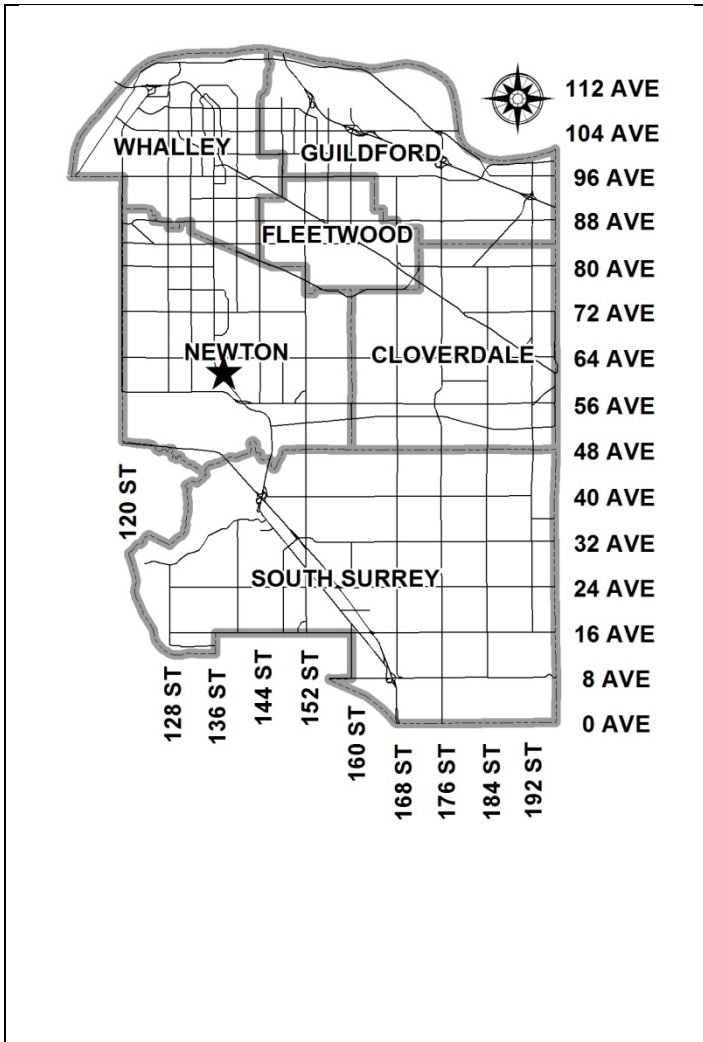


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0106-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **NCP Amendment** from Apartments (45 u.p.a. max) and Detention Pond to Townhouses (25 u.p.a. max)
- **Rezoning** from RA to RM-30
- **Development Permit.**
- **Development Variance Permit** to reduce setback requirements for principal buildings and vary off-street parking provisions.

in order to permit the development of a 138-unit townhouse project.

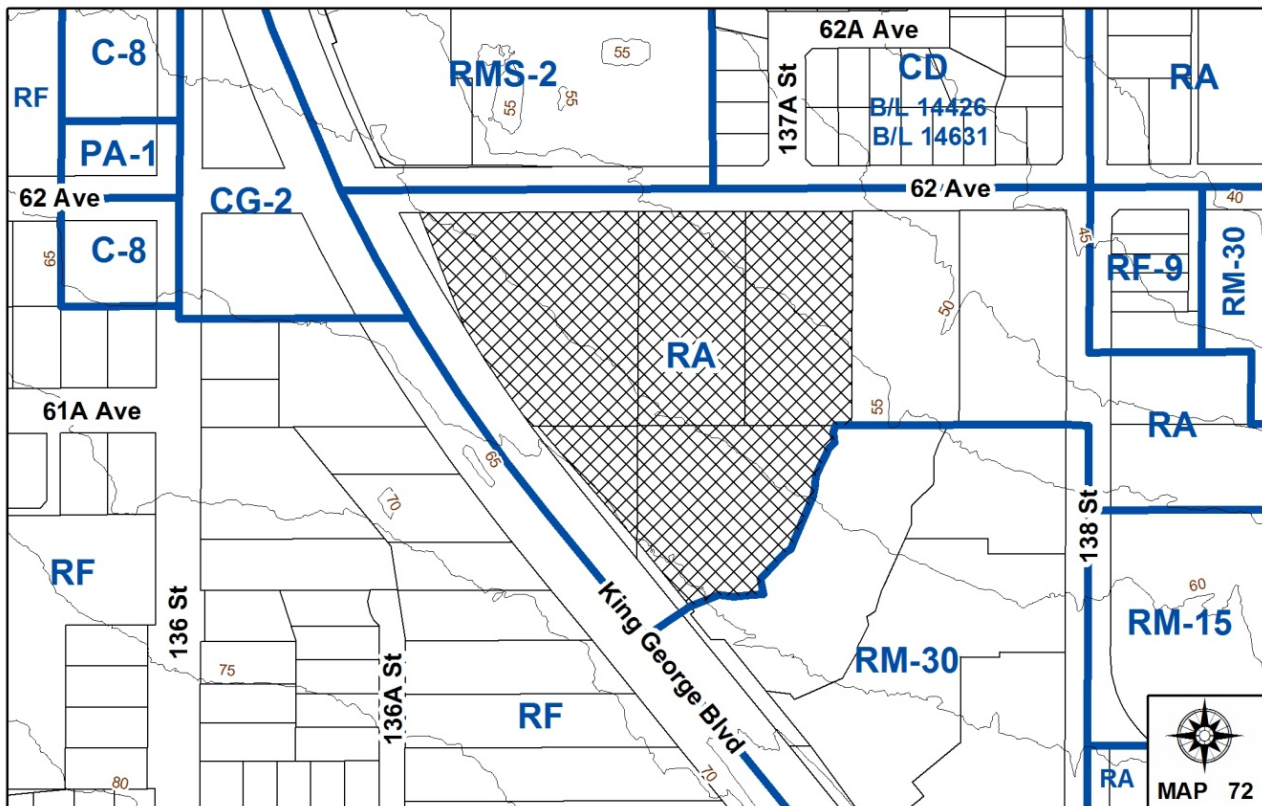
LOCATION: 6140, 6130 and 6092 - King George Boulevard
 13724 and 13732 - 62 Avenue

OWNER: Highmark Homes Ltd. et al.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Apartments (45 upa max)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the South Newton NCP designation. Needs amendment from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)".
- The proposed setbacks to principal buildings do not comply with the minimum 7.5 metre (25 ft.) setback requirement to all lot lines under the RM-30 Zone. In addition, 3 visitor parking stalls are proposed to encroach within the setback area and one of the parking stalls in a tandem arrangement is proposed to be unenclosed for all tandem garage units. A Development Variance Permit (DVP) is proposed to relax these requirements.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Engineering has confirmed that the detention pond intended for a small portion of this site, and adjacent properties to the east, is no longer required.
- The applicant has advised staff that current market conditions in this area are not conducive to an apartment style development and that a townhouse built-form is more appropriate. The proposed townhouse project is at the higher end of the density spectrum for a townhouse built form at 61 units per hectare (25 units per acre). This type of density will still help support future transit along King George Boulevard.
- The Surrey School District has not raised concerns regarding the proposed conversion of apartment units to townhouse units from a school impact perspective and the applicant has advised staff that he has canvassed the immediate neighbourhood and there is strong support for a townhouse built form as opposed to apartments.
- The townhouse buildings are West Coast modern with colonial elements. Building cladding materials are high quality and durable.
- The proposed reduced north yard building setback creates a more street oriented and pedestrian friendly design along 62 Avenue. Other proposed setback relaxations have merit based on interface conditions. The proposed variance to allow 3 visitor parking stalls to encroach into the setback area has merit based on the location of the stalls within the development adjacent to a greenbelt lot.
- The proposed variance to allow one parking space in a tandem arrangement to be unenclosed allows for the construction of a room at the back of the garage. This room is particularly beneficial for those units fronting onto the street or onto the internal muse areas, as these rooms will look onto, and have direct access to the street/muse area, which is beneficial from a Crime Prevention Through Environmental Design (CPTED) perspective.

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 authorize staff to draft Development Permit No. 7913-0106-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0106-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for principal buildings;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for principal buildings;
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for principal buildings;
 - (d) to vary the off-street parking provisions of the RM-30 Zone to permit 3 visitor parking stalls to be located within the required setbacks; and
 - (e) to vary the off-street parking provisions of the RM-30 Zone to permit one of the parking spaces in a tandem arrangement to be unenclosed.
4. 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 finalized 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) a Habitat Restoration Agreement (Policy P-15) is required for construction, monitoring and maintenance of habitat compensation works in the conveyed riparian area;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) registration of a shared access easement in favor of the neighbouring property to the east (13760 – 62 Avenue) for future access to 62 Avenue through the subject site upon redevelopment of that property.
5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)" when the project is considered for final adoption.

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:**
 28 Elementary students at Woodward Hill Elementary School
 14 Secondary students at Sullivan Heights Secondary School
- The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2014.
- (Appendix IV)
- Parks, Recreation & Culture: No concerns.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory structures to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 62 Avenue):	Care facility and single family dwellings	Urban/ Institutional and Single Family Small Lots	RMS-2 and CD (By-law Nos. 14426 and 14631)
East:	Single family dwelling	Urban/Detention Pond & Creeks/Riparian Setbacks	RA
South:	Greenbelt	Urban/Creeks/Riparian Setbacks	RM-30
West (Across King George Boulevard):	Single family dwellings and gas station	Urban	RF and CG-2

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated for Apartments at a density of 45 units per acre in the South Newton Neighborhood Concept Plan (NCP), approved by Council in 1999. A small portion of the site, along with neighbouring properties to the east, is also intended for a detention pond in the NCP.
- The site is designated "Urban" in the Official Community Plan (OCP).
- The applicant is proposing to redesignate the site in the South Newton NCP from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)" in order to accommodate a townhouse development project.
- Engineering has confirmed that the detention pond originally intended to occupy a small portion of this site is no longer required.
- The applicant has advised staff that current market conditions in this area are not conducive to an apartment style development and that a townhouse built-form is more appropriate.
- The proposed townhouse project is at the higher end of the density spectrum for a townhouse built form at 61 units per hectare (25 units per acre). This type of density will still help support future transit along King George Boulevard.
- The applicant has advised staff that he has canvassed the immediate neighbourhood and there is strong support for a townhouse built form as opposed to apartments.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of five parcels, located at the southeast corner of 62 Avenue and King George Boulevard. The applicant proposes to consolidate the lands and redevelop the site for a 138-unit townhouse project. As noted above, the proposal requires an amendment to the South Newton NCP to redesignate the site from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)". In addition to the proposed NCP amendment, the applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" to accommodate the townhouse proposal. A Development Permit (DP) and Development Variance Permit (DVP) are also required.
- The proposed townhouse project complies with the density, lot coverage, and height requirements of the RM-30 Zone as illustrated in the table below:

	RM-30	Proposed
Unit Density	75 uph (30 upa)	61 uph (25 upa)
Floor Area Ratio	0.90	0.89
Lot Coverage	45%	41%
Principal Building Height	13 metres (43 ft.)	13 metres (43 ft.)

- The proposed townhouse project does not comply with the setback requirements and some of the off-street parking provisions of the RM-30 Zone. A Development Variance Permit (DVP) is proposed to reduce the setback requirements, to allow 3 visitor parking stalls to encroach into the setback area, and to allow one of the parking spaces in a tandem parking arrangement to be unenclosed. The DVP proposal is discussed in detail later in this report.

Environmental Requirements

- A Class A (red coded) watercourse is located adjacent the subject site to the south and east. A 20 metre (66 ft.) wide setback to the top of bank of this watercourse was established as part of an adjacent development application to the south (File No. 7907-0020-00). Continuation of this previously established 20 metre (66 ft.) setback impacts a small triangle of the subject site on the east side. The applicant has agreed to dedicate this triangle area to the City without compensation to ensure the ongoing preservation of the riparian setback area. A P-15 agreement will be required for construction, monitoring and maintenance of habitat compensation works within this land to be dedicated to the City.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 6, 2013 to a total of 216 neighboring property owners. A development proposal sign was also erected on the property.
- Staff received no response to the pre-notification letter or development proposal sign.

DESIGN PROPOSAL AND REVIEW

Site Plan and Architectural Design

- The proposed townhouse project consists of 138 townhouse units in a variety of building forms (duplex, 4-plex, 6-plex and 8-plex). The units range between 138 square metres (1,480 sq.ft.) and 160 square metres (1,723 sq.ft.). Forty (40) of the units have side-by-side double car garages and ninety-eight (98) of the units have tandem garages.
- The buildings are West Coast modern with colonial elements. Building cladding materials are high quality and durable, consisting primarily of Hardie shingle and Hardie panel siding. The colour scheme consists of blue, green and beige tones, with white trim. Asphalt shingles are proposed as the roofing material.
- The units are designed around a central “muse”, or pedestrian network, designed to encourage a sense of community.
- An indoor amenity building is proposed on the northwest corner of the site and designed as a gateway element. The amenity building is 418 square metres (4,500 sq.ft.) in size and includes party rooms, offices, a lounge and washrooms facilities. The proposed indoor amenity space exceeds the requirement under the Zoning By-law.

Access and Parking

- There are 2 proposed vehicular accesses to the site both from 62 Avenue. Direct access to King George Boulevard is not permitted.
- A total of 28 visitor parking stalls are proposed on the site, which meets the zoning by-law requirement based on the 138 townhouse units proposed.

Neighbouring Property at 13760 – 62 Avenue

- It would have been preferable if the subject development application would have included the neighbouring property to the east as part of the assembly (13760 – 62 Avenue), given the size and location of this neighbouring property, and the existence of the red coded watercourse which traverses the southeast portion of the property. The applicant has advised staff that he has worked diligently to try to complete this assembly; however to date he has been unable to come to an agreement with the property owner.
- Recognizing that assembly is not possible at this time, the applicant has volunteered to provide a shared access easement, granting the neighbouring property with access through the internal drive-aisle of the subject site to 62 Avenue upon redevelopment of that property. This will improve the development yield on the neighbouring property as a separate access to 62 Avenue will not be necessary. Registration of the shared access easement will be finalized prior to final adoption of the rezoning by-law.

Trees and Landscaping

- The applicant retained Peter Mennel, certified arborist, to undertake a site inspection and prepare an arborist report with recommendations for tree protection and removal on the subject site. The arborist report identifies 162 mature trees on the site and concludes that 152 will need to be removed. Of the 152 trees to be removed, 107 are Alders and Cottonwoods not worthy of retention. The remaining 45 trees to be removed are within the proposed building envelopes or internal drive-aisles. The 10 trees to be retained are within the buffer area along King George Boulevard and within the 62 Avenue road allowance.
- All trees in the adjacent riparian area are to be preserved.
- The following table summarizes the proposed tree removal and retention on the subject site.

Tree Species	# to be Removed	# to be Retained
Alder and Cottonwood	107	0
Mountain Ash	1	0
Paper Birch	2	0
Western Red Cedar	18	5
Bitter Cherry	2	0
Douglas Fir	4	5
Falsecypress	1	0
Holly	1	0
Bigleaf Maple	13	0
Colorado Spruce	1	0
Sitka Spruce	1	0
Sitka Willow	1	0
TOTAL	152	10

- To complement the mature trees being retained on the site, the landscaping plan for the project proposes a generous combination of trees and shrubs in a variety of coniferous and deciduous varieties. In total, 215 replacement trees are proposed on the site.
- Two outdoor amenity areas are proposed with children's play structures, community garden plots, a game board table and bench seating. The 483 square metres (5,200 sq.ft.) of outdoor amenity space proposed exceeds the 414 square metres (4,500 sq.ft.) required under the Zoning By-law based on the 138-units proposed.
- A 6.0 metre (20 ft.) wide landscaped buffer is proposed along King George Boulevard in addition to the private rear yards of the adjacent townhouse units. The buffer will be planted with a double row of trees to ensure adequate screening.
- Fencing along the street frontages will consist of a 1.0 metre (3.5 ft.) high decorative wood picket fence.
- The entries to the site will be delineated with decorative, permeable paving.
- A decorative project identification sign is proposed near the entry to the site. The design of the sign will be finalized prior to final adoption of the rezoning by-law and issuance of the Development Permit. The proposed sign will meet the Sign By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 22, 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 located along King George Boulevard, which is a major transit route through the City.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The applicant proposes a townhouse project with a density of 61 units per hectare (25 upa).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Permeable paving is proposed. Minimum 12 inch deep growing medium.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site is located next to King George Boulevard, which is a major transit route through the City
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design (CPTED) friendly design. Pedestrian friendly muse through the site.
6. Green Certification (F1)	<ul style="list-style-type: none"> Not applicable
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Proposed use of durable materials to minimize long term maintenance.

ADVISORY DESIGN PANEL

The project was not presented to the Advisory Design Panel (ADP) but was reviewed by staff and deemed to be acceptable.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

Staff Comments:

- The proposed reduced setbacks achieve a more urban, pedestrian streetscape along 62 Avenue.

(b) Requested Variance:

- To reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

Staff Comments:

- The proposed east yard setback is a variable condition with 4.5 metres (15 ft.) being the minimum and in a side yard condition. The majority of the buildings in a backyard condition are setback a minimum of 6.0 metres (20 ft.) from the property line and many of these interface with the watercourse/greenbelt lot.

(c) Requested Variance:

- To reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);

Staff Comments:

- The proposed south yard setback is adjacent the watercourse/greenbelt lot and is a side yard condition. The reduced setback only applies to one end townhouse unit.

(d) Requested Variance:

- To vary the off-street parking provisions of the RM-30 Zone to permit 3 visitor parking stalls to be located within the required setbacks; and

Staff Comments:

- The 3 visitor parking stalls that are proposed to be located within a setback are in an area of the site that is adjacent to the watercourse/greenbelt lot and as such the stalls will not be visible from a street.

(e) Requested Variance:

- To vary the off-street parking provisions of the RM-30 Zone to permit one of the parking spaces in a tandem arrangement to be unenclosed.

Applicant's Reasons:

- Allowing one of the parking stalls in a tandem parking arrangement to be unenclosed creates the opportunity to provide a room at the back of the garage, which is desirable to buyers.

Staff Comments:

- The room at the back of the garage, created by allowing one of the parking stalls in a tandem arrangement to be unenclosed, is particularly beneficial for those units fronting onto the street or onto the internal muse areas, as these rooms will look onto, and have direct access to the street/muse area, which is beneficial from a Crime Prevention Through Environmental Design (CPTED) perspective.
- The unenclosed parking space will be partially covered by the second floor of the unit above.

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.	Proposed Subdivision Layout, 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	NCP Amendment Plan
Appendix VII	Development Variance Permit No. 7913-0106-00

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Barnett Dembek Architects and PMG Landscape Architects, respectively, dated July 2, 2013 and June 26, 2013.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/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: Craig Garden
8015414 Canada Ltd.
Address: 2626 - Croydon Drive, Suite 200
Surrey, BC V3S 0S8
Tel: 604-518-1846

2. Properties involved in the Application

- (a) Civic Address: 6140, 6130 and 6092 - King George Boulevard;
13724 and 13732 - 62 Avenue
- (b) Civic Address: 6140 - King George Boulevard
Owner: Highmark Homes (Surrey) Ltd., Inc. No. 746084
PID: 010-766-405
Parcel "A" (N12549E), Except Part Dedicated Road on Plan BCP23687 Lot 1 Block 1 Section
9 Township 2 New Westminster District Plan 2840
- (c) Civic Address: 6130 - King George Boulevard
Owner: Narinder Kaur Gill
PID: 010-766-430
Parcel "B" (N75563E) Lot 2 Block 1 Except: Part Dedicated Road on Plan BCP23854; Section
9 Township 2 New Westminster District Plan 2840
- (d) Civic Address: 13724 - 62 Avenue
Owner: 0917761 BC Ltd., Inc. No. 0917761
Director Information:
Jagminder Paul Kaur Dhési

No Officer Information Filed as at August 11, 2012

- PID: 001-007-203
Lot 13 Section 9 Township 2 New Westminster District Plan 36454
- (e) Civic Address: 13732 - 62 Avenue
Owner: Esther Louise Vader
PID: 007-363-443
Lot 14 Section 9 Township 2 New Westminster District Plan 36454
- (f) Civic Address: 6092 - King George Boulevard
Owner: Newton 138 Projects Ltd., Inc. No. 0770956
PID: 028-743-741
Lot 1 Section 9 Township 2 New Westminster District Plan BCP49774

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7913-0106-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		22,757 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	7.5 m	4.5 m
South	7.5 m	2.0 m
East	7.5 m	4.5 m
West	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	13 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	20,481 m ²	20,254 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	20,481 m ²	20,254 m ²

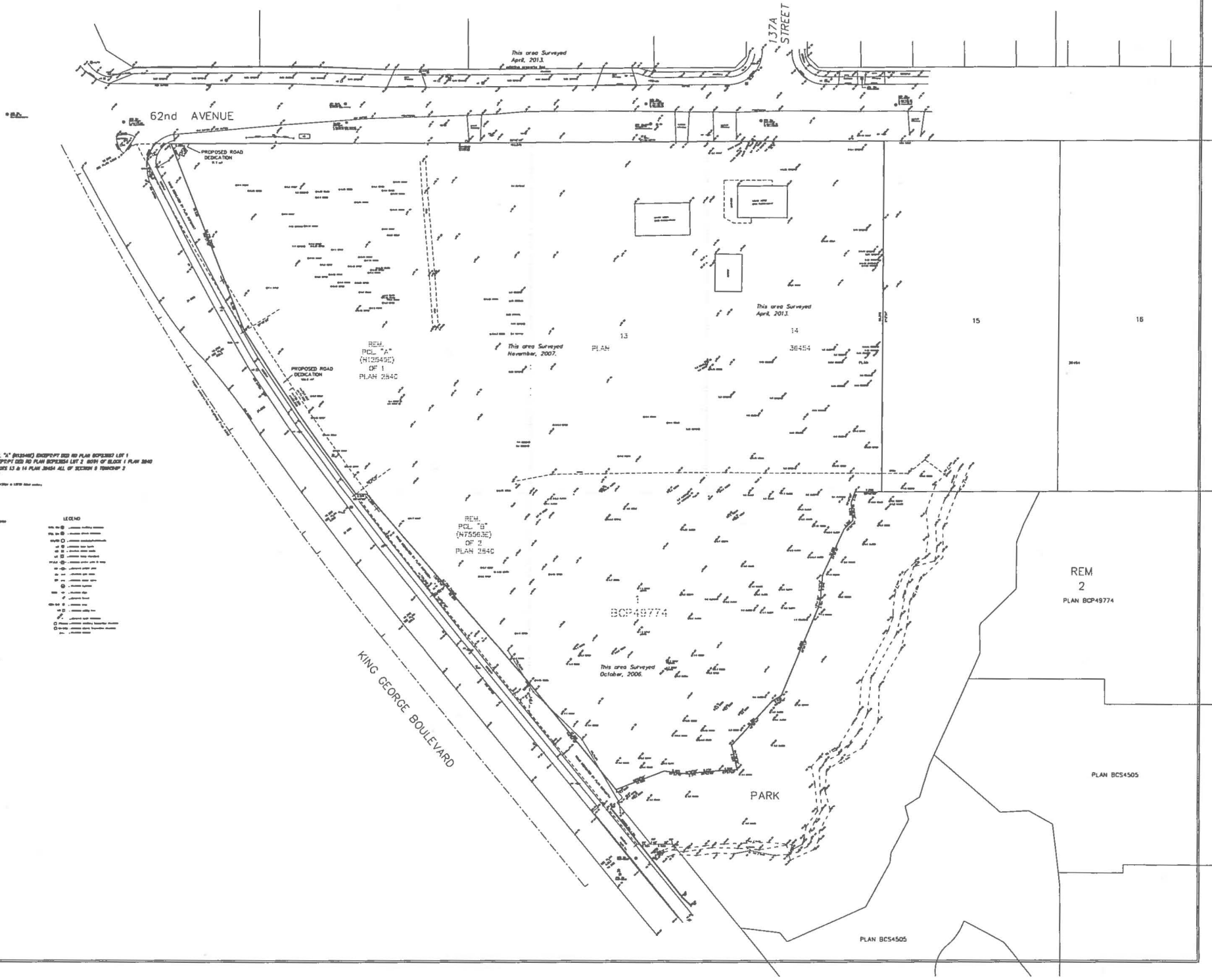
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph/30 upa	61 uph/25 upa
FAR (gross)		
FAR (net)	0.90	0.89
AMENITY SPACE (area in square metres)		
Indoor	414 m ²	418 m ²
Outdoor	414 m ²	482 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	274	274
Residential Visitors	28	28
Institutional		
Total Number of Parking Spaces	304	304
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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APPENDIX II



REFERRING PLAN OF PCL "A" (N125492) EXCEPT SEE NO PLAN BCP6562 LOT 1 & PCL "B" (N75063E) EXCEPT SEE NO PLAN BCP6562 LOT 2 WORK OF BLOCK 1 PLAN 2640 LOT 1 PLAN BCP6562 & LOTS 12 & 13 PLAN 2640 ALL OF SECTION 4 TOWNSHIP 2 NEW BRUNSWICK DISTRICT
 Charles Dale Jarman
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 REG. PLS. 2 AND 3

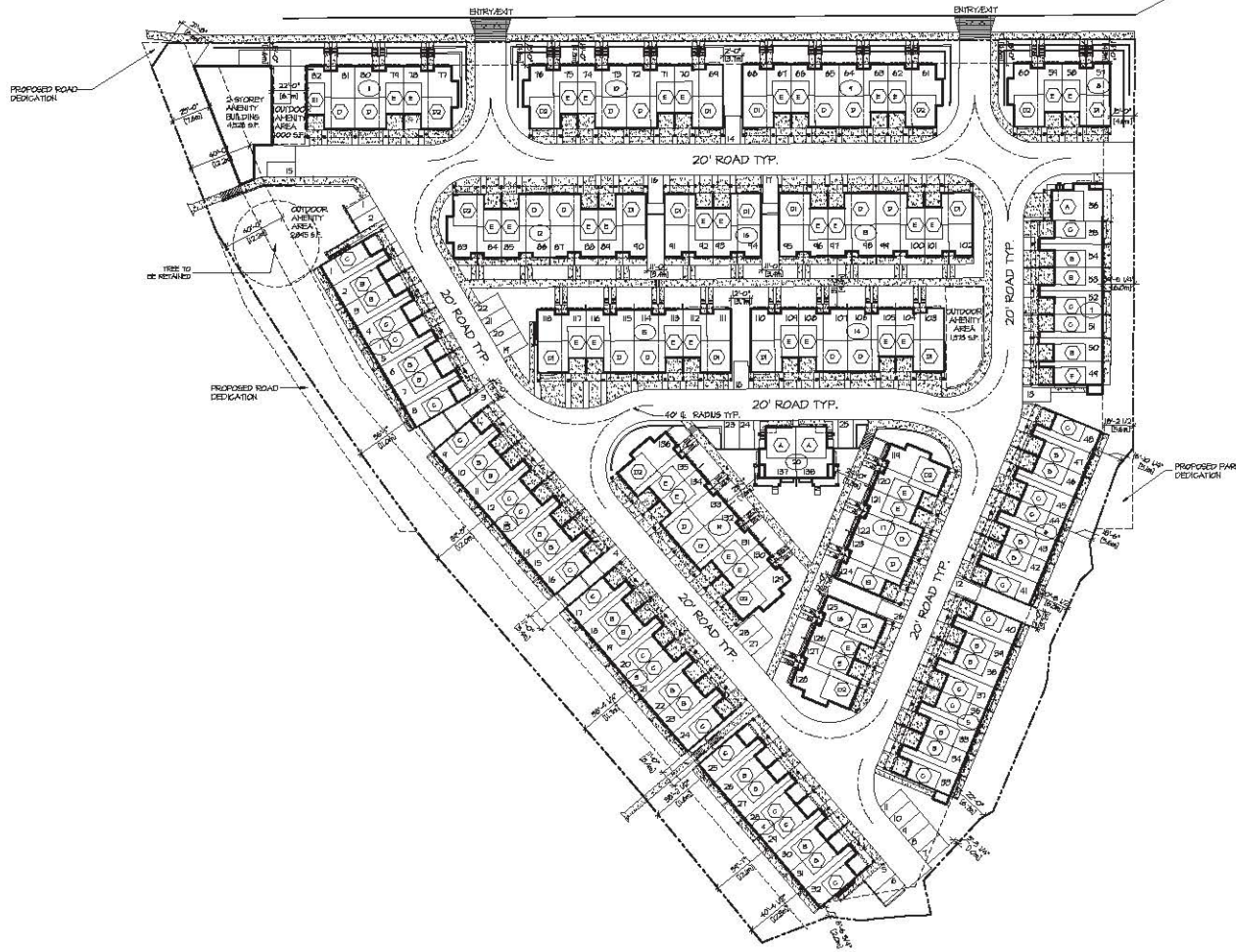
PLAN
 1. Survey of 1900
 2. Survey of 1905
 3. Survey of 1910
 4. Survey of 1915
 5. Survey of 1920
 6. Survey of 1925
 7. Survey of 1930
 8. Survey of 1935
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 23. Survey of 2010
 24. Survey of 2015
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 26. Survey of 2025
 27. Survey of 2030
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 29. Survey of 2040
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 CHARLES DALE JARMAN REG. PLS. 2 AND 3
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DEVELOPMENT DATA

ZONING : CD
 SITE AREA : 244,230 S.F. 5.607 acres 22,890 m2 2,284 Ha.
 F.A.R. : 0.84 (217,000 S.F.) (DOES NOT INCLUDE AMENITY)
 SITE COVERAGE : 41% (100,300 S.F.)
 DENSITY : 24.61 U.P.A. 60.82 U.P.Ha. (138 UNITS)
 AMENITY :
 REQUIRED :
 OUTDOOR : 4,456 S.F.
 INDOOR : 4,456 S.F.
 PROPOSED :
 OUTDOOR : 5,268 S.F.
 INDOOR : 4,528 S.F.
 PARKING :
 REQUIRED :
 RESIDENTIAL : 138 x 2 = 276 SPACES
 VISITOR : 138 x 0.2 = 27.6 SPACES
 TOTAL : 303.6 SPACES
 PROVIDED :
 RESIDENTIAL : 276 SPACES
 VISITOR : 28 SPACES
 TOTAL : 304 SPACES

UNIT BREAKDOWN :

UNIT TYPE 'A'	3 BEDROOM	3 UNITS	1,723 S.F.	=	5,169 S.F.
UNIT TYPE 'B'	3 BEDROOM	27 UNITS	1,565 S.F.	=	42,255 S.F.
UNIT TYPE 'C'	3 BEDROOM	27 UNITS	1,561 S.F.	=	42,147 S.F.
UNIT TYPE 'D'	3 BEDROOM	18 UNITS	1,606 S.F.	=	28,908 S.F.
UNIT TYPE 'D1'	3 BEDROOM	13 UNITS	1,622 S.F.	=	21,086 S.F.
UNIT TYPE 'D2'	3 BEDROOM	5 UNITS	1,730 S.F.	=	8,650 S.F.
UNIT TYPE 'E'	3 BEDROOM	38 UNITS	1,443 S.F.	=	54,834 S.F.
UNIT TYPE 'E1'	3 BEDROOM	2 UNITS	1,418 S.F.	=	2,836 S.F.
UNIT TYPE 'F'	2 BEDROOM	1 UNITS	1,573 S.F.	=	1,573 S.F.
TOTAL :		138 UNITS	(AVERAGE)		216,420 S.F.

CONCEPTUAL SITE PLAN
 SCALE : 1" = 40'-0"

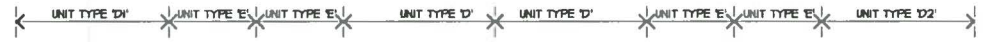
ISSUED FOR	
BY	
DATE	
SCALE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	

DESIGN :	L-104
DRAWN :	
DATE :	
UNIT 138	
SCALE :	1" = 40'-0"
CLIENT :	62nd AVE & KING GEORGE BLVD., SURREY
PROJECT :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA
SHEET CONTAINS :	

barnett dembek
 UNIT 138,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2098
 EMAIL: mail@barnitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-10

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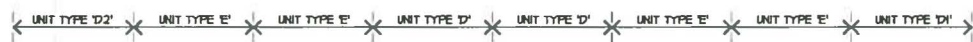
FRONT ELEVATION

SCHEDULE OF FINISHES

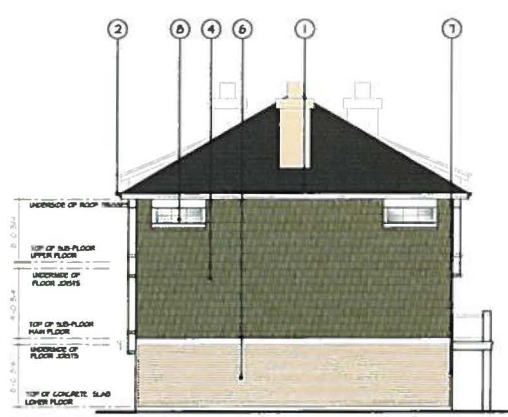
- | | |
|--|--|
| ① ASPHALT SHINGLE ROOFING | ⑦ CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA | ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X6 WOOD FASCIA | ⑨ 2X4 ON 2X12 WOOD TRIM |
| ④ HARDI-SHINGLE SIDING | ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| ⑤ HARDI-PANEL SIDING | ⑪ 5'-0" HIGH PRIVACY SCREEN |
| ⑥ HORIZONTAL HARDI-BOARD SIDING | |



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

BLDG. #'s 1, 3, 5, 7, 9, 11, 13, 15, 17, & 19

DATE	SCALE	SHEET NO.	TOTAL SHEETS

DESIGN	DATE	SCALE	PROJECT

barnett dembek ARCHITECTS INC.

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

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

SHEET NO.	CLIENT NO.
AG-309	12045

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REV	DATE	BY	CHKD	DESCRIPTION

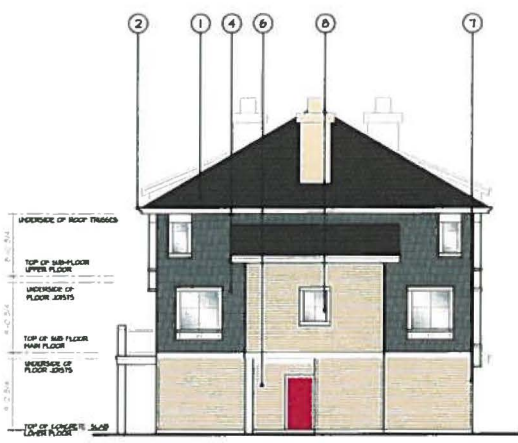


UNIT TYPE 'D1' * UNIT TYPE 'E' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'E' * UNIT TYPE 'D2'

FRONT ELEVATION

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ HARDI-SHINGLE SIDING
- ⑤ HARDI-PANEL SIDING
- ⑥ HORIZONTAL HARDI-BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
- ⑨ 2X4 ON 2X12 WOOD TRIM
- ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING
- ⑪ 5'-0" HIGH PRIVACY SCREEN



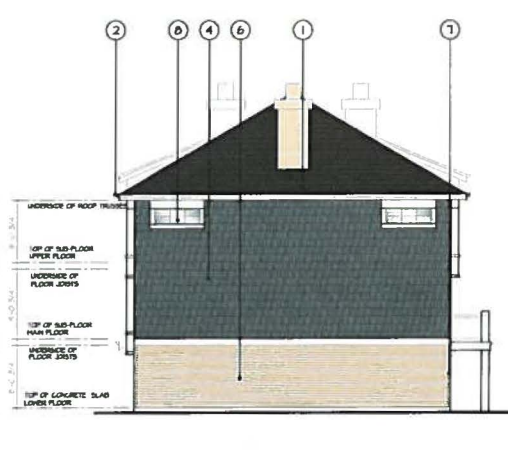
UNIT TYPE 'D2'

RIGHT ELEVATION



UNIT TYPE 'D2' * UNIT TYPE 'E' * UNIT TYPE 'E' * UNIT TYPE 'D' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'E' * UNIT TYPE 'D1'

REAR ELEVATION



UNIT TYPE 'D1'

LEFT ELEVATION

60% CAD/REVISIONS

DESIGN	DATE	BY	CHKD	SCALE

CLIENT: 62nd AVE & KING GEORGE BLVD., SURREY
PROJECT: ELEVATIONS - BUILDINGS # 10, 15 & 19
SHEET CONTENTS

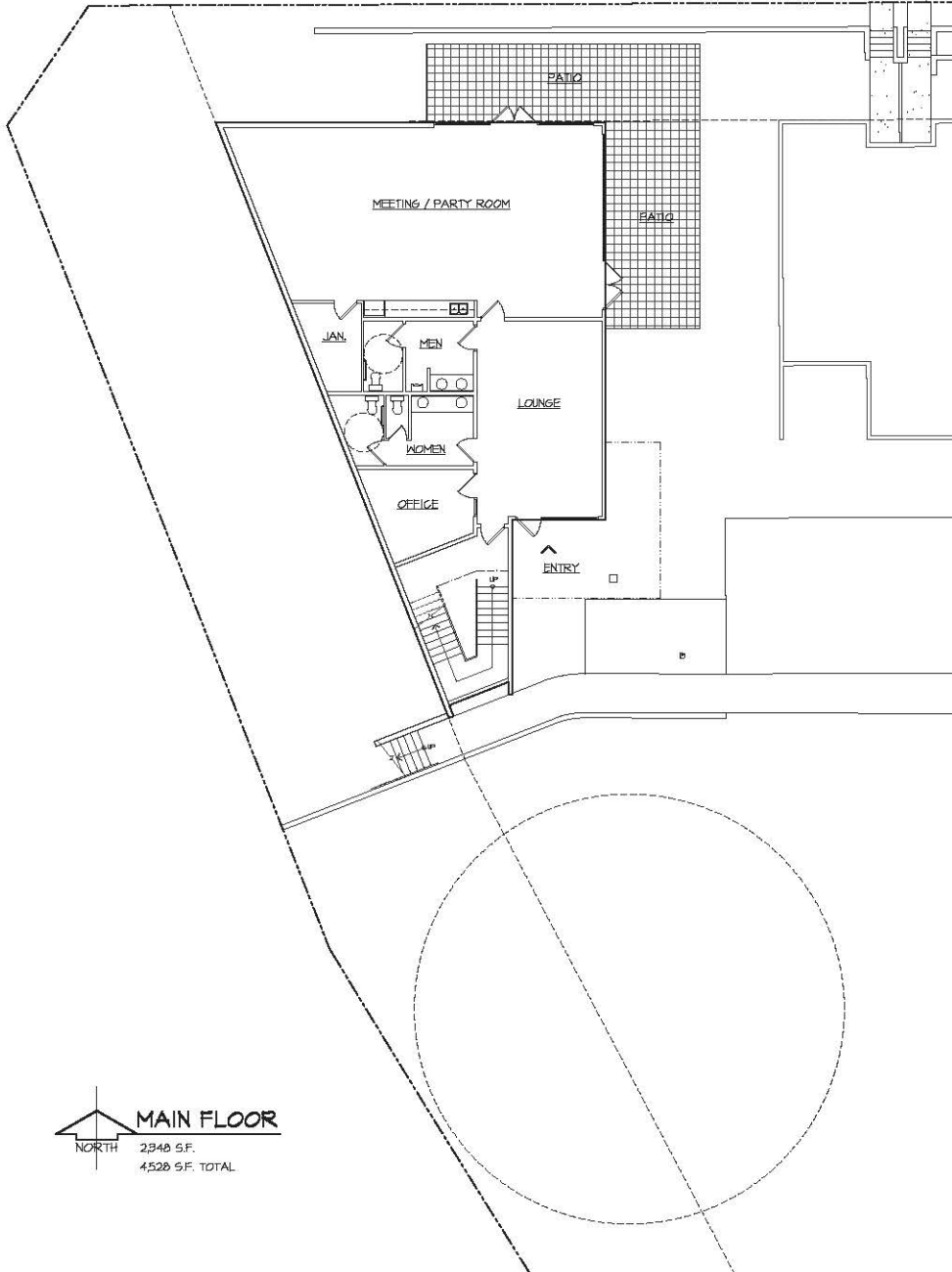
barnett dembek
ARCHITECTS INC.

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

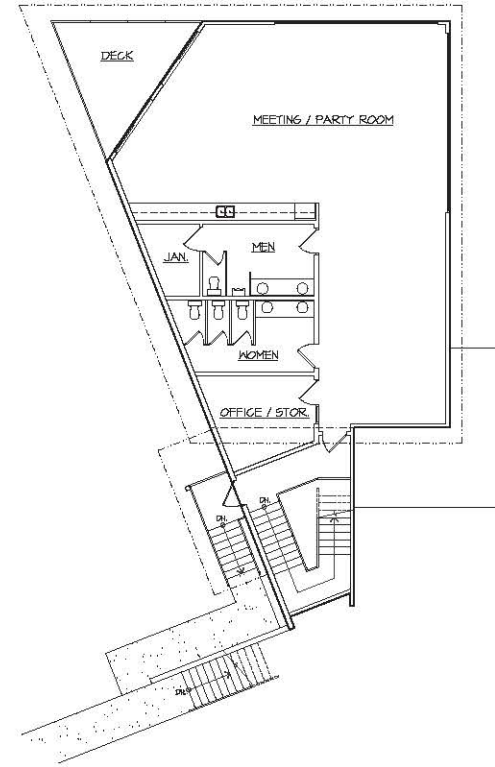
PHONE: (604) 567-7100
FAX: (604) 567-2099
EMAIL: mail@barnett.com

BLDG. #'s 2, 4, 6, 8, 10, 12, 14, 16, 18, & 20

CLIENT NO.	SHEET NO.
12045	
PROJECT NO.	REV. NO.



MAIN FLOOR
 NORTH
 2340 S.F.
 4520 S.F. TOTAL



UPPER FLOOR
 NORTH
 2100 S.F.

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 DEMBEK ARCHITECTS INC.

REV#	DATE	BY	REASON



DESIGN: L.F.B.
 DRAWN: J.M.Z.B.
 DATE: JUN 2 2006
 SCALE: 1/8" = 1'-0"

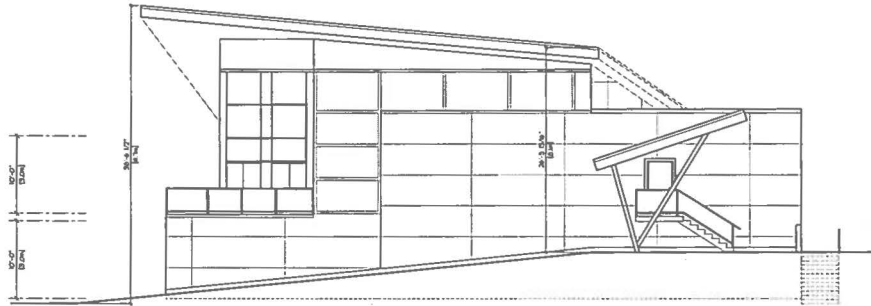
CLIENT:
 PROJECT: 62ND AVE & KING GEORGE BLVD., SURREY
 SHEET CONTAINS: AVENUE BUILDING

barnett dembek
 ARCHITECTS INC.

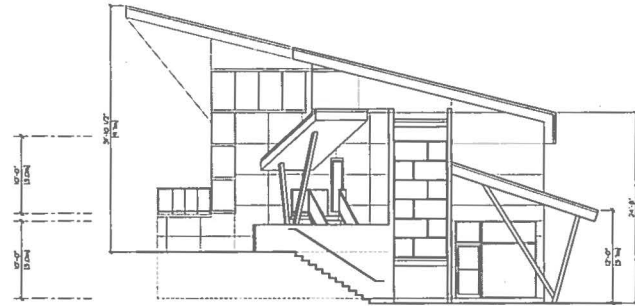
UNIT 135,
 7526 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 587-7100
 FAX: (604) 587-2099
 EMAIL: mail@darkitex.com

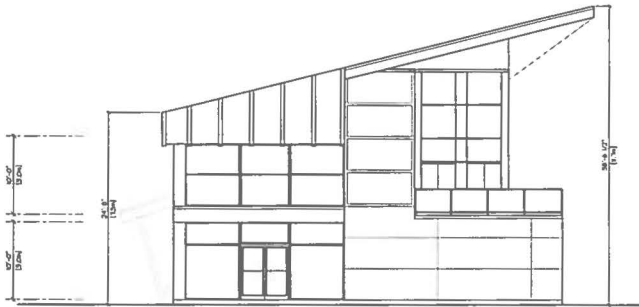
CLIENT NO.
 SHEET NO. AC-2.06
 PROJECT NO. 12045
 REV. NO.



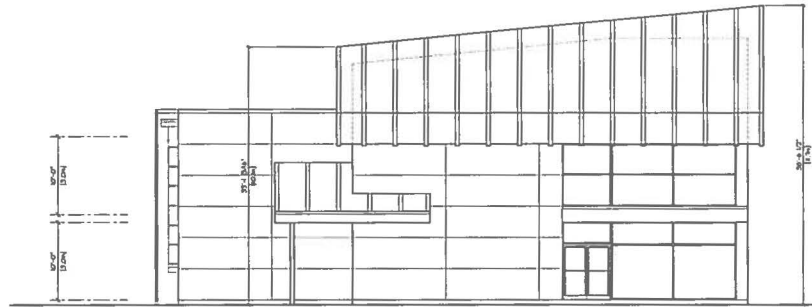
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

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 7536 130 STREET, SUITE 1100, VANCOUVER, BC
 V6W 1H8. TEL: (604) 597-7100. FAX: (604) 597-2099.
 EMAIL: info@barnett-dembek.com

REV#	DATE	DESCRIPTION

CLIENT :	PROJECT :	DATE :	SCALE :
PROJECT : 62nd AVE. & KING GEORGE BLVD., SURREY	DATE : JUL 23	SCALE : 1/8" = 1'-0"	
SHEET CONTENTS :			
APERTURE BUILDING ELEVATIONS			

barnett dembek
 ARCHITECTS INC.

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

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

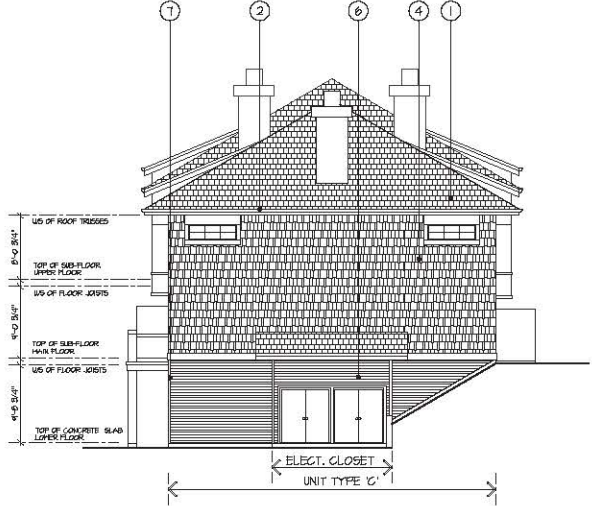
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-207

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INC. IS VOID. CANADA COPYRIGHT
ACT R.S.C. 1970.



FRONT ELEVATION

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



RIGHT ELEVATION

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

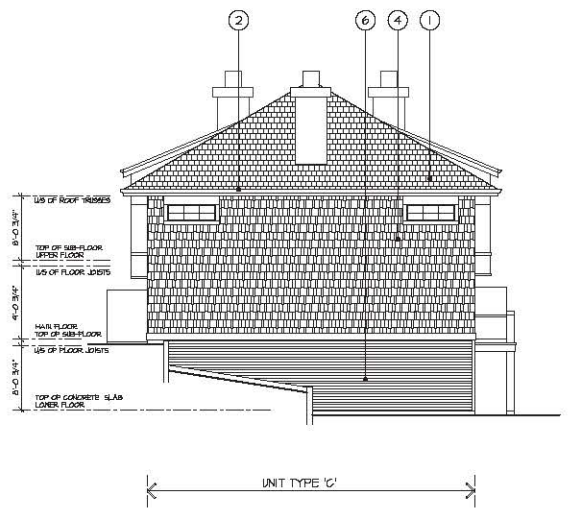
SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 ASPHALT SHINGLE ROOFING | 7 CORNER TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | 9 2X4 ON 2X12 WOOD TRIM |
| 4 HARDI-SHINGLE SIDING | 10 POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| 5 HARDI-PANEL SIDING | 11 5'-0" HIGH PRIVACY SCREEN |
| 6 HORIZONTAL HARDI-BOARD SIDING | |



REAR ELEVATION

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



LEFT ELEVATION

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

BUILDING #1
BUILDING #2, #3 & #4 SIMILAR

ISSUED FOR	BY	DATE	ISSUE



DESIGN : J.P.D.	DRAWN : J.P.D.	DATE : JUN 2 03	SCALE : 1/8" = 1'-0"
CLIENT : PROJECT : 62nd AVE & KING GEORGE BLVD, SURREY		SHEET CONTENTS : ELEVATIONS - BUILDING 1, 2, 3 & 4	

barnett dembek
ARCHITECTS

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mal@bdaritek.com

CLIENT NO.:	SHEET NO.:
PROJECT NO.:	REV. NO.:
12045	AC-3.01

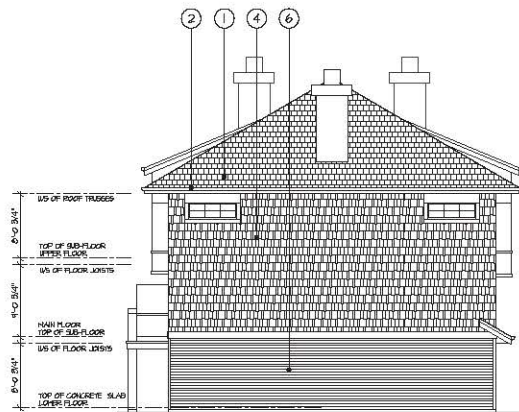


UNIT TYPE 'C' * UNIT TYPE 'B' * UNIT TYPE 'B' * UNIT TYPE 'C' * UNIT TYPE 'C' * UNIT TYPE 'B' * UNIT TYPE 'B' * UNIT TYPE 'C'

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

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 ASPHALT SHINGLE ROOFING | 7 CORNER TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | 9 2X4 ON 2X12 WOOD TRIM |
| 4 HARDI-SHINGLE SIDING | 10 POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| 5 HARDI-PANEL SIDING | 11 5'-0" HIGH PRIVACY SCREEN |
| 6 HORIZONTAL HARDI-BOARD SIDING | |



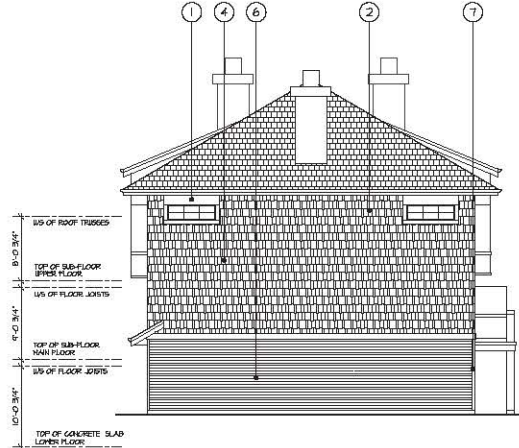
UNIT TYPE 'C'

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



UNIT TYPE 'C' * UNIT TYPE 'B' * UNIT TYPE 'B' * UNIT TYPE 'C' * UNIT TYPE 'C' * UNIT TYPE 'B' * UNIT TYPE 'B' * UNIT TYPE 'C'

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



UNIT TYPE 'C'

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

UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE THE UNFINISHED DIMENSIONS OF THE WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

REV.	DATE	BY	DESCRIPTION



DESIGNER: J.P.D.	DRAWN: J.P.D.	DATE: JUL 2 2013	SCALE: 1/8" = 1'-0"
CLIENT: UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8			
PROJECT: 62nd AVE & KING GEORGE BLVD, SURREY			
SHEET CONTENTS: ELEVATIONS - BUILDING 5 & 6			

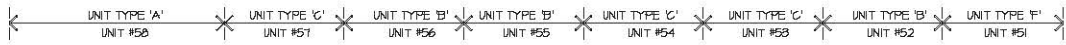
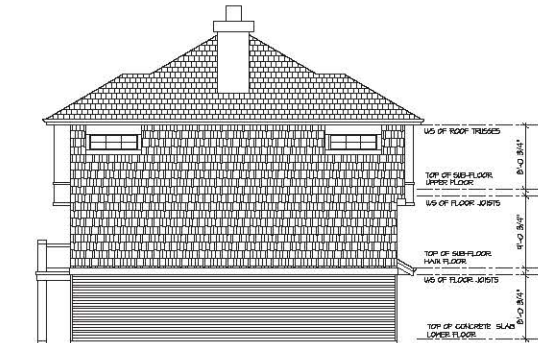
barnett dembek

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

CLIENT NO. AC-3.02	SHEET NO.
PROJECT NO. 12045	REV. NO.

BUILDING #5
BUILDING #6 SIMILAR

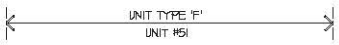
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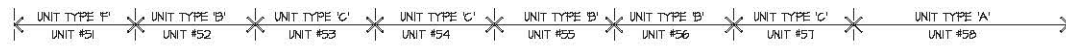
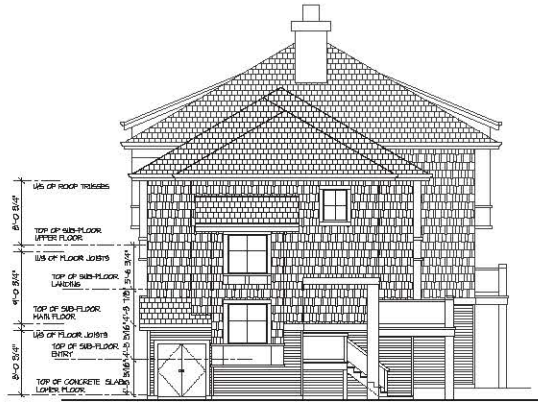
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

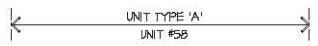
- | | |
|--|--|
| ① ASPHALT SHINGLE ROOFING | ⑦ CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | ⑨ 2X4 ON 2X12 WOOD TRIM |
| ④ HARDI-SHINGLE SIDING | ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| ⑤ HARDI-PANEL SIDING | ⑪ 5'-0" HIGH PRIVACY SCREEN |
| ⑥ HORIZONTAL HARDI-BEARD SIDING | |



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



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



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

REVISION	DATE	BY	ISSUED FOR



CLIENT: PROJECT: 62nd AVE & KING GEORGE BLVD, SURREY
 SHEET CONTAINS: ELEVATIONS - BUILDING 7
 DESIGN: J.F.P. DRAWN: DATE: JUN 12 09 SCALE: 1/8" = 1'-0"

barnett dembek
 UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
 PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdaridex.com
 CLIENT NO. SHEET NO. AC-3.03
 PROJECT NO. 12045 REV. NO.

BUILDING #7

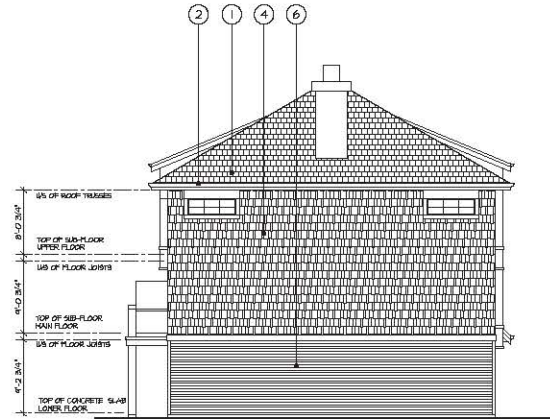


FRONT ELEVATION

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

SCHEDULE OF FINISHES

- | | |
|--|--|
| 1 ASPHALT SHINGLE ROOFING | T CORNER TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | B VINYL FRAMED WINDOWS W/ 1X8 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | D 2X4 ON 2X12 WOOD TRIM |
| 4 HARDI-SHINGLE SIDING | O POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| 5 HARDI-PANEL SIDING | 11 5'-0" HIGH PRIVACY SCREEN |
| 6 HORIZONTAL HARDI-BEARD SIDING | |



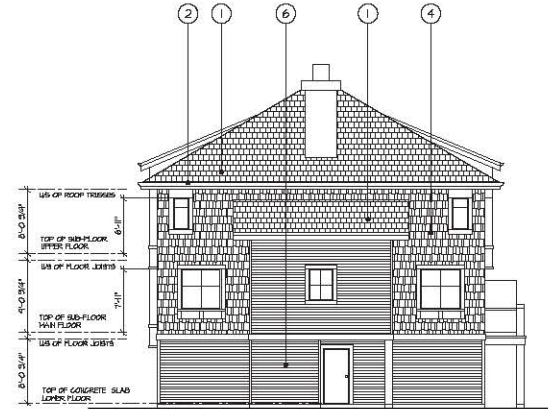
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

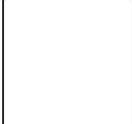


LEFT SIDE ELEVATION

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

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REV	DATE	BY	ISSUE FOR



CLIENT:	DESIGN:	SCALE:
62nd AVE & KING GEORGE BLVD, SURREY	DATE:	1/8" = 1'-0"
ELEVATIONS - BUILDING 8	DATE:	
	DATE:	
	DATE:	
	DATE:	

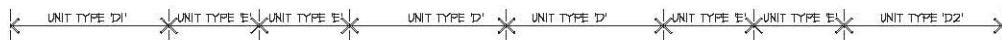
barnett dembek

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

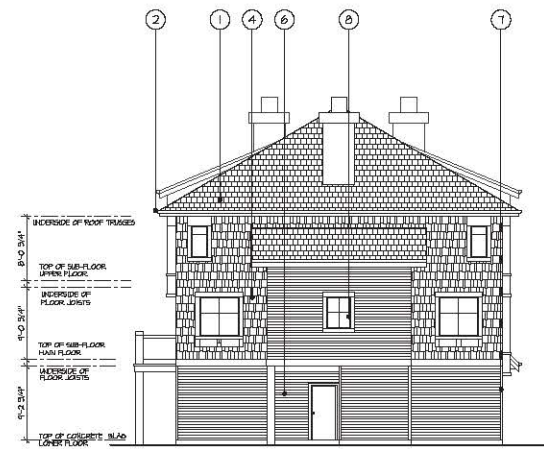
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mat@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-304
REV. NO.	12045

BUILDING #8



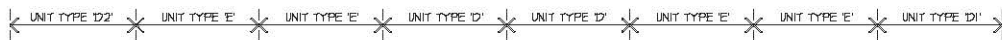
FRONT ELEVATION



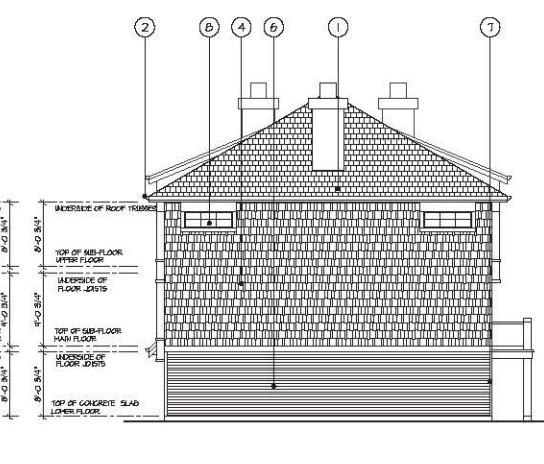
RIGHT ELEVATION

SCHEDULE OF FINISHES

- | | |
|--|---|
| 1 ASPHALT SHINGLE ROOFING | 7 CORNER TRIM |
| 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | 8 VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | 9 2X4 ON 2X12 WOOD TRIM |
| 4 HARDI-SHINGLE SIDING | 10 POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| 5 HARDI-PANEL SIDING | 11 5'-0" HIGH PRIVACY SCREEN |
| 6 HORIZONTAL HARDI-BOARD SIDING | |



REAR ELEVATION



LEFT ELEVATION

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REVISION	DATE	BY	REASON



DESIGN : J.F.D.
DRAWN : J.F.D.
DATE : JUN 19 2014
SCALE : 1/8" = 1'-0"

CLIENT : BARNETT DEMBOK ARCHITECTS INC.
PROJECT : 62nd AVE & KING GEORGE BLVD, SURREY
SHEET CONTENTS : ELEVATIONS - BUILDING #1, 10, 14, 15 & 19

barnett dembok
ARCHITECTS INC.

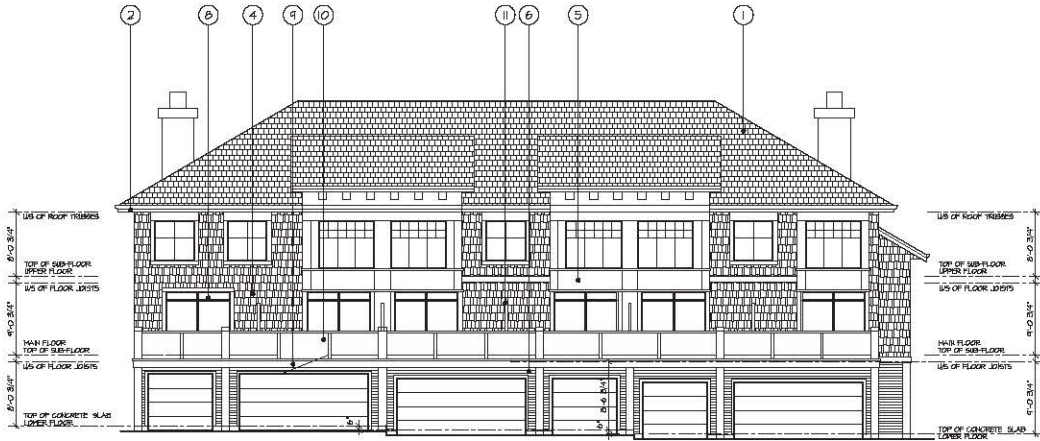
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

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

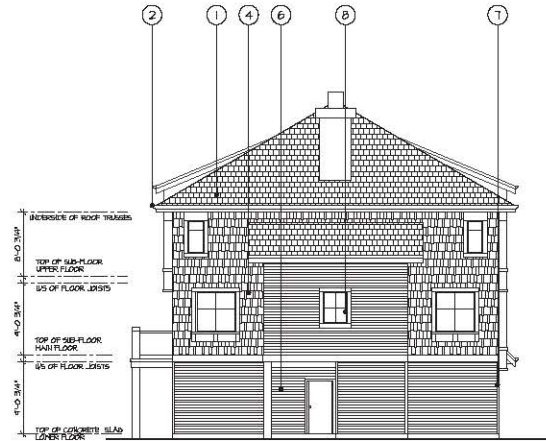
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-3.05

BUILDING #9

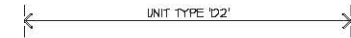
BUILDING #10, #14, #15 & #19 SIMILAR



FRONT ELEVATION



RIGHT ELEVATION

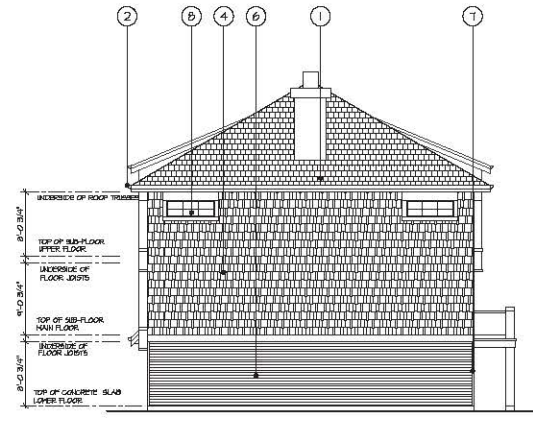
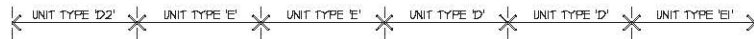


SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
- ④ HARDI-SHINGLE SIDING
- ⑤ HARDI-PANEL SIDING
- ⑥ HORIZONTAL HARDI-BOARD SIDING
- ⑦ CORNER TRIM
- ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM
- ⑨ 2X4 ON 2X12 WOOD TRIM
- ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPLERD GLAZING
- ⑪ 5'-0" HIGH PRIVACY SCREEN



REAR ELEVATION



LEFT ELEVATION



BUILDING #11

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REV. NO.	DATE	BY	ISSUE FOR



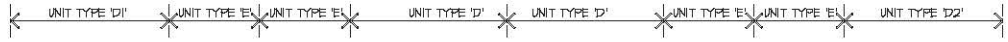
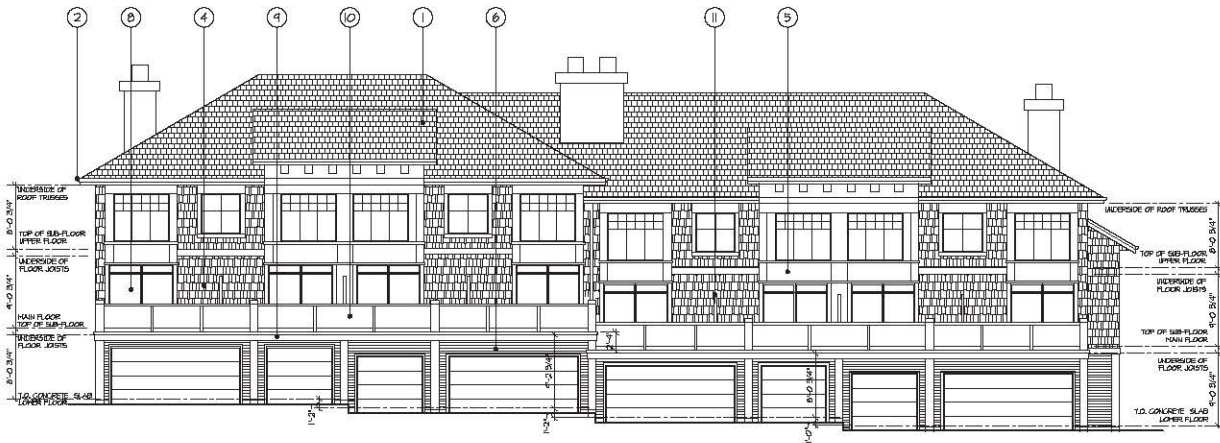
DESIGNER	DATE	SCALE
J.F.D.	JUN 29	1/8" = 1'-0"
DRAWN		
CLIENT	PROJECT	SHEET CONTAINS
	62nd AVE & KING GEORGE BLVD, SURREY	ELEVATIONS - BUILDING 11

barnett dermack

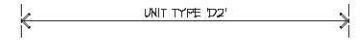
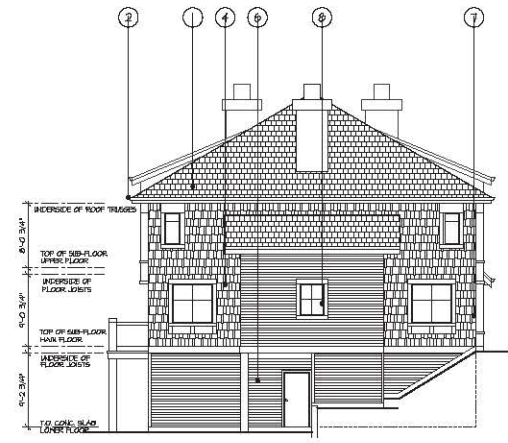
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1T8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-3.08

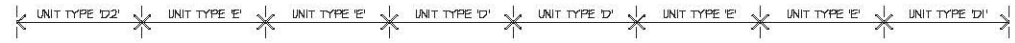


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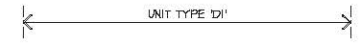
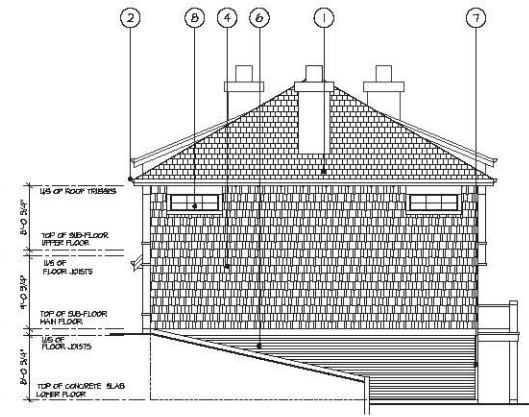


RIGHT ELEVATION

- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOFING
 - 2 PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA
 - 3 1X4 WOOD TRIM ON 2X8 WOOD FASCIA
 - 4 HARDI-SHINGLE SIDING
 - 5 HARDI-PANEL SIDING
 - 6 HORIZONTAL HARDI-BOARD SIDING
 - 7 CORNER TRIM
 - 8 VINYL FRAMED WINDOWS W/ 1X8 WOOD TRIM
 - 9 2X4 ON 2X12 WOOD TRIM
 - 10 POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING
 - 11 5'-0" HIGH PRIVACY SCREEN



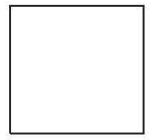
REAR ELEVATION



LEFT ELEVATION

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REVISION	DATE	BY	ISSUED FOR



DESIGNER J.F.F.	DRAWN J.F.F.	DATE JUN 19 2013	SCALE 1/8" = 1'-0"
CLIENT 62nd AVE & KING GEORGE BLVD, SURREY			
PROJECT ELEVATIONS - BUILDING 12, 13 & 14			
SHEET CONTENTS			

barnett dermack
ARCHITECTS

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

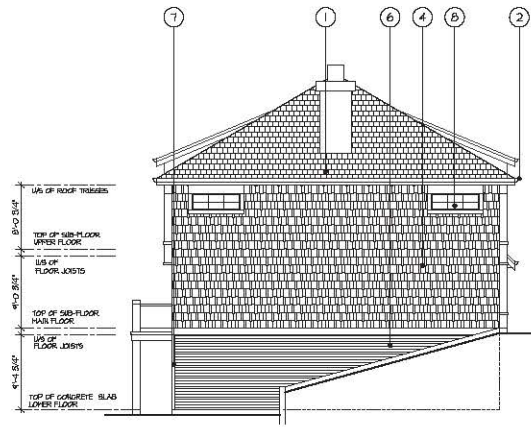
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@barnettdermack.com

CLIENT NO. AC-3.07
PROJECT NO. 12045
SHEET NO. REV. NO.

BUILDING #12
BUILDINGS #13 & #14 SIMILAR



FRONT ELEVATION

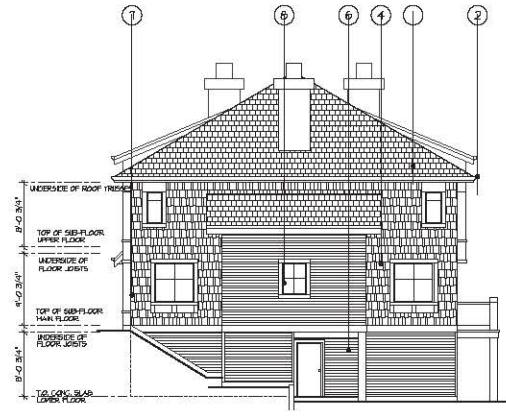


LEFT ELEVATION

- SCHEDULE OF FINISHES
- | | |
|--|--|
| ① ASPHALT SHINGLE ROOFING | ⑦ CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | ⑨ 2X4 ON 2X12 WOOD TRIM |
| ④ HARDI-SHINGLE SIDING | ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| ⑤ HARDI-PANEL SIDING | ⑪ 5'-0" HIGH PRIVACY SCREEN |
| ⑥ HORIZONTAL HARDI-BOARD SIDING | |



REAR ELEVATION



RIGHT ELEVATION

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DESIGN FOR	
BY	
DATE	
ISSUE	

CLIENT :	PROJECT :	SHEET CONTENTS :
J.P.F.	62nd AVE & KING GEORGE BLVD., SURREY	ELEVATIONS - BUILDING 16 & 19
DATE :	SCALE :	
JUN 13	1/8" = 1'-0"	

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

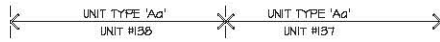


PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mal@barnettdermck.com

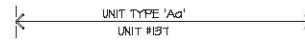
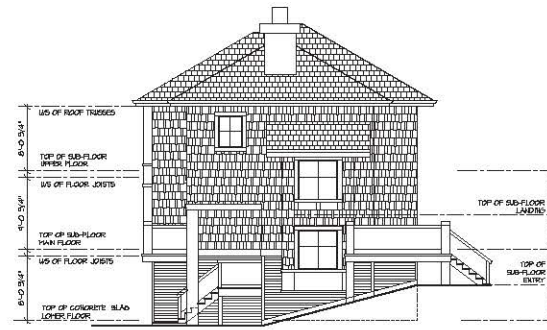
CLIENT NO. SHEET NO.
 PROJECT NO. AC-308
 12045 REV. NO.

BUILDING #18
 BUILDING #16 SIMILAR

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 REAR GARAGE AND CONVERSION
 REVISIONS BY: MATHIAS, 2004
 CANADA: 100-PROTECT ACT R.S.C. 1974.



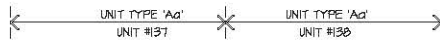
FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



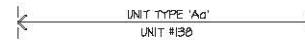
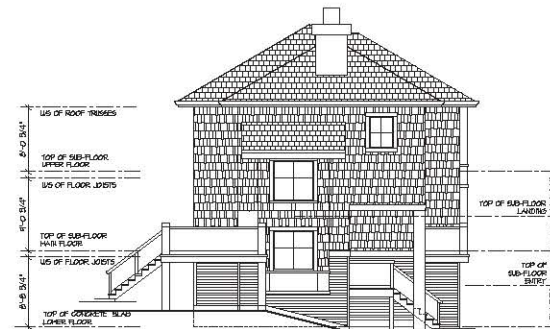
RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|--|
| ① ASPHALT SHINGLE ROOFING | ⑦ CORNER TRIM |
| ② PREFINISHED ALUMINUM GUTTER ON 2X8 WOOD FASCIA | ⑧ VINYL FRAMED WINDOWS W/ 1X6 WOOD TRIM |
| ③ 1X4 WOOD TRIM ON 2X8 WOOD FASCIA | ⑨ 2X4 ON 2X12 WOOD TRIM |
| ④ HARDI-SHINGLE SIDING | ⑩ POWDER COATED ALUMINUM RAILING WITH TEMPERED GLAZING |
| ⑤ HARDI-PANEL SIDING | ⑪ 5'-0" HIGH PRIVACY SCREEN |
| ⑥ HORIZONTAL HARDI-BOARD SIDING | |



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



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

REV. NO.	DATE	BY	ISSUE



DESIGN : J.P.D.	DRAWN : J.P.D.	DATE : JUN 2 20	SCALE : 1/8" = 1'-0"
CLIENT : 62nd AVE & KING GEORGE BLVD, SURREY			
PROJECT : 62nd AVE & KING GEORGE BLVD, SURREY			
SHEET CONTENTS : ELEVATIONS - BUILDING 20			

barnett dermbek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-3.09

BUILDING #20

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STREETSCAPE AT 62ND AVENUE

NO.	DATE	BY	DATE	NO.	DATE	BY	DATE	NO.	DATE	BY



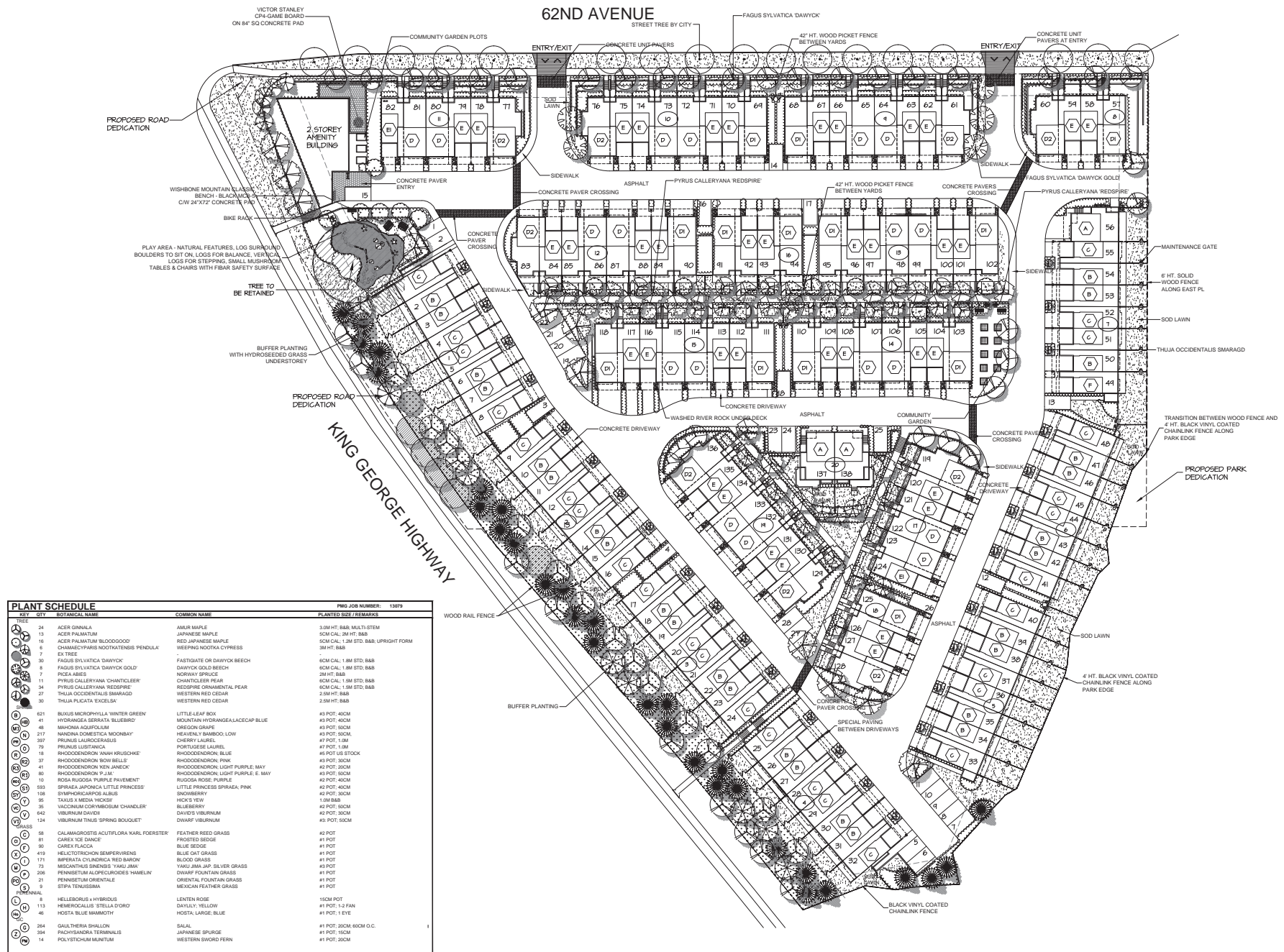
4-20-2021.dwg

DESIGNER :	LEAF	DATE :	10/2/18
CLIENT :	62ND AVE. & KING GEORGE BLVD., SURREY	SCALE :	1" = 30'-0"
PROJECT :	62ND AVE. & KING GEORGE BLVD., SURREY	SHEET CONTENTS :	STREETSCAPE

barnett dembek
 UNIT 135,
 7636 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (804) 587-7100
 FAX: (804) 587-2089
 EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-4.0

SCALE:



PLANT SCHEDULE		PMG JOB NUMBER: 13079
SYMBOL	COMMON NAME	PLANTING REQUIREMENTS
TREE	ACER BRASSIA	40' POT, 40CM
TREE	ACER GINNALI	40' POT, 40CM
TREE	ACER PALMATUM	40' POT, 40CM
TREE	ACER PALMATUM BLOODGOOD	40' POT, 40CM
TREE	CHAMAECYPARIS NODOSINERIS PENDULA	40' POT, 40CM
TREE	EX TREE	40' POT, 40CM
TREE	FAGUS SYLVATICA DAWYOK	40' POT, 40CM
TREE	FAGUS SYLVATICA DAWYOK GOLD	40' POT, 40CM
TREE	PICEA ABIES	40' POT, 40CM
TREE	PRUNUS CALLERYANA 'CHANTICLEER'	40' POT, 40CM
TREE	PRUNUS CALLERYANA 'REDSPIRE'	40' POT, 40CM
TREE	THUJA OCCIDENTALIS SMARAGD	40' POT, 40CM
TREE	THUJA PLICATA 'EXCELSA'	40' POT, 40CM
TREE	BUGUS MICROPHYLLA 'WINTER GREEN'	40' POT, 40CM
TREE	HYDRANGEA SERRATA 'BLUEBIRD'	40' POT, 40CM
TREE	MADONNA AGROKOLUM	40' POT, 40CM
TREE	NANDINA DOMESTICA 'MOONBAY'	40' POT, 40CM
TREE	PRUNUS LAURICEDRABIS	40' POT, 40CM
TREE	PRUNUS LUSITANICA	40' POT, 40CM
TREE	RHOODOENDRON ANNA HIRSCHKE'	40' POT, 40CM
TREE	RHOODOENDRON BOW BELLS	40' POT, 40CM
TREE	RHOODOENDRON KEN JANECK'	40' POT, 40CM
TREE	RHOODOENDRON 'F.J.M.	40' POT, 40CM
TREE	ROSA RUGOSA 'PURPLE PAVEMENT'	40' POT, 40CM
TREE	SPIRAEA JAPONICA 'LITTLE PRINCESS'	40' POT, 40CM
TREE	SYMPHORICARPOS ALBUS	40' POT, 40CM
TREE	TAXUS MEDIA 'VIGOR'	40' POT, 40CM
TREE	VACCINIUM CORYMBOSUM 'CHANDLER'	40' POT, 40CM
TREE	VIBURNUM DAVIDI	40' POT, 40CM
TREE	VIBURNUM THURS 'SPRING BOUQUET'	40' POT, 40CM
TREE	CALAMAGROSTIS ACUTIFLORA KARL FORNSTER'	40' POT, 40CM
TREE	CAREX ICE DANCE	40' POT, 40CM
TREE	CAREX FLACCA	40' POT, 40CM
TREE	HELECTROPSYCHON SEMPERVIRENS	40' POT, 40CM
TREE	IMPERATA CYLINDRICA 'RED BARON'	40' POT, 40CM
TREE	MISCANTHUS SINENSIS 'YANG JIAN'	40' POT, 40CM
TREE	PENISTETUM ALPECUROIDES 'HAMELIN'	40' POT, 40CM
TREE	PENISTETUM ORIENTALE	40' POT, 40CM
TREE	STIPA TENISSIMA	40' POT, 40CM
TREE	HELLEBORUS x HYBRIDUS	15CM POT
TREE	HELLEBORUS 'STELLA D'ORO'	40' POT, 1-2 FAN
TREE	HOSTA BLUE MAMMOTH	40' POT, 1 FAN
TREE	HOSTA LARGE BLUE	40' POT, 1 FAN
TREE	QUALITRIBIA SHALON	40' POT, 20CM, 80CM G.C.
TREE	PACHYSANDRA TERMINALIS	40' POT, 15CM
TREE	POLYSTICHUM MUNITUM	40' POT, 20CM
TREE	AGUR MAPLE	1.5M HT. BAB, MULTI-STEM
TREE	JAPANESE MAPLE	50CM CAL, 2M HT. BAB
TREE	RED JAPANESE MAPLE	50CM CAL, 1.2M STD. BAB, UPRIGHT FORM
TREE	WEeping KODIA CYPRESS	3M HT. BAB
TREE	FASTIGIATE OR DAWYOK BEECH	40CM CAL, 1.8M STD. BAB
TREE	DAWYOK GOLD BEECH	40CM CAL, 1.8M STD. BAB
TREE	NORWAY SPRUCE	2M HT. BAB
TREE	CHANTICLEER PEAR	60CM CAL, 1.5M STD. BAB
TREE	REDSPIRE ORNAMENTAL PEAR	60CM CAL, 1.5M STD. BAB
TREE	WESTERN RED CEDAR	2.5M HT. BAB
TREE	WESTERN RED CEDAR	2.5M HT. BAB
TREE	LITTLE LEAF BOX	40' POT, 40CM
TREE	MOUNTAIN HYDRANGEA LACECAP BLUE	40' POT, 40CM
TREE	OREGON GRAPE	40' POT, 30CM
TREE	HEAVENLY BAMBOO LOW	40' POT, 30CM
TREE	CHEERY LAUREL	40' POT, 1.5M
TREE	PORTUGUESE LAUREL	40' POT, 1.5M
TREE	RHOODOENDRON LIGHT PURPLE & MAY	40' POT, 30CM
TREE	RHOODOENDRON PINK	40' POT, 30CM
TREE	RHOODOENDRON LIGHT PURPLE, MAY	40' POT, 30CM
TREE	RHOODOENDRON 'F.J.M.	40' POT, 30CM
TREE	RHOODOENDRON 'PURPLE PAVEMENT'	40' POT, 30CM
TREE	LITTLE PRINCESS SPIRAEA, PINK	40' POT, 30CM
TREE	SNOWBERRY	1.5M BAB
TREE	HICK'S YEW	40' POT, 30CM
TREE	BLUEBERRY	40' POT, 30CM
TREE	DAVID'S VIBURNUM	40' POT, 30CM
TREE	DIWAPE VIBURNUM	40' POT, 30CM
TREE	FEATHER REED GRASS	40' POT
TREE	FROSTED SEDGE	40' POT
TREE	BLUE SEDGE	40' POT
TREE	BLUE OAT GRASS	40' POT
TREE	BLOOD GRASS	40' POT
TREE	YANG JIAN JAP. SILVER GRASS	40' POT
TREE	DIWAPE FOUNTAIN GRASS	40' POT
TREE	ORIENTAL FOUNTAIN GRASS	40' POT
TREE	MEXICAN FEATHER GRASS	40' POT
TREE	LENTEN ROSE	15CM POT
TREE	DAVULY, YELLOW	40' POT, 1-2 FAN
TREE	HOSTA BLUE MAMMOTH	40' POT, 1 FAN
TREE	HOSTA LARGE BLUE	40' POT, 1 FAN
TREE	SIAL	40' POT, 20CM, 80CM G.C.
TREE	JAPANESE SPURGE	40' POT, 15CM
TREE	WESTERN SWORD FERN	40' POT, 20CM

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANTING REQUIREMENTS. SEARCH AND REVIEW HANG 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 BY APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. THE SPECIFIED MATERIAL, UNLESS OTHERWISE STATED, WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

ALL TREE PLANTINGS MUST COMPLY WITH SURREY'S ZONING BY-LAW PLANTING REQUIREMENTS

NO.	DATE	REVISION DESCRIPTION	DR.
1	13.03.18	NEW CITY PLAN	
2	13.04.17	NEW CITY PLAN	DS
3	13.04.18	NEW CITY PLAN	DS
4	13.04.17	NEW CITY PLAN	SM

CLIENT:

PROJECT:
RESIDENTIAL DEV.
62ND AVE. & KING GEORGE BLVD.
SURREY, BC

DRAWING TITLE:
LANDSCAPE PLAN

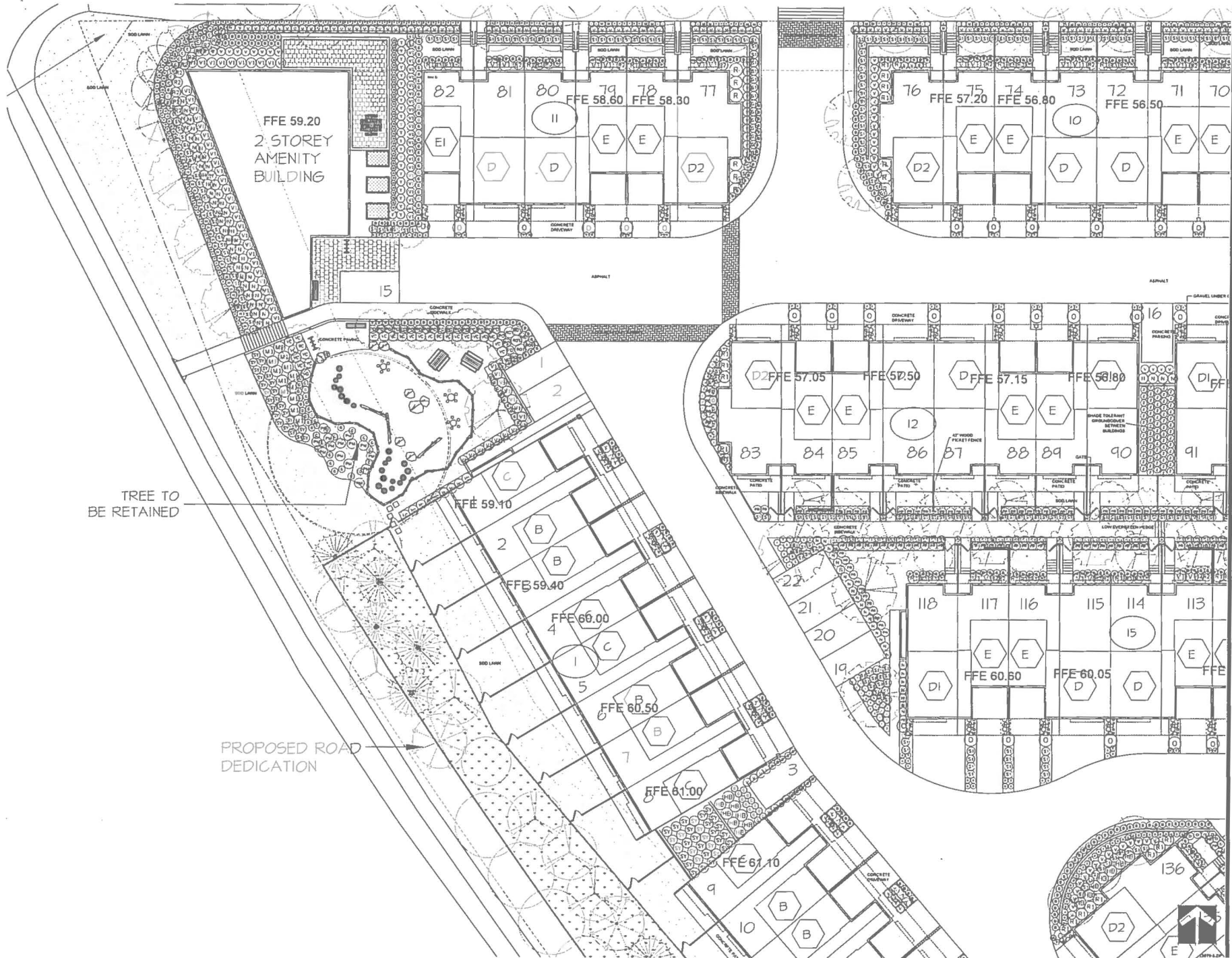
DATE: 13 MAY 22
SCALE: 1"=25'-0"
DRAWN: DD
DESIGN: MCY
CHKD: MCY

PMG PROJECT NUMBER: 13-079



L1

OF 8



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pmg
 LANDSCAPE ARCHITECTS
 Suite C119 - 4185 88th Street Drive
 Burnaby, British Columbia, V5C 4G9
 P: 604-295-0811 | F: 604-295-0822

REAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	13.MAY.23	NEW SHRUB PLAN	BT
2	13.MAY.23	NEW SHRUB PLAN	BT
3	13.MAY.23	NEW SHRUB PLAN	BT
4	13.MAY.23	NEW SHRUB PLAN	BT

PROJECT
 RESIDENTIAL DEV.
 82ND AVE. & KING GEORGE BLVD.
 SURREY, BC

DRAWING TITLE
LANDSCAPE SHRUB PLAN

DATE: 13 MAY 23 DRAWING NUMBER
 SCALE: 1/4" = 1'-0"
 DRAWN: DG
 DESIGN: MCT
 CHECKED: MCT
 OF 8

PMG PROJECT NUMBER 13-479

TREE TO BE RETAINED

PROPOSED ROAD DEDICATION



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 Suite C110 - 4185 BSB Cross Drive
 Burnaby, British Columbia, V5C 5G8
 P: 604-750-0011 F: 604-750-0022

SCALE

NO.	DATE	REVISION DESCRIPTION	DR.
1	10/15/11	ISSUE FOR PERMIT	BT
2	11/14/11	ISSUE FOR PERMIT	BT
3	01/24/12	ISSUE FOR PERMIT	BT
4	04/11/12	ISSUE FOR PERMIT	BT
5	04/11/12	ISSUE FOR PERMIT	BT

PROJECT
 RESIDENTIAL DEV.
 62ND AVE. & KING GEORGE BLVD.
 SURREY, BC

DRAWING TITLE
 LANDSCAPE
 SHRUB PLAN

DATE 13 MAY 22 DRAWING NUMBER
 SCALE 1/4"=1'-0"
 DESIGNER DD
 CHECKER MCT
 DATE MCT
 OF 8

PROPOSED PARK DEDICATION



L3

1379-12P PMG PROJECT NUMBER 13-079



DEDICATION

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Suite C110 - 4100 158 Street Drive
Burnaby, British Columbia, V5C 6L9
9 031 254-9111 T 604 293-9922

SCALE

NO.	DATE	REVISION DESCRIPTION	DL.
1	22.05.23	1st 3D PLAN	BS
2	22.05.23	2nd 3D PLAN	BS
3	22.05.23	3rd 3D PLAN	BS
4	22.05.23	4th 3D PLAN	BS
5	22.05.23	5th 3D PLAN	BS

CLIENT:

PROJECT
RESIDENTIAL DEV.
62ND AVE. & KING GEORGE BLVD.
SURREY, BC

DRAWING TITLE
LANDSCAPE SHRUB PLAN

DATE 13 MAY 23 DRAWING NUMBER
SCALE 1" = 10'-0"
DRAWN DD
DESIGN MCT
CHECK MCT

L4
OF 8



13074-2.P

PROJECT NUMBER

13-079



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pmg
 LANDSCAPE ARCHITECTS
 Suite 218 - 1195 50th Street
 Burnaby, British Columbia, V5C 6G8
 P: 604 291-9811 F: 604 291-8023

SCALE

NO.	DATE	REVISION	DESCRIPTION	BY
1	11.22.11		1/4" = 1' SHRUB PLAN	BD
2	04.10.12		1/4" = 1' SHRUB PLAN	BD
3	04.10.12		1/4" = 1' SHRUB PLAN	BD
4	04.10.12		1/4" = 1' SHRUB PLAN	BD

CLIENT:

PROJECT:

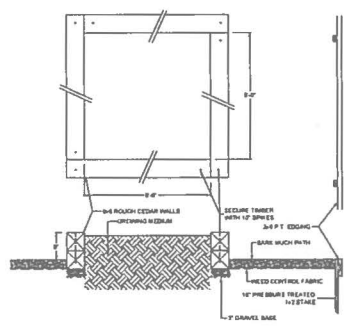
RESIDENTIAL DEV.
 62ND AVE. & KING GEORGE BLVD.
 SURREY, BC

DRAWING TITLE
LANDSCAPE SHRUB PLAN

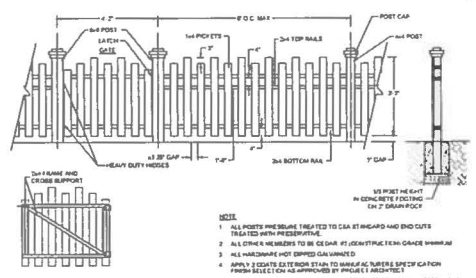
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 SCALE: 1" = 10' 0" **L5**
 DRAWN: BD
 DESIGNED: MCT
 CHECKED: MCT

PROJECT NUMBER: 11-879

REA

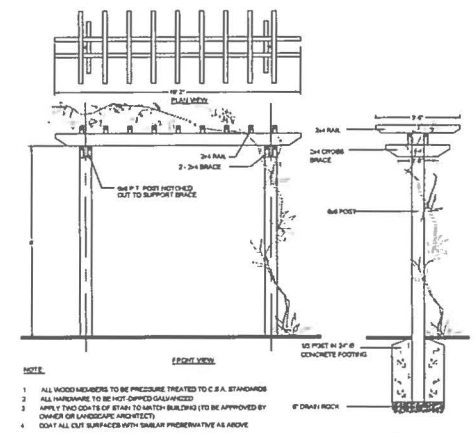


GARDEN PLOT
SCALE: 1/2" = 1'-0"



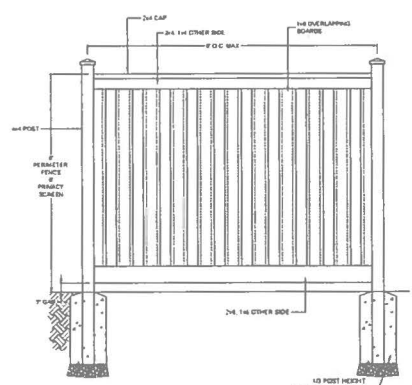
PICKET FENCE & GATE
SCALE: 1/2" = 1'-0"

- NOTE:**
1. ALL POSTS PRESSURE TREATED TO C.A. STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE O.C. OR #1 JOIST/PLUG FROM GRADE MINIMUM.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 3 COATS OF STAIN TO WOODEN SURFACES SPECIFIC TO FINISH SELECTED OR AS APPROVED BY OWNER'S ARCHITECT.
 5. ALL FENCES TO BE 1/2" MIN. THICKNESS IN GRADE TO BE 1/2" MIN. CAP TO FOLLOW FINISH GRADE. CAP TO BE 1/2" MIN. THICKNESS.



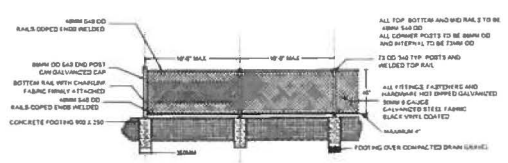
TRELLIS
SCALE: 1/2" = 1'-0"

- NOTE:**
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.A. STANDARD.
 2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
 3. APPLY 3 COATS OF STAIN TO WOODEN SURFACES TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 4. COAT ALL CUT SURFACES WITH SEALER/PRESERVATIVE AS ABOVE.

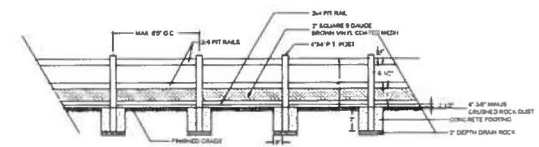


6' HT. WOOD PERIMETER FENCE / 6' PRIVACY SCREEN
SCALE: 1/2" = 1'-0"

- NOTE:**
1. ALL POSTS PRESSURE TREATED TO C.A. STANDARD.
 2. TREAT ALL END CUTS.
 3. ALL OTHER MEMBERS O.C. OR #1 JOIST/PLUG FROM GRADE MINIMUM.
 4. ALL HARDWARE NOT DIPPED GALVANIZED.
 5. APPLY 3 COATS OF STAIN TO WOODEN SURFACES SPECIFIC TO FINISH SELECTED OR AS APPROVED BY OWNER'S ARCHITECT.



4' HT. PERIMETER CHAINLINK FENCE
SCALE: 1/2" = 1'-0"



RAIL FENCE ALONG BUFFER EDGE
SCALE: 1/2" = 1'-0"

NO.	DATE	REVISION	DESCRIPTION
1	11 MAY 21	001	ISSUE FOR PERMIT
2	11 MAY 21	002	ISSUE FOR PERMIT
3	11 MAY 21	003	ISSUE FOR PERMIT
4	11 MAY 21	004	ISSUE FOR PERMIT
5	11 MAY 21	005	ISSUE FOR PERMIT
6	11 MAY 21	006	ISSUE FOR PERMIT
7	11 MAY 21	007	ISSUE FOR PERMIT
8	11 MAY 21	008	ISSUE FOR PERMIT
9	11 MAY 21	009	ISSUE FOR PERMIT
10	11 MAY 21	010	ISSUE FOR PERMIT

CLIENT: _____
PROJECT: _____

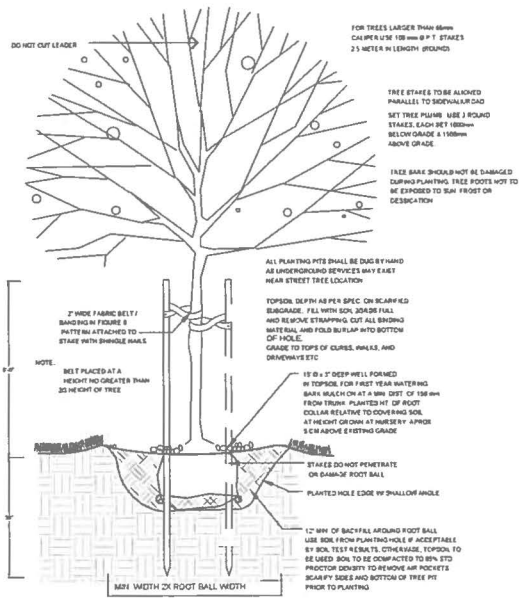
RESIDENTIAL DEV.
62ND AVE. & KING GEORGE BLVD.
SURREY, BC

DRAWING TITLE:
LANDSCAPE DETAILS

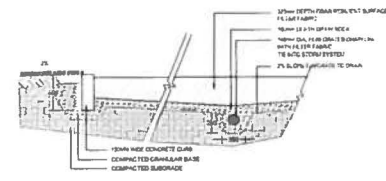
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SCALE: AS NOTED
DRAWN: 103
DESIGN: 101
CHKD: 101
P.M.G. PROJECT NUMBER: 13-079

L6

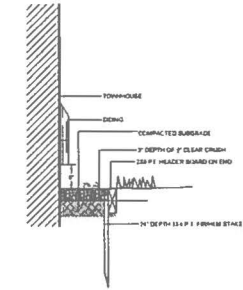




○ TYPICAL DECIDUOUS TREE DETAIL
SCALE: 1/4" = 1'-0"



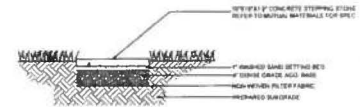
○ FIBAR RESILIENT SURFACE
SCALE: 1/2" = 1'-0"



○ GRAVEL DRAIN STRIP
SCALE: 1/2" = 1'-0"



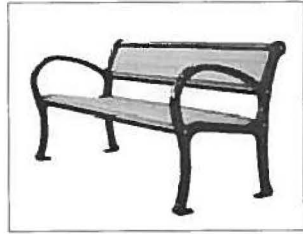
○ PATIO / LAWN EDGE
SCALE: 1/2" = 1'-0"



○ 18X18" STEPPING STONE
SCALE: 1/2" = 1'-0"



VICTOR STANLEY GAME BOARD TABLE



WISHBONE MOUNTAIN CLASSIC BENCH



CONCRETE PAVERS AT ENTRY CROSSING

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: _____

PROJECT: _____

RESIDENTIAL DEV.
62ND AVE. & KING GEORGE BLVD.
SURREY, BC

DRAWING TITLE: **LANDSCAPE DETAILS**

DATE: 11 MAY 22	DRAWING NUMBER: L7
SCALE: AS NOTED	
DRAWN: HJD	
DESIGN: MDT	
CHECK: MDT	
DATE: MAY 22	

13-079



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

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

DATE: **July 3, 2013**

PROJECT FILE: **7813-0106-00**

RE: **Engineering Requirements
Location: 6130/6140/6092 King George Boulevard and 13724/13732 - 62 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate varying widths on King George Boulevard;
- dedicate a 5.0m x 5.0m corner cut at the intersection of King George Boulevard and 62 Avenue;
- register a 0.5-metre statutory right-of-way fronting 62 Avenue; and
- register a 0.5-metre statutory right-of-way fronting King George Boulevard.

Works and Services

- construct the south side of 62 Avenue;
- provide sanitary, storm and water service connections;
- pay latecomer 5809-0135-00-1;
- pay contribution for the 138 Street re-alignment;
- provide restrictive covenant for water quality; and
- execute P-15 Agreement.

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.


For Rémi Dubé, P.Eng.
Development Services Manager

LR

APPENDIX IV



Friday, June 14, 2013
 Planning

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 elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sullivan Heights Secondary School (the new elementary school has been named "Goldstone Park Elementary" and is expected to open in 2013-2014 school year). The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. This particular application, although involving an NCP amendment, will not result in an increase in the gross site area density, and the proposed density is consistent with the NCP build out estimates from this site, when the NCP was adopted. The proposal will not change students projections and the School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0106 00

SUMMARY

The proposed 138 townhouse units are estimated to have the following impact on the following schools

Projected # of students for this development:

Elementary Students:	28
Secondary Students:	14

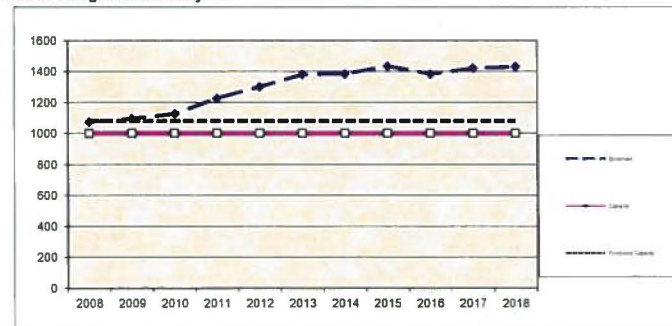
September 2012 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7)	73 K + 425
Capacity (K/1-7)	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12)	1300
Nominal Capacity (8-12)	1000
Functional Capacity*(8-12)	1080

Woodward Hill Elementary



Sullivan Heights Secondary



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

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 13-0106-00

Project Location: 6092 / 6130 / 6140 King George Blvd and 13724 / 32 - 62 Avenue
Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

Ground cover includes a stand of native coniferous and broadleaf species at the northwest and southeast sections separated by a band of turf grasses and Himalayan blackberry. Small pockets of sapling stage pioneer trees species flank some of the forest edges and a few ornamental species exist near the locations of the old homes. The tree stands contain mature western redcedar and native broadleaf species. They have forms typical of trees growing in a competitive environment including asymmetrical canopies and limited trunk tapers and are generally not suitable for single tree preservation. The overall tree health in this area is good.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 162
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 152
Number of Protected Trees to be retained (A-C)	(D) 10
Number of Replacement Trees required (107 alder and cottonwood X 1 and 45 others X 2)	(E) 197
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

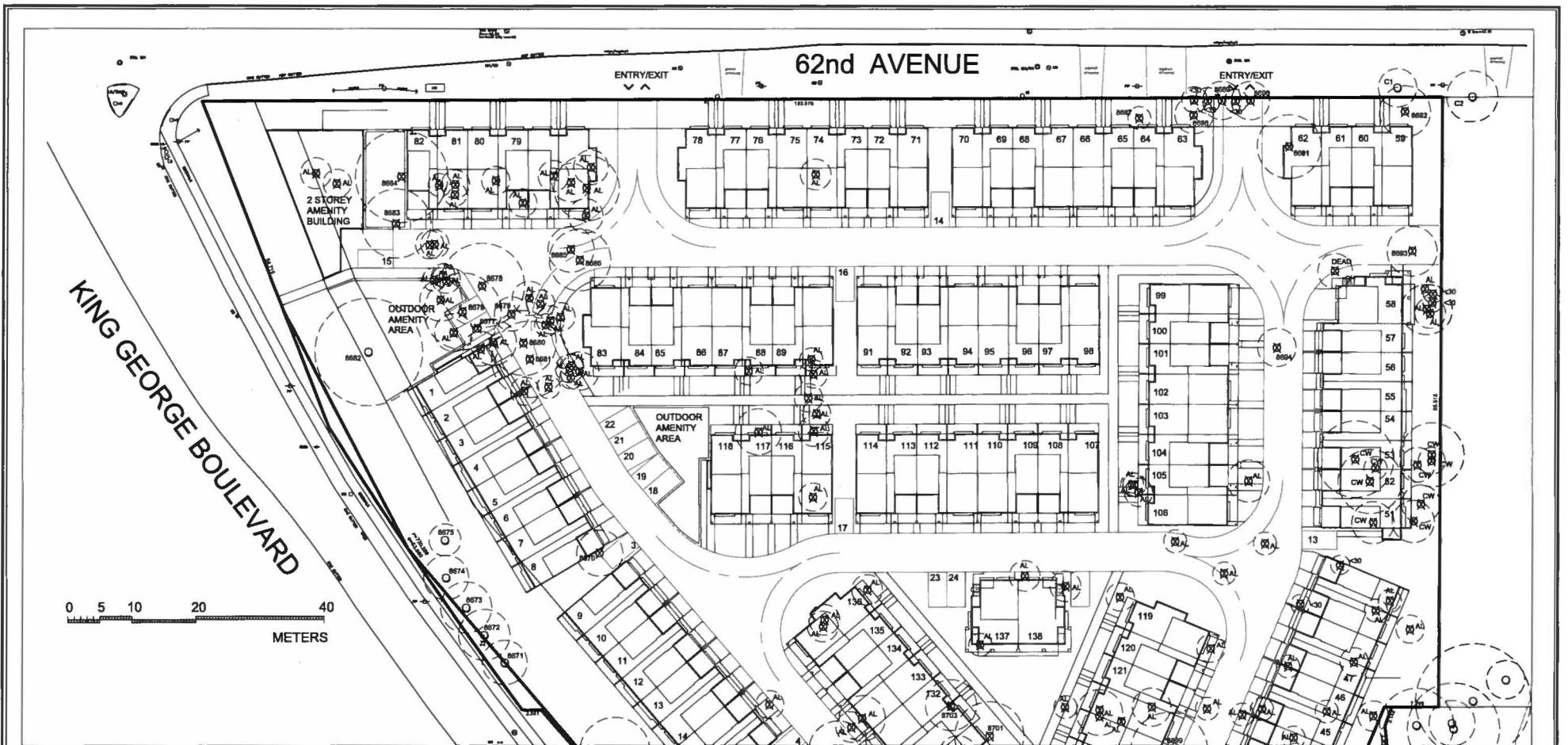
Tree Survey and Preservation/Replacement Plan is attached

This plan will be available before final adoption

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

Date: June 23, 2013





LEGEND

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  TREE TO BE REMOVED

NOTE: TREES WITHIN THE RIPARIAN ZONE AND OFFSITE TREES HAVE NOT BEEN REVIEWED. CONSULT WITH SURREY PARKS, RECREATION & CULTURE AT TIME OF CONSTRUCTION FOR TREES IN RIPARIAN ZONE.

STAMP	REV.	DATE	BY	REVISION
	1	JUNE 13/13	SL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0308
Email: mfadum@fadum.ca

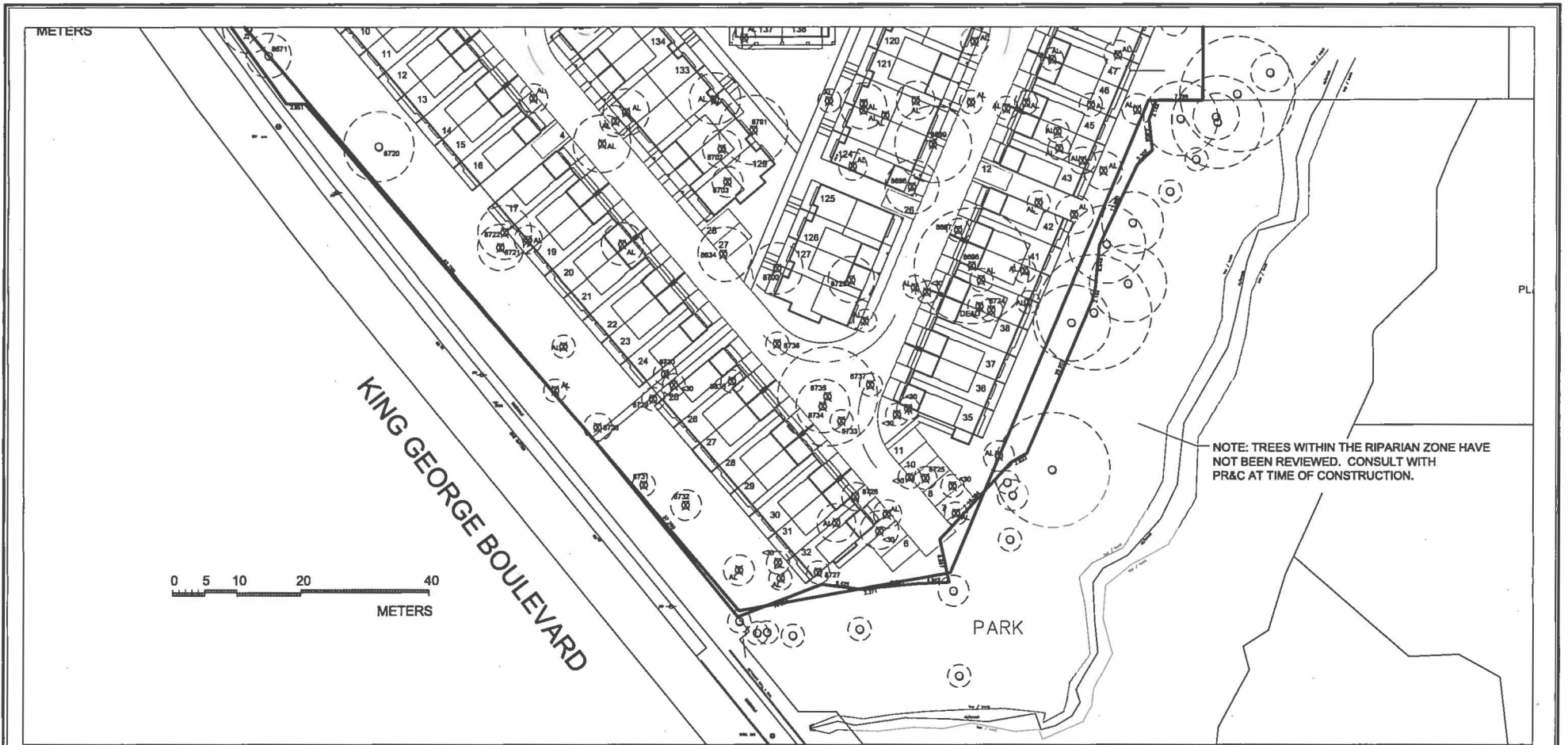
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PROJECT TITLE
6092 6130 6140
KING GEORGE BOULEVARD
13724 13732 62 Avenue
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN - NORTH
CLIENT

DRAWN
SGL
SCALE
AS SHOWN
DATE
APRIL 24, 2013

T-1
SHEET 1 OF 4



NOTE: TREES WITHIN THE RIPARIAN ZONE HAVE NOT BEEN REVIEWED. CONSULT WITH PR&C AT TIME OF CONSTRUCTION.

LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

NOTE: TREES WITHIN THE RIPARIAN ZONE AND OFFSITE TREES HAVE NOT BEEN REVIEWED. CONSULT WITH SURREY PARKS, RECREATION & CULTURE AT TIME OF CONSTRUCTION FOR TREES IN RIPARIAN ZONE.



NO.	DATE	BY	REVISION
1	JUNE 13/13	RL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 SL
Surrey, British Columbia
V3W 0A8
Ph: (778) 593-0300
Fac: (778) 583-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

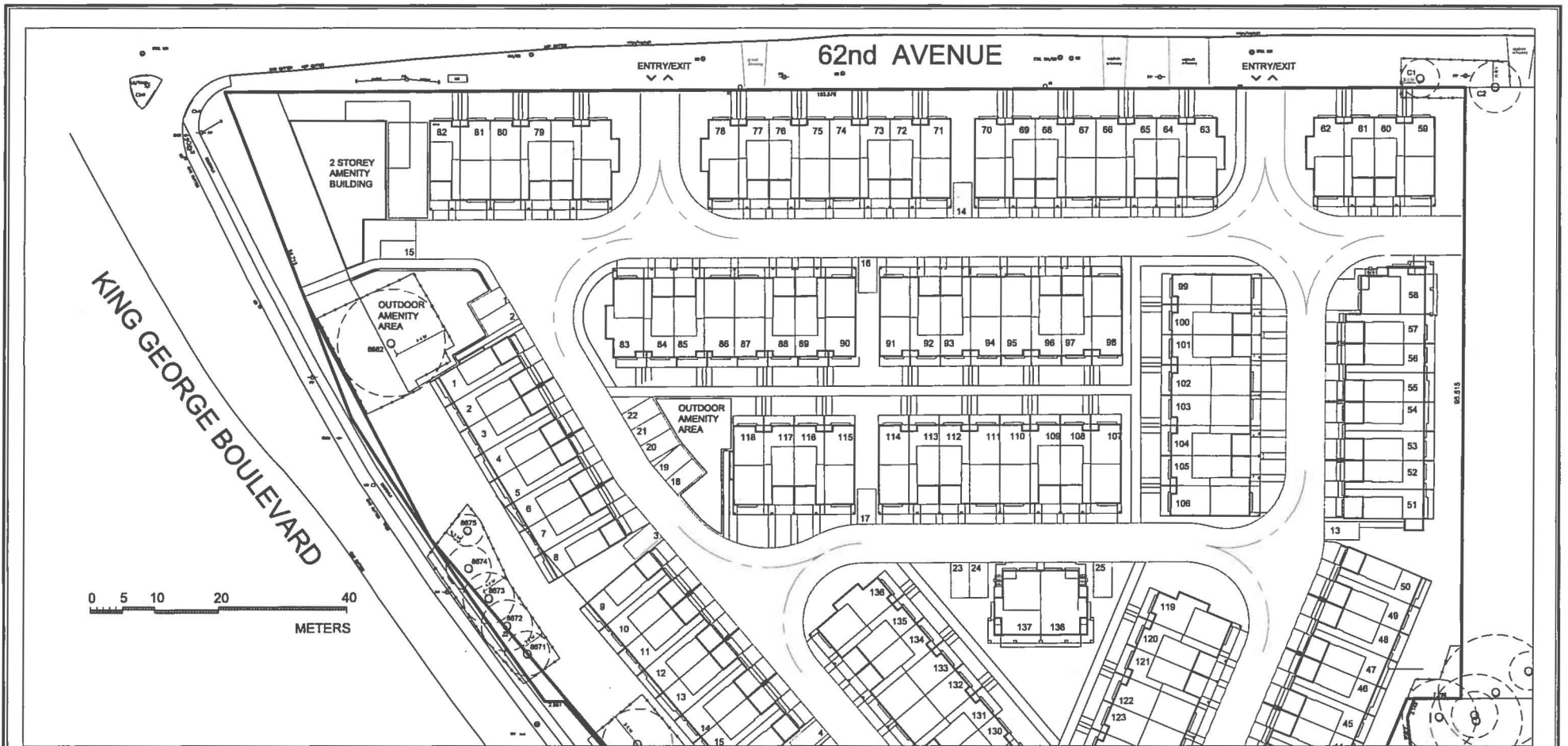
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PROJECT TITLE
6092 6130 6140
KING GEORGE BOULEVARD
13724 13732 62 Avenue
SURREY, B.C.

SHEET TITLE
T2 - TREE REMOVAL AND PRESERVATION PLAN - SOUTH
CLIENT
DATE
APRIL 24, 2013

DRAWN
BGL
SCALE
AS SHOWN
DATE
APRIL 24, 2013

T-2
SHEET 2 OF 4



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: TREES WITHIN THE RIPARIAN ZONE AND OFFSITE TREES HAVE NOT BEEN REVIEWED. CONSULT WITH SURREY PARKS, RECREATION & CULTURE AT TIME OF CONSTRUCTION FOR TREES IN RIPARIAN ZONE.



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 128 ST.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (804) 240-0309
Email: mfadum@fadum.ca

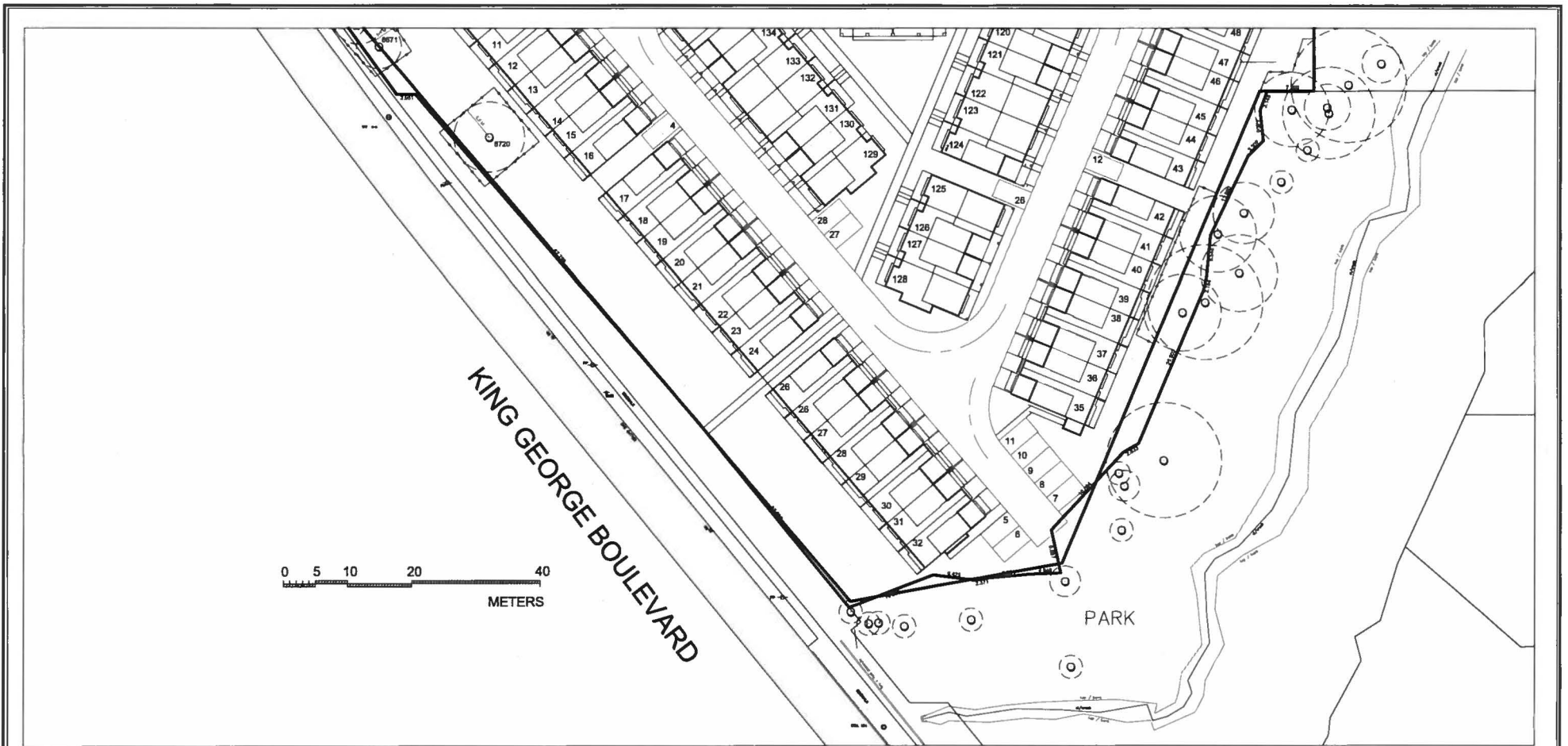
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PROJECT TITLE
6092 6130 8140
KING GEORGE BOULEVARD
13724 13732 62 Avenue
SURREY, B.C.

SHEET TITLE
T3 - TREE PROTECTION PLAN - NORTH
CLIENT
DATE
APRIL 24, 2013

DRAWN
SGL
SCALE
AS SHOWN
DATE
APRIL 24, 2013

T-3
SHEET 3 OF 4



LEGEND

TREE TO BE RETAINED
 MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

TREE PROTECTION FENCING

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: TREES WITHIN THE RIPARIAN ZONE AND OFFSITE TREES HAVE NOT BEEN REVIEWED. CONSULT WITH SURREY PARKS, RECREATION & CULTURE AT TIME OF CONSTRUCTION FOR TREES IN RIPARIAN ZONE.



STAMP	NO.	DATE	BY	REVISION
	1	JUNE 13/13	BL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
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V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (804) 240-0309
Email: mfadum@fadum.ca

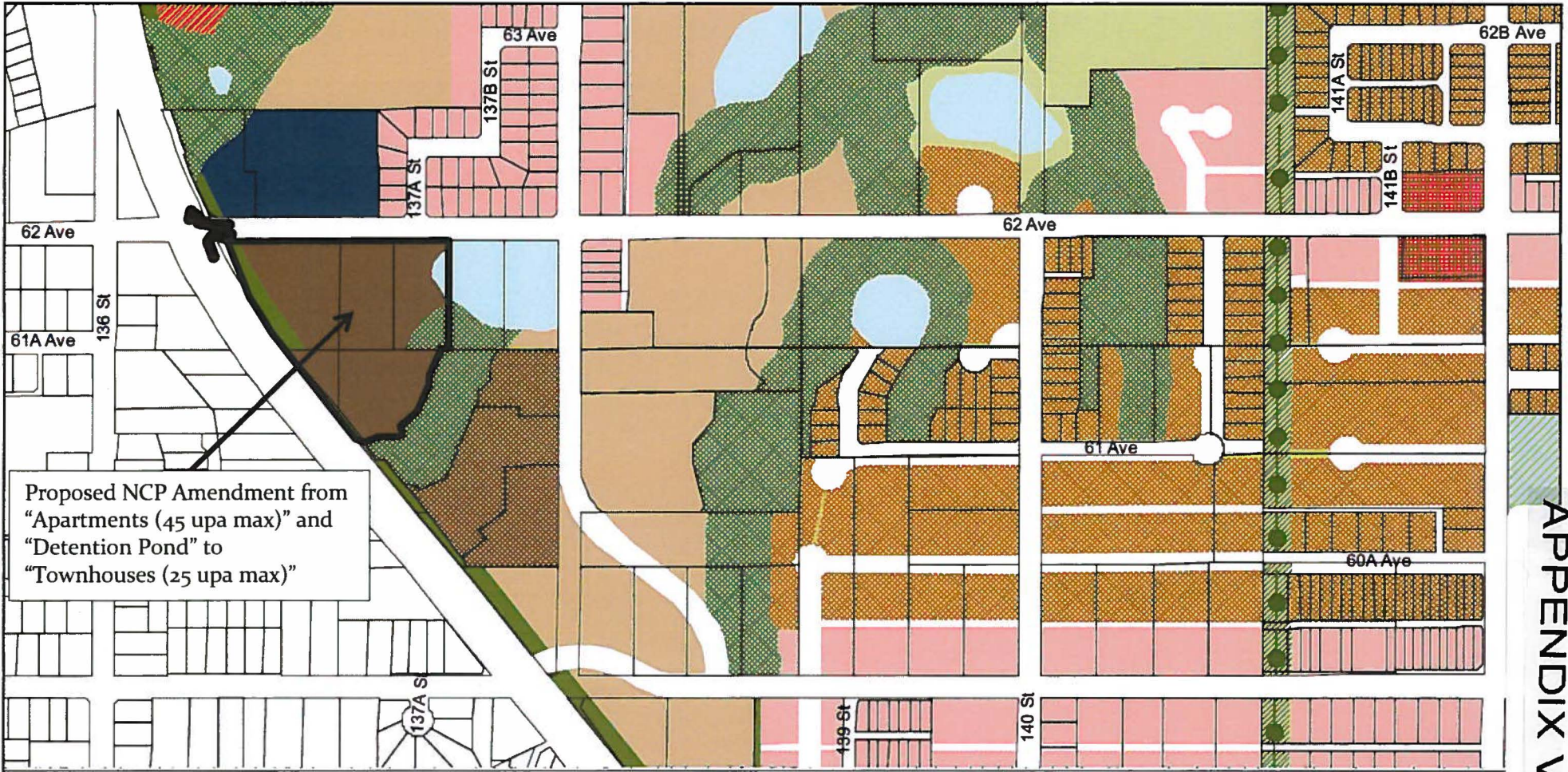
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PROJECT TITLE
8092 6130 8140
KING GEORGE BOULEVARD
13724 13732 62 AVENUE
SURREY, B.C.

SHEET TITLE
T4 - TREE PROTECTION PLAN
-SOUTH
CLIENT

DRAWN
SGL
SCALE
AS SHOWN
DATE
APRIL 24, 2013

T-4
SHEET 4 OF 4

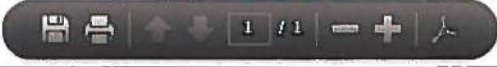
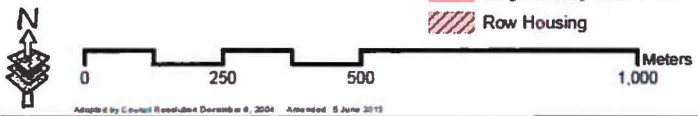


Proposed NCP Amendment from
 "Apartments (45 upa max)" and
 "Detention Pond" to
 "Townhouses (25 upa max)"

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
 City of Surrey Planning & Development Department

- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Commercial | Proposed School and Park | Buffers |
| Townhouses 25 upa max | Single Family Residential | Institutional | Parks | Detention Ponds |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 15 upa max | Mixed Com/Res Apartments | Industrial | Recreational | WALKWAY |
| Single Family Small Lots | Mixed Com/Res Townhouse | Schools | Creeks and Riparian Set-back | |
| Row Housing | | Proposed School | | |



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

Adopted by Council Resolution December 6, 2004. Amended 5 June 2015

CITY OF SURREY

(the "City")

APPENDIX VII

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0106-00

Issued To: ESTHER LOUISE VADER

Address of Owner: 13732 - 62 Avenue
Surrey, BC V3X 2J6

Issued To: NARINDER KAUR GILL

Address of Owner: 6989 - 129A Street
Surrey, BC V3W 7B1

Issued To: HIGHMARK HOMES LTD.

Address of Owner: 6258 - Crescent Place
Delta, BC V4K 4V2

Issued To: 0917761 BC LTD., INC. NO. 0917761

Address of Owner: 13615 - 60A Avenue
Surrey, BC V3X 3L1

Issued To: NEWTON 138 PROJECTS LTD., INC. NO. 0770956

Address of Owner: c/o 15069 - 70 Avenue
Surrey, BC V3S 2H9

(collectively referred to as the "Owner")

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: 010-766-405
Parcel "A" (N12549E), Except Part Dedicated Road on Plan BCP23687 Lot 1 Block 1 Section 9 Township 2 New Westminster District Plan 2840

6140 - King George Boulevard

Parcel Identifier: 010-766-430
Parcel "B" (N75563E) Lot 2 Block 1 Except: Part Dedicated Road on Plan BCP23854; Section 9 Township 2 New Westminster District Plan 2840

6130 - King George Boulevard

Parcel Identifier: 001-007-203
Lot 13 Section 9 Township 2 New Westminster District Plan 36454

13724 - 62 Avenue

Parcel Identifier: 007-363-443
Lot 14 Section 9 Township 2 New Westminster District Plan 36454

13732 - 62 Avenue

Parcel Identifier: 028-743-741
Lot 1 Section 9 Township 2 New Westminster District Plan BCP49774

6092 - King George Boulevard

(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 addresses change, 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, as amended is varied as follows:

- (a) In Section F "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north and east yard setbacks for principal buildings is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);

- (b) In Section F "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south yard setback for principal buildings is reduced from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);
 - (c) In Section H "Off-Street Parking and Loading/Unloading" of Part 22 "Multiple Residential 30 Zone (RM-30)" the off-street parking provisions are varied to allow up to 3 visitor parking stalls to be located within the required setbacks; and
 - (d) In Section H "Off-Street Parking and Loading/Unloading" of Part 22 "Multiple Residential 30 Zone (RM-30)" the off-street parking provisions are varied to allow one parking space in a tandem parking arrangement to be unenclosed for any ground-oriented multiple unit residential building.
- 5. This development variance permit applies to only that 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 - 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 7. This development variance permit shall lapse if the Owner does not substantially start any construction 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

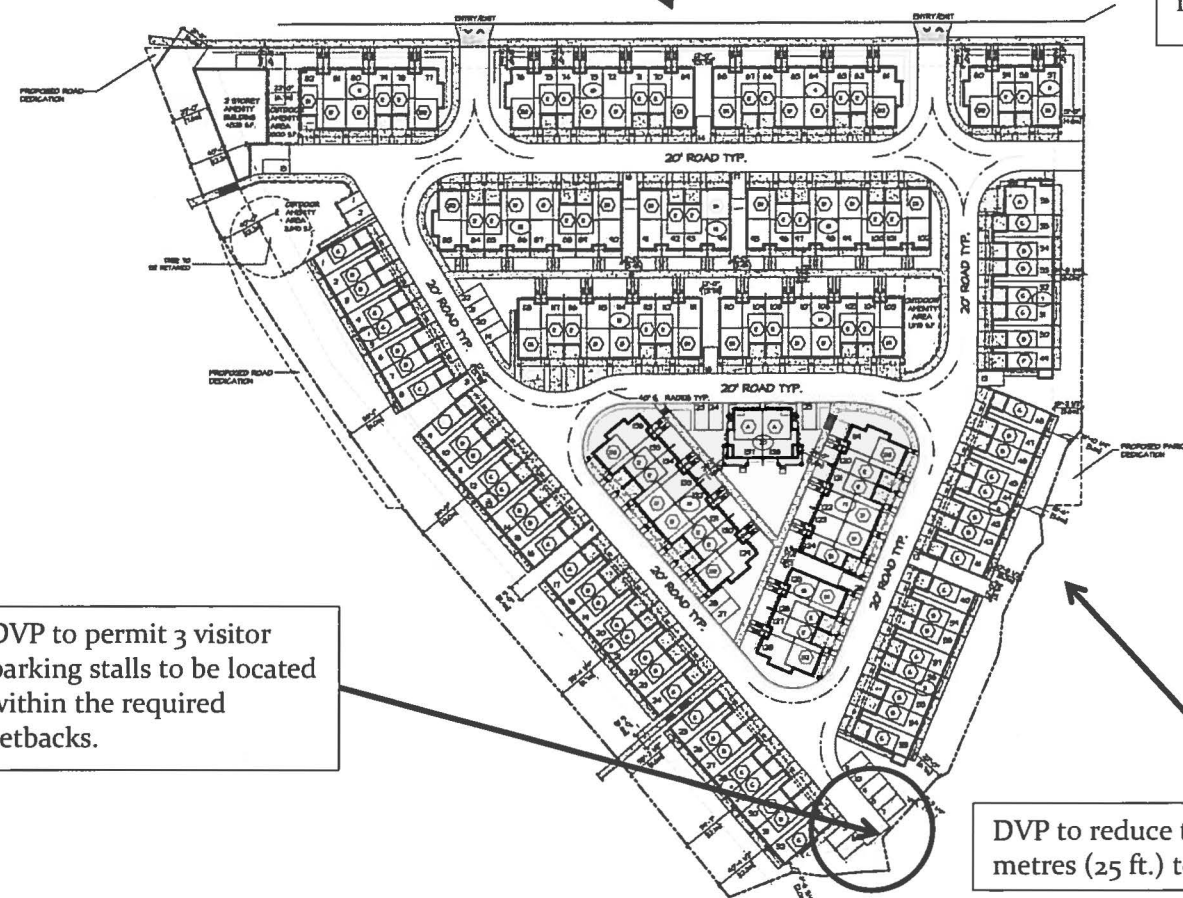
DVP to reduce the north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

DVP to allow one parking space in a tandem parking arrangement to be unenclosed for any ground-oriented multiple unit residential building.

DVP to permit 3 visitor parking stalls to be located within the required setbacks.

DVP to reduce the east yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

DVP to reduce the south yard setback from 7.5 metres (25 ft.) to 2.0 metres (7 ft.)



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'-0"

DEVELOPMENT DATA

ZONING :	CD
SITE AREA :	244,280 SF 5.671 acres 22,690 m ² 2,264 Ha.
F.A.R. :	0.84 (211,000 S.F.) EXCEEDS MAX ALLOWED AMOUNT
SITE COVERAGE :	48% (100,300 S.F.)
DENSITY :	24.8 UPA 60.82 UPHa. (156 UNITS)
AMENITY :	
REQUIRED :	
OUTDOOR :	4,456 S.F.
INDOOR :	4,456 S.F.
PROPOSED :	
OUTDOOR :	5,286 S.F.
INDOOR :	4,328 S.F.
PARKING :	
REQUIRED :	
RESIDENTIAL :	156 x 2 = 276 SPACES
VISITOR :	156 x 0.2 = 27.6 SPACES
TOTAL :	303.6 SPACES
PROVIDED :	
RESIDENTIAL :	276 SPACES
VISITOR :	28 SPACES
TOTAL :	304 SPACES

UNIT BREAKDOWN :

UNIT TYPE 'A'	3 BEDROOM	9 UNITS	1,728 S.F.	=	5,184 S.F.
UNIT TYPE 'B'	3 BEDROOM	27 UNITS	1,565 S.F.	=	42,255 S.F.
UNIT TYPE 'C'	3 BEDROOM	27 UNITS	1,561 S.F.	=	42,147 S.F.
UNIT TYPE 'D'	3 BEDROOM	16 UNITS	1,606 S.F.	=	25,696 S.F.
UNIT TYPE 'D1'	3 BEDROOM	16 UNITS	1,622 S.F.	=	26,064 S.F.
UNIT TYPE 'D2'	3 BEDROOM	4 UNITS	1,730 S.F.	=	15,710 S.F.
UNIT TYPE 'E'	3 BEDROOM	36 UNITS	1,445 S.F.	=	56,134 S.F.
UNIT TYPE 'E1'	3 BEDROOM	2 UNITS	1,498 S.F.	=	2,996 S.F.
UNIT TYPE 'F'	2 BEDROOM	1 UNITS	1,573 S.F.	=	1,573 S.F.
TOTAL :		156 UNITS			246,420 S.F.

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NO.	DATE	BY	CHKD BY



CLIENT :	
PROJECT :	62ND AVE & KING GEORGE BLVD, SUDBURY
SHEET CONTENTS :	CONCEPTUAL SITEPLAN AND DEVELOPMENT DATA
DATE :	
SCALE :	1" = 40'-0"

barnett dembek
ARCHITECTS INC.

UNIT 135
7836 130 STREET
SUDBURY, B.C.
V3W 1H6

PHONE: (804) 367-7100
FAX: (804) 367-2099
EMAIL: mtd@barnett.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
12045	AC-10