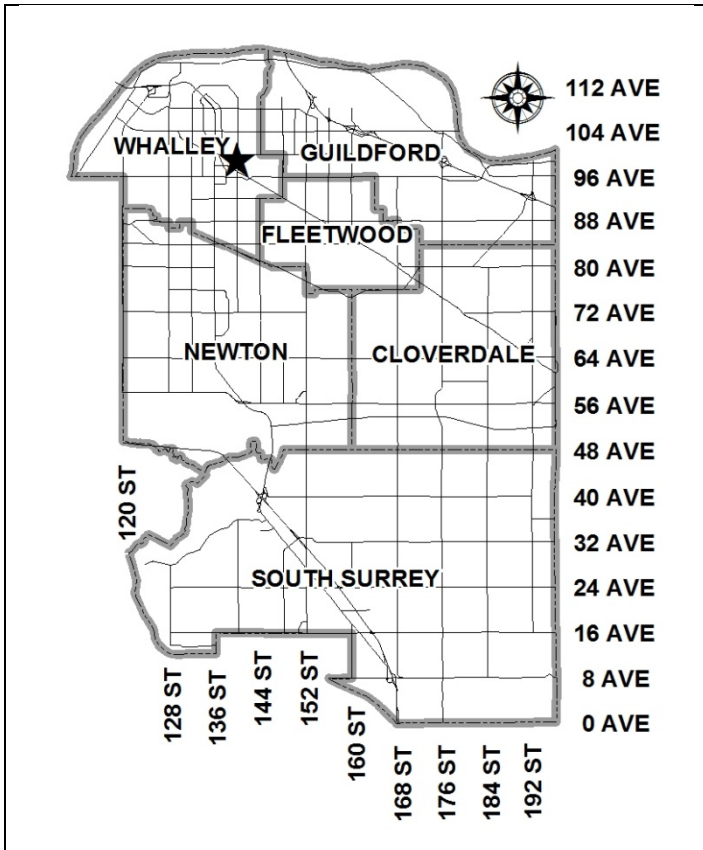


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0256-00

Planning Report Date: October 28, 2013

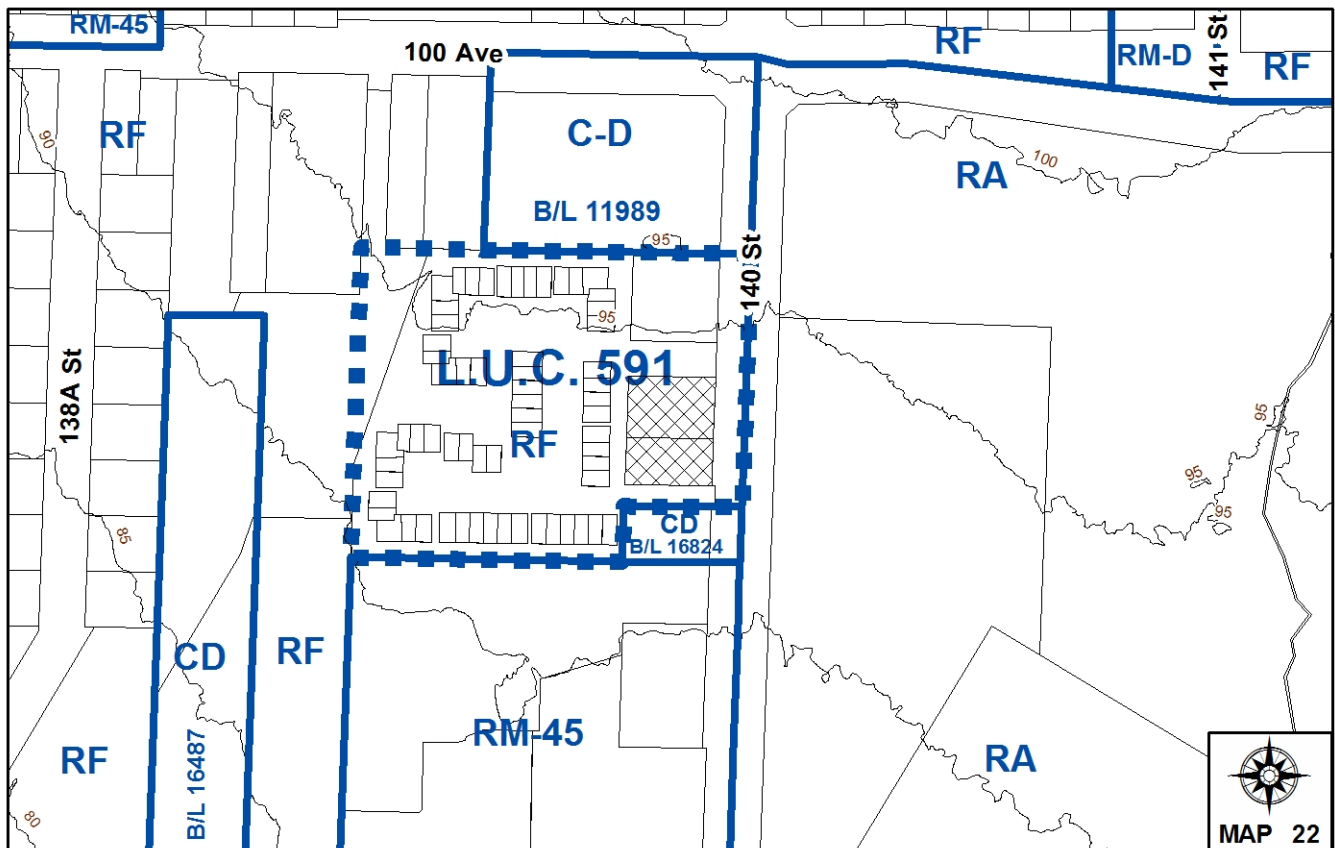


PROPOSAL:

- **Partial Land Use Contract Discharge**
- **Rezoning** from RF to CD (based on RM-70)
- **Development Permit**

in order to permit the development of a 35-unit, 4-storey apartment building with townhouses on the ground floor.

LOCATION: 9921 and 9909 - 140 Street
OWNERS: Mansukh Takhar
 Nirmal Singh Takhar
ZONING: LUC No. 591 (underlying RF Zone)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge; and
 - Rezoning.
- Approval to reduce outdoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential designation in the OCP.
- Complies with the "Low to Mid Rise up to 2.5 FAR" designation in the Surrey City Centre Land Use Concept.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed setbacks achieve a more urban, pedestrian streetscape that will enhance the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 591 and a date for Public Hearing be set.
2. 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.
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 105 square metres (1,130 square feet) to 50 square metres (538 square feet).
4. Council authorize staff to draft Development Permit No. 7912-0256-00 generally in accordance with the attached drawings (Appendix II).
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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) the applicant adequately address the impact of reduced outdoor amenity space; and
 - (j) the applicant address the tree replacement deficiency 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:**

- 1 Elementary student at Lena Shaw Elementary School
- 0 Secondary students at Guildford Park 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 October 2016.

Parks, Recreation & Culture: This development will create additional pressure on existing parks facilities.

SITE CHARACTERISTICS

Existing Land Use: There are single family homes on both of the lots, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Driveway for townhouses located to the west.	Multiple Residential	LUC No. 591 (Underlying Zone: RF)
East (Across 140 Street):	Heavily treed, provincially owned property and Green Timbers Urban Forest further east.	Conservation	RA
South:	Driveway for townhouses located to the west and townhouses.	Multiple Residential	LUC No. 591 (Underlying Zone: RF) and CD By-law No. 16824
West:	Townhouses.	Multiple Residential	LUC No. 591 (Underlying Zone: RF)

DEVELOPMENT CONSIDERATIONS

- The subject 0.18-hectare (0.44-acre) site is located at 9909/9921 140 Street in City Centre. It is designated Multiple Residential in the Official Community Plan (OCP), "Low to Mid Rise up to 2.5 FAR" in the Surrey City Centre Land Use Concept and is currently zoned "Single Family Residential Zone (RF)".
- The applicant has applied to discharge Land Use Contract No. 591 from the subject site to allow the underlying "Single Family Residential Zone (RF)" to regulate the site; and to rezone the site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; to develop of a 4-storey, 35-unit apartment building.
- The proposed building will have a total floor area of 3,139 square metres (33,788 sq. ft.), representing a net floor area ratio (FAR) of 1.87. The proposed development is within the maximum 2.50 FAR permitted under the Multiple Residential designation in City Centre.
- Access to the site will be provided from a new, 18.0-metre (60 ft.) wide east-west road that is planned along the site's northern property line. The applicant will dedicate a 3.0-metre (10 ft.) wide strip of land as part of the subject application, as road, to assist in achieving this road. The remainder of the road will be achieved upon the future redevelopment of the properties to the north at 9955 and 9961-140 Street.
- In the interim condition, the applicant proposes to utilize the 3.0-metre (10 ft.) wide portion of road allowance, with an additional 3.0-metre (10 ft.) wide portion of their site as a driveway that will provide access to the underground parking structure at the northwest corner of the site.
- In the ultimate condition, which will not be achieved for a number of years, the new road will provide additional pedestrian and vehicular connectivity within this portion of Surrey City Centre and assist City efforts to achieve a finer grained road network. Achieving a finer grained road network is an important objective of the Surrey City Centre Plan. This approach has an added benefit of avoiding an additional parking ramp from 140 Street.

Proposed CD By-law

- The proposed "Comprehensive Development Zone (CD)" is based on the "Multiple Residential 70 Zone (RM-70)" with modifications to the density, lot coverage, setback, building height and parking sections.
- Density has been increased to a maximum floor area ratio (FAR) of 2.00, which is consistent with the maximum 2.5 FAR permitted for sites in City Centre designated Multiple Residential in the OCP and with the Surrey City Centre Land Use and Density Concept. The RM-70 Zone allows a maximum density of 1.50 FAR.

- The RM-70 Zone has a maximum lot coverage of 33% which is appropriate for taller built forms with smaller building footprints. The 54.5% lot coverage that is proposed is appropriate for 4- to 5-storey buildings. The proposed CD Zone allows a maximum lot coverage of 55%.
- The RM-70 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines. The proposed CD By-law provides for some modifications to these setbacks as shown below:

Zone	Front Yard (North)	Rear Yard (South)	Side Yard (West)	Side Yard on a Flanking Street (East)
Proposed CD By-law	5.1 metres (17 ft.)	2.4 metres (8 ft.)	6.2 metres (20 ft.)	3.2 metres (11 ft.)
RM-70	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)

- The CD Zone proposes a 3.2-metre (11 ft.) setback from 140 Street, however it should be noted that this would be to the deck columns, whereas the majority of the building is set back a minimum of 4.4 metres (14 ft.). The reduced setback will help enliven 140 Street by bringing the building closer to the public realm.
- The proposed 2.4-metre (8 ft.) rear yard (south) setback is limited to a 3.7-metre (12 ft.) wide bay that projects approximately 0.5-metres (1.5 ft.) from the building. The remainder of this façade is set back a minimum of 3.0 metres (10 ft.) which is consistent with the type of side yard setbacks that are being achieved in the City Centre Plan area. While technically the south property line is identified as a rear yard, practically this will function as a side yard with the building oriented to 140 Street.
- The proposed 6.2-metre (20 ft.) side yard (west) setback pertains to 3.2-metre (10.5 ft.) wide balconies that are proposed on each of the upper floors. It should also be noted that adjacent the balconies are 3.7-metre (12 ft.) wide bays which are located approximately 7.2 metres (24 ft.) from the property line. The remainder of this façade is set back in excess of the standard 7.5-metre (25 ft.) setback from the west property line.
- The RM-70 Zone has a maximum building height of 50 metres (164 ft.). The CD By-law proposes a maximum building height of 15 metres (50 ft.) to reflect the proposed building.
- The proposed CD Zone requires that 1 resident parking space be provided per dwelling unit, which is consistent with the parking ratio applied throughout Surrey City Centre.

TREES

- The Arborist Report, prepared by Mike Fadum and Associates Ltd. and dated December 6, 2012, identifies 20 mature trees on the site. All of the existing trees are proposed to be removed as they conflict with the future building envelope.
- The table below provides a summary of the proposed tree removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Western Red Cedar	3	0	3
Douglas Fir	10	0	10
Big Leaf Maple	3	0	3
Spruce	1	0	1
Total	17	0	17

- 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 33 replacement trees to be provided, which is 1 less than the 34 required under the Tree Protection By-law. The applicant will be required to provide cash-in-lieu for the deficiency in tree replacement.
- It should be noted that the proposal necessitates the removal of 5 trees that are shared with the adjacent townhouse site along the north property line. The applicant has received permission from the adjacent Strata Council allowing for the trees in question to be removed.

DESIGN PROPOSAL AND REVIEW

- The application proposes a 35-unit, 4-storey apartment building with 2-storey, ground-oriented, townhouse units along both the 140 Street and the new east-west road (north) façades of the building.
- The apartment units range in size from 45 square metres (488 sq. ft.) to 85 square metres (911 sq. ft.) and comprise a mix of one- and two-bedroom units whereas the townhouses range in size from 108 square metres (1,158 sq. ft.) to 121 square metres (1,303 sq. ft.). The townhouse units have a mix of two- and three-bedroom units with den.
- The main entrance to the building is located along 140 Street, towards the northeast corner of the building.
- The building form is very contemporary and uses differing building materials to emphasize the building's vertical design features.
- Portions of the townhouses are emphasized by brick veneer (gray colour) which extends from the base of the building to the top of the building's second storey. The brick is used to help reinforce the townhouse character of the development as unique from the apartment units above.
- Hardi shingles (green colour) are used to extend the brick veneer treatment to the roof line. Both of these materials are raised slightly from the building's façade and the treatment is repeated in sections along the building's east (140 Street) and north (new east-west road) façades.
- Individual unit entries are provided at the ground floor with balconies located above on the upper floors between the brick veneer and hardi shingles. The repetition of this treatment along the front façade (east) completes the building's design.

- The roofline is articulated in a similar manner and is expressed horizontally at different levels to further express the contemporary nature of the building.
- An additional building material includes the extensive use of horizontal hardi siding (white) on all façades. Additional detailing is achieved through the provision of glass railings on all balconies.

Landscaping

- The development proposes a very urban interface for the townhouse units along 140 Street. A 0.60 metre (2 ft.) high wall made of architectural, sandblasted concrete will separate the public space from the private space, which is further defined by raising the private patios approximately 3-4 risers above the street. Individual unit entries are defined by a concrete post with low shrubs and planting at each entry.
- Each dwelling unit has access to either a private patio or a balcony.

Indoor and Outdoor Amenity Spaces

- The indoor amenity space is proposed on the ground floor at the rear of the building. The indoor amenity space will consist of an exercise room and a guest suite in addition to a kitchen and room that can be used for hosting gatherings.
- The indoor amenity space, totalling approximately 105 square metres (1,130 sq. ft.), meets the CD Zone (based on RM-70) requirement for indoor amenity space of 105 square metres (1,130 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The outdoor amenity space is located directly adjacent the indoor amenity space at the rear of the building, and consists of an outdoor patio area and a children's play area which includes a playhouse. Significant landscaping is provided around these areas to provide visual interest.
- The outdoor amenity area, totalling approximately 50 square metres (538 sq. ft.) is less than the CD Zone requirement for outdoor amenity space of 105 square metres (1,130 sq. ft.), also based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The applicant will be required to pay cash-in-lieu of the deficient outdoor amenity space in accordance with City Policy.

Parking

- Access to the underground parking facility is proposed from the northwest corner of the site by way of a 6.0-metre (20 ft.) wide driveway from the new east-west road along the site's northern property line.
- Access to the parking facility will be controlled by security gates. The resident and visitor parking areas will be separated by additional security gates.
- The applicant proposes 42 parking spaces in one level of underground parking, which exceeds the CD By-law requirement of 41 spaces. Parking is comprised of 36 resident and 6 visitor parking spaces.

DISTRICT ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VIII for location). The District Energy (DE) System consists of three primary components:
 - Community energy centres that are City-operated facilities that generate thermal heat energy for distribution through a piped hot water network;
 - Distribution piping that links the community energy centres with buildings connected to the system; and
 - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out density between 1.0 and 2.5 FAR will be required to incorporate hydronic thermal energy systems to allow for future connection to the City's district energy system but will not be required to utilize hydronic systems for space heating within individual residential units. Hydronic systems will be required for all other space heating and hot water heating in the building.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system.
- It should also be noted that the project is required to be compatible for a future connection to the City's DE System.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering with the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2012. Correspondence was received from an adjacent resident who identified the following concerns:

- The resident expressed concern with the proposed building height and the impact that this will have on their quality of life, livability and property values. In particular it was noted that a 4-storey building would limit the amount of sunlight from the east for the adjacent townhouse site that is located to the west, particularly in the rear yards of the adjacent

townhouse units. Further it was noted that the development would result in over-viewing and a resulting lack of privacy for the townhouses. The resident also noted that these issues, when factored together, will have an adverse affect on the property values of the townhouse units.

(The proposed 4-storey building will have a building height of 14.6 metres (48 ft.), and will be sited a minimum of 6.3 metres (21 ft.) from the west property line.

The proposed building form is consistent with the form of development that is envisioned in the City Centre Land Use Concept for this part of City Centre.)

- The resident also expressed concern that there are a significant number of mature trees on the site, all of which are proposed to be removed.

(It is difficult to accommodate any tree retention on the site owing to the extent of the underground parking facility and the applicant's wish to maximize the development potential of their site.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 15, 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 underutilized land within Surrey City Centre, in close proximity to the Fraser Highway Frequent Transit Network Corridor. • The proposal complies with the low to midrise designation up to 2.5 FAR in the Surrey City Centre Land Use Concept.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density maximizes the site's development potential, with a 4-storey wood frame building proposed over one level of below grade parking. • The development proposes a mix of ground oriented townhouses and low-rise apartment units. Similarly a mix of 1-, 2- and 3-bedroom unit types are proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The following Low Impact Development Standards are proposed: absorbent soils, roof downspout disconnection, on-lot infiltration trenches or sub-surface chambers, cisterns/ rain barrels, vegetated swales / rain gardens / bio-swales, dry swales, natural landscaping, green roof, and sediment control devices. • Recycling pick up will also be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bicycle parking will be provided which will be able to access directly to City roads and sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The following CPTED considerations were utilized: secure below grade parking, defined private front yards, residential windows that overlook all areas of the site, glazing in parking level doors, rear areas that are secured from public access, garages exit to the exterior of the

	building only, building entry is via key or enterphone only, exit door hardware will not allow building access, and the garage lobby will have glazing panels.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The following additional sustainability measures are proposed to be utilized: the building is designed to allow for future connection to the City Centre District Energy System, use of low e, argon filled windows, high reflective roofing, low water consuming appliances and fixtures, energy star rated appliances, operable windows, carbon storing, locally resourced wood frame construction, CO monitors in the garage, and minimal off gassing finishes.

ADVISORY DESIGN PANEL

ADP Date: April 25, 2013.

The applicant has resolved all of the outstanding items to the satisfaction of the Planning and Development Department.

However, there are a number of minor urban design issues that require further refinement prior to consideration of final approval. The principal issues that need to be addressed is the refinement of the public realm interface along 140 Street and the provision of additional visitor bike parking spaces.

The applicant has agreed to address all issues prior to consideration of Final Adoption of the Rezoning By-law and issuance of the Development Permit.

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.	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.	ADP Comments
Appendix VII.	Proposed CD By-law
Appendix VIII.	City Centre District Energy Service Area B

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects Inc. and PMG Landscape Architects, respectively, dated October 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 104 - Work
 604-597-7100 104 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 9921 - 140 Street
 9909 - 140 Street

 - (b) Civic Address: 9921 - 140 Street
 Owner: Mansukh Takhar
 Nirmal Singh Takhar
 PID: 005-650-437
 Lot 132 Section 35 Block 5 North Range 2 West New Westminster District Plan 58009
 Except: Part Dedicated Road on Plan BCP34655

 - (c) Civic Address: 9909 - 140 Street
 Owner: Mansukh Takhar
 Nirmal Singh Takhar
 PID: 005-083-168
 Lot 133 Section 35 Block 5 North Range 2 West New Westminster District Plan 58009,
 Except Part Dedicated Road on Plan BCP34493

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to partially discharge Land Use Contract No. 591.

 - (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

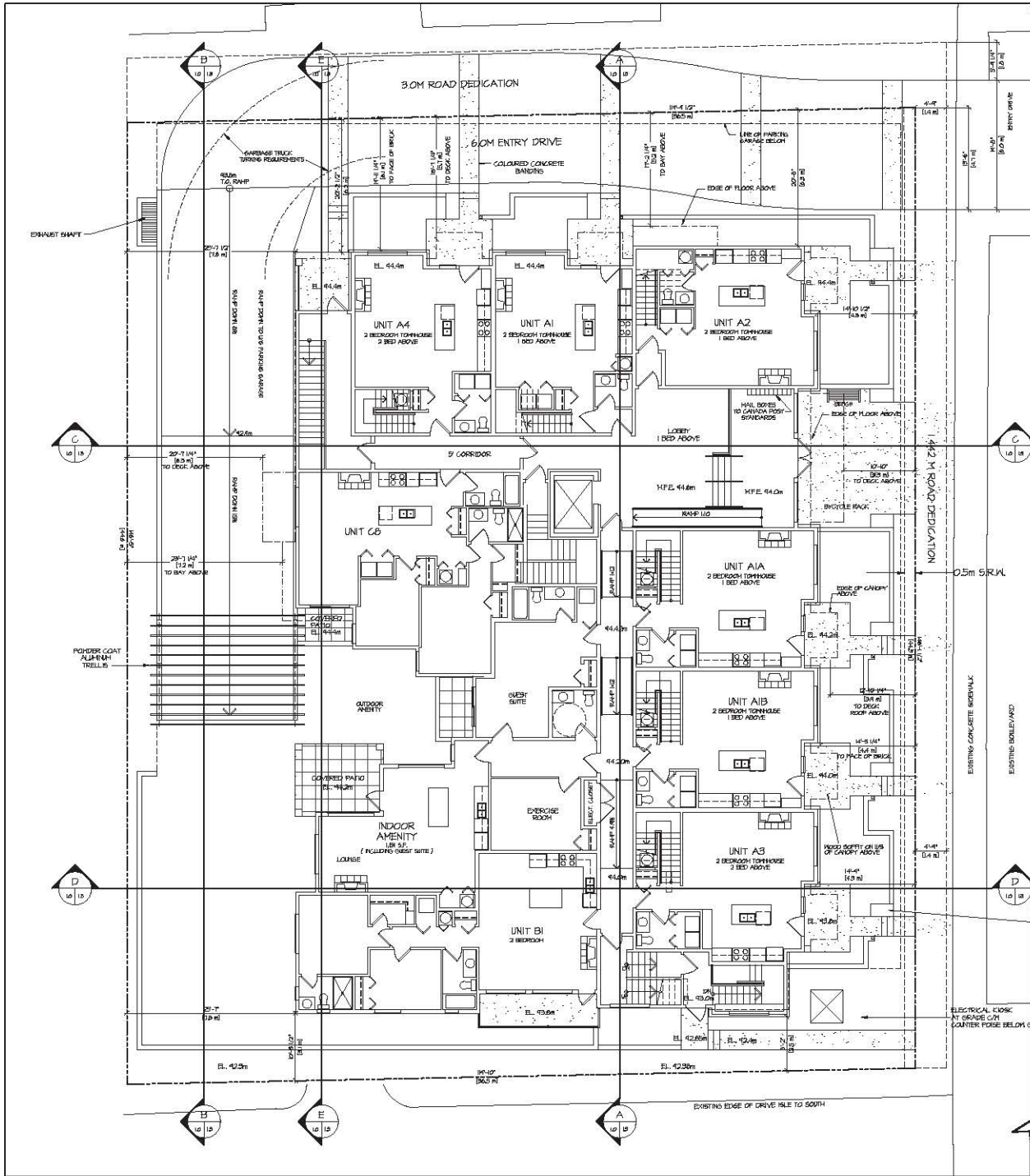
Proposed Zoning: CD (RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		1,795 m ²
Road Widening area		174 m ²
Undevelopable area		
Net Total		1,621 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	55%	54.5%
Paved & Hard Surfaced Areas		9%
Total Site Coverage		63%
SETBACKS (in metres)		
Front (North)	5.1 m	5.2 m
Rear (South)	2.4 m	2.5 m
Side (East)	3.2 m	3.3 m
Side (West)	6.2 m	6.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
One Bed		12
Two Bedroom		17
Three Bedroom +		2
Townhouse		4
Total		35
FLOOR AREA: Residential		3,034 m ²
TOTAL BUILDING FLOOR AREA	3,242 m ²	3,139 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		195 upha / 79 upa
# of units/ha /# units/acre (net)		216 upha / 88 upa
FAR (gross)		
FAR (net)	2.0	1.87
AMENITY SPACE (area in square metres)		
Indoor	105 m ²	105 m ²
Outdoor	105 m ²	50 m ²
PARKING (number of stalls)		
Residential Bachelor + 1 Bedroom	12	36
2-Bed	21	
3-Bed	2	
Residential Visitors	6	6
Total Number of Parking Spaces	41	42
Number of disabled stalls	1	2
Number of small cars	11	11
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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DEVELOPMENT DATA

ZONING : CD BASED ON RM-10

SITE AREA :

GROSS : 19,919 S.F. 0.444 AC 0.179 HA
 ROAD DEDICATION : 1,871 S.F. 0.043 AC 0.017 HA
 NET : 17,442 S.F. 0.400 AC 0.162 HA

DENSITY : 35 UNITS @ 15 U.P.A. 216 U.P.H.A.

SITE COVERAGE : 54.5% (9,514 S.F.)

F.A.R. : 1.81 (32,616 S.F.)

AMENITY :

REQUIRED :

INDOOR : 1,131 S.F.
 OUTDOOR : 1,131 S.F.

PROPOSED :

INDOOR : 1,131 S.F.
 OUTDOOR : 540 S.F. + 515 S.F. IN SETBACK

BUILDING HEIGHT : 4 STOREY

PARKING :

REQUIRED :

RESIDENTIAL : 1 PER UNIT = 35 SPACES
 VISITOR : 0.2 PER UNIT x 0.80% = 6 SPACES

PROPOSED : 42 SPACES

SETBACKS :

NORTH : 6.2m, 5.2m TO BAY ON UPPER FLOORS
 EAST : 4.4m, 2.3m TO DECK OVER ENTRY
 SOUTH : 2.5m
 WEST : 7.6m, 7.2m TO BAY ON UPPER FLOORS

UNIT BREAKDOWN :

UNIT TYPE	DESCRIPTION	SQ. FT.	UNITS	TOTAL SQ. FT.
UNIT TYPE A1	2 BDRM + DEN	1,158	3 UNITS	3,474 S.F.
UNIT TYPE A2	2 BDRM + DEN	1,164	1 UNITS	1,164 S.F.
UNIT TYPE A3	3 BDRM + DEN	1,303	1 UNITS	1,303 S.F.
UNIT TYPE A4	3 BDRM + DEN	1,302	1 UNITS	1,302 S.F.
UNIT TYPE B1	2 BEDROOM	843	4 UNITS	3,372 S.F.
UNIT TYPE B2	2 BEDROOM	877	3 UNITS	2,631 S.F.
UNIT TYPE B3	2 BEDROOM	705	2 UNITS	1,410 S.F.
UNIT TYPE B4	2 BEDROOM	709	2 UNITS	1,416 S.F.
UNIT TYPE C1	1 BEDROOM	557	6 UNITS	3,342 S.F.
UNIT TYPE C2	1 BEDROOM	648	3 UNITS	1,944 S.F.
UNIT TYPE C3	2 BEDROOM	801	3 UNITS	2,403 S.F.
UNIT TYPE C4	1 BEDROOM	486	2 UNITS	976 S.F.
UNIT TYPE C5	2 BEDROOM	682	2 UNITS	1,364 S.F.
UNIT TYPE C6	1 BEDROOM	573	1 UNITS	573 S.F.
UNIT TYPE C8	2 BEDROOM	911	1 UNITS	911 S.F.
TOTAL:				35 UNITS 27,140 S.F.

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- AC-21 PARKING GARAGE
- AC-22 FIRST FLOOR PLAN
- AC-23 2ND, 3RD FLOOR PLANS
- AC-24 4TH FLOOR & ROOF PLANS
- AC-31 UNIT PLANS
- AC-32 UNIT PLANS
- AC-41 ELEVATIONS
- AC-42 ELEVATIONS
- AC-51 MASSING MODEL

SITE PLAN

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

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ISSUED FOR	
BY	
DATE	
REVISION	
NO.	
DATE	
BY	
NO.	
DATE	
BY	
NO.	

CLIENT : PHOENIX CONSTRUCTION SYSTEMS LTD.

PROJECT : PROPOSED 35 UNIT APARTMENT BUILDING
 4600/21 140 STREET, SURREY

SHEET CONTENTS :
 SITE PLAN & DEVELOPMENT DATA
 & GROUND FLOOR PLAN

DESIGN : MID
 DRAWN : T

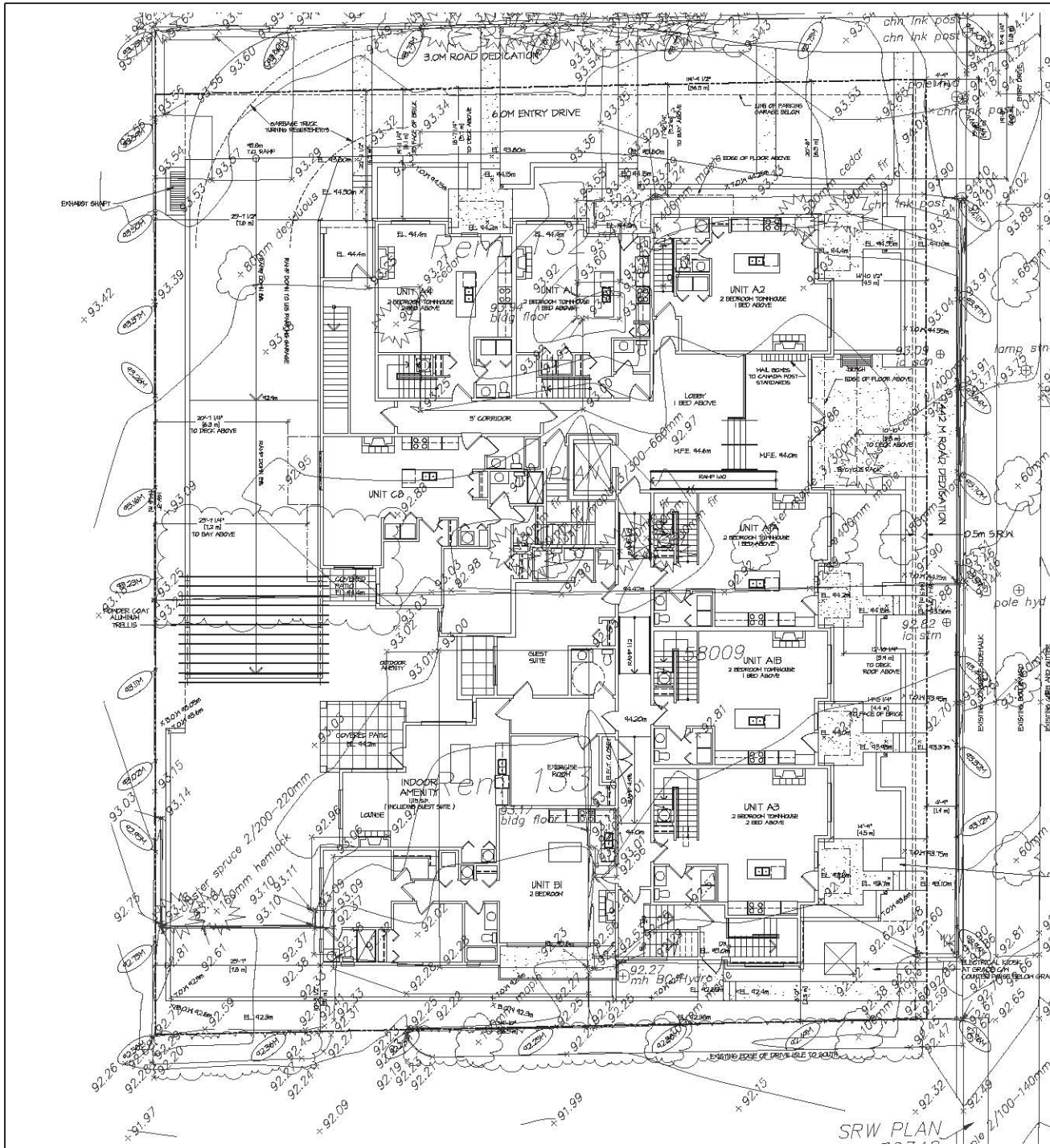
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barnett dembek

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

PHONE : (604) 297-7100
 FAX : (604) 367-2099
 EMAIL : mail@barnitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-10



GRADING PLAN

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

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REV. NO.	DATE	BY	ISSUED FOR



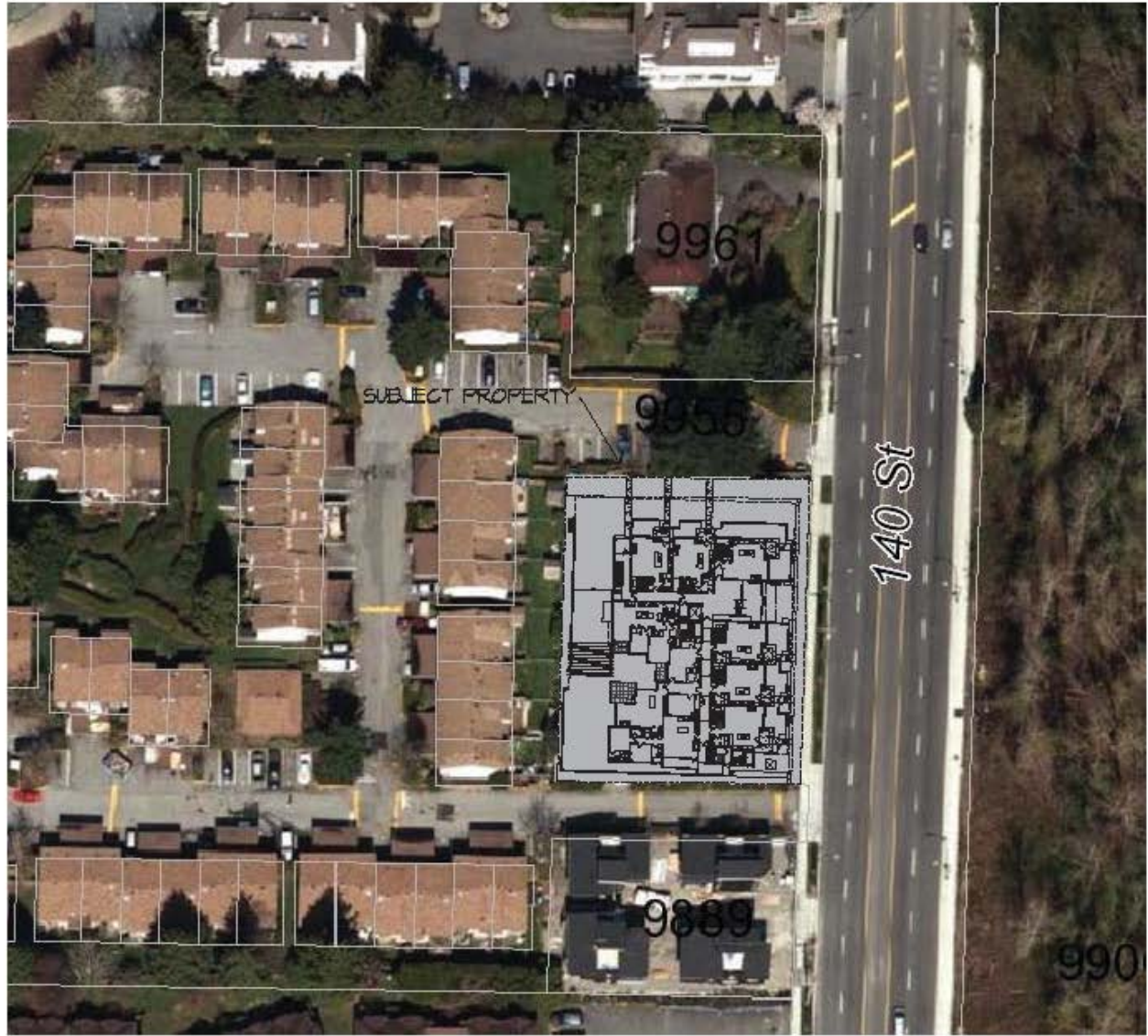
CLIENT :	PHOENIX CONSTRUCTION SYSTEMS LTD.
DESIGN :	UNIT 135
PROJECT :	PROPOSED 95 UNIT APARTMENT BUILDING
DATE :	02-23-18
SCALE :	1/8" = 1'-0"
SHEET CONTENTS :	GRADING PLAN

barnett dembek

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

PHONE: (604) 297-7100
FAX: (604) 367-2089
EMAIL: mail@barnitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-11



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DATE	BY	DESCRIPTION



NO.	DESCRIPTION

CLIENT:	PRODAK CONSTRUCTION ENTERPRISES LTD.
PROJECT:	PROPOSED 36 UNIT APARTMENT BUILDINGS 140 STREET, SURREY
SHEET:	CONTEXT PLAN
DATE:	10-20-20
SCALE:	1" = 8'-0"
NO.:	AC-12

barnett dembek

UNIT 136
2636 130 STREET
SURREY, B.C.
V2W 1T8

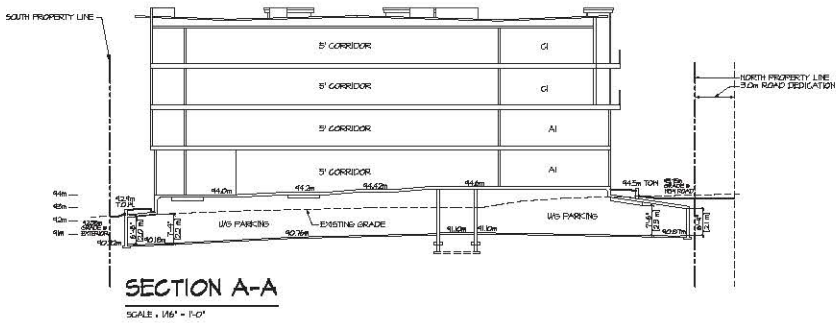
PHONE (604) 271-7100
FAX (604) 271-2288
EMAIL: info@barnett-dempek.com

CLIENT:	PRODAK
PROJECT:	AC-12
DATE:	10/20
SCALE:	1" = 8'-0"

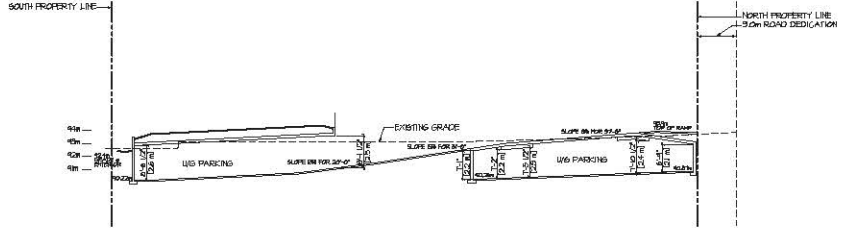


CONTEXT PLAN
SCALE: 1" = 8'-0"

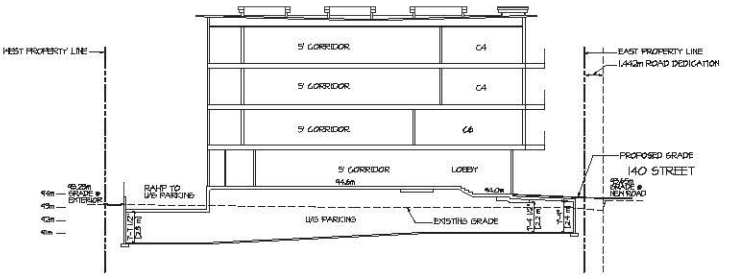
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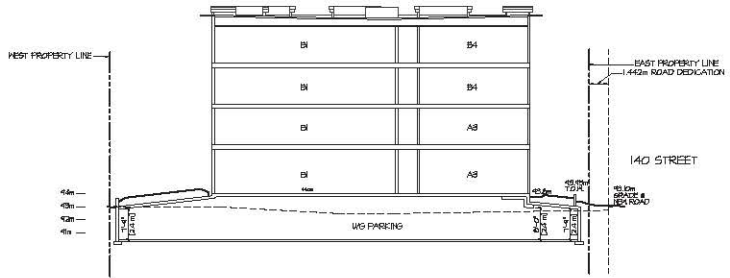
SECTION A-A
SCALE: 1/8" = 1'-0"



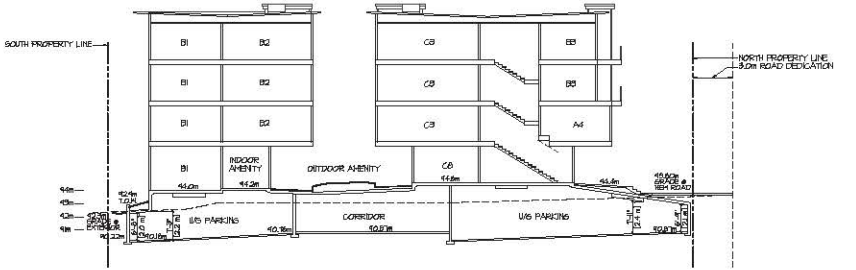
SECTION B-B
SCALE: 1/8" = 1'-0"



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



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



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

ISSUE NO.	ISSUED FOR	BY	DATE	ISSUE

140-10-01-01

DESIGN: **BARNETT DEMBEK**
 DRAWN: **PHOENIX CONSTRUCTION SYSTEMS LTD.**
 DATE: **PROPOSED 35 UNIT APARTMENT BUILDING**
 SCALE: **400/1/10 140 STREET, SURREY**
 SHEET CONTENTS: **SITE SECTIONS**

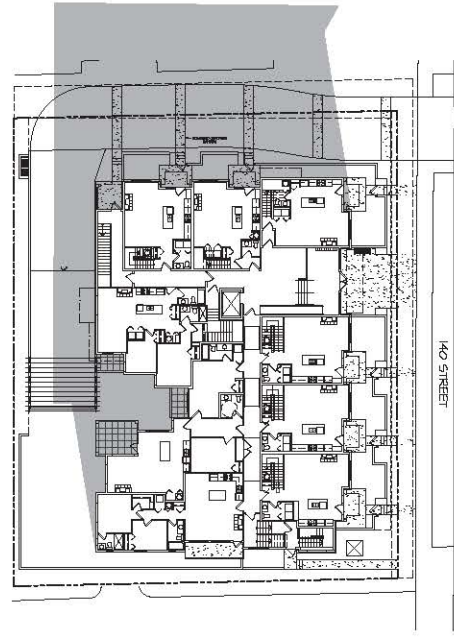
barnett dembek
 UNIT 133,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 297-7100
 FAX: (604) 357-2099
 EMAIL: mail@barnettdembek.com

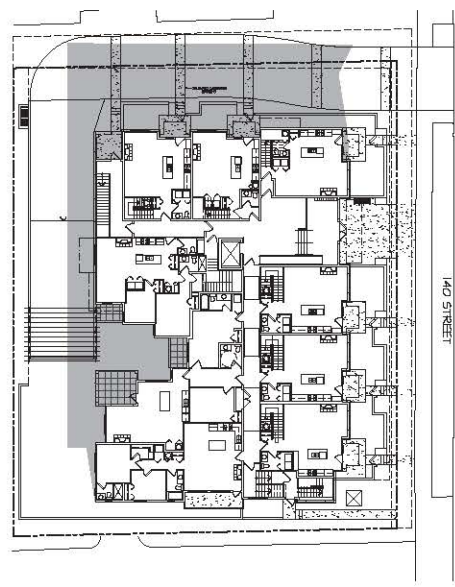
CLIENT NO. **AG-13**
 SHEET NO. **13**
 PROJECT NO. **11050**
 REV. NO.


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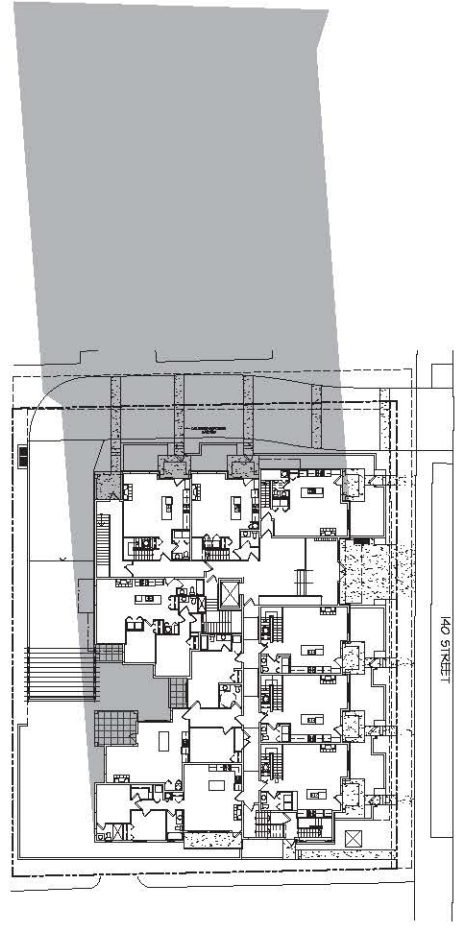
REV#	DATE	DESCRIPTION	BY	ISSUED FOR




MARCH 21 @ NOON




JUNE 21 @ NOON




DECEMBER 21 @ NOON

CLIENT : PHOENIX CONSTRUCTION SYSTEMS LTD.
 PROJECT : PROPOSED 95 UNIT APARTMENT BUILDING
 440/421 140 STREET, SURREY
 SHEET CONTENTS : SHADOW ANALYSIS

DESIGN : HAD
 DRAWN :
 DATE :
 SCALE :
 1" = 20'-0"

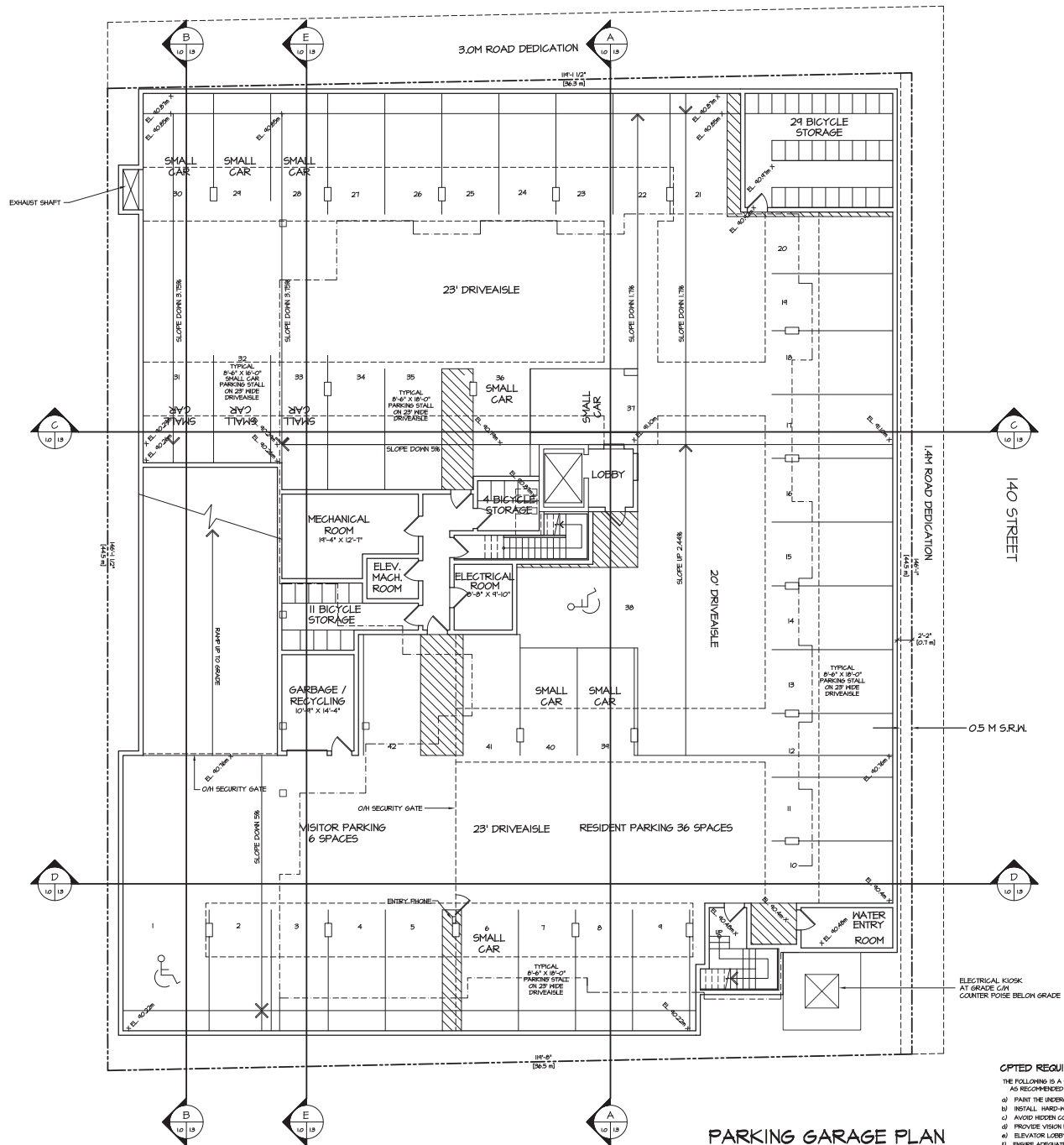
barnett dembeck

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

PHONE: (604) 297-7100
 FAX: (604) 357-2089
 EMAIL: mail@bdorkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.4
11050	

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PARKING GARAGE PLAN
SCALE = 1/8" = 1'-0"

OPTED REQUIREMENTS FOR UNDERGROUND PARKINGS

- THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP:
- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 - b) INSTALL HAND-HELD VIDEO SURVEILLANCE EQUIPMENT IN USG PARKING.
 - c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN USG PARKING AND STAIRWELLS.
 - d) PROVIDE VISION PANELS IN ALL DOORS IN USG PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 - e) ELEVATOR LOBBY IN USG PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 - f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE USG PARKING.
 - g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

ISSUED FOR	BY	DATE	ISSUE



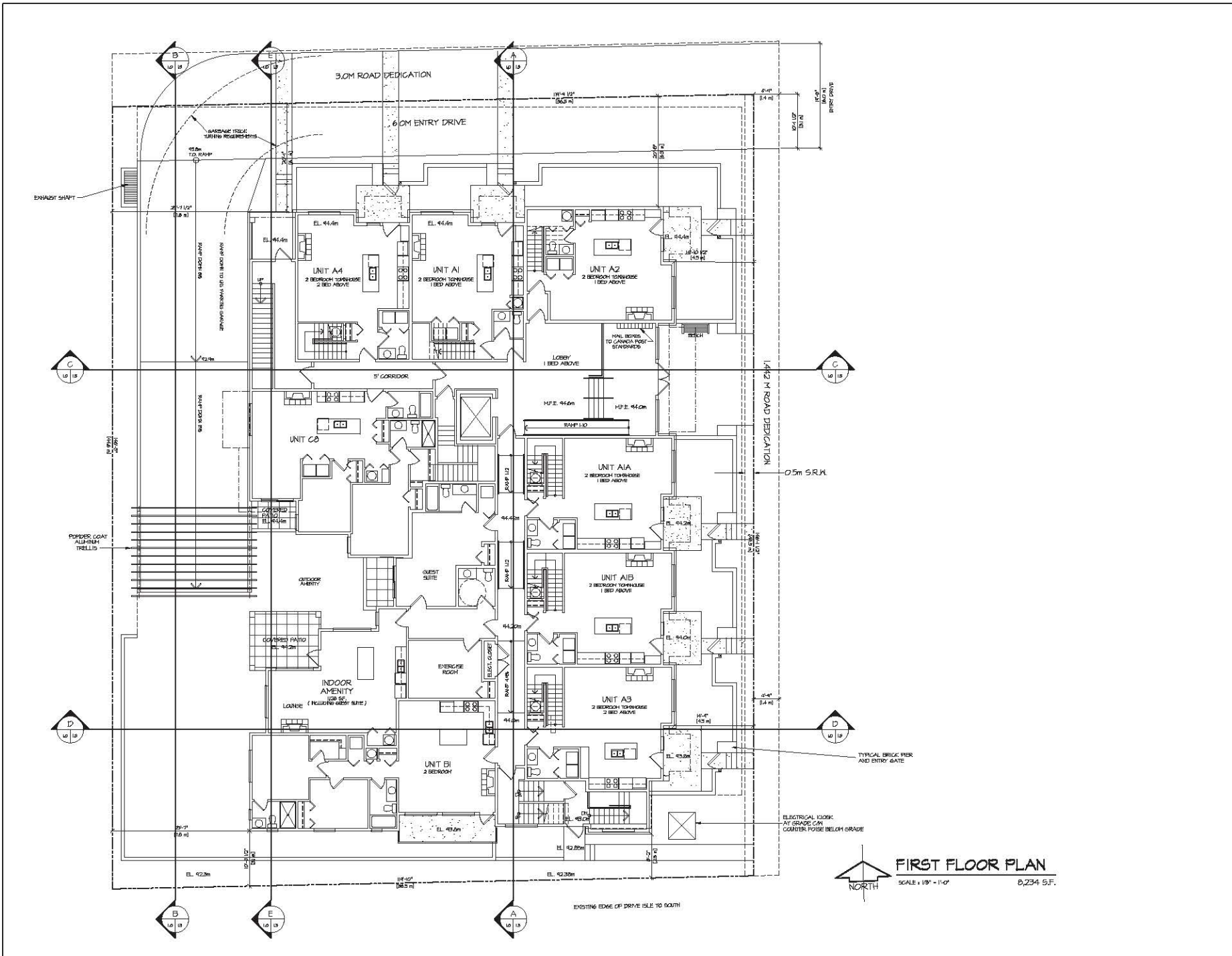
DESIGN : H.D.	DRAWN : 	DATE : 	SCALE :
CLIENT : PHOENIX CONSTRUCTION SYSTEMS LTD.			
PROJECT : PROPOSED 35 UNIT APARTMENT BUILDING 4100/21 140 STREET, SURREY			
SHEET CONTENTS : SITE PLAN & DEVELOPMENT DATA & GROUND FLOOR PLAN			

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ARCHITECTS

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

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

CLIENT NO. 11050	SHEET NO. AG-2.1
PROJECT NO.	REV. NO.



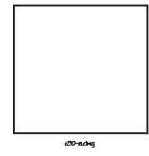
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" 8,234 S.F.



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ISSUED FOR	BY	DATE	ISSUE



DESIGN :	CLIENT :
A/RD	PHOENIX CONSTRUCTION SYSTEMS LTD.
DRAWN :	PROJECT :
	PROPOSED 9B UNIT APARTMENT BUILDING
	4501/31 140 STREET, SURREY
DATE :	SHEET CONTENTS :
02-11-18	FIRST FLOOR PLAN
CAL : T/M	SCALE :
SCALE :	1/8" = 1'-0"

barnett dembek

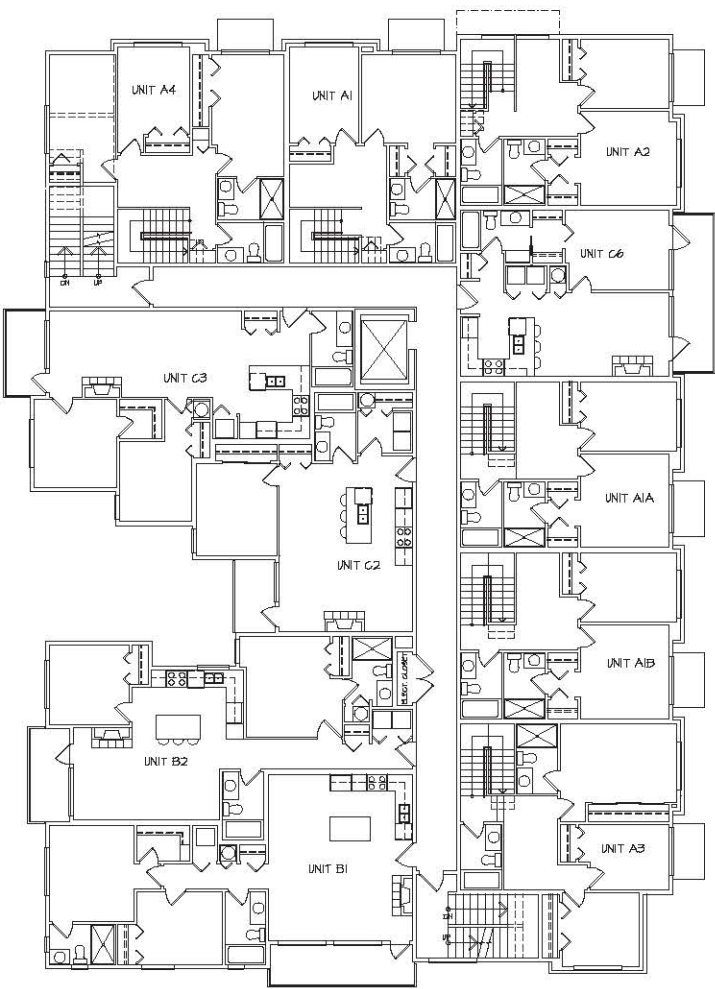
UNIT 135,
7536 130 STREET,
SURREY, B.C.

PHONE: (604) 297-7100
FAX: (604) 357-2099
EMAIL: mail@darkitex.com

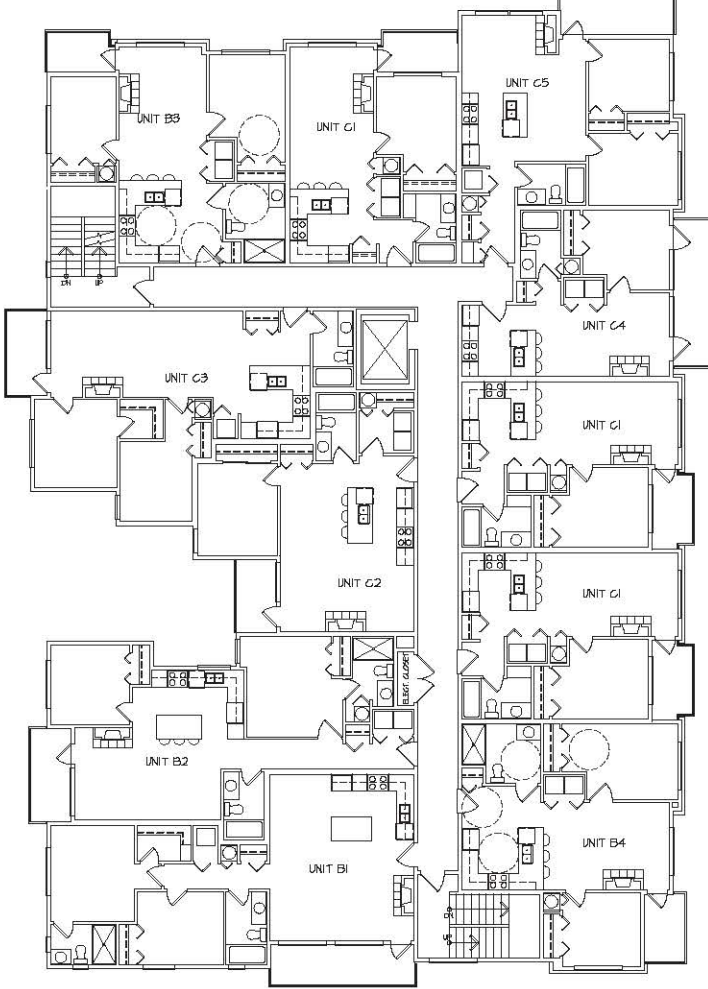
CLIENT NO.	SHEET NO.
	AC-2.2
PROJECT NO.	REV. NO.

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REV.	DATE	ISSUE	BY	ISSUED FOR



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 8566 S.F.



THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0" 8502 S.F.

CLIENT :	PHOENIX CONSTRUCTION SYSTEMS LTD.	DESIGNER :	BARNETT DENBEK ARCHITECTS INC.
PROJECT :	PROPOSED 35 UNIT APARTMENT BUILDING	DATE :	02/11/18
SHEET CONTENTS :	BUILDING PLANS	SCALE :	1/8" = 1'-0"

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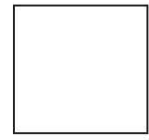
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-23

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REV. NO.	DATE	BY	ISSUE



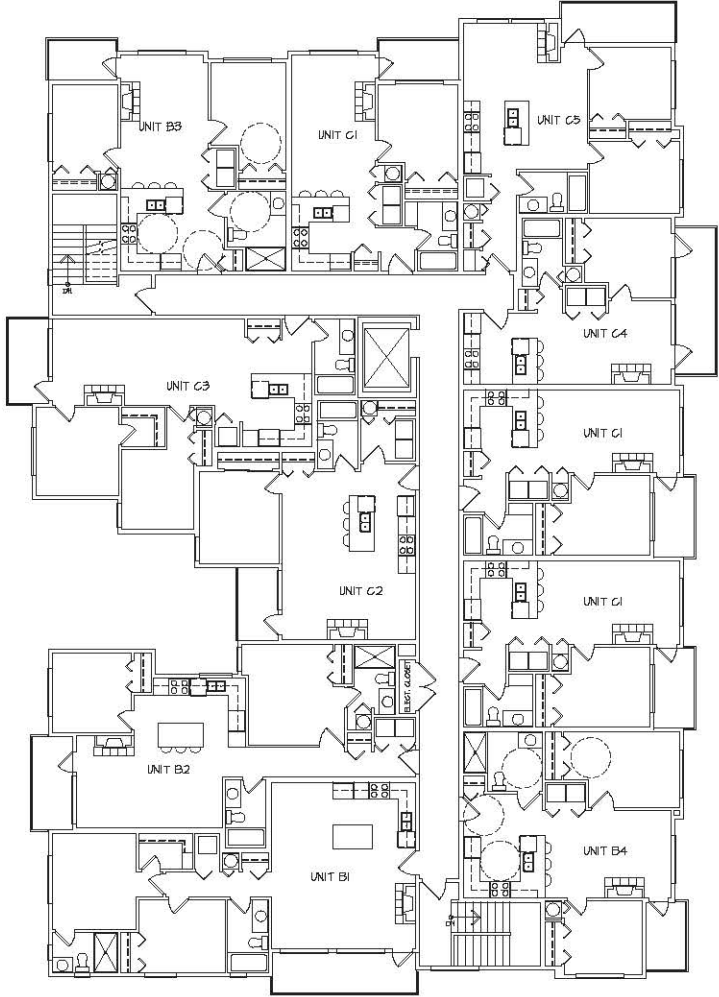
CLIENT :	PHOENIX CONSTRUCTION SYSTEMS LTD.
DESIGNER :	MJD
DATE :	04/23/14
SCALE :	1/8" = 1'-0"
PROJECT :	PROPOSED 35 UNIT APARTMENT BUILDING 810/812/140 STREET, SURREY
SHEET CONTENTS :	ROOF PLAN

barnett dembek

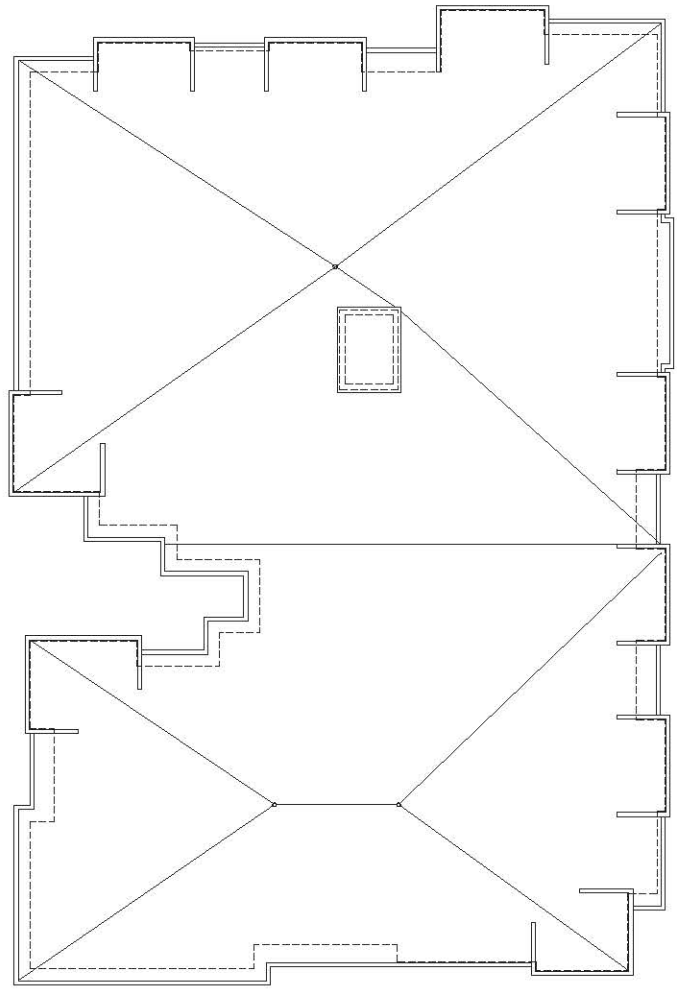
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 297-7100
FAX: (604) 357-2089
EMAIL: mail@barnettdembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-2.4



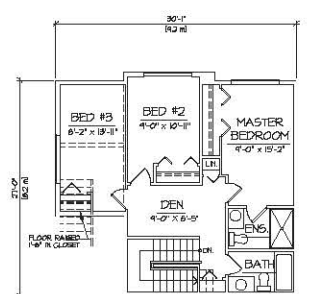
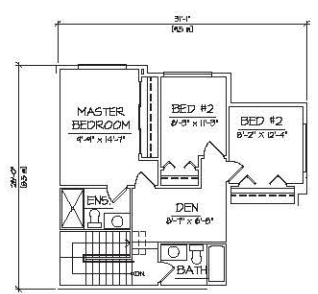
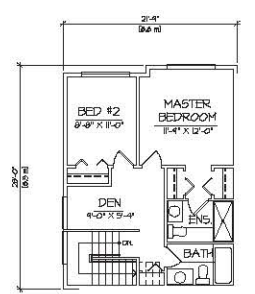
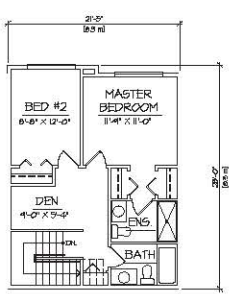
FOURTH FLOOR PLAN
SCALE : 1/8" = 1'-0" 8502 SF.



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

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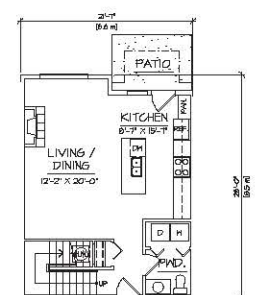
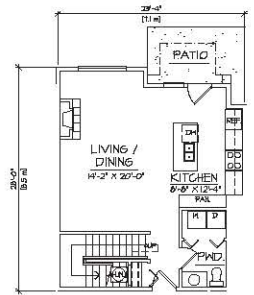
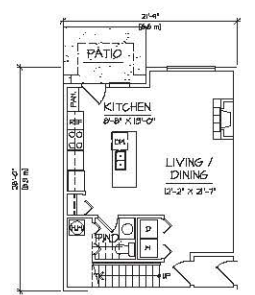
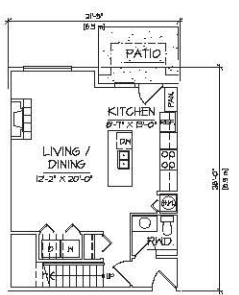


UNIT A1 - 2 BEDROOM & DEN
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" A1A & A1B SIMILAR

UNIT A2 - 2 BEDROOM & DEN
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT A3 - 3 BEDROOM & DEN
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT A4 - 3 BEDROOM & DEN
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

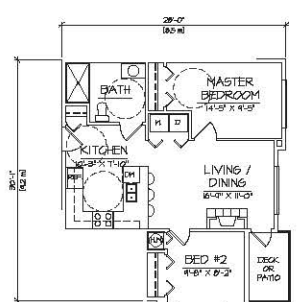
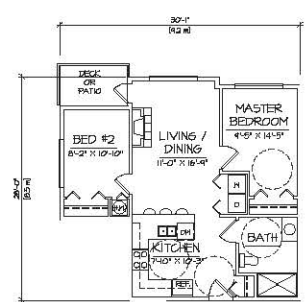
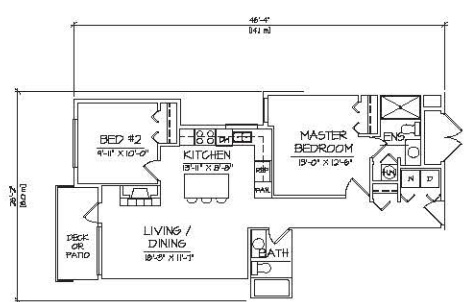
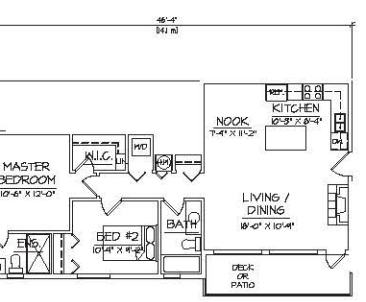


UNIT A1 - 2 BEDROOM & DEN
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,180 S.F.

UNIT A2 - 2 BEDROOM & DEN
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,169 S.F.

UNIT A3 - 3 BEDROOM & DEN
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,303 S.F.

UNIT A4 - 3 BEDROOM & DEN
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,302 S.F.



UNIT B1 - 2 BEDROOM
SCALE: 1/8" = 1'-0" 843 S.F.

UNIT B2 - 2 BEDROOM
SCALE: 1/8" = 1'-0" 871 S.F.

UNIT B3 - 2 BEDROOM
H/C ADAPTABLE
SCALE: 1/8" = 1'-0" 105 S.F.

UNIT B4 - 2 BEDROOM
H/C ADAPTABLE
SCALE: 1/8" = 1'-0" 100 S.F.

DESIGN : MID
DRAWN :
DATE :
SCALE :
1/8" = 1'-0"

CLIENT : PHOENIX CONSTRUCTION SYSTEMS LTD.
PROJECT : PROPOSED 3RD UNIT APARTMENT BUILDING
400/21 140 STREET, SURREY
SHEET CONTENTS : UNIT PLANS



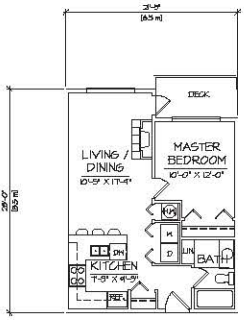
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 297-7100
FAX: (604) 367-2089
EMAIL: mail@barnettdembek.com

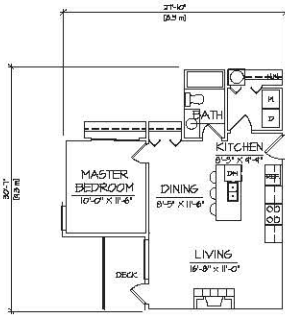
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-31

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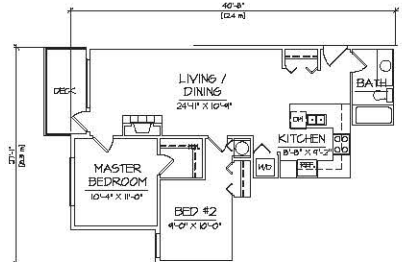
REV.	DATE	ISSUE	BY	ISSUED FOR



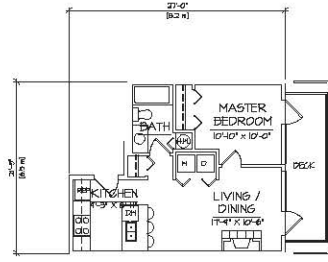
UNIT C1 - 1 BEDROOM
SCALE: 1/8" = 1'-0" 551 S.F.



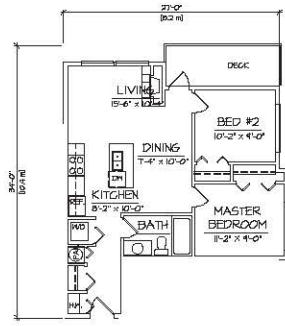
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SCALE: 1/8" = 1'-0" 648 S.F.



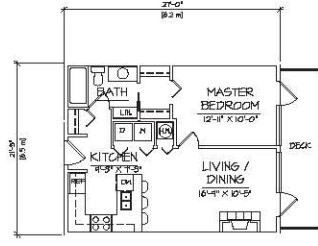
UNIT C3 - 2 BEDROOM
SCALE: 1/8" = 1'-0" 801 S.F.



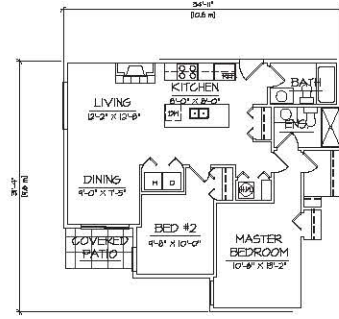
UNIT C4 - 1 BEDROOM
SCALE: 1/8" = 1'-0" 488 S.F.



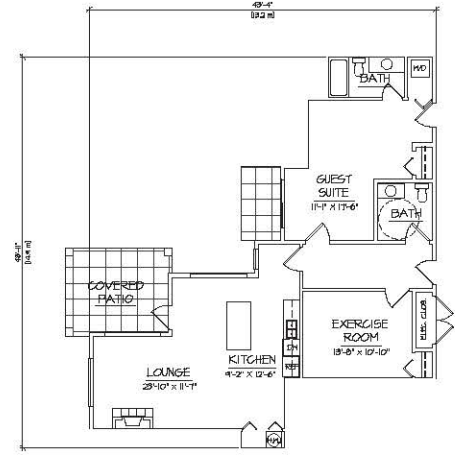
UNIT C5 - 1 BEDROOM
SCALE: 1/8" = 1'-0" 682 S.F.



UNIT C6 - 1 BEDROOM
SCALE: 1/8" = 1'-0" 573 S.F.



UNIT C8 - 2 BEDROOM
SCALE: 1/8" = 1'-0" 911 S.F.



AMENITY
SCALE: 1/8" = 1'-0" 1,131 S.F.

DESIGNER:	PHOENIX CONSTRUCTION SYSTEMS LTD.	SCALE:	1/8" = 1'-0"
CLIENT:	PROPOSED 3B UNIT APARTMENT BUILDING		
PROJECT:	410/421 140 STREET, SURREY		
SHEET CONTENTS:	UNIT PLANS		

barnett dembeck

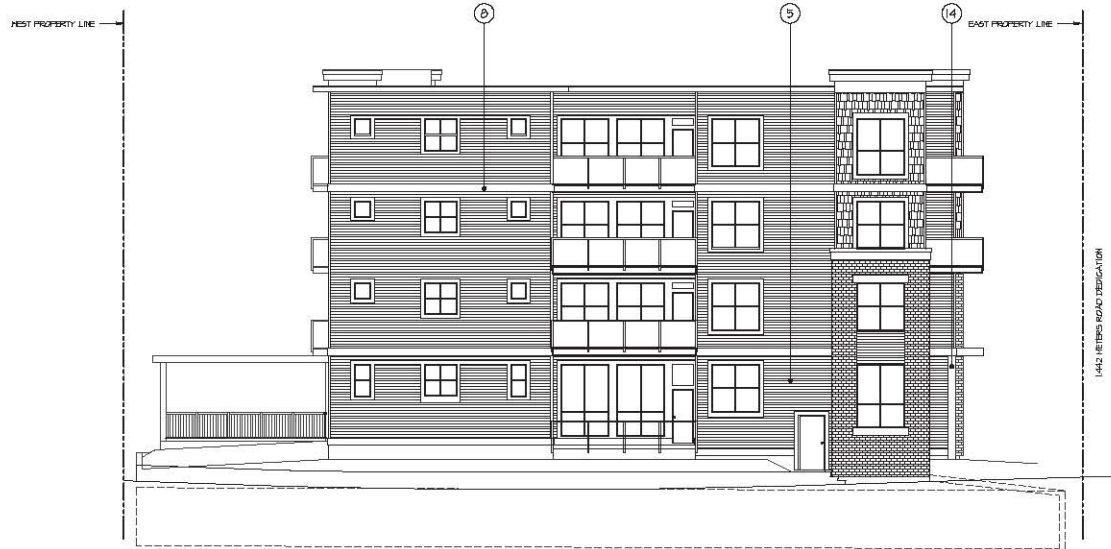
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 297-7100
FAX: (604) 357-2089
EMAIL: mail@bdarkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-3.2



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



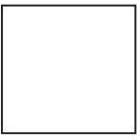
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 2x8 WOOD FASCIA OVER 2x10 WOOD FASCIA
GYN 2" PREFINISHED METAL CAP FLASHING
- 2 2x10 WOOD FASCIA
GYN 2" PREFINISHED METAL CAP FLASHING
- 3 18" "HARDY" PANEL FASCIA
- 4 "HARDY" SHINGLE SIDING
- 5 HORIZONTAL "HARDY" SIDING
- 6 POWDER COAT ALUMINUM RAILINGS GYN GLAZING PANELS
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS
- 9 2x8 WOOD WINDOW TRIM
- 10 2x10 WOOD WINDOW TRIM
- 11 2x6 WOOD TRIM
- 12 2x12 WOOD TRIM
- 13 12" DEEP CONCRETE SILL
- 14 12" X 12" "HARDY" CLAD COLUMN
- 15 12" WIDE "HARDY" TRIM
- 16 "HARDY" INFILL PANEL
- 17 POWDER COAT ALUMINUM PICKET RAILING
- 18 POWDER COAT ALUMINUM TRELLIS & POSTS
- 19 MATT BLACK METAL 1" HIGH LETTERING MOUNTED ON
NEOPRENE SPACERS COMPLETE WITH LED "LEVEL"
BACKLIGHTING FOR BUILDING NAME

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REV#	DATE	ISSUE	BY	USED FOR



DESIGNER:	ARCHITECT:	DATE:	SCALE:
BARNETT DORNET ARCHITECTS INC.	PHOENIX CONSTRUCTION SYSTEMS LTD.	2024	1/8" = 1'-0"
PROJECT: PROPOSED 35 UNIT APARTMENT BUILDING		SHEET CONTENTS:	
400 PZ1 140 STREET, SURREY		ELEVATIONS	

barnett dembek

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

PHONE: (604) 297-7100
FAX: (604) 367-2099
EMAIL: mail@barnkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-4.1

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SCHEDULE OF FINISHES

- 1 2x6 HOOD FASCIA OVER 2x10 HOOD FASCIA
CAN 2" PREFINISHED METAL GAP FLASHING
- 2 2x10 HOOD FASCIA
CAN 2" PREFINISHED METAL GAP FLASHING
- 3 10" WARDI[®] PANEL FASCIA
- 4 WARDI[®] SHINGLE SIDING
- 5 HORIZONTAL WARDI[®] SIDING
- 6 POWDER COAT ALUMINUM RAILINGS CAN GLAZING PANELS
- 7 BRICK VENEER
- 8 VINYL FRAMED WINDOWS
- 9 2x6 HOOD HINDON TRIM
- 10 2x10 HOOD HINDON TRIM
- 11 2x6 HOOD TRIM
- 12 2x12 HOOD TRIM
- 13 12" DEEP CONCRETE SILL AND LINTEL
- 14 12" X 12" WARDI[®] GLAZ COLLUMI
- 15 12" WIDE WARDI[®] TRIM
- 16 WARDI[®] INFILL PANEL
- 17 POWDER COAT ALUMINUM PICKET RAILING
- 18 POWDER COAT ALUMINUM TRELIS & POSTS
- 19 HALF BLACK METAL 7" HIGH LETTERING MOUNTED ON
RESPHERE SPACERS COMPLETE WITH LED "JEWEL"
BACKLIGHTING FOR BUILDING NAME
- 20 WHITE PLASTICIZED NUMBERS APPLIED
DIRECTLY ONTO GLASS SURFACE
- 21 PREFABRICATED CONCRETE COPING
- 22 WOOD T&G SOFFIT BURRY AREA CEILING

REV	DATE	BY	ISSUE



DESIGNER : PHOENIX CONSTRUCTION SYSTEMS LTD.
 DRAWN BY :
 PROJECT : PROPOSED 35 UNIT APARTMENT BUILDING
 410/421 140 STREET, SURREY
 SHEET CONTENTS : ELEVATIONS
 DATE :
 SCALE : 1/8" = 1'-0"

barnett dembek

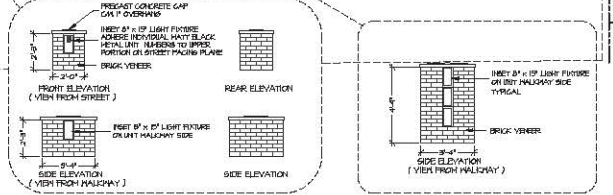
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 297-7100
 FAX: (604) 357-2099
 EMAIL: mail@barnettdembek.com

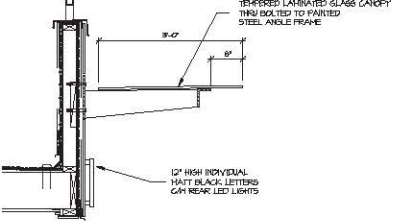
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
11050	AC-4.2



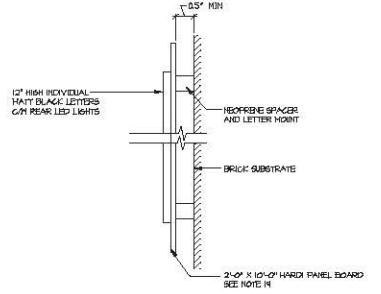
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



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



CANOPY DETAIL



CHANNEL LETTER SIGNAGE DETAIL



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

QUOTATIONS, ALL DRAWINGS AND THE
 HORIZONTAL AND VERTICAL DIMENSIONS ARE
 TO BE USED AS A GUIDE. THE CLIENT
 SHOULD CONSULT WITH THE ARCHITECT
 BEFORE ANY CONSTRUCTION BEGINS.
 DIMENSIONS ARE TO FACE UNLESS
 OTHERWISE SPECIFIED. MATERIALS
 TO BE USED SHALL BE AS NOTED, OR
 OF AN EQUIVALENT QUALITY. THE
 CONTRACTOR SHALL BE RESPONSIBLE FOR
 VERIFYING ALL DIMENSIONS AND
 CONDITIONS BEFORE ANY CONSTRUCTION
 BEGINS. THE ARCHITECT'S OFFICE
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 ERRORS OR OMISSIONS IN THE
 DOCUMENTS.

REV.	DATE	BY	ISSUE	CAD	DATE	BY



CLIENT :	PHOENIX CONSTRUCTION SYSTEMS LTD.
PROJECT :	PROPOSED 25 UNIT APARTMENT BUILDING 4400 110 STREET, SURREY
SHEET CONTAINS :	PHASING MODEL

barnett dembek

UNIT 135,
 7038 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

CLIENT NO.	BHEET NO.
PROJECT NO.	AC-51
11050	REV. NO.

PROPOSED APARTMENT BUILDING
9909/21 – 140th STREET, SURREY, BC

EXTERIOR COLOUR SCHEME



Hardi Shake Cladding
Benjamin Moore CC-540 "Stampede"



Cedar Soffits – Clear Sealer



Fibre Cement and Wood Trims
Benjamin Moore CC-544 "Overcoat"



Horizontal Hardi Plank and Soffits
Benjamin Moore OC-35 "Spanish White"



Balcony Railings
Black



Brick Masonry
Mutual Materials "Redondo Gray"
Smooth

BARNETT DEMBEK ARCHITECTS INC.
Project Number 11050



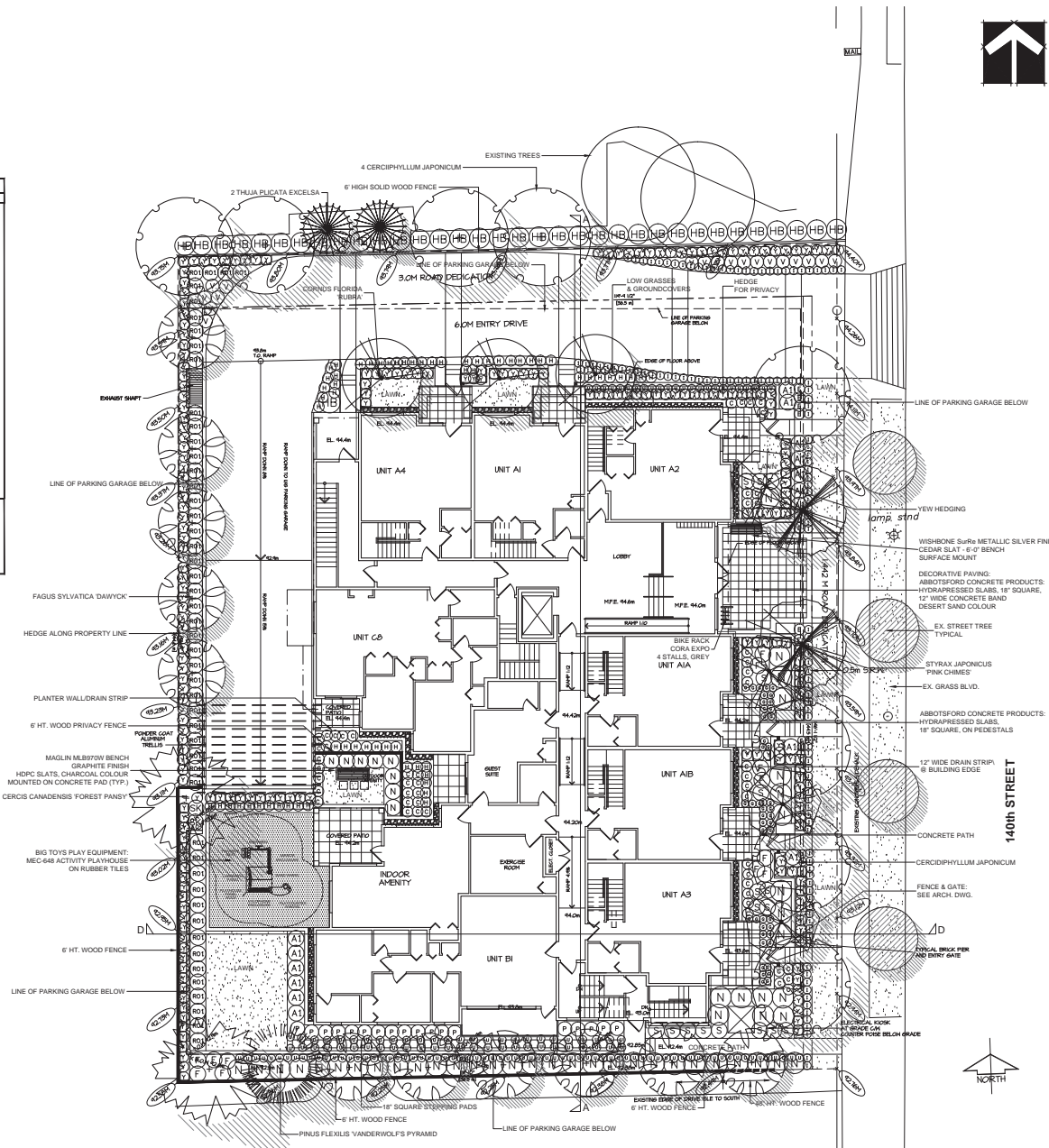
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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 f. 604-294-0022

SEAL:

PLANT SCHEDULE			PMG JOB NUMBER: 12-171	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
4		ACER PALMATUM BLOODGOOD	JAPANESE MAPLE	5CM CAL, 2.5M HT, BAB, UPRIGHT FORM
5		CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL, 1.8M STD, BAB
6		CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD	6CM CAL, BAB
3		CORNUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	5CM CAL, 2.5M HT, BAB
11		FAGUS SYLVATICA DAWYCK	FASTIGIATE OR DAWYCK BEECH	5CM CAL, BAB
1		PINUS FLEXILIS VANDERWOLF'S PYRAMID	VANDERWOLF'S PYRAMID PINE	3M HT, BAB
2		STYRAX JAPONICUS PINK CHIMES	JAPANESE SNOWGELL	6CM CAL, 1.8M STD, BAB
7		THUJA PLICATA EXCELSA	WESTERN RED CEDAR	3M HT, BAB
SHRUB				
15		AZALEA JAPONICA GIRARD'S HOT SHOT	AZALEA; SCARLET ORANGE	#2 POT, 25CM
13		FOTHERGILLA GARDENI	DWARF FOTHERGILLA	#2 POT, 80CM
35		HYDRANGEA PANICULATA QUICK FIRE	QUICK FIRE HYDRANGEA; WHITE-PINK	#3 POT, 80CM
54		NANDINA DOMESTICA MOONBAY	DWARF HEAVENLY BAMBOO	#3 POT, 50CM
50		ROSA NOVARUM	GARRET ROSE, PINK	#2 POT, 40CM
2		SOMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
16		SPRAEA X JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRAEA, PINK	#2 POT, 40CM
223		TAXUS BACCATA STRICTA	IRISH YEW	1.5M BAB
18		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT, 30CM
GRASS				
45		CAREX ICE DANCE	SILVER VARIEGATED SEDGE	#1 POT
51		CAREX FLACCA	BLUE SEDGE	#1 POT
63		HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
136		IMPERATA CYLINDRICA RED BARDON	BLOOD GRASS	#1 POT
PERENNIAL				
8		ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
148		ARCTOSTAPHYLOS LIVA-URSI MASSACHUSETTS	KUNNKINCK	#1 POT, 20CM
18		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW: MAKE 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 STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



NO.	DATE	REVISION DESCRIPTION	DR.
1	13 OCT 17	NEW SITE PLAN / CITY COMMENTS	SO
4	13 AUG 20	PLANTING ALONG NORTH PL	SO
5	18 AUG 20	CITY COMMENTS	SO
2	13 AUG 13	REV PER NEW SITE PLAN	SA
1	13 JAN 25	REV PER NEW SITE PLAN	SA

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL DEV.

140TH STREET SURREY, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 12 SEP 17 DRAWING NUMBER:

SCALE: 1"=10'-0"

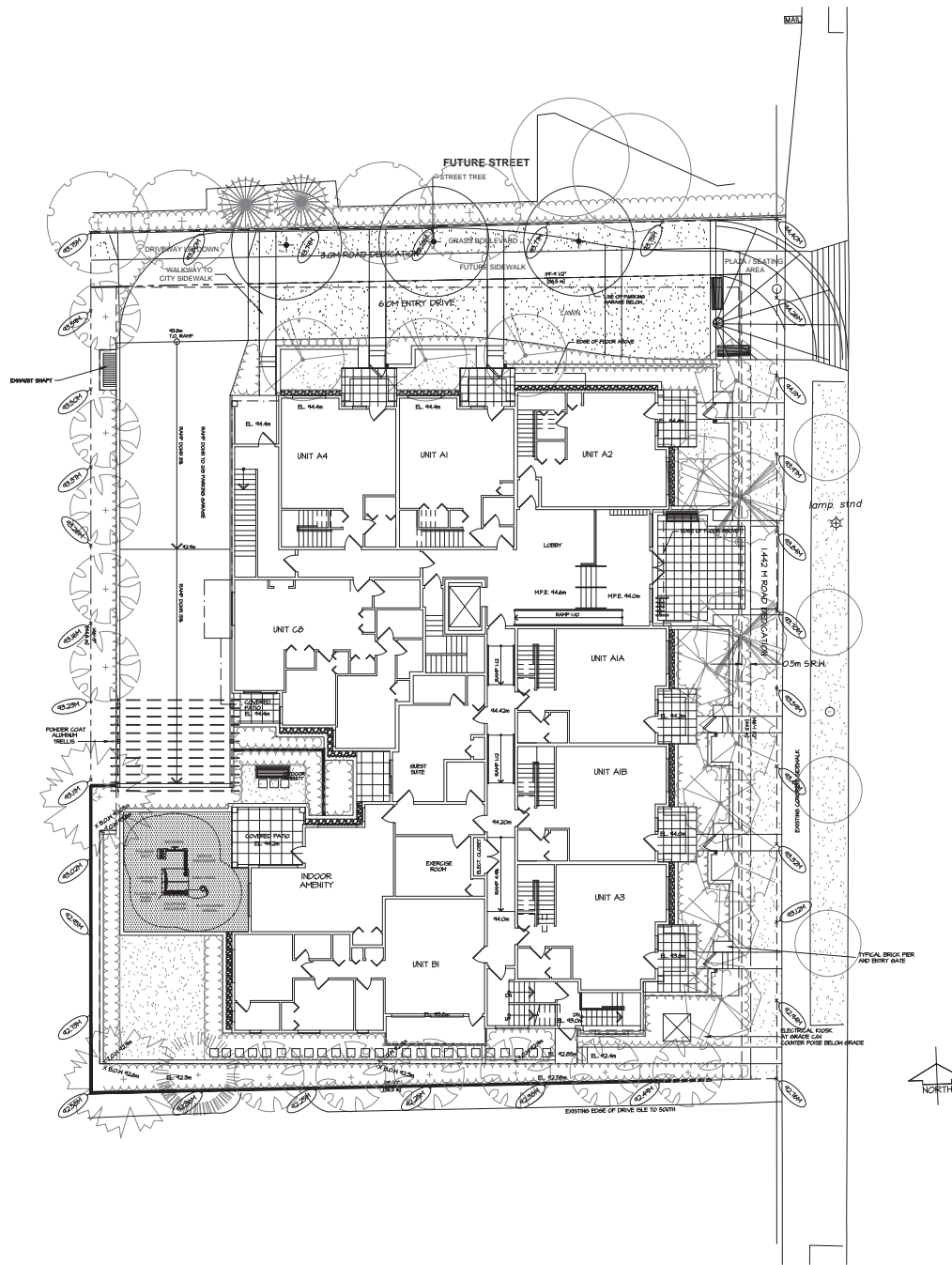
DRAWN: MM

DESIGN: MM

CHKD: MCY

L1

OF 3



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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
1	13.OCT.17	NEW SITE PLAN / CITY COMMENTS	DO
2	13.AUG.20	PLANTING ALONG NORTH FL	DO
3	13.AUG.20	CITY COMMENTS	DO
4	13.AUG.20	CITY COMMENTS	DO
5	13.AUG.20	REV PER NEW SITE PLAN	SA
6	13.AUG.20	REV PER NEW SITE PLAN	SA
7	13.AUG.20	REV PER NEW SITE PLAN	SA
8	13.AUG.20	REV PER NEW SITE PLAN	SA

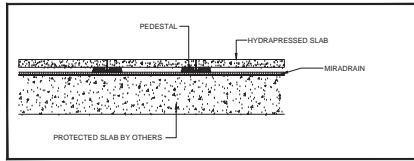
CLIENT:

PROJECT:
RESIDENTIAL DEV.
140TH STREET
SURREY, B.C.

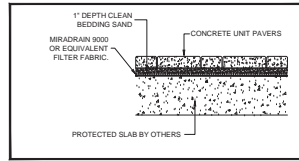
DRAWING TITLE:
FUTURE ROAD
LANDSCAPE

DATE: 13.JAN.28 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: DO
DESIGN: DO
CHK'D: MCV

L2
OF 3



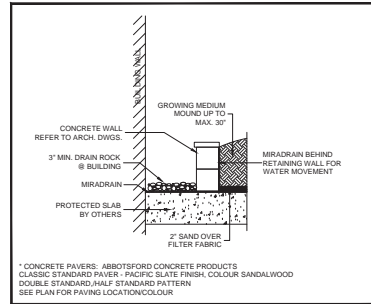
1 HYDRA-PRESSED SLAB
L3 1'-1/2"



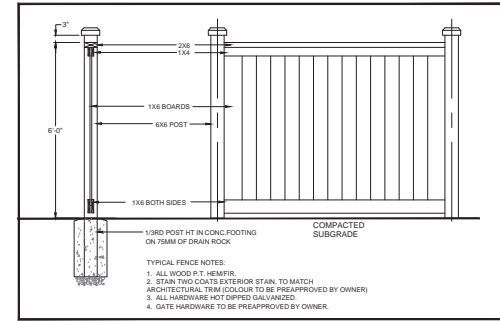
2 PAVERS ON SLAB
L3 1'-1/2"



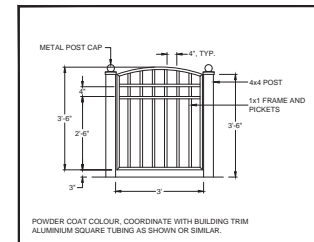
3 BIG TOYS ACTIVITY PLAYHOUSE
L3 NA



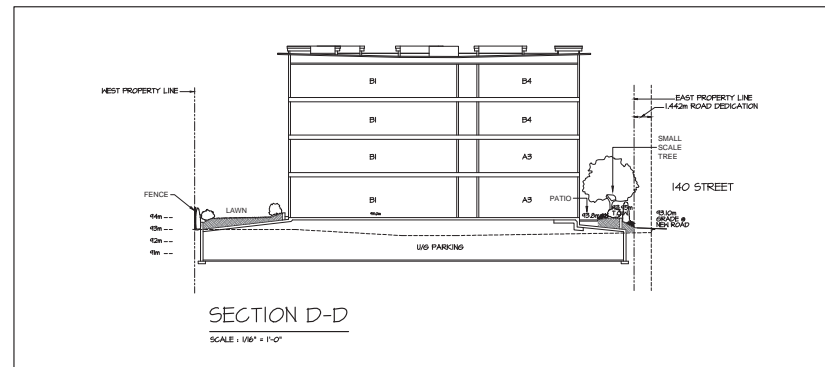
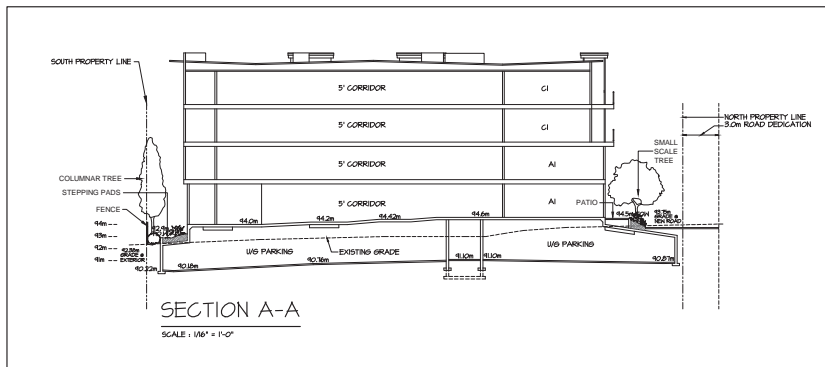
4 MORTARED BLOCK WALL AND DRAIN STRIP
L3 12'-1/2" SEE ARCHITECTURAL DRAWINGS



5 6' HT. WOOD PRIVACY FENCE
L3 12'-1/2"



6 METAL GATE
L3 12'-0"



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p. 604-294-0011 f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	13.AUG.20	CITY COMMENTS	MM
2	13.AUG.13	REV PER NEW SITE PLAN	SA
3	13.JAN.25	REV PER NEW SITE PLAN	SA

CLIENT:

PROJECT:

RESIDENTIAL DEV.
140TH STREET
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS SECTIONS

DATE: 12 SEP 28 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: DO
DESIGN: MM
CHK'D: MCV

L3
OF 3

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

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

DATE: **October 23, 2013**

PROJECT FILE: **7812-0256-00**

RE: **Engineering Requirements
Location: 9909/11 and 9921 140 Street**

Property and Right-of-Way Requirements

- dedicate 1.442 meters along 140 Street for ultimate 30.0 meter Arterial road standard;
- provide a 0.5 meter Statutory Right-of-Way along 140 Street;
- dedicate 3.0 meters for future 99A Avenue;
- dedicate a 3.0 meter x 3.0 meter corner cut at the 140 Street and future 99A Avenue intersection; and
- provide a 0.5 meter Statutory Right of Way along future 99A Avenue.

Works and Services

- construct a 6.0 meter interim lane along northern property line;
- construct a 6.0 meter wide concrete interim letdown onto 140 Street;
- provide cash-in-lieu for the removal of temporary works and construction of the future 99A Avenue to a local road standard;
- provide cash-in-lieu for 50% of the design & construction of a future median along 140 Street;
- provide cash-in-lieu for a future water, sanitary and drainage works along 99A Avenue;
- construct drainage facilities to drain the interim lane; and
- accommodate City Centre District Energy requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

SSA



Thursday, September 20, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0256 00

SUMMARY

The proposed 35 highrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

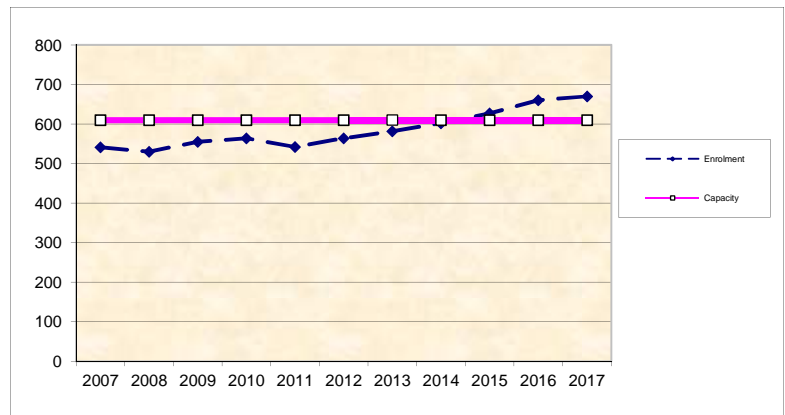
Lena Shaw Elementary	
Enrolment (K/1-7):	67 K + 475
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12);	1134

School Enrolment Projections and Planning Update:

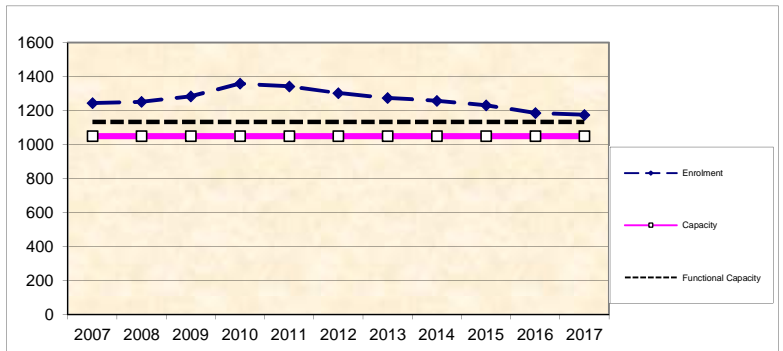
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Lena Shaw 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: 12-0256-00

Project Location: 9909 / 11 / 21 - 140 Street, 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 a row of native coniferous and broadleaf species at the north and south ends of the northern lot. Tree species within the rows include bigleaf maple and Douglas-fir, along with a few western redcedar to the west and east of the northern house. The trees within the rows are of moderate structure and moderate to good health with forms typical of tightly spaced trees including limited trunk tapers and asymmetrical canopies.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 21
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 17
Number of Protected Trees to be retained (A-C)	(D) 4
Number of Replacement Trees required (0 alder and cottonwood X 1 and 17 others X 2)	(E) 34
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) TBD

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

Date: December 6, 2012





Advisory Design Panel Minutes

Parks & Rec Boardroom 1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, APRIL 25, 2013
Time: 4:10 pm

Present:

Chair - T. Ankenman

Panel Members:

T. Wolf

D. Lee

J. Makepeace

Absent:

G. Wylie

M. Searle

Guests:

Mark Whitehead, Musson Cattell Mackey Partnership

Architects Ltd. (MCMP)

Vince Fernandez, MCMP

Peter Odegaard, MCMP

Greg Mitchell, PCI Developments Corp.

Andy Croft, PCI Developments Corp.

Derek Lee, PWL Partnership Landscape Architects Inc.
(PWL)

Grant Brumpton, PWL

Maciej Dembek, Barnett Dembek Architects Ltd.

Mary Chan-Yip, PMG Landscape Architects

Nirmal Takhar

Walter Francl Architect

Thierry Eckford Landscape Architect

Richard Coulter, Developer

Staff Present:M. Rondeau, Acting City Architect -
Planning & Development

H. Dmytriw, Legislative Services

NEW SUBMISSIONS**3. 5:45 pm**

File No.:	12-00256-00
New or Resubmit:	New
Description:	Rezoning to "Comprehensive Development Zone (CD)"; and Development Permit for a 35-unit, 4-storey apartment building with ground level townhouses.
Address:	9921 / 9909 - 140 Street, City Centre
Developer:	Nirmal Takhar
Architect:	Maciej Dembek, Barnett Dembek Architects Ltd.
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The site is located at the edge of City Centre and the proposed form of development and density is supported.
- A future road is planned through to the townhouse site which necessitated a dedication along the north. This makes the site a bit tighter than would have been. Some of the units facing the ramp are tight.

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

- A drive aisle to the adjacent townhouse site is on the south side.
- Driveway to underground is along the north then a ramp on the west side of the site.
- Site has a slope so ramps have been introduced through the ground floor corridor to step the townhouse floor levels with the sloping sidewalk and also increases floor to ceiling height. Townhouses face 140th and the north interface.
- The lobby is dropped to finish grade at street level with steps inside.
- Reduced parking proposed; are pushing to 'get out of the car' agenda since this is City Centre.
- Flat roof with cornice around the building. A continuous slope on underside to bind the whole irregular mass together to provide a distinct sheltering cover to it.
- Building is articulated on two stories with brick veneer. Upper bay is finished with a vinyl cedar shake to wrap around building to other side.
- As much light and orientation as possible has been added to the tight units.
- Sustainability – to be connected to District Utility System. Have provided for that in the underground parking. Topsoil for water retention. Wood frame in this climate. Local responses, thinking sustainability wise.
- Electric fireplaces proposed.
- Colour scheme: Greys, blacks and creams.

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

- Each unit has a private entry 3-4 steps from the street level with gate and outdoor patio, small scale tree, colourful plantings and evergreen hedge along the street edge and between patios.
- At rear of the building is the amenity areas, amenity room , outdoor space and seating.
- Soil depths: 18-24". Will absorb rain water.
- No trees can be saved due to the parkade.
- Are currently selecting plant materials and species having high water demands as there is no irrigation at this time. But if there was irrigation in future, a "smart controller" would be used that is respectful of the season and temperatures.
- Soil depths over the parkade slab will be 2 feet.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning to "Comprehensive Development Zone (CD)"; and Development Permit for a 35-unit

9921 / 9909 - 140 Street, City Centre

File No. 12-00256-00

It was

Moved by T. Andenman

Seconded by T. Wolf

That the Advisory Design Panel (ADP) recommends that the applicant address the following recommendations and revise and resubmit to the ADP, at discretion of planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Consider a landscape buffer along the northern edge driveway.

(A landscape buffer has been added.)

Building Form and Character

- Generally the use, form and density are supported. However, the building design needs improved resolution and lacks a primary idea which is particularly important for the east elevation.

(The primary elevational change is the vertical bay elements, which have been strengthened to dominate and organise the elevations and added into the north and south elevations.)

- Consider completely revising the façade to give it a more clear character. The vertical or horizontal are fighting each other. The vertical façade elements do not work well with the horizontal cornice. Consider raising roofs over the bays or more horizontality.

(The horizontal cornice has been deleted and replaced with a flat roof overhang. Vertical bay elements rise up over the flat roof, strengthening their dominance of the facades.)

- The sloping soffit is not a good choice appears bulky and inconsistent.

(The slope has been deleted and replaced with flat horizontal overhangs.)

- The 2 storey brick base might benefit from 3 storey now and then.

(The 2-storey height has been retained, as it relates to the 2- storey townhouses. However, the 3rd and 4th floors have been re-clad in a shake material to further accentuate the vertical rhythm of bays and provide a clearer visual understanding of the elevations.)

- The projecting balconies work against the bay idea – not coherent.

(The width of the balconies has been reduced.)

- Celebrate the individual entrances to the townhouses. Consider entrances and trellises.

(Brick piers with pedestrian light fixtures, address numbers and gates have been added.)

- Consider redesigning the main entrance element to give it more substance. Main entrance tucked under balcony does not identify the entry well.

(The balcony has been given a solid face with a glass canopy extension to accentuate the entry element.)

- Unit B1 appears unworkable for the living space.

(Unit B1 has been reworked.)

Landscaping

- Consider larger patios on ground floor townhouses rather than enlarged porches.

(The patios have been enlarged.)

- Provide irrigation (preferably drip irrigation).

(Notes have been added recommending irrigation.)

- Consider a richer paving expression for the driveway such as unit paving or concrete banding as this condition will likely remain for several years.

(Concrete banding has been added.)

- Corner plaza in full build out: geometry could be improved by simply extending paved surface with wall and border planting behind seating to create defensible space for seating.

(The plaza has been revised as noted.)

Sustainability

- Already required to have boiler to provide domestic hot water and corridor pressurization. Consider extending this to provide heating until district energy arrives.

(To be considered by the mechanical engineer in the design development phase.)

- Radiant floor would be a benefit.

(To be considered by the mechanical engineer in the design development phase.)

- Consider adding individual heat recovery ventilators in every unit to exhaust washrooms and supply fresh air into the living areas of each suite.

(To be considered by the mechanical engineer in the design development phase.)

The Panel suggested that they would like to see the project again but may not need to be an agenda item. An electronic review would suffice. On that basis, staff suggested motion B given that a motion cannot be made on electronic reviews.

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: 005-650-437

Lot 132 Section 35 Block 5 North Range 2 West New Westminster District Plan 58009
Except: Part Dedicated Road on Plan BCP 34655

9921 140 Street

Parcel Identifier: 005-083-168

Lot 133 Section 35 Block 5 North Range 2 West New Westminster District Plan 58009
Except: Part Dedicated Road on Plan BCP 34493

9909 140 Street

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings* and related *amenity space*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 2.00.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 55%.

F. Yards and Setbacks

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

Setback	<i>Front Yard</i> [North]	<i>Rear Yard</i> [South]	<i>Side Yard</i> [West]	<i>Side Yard on Flanking Street</i> [East]
Use				
<i>Principal Buildings and Accessory Buildings and Structures</i>	5.1 m [17 ft.]	2.4 m [8 ft.]	6.2 m [20 ft.]	3.2 m [11 ft.]

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

2. Notwithstanding Section F.1, stairs may be sited up to 2.3 metres [8 ft.] from the south *lot line*.

G. Height of Buildings

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

1. Principal buildings: The *building height* shall not exceed 15 metres [50 ft].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1 of this Zone, a minimum of 1 *parking space* shall be provided for each *dwelling unit* for resident parking only.
3. All required *parking spaces* shall be provided as *underground parking*.
4. Notwithstanding Sub-section A.2(c) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended the *underground parking facility* can be located within 0.1 metre (0.3 ft.) of the *front lot line*.

I. Landscaping

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

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,600 sq. m. [acre]	35.0 metres [115 ft.]	43.0 metres [141 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-70 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, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 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.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning 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

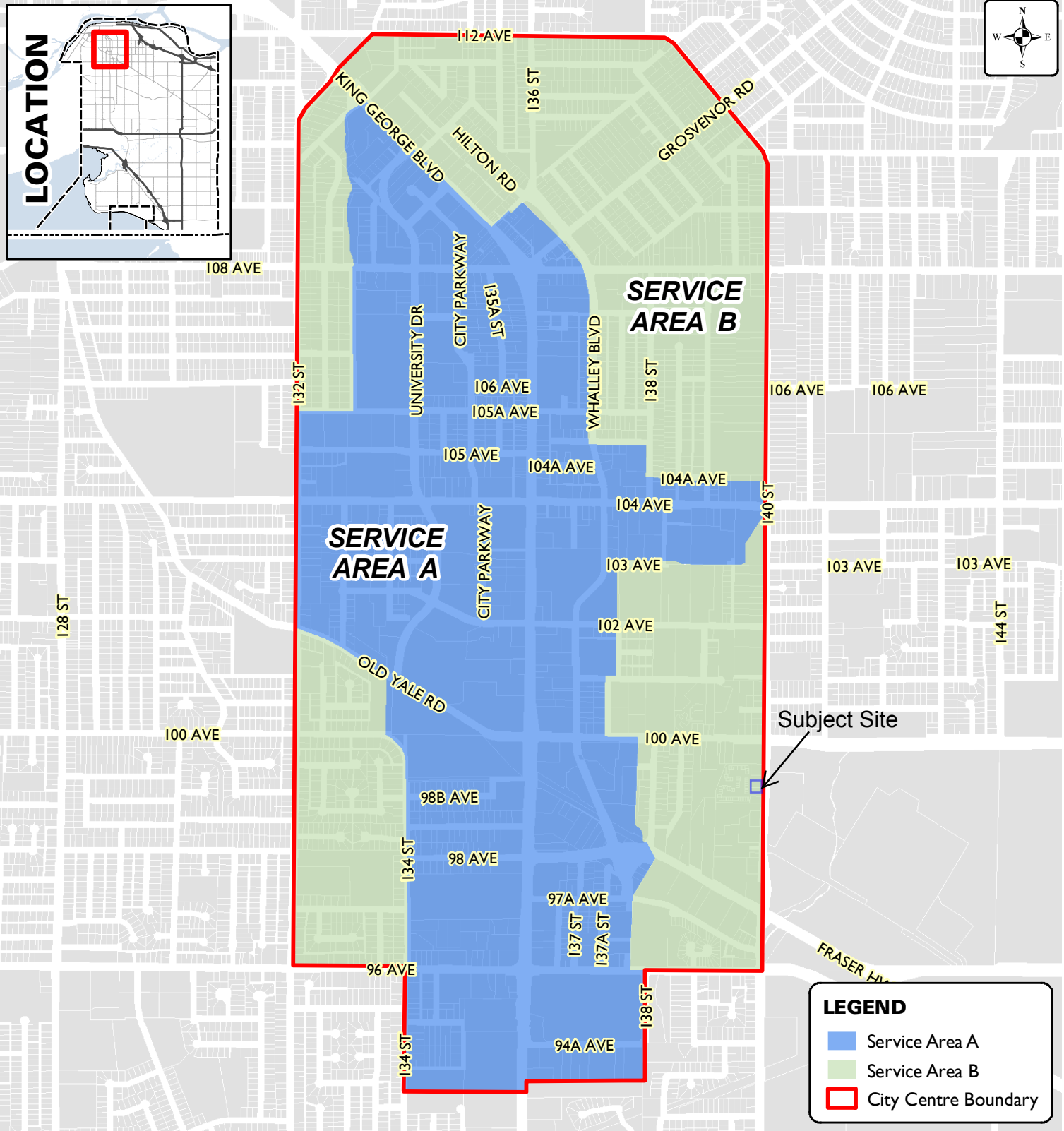
_____ CLERK

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FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.