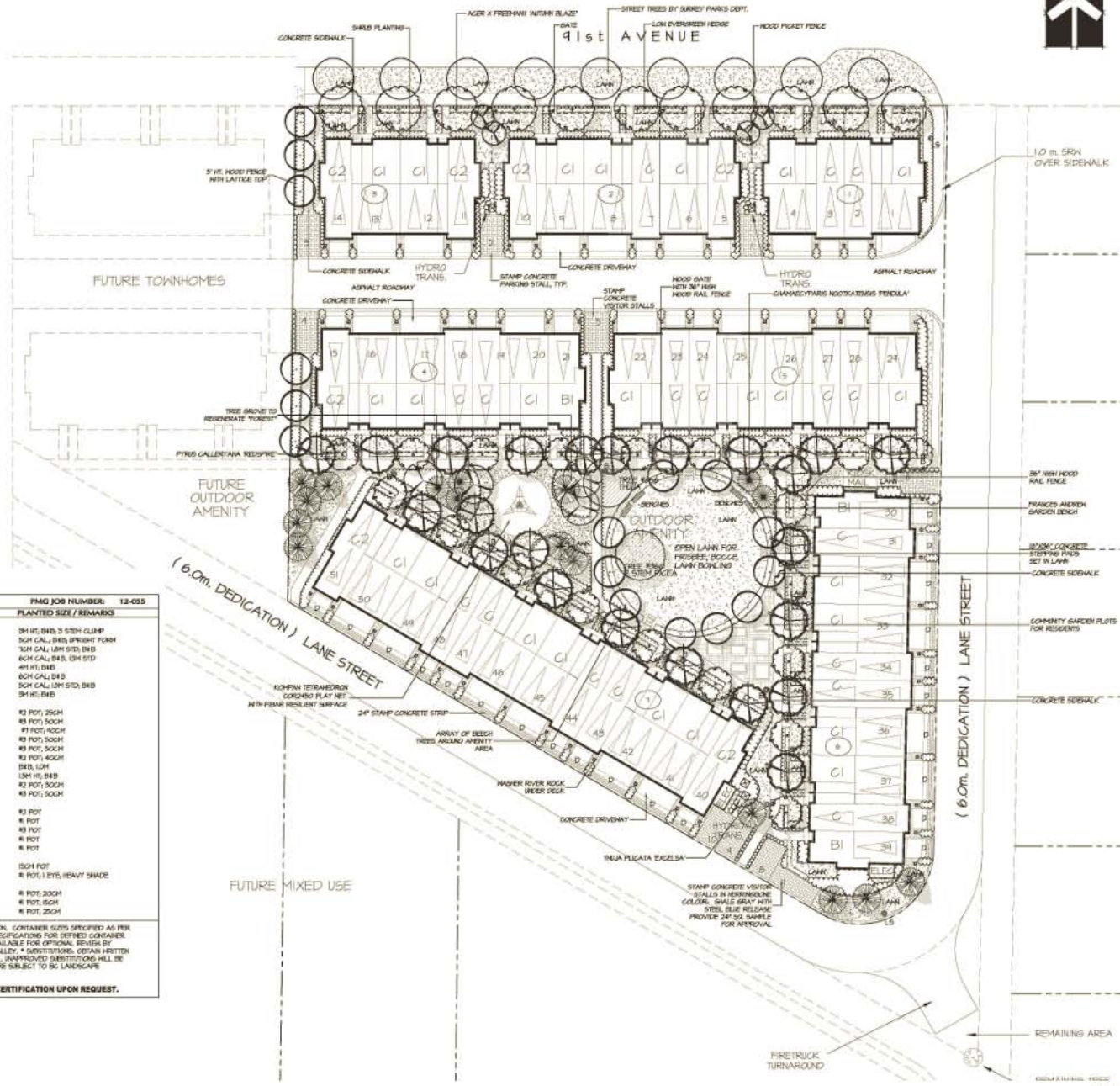
**91st AVENUE  
SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE: 12.08.11 DRAWING NUMBER:  
SCALE: 1"=30'-0"  
DRAWN: MEY  
DESIGN: MEY  
CHECK: MEY

**L1**  
OF 5

PMG PROJECT NUMBER: 12-055



KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	ACER GINNALTA	VINE MAPLE	3H HT, 3" DBH, 3" STEM CLUMP
	4	ACER PALMATA 'BLOODGOOD'	JAPANESE MAPLE	50H CALL, 3" DBH, UPRIGHT FORM
	1	ACER X FRIEDLAND 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	30H CALL, 1.5H STD, 3" DBH
	20	CARRANUS BETULUS YASTIVATA	PYRAMIDAL EUROPEAN HORSEBEECH	60H CALL, 3" DBH, 1.5H STD
	3	CHARACTYRUS NODOSUS 'PENDELLA'	HEERING NODOSA CYPRESS	4H HT, 3" DBH
	6	FAJAS SYLVATICA 'DANWICKS GOLD'	GOLDEN PLYMOUTH BEECH	60H CALL, 3" DBH
	23	PIRUS CALLERYANA 'REDSPICE'	ORNAMENTAL PEAR	50H CALL, 1.5H STD, 3" DBH
	2	TRILIA FLIGATA 'EXCELSA'	HESTER RED CEDAR	3H HT, 3" DBH
SHRUB	51	AZALEA JAPONICA 'HARDYER'S BEAUTY'	AZALEA LIGHT PINK	42 POT, 25CH
	54	SARINIA DOMESTICA	HEAVENLY BAMBOO HAREKURE DWARF	42 POT, 50CH
	21	PIRUS LAROCENENSIS 'VENUSVALE'	VENUS LAUREL	42 POT, 50CH
	34	RHOCCOCCERON 'NAH KONGRAT'	RHOCCOCCERON, BLUE	42 POT, 50CH
	36	RHOCCOCCERON 'DICH BELL'	RHOCCOCCERON	42 POT, 50CH
	129	SPIRAEA X JAPONICA 'MAGIS GARPET'	MAGIS GARPET SPIRAEA, PINK-PURPLE	42 POT, 45CH
	66	TAAB X MEDIA 'YELL'	HILLS YEL	42H, 1.5H
	32	TRILIA OCCIDENTALIS 'SHARASO'	EMERALD GREEN CEDAR	1.5H HT, 3" DBH
	10	VIORNUM SAVIGI	DAVID'S VIORNUM	42 POT, 50CH
	30	VIORNUM TINS 'DWARF'	SPRING BOUQUET	42 POT, 50CH
GRASS	87	HELICTOTRICHON 'SOPHROVIRG'	BLUE OAT GRASS	42 POT
	17	SPIRATA CYLINDRICA 'RED BARK'	BLOOD GRASS	42 POT
	56	MISCANTHUS SPENSIS 'YARU JHA'	YARU JHA JAP. SILVER GRASS	42 POT
	58	PERISTICHIA ALPISGARDENS 'WHELMT'	DWARF TOBIKAWA GRASS	42 POT
	65	STIPA TENESSINA	MEXICAN FEATHER GRASS	42 POT
PERENNIAL	29	HESCHERIA 'PALACE PURPLE'	-	15CH POT
	30	HOSTA FORTINERI 'VAREGATA'	VAREGATED HOSTA	42 POT, 1 EYE, HEAVY SHADE
BIENNIAL	202	SALE TERESA 'SHALLON'	SALAL	42 POT, 20CH
	177	PACHYSANDRA 'TERMINALIS'	JAPANESE SPURGE	42 POT, 5CH
	32	POLYSTICHUM 'HARTM'	HESTER RED CEDAR	42 POT, 20CH

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER COTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

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

NOTE: NO TREES SHALL BE PLANTED WITHIN 2.0M OF BUILDINGS  
 \* REPLACEMENT TREES SUPPLIED ON SITE

## INTER-OFFICE MEMO

---

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

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

DATE: **September 5, 2012** PROJECT FILE: **7812-0074-00**

---

RE: **Engineering Requirements  
Location: 15158/15146/15142/15126 - 91 Avenue**

**OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

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

- dedicate 6.0 metres for north/south lane.
- dedicate 6.0 metres along southwest property line for lane
- provide a 0.5 metre SRW for service connections.


***Works and Services***

- construct south side of 91 Avenue.
- construct interim lanes.
- pay CIL for ultimate lane construction.
- construct storm sewer, sanitary sewer and water to service the proposed development.

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, August 09, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0074 00

**SUMMARY**

The proposed 51 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	8
Secondary Students:	4

September 2011 Enrolment/School Capacity

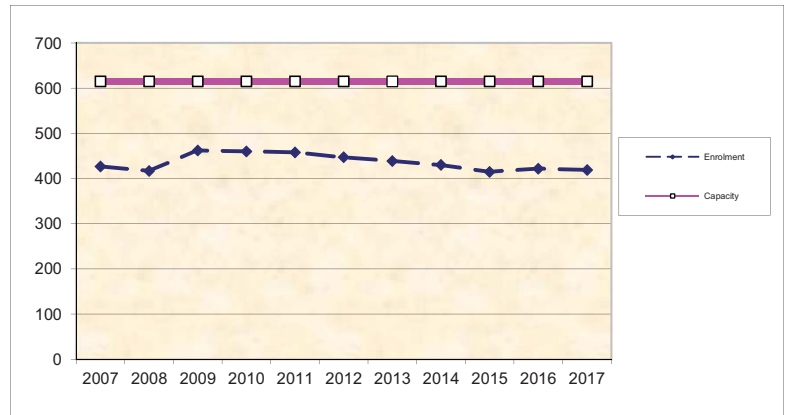
<b>Berkshire Park Elementary</b>	
Enrolment (K/1-7):	53 K + 405
Capacity (K/1-7):	40 K + 575
<b>Johnston Heights Secondary</b>	
Enrolment (8-12):	1486
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12);	1566

**School Enrolment Projections and Planning Update:**

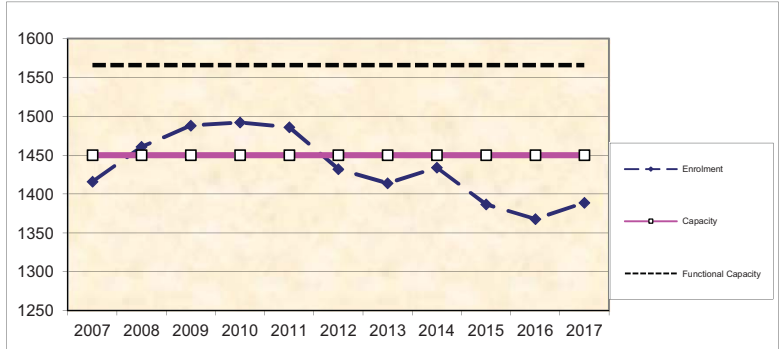
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

**Berkshire Park Elementary**



**Johnston Heights Secondary**



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

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0074-00

Project Location: 15126 / 42 / 46 / 58 - 91 Avenue, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

The dominant tree resource includes hedgerows of native coniferous species, primarily Douglas-fir and western redcedar found across the east side and south perimeter respectively. Relatively small diameter ornamental and other native species are found scattered across the site while the southeast corner has been colonized with red alder.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 84
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 81
Number of Protected Trees to be retained (A-C)	(D) 3
Number of Replacement Trees required (14 x alder and cottonwood X 1 and 67 others X 2)	(E) 148
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

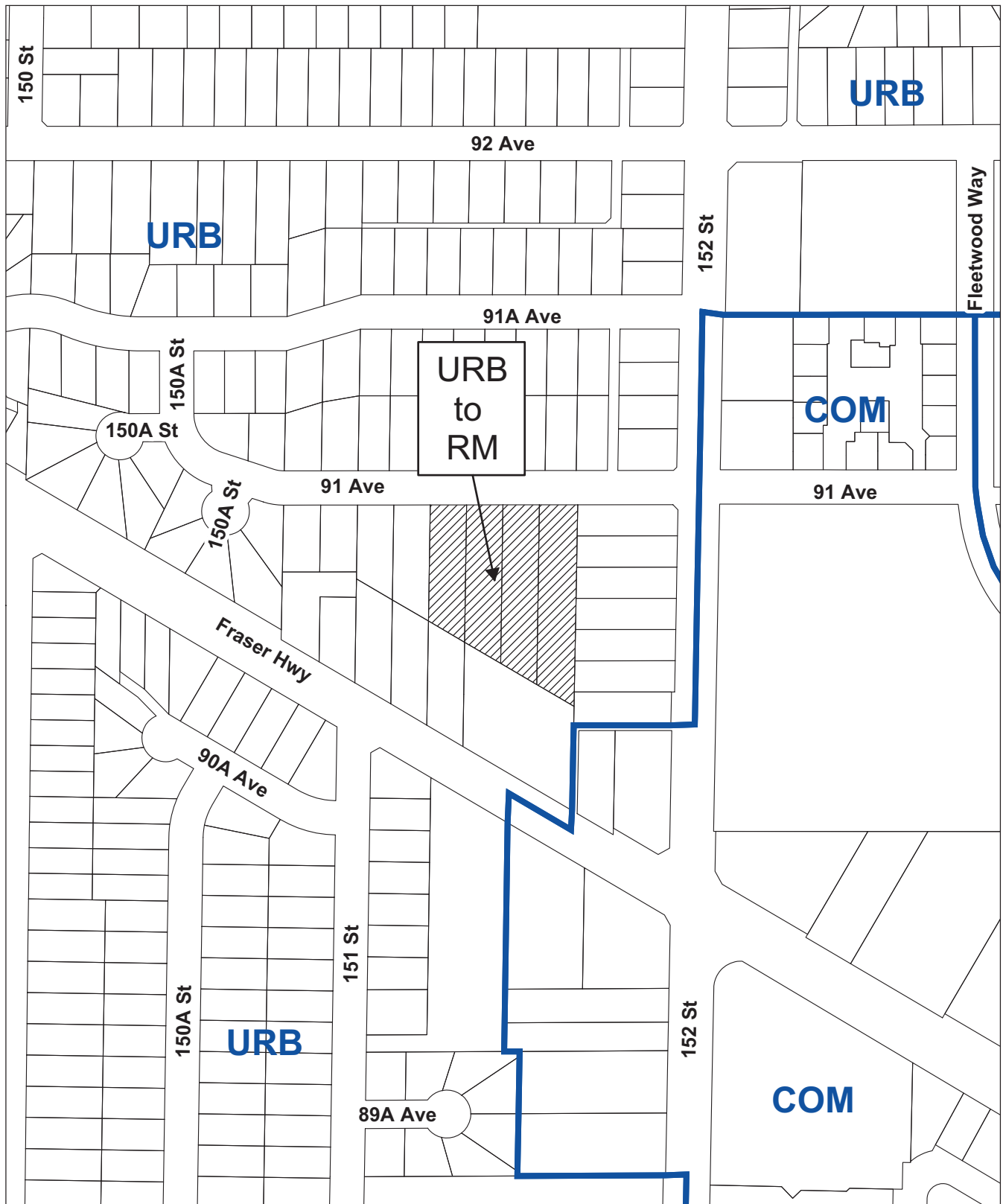
Tree Survey and Removal Plan is attached.  
The replacement plan to be provided by others.

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

Date: August 3, 2012







### OCP Amendment

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

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

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-678-515  
Lot 8 Section 34 Township 2 New Westminster District Plan 14222

15158 - 91 Avenue

Parcel Identifier: 009-938-001  
Lot 9 Section 34 Township 2 New Westminster District Plan 14222

15146 - 91 Avenue

Parcel Identifier: 009-938-010  
Lot 10 Section 34 Township 2 New Westminster District Plan 14222

15142 - 91 Avenue

Parcel Identifier: 001-046-683  
Lot 11 Section 34 Township 2 New Westminster District Plan 14222

15126 - 91 Avenue

(hereinafter referred to as the "Lands")

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple unit residential*

*buildings and related amenity spaces* which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

The *Lands and structures* shall be used for *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.05.
2. The maximum *unit density* shall not exceed 76 *dwelling units* per hectare [31 u.p.a].
2. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard (West)</b>	<b>Side Yard (East)</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	1.0 m. [3.3 ft.]	3.0 m. [10 ft.]	1.0 m. [3.3 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.

**G. Height of Buildings**

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

1. Principal buildings: The *building height* shall not exceed 13 metres [43 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## H. Off-Street Parking

1. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended:
  - (a) The minimum residential *parking spaces* provided on the *Lands* shall be ninety-nine (99); and
  - (b) The minimum visitor *parking spaces* provided on the *Lands* shall be nine (9).
2. All required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
  - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (d) 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 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*.

**K. Subdivision**

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

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

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK