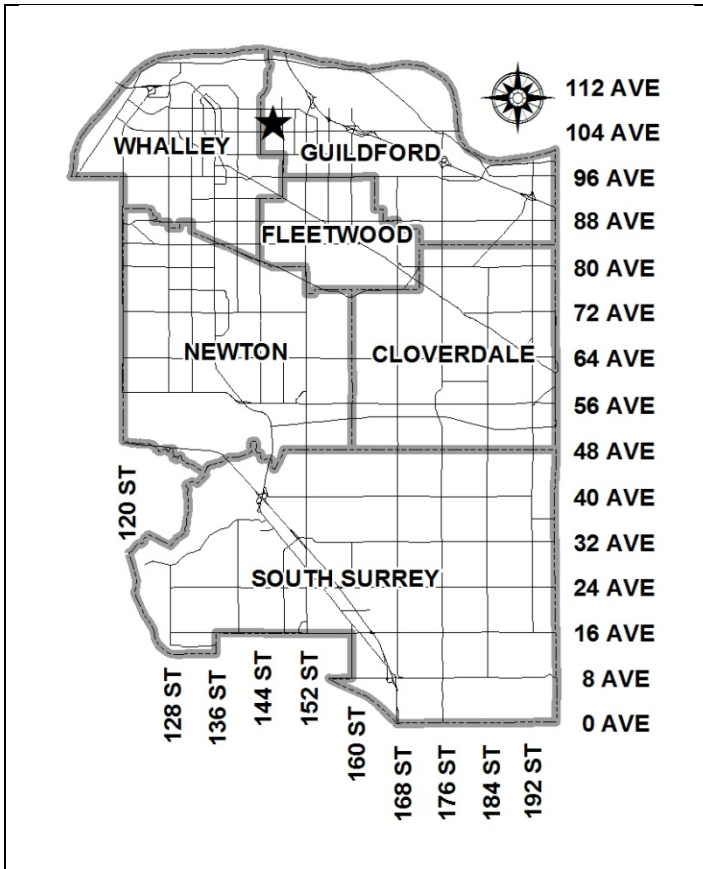


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0158-00

Planning Report Date: January 28, 2013



PROPOSAL:

- **Rezoning** of a portion of the site from RF to RM-30
- **Development Permit**
- **Development Variance Permit**

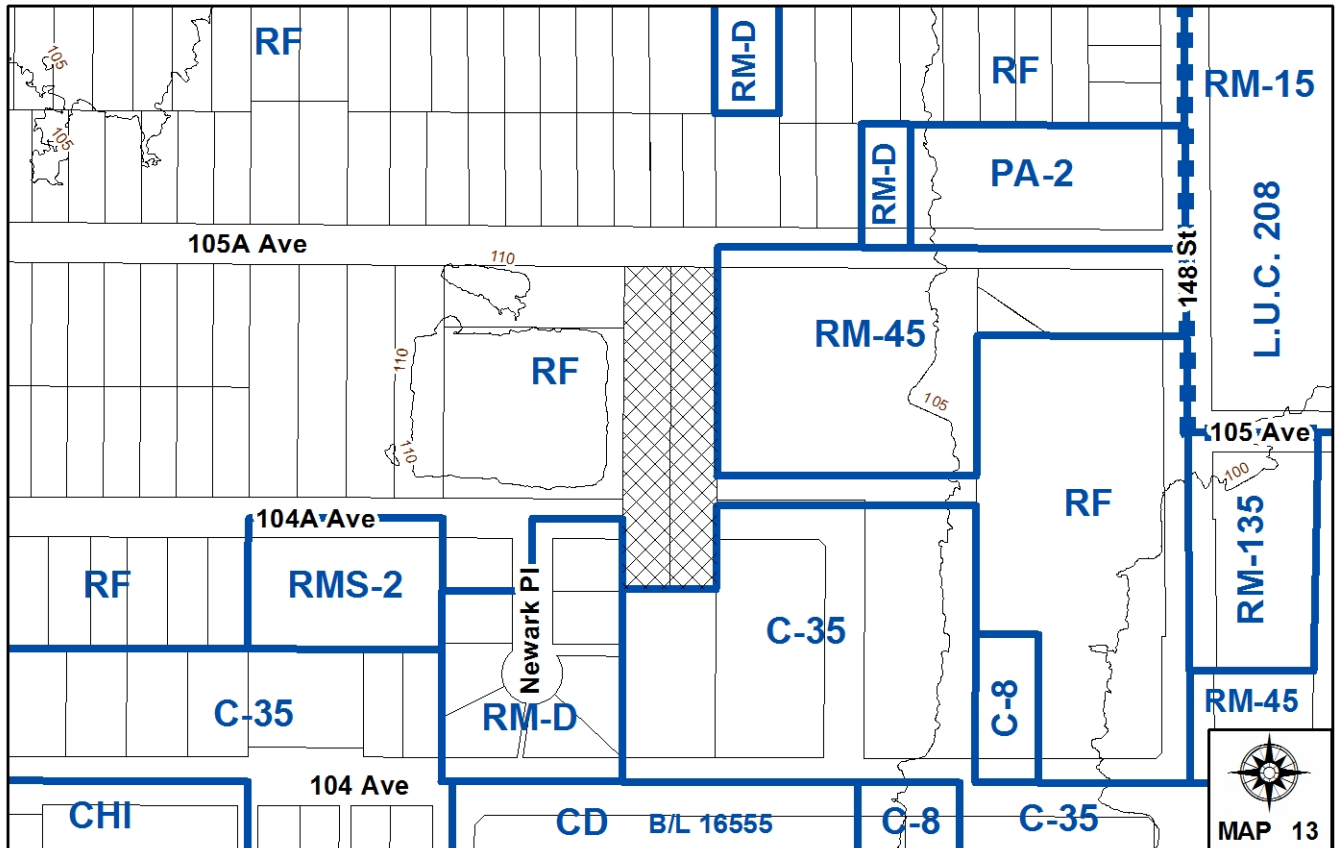
in order to permit the development of approximately 29 townhouse units in Guildford.

LOCATION: 14652 - 105A Avenue
 14656 - 105A Avenue

OWNER: City of Surrey
 Triple S Holdings Ltd.

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks of the RM-30 Zone and the allowable fence height in a front yard.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP.
- Will provide for the dedication and construction of a portion of 104A Avenue through the southern portion of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, shown as Block A on the Survey Plan, 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 (Appendix I).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0158-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0158-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to the porch column;
 - (b) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch column;
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
 - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 2.4 metres (8 ft.) to the electrical rooms; and
 - (e) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a fence within a portion of the front yard from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).
5. 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) 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;
- (h) 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;
- (i) registration of a Section 219 Restrictive Covenant for "no build" on the remnant parcel south of 104A Avenue until future consolidation with the adjacent property to the south (14653 - 104 Avenue);
- (j) the applicant adequately address the impact of no indoor amenity space; and
- (k) the applicant address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>5 Elementary students at Hjorth Road Elementary School 2 Secondary students at Guildford Park Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2014.</p>
Parks, Recreation & Culture:	There is concern about the pressure the proposed development will place on existing park facilities.
Metro Vancouver:	No concerns have been identified.

SITE CHARACTERISTICS

Existing Land Use: Vacant, treed lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105A Avenue):	Single family dwellings	Urban	RF
East:	4-storey apartment building and parkland.	Multiple Residential	RM-45 and RF
South:	Vacant lot under Application No. 7905-0280-00 for a 24-storey high-rise development (Third Reading).	Multiple Residential	C-35
Southeast:	Vacant lot.	Multiple Residential	C-35
Southwest:	Duplexes	Multiple Residential	RM-D
West:	Whalley Reservoir Park	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.76-hectare (1.88-acre) site is located mid-block between 144 and 148 Streets on the south side of 105A Avenue in Guildford, directly adjacent Whalley Reservoir Park. The subject site is comprised of two properties located at 14652 – 105A Avenue and 14656 – 105A Avenue that are designated Multiple Residential in the Official Community Plan (OCP) and zoned Single Family Residential Zone (RF).
- The westerly subject property, 14652 – 105A Avenue, is owned by the City and is considered to be excess to the City's requirements. The easterly subject property, at 14656 – 105A Avenue, is owned by the applicant.
- As part of the subject application, 104A Avenue is proposed to be dedicated and constructed. This road extension will bisect the subject site into a portion north of 104A Avenue and a portion south of 104A Avenue. The portions of the site located north and south of 104A Avenue will each be consolidated to create two properties.
- The applicant is proposing development on the property north of 104A Avenue, whereas the City will retain ownership of the portion south of 104A Avenue. The lot south of 104A Avenue will remain zoned RF and will be held until such time as it can be sold for development purposes.

- It should be noted that the lot that will be created south of the new 104A Avenue alignment will achieve maximum development potential if it is consolidated with the adjacent property to the south at 14653 – 104 Avenue.

Current Proposal

- The applicant proposes to rezone the northern portion of the subject lots from Single Family Residential Zone (RF) to Multiple Residential 30 Zone (RM-30) and a Development Permit to permit the development of 29, 3-storey townhouse units. A Development Variance Permit to reduce setbacks and to increase the allowable fence height in the front yard is also proposed as part of this application.
- The subject townhouse project proposes a total floor area of 4,262 square metres (45,876 sq. ft.), representing a net floor area ratio (FAR) of 0.80, which is within the maximum 0.9 FAR of the RM-30 Zone.

Arborist Report and Tree Location/Retention Plan

- The Arborist Report, prepared by Mike Fadum and Associates and dated May 15, 2012, identifies 57 mature trees on site, 54 of which are proposed to be removed either because they conflict with the future building envelope or future road right-of-way for 104A Avenue.
- The table below provides a summary of the proposed tree retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Western Red Cedar	1	1	0
Douglas Fir	1	1	0
Red Alder/ Black Cottonwood	55	2	53
Total	57	4	53

- Surrey's Tree Protection By-law requires that all trees be replaced at a 2:1 ratio, excluding Red Alder and Black Cottonwood (to be replaced at a 1:1 ratio). The applicant proposes 44 replacement trees to be provided, which is 9 trees fewer than the 54 required under the Tree Protection By-law.
- The applicant will be required to provide cash-in-lieu for the deficiency in tree replacement.

PRE-NOTIFICATION

Pre-notification letters were sent on October 10, 2012 and a development proposal sign was erected on October 22, 2012. To date, staff have received no correspondence in response to the pre-notification letter or development proposal sign, other than an enquiry from a resident seeking clarification on the location of the proposed development.

DESIGN PROPOSAL AND REVIEW

- The proposed development contains 29, three-storey townhouses that are contained within 5 buildings. All of the units will have three bedrooms and two resident parking spaces.
- The number of units within the individual buildings range from 6 to 8 (Building 5) with the exception of Building 3 in the middle of the site which has only 2 units. All of the units have a tandem parking arrangement with the exception of one unit that proposes a side-by-side garage.
- Units range in size from 137 square metres (1,470 sq.ft.) to 157 square metres (1,688 sq.ft.).
- The majority of the living areas are proposed on the upper floors, however a den is proposed on the ground floor of 15 units, in unit types: A, D, D2, D3, E, E2 and E3.
- Vehicular access to the site is proposed from 105A Avenue.
- Higher quality building materials are utilized along both the 104A Avenue and 105A Avenue façades of the proposed buildings. These higher quality materials include 6 inch Hardie siding (grey colour) and Hardie shakes (grey-brown colour). The development also proposes hardie panel beams and columns be used on all building façades along the streets.
- Vinyl siding and shakes are utilized on the three buildings that are located internally on the site and away from public view. Additional detailing is achieved through the provision of glass railings on all balconies. Similarly the design of the building is enhanced through the provision of horizontal cedar plank siding (burgundy colour) on all buildings throughout the development.
- The roofs will be clad in asphalt shingles (Antique Black colour) and include pitched roofs with gables to increase the roof line articulation and reduce the building massing.
- 64 parking spaces are provided, on site which is comprised of 58 resident and 6 visitor parking spaces, which meet the Zoning By-law requirement for parking.

Landscaping

- Units that front onto 104A and 105A Avenues are street-oriented and will have direct pedestrian access to the adjoining public sidewalk by way of individual gates. The individual walkways lead to a porch which is raised a maximum of 0.60 metre (2 ft.) above finished grade. A tree will be planted in the front yard of each of these units, which will complement the City street trees. The species for these trees include: butternut, mountain ash, golden sweet apricot, brown turkey fig and Japanese maple.
- A City greenway is proposed along the north side of 104A Avenue. The proposed unit orientation toward the public realm will support City efforts to foster the pedestrian nature of the greenway and will allow for surveillance over this space by providing active rooms and spaces adjacent the public realm.

- Each residential unit has access to either a private patio or balcony, with units that back onto the outdoor amenity space (located internally) having both. A balcony is provided for units fronting onto 104A Avenue or 105A Avenue. The balconies will overlook the streets and provide additional opportunity for surveillance.

Indoor and Outdoor Amenity Spaces

- No indoor amenity space is proposed and, as a result, the applicant will be required to provide money-in-lieu in the amount of \$30,450 to mitigate this lack of indoor amenity space (29 units x \$1,050 per unit) as per City policy.
- The outdoor amenity area, totaling approximately 156 square metres (1,679 sq. ft.) exceeds the Zoning By-law requirement for outdoor amenity space of 87 square metres (936 sq. ft.), based on the requirement of 3 square metres (32 sq.ft.) of outdoor amenity space per dwelling unit.
- The outdoor amenity area is located in the middle of the development and framed by Buildings 2, 3 and 4 and consists of a water pump play system and other children's play equipment. Significant landscaping is provided around this area to provide visual interest.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 3, 2013. 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)	<ul style="list-style-type: none"> • The site is currently vacant land located along 104A Avenue. It is near the 104 Avenue bus corridor, which is designated as a future B-line route. • The site is designated Multiple Residential in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed net density is 54.7 upha (22.1 upa).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following Low Impact Development Standards (LIDS) are proposed: Absorbent soils, roof downspout disconnection, on-lot infiltration trenches or sub-surface chambers, vegetated swales/ rain gardens/ bio-swales, natural landscaping, xeriscaping and sediment control devices. • Private garbage and recycling pickup will be provided.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Onsite drives and walks are available for cyclists.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The units are fitted with large windows which overlook both 104A and 105A Avenues and the onsite drive aisle. Landscape has high canopy trees and low trimmed shrubs to aid with visual surveillance. Onsite residential parking is in locked garages. • Outdoor community gathering space is provided in addition to the provision of a playground and recreation space.

6. Green Certification (F1)	<ul style="list-style-type: none"> • Not applicable.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Not applicable.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- Reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to the porch column;
- Reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch column;
- Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.); and
- Reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and 2.4 metres (8 ft.) to the electrical rooms

Applicant's Reasons:

- The reduced setbacks along City streets will allow for more interaction between the public (e.g. street) and private realms. The raised porches, which are the closest structure to the street, allow for more interaction and interconnection between the public and private realms, yet respect the separation that is necessary between the two. The porches also enhance the livability of the units and street.
- The reduced setbacks also potentially allow the streets to be safer by providing surveillance over the activities that are occurring there ('eyes on the street').
- The reduction of building setbacks into the side yards along City streets helps to better define the street and promotes a stronger urban quality development. Similarly the proposed side yard setback relaxations are located along the sides of the units, where there is less building fenestration (e.g. openings). The impact is further reduced through the provision of extensive landscaping which will help to screen the adjacent apartment building from potential off site impacts.

Staff Comments:

- The proposed 2.9-metre (10 ft.) side yard (east) setback is consistent with side yard setbacks that are proposed in urban contexts in Surrey. The electrical rooms for Buildings 1 and 5 are proposed to be setback a minimum 2.4 metres (8 ft.) from the side property line, but there will be no impact from these as no active functions will be occurring in the side yards. Overall, the proposed setbacks should have

little impact on the adjacent development as they relate to the side of the buildings.

- The proposed 5.4-metre (18 ft.) front yard (north) setback (4.5-metres (15 ft.) to the balcony) that is proposed for Building 1 is consistent with the front yard setbacks that are proposed for other townhouse developments in Surrey. In this regard, similar front and side yard setbacks can be expected when additional redevelopment occurs in the area.
- The proposed reduction of the west side yard setback is adjacent the Whalley Reservoir Park and thus there should be little impact on adjacent uses.
- Staff support the proposed variances for reduced setbacks.

(b) Requested Variance:

- Vary Part 4 General Provisions of the Zoning By-law to increase the fence height from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) within a portion of the front yard.

Applicant's Reasons:

- The variance is required to allow the sound attenuation fence to intercept and screen the sound from the generator on the neighbouring property when it is active. A low 1.2-metre (4 ft.) high fence will not provide adequate screening as sound waves will simply travel over the fence. A 1.8-metre (6 ft.) high fence will more effectively intercept and screen sound, thereby better shielding residents from the adjacent noise source.

Staff Comments:

- The development is located adjacent to an emergency water generator located at 14620 – 104A Avenue, within Whalley Reservoir Park. Installation of a sound attenuation fence along the west lot line adjacent the generator is supported as it should help reduce the noise that emanates.
- The fence is proposed to be a maximum 1.8 metres (6 ft.) high approximately 6.1 metres (20 ft.) from the front lot line, whereas the Zoning By-law requires the fence be 1.2 metres (4 ft.) high within the 7.5-metre (25 ft.) front yard setback.
- The relaxation will help to mitigate sounds from the generator, while still retaining a low 1.2-metre (4 ft.) high fence for the first 6.1 metres (20 ft.) from 104 A Avenue, which is consistent with the minimum building setback that is proposed.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|--|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheets and a Survey Plan |
| Appendix II. | Proposed Site Plan, Building Elevations, Landscape Plans and Perspective |

Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7912-0158-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Ltd. and M2 Landscape Architecture, respectively, dated January 17, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/da

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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: Maciej Dembek
 Barnett Dembek Architects Inc.
 Address: #135, 7536 - 130 Street
 Surrey, BC
 V3W 1H8

 Tel: (604) 597-7100 - Work
 (604) 597-7100 - Fax

2. Properties involved in the Application
 - (a) Civic Addresses: 14652 - 105A Avenue
 14656 - 105A Avenue

 - (b) Civic Address: 14652 - 105A Avenue
 Owner: City of Surrey
 PID: 009-684-565
 Lot 2 Section 19 Block 5 North Range 1 West New Westminster District Plan 12330

 - (c) Civic Address: 14656 - 105A Avenue
 Owner: Triple S Holdings Ltd.
 PID: 009-684-581
 Lot 3 Section 19 Block 5 North Range 1 West New Westminster District Plan 12330

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the site.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7912-0158-00 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		7,612 m ²
Undevelopable area		1,128 m ²
Net Total (portion north of 104A Ave.)		5,301 m ²
Net Total (portion south of 104A Ave.)		1,184 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		33%
Total Site Coverage		73%
SETBACKS (in metres)		
Front (North)*	7.5 m	5.5 m (4.6m to porch)**
Front (South)*	7.5 m	8.2 m (7.3 m to porch)**
Side (West)	7.5 m	2.5 m**
Side (East)	7.5 m	3.0 m**
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10.3 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		29
Total		29
FLOOR AREA: Residential		4,262 m ²
TOTAL BUILDING FLOOR AREA	4,771 m ² ***	4,262 m ²

* Site identified as a through lot, with 2 front yards.

** Seeking variance.

*** Based on the net site area of the property to be created north of 104A Avenue only (5,301 m²).

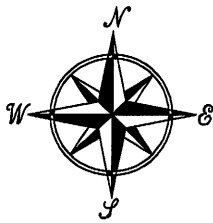
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		38 upha / 15 upa
# of units/ha /# units/acre (net)	75 upha / 30 upa	55 upha / 22 upa***
FAR (gross)		
FAR (net)	0.90	0.80***
AMENITY SPACE (area in square metres)		
Indoor	87 m ²	0 m ²
Outdoor	87 m ²	156 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	56	56
Residential Visitors	6	6
Total Number of Parking Spaces	64	64
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		56 tandem spaces / 97% of units
Size of Tandem Parking Spaces width/length	3.2 m x 6.1 m	3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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*** Based on the net site area of the property to be created north of 104A Avenue only (5,301 m²).

BLOCK PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOTS 2 AND 3 BOTH OF SECTION 19 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 12330



SCALE: 1:1000



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

105A AVENUE

REM.
N. 482.4'
OF W. 1/2
OF 1

47.06
ROAD DEDICATION

PARCEL A

A
0.643 Ha.

**STRATA
PLAN
NWS1820**

136.79 LOT 2 LOT 3 136.62

150

**104A
AVENUE**

ROAD DEDICATION

**104A
AVENUE**

57

46.99
B
0.118 Ha.
46.98

148

25.12 25.29

56

REM. 1

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Drawn By: MY

Certified correct this 22nd day
of January, 2013.

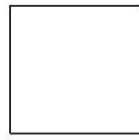

JOHNSON C. TAM, B.C.L.S.

DWG No. 4826-REZONE

This plan lies within the Greater Vancouver Regional District.

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REVISION	DATE	BY	ISSUE



DESIGN: J.H.D.
DRAWN: J.H.D.
DATE: JUN 22 09
SCALE: 1" = 20'-0"

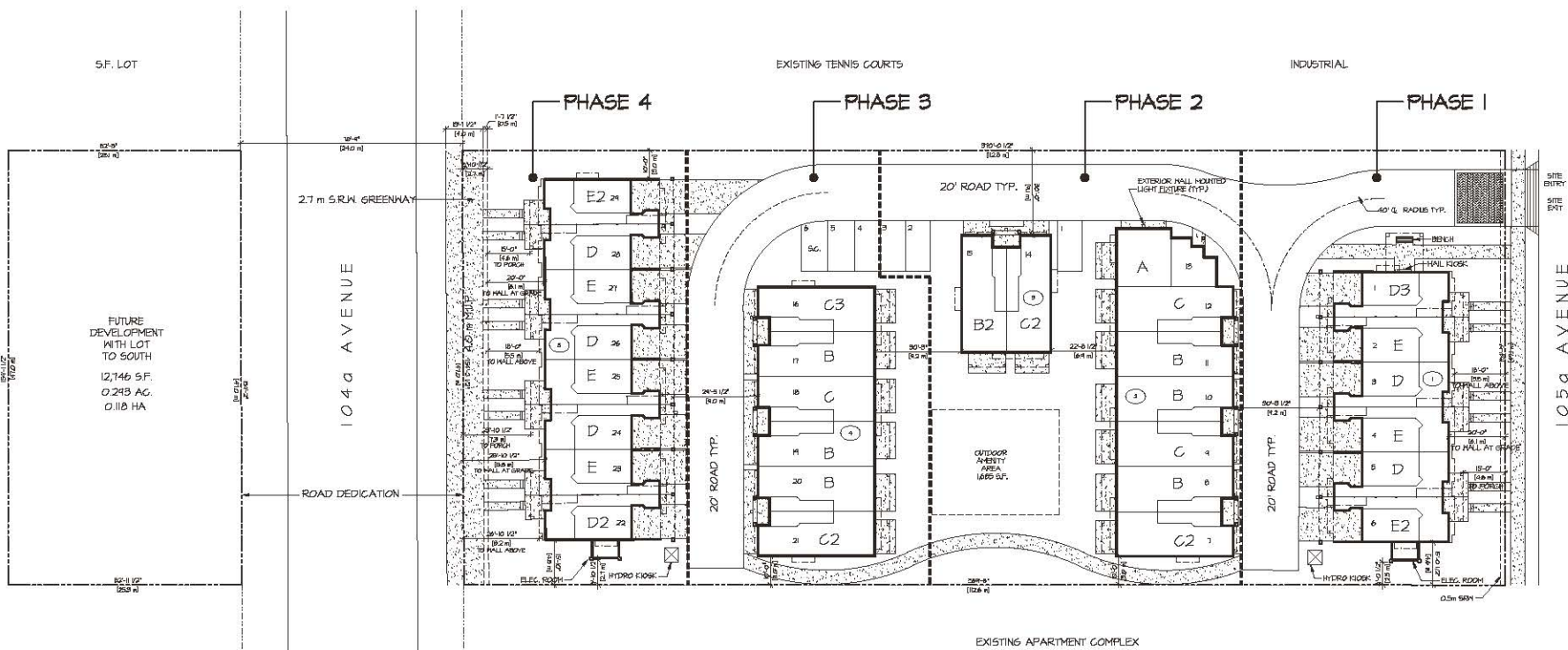
CLIENT: TRIPLE 5 HOLDINGS
PROJECT: TOWNHOUSE DEVELOPMENT 1465/1500 105A AVENUE, SURREY
SHEET CONTAINS: LAYOUT SITE PLAN AND DEVELOPMENT DATA

barnett demack

UNIT 135,
7530 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11067	AC-10



DEVELOPMENT DATA 105A AVE

ZONING : RM-30

SITE AREA :
GROSS : 81438 S.F. 1.881 AC 0.761 HA
ROAD DEDICATION : 12,142 S.F. 0.274 AC 0.118 HA
NET NORTH PROPERTY : 51,296 S.F. 1.310 AC 0.530 HA
NET SOUTH PROPERTY : 12,146 S.F. 0.243 AC 0.118 HA

NORTH PROPERTY :
SITE COVERAGE : 40% (22433 S.F.)
DENSITY : 22.1 U.P.A. 54.7 U.P.H.A. (24 UNITS)
F.A.R. 0.80 (45813 S.F.)

PARKING :
REQUIRED :
RESIDENTIAL : 2 PER UNITS = 50 SPACES
VISITOR : 0.2 PER UNITS = 5.0 SPACES
TOTAL : 55.0 SPACES
PROVIDED : 64 SPACES

AMENITY :
REQUIRED :
INDOOR : 437 S.F.
OUTDOOR : 437 S.F.
PROVIDED :
INDOOR : 0
OUTDOOR : 1685 S.F.

SETBACKS : (TO WALL AT GRADE) (TO FACE OF PORCH) (TO WALL ABOVE) (TO ELECTRICAL ROOM)

NORTH : 6.1 m 4.6 m 5.5 m
SOUTH : 6.1 m 4.6 m 5.5 m
EAST : 3.0 m 2.5 m
WEST : 3.0 m

UNIT BREAKDOWN :

UNIT TYPE	NO. OF BEDROOMS	NO. OF UNITS	BASEMENT SF.	1ST FL. SF.	2ND FL. SF.	TOTAL SF PER UNIT (EXCLUDING GARAGE)	TOTAL SF (INCLUDING GARAGE)
UNIT A	3 BEDROOM	1 UNITS	252 SF.	660 SF.	677 SF.	1589 SF.	1594
UNIT B	3 BEDROOM	6 UNITS	128 SF.	673 SF.	693 SF.	1504 SF.	4500
UNIT B2	3 BEDROOM	1 UNITS	126 SF.	706 SF.	694 SF.	1526 SF.	1546
UNIT C	3 BEDROOM	3 UNITS	126 SF.	674 SF.	697 SF.	1497 SF.	4546
UNIT C2	3 BEDROOM	3 UNITS	126 SF.	706 SF.	704 SF.	1536 SF.	4504
UNIT C3	3 BEDROOM	1 UNITS	126 SF.	706 SF.	704 SF.	1536 SF.	156
UNIT D	3 BEDROOM	5 UNITS	244 SF.	664 SF.	694 SF.	1602 SF.	8225
UNIT D2	3 BEDROOM	1 UNITS	240 SF.	696 SF.	696 SF.	1632 SF.	1641
UNIT D3	3 BEDROOM	1 UNITS	240 SF.	696 SF.	696 SF.	1632 SF.	1640
UNIT E	3 BEDROOM	5 UNITS	244 SF.	664 SF.	704 SF.	1612 SF.	8250
UNIT E2	3 BEDROOM	2 UNITS	240 SF.	696 SF.	70 SF.	1006 SF.	3366
						TOTAL 24 UNITS	45810

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- AC-10 SITE PLAN & DEVELOPMENT DATA
- AC-11 CONTEXT PLAN
- AC-13 GRADING PLAN
- AC-21 UNIT PLANS "A, B, B2"
- AC-22 UNIT PLANS "C, C2, C3, D"
- AC-23 UNIT PLANS "D2, D3, E, E2"
- AC-31 BUILDING PLANS - BUILDING #1
- AC-32a BUILDING PLANS - BUILDING #2
- AC-32b BUILDING PLANS - BUILDING #2
- AC-33 BUILDING PLANS - BUILDING #3
- AC-34 BUILDING PLANS - BUILDING #4
- AC-35a BUILDING PLANS - BUILDING #5
- AC-35b BUILDING PLANS - BUILDING #5
- AC-41 ELEVATIONS - BUILDING #1
- AC-42 ELEVATIONS - BUILDING #2
- AC-43 ELEVATIONS - BUILDING #3
- AC-44 ELEVATIONS - BUILDING #4
- AC-45 ELEVATIONS - BUILDING #5

CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

EXTERIOR WALL MOUNTED LIGHT FIXTURE



FRONT ELEVATION

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

SCHEDULE OF FINISHES

- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS C/M 2 X 6 WOOD WINDOW TRM
- ④ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ⑦ CEMENTITIOUS FIBRE CEMENT (HARDIE) SHAKES
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 6 WALL TRIM
- ⑪ 4" PREFINISHED GAP FLASHING
- ⑫ 2 X 10 BASE TRIM
- ⑬ PREFINISHED METAL GLAD DOORS C/M GLAZING & SIDELIGHTS



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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DESIGN / REV. NO.	DATE	BY	CD

DESIGN / NO.	DRAWN	DATE	SCALE

CLIENT: TRIPLE S, HOLDINGS
 PROJECT: TOWNHOUSE DEVELOPMENT
 14652566, 105A AVENUE, SURREY
 SHEET CONVENTION: VARIATIONS
 BUILDING #1



UNIT 135,
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 V3W 1T8

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 FAX: (604) 597-2099
 EMAIL: mat@barnetdex.com

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
11067	

BUILDING #1

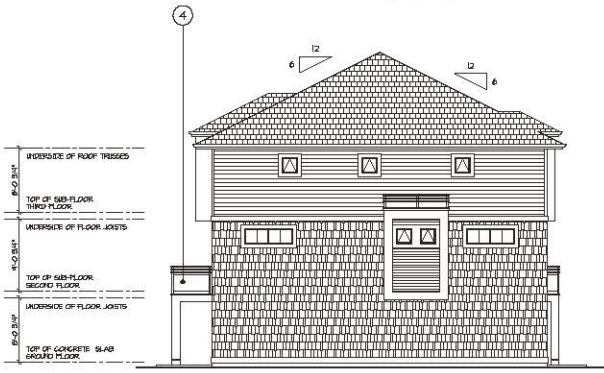
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- (1) LAMINATED VARRAGATED ASPHALT SHINGLES
- (2) GUTTER ON 2x8 TRIM
- (3) VINYL FRAMED WINDOWS C/M 2 X 6 WOOD WINDOW TRM
- (4) POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS ON DECK AREAS
- (5) 3 1/2" HORIZONTAL CEDAR PLANK SIDING
- (6) 6" HORIZONTAL (DOUBLE 6) VINYL SIDING
- (7) VINYL SHAKE SIDING
- (8) FIBRE CEMENT (HARDIE) OR DURATEMP PANEL BEAMS & COLUMNS
- (9) 12" X 12" CONCRETE BASE
- (10) 2 X 8 MALL TRIM
- (11) 4" PREFINISHED GAP FLASHING
- (12) 2 X 10 BASE TRIM
- (13) PRE-FINISHED METAL GLAD DOORS C/M GLAZING & SIDELIGHTS



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



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



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

REV	DATE	BY	ISSUE



DESIGN: UNIT 135, HOLDINGS
DRAWN: PROJECT: TORNOUQUE DEVELOPMENT
DATE: JUN 11 18
SCALE: 1/8" = 1'-0"
CLIENT: TORNOUQUE DEVELOPMENT
PROJECT: 1465256 USCA AVENUE, SURREY
SHEET CONVENIENCE STORES BUILDING #2

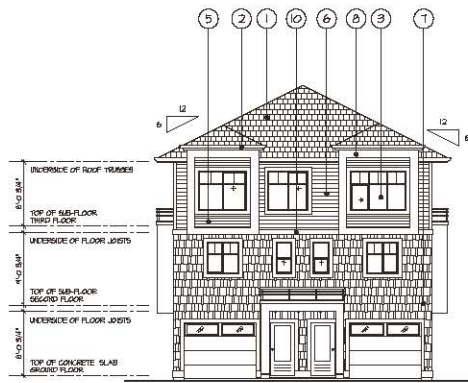
barnett dembek

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EMAIL: mat@bdarvitex.com

CLIENT NO.	SHEET NO.
11067	AC-4.2
PROJECT NO.	REV. NO.

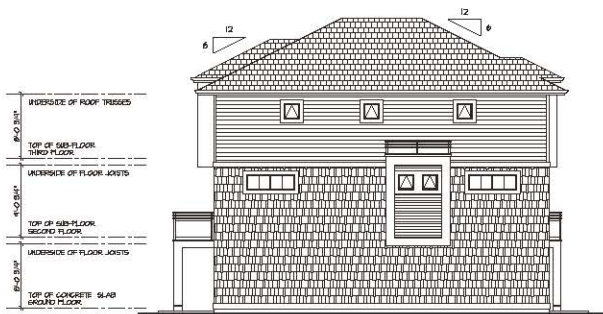
BUILDING #2



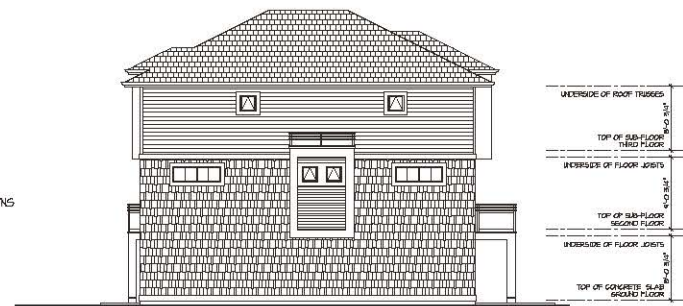
← UNIT C2 * UNIT B2 →
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

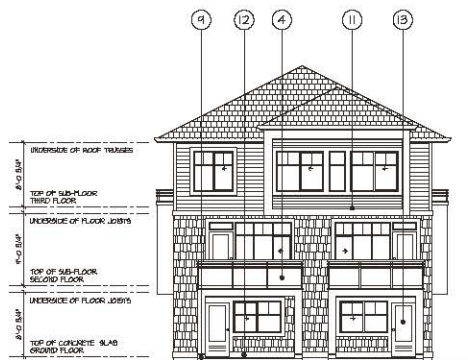
- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS 6/11 2 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILING C/W SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3 1/2" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL (DOUBLE 6) VINYL SIDING
- ⑦ VINYL SHAKE SIDING
- ⑧ FIBRE CEMENT (HARDIE) OR DURATEMP PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ 2 X 10 BASE TRIM
- ⑬ PRE-FINISHED METAL GLAD DOORS C/W GLAZING & SIDELIGHTS



← UNIT C2 →
LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



← UNIT B2 →
RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



← UNIT B2 * UNIT C2 →
REAR ELEVATION
 SCALE: 1/8" = 1'-0"

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REV. NO.	DATE	ISSUE



DESIGN: TRIPLE S HOLDINGS	DRAWN: [blank]	DATE: JUN 11 18	SCALE: 1/8" = 1'-0"
PROJECT: TOWNHOUSE DEVELOPMENT	PROJECT: 14652568 USCA AVENUE, SURREY	SHEET CONCRETE ELEVATIONS BUILDING #3	

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 V3W 1T8

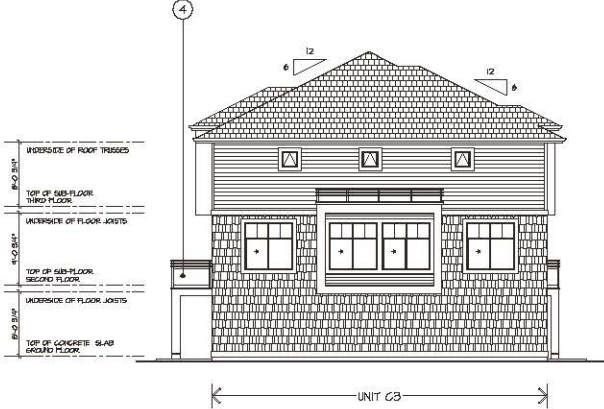
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 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11067	AC-43

BUILDING #3



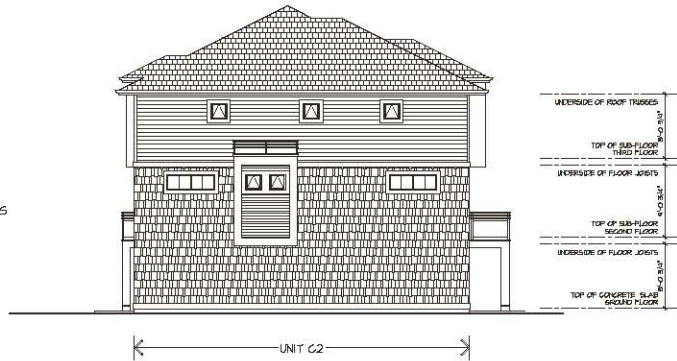
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS C/M 2 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILING C/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL (DOUBLE 6) VINYL SIDING
- ⑦ VINYL SHAKE SIDING
- ⑧ FIBRE CEMENT (HARDIE) OR DURATEMP PANEL BEAMS & COLUMNS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 6 WALL TRIM
- ⑪ 4" PREFINISHED GAP FLASHING
- ⑫ 2 X 10 BASE TRIM
- ⑬ PRE-FINISHED METAL GLAD DOORS C/M GLAZING & SIDELIGHTS



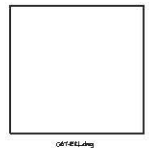
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

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REVISION	DATE	BY	ISSUED FOR



DESIGN	DRAWN	DATE	SCALE

CLIENT: TRIPLE S HOLDINGS
PROJECT: TOWNHOUSE DEVELOPMENT
1465256 USKA AVENUE, SURREY
SHEET CONVENIENCE PLANTATIONS BUILDING #4

barnett dembok
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CLIENT NO.: AC-4.4
PROJECT NO.: 11067
SHEET NO.:
REV. NO.:

BUILDING #4



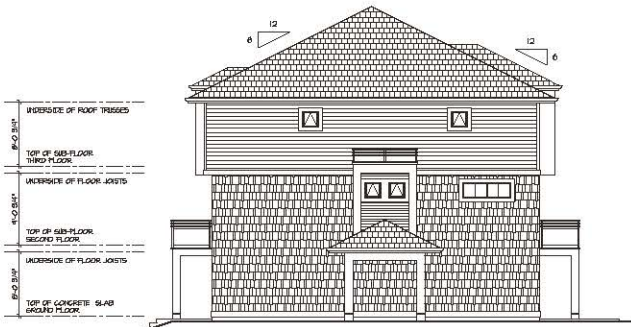
← UNIT D2 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2 →

FRONT ELEVATION

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

SCHEDULE OF FINISHES

- ① LAMINATED VARRAGATED ASPHALT SHINGLES
- ② GUTTER ON 2x8 TRIM
- ③ VINYL FRAMED WINDOWS G/M 2 X 6 WOOD WINDOW TRIM
- ④ POWDER COAT ALUMINUM RAILING G/M SAFETY GLASS PANELS ON DECK AREAS
- ⑤ 3/12" HORIZONTAL CEDAR PLANK SIDING
- ⑥ 6" HORIZONTAL FIBRE CEMENT (HARDIE) PLANK SIDING
- ⑦ CEMENTITIOUS FIBRE CEMENT (HARDIE) SHAKES
- ⑧ FIBRE CEMENT (HARDIE) PANEL BEAMS & COLLUMS
- ⑨ 12" X 12" CONCRETE BASE
- ⑩ 2 X 8 WALL TRIM
- ⑪ 4" PREFINISHED CAP FLASHING
- ⑫ 2 X 10 BASE TRIM
- ⑬ PRE-FINISHED METAL GLAD DOORS G/M GLAZING & SIDELIGHTS



← UNIT D2 →

LEFT SIDE ELEVATION

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



← UNIT E2 →

RIGHT SIDE ELEVATION

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



← UNIT E2 * UNIT D * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E * UNIT D2 →

REAR ELEVATION

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

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DATE :
SCALE :

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PROJECT : TOWNHOUSE DEVELOPMENT
1465256 USX AVENUE, SURREY
SHEET CONVENIENCE EVALUATIONS
BUILDING #5

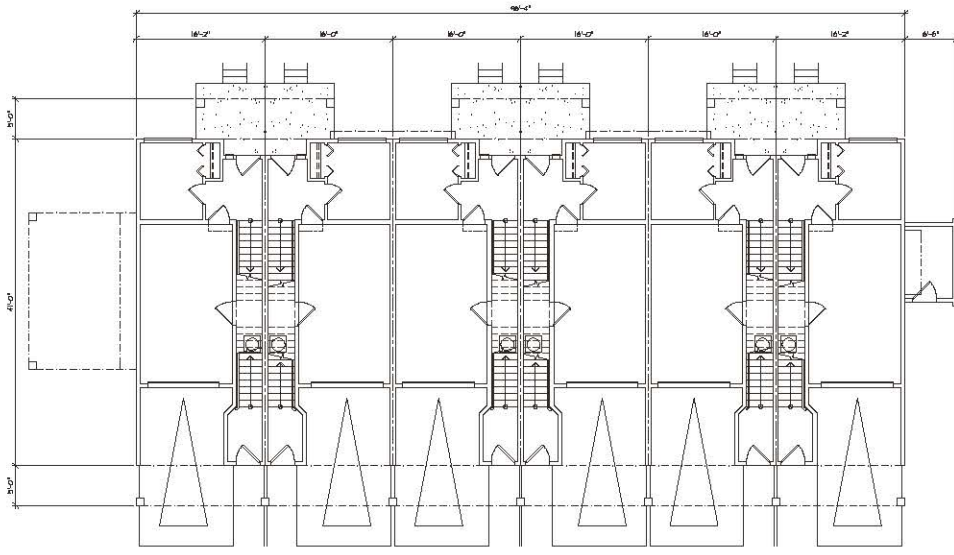
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FAX: (604) 597-2099
EMAIL: mat@barnettex.com

CLIENT NO. SHEET NO.
PROJECT NO. AC-45
11067 REV. NO.

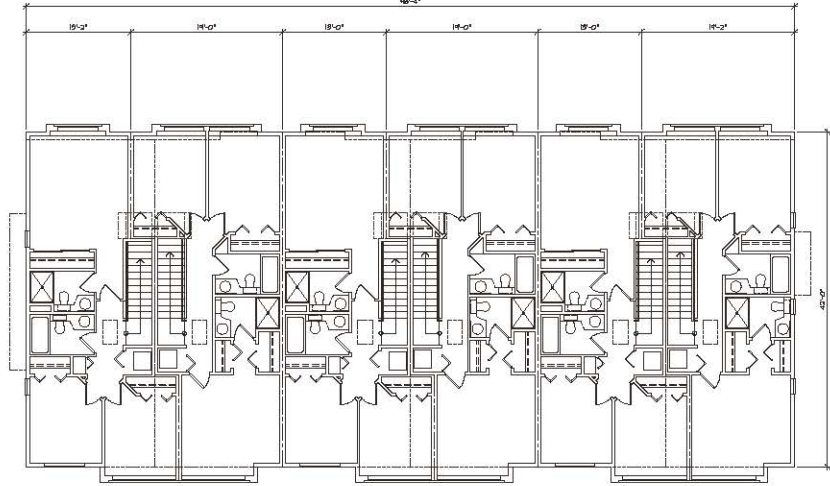
BUILDING #5



UNIT D3 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2

BASEMENT FLOOR PLAN

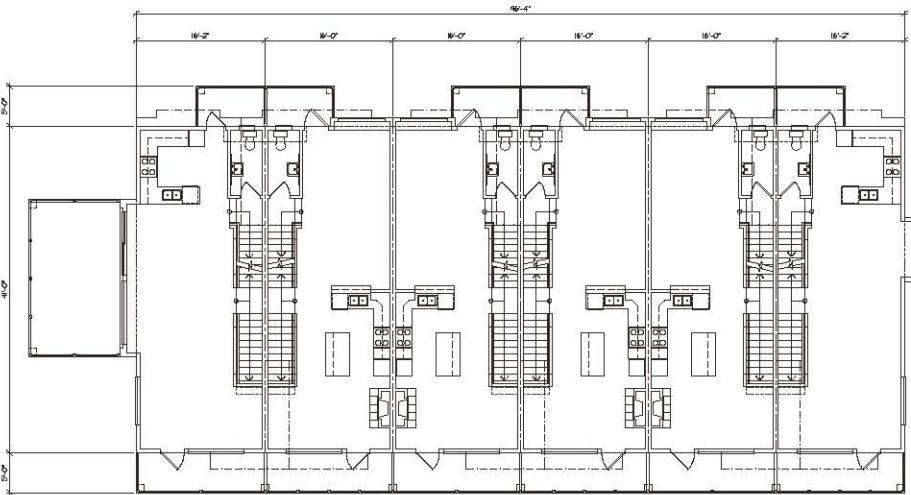
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UNIT D3 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2

UPPER FLOOR PLAN

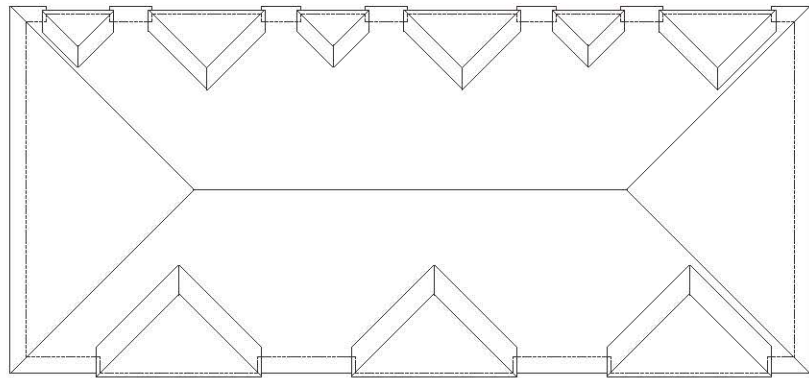
SCALE: 1/8" = 1'-0"



UNIT D3 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2

MAIN FLOOR PLAN

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



UNIT D3 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2

ROOF PLAN

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

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PROJECT: TOWNHOUSE DEVELOPMENT			
14652568 USCA AVENUE, SURREY			
SHEET CONVENTIONAL PLANS			
BUILDING #1			

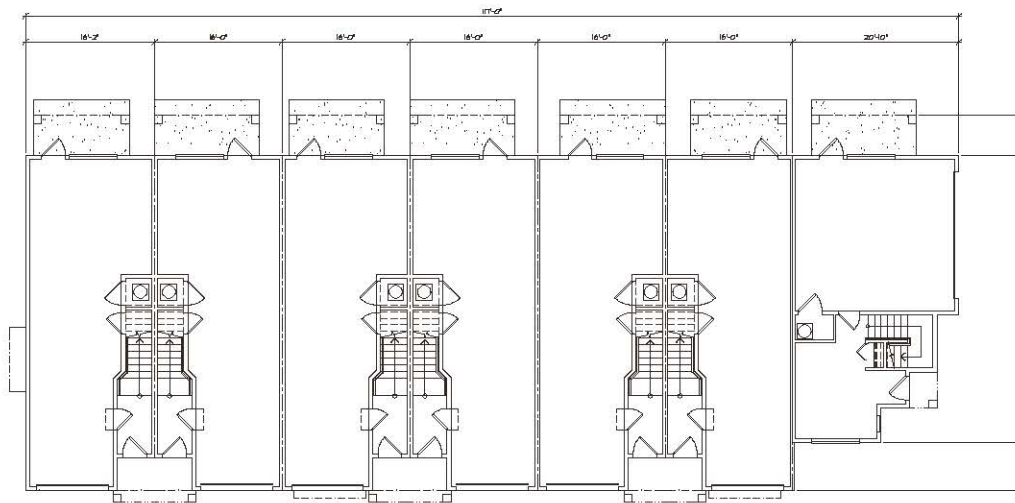
barnett dembek

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V3W 1T8

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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.1
11067	REV. NO.

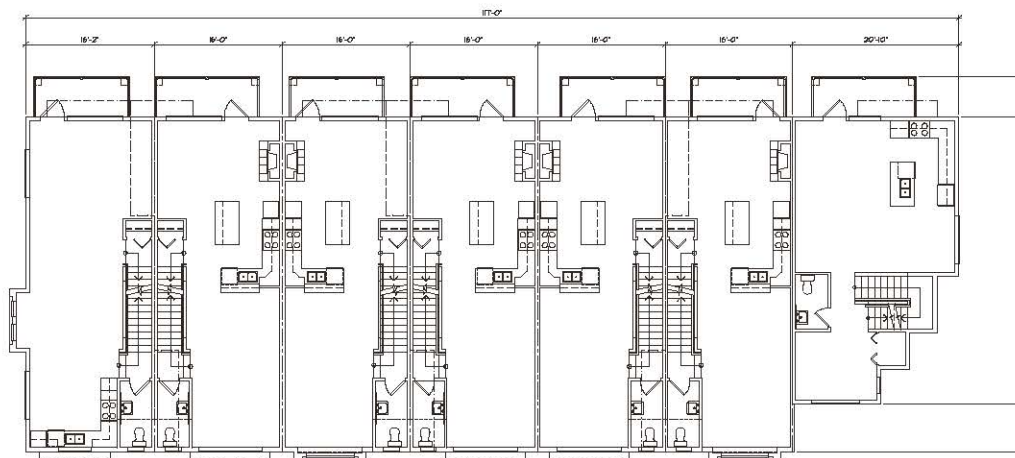
BUILDING #1



← UNIT C2 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C * UNIT A →

BASEMENT FLOOR PLAN

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



← UNIT C2 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C * UNIT A →

MAIN FLOOR PLAN

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

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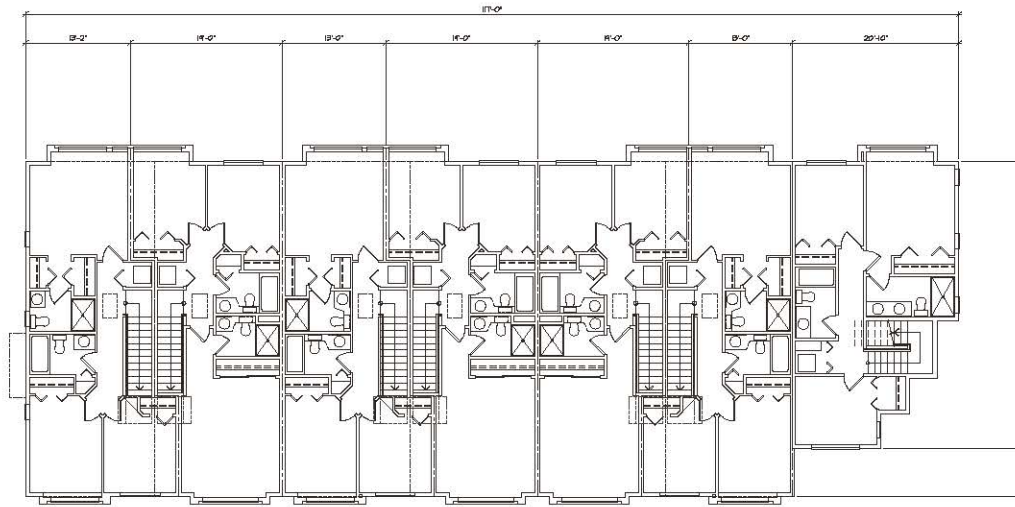
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DESIGN I NO.	DRAWN I	DATE I	SCALE I
CLIENT: TRIPLE S, HOLDINGS	PROJECT: TOWNHOUSE DEVELOPMENT 14652568 USCA AVENUE, SURREY		SHEET CONTAINING: DRAWING PLANS BUILDING #2

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11061	AC-3.2a

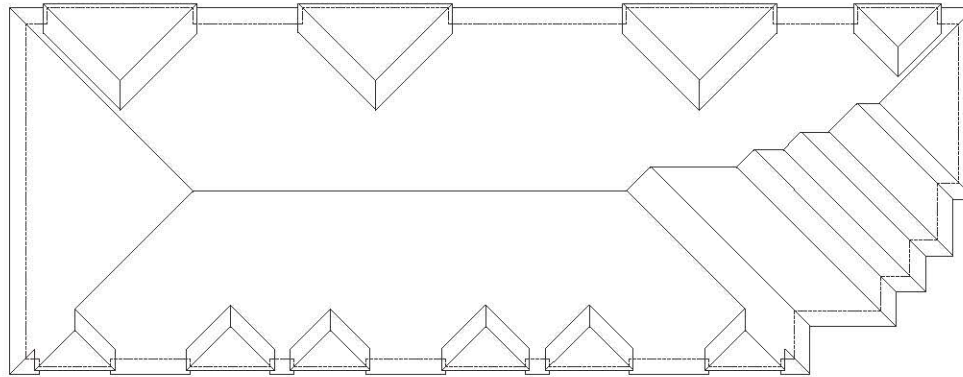
BUILDING #2



← UNIT C2 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C * UNIT A →

UPPER FLOOR PLAN

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



← UNIT C2 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C * UNIT A →

ROOF PLAN

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

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REV#	DATE	BY	CHKD	ISSUE	DATE	BY	ISSUED FOR



CLIENT: TRIPLE S, HOLDINGS	DESIGN: J.H.D.	SCALE: 1/8" = 1'-0"
PROJECT: TOWNHOUSE DEVELOPMENT 14652568 USCA AVENUE, SURREY	DRAWN: J.H.D.	
SHEET CONTAINS: BUILDING PLANS BUILDING #2	DATE: Jun 11 18	

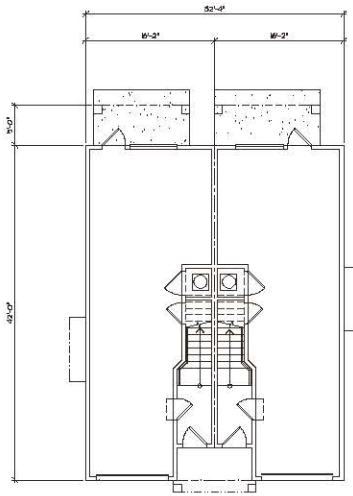
barnett dembek
 ARCHITECTS

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

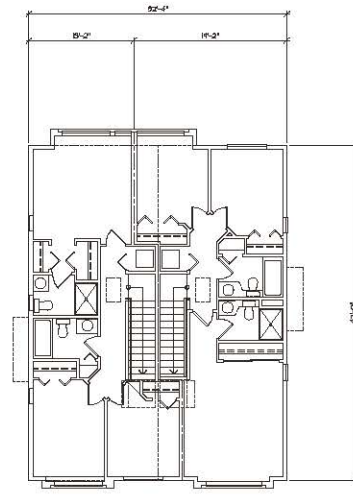
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.2d
11061	REV. NO.

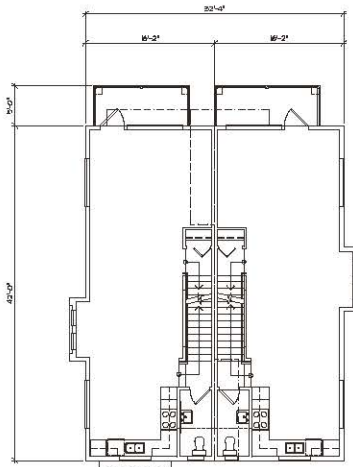
BUILDING #2



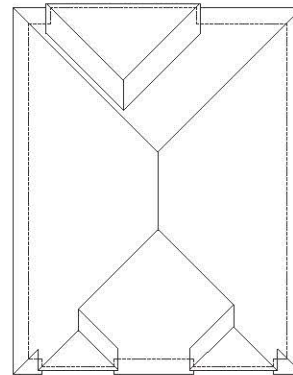
← UNIT C2 * UNIT B2 →
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



← UNIT C2 * UNIT B2 →
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"



← UNIT C2 * UNIT B2 →
MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



← UNIT C2 * UNIT B2 →
ROOF PLAN
 SCALE: 1/8" = 1'-0"

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REV#	DATE	BY	ISSUE

DATE PLOTTED

CLIENT : TRIPLE S, HOLDINGS
 PROJECT : TOWNHOUSE DEVELOPMENT
 14652568 USBA AVENUE, SURREY
 SHEET CONVENTION: DWG: PLANS
 BUILDING #3
 DESIGNER :
 DRAWN :
 DATE : Jun 11 18
 SCALE : 1/8" = 1'-0"

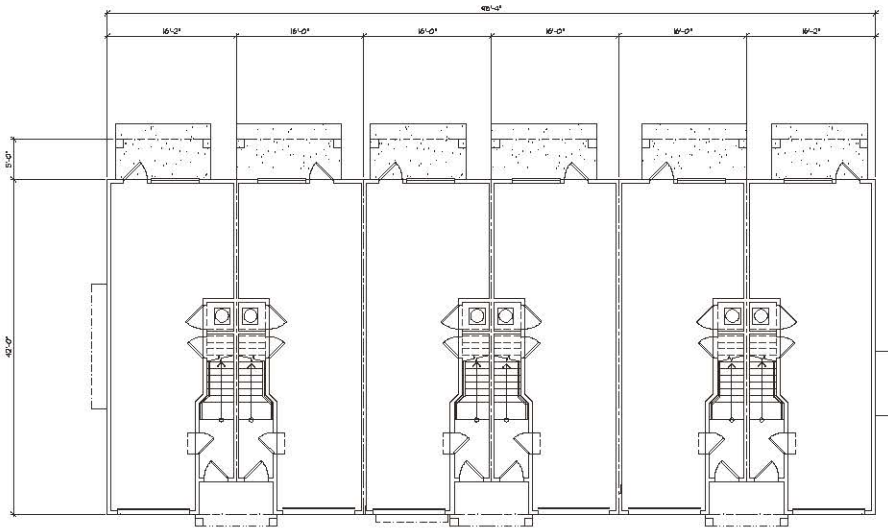
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CLIENT NO.	SHEET NO.
	AC-33
PROJECT NO.	REV. NO.
11061	

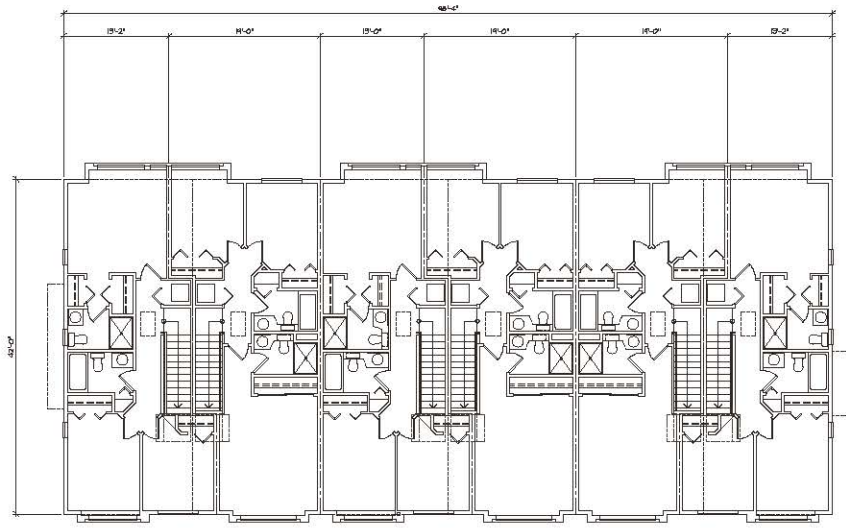
BUILDING #3



← UNIT C3 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C2 →

BASEMENT FLOOR PLAN

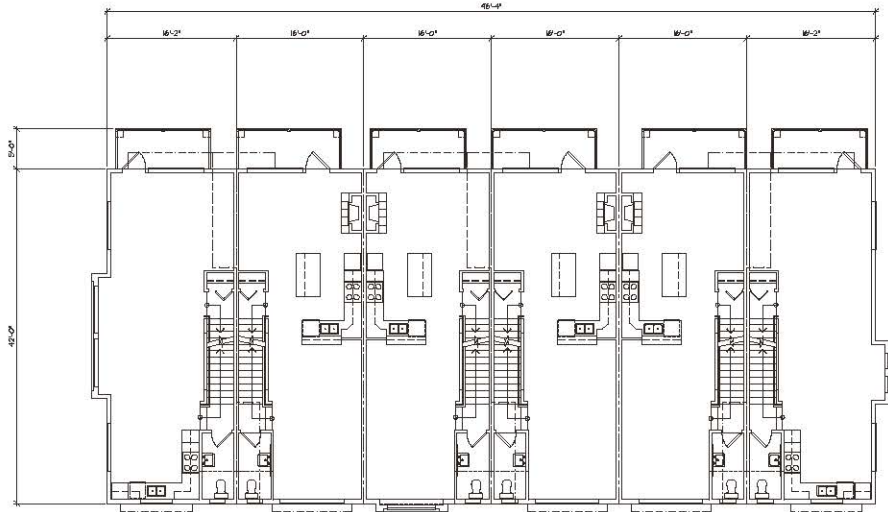
SCALE: 1/8" = 1'-0"



← UNIT C3 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C2 →

BASEMENT FLOOR PLAN

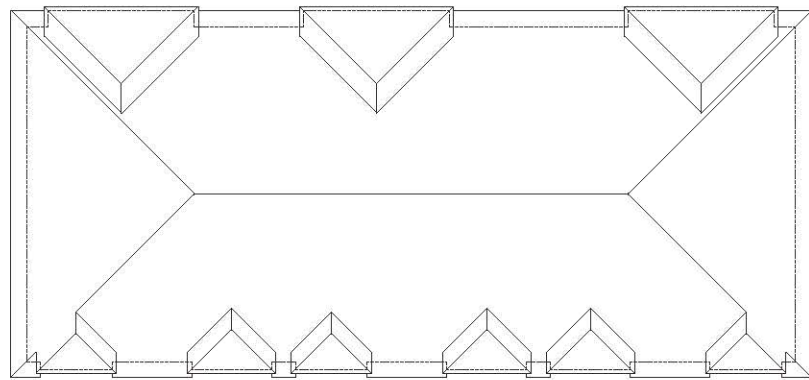
SCALE: 1/8" = 1'-0"



← UNIT C3 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C2 →

MAIN FLOOR PLAN

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



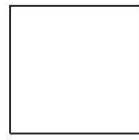
← UNIT C3 * UNIT B * UNIT C * UNIT B * UNIT B * UNIT C2 →

MAIN FLOOR PLAN

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

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REV. NO.	DATE	BY	ISSUE FOR



DATE: 11/18/2018

DESIGN: TRIPLE D, HOLDINGS	SCALE: 1/8" = 1'-0"
DRAWN: [Signature]	
DATE: Jun 11 18	
PROJECT: TOWNHOUSE DEVELOPMENT	
14652568 USCA AVENUE, SURREY	
SHEET CONVENTIONAL DWG PLANS	
BUILDING #4	

CLIENT: TRIPLE D, HOLDINGS
 PROJECT: TOWNHOUSE DEVELOPMENT
 14652568 USCA AVENUE, SURREY
 SHEET CONVENTIONAL DWG PLANS
 BUILDING #4

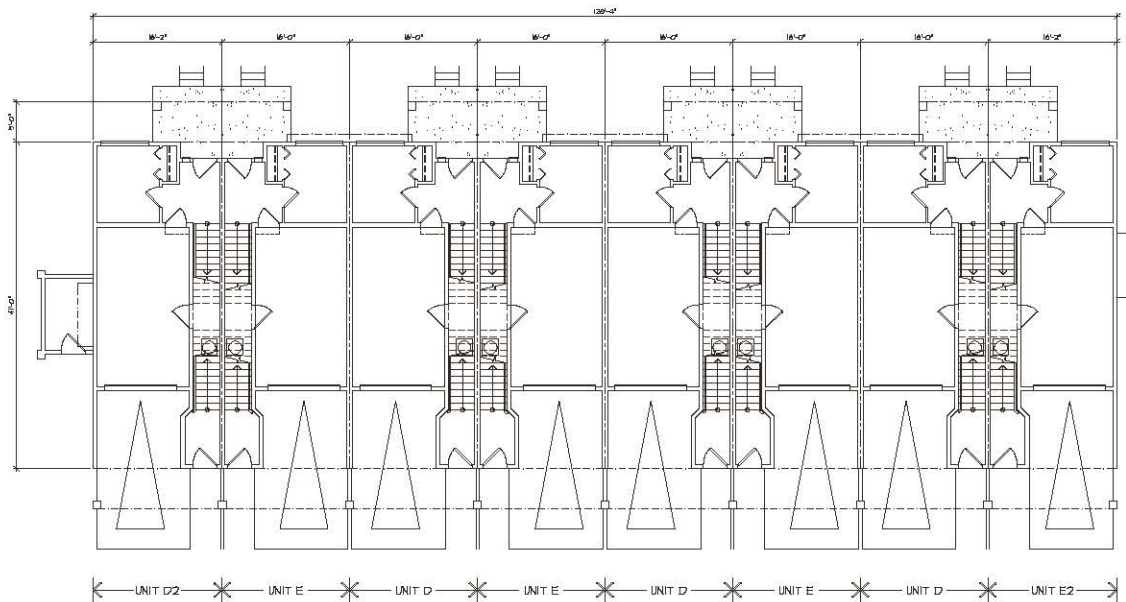
barnett dembek

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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mal@bdaridatex.com

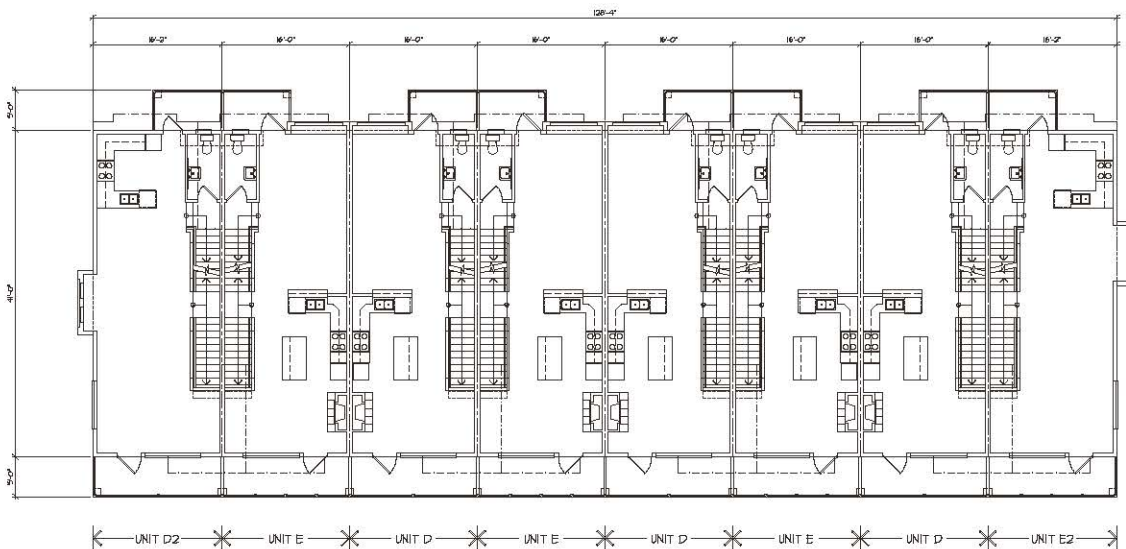
CLIENT NO.	SHEET NO.
11067	AC-3A
PROJECT NO.	REV. NO.

BUILDING #4



BASEMENT FLOOR PLAN

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

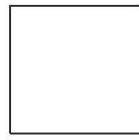


MAIN FLOOR PLAN

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

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REV#	DATE	BY	ISSUE



CLIENT : TRIPLE G, HOLDINGS
PROJECT : TOWNHOUSE DEVELOPMENT
 14652568 USCA AVENUE, SURREY
SHEET CONTENTS : DWG, PL, LANS
 BUILDING #5

DESIGN : J.H.D.
DRAWN : J.H.D.
DATE : JUN 22 18
SCALE : 1/8" = 1'-0"

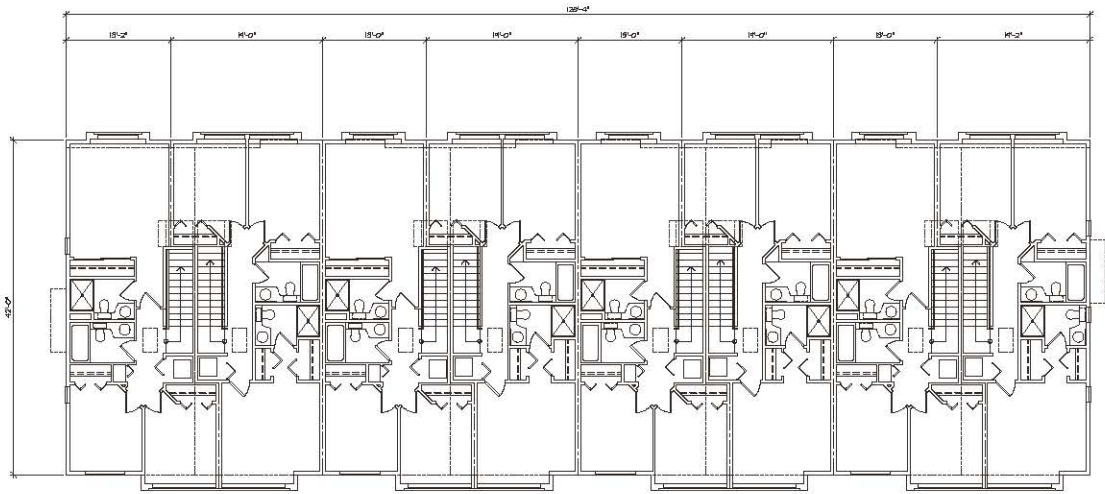
barnett dembek
 ARCHITECTS

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 EMAIL: mat@barnett.com

CLIENT NO. : SHEET NO.
 AC-35a
PROJECT NO. : REV. NO.
 11061

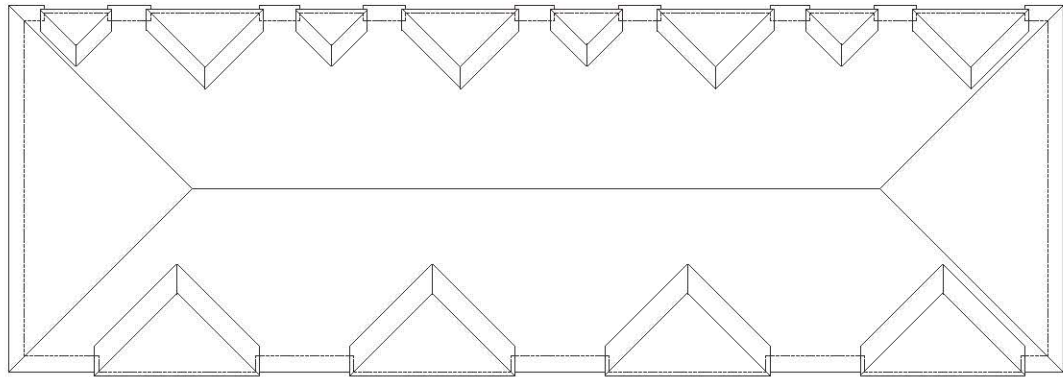
BUILDING #5



← UNIT D2 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2 →

UPPER FLOOR PLAN

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



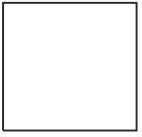
← UNIT D2 * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E * UNIT D * UNIT E2 →

ROOF PLAN

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

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ANY FORM OR BY ANY MEANS, NOW
OR IN THE FUTURE. TEXAS
PROFESSIONAL ARCHITECT ACT § 552.004

REV	DATE	BY	ISSUE



DATEPLOT.DWG

DESIGN: J.D.	DRAWN: 	DATE: Jun 22 18	SCALE: 1/8" = 1'-0"
CLIENT: TRIPLE S HOLDINGS		PROJECT: TOWNHOUSE DEVELOPMENT 14652566 USCA AVENUE, SURREY	
PROJECT NO. 11061		SHEET CONTAINING: Dwg #3, LANG BUILDING #5	

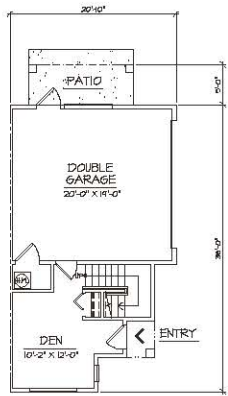
barnett dembek
ARCHITECTS

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

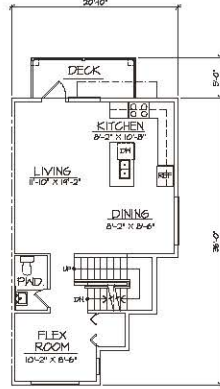
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-350
11061	REV. NO.

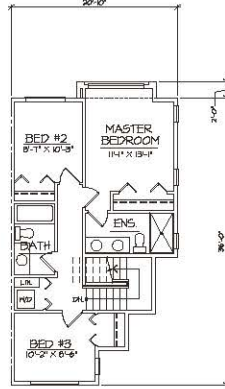
BUILDING #5



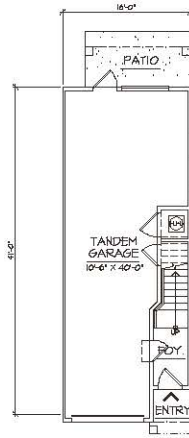
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 252 S.F.



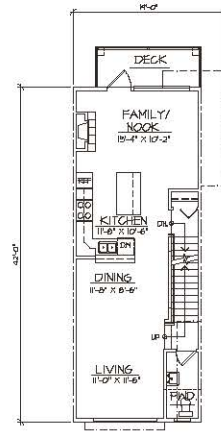
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 660 S.F.



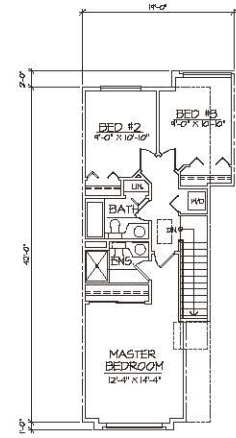
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 677 S.F.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 106 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 612 S.F.



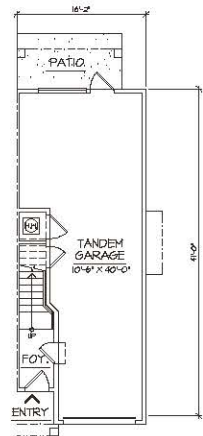
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 642 S.F.

UNIT A

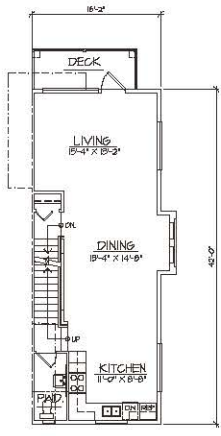
TOTAL AREA: 1,584 S.F.
NOT INCLUDING GARAGE AREAS

UNIT B

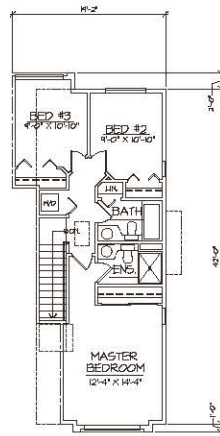
TOTAL AREA: 1,470 S.F.
NOT INCLUDING GARAGE AREAS



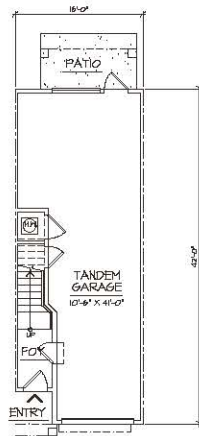
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 106 S.F.



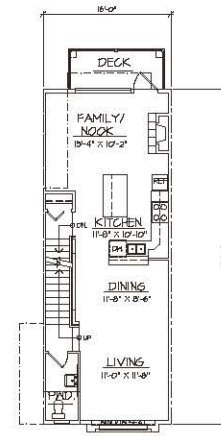
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 643 S.F.



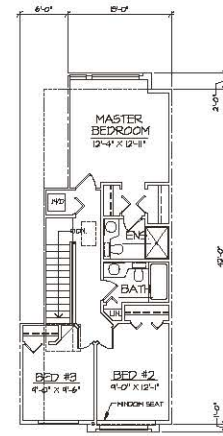
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 649 S.F.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" 106 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 619 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 647 S.F.

UNIT B2

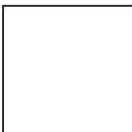
TOTAL AREA: 1,495 S.F.
NOT INCLUDING GARAGE AREAS

UNIT C

TOTAL AREA: 1,482 S.F.
NOT INCLUDING GARAGE AREAS

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REVISION	DATE	ISSUE	BY	FOR



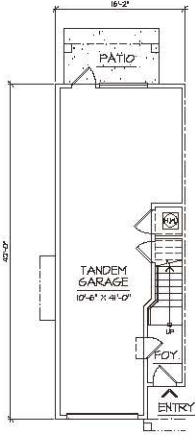
DESIGNER: J. HODGINS	DATE: JUN 11 18	SCALE: 1/8" = 1'-0"
DRAWN: J. HODGINS		
CLIENT: TRIPLE S HOLDINGS		
PROJECT: TOWNHOUSE DEVELOPMENT, 1465256A USVA AVENUE, SURREY		
SHEET CONTENTS: UNIT PLANS		

barnett dembok

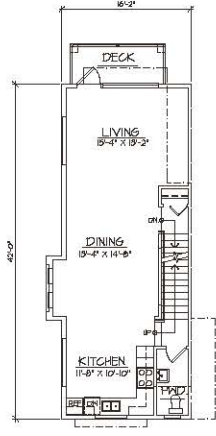
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

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

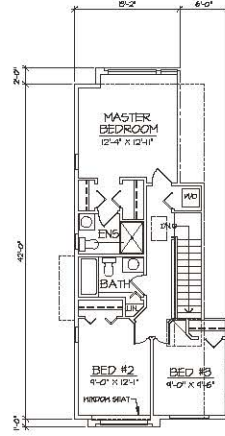
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.1
11067	REV. NO.



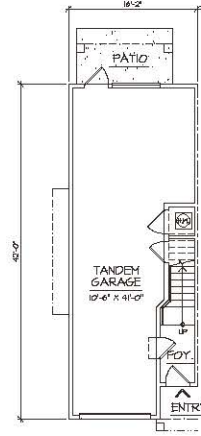
BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
106 S.F.



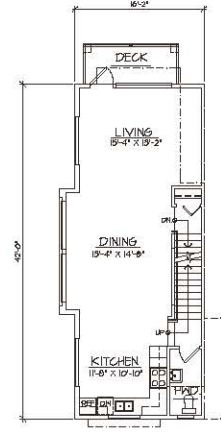
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
693 S.F.



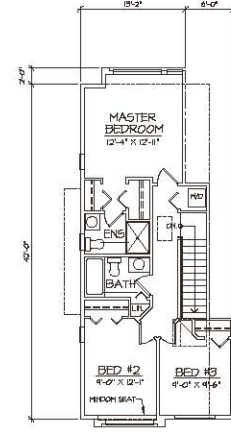
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
104 S.F.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
106 S.F.



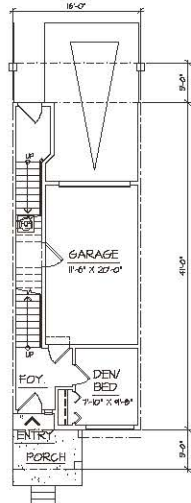
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SCALE: 1/8" = 1'-0"
706 S.F.



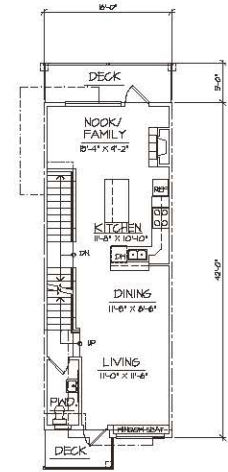
UPPER FLOOR PLAN
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104 S.F.

UNIT C2

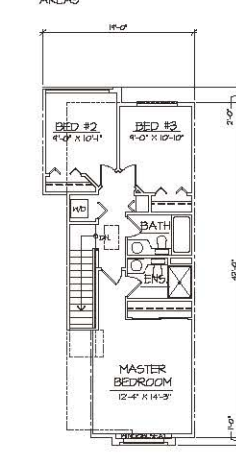
TOTAL AREA: 1503 S.F.
NOT INCLUDING GARAGE
AREAS



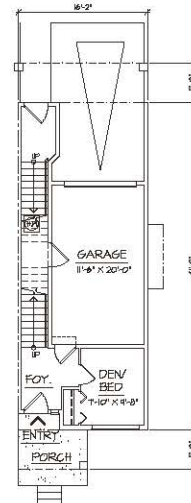
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SCALE: 1/8" = 1'-0"
244 S.F.



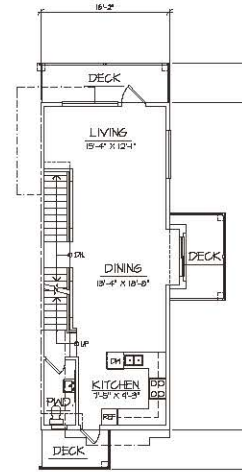
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
664 S.F.



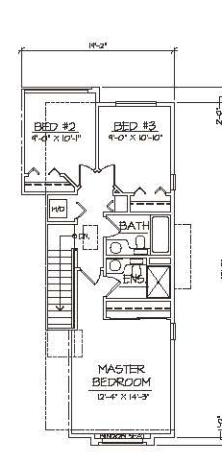
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
609 S.F.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
246 S.F.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
611 S.F.



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
696 S.F.

UNIT D

TOTAL AREA: 1641 S.F.
NOT INCLUDING GARAGE
AREAS

UNIT D2

TOTAL AREA: 1669 S.F.
NOT INCLUDING GARAGE
AREAS

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REV. NO.	DATE	BY	ISSUE



DESIGN: TRIPLE S HOLDINGS
PROJECT: TORRINO DEVELOPMENT
1465256 USA AVENUE, SURREY
SHEET CONTAINS: UNIT PLANS

DESIGN	DRAWN	DATE	SCALE
J.D.	J.D.	Jun 18	1/8" = 1'-0"

barnett dremack
LLP

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8
PHONE: (604) 597-7100
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EMAIL: mail@bdaridtext.com

CLIENT NO.	SHEET NO.
	AC-2.2

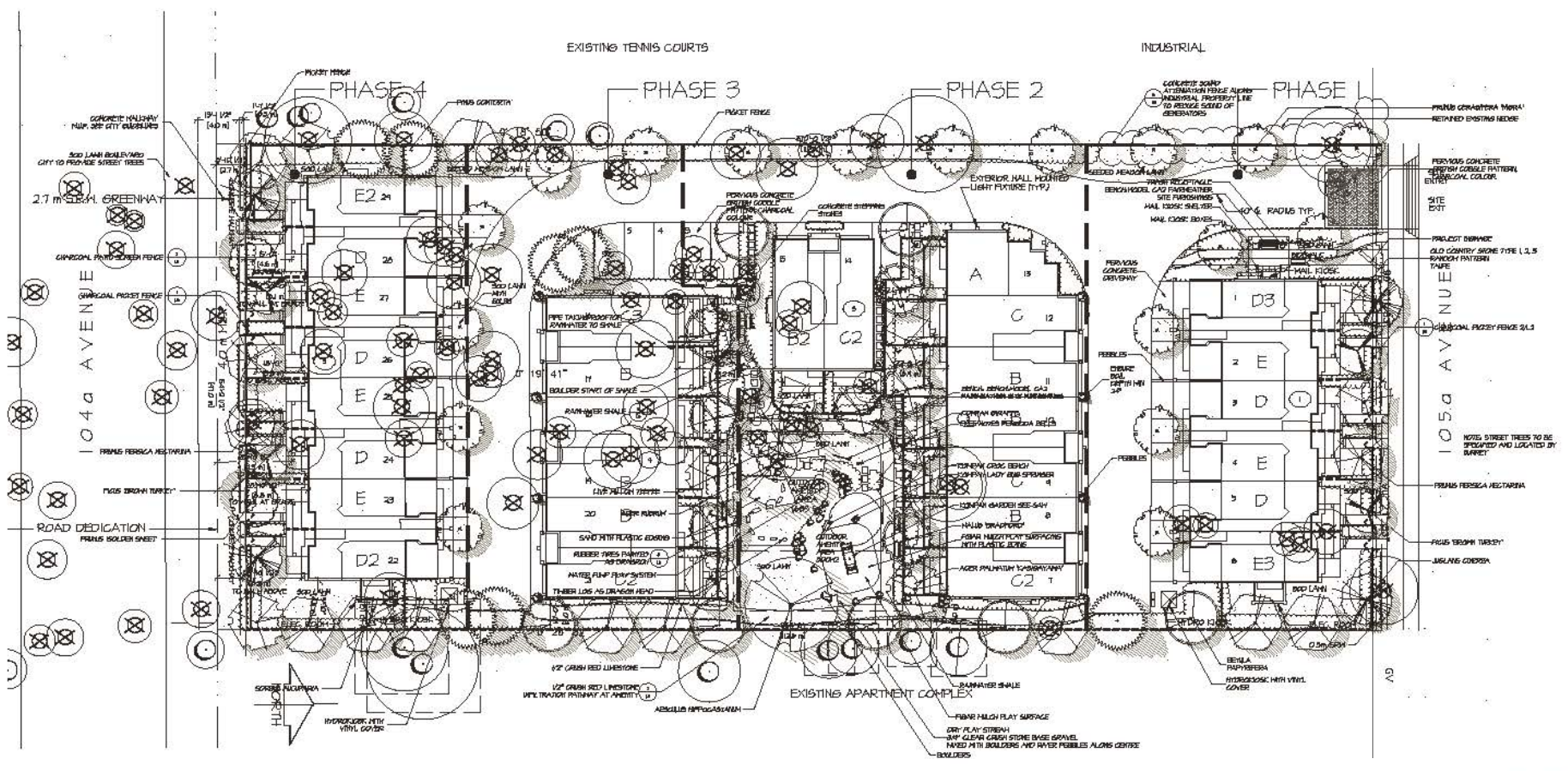
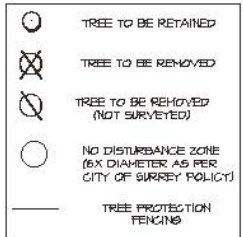
PROJECT NO.	REV. NO.
11067	

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	ACER PALMATHY 'KAGAWA'	JAPANESE MAPLE	25H Ht, DBH UNKNOW FORK
1	ACER RUBRA	RED MAPLE	6CH GAL, 2H STD, DBD
1	AEOLUS HIPPOCASTANUM	COMMON HORSE CHESTNUT	6CH GAL, 15H STD, DBD
1	BETULA PAPPYRIFERA	PAPER BIRCH	3H Ht, DBD
4	NYGIA 'MOUNT TIBET'	DRAGON TREESY PINE	45 POT SIZE, DBD
4	LAGUNIS CINEREA	BITTERBUT	45 POT SIZE, DBD
7	MAJUS 'BRADFORD'	BRADFORD APPLE	45 POT SIZE, DBD
1	PRUNUS CORYMBOSA	SHORE HONEYSUCKLE	25H Ht, DBD
1	PRUNUS POLYSTICHOS 'FASCIGATA'	SCOTCH PINE (COLUMBIANA)	80 GAL, DBD
2	PRUNUS 'GOLDEN SHEET'	GOLDEN SHEET APRICOT	45 POT SIZE, DBD
1	PRUNUS CERASIFERA 'NANA'	PURPLE PLUM	6CH GAL, DBD
3	PRUNUS PERSICA 'RECTA'	RECTA PEACH	45 POT SIZE, DBD
1	SORBUS ANCFARSA	MOUNTAIN ASH	6CH GAL, 2H STD, DBD

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE USE THE HIGHEST ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS 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 HAWKLAND 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 STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



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

REV.	DATE	DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT: TOWNHOUSE DEVELOPMENT
 14602/56 104A AVENUE
 SURREY, BC

DRAWING TITLE: TREE PLAN

DATE: 12/27/24	DRAWING NUMBER:
SCALE: 1"=40'	
DRAWN: ER	L1
DESIGN: ER	
CHKD: MTL	OF 8

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

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

DATE: **January 22, 2013** **PROJECT FILE:** **7812-0158-00**

RE: **Engineering Requirements**
 Location: 14652 105A Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 24.0-metres for the 104A Avenue collector road extension; and
- provide a 2.7-metre statutory right-of-way along the north side of 104A Avenue.

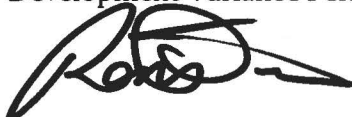
Works and Services

- construct 105A Avenue to a 20.0-metre local road standard;
- construct 104A Avenue to a 24.0-metre collector road standard, complete with multi-use pathway;
- construct road drainage facilities along 104A Avenue;
- extend water main along 104A Avenue;
- upgrade existing water mains as required to facilitate development;
- construct sanitary sewer along 104A Avenue; and
- provide cash-in-lieu for 50% of the future sanitary sewer along 105A Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

SSA

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, January 16, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0158 00

SUMMARY

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

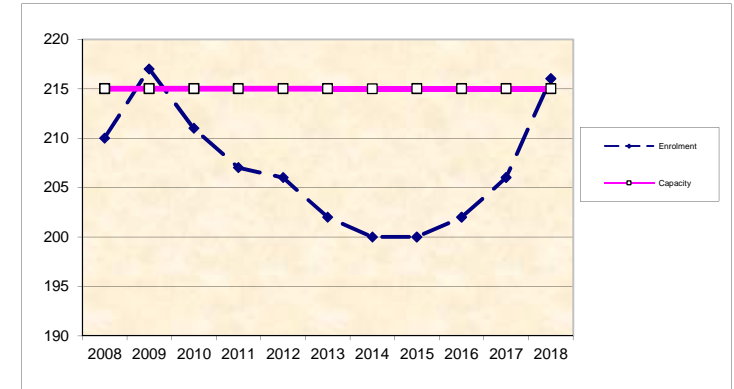
Elementary Students:	5
Secondary Students:	2

September 2012 Enrolment/School Capacity

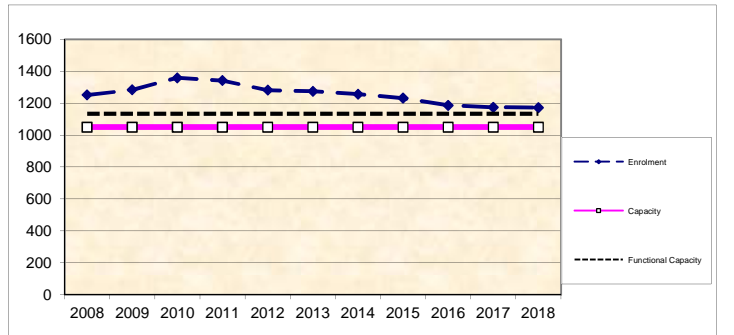
Hjorth Road Elementary	
Enrolment (K/1-7):	27 K + 179
Capacity (K/1-7):	40 K + 175
Guildford Park Secondary	
Enrolment (8-12):	1282
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12):	1134

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.
 Boundary move/enrolment move alternatives from Guildford Park Secondary School will be considered. The capacity for Hjorth Road Elementary has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. There are no new capital projects identified for the elementary and secondary schools in the north region of SD #36 (Surrey). The proposed development will not have an impact on these projections.

Hjorth Road Elementary



Guildford Park 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: TBD
Project Location: 14652 / 56 - 105A Avenue
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

The tree resource for the developable portion of the site consists almost entirely of a closed canopy stand of black cottonwood and red alder. Two mature native conifers are located south of the 104A Avenue road right of way. The alder and cottonwood are of moderate structure and moderate to good health with limited stem tapers and high canopies due to the competitive growing environment. None are suitable for preservation north of the road right of way with respect to the proposed site usage.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 58
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 54
Number of Protected Trees to be retained (A-C)	(D) 4
Number of Replacement Trees required (54 alder and cottonwood X 1 and 0 others X 2)	(E) 54
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) (J) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will follow.

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

Date: May 15, 2012

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0158-00

Issued To: CITY OF SURREY
("the Owner")

Address of Owner: 14245 56 Avenue
Surrey, BC
V3X 3A2

Issued To: TRIPLE S HOLDINGS LTD.
("the Owner")

Address of Owner: 1957 Creelman Avenue
Vancouver, BC
V6J 1B8

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: 009-684-565

Lot 2 Section 19 Block 5 North Range 1 West New Westminster District Plan 12330
14652 105A Avenue

Parcel Identifier: 009-684-581

Lot 3 Section 19 Block 5 North Range 1 West New Westminster District Plan 12330
14656 105A Avenue

(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 has been issued, as follows:

Parcel Identifier:

- (b) As the civic address will change, the City Clerk is directed to insert the new civic address for the Land, as follows:
-

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to the porch column;
 - (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum front yard (south) setback is reduced from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch column;
 - (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
 - (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential Zone, the minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and 2.4 metres (8 ft.) to the electrical rooms; and
 - (e) In Sub-section 8(a)(ii) of Section E of Part 4 General Provisions, the maximum height of a fence within the northern front yard is increased from 1.2 metres (4 ft.) to 1.8 metre (6 ft.).
- 5. This development variance permit applies to only that portion of the buildings and structures and fencing on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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, within two (2) years after Development Permit 7912-0158-00 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

SML/da

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. 1/23/13 10:45 AM

EQUIPMENT ALL UTILITIES AND THE NORTH USES. THESE ARE THE SOLE PROPERTY OF THE OWNER. THESE UTILITIES AND EQUIPMENT ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE OWNER. THESE UTILITIES AND EQUIPMENT ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE OWNER. THESE UTILITIES AND EQUIPMENT ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE OWNER.

REV.	DATE	BY	DESCRIPTION



DATE: 11-20-09

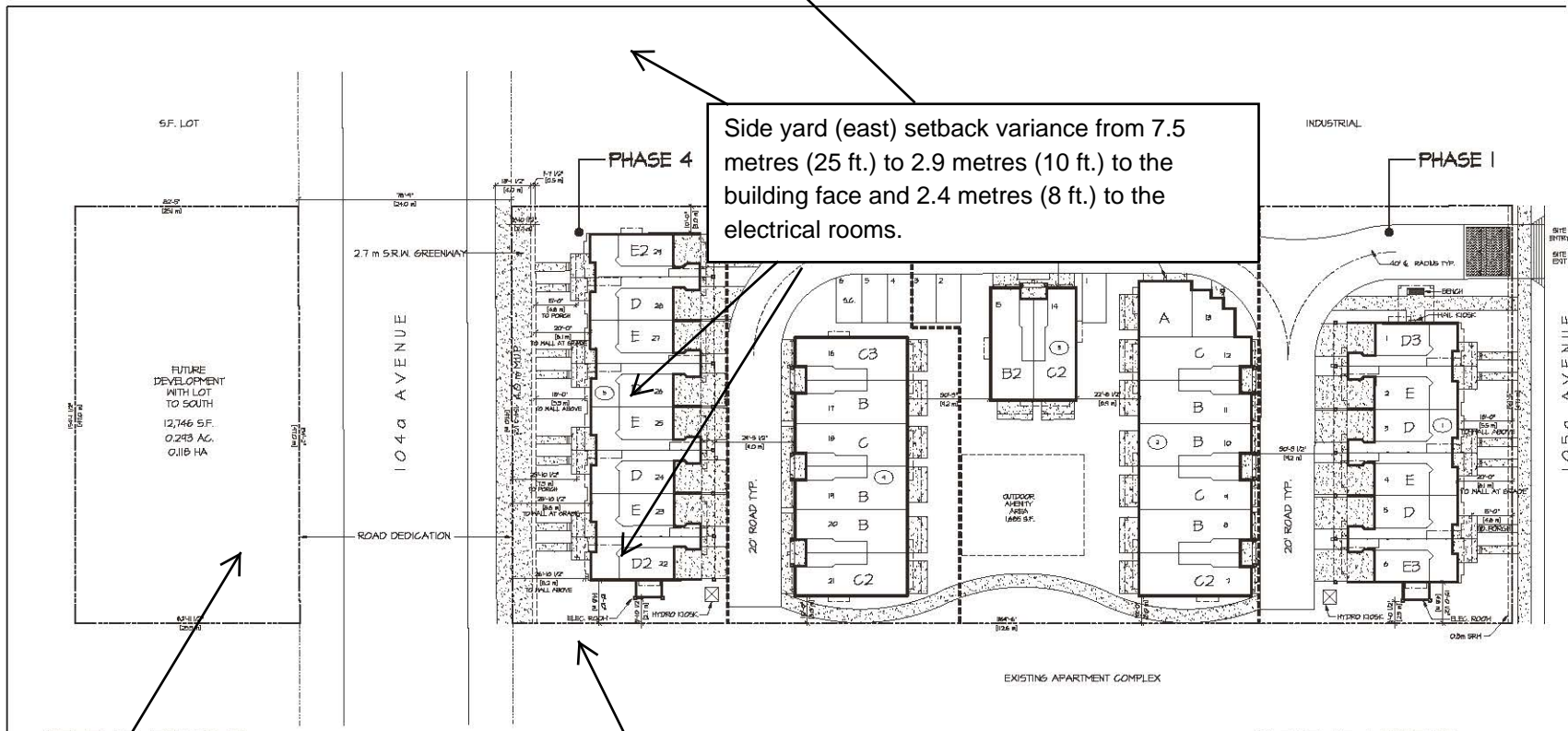
DESIGN :	TRIPLE B HOLDINGS
DRAWN :	PROJECT : TOWNHOUSE DEVELOPMENT
DATE :	1465/256 1054 AVENUE, SURREY
SCALE :	1" = 20'-0"
SHEET :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek

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

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

CUSTOMER NO.	SHEET NO.
PROJECT NO.	DATE
11067	AC-1.0
	REV. NO.



DEVELOPMENT DATA

NET NORTH PROPERTY : 57,650 S.F. 1,317 M² 0.132 HA
NET SOUTH PROPERTY : 12,746 S.F. 0.293 AC 0.118 HA

NORTH PROPERTY :
SITE COVERAGE : 40% (22,428 S.F.)
DENSITY : 221 U.P.A. 54.1 U.P.H.A. (24 UNITS)
F.A.R. 0.80 (45,873 S.F.)

PARKING :
REQUIRED :
RESIDENTIAL : 2 PER UNITS = 50 SPACES
VISITOR : 0.2 PER UNITS = 5.8 SPACES
TOTAL : 63.8 SPACES

PROVIDED : 64 SPACES

AMENITY :
REQUIRED :
INDOOR : 431 S.F.
OUTDOOR : 491 S.F.
PROVIDED :
INDOOR : 0
OUTDOOR : 1,685 S.F.

SETTBACKS : (TO WALL AT GRADE) (TO FACE OF PORCH) (TO WALL ABOVE) (TO ELECTRICAL ROOM)

NORTH : 6.1 m 4.6 m 5.5 m
SOUTH : 6.1 m 4.6 m 5.5 m

UNIT TYPE	NO. OF BEDROOMS	NO. OF UNITS	BASEMENT S.F.	1st FL. S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (INCLUDING GARAGE)
UNIT A	3 BEDROOM	1 UNITS	262 S.F.	660 S.F.	877 S.F.	1,800 S.F.	1,800
UNIT B	3 BEDROOM	4 UNITS	104 S.F.	612 S.F.	462 S.F.	1,178 S.F.	6,800
UNIT C	3 BEDROOM	1 UNITS	108 S.F.	730 S.F.	894 S.F.	1,632 S.F.	1,632
UNIT D	3 BEDROOM	3 UNITS	108 S.F.	671 S.F.	617 S.F.	1,496 S.F.	4,488
UNIT E	3 BEDROOM	3 UNITS	108 S.F.	730 S.F.	731 S.F.	1,569 S.F.	4,707
UNIT F	3 BEDROOM	1 UNITS	106 S.F.	726 S.F.	724 S.F.	1,556 S.F.	1,556
UNIT G	3 BEDROOM	3 UNITS	219 S.F.	661 S.F.	621 S.F.	1,501 S.F.	4,503
UNIT H	3 BEDROOM	1 UNITS	240 S.F.	640 S.F.	640 S.F.	1,520 S.F.	1,520
UNIT I	3 BEDROOM	1 UNITS	240 S.F.	640 S.F.	640 S.F.	1,520 S.F.	1,520
UNIT J	3 BEDROOM	1 UNITS	244 S.F.	664 S.F.	704 S.F.	1,612 S.F.	1,612
UNIT K	3 BEDROOM	1 UNITS	248 S.F.	648 S.F.	711 S.F.	1,607 S.F.	1,607
UNIT L	3 BEDROOM	1 UNITS	248 S.F.	648 S.F.	711 S.F.	1,607 S.F.	1,607
TOTAL: 24 UNITS						20,840	62,840

CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"

Side yard (east) setback variance from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and 2.4 metres (8 ft.) to the electrical rooms.

Side yard (west) setback variance for Building 5 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).

Front yard (south) setback variance from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch columns.

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EXTERIOR WALL MOUNTED LIGHT FIXTURE