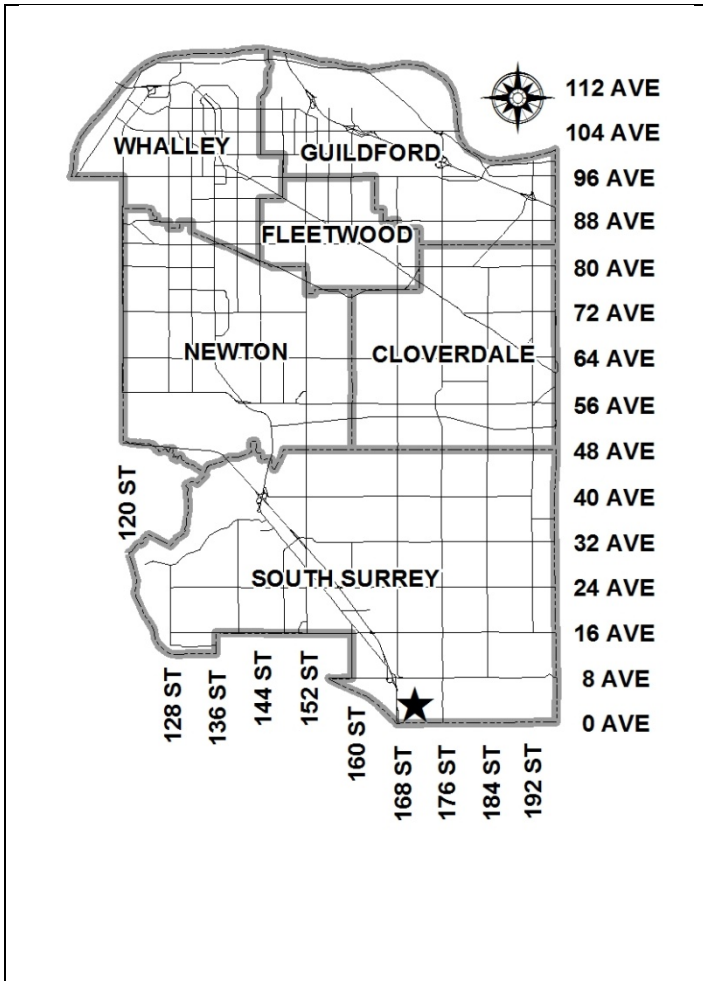


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0283-00

Planning Report Date: February 18, 2013



PROPOSAL:

- **NCP amendment** from Townhouse 15 u.p.a. to Townhouse 20 u.p.a.
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 22 townhouse units.

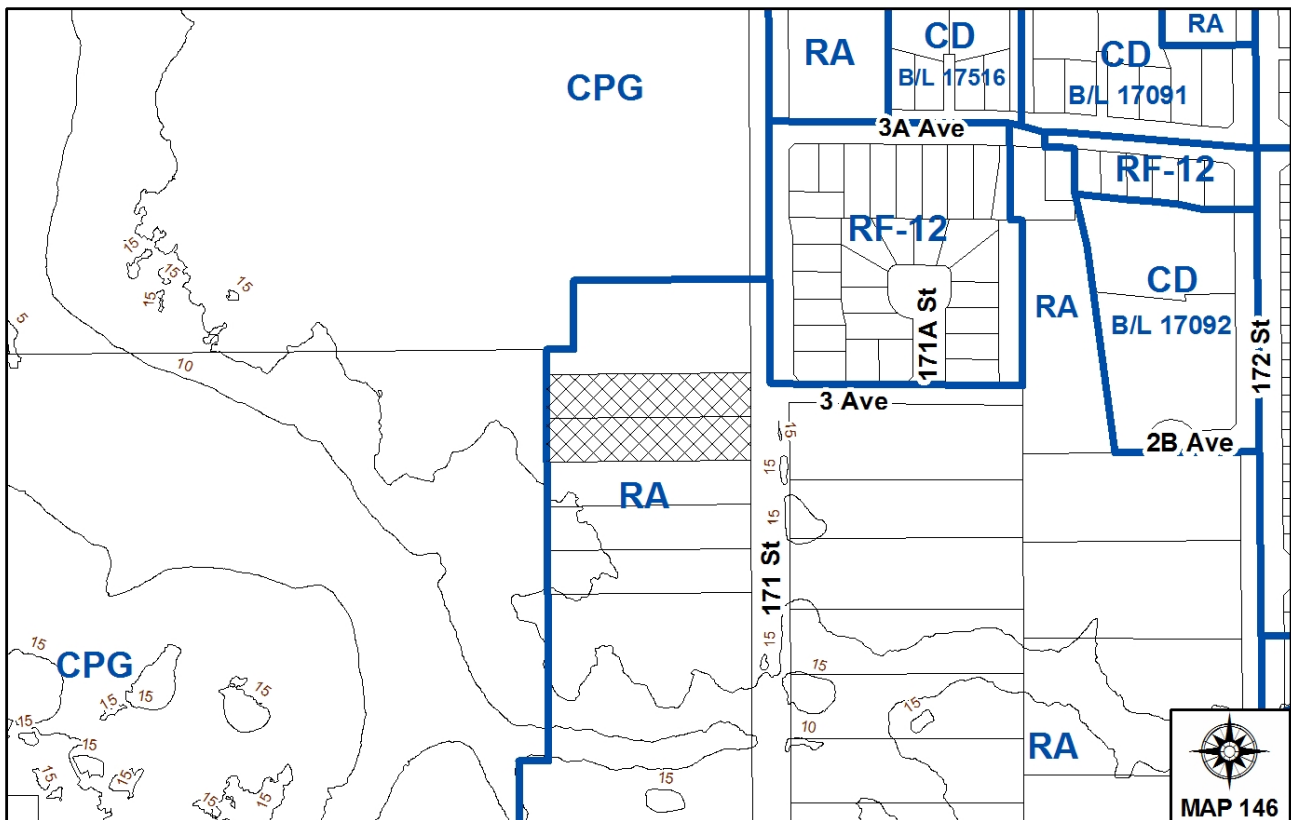
LOCATION: 285 - 171 Street
 275 - 171 Street

OWNER: Nora I Wiens
 Richard J Wiens
 Robert A Hambrook

ZONING: RA

OCP DESIGNATION: Urban

NCP/LAP DESIGNATION: Townhouses 15 u.p.a



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires an amendment to the Douglas Neighbourhood Concept Plan (NCP).
- The application requires a DVP to vary the front and side yard setbacks.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density of 18.4 u.p.a is less than other townhouse developments in the Douglas area and other recent townhouse developments in South Surrey.
- The FAR proposed is 0.74, which is less than 0.90 permitted in the RM-30 Zone and greater than the 0.60 permitted in the RM-15 Zone.
- Development Variance Permits are required to reduce the front and side yard setbacks of the RM-30 Zone. The front setback reductions are supportable and provide for a desirable streetscape along 171 Street while the side yard setbacks are supportable as side yard conditions which will be mirrored in future adjacent developments, and also assist with tree retention efforts.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (30) Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 66 square metres (710 square feet) to 39 square metres (420 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0283-00 generally in accordance with the attached drawings (Appendix VI).
4. Council approve Development Variance Permit No. 7912-0283-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.94 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), 2.0 metres (6.5 ft.), 2.5m (8 ft.) and 3.0 metres (10 ft);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to allow for four (4) visitor parking stalls within the side yard setbacks.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) 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;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant to register a no-build area along the west portion of the subject site and to provide notice to future property owners that the Peace Portal Golf Course is adjacent to the property and to indemnify the City of any liability in relation to this;
 - (l) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations; and
 - (m) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan to redesignate the land from Townhouse 15 u.p.a to Townhouse 20 u.p.a when the project is considered for final adoption (Appendix V).

REFERRALS

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

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

4 Elementary students at Hall's Prairie Elementary School
2 Secondary students at Earl Marriot Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January 2015.

(Appendix III)

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval pending.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family home.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family home	Urban/Townhouse 15 u.p.a	RA
East (Across 171 Street):	Single family home	Urban/Townhouse 15 u.p.a	RA/RF-12
South:	Single family home	Urban/Townhouse 15 u.p.a	RA
West:	Peace Portal Golf Course	Agricultural/NA	CPG

JUSTIFICATION FOR PLAN AMENDMENT

- The Douglas Neighbourhood Concept Plan (NCP) identifies the two (2) subject properties as "Townhouses 15 u.p.a".
- The proposed amendment to "Townhouse 20 u.p.a" reflects the intent of the NCP to establish ground-oriented house units and further supports a variety of housing choices and affordable housing.
- Development Application No. 7912-0055-00, currently at Third Reading and located one parcel south of the subject site, was recently approved to allow a townhouse development at approximately 22 u.p.a. The proposed density of the subject application is 18 u.p.a and consistent with the development pattern in the area.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Townhouses 15 u.p.a" in the Douglas Neighbourhood Concept Plan (NCP).
- The development application involves two (2) properties. This is the second development application and are two (2) of six (6) properties designated "Townhouse 15 u.p.a" adjacent to Peace Portal Golf Course and west of 171 Street.
- The first development application for the "Townhouse" designated properties west of 171 Street in the NCP is 7912-0055-00, currently at Third Reading, which will allow for 26 townhouse units.

Proposal

- The proposal includes a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Family Residential 30 zone (RM-30)" and Development Permit in order to allow for 22 townhouse units.
- A Development Variance Permit is also required in order to accommodate reduced setbacks from the north, south and east property lines, which is discussed later in this report.
- The unit density proposed is 18.4 u.p.a and the floor area ratio (FAR) proposed is 0.74. The maximum FAR permitted in the RM-30 Zone is 0.90.
- The outdoor amenity area proposed is 342 sq. m (3,683 sq. ft), which exceeds the 66 sq. m (710 sq.ft) requirement under Zoning By-law 12000.
- The indoor amenity building proposed is 39 sq. m (420 sq. ft.) and is integrated within the tree preservation and outdoor amenity area. The applicant must address the shortfall with a cash-in-lieu arrangement.

Agricultural and Food Security Advisory Committee (AFSAC)

- Peace Portal Golf Course is situated within the Agricultural Land Reserve (ALR). Development Application No. 7912-0055-00, located one property south of the subject site, was considered at the July 12, 2012 Surrey's Agricultural and Food Security Advisory Committee (AFSAC) meeting.
- As the subject site is located within the same groups of townhouse designated properties with the same contextual considerations; therefore, this application should provide a similar response to the concerns raised by AFSAC as was required by application no. 7912-0055-00.

- Specifically, the same site conditions are applied to the subject site which includes a 9.0m (30 ft) building setback along the west property line, adjacent to Peace Portal Golf Course, which is greater than required under the RM-30 Zone. Landscaping of 3.0m (10ft) in width is provided along the golf course (ALR), which satisfies the minimum Development Permit Guidelines in the OCP.
- As well, in order to respond to the comments originally expressed by the AFSAC related to appropriate residential interface with farm uses, a Section 219 Restrictive Covenant will be required which will notify residents that Peace Portal Golf Course is situated in the ALR and is subject to intensive agricultural use in the future.

Interface with Peace Portal Golf Course

- Two (2) independent consultant reports were prepared to review the interface between the proposed development to the south (7912-0055-00) and provide recommendations to achieve a safe and appropriate interface. These interface details included:
 - A 9.0m (30 ft.) building setback (7.5m (25ft) to deck);
 - Substantial conifer trees planting;
 - A fence height of 2.5m (8 ft); and
 - Increased screening of decks.
- The same interface details are applied to this site plan and building design for the units interfacing with the golf course.
- Peace Portal Golf Course has requested that the City require the registration of a legal document between the golf course and the developer, prior to final adoption, in order to identify the risks associated with living adjacent to a golf course. The City has agreed to facilitate and review this legal agreement.
- In order to help protect the City from future liability related to the golf course operations and future homes, a Section 219 Restrictive Covenant will be registered in order identify a no-build area and to indemnify the City of this liability.

Trees:

- The applicant retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are a total of 23 by-law size trees on the site. A total of six (6) trees are proposed for retention.
- The trees proposed for retention have been clustered around the most significant tree on the site which is the Giant Sequoia. The tree species proposed for retention include Magnolia, Japanese Maple, Beech, Plum and Pine.

- The table below identifies the trees by species and outlines whether they are proposed for retention or removal (Appendix IV):

Tree Species	Total No. of By-law Trees	Total No. of By-law Trees Proposed for Retention	Total No. of By-law Trees Proposed for Removal
Ash	1	0	1
Aspen	1	0	1
Beech	1	1	0
Western Red Cedar	10	0	10
Cherry	1	0	1
Magnolia	1	1	1
Japanese Maple	3	1	2
Ponderosa Pine	1	1	0
Plum	1	1	0
Poplar	1	0	1
Giant Sequoia	1	1	0
Spruce	1	0	1
Total	23	6	17

PRE-NOTIFICATION

Pre-notification letters were sent out on December 19, 2012. Staff received the following comments in response to the notification:

The Little Campbell Watershed Society submitted a letter of comments. Although the group does not believe there to be an impact on the Little Campbell River, they did provide comments related to the increase in density and increased use in pesticides and fertilizers, pollutants in the storm drain from automobile washing, the efficiency of the stormwater/run-off infiltration chambers, on-site stormwater management.

Staff forwarded the letter to the applicant in order for them, along with their civil consultant, to review and respond to. The applicant has confirmed that the storm discharge will go through a water/quality sediment control chamber and that the storm drains will be marked with salmon signage, as per City standards.

The lawyer representing Peace Portal Golf Course contacted the City to confirm that a similar easement/restrictive covenant agreed to under development application 7912-0055-00 to identify the risks associated with living beside a golf course, would be applied to this project.

Staff confirmed that the legal agreement to identify the risks associated with living beside a golf course would be a requirement of the subject application.

DESIGN PROPOSAL AND REVIEW

- The site plan has been designed to have units which are oriented toward 171 Street and provide for an interactive streetscape.
- The site planning considerations incorporated 265 -171 Street, not included in the application, in the development concept plan.
- This property (265 – 171 Street) is located between development application 7912-0055-00 to the south and the subject site, which impacts the future development pattern.
- The applicant has provided a summary of their efforts to acquire this property over the period of time between January 2012 and October 2012 which included various meetings and two (2) purchase offers. The current property owners have expressed that they are not interested in selling or moving at this time.
- A reciprocal access easement will be provided to 265 – 171 Street in order to provide efficient access to this future development.
- Staff are satisfied that the development potential of 265 – 171 Street is comparable to that achieved on the subject site and that it can proceed independently.
- The outdoor amenity area proposed on the site has been located in order to preserve the most significant trees on the site. The indoor amenity building is located within this area and is designed to provide a flexible meeting and play space which opens onto the outdoor space.
- Exterior building cladding consists of high quality materials including Hardi board siding, wood shingles, duroid roofing, wood trim and fascia and wood posts (Appendix VI). Vinyl siding is included within the internal drive-isles.
- Design details regarding the indoor amenity building and play area are subject to further review in order to ensure that the critical root zones of the trees are not impacted by the building.
- The landscaping plan incorporates a variety of planting materials, coniferous trees and hard surface materials.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 6, 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"> • Located within the Douglas NCP • An amendment to Townhouse 20 u.p.a is proposed. The amendment will increase affordability and diversity in housing.

2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A unit density of 18.4 u.p.a is proposed. • A mixture of unit types and bedrooms are proposed.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, infiltration chambers, and natural, drought resistant landscaping is proposed.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is in close proximity to the future Park trail system.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles have been applied to the streetscape. • The indoor and outdoor amenity areas provide for a variety of users.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Adjacent property owners have been consulted.

ADVISORY DESIGN PANEL

- This project was not referred to the Advisory Design Panel (ADP) and was reviewed internally. Staff feel that the project is of a high quality design reflective of City goals for multiple residential ground-oriented housing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.94 metres (23 ft.).

Applicant's Reasons:

- The proposed setback will allow these homes to directly address the public realm of the sidewalk encouraging neighbourhood interaction and "eyes on the street".

Staff Comments:

- The proposed setback reductions are reasonable and provide a human scaled streetscape. The units have been designed to front the street.
- Additional west rear yard setback is provided to address the interface with Peace Portal Golf Course.

(b) Requested Variance:

- to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), 2.0 metres (6.5 ft.), 2.5m (8 ft) and 3.0 metres (10 ft).

Applicant's Reasons:

- This allows for an efficient site plan for the subject site and the development to the south.

Staff Comments:

- The proposed setbacks are side yard conditions, which will likely be mirrored with the future development of the site to the south.
- The 2.0 (6.5 ft.) setback for Building 2 is supportable in order to allow a sufficient root protection zone for the Giant Sequoia.
- The 1.8m (6ft.) setback on Building 3 is to an electrical kiosk which is only on the first storey of the building.
- The proposed 2.5m (8 ft) setback is as a result of the access location requirement to align with 3 Avenue across 171 Street. This access location results in a limited street frontage for the building.
- The remaining building setbacks are at 3.0m (10ft.), which is generally consistent with side yard to side yard conditions for townhouse developments.

(c) Requested Variance:

- to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);

Applicant's Reasons:

- This allows for an efficient site plan for the subject site and the development to the north.

Staff Comments:

- The proposed setback is a side yard condition confined to one (1) unit only, which will likely be mirrored with the future development of the site to the north.

(d) Requested Variance:

- to allow for four (4) visitor parking stalls within the side yard setbacks.

Applicant's Reasons:

- Visitor parking is located in order to provide for an efficient site plan.

Staff Comments:

- The visitor parking stalls are located within the side yards of the site which will likely be the side yards of the future developments to the north and south.
- The majority of the units have side by side parking garages with additional outdoor parking pads.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Engineering Summary
Appendix III	School District Comments
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	NCP Amendment Plan
Appendix VI	Draft Development Permit No. 7912-0283-00
Appendix VII	Development Variance Permit No. 7912-0283-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek & Associates and PMG Landscape Architects, respectively, dated February 6, 2013.

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/da

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DA 2/14/13 2:00 PM

Information for City Clerk

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

1. (a) Agent: Name: Samuel Hooge
 Dawson & Sawyer Lands Ltd.
 Address: 15230 - No. 10 (56 Avenue) Hwy, Unit 101
 Surrey, BC V3S 5K7

 Tel: 604-626-5040 - Cellular
 604-626-5040 - Home

2. Properties involved in the Application
 - (a) Civic Address: 285 - 171 Street
 275 - 171 Street

 - (b) Civic Address: 285 - 171 Street
 Owner: Robert A Hambrook
 PID: 010-270-698
 Lot 5 Section 6 Township 7 New Westminster District Plan 17005

 - (c) Civic Address: 275 - 171 Street
 Owner: Richard J Wiens
 Nora I Wiens
 PID: 007-441-401
 Lot 6 Section 6 Township 7 New Westminster District Plan 17005

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

 - (b) Application is under the jurisdiction of MOTI. Yes

 MOTI File No. 2013-00585

 - (c) Proceed with Public Notification for Development Variance Permit No. 7912-0283-00 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	4,827.63	4,827.63
Road Widening area		
Undevelopable area		
Net Total		4,827.63
LOT COVERAGE (in % of net lot area)	45%	
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		34%
SETBACKS (in metres)		
Front (East)	7.5	4.5
Rear (West)	7.5	7.5
Side (South)	7.5	3.0, 1.79
Side (North)	7.5	3.0
BUILDING HEIGHT (in metres/storeys)		
Principal	12m	11m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		35
Total		36
FLOOR AREA: Residential	4,344.9	3,588.56
FLOOR AREA: Commercial		
Retail		
Office		
Total		NA
FLOOR AREA: Industrial		NA
FLOOR AREA: Institutional		NA
TOTAL BUILDING FLOOR AREA		3,588.56

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 u.p.h./30 u.p.a.	
# of units/ha /# units/acre (net)		
FAR (gross)	0.90	0.74
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	65.4	39
Outdoor	65.4	345.8
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	42	42
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars	12	12
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length	48	48

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 12, 2013 **PROJECT FILE:** 7812-0283-00

RE: Engineering Requirements
Location: 275 & 285 - 171 Street

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.5 metre wide statutory right-of-way along 171 Street.

Works and Services

- Construct west side of 171 Street to a Neo-Traditional through local standard.
- Construct storm sewers to service the development.
- Upgrade watermain on 171 Street, if required based on fire flow calculations.
- Upgrade Douglas Sanitary Sewer Pump Station.
- Provide water, storm and sanitary service connections.
- Pay DWA charges 84/85/8607-0041-00-1

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/
Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Wednesday, February 06, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0283 00

SUMMARY

The proposed 22 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

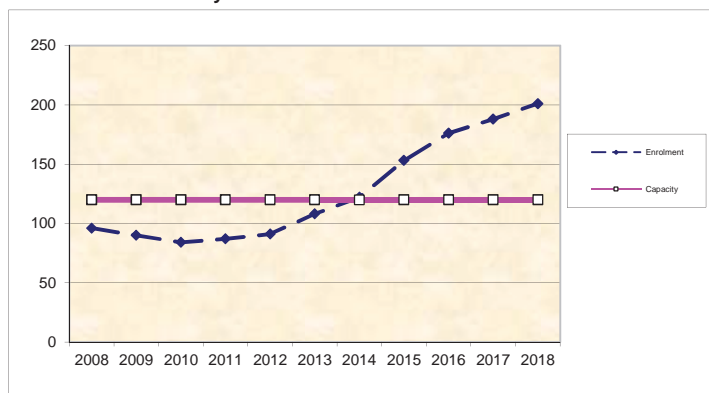
Elementary Students:	4
Secondary Students:	2

September 2012 Enrolment/School Capacity

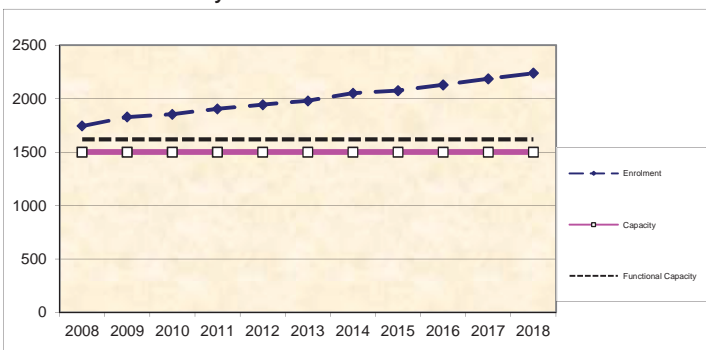
Hall's Prairie Elementary	
Enrolment (K/1-7):	13 K + 78
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 A new Douglas Area elementary school site has recently been acquired but construction of a new school is subject to Ministry approval in the future. Priority and timing for funding approval may depend upon actual enrolment growth from the Douglas neighbourhood. The School District has purchased a new secondary school site in the Grandview Heights area and has submitted a proposal for a construction of a new secondary school, which is priority #5 in the 2012 - 2016 Five Year Capital Plan. A new secondary school when completed will relieve projected long term capacity shortfall at Earl Marriott Secondary and Semiahmoo Secondary. The proposed development will not have an impact on these projections.

Hall's Prairie Elementary



Earl Marriott 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: 275 / 85 - 171 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 features include an 'L' shaped row of primarily western redcedar at the southwest, a giant sequoia and beech in the central area and two large diameter western redcedar across the south end.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 23
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) 6
Number of Replacement Trees required (0 x alder and cottonwood X 1 and 17 others X 2)	(E) 34
Number of Replacement Trees proposed	(F) 68
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 74
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

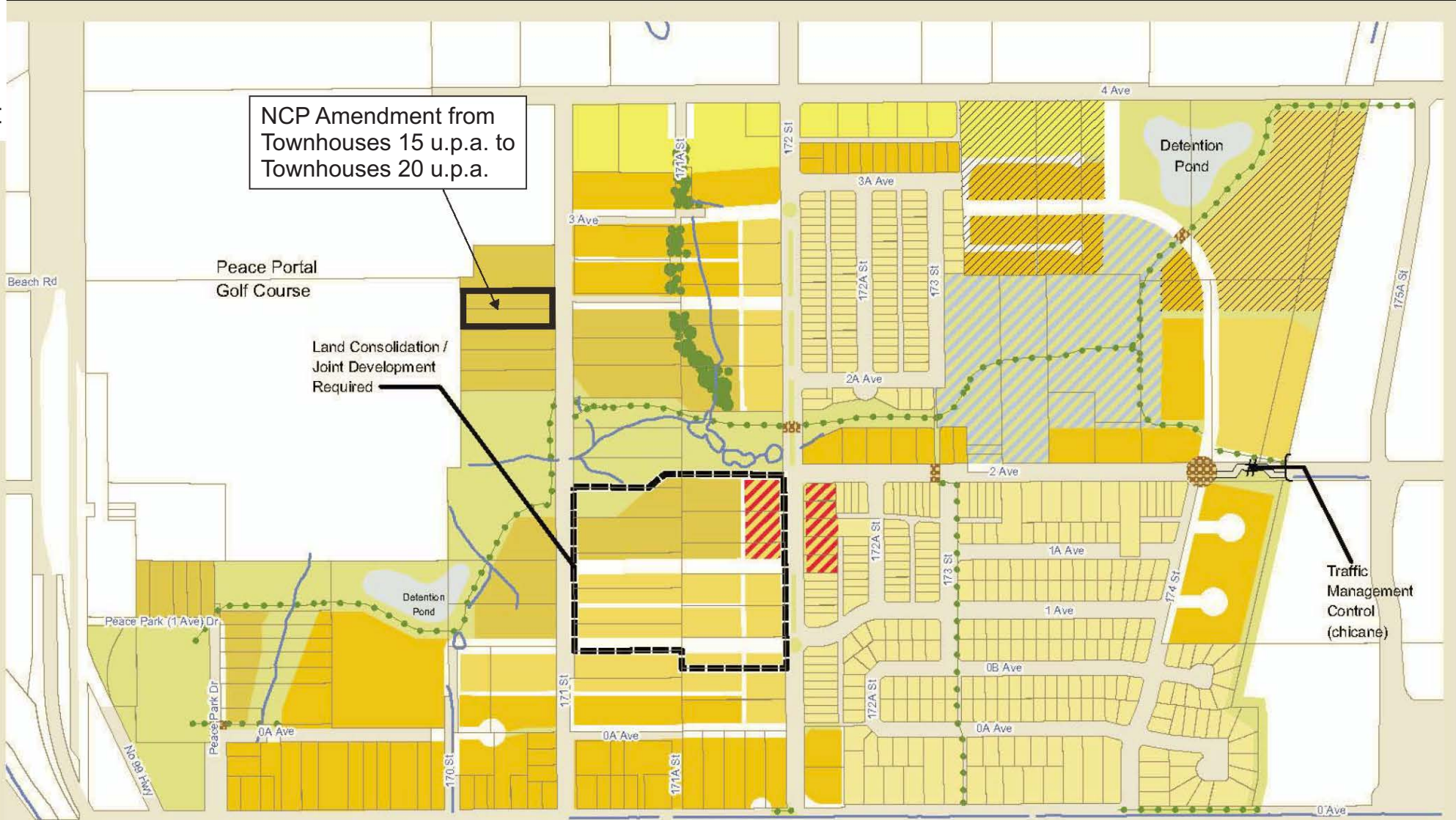
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached.

The replacement plan to be provided by others.

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

Date: February 6, 2013



NCP Amendment from
Townhouses 15 u.p.a. to
Townhouses 20 u.p.a.

Land Consolidation /
Joint Development
Required

Traffic
Management
Control
(chicane)

DOUGLAS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Creeks & Rivers

Special Paving Areas

Strata lots

Main Pedestrian Corridors

Buffer to Industrial Area

Townhouses 15 u.p.a.

Single Family Residential Flex (6-14.5 u.p.a.)

Small Lot Single Family (10 u.p.a.)

Urban Single Family (6 u.p.a.)

Suburban 1/2 Acre (2 u.p.a.)

Commercial / Residential

Open Space

School / Park Site

Pond Buffers

Traffic Circles & Landscaped Median

Significant Vegetation Corridor

STATE OF WASHINGTON





275 & 285 171st Street

7912-0283-00

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ISSUED FOR	
BY	
DATE	
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DATE	
REV#	



CS-1000

DESIGN :	DATE :
DRAWN :	SCALE :

CLIENT :	PROJECT :	SHEET CONTAINS :
DAVEON & SARTER	TOYHOUSE DEVELOPMENT 275 & 205 - 171 ST., SURREY, BC	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

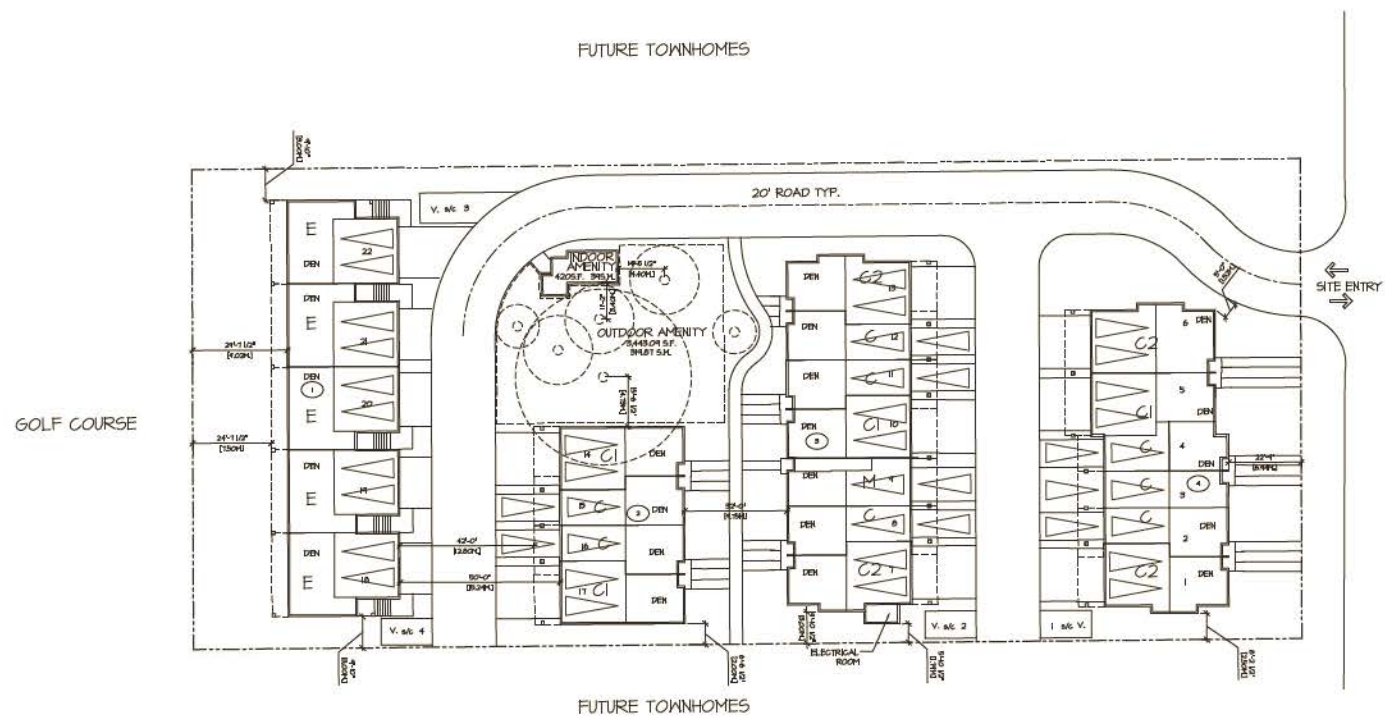
barnett dembek

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: md@bdrk.com

CLIENT NO.	SHEET NO.
601	AC-1.0
PROJECT NO.	REV. NO.
12026	

FUTURE TOWNHOMES



FUTURE TOWNHOMES

DEVELOPMENT DATA

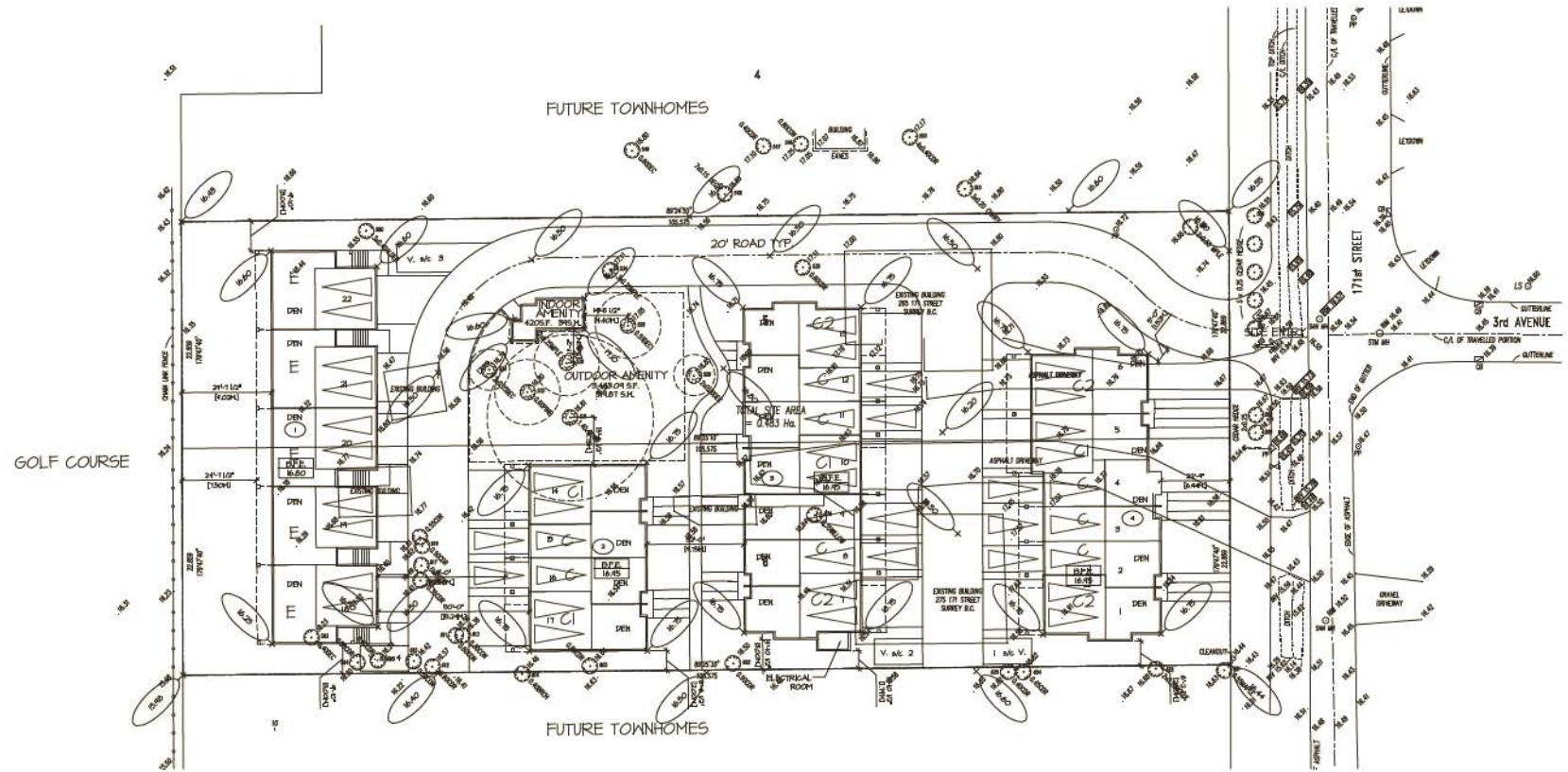
ZONING :	RM-30	
SITE AREA:	51,964.18 S.F. 1.19 Ac.	4,827.63 m ² 0.483 Ha.
DENSITY :	ALLOWABLE: 36 UNITS	30.0 U.P.Ac 75.0 U.P.Ha
	PROPOSED: 22 UNITS	18.4 U.P.Ac 45.6 U.P.Ha
F.A.R. :	ALLOWABLE: 0.90	46,767.8 S.F. 4,344.9 m ²
	PROPOSED: 0.74	38,223.0 S.F. 3,551.0 m ²
SITE COVERAGE :	ALLOWABLE: 45%	23,383.9 S.F. 2,172.4 m ²
	PROPOSED: 34%	17,498.0 S.F. 1,625.6 m ²
AMENITY :	INDOOR	REQUIRED: 32 / UNIT 704.0 S.F. 65.4 m ²
		PROVIDED: 420.0 S.F. 39.0 m ²
	OUTDOOR	REQUIRED: 32 / UNIT 704.0 S.F. 65.4 m ²
		PROVIDED: 3,443.0 S.F. 319.9 m ²
PARKING :	REQUIRED: 2 / UNIT	44 (RESIDENT)
	0.2 / UNIT	4.4 (VISITORS)
	TOTAL	48.4 SPACES
	PROVIDED:	44 (RESIDENT)
		4 (VISITORS)
TOTAL PROVIDED:		48 SPACES

UNIT BREAKDOWN:
UNIT TYPE C 3 BED TANDEM 1,615 S.F. x 8 UNITS = 12,920.0 S.F.
UNIT TYPE C1 3 BED + DEN DOUBLE 1,615 S.F. x 4 UNITS = 6,460.0 S.F.
UNIT TYPE C2 3 BED + DEN DOUBLE 1,615 S.F. x 4 UNITS = 6,460.0 S.F.
UNIT TYPE E 3 BED + DEN DOUBLE 2,140 S.F. x 5 UNITS = 10,700.0 S.F.
UNIT TYPE M 2 BED TANDEM 1,583 S.F. x 1 UNITS = 1,583.0 S.F.
ELECTRICAL ROOM 100.0 S.F.
22 UNITS = 38,223.0 S.F. 3,551.03 m ²



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

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DEVELOPMENT DATA

ZONING :	RM-30		
SITE AREA:	51,964.18 S.F.	4,827.63 m ²	
	1.19 Ac.	0.483 Ha.	
DENSITY :			
ALLOWABLE:	36 UNITS	30.0 U.P./Ac	75.0 U.P./Ha
PROPOSED:	22 UNITS	18.4 U.P./Ac	45.6 U.P./Ha
F.A.R. :			
ALLOWABLE:	0.90	46,767.8 S.F.	4,344.9 m ²
PROPOSED:	0.74	38,223.0 S.F.	3,551.0 m ²
SITE COVERAGE :			
ALLOWABLE:	45%	23,383.9 S.F.	2,172.4 m ²
PROPOSED:	34%	17,498.0 S.F.	1,625.6 m ²
AMENITY :			
INDOOR			
REQUIRED:	32 / UNIT	704.0 S.F.	65.4 m ²
PROVIDED:		420.0 S.F.	39.0 m ²
OUTDOOR			
REQUIRED:	32 / UNIT	704.0 S.F.	65.4 m ²
PROVIDED:		3,443.0 S.F.	319.9 m ²
PARKING :			
REQUIRED:	2 / UNIT	44 (RESIDENT)	
	0.2 / UNIT	4.4 (VISITORS)	
TOTAL		48.4 SPACES	
PROVIDED:		44 (RESIDENT)	
		4 (VISITORS)	
TOTAL PROVIDED:		48 SPACES	

UNIT BREAKDOWN:

UNIT TYPE C	3 BED	TANDEM	1,615 S.F. x	8 UNITS =	12,920.0 S.F.
UNIT TYPE C1	3 BED + DEN	DOUBLE	1,615 S.F. x	4 UNITS =	6,460.0 S.F.
UNIT TYPE C2	3 BED + DEN	DOUBLE	1,615 S.F. x	4 UNITS =	6,460.0 S.F.
UNIT TYPE E	3 BED + DEN	DOUBLE	2,140 S.F. x	5 UNITS =	10,700.0 S.F.
UNIT TYPE M	2 BED	TANDEM	1,583 S.F. x	1 UNITS =	1,583.0 S.F.
ELECTRICAL ROOM					100.0 S.F.
22 UNITS =					38,223.0 S.F.
					3,551.03 m ²



ISSUED FOR	ISSUED BY	DATE	ISSUE	DATE	DATE	DATE	DATE	DATE

CLIENT :	DAMEON & SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 275 & 295 - 171 ST., SURREY, BC
SHEET CONTAINS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

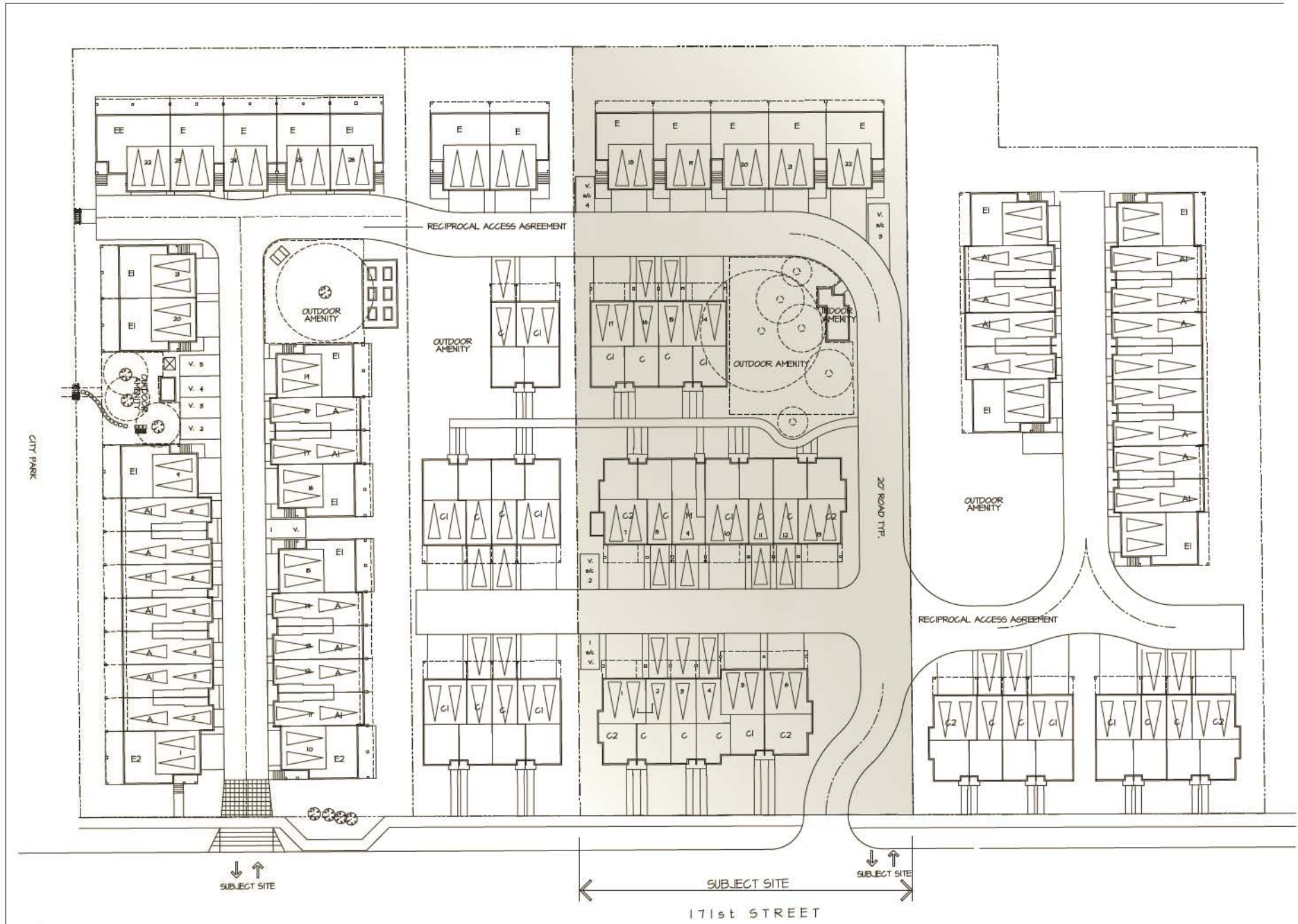
barnett dembek

UNIT 135,
7538 130 STREET,
SURREY, B.C.

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: md1@bdn135.com

CLIENT NO.	681	SHEET NO.	AC-1.0
PROJECT NO.	12026	REV. NO.	

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REV. NO.	DATE	ISSUE	BY	ISSUED FOR

33-Page

DESIGNER: DM	DRAWN BY: DM	DATE: 	SCALE: 1" = 20'-0"
-----------------	-----------------	-----------	-----------------------

CLIENT: DAMEON & SAWYER
 PROJECT: TOWNHOUSE DEVELOPMENT
 275 & 295 - 171 ST., SURREY, BC
 SHEET CONTAINS: SITE CONTEXT

barnett dembek

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

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: md@bdrk.com

CLIENT NO. 601	SHEET NO. AC-1.2
PROJECT NO. 12026	REV. NO.

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REV#	DATE	BY	ISSUED FOR



STREET ELEVATION ALONG 171st STREET

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



038-9004.dwg

REVISION	DATE	BY	SCALE

CLIENT :	DAVEON & SARTER
PROJECT :	TOWNHOUSE DEVELOPMENT 275 & 285 - 171 ST, SURREY, BC
SHEET CONTENTS :	STREETSCAPE

barrett dembek

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

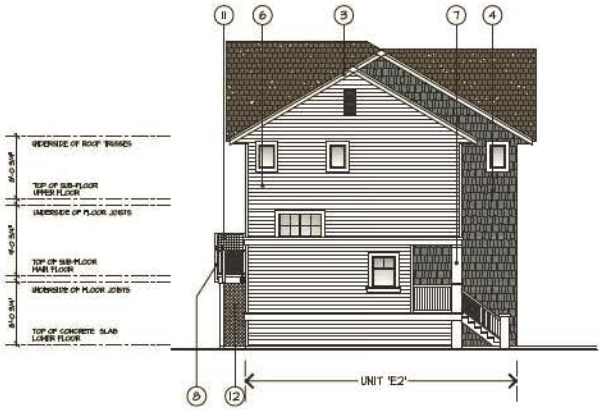
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: md@bdarkitek.com

CLIENT NO.	SHEET NO.
601	AC-13
PROJECT NO.	REV. NO.
12026	

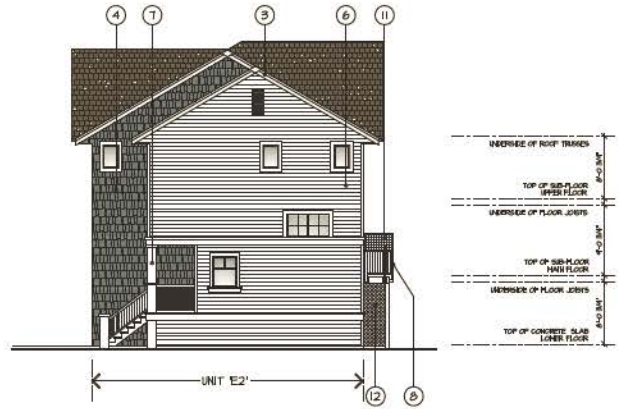
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FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



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



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

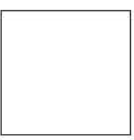
- SCHEDULE OF FINISHES**
- ① DURROID ROOF
 - ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
 - ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
 - ④ SHINGLE SIDING
 - ⑤ HORIZONTAL SIDING - VINYL
 - ⑥ HORIZONTAL SIDING - HARDIE BOARD
 - ⑦ 12x12 WOOD POST
 - ⑧ PREFAB METAL RAILINGS
 - ⑩ 18X60 PTD. HARDI-PANEL SHUTTERS
 - ⑪ KNEE BRACES
 - ⑫ PRIVACY SCREEN
 - ⑬ LATTICE SCREEN
 - ⑭ FLOWER BOX



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

BUILDING NO. 1

REV#	DATE	BY	ISSUED FOR



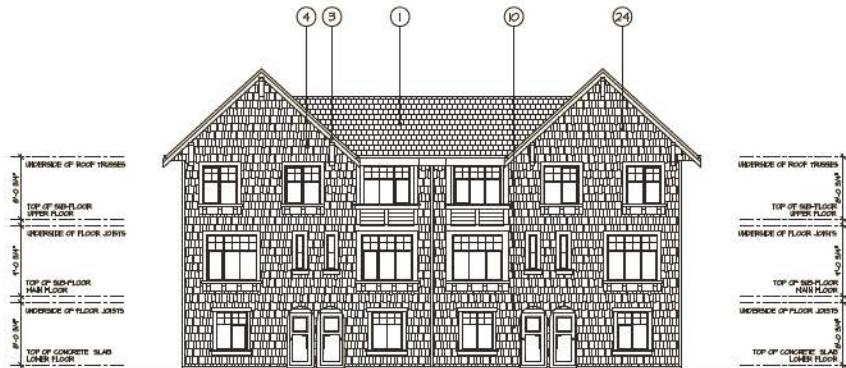
CLIENT: DAMON & SAMYER	CLIENT: DAMON & SAMYER	CLIENT: DAMON & SAMYER
PROJECT: TOWNHOUSE DEVELOPMENT	PROJECT: TOWNHOUSE DEVELOPMENT	PROJECT: TOWNHOUSE DEVELOPMENT
275 & 285 - 111 ST, SURREY, BC	275 & 285 - 111 ST, SURREY, BC	275 & 285 - 111 ST, SURREY, BC
SHEET CONDITIONS: BUILDING ELEVATIONS	SHEET CONDITIONS: BUILDING ELEVATIONS	SHEET CONDITIONS: BUILDING ELEVATIONS

barnett dembek

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

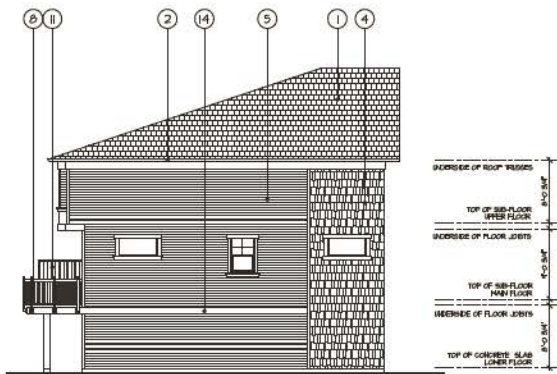
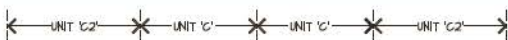
PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: mail@bdsrhtx.com

CLIENT NO. 681	SHEET NO. AC-3.1
PROJECT NO. 120226	REV. NO.



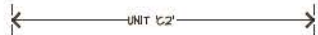
FRONT ELEVATION (EAST)

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



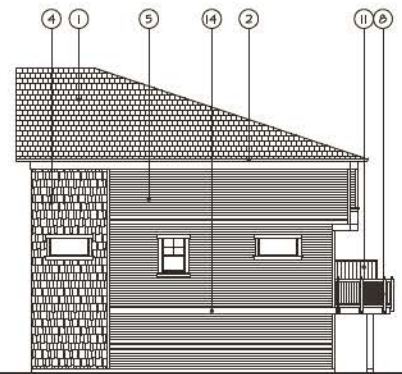
LEFT SIDE ELEVATION (SOUTH)

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



SCHEDULE OF FINISHES

- | | |
|--|--|
| 1 DURROID ROOF | 15 FLASHING AT FLOOR LEVEL |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 16 4 X 8 DECORATIVE BRACKET @ 2'-0" |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 17 LATTICE AND FLOWER BOX |
| 4 SHINGLE SIDING | 18 DOWNSPOUT |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 19 2 X 4 WINDOW SILL CAP ON 2 X 6 WOOD TRIM |
| 6 HARDI BOARD SIDING | 20 2 X 4 WINDOW SILL CAP ON 2 X 10 WOOD TRIM |
| 7 WOOD POST W/ COME-FACED FASCIA | 21 10X10 SOLID WOOD POST, PAINTED |
| 8 PREFAB METAL RAILINGS | 22 2X12 TRIM BOARD |
| 9 18X60 OR 18X12 PTD. HARDI-PANEL SHUTTERS | 23 18 X 36 ORNAMENTAL LOUVRES |
| 10 KNEE BRACES | 24 2 X 10 DECORATIVE TRUSS |
| 11 PRIVACY SCREEN | 25 1 X 6 WINDOW TRIM |
| 12 2X6 WOOD TRIM | 26 2X HARDIE TRIM |
| 13 PLANT SHELF | |
| 14 2X10 WOOD TRIM | |



RIGHT SIDE ELEVATION (NORTH)

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



REAR ELEVATION (WEST)

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



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ISSUED FOR	BY	DATE	REVISION

CLIENT	DATE

CLIENT	DATE

CLIENT: DAMON & SAMYER	PROJECT: TOWNHOUSE DEVELOPMENT	SHEET CONDITIONS: BUILDING ELEVATIONS
PROJECT: 779 & 295 - 111 ST, SURREY, BC	SHEET NO. 2	BUILDING NO. 2

barnett dembek

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: mail@bdsr135.com

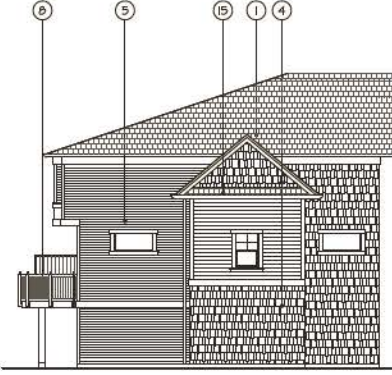
CLIENT NO. 681	SHEET NO. AC-3.2
PROJECT NO. 12026	REV. NO.

BUILDING NO. 2

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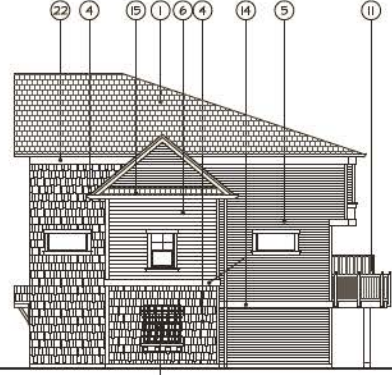
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 DUROID ROOF | 15 FLASHING AT FLOOR LEVEL |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA | 16 4 X 8 DECORATIVE BRACKET @ 2'-0" |
| 3 1X4 WOOD TRIM ON 2X10 WOOD FASCIA | 17 LATTICE AND FLOWER BOX |
| 4 SHINGLE SIDING | 18 DOWNPOUT |
| 5 4" PROFILE HORIZONTAL VINYL SIDING | 19 2 X 4 HINDOCH SILL CAP ON 2 X 6 WOOD TRIM |
| 6 HARDI BOARD SIDING | 20 2 X 4 HINDOCH SILL CAP ON 2 X 10 WOOD TRIM |
| 7 WOOD POST W/ COMB-FACED FASCIA | 21 10X10 SOLID WOOD POST, PAINTED |
| 8 PREFAB METAL RAILINGS | 22 2X12 TRIM BOARD |
| 9 18X60 OR 18X12 PT'D. HARDI-PANEL SHUTTERS | 23 18 X 36 ORNAMENTAL LOUVRES |
| 10 KNEE BRACES | 24 2 X 10 DECORATIVE TRUSS |
| 11 PRIVACY SCREEN | 25 1 X 6 WINDOM TRIM |
| 12 2X6 WOOD TRIM | 26 2X HARDIE TRIM |
| 13 PLANT SHELF | |
| 14 2X10 WOOD TRIM | |



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



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

BUILDING NO. 3

ISSUED FOR	BY	DATE	ISSUE

DESIGN :	DATE :
DRAWN :	CHECKED :
PROJECT : TOWNHOUSE DEVELOPMENT 275 & 285 - 171 57', SURREY, BC	
SHEET CONTENTS : BUILDING ELEVATIONS BUILDING NO. 2	
SCALE : 1/8" = 1'-0"	

barnett dembek
ARCHITECTS INC.

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

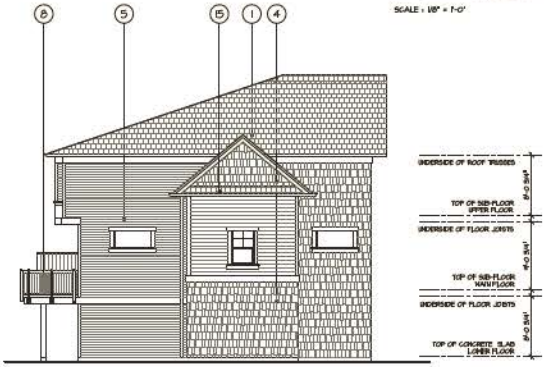
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdearktx.com

CLIENT NO.	SHEET NO.
681	AC-33
PROJECT NO.	REV. NO.
12026	



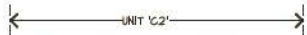
FRONT ELEVATION

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



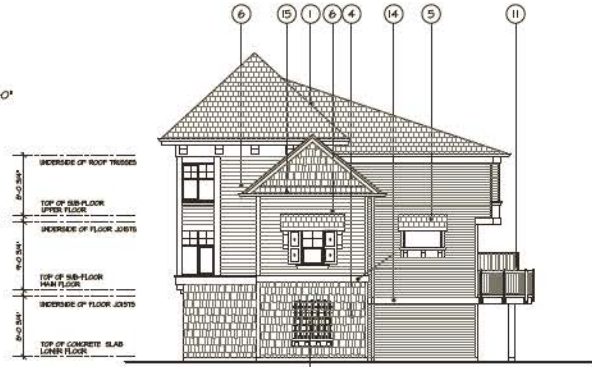
LEFT SIDE ELEVATION

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



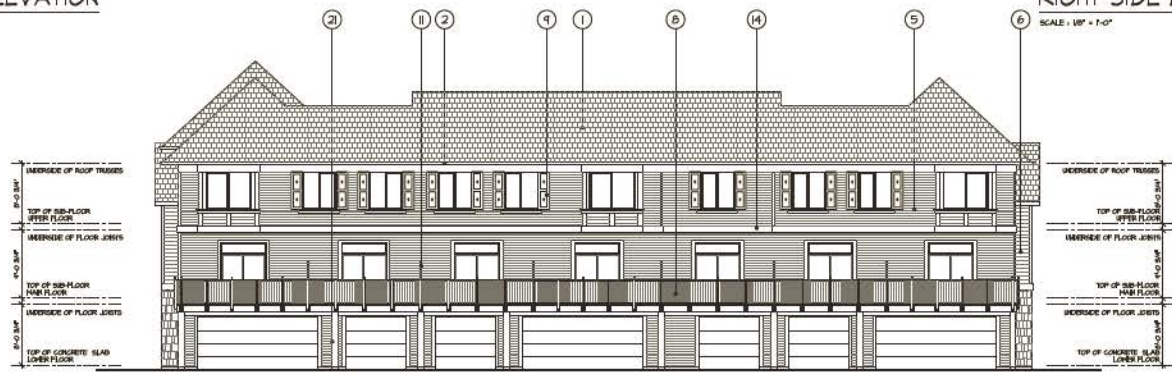
SCHEDULE OF FINISHES

- | | |
|--|---|
| ① DUROID ROOF | ⑮ FLASHING AT FLOOR LEVEL |
| ② PREFINISHED ALUMINUM GUTTER ON 2X4 HOOD FASCIA | ⑯ 4 x 8 DECORATIVE BRACKET @ 2'-0" |
| ③ 1X4 HOOD TRIM ON 2X4 HOOD FASCIA | ⑰ LATTICE AND FLOWER BOX |
| ④ SHINGLE SIDING | ⑱ DOWNPOUT |
| ⑤ 4" PROFILE HORIZONTAL VINYL SIDING | ⑲ 2 X 4 WINDOW SILL CAP ON 2 X 6 HOOD TRIM |
| ⑥ HARDI BOARD SIDING | ⑳ 2 X 4 WINDOW SILL CAP ON 2 X 10 HOOD TRIM |
| ⑦ HOOD POST W/ COMB-FACED FASCIA | ㉑ 10X10 SOLID HOOD POST, PAINTED |
| ⑧ PREFAB METAL RAILINGS | ㉒ 2X12 TRIM BOARD |
| ⑨ 18X60 OR 18X12 PTD. HARDI-PANEL SHUTTERS | ㉓ 18 X 36 ORNAMENTAL LOUVRES |
| ⑩ KNEE BRACES | ㉔ 2 X 10 DECORATIVE TRUSS |
| ⑪ PRIVACY SCREEN | ㉕ 1 X 6 WINDOW TRIM |
| ⑫ 2X6 HOOD TRIM | ㉖ 2X HARDIE TRIM |
| ⑬ PLANT SHELF | |
| ⑭ 2X10 HOOD TRIM | |



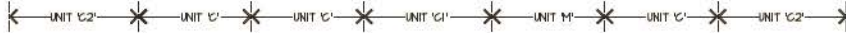
RIGHT SIDE ELEVATION

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



REAR ELEVATION

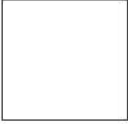
SCALE: 1/8" = 1'-0"



BUILDING NO. 4

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ISSUED FOR	BY	DATE	REVISION



CON-1488

DESIGN: DANIEL SAMPTER
DRAWN: DANIEL SAMPTER
DATE: JAN 20 15
SCALE: 1/8" = 1'-0"

CLIENT: DANIEL SAMPTER
PROJECT: TOWNHOUSE DEVELOPMENT
275 4 205 - 171 ST, SURREY, BC
SHEET COMMENTS: BUILDING ELEVATIONS
BUILDING NO. 4

barnett dembek
ARCHITECTS INC.

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

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: md@barnitex.com

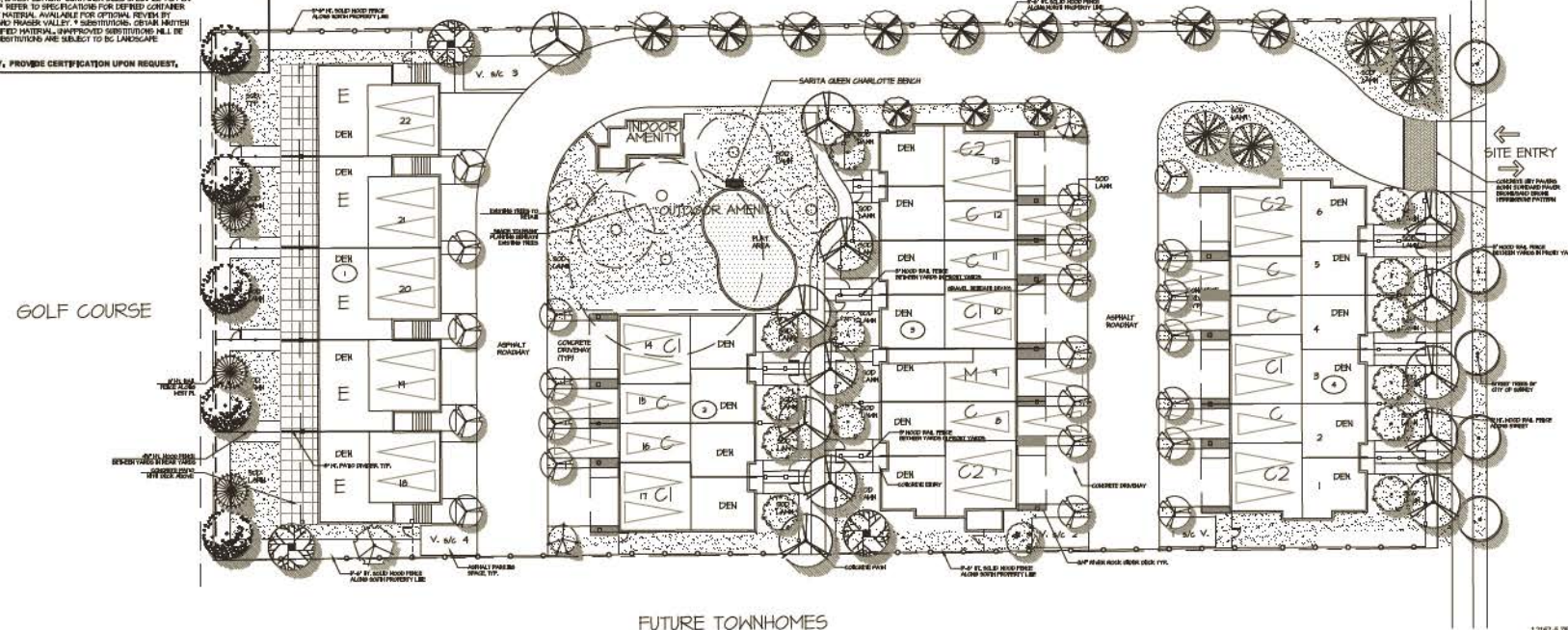
CLIENT NO. 681
PROJECT NO. 12026
SHEET NO. AC-3.4
REV. NO.

PLANT SCHEDULE

TREE	QTY	BOTANICAL NAME	COMMON NAME	PLANTER SIZE / REMARKS
4		ANEM FRAXER	FRAXER FR.	30 H, 240
13		ACER PALMATHIN BLOODWOOD	RED JAPANESE MAPLE	30H CAL, 2.7M H, 210-1500PT FORN
12		ACER RUBENI IMPERFORNAT	COLUMBIAN RED MAPLE	30H CAL, 2H STD, 240
23		GAMMIS BETULUS FAGINATA	PYRAMIDAL EUROPEAN HORSEBEAN	30H CAL, 240
1		CECIDI CANADENSE	EUROPEAN HEDERA	30H CAL, 240
3		CONIFER KUSA SACTIF	SACTON DOGWOOD	30H CAL, 120 STD, 240
1		PAVIA SYLVATICA DANFORDI GOLD	GOLDEN PARTRIDGE BEECH	30H CAL, 240
3		FRAXUS GRASS HAEI PECTUS	ASH PETER'S FLORENCE ASH	30H CAL
2		PESEA OYONKA	SEBIBIAN SPRUCE	30 H, 240
13		FRUX GALLERIANA VERDIFR	ORNAMENTAL PEAR	30H CAL, 120 STD, 240
5		TELA FUGATA EQUELSA	HESTERI RED CEDAR	30 H, 240
SHRUB				
30		BUNUS NIKROPHILLA WINTER GREEN	LITTLE-LEAF BOX	45 POT, 400H
7		CARYOPTERIS CLAUDEANER BLUE HST	BLUE HST SPREAD	45 POT, 300H
11		CEANTHUS THYRSIFLORUS VAR. PECTUS	DIARY CALIFORNIA LILAC	45 POT, 300H
31		CONIFER ALBA SEBRIGA KORU	SEBRIAN CORAL DOGWOOD	45 POT, 300H
4		CORTICOPUS SPICATA GOLDEN SPRING	GOLDEN HINTERHAIL	45 POT, 300H
3		CONIFER CONIFERA INCLON SPRIT	TYLON SPRUCE BUSH	45 POT, 300H
3		BIORTUS ALATA COMPACTUS	COMPACT HIBRID BURNING BUSH	45 POT, 300H
4		HYDRANGEA MAGNIPHILLA VARIES	BLUE LACECAP HYDRANGEA	45 POT, 300H
32		HYDRANGEA SEBRASA BLEBBUS	BLEBBUS HYDRANGEA	45 POT, 400H
11		KALMA LATIFOLIA HENET	DIARY HOUSTON LABEL	45 POT, 300H
22		WANDERA DORISTICA FIRE POWER	HEAVILY DANDY	45 POT, 300H
30		PERIS JAPONICA YOUNGAN FIRE	DIARY PERIS	45 POT, 400H
5		RHOCCOCHORON HANI HONGARIS	RHOCCOCHORON BLUE	45 POT, 300H
13		RHOCCOCHORON TOBI BELLE	RHOCCOCHORON	45 POT, 300H
23		SARGOGGICA HODERIVARA VAR. HAMELS	HIMALAYAN SHEET BOX	45 POT, 300H
36		SPERDIA JAPONICA PINK CARPET	PINK CARPET SPERDIA PINK-PURPLE	45 POT, 300H
34		TAKIS X HEDIA MORGAN	MOCKY TERN	45 POT, 300H
123		YOUNGAN DAVIDI	DAVID'S YOUNGAN	45 POT, 300H
GRASS				
17		CAREX ICE DANCE	SILVER VARIATED SEDGE	4 POT
16		HELOTICORON SEMPERVIRENS	BLUE OAT GRASS	4 POT
12		PERNATA CALIFORNICA RED DANDY	BLOOD GRASS	4 POT
HERBACAL				
124		REICHERIA PALACE PURPLE	REICHERIA	4 POT
10		HOSTA UNKALATA VARIASATA 'ALBO-HONGARATA'	WHITE VARIATED HOSTA	4 POT, 1 EYE
OTHER				
5		BLEBBUS SPICARY	BLEBBUS	45 POT, 300H
46		SMALITERIA SMALLER	SALAL	4 POT, 300H
52		LOWKARIA PLEATA	PRINCE ROSEMOULDE	45 POT, 300H
12		POLYTRICHUM HENRI	HESTERI SHROUD FERN	4 POT, 300H

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA SHEET/PLANS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * REVIEW AND REVISION HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS, OTHER MATERIAL APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO HANDING 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 NURSERY, PROVIDE CERTIFICATION UPON REQUEST.
NOTE: ALL TREES TO BE INSTALLED AT A MINIMUM 2CM AWAY FROM BUILDING



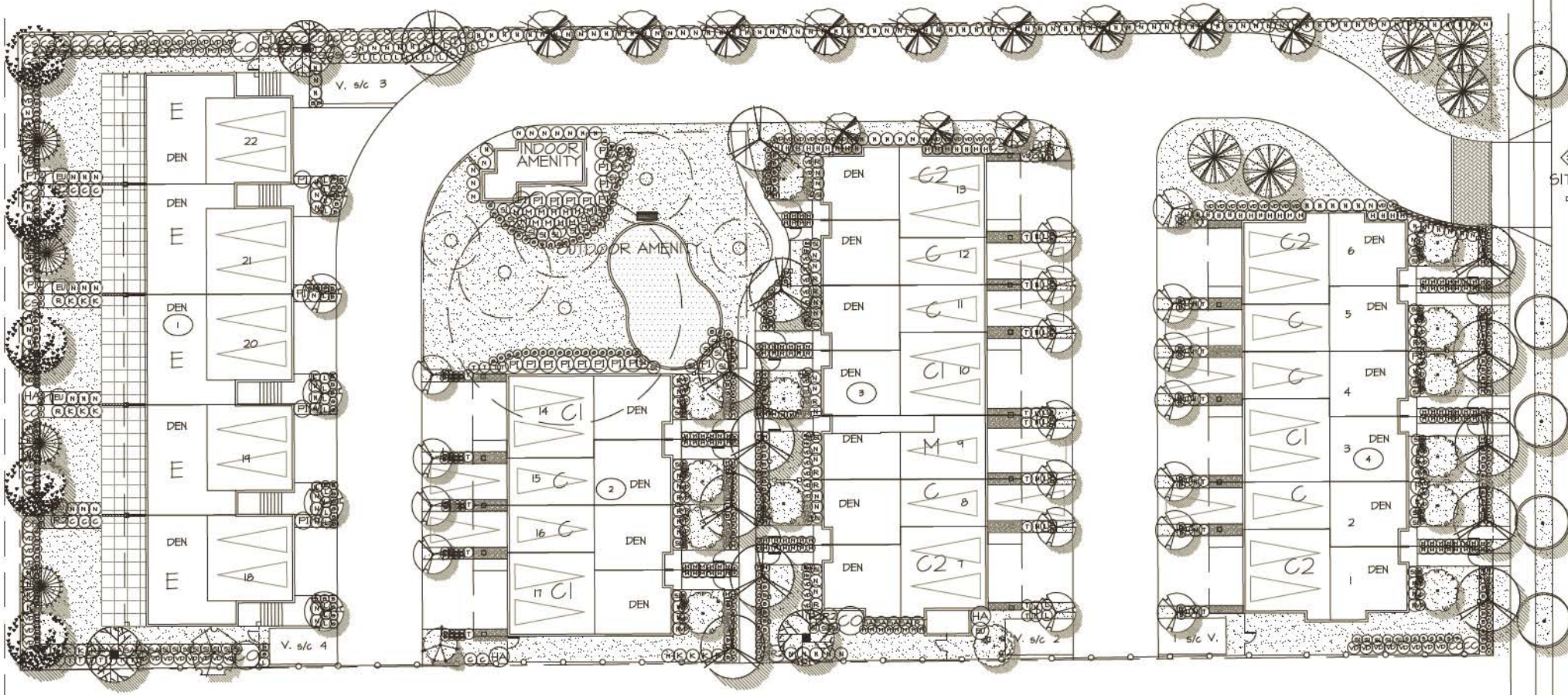
Scale C-100 - 4185 5881 Oak Drive
Burnaby, British Columbia, V5C 6S9
p. 604 294-0011 f. 604 294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
1	12.03.18	ISSUANCE PLAN	
2	12.03.18	FOR PAPER STAMP	
3	12.03.18	FOR PLAN CHECK	

CLIENT: _____ PROJECT: _____
TOWNHOUSE DEVELOPMENT
275 AND 285 171ST STREET
SURREY, BC

DATE: 12.03.18
SCALE: 1/4" = 1'-0"
DRAWN: IC
DESIGN: IC
CHK'D: MCV
DRAWING NUMBER: L1
PMG PROJECT NUMBER: 12-167



FUTURE TOWNHOMES



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NO.	DATE	REVISION DESCRIPTION	DR.
1	2018.08.13	ISSUE FOR PERMITS	IC
2	2018.08.13	ISSUE FOR PERMITS	IC
3	2018.08.13	ISSUE FOR PERMITS	IC
4	2018.08.13	ISSUE FOR PERMITS	IC
5	2018.08.13	ISSUE FOR PERMITS	IC
6	2018.08.13	ISSUE FOR PERMITS	IC
7	2018.08.13	ISSUE FOR PERMITS	IC
8	2018.08.13	ISSUE FOR PERMITS	IC
9	2018.08.13	ISSUE FOR PERMITS	IC
10	2018.08.13	ISSUE FOR PERMITS	IC
11	2018.08.13	ISSUE FOR PERMITS	IC
12	2018.08.13	ISSUE FOR PERMITS	IC
13	2018.08.13	ISSUE FOR PERMITS	IC
14	2018.08.13	ISSUE FOR PERMITS	IC
15	2018.08.13	ISSUE FOR PERMITS	IC
16	2018.08.13	ISSUE FOR PERMITS	IC
17	2018.08.13	ISSUE FOR PERMITS	IC
18	2018.08.13	ISSUE FOR PERMITS	IC
19	2018.08.13	ISSUE FOR PERMITS	IC
20	2018.08.13	ISSUE FOR PERMITS	IC
21	2018.08.13	ISSUE FOR PERMITS	IC
22	2018.08.13	ISSUE FOR PERMITS	IC

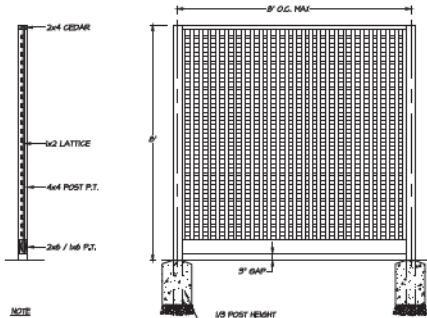
CLIENT: _____

PROJECT: TOWNHOUSE DEVELOPMENT
275 AND 285 171ST STREET
SURREY, BC

DRAWING TITLE: SHRUB PLAN

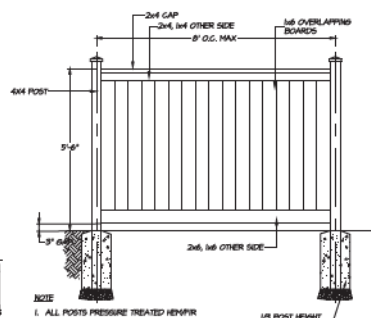
DATE: 12.DEC.18
SCALE: 3/8" = 1'-0"
DRAWN: IC
DESIGN: IC
CHKD: MCV

DRAWING NUMBER: L2
PMG PROJECT NUMBER: 12-167



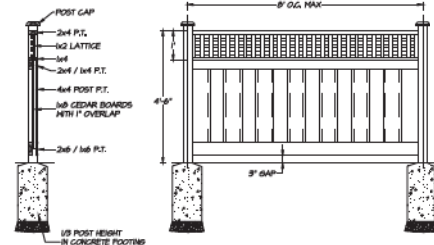
- NOTE**
1. ALL POSTS PRESSURE TREATED HEMPIR
 2. REPAINT ALL END CUTS WITH PRESSURE-TREATMENT
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE NOT DIPPED GALVANIZED OR ACG APPROVED.
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

1 8' HT. PATIO DIVIDER FENCE
1/2" = 1'-0"



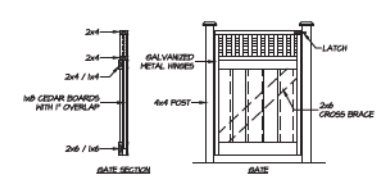
- NOTE**
1. ALL POSTS PRESSURE TREATED HEMPIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE NOT DIPPED GALVANIZED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

2 5'6\"/>

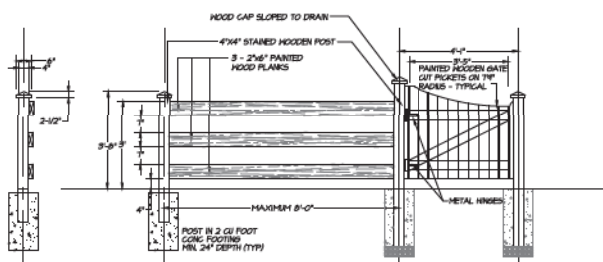


- NOTE**
1. ALL POSTS PRESSURE TREATED HEMPIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE NOT DIPPED GALVANIZED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM

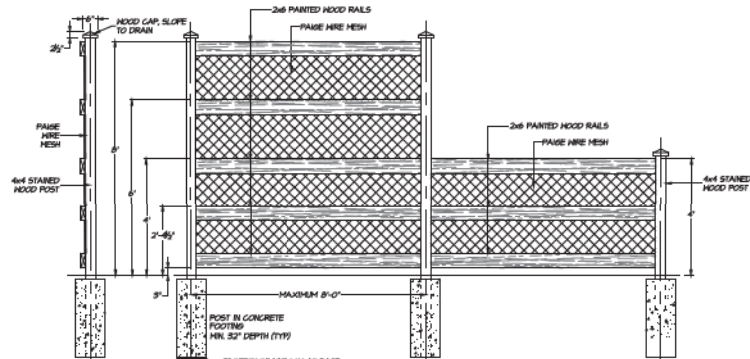
3 4'6\"/>



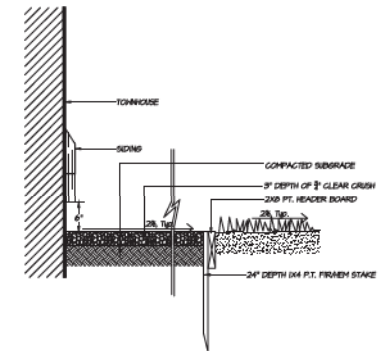
- NOTE**
1. ALL POSTS PRESSURE TREATED HEMPIR
 2. TREAT ALL END CUTS
 3. ALL OTHER MEMBERS CEDAR
 4. ALL HARDWARE NOT DIPPED GALVANIZED
 5. APPLY 2 COATS OF STAIN TO MATCH BUILDING TRIM
- ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
REPAINT ALL END CUTS WITH PRESSURE-TREATMENT.
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.



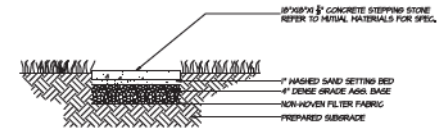
4 3' HT. RAIL FENCE
1/2" = 1'-0"
ALL LUMBER TO BE CEDAR NO. 2 OR BETTER
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.



5 4' & 8' HT. RAIL FENCE
1/2" = 1'-0"
ALL LUMBER TO BE PRESSURE TREATED NO. 2 FIRASH OR BETTER
REPAINT ALL END CUTS WITH PRESSURE-TREATMENT.
ALL HARDWARE MUST BE GALVANIZED OR ACG APPROVED.



6 GRAVEL UNDER DECK
1" = 1'-0"



7 18X18\"/>



100-4188 881 Oak Drive
Burnaby, British Columbia, V5C 0S9
p. 604.294-0011 f. 604.294-0022

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2023.10	ISSUED FOR PERMITS	
2	2023.11	REVISED PERMITS	
3	2023.12	REVISED PERMITS	

CLIENT: TOWNHOUSE DEVELOPMENT
275 AND 285 171ST STREET
SURREY, BC

DATE: 12 DEC 18
SCALE: AS NOTED
DRAWN: IC
DESIGN: IC
CHKD: MCY
DRAWING NUMBER: L3
OF 3
PMG PROJECT NUMBER: 12-167

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0283-00

Issued To: NORA I WIENS
RICHARD J WIENS
("the Owner")

Address of Owner: 3344 - Wickheim Road
Victoria, BC V9C 1V5

Issued To: ROBERT A HAMBROOK
("the Owner")

Address of Owner: 15245 - North Bluff Road
White Rock, BC V4A 1R6

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: 010-270-698
Lot 5 Section 6 Township 7 New Westminster District Plan 17005

285 - 171 Street

Parcel Identifier: 007-441-401
Lot 6 Section 6 Township 7 New Westminster District Plan 17005

275 - 171 Street

(the "Land")

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

Parcel Identifier:

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

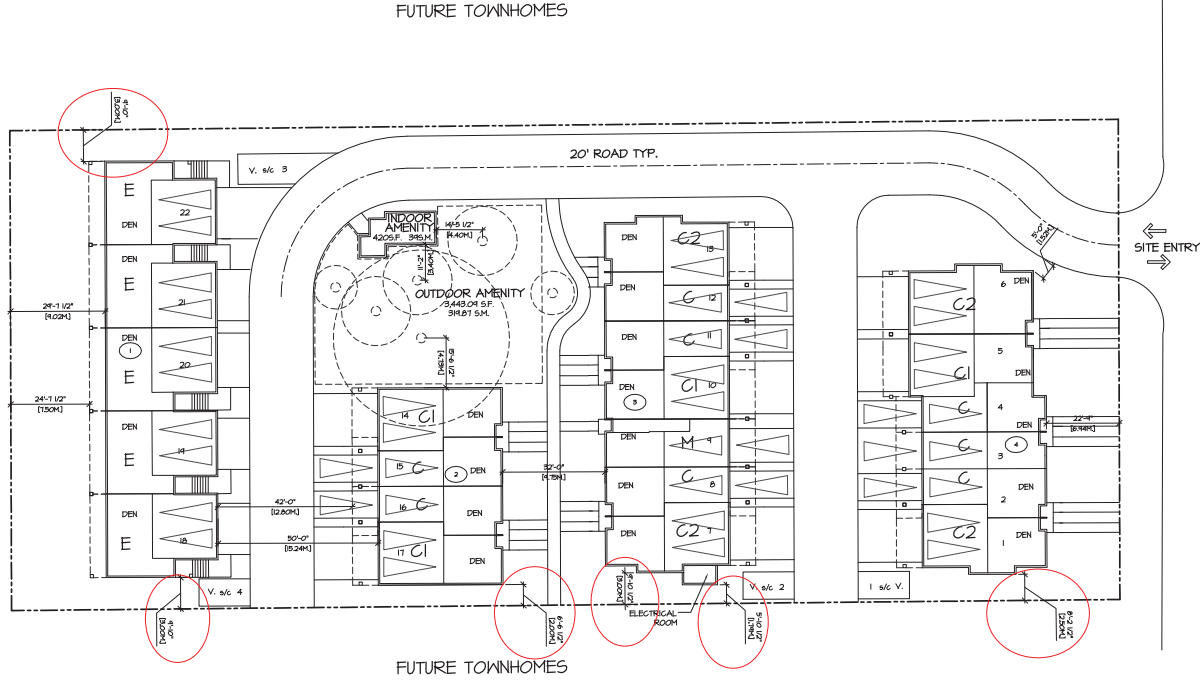
4. Surrey Zoning By-law, 1993, No. 12000, amended is varied in Section F, Part 22 as follows:
- (a) to reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.94 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), 2.0 metres (6.5 ft.), 2.5 metres (8 ft.) and 3.0 metres (10 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (d) to allow for four (4) visitor parking stalls within the side yard setbacks.
5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



DEVELOPMENT DATA

ZONING :	RM-30		
SITE AREA:	51,964.18 S.F.	4,827.63 m ²	
	1.19 Ac.	0.483 Ha.	
DENSITY :			
ALLOWABLE:	36 UNITS	30.0 U.P./Ac	75.0 U.P./Ha
PROPOSED:	22 UNITS	18.4 U.P./Ac	45.6 U.P./Ha
F.A.R. :			
ALLOWABLE:	0.90	46,767.8 S.F.	4,344.9 m ²
PROPOSED:	0.74	38,223.0 S.F.	3,551.0 m ²
SITE COVERAGE :			
ALLOWABLE:	45%	23,383.9 S.F.	2,172.4 m ²
PROPOSED:	34%	17,498.0 S.F.	1,625.6 m ²
AMENITY :			
INDOOR			
REQUIRED:	32 / UNIT	704.0 S.F.	65.4 m ²
PROVIDED:		420.0 S.F.	39.0 m ²
OUTDOOR			
REQUIRED:	32 / UNIT	704.0 S.F.	65.4 m ²
PROVIDED:		3,443.0 S.F.	319.9 m ²
PARKING :			
REQUIRED:	2 / UNIT	44 (RESIDENT)	
	0.2 / UNIT	4.4 (VISITORS)	
TOTAL		48.4 SPACES	
PROVIDED:		44 (RESIDENT)	
		4 (VISITORS)	
TOTAL PROVIDED:		48 SPACES	

UNIT BREAKDOWN:

UNIT TYPE C	3 BED	TANDEM	1,615 S.F. x	8 UNITS =	12,920.0 S.F.
UNIT TYPE C1	3 BED # DEN	DOUBLE	1,615 S.F. x	4 UNITS =	6,460.0 S.F.
UNIT TYPE C2	3 BED # DEN	DOUBLE	1,615 S.F. x	4 UNITS =	6,460.0 S.F.
UNIT TYPE E	3 BED # DEN	DOUBLE	2,140 S.F. x	5 UNITS =	10,700.0 S.F.
UNIT TYPE M	2 BED	TANDEM	1,583 S.F. x	1 UNITS =	1,583.0 S.F.
ELECTRICAL ROOM					100.0 S.F.
				22 UNITS =	38,223.0 S.F.
					3,551.03 m ²



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

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
DRN	
CHKD	

CSB-C-049

DESIGN :	DM
DRAWN :	
DATE :	Feb. 12 19
SCALE :	1" = 20'-0"
CLIENT :	DAMBON & SAWYER
PROJECT :	TOWNHOUSE DEVELOPMENT 275 & 225 - 171 ST., SURREY, BC
SHEET CONTENTS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembok

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

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

CLIENT NO.	601	SHEET NO.	AC-1.0
PROJECT NO.	12026	REV. NO.	