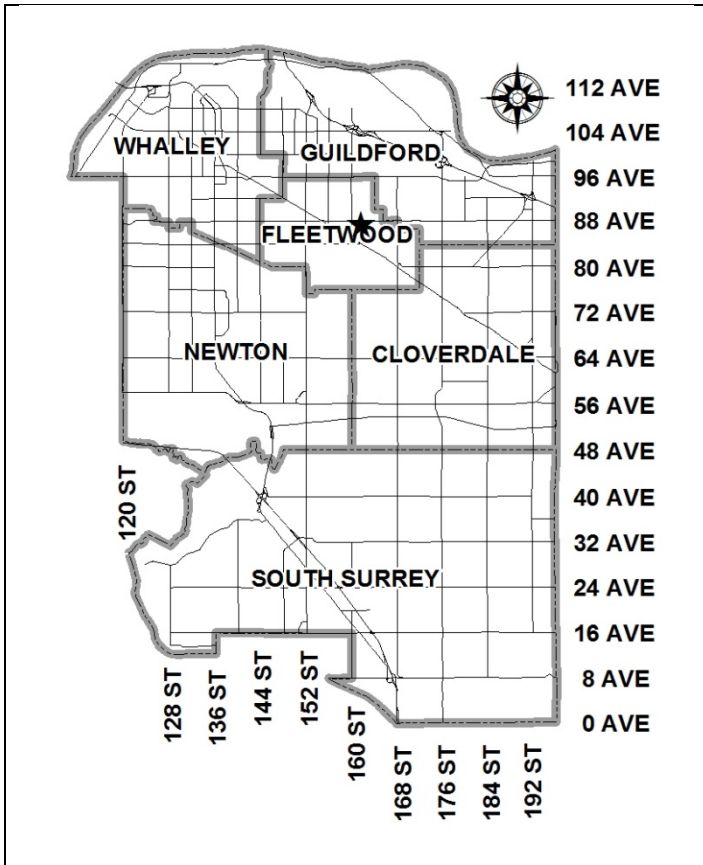


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0201-00

Planning Report Date: May 26, 2014

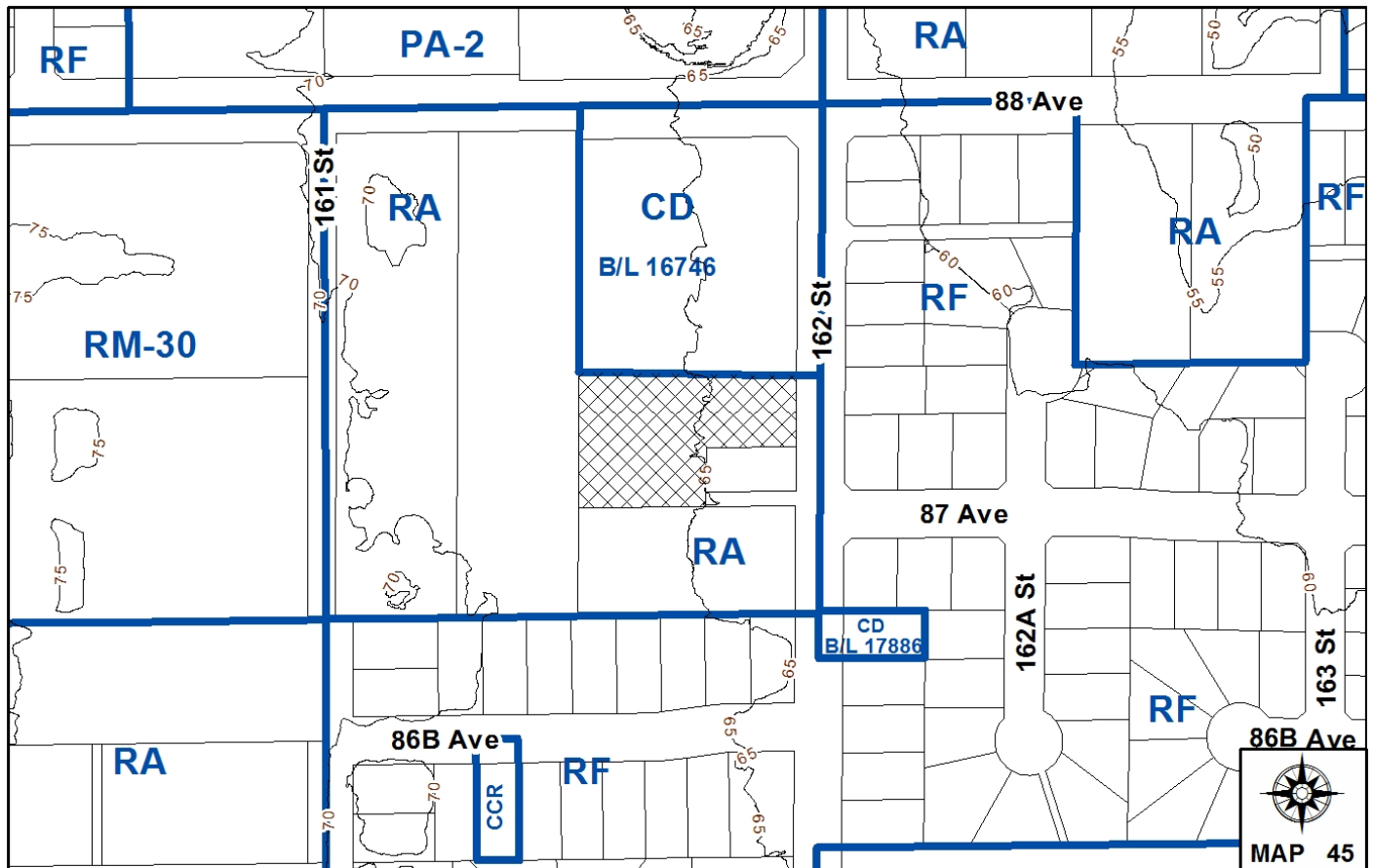


PROPOSAL:

- **OCP Amendment** from Urban to Multiple Residential
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of 23 townhouse units.

LOCATION: 8745 - 162 Street
OWNER: 0978883 BC Ltd. Inc. No. 0978883
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the setbacks and tandem parking arrangements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- Complies with the Fleetwood Town Centre Plan.
- Proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the Fleetwood Town Centre Plan.
- The proposal will improve the road network in the area by providing dedication for a portion of 87 Avenue west of 162 Street, which will ultimately connect to 161 Street as the lots to the west develop.
- The proposed development will include high-quality materials such as hardi-board shingles and brick veneer and provides a good interface with the townhouses to the north and the single family dwellings across 162 Street to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "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.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7913-0201-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0201-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, and to 4.5 metres (15 ft.) for the rear porch or balcony;
 - (b) to reduce the minimum south and west setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 4.0 metres (13 ft.) for the second- and third-floor boxed window projections;
 - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for the principal building face;
 - (d) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space for four of the dwelling units in Building 3;
 - (e) to vary the parking requirements of the RM-30 Zone, to allow two visitor parking spaces within the required setbacks; and
 - (f) to vary the RM-30 Zone to allow the required outdoor amenity space to be located within the required setback.
7. 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 plan to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) conveyance of proposed Lot B to the City, for future consolidation with the adjacent property 8727 - 162 Street;
- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot B until future consolidation with the adjacent property 8727 - 162 Street to the south;
- (k) registration of a reciprocal access agreement for 8727 - 162 Street to the south, to permit future shared driveway access for the adjacent property;
- (l) registration of a reciprocal access and usage agreement for access to the common outdoor amenity space by the future residents of 8727 - 162 Street upon redevelopment;
- (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (n) the applicant adequately address the impact of no indoor amenity space.

REFERRALS

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

School District: Projected number of students from this development:

1 Elementary students at Frost Road Elementary School
 1 Secondary students at North Surrey Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: A solid (concrete) 4-foot wide path shall be made available for the firefighters to access through the outdoor amenity area and connecting to the main entrances of all units in Building 3. A fire hydrant must be provided within 90 metres of the last entrance.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings which will be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Townhouses	Medium Density Townhouses	CD (By-law No. 16746)
East (Across 162 Street):	Single family dwellings	Single Family Urban	RF
South:	Single family dwellings on 1-acre lot and 0.2-acre lot	Medium Density Townhouses	RA
West:	Single family dwelling on 2.5-acre lot	Medium Density Townhouses	RA

DEVELOPMENT CONSIDERATIONS

- The subject 4,044-square metre (1-acre) site is located on the west side of 162 Street, just north of the future 87 Avenue. It is designated Urban in the Official Community Plan (OCP), Medium Density Townhouses in the Fleetwood Town Centre Plan (TCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant proposes an OCP amendment from "Urban" to "Multiple Residential", a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a Development Permit to permit the development of 23 townhouse units.

- The proposal indicates a total floor area of 3,144 square metres (33,849 sq. ft.), representing a net floor area ratio (FAR) of 0.9, which meets the maximum 0.9 FAR of the RM-30 Zone.
- The applicant proposes 23 townhouse units within 3 buildings, accessed by a private driveway from 162 Street. Eight (8) of the proposed units will front the future 87 Avenue.
- The developer will be providing a varying amount of road dedication along 87 Avenue, varying in width from 6-metre (20 ft.) to 10-metre (33 ft.) dedication. The construction timing of 87 Avenue will be dependent on the development timing of Development Application No. 7914-0015-00 (pre-Council) located to the south of the subject site (see Vehicle Access and Parking section).
- There is an existing lot located immediately to the southwest of the subject site which has future development potential. A portion of the subject site is intended to be consolidated with the adjacent site in the future, so the adjacent site can gain access from the same driveway from 162 Street, as shown in Appendix II. A reciprocal access easement for driveway access will be required as a condition of Final Adoption of the Rezoning By-law.
- The proposed outdoor amenity area, totalling approximately 100 square metres (1,077 sq. ft.) exceeds the RM-30 Zone requirement for outdoor amenity space of 69 square metres (742 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit. The outdoor amenity space is proposed adjacent to the future 87 Avenue.
- This additional 31 square metres (334 sq. ft.) of outdoor amenity space is intended to accommodate the anticipated outdoor amenity space requirements of the neighbouring property at 8727 - 162 Street, should it redevelop to townhouses in the future.
- The applicant proposes that no indoor amenity space be provided, although under the RM-30 Zone, 69 square metres (742 sq. ft.) of indoor amenity space is required based on the standard 3 square metres (32 sq.ft.) per dwelling unit. The applicant will be required to provide cash-in-lieu of indoor amenity space to address this deficiency in accordance with Council Policy.
- The application proposes 51 parking spaces, consisting of 46 resident and 5 visitor spaces, which meets the Zoning By-law requirement of 51 spaces.
- A total of 10 parking spaces are proposed as double-garage spaces (5 units), and 36 parking spaces (18 units) are proposed as tandem parking spaces. Four (4) of the tandem parking units will have one parking space located inside the garage, with the second space located behind on the driveway (see By-law Variances section).
- The property to the south (8727 – 162 Street) has redevelopment potential, and the applicant has provided a concept showing how this property may develop in the future in accordance with the Medium Density Townhouses designation in the Fleetwood Town Centre Plan (Appendix II).
- A portion of the site, located to the south of the proposed driveway and totalling 146 square metres (1,572 sq.ft.), will be subdivided and conveyed to the City. This portion is intended to ultimately be consolidated with the property located at 8727 – 162 Street in order to provide driveway access to a future townhouse development.

Public Art Policy

- The applicant will be required to provide public art in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on October 9, 2013 and staff received 4 responses (3 phone calls, and 1 letter), with the following comments (*staff comments in italics*):

- One respondent is an owner of a lot across the future 87 Avenue, which has future development potential. This owner expressed concern about the dedication and proposed curvature of 87 Avenue, and the impacts it will have on the future development potential of the respondent's lot. The respondent felt that the road should be shifted further to the north for more equitable road dedication between the parties.

(The proposed road alignment of 87 Avenue is consistent with the alignment shown in the Fleetwood Town Centre Plan, and meets the existing intersection of 162 Street and 87 Avenue. The road dedication requirement from the respondent's lot varies from 14 metres at the east portion of the site to 10 metres at the west portion of the site. This owner has subsequently submitted a Development Application (No. 7914-0015-00) to rezone and redevelop the site, and the owner is aware of the road dedication requirements for the project.)

- One caller expressed concern that the green Development Proposal Sign was removed.

(Staff contacted the applicant regarding this concern. The applicant supplied a new photo showing that the green sign was replaced.)

- Two respondents expressed concern about the amount of tandem parking, and on-street parking pressures.

(The amount of proposed parking satisfies the requirement of the Zoning By-law. While the Zoning By-law permits up to 100% tandem parking, the proposed development will have 18 units, or 79%, with tandem parking, and the remaining 5 units, or 21%, with side-by-side double garages. The proposed development will provide 5 on-site visitor parking spaces which meets the parking requirements of the Zoning By-law.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

DESIGN PROPOSAL AND REVIEW

Overall Design Considerations

- The proposed development contains 23, three-storey townhouse units within 3 buildings. Access to the units will be from a private driveway connecting to 162 Street. The proposed units within Building 3 will front 87 Avenue.
- All of the proposed units will have three bedrooms and will provide two resident parking spaces each. The townhouse units range in size from 127 square metres (1,362 sq.ft.) to 175 square metres (1,889 sq.ft.).
- The majority of the living areas are proposed on the upper floors, with a flex room proposed on the ground floor of unit types A, B and E. For all unit types, the kitchen, dining, family and living rooms of each unit are located on the second floor, with bedrooms on the third floor.
- Building materials include the use of Hardi board shingle siding in blue accented by white Hardi panel siding and brick veneer for all façades. The roof will be clad in black asphalt shingles, and the building facade includes boxed windows to differentiate individual units.
- Units that front onto 87 Avenue are street-oriented and will have direct pedestrian access by way of individual gates. The east side of Building 1 is adjacent to 162 Street, and is designed to address the street.
- The buildings will step with the site's grade to decrease building massing and to respond to grade changes through the site.
- Each unit will have a small private deck, and ground-oriented front or rear yard space.
- Landscaping, gates, and pathways to individual units will be used to delineate between public spaces and private spaces.
- Landscaping consisting of tree species such as lilac, red flowering dogwood, bloodgood Japanese maple, interspersed with shrubs such as azalea, boxwood, hydrangea, and rhododendron will be planted throughout the development.
- The outdoor amenity space is located adjacent to future 87 Avenue, central to the 3 proposed buildings. The outdoor amenity area, is approximately 100 square metres (1,077 sq. ft.) which exceeds the RM-30 Zone requirement for outdoor amenity space of 69 square metres (743 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The amenity space incorporates a play house, benches, two-spring play toys, and junior spica (spinning standing platform with central pole).

Vehicle Access and Parking

- Vehicular access to the site is proposed from 162 Street.
- The developer will be providing a varying amount of road dedication along 87 Avenue, varying from 6 metres (20 ft.) dedication where the subject site abuts 8272-162 Street, to 10 metres (33

ft.) dedication at the west property line. The ultimate degree and alignment of the road curvature will be determined at the servicing agreement stage of the development.

- There is a proposed development application (No. 7914-0015-00) located to the south of the subject site, which will also be responsible for providing dedication for 87 Avenue.
- As the proposed road dedication from the subject site is 6 metres (20 ft.) at the narrowest point, the construction timing of 87 Avenue will be dependent on the development timing of Development Application No. 7914-0015-00.
- Parking is provided in a combination of tandem and side-by-side garages. Unit types B (4 units) and E (1 unit) will have side-by-side garages. Unit type C (7 units) and D (7 units) will have enclosed tandem garages, and unit type A (4 units) will have tandem parking arrangement where one parking space will be located inside the garage, and the second space located behind on the driveway. The tandem parking arrangement for Building A is subject to DVP approval (see By-law Variances section).
- A total of 51 parking spaces are provided, which is comprised of 46 resident and 5 visitor parking spaces, which meet the minimum parking requirements in Surrey Zoning By-law No. 12000.

TREES

- Leslie Gifford, ISA Certified Arborist of Diamondhead Consulting ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	3	3	0
Fig	1	1	0
Maple (Bigleaf maple)	1	1	0
Pear	1	0	1
Vine Maple	2	2	0
Walnut	1	1	0
Coniferous Trees			
Cypress	1	1	0
Douglas Fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	13	12	1

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	18
Total Retained and Replacement Trees	19
Contribution to the Green City Fund	\$3,600

- The Arborist Assessment states that there are a total of 13 protected trees on the site, excluding Alder trees. It was determined that 1 pear tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk along 162 Street was altered in order to preserve the pear tree which is in good condition. This will require the sidewalk to meander to avoid the critical root zone of the tree, and suspended slab for the sidewalk may be required.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 30 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 87 Avenue when it is constructed in the future. The number of boulevard street trees will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including lilac, red flowering dogwood, and bloodgood Japanese maple.
- In summary, a total of 19 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 13, 2014 . 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 Fleetwood Town Centre Plan area
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Provides a range of unit sizes • Private yards and semi-private outdoor amenity space provided.
3. Ecology &	<ul style="list-style-type: none"> • NA

Stewardship (C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	• NA
5. Accessibility & Safety (E1-E3)	• CPTED principles applied
6. Green Certification (F1)	• NA
7. Education & Awareness (G1-G4)	• A Planning meeting was held with representatives of the City of Surrey Planning Department, a member of the Fleetwood Community Association and the project developer.

ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel but was reviewed by the City Architect. The applicant has addressed staff's design concerns; however, there remain some outstanding concerns which primarily relate to the landscaping.
- A detailed summary of the design concerns has been provided to the applicant, who has agreed to resolve all concerns prior to consideration of final approval.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the minimum setbacks of the RM-30 Zone as follows:
 - reduce the north setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, and to 4.5 metres (15 ft.) for the rear balcony;
 - reduce the west and south setbacks from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 4.0 metres for the boxed window projections; and
 - reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face;

Applicant's Reasons:

- The requested reduced south and east setbacks are to City streets and will help form an urban streetscape where the buildings engage with the streets by bringing them closer to the public realm.

- The north and west setbacks are to existing and future townhomes, and although less than the 7.5-metre (25 ft.) setback required by the RM-30 Zone, still provide sufficient yard space and separation from the adjacent townhouse units.

Staff Comments:

- The north setback (rear-of-unit setback) of Buildings 1 and 2 is proposed at 6.0 metres (20 ft.) to the principal building face and 4.5 metres (15 ft.) to the rear balcony. This setback is adjacent an existing townhouse development with similar setbacks. This rear-of-unit setback allows for an adequate rear yard space for the future residents, and provides sufficient separation from the current residents of the townhouse site to the north.
- The west setback of Buildings 2 and 3 is a side-of-unit orientation adjacent to a 1-hectare suburban lot with future development potential. The side-of-unit orientation of the proposed buildings will have limited windows and limited patio exposure to the existing adjacent lot to the west, which will help maintain privacy, regardless of the orientation of the future townhouse units to the west.
- Staff support the requested variances.

(b) Requested Variances:

- To vary the parking requirements of the RM-30 Zone as follows:
 - to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space for four of the dwelling units in Building 3; and
 - to vary the parking requirements to allow two visitor parking spaces within the required setbacks.

Applicant's Reasons:

- The majority of the units have both parking spaces inside the garage, however in order to provide ground-level rooms that provide better interaction with the street, some units have one exterior parking space behind the garage.
- The proposal includes a mix of double garages and tandem garages.
- There is an existing single family lot with future development potential located immediately to the west of the subject site. Two visitor parking stalls are proposed between the adjacent lot and the nearest townhouse unit in order to provide increased separation. This area will be landscaped.

Staff Comments:

- The RM-30 Zone requires that both tandem parking spaces for townhouse developments be enclosed and attached to each dwelling unit.

- The applicant is proposing one outside tandem parking space for 4 of the 46 resident parking spaces, which is 9% of the total resident parking spaces proposed for the project. In the RM-30 Zone, up to 50% of all required resident parking is permitted outside. Therefore, if these were not tandem parking spaces they would be permitted.
- Visitor space numbers 4 and 5 are located between Buildings 3 and an adjacent site with future townhouse development potential. These spaces are located within the setback and coupled with the outdoor amenity area.
- Staff support the requested parking variances.

(c) Requested Variance:

- To vary the RM-30 Zone to allow the outdoor amenity space within the required setback.

Applicant's Reasons:

- The proposed outdoor amenity space is adjacent to a neighbouring site with future townhouse development. The applicant will register a reciprocal access easement over the outdoor amenity area for the use of the residents of the future development site.

Staff Comments:

- The RM-30 Zone requires outdoor amenity space in the amount of 3 sq. m. (32 sq. ft.) per dwelling unit and such shall not be located within the required setbacks.
- The proposed outdoor amenity exceeds the requirement of 69 square metres (742 sq.ft.) by 31 square metres (333 sq.ft.). This additional 31 square metres (333 sq. ft.) of outdoor amenity space is intended to accommodate the outdoor amenity space requirements of the neighbouring property at 8727-162 Street should it redevelop to townhouses in the future.
- The portion of the outdoor amenity that encroaches into the setback is located immediately adjacent to the neighbouring property at 8727-162 Street. Should the property at 8727-162 Street redevelop into townhouses in the future, the amenity area will be centrally-located to both sites.
- Staff concur with the applicant's reasons.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed 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. OCP Redesignation Map
- Appendix VII. Development Variance Permit No. 7913-0201-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\14217971054.doc
DRV 5/22/14 12:09 PM

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,047 sq.m.
Road Widening area		433
Area to be consolidated with adjacent lot		146
Net Total		3,468 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	44%
Paved & Hard Surfaced Areas		23%
Total Site Coverage		67%
SETBACKS (in metres)		
Front (East)	7.5 m	6.0 m*
Rear (West)	7.5 m	4.5 m*
Side #1 (North)	7.5 m	6.0 m / 4.5 m*
Side #2 (Soth)	7.5 m	4.5 m / 4.3 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.1 m / 3 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		23
Total		23
FLOOR AREA: Residential	3,143 sq.m.	3,143 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,143 sq.m.	3,143 sq.m.

* Seeking variances

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	75 uph / 30 upa	59 uph / 24 upa
# of units/ha /# units/acre (net)	75 uph / 30 upa	68 uph / 27 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	69 sq.m.	0 sq.m.**
Outdoor	69 sq.m.	100 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	46	46
Residential Visitors	4.6	5
Institutional		
Total Number of Parking Spaces	51	51
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	46 spaces 100%	36 spaces 78%
Size of Tandem Parking Spaces width/length	3.2m / 12.2m	3.2m / 12.2m

**** Providing cash in lieu to address shortfall in indoor amenity space**

Heritage Site	NO	Tree Survey/Assessment Provided	YES
---------------	----	---------------------------------	-----

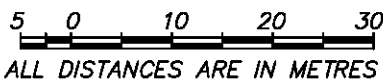
PROPOSED SUBDIVISION PLAN OF LOT 3 PLAN 68262 SEC 25 TP 2 NWD

MAY 22, 2014

CIVIC ADDRESS:

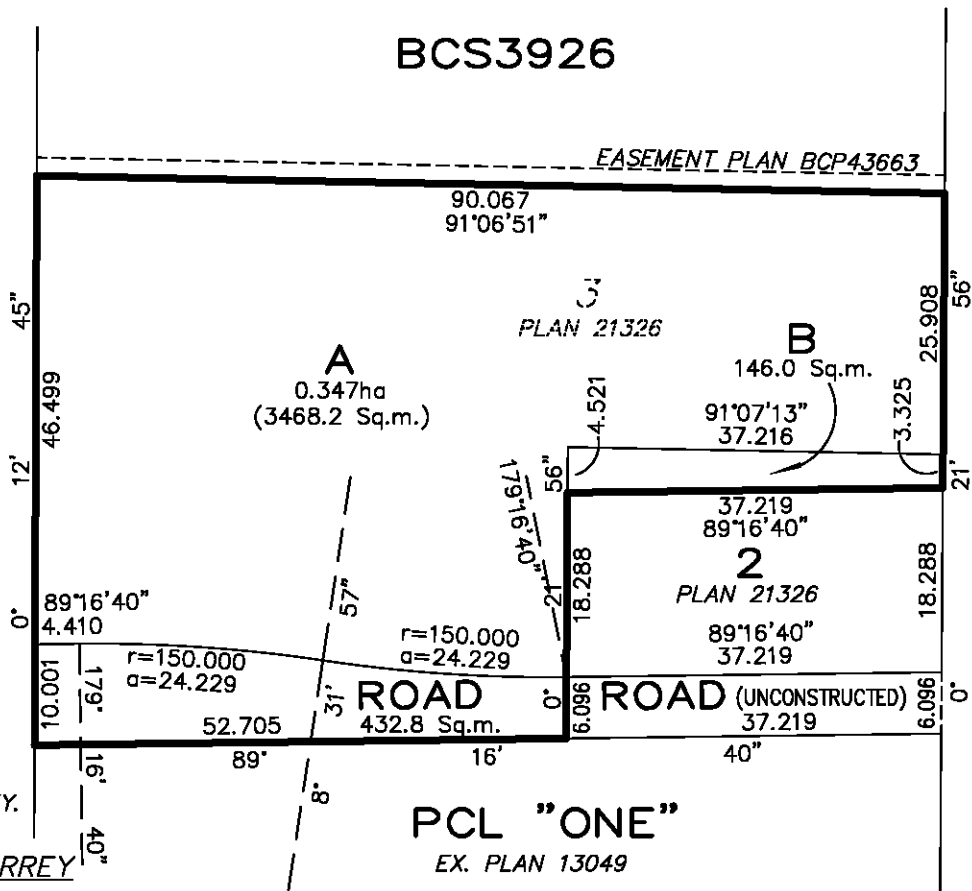
8745 162nd St., Surrey, BC
P.I.D. 000-670-219

SCALE 1 : 750



40
PLAN 40398

BCS3926



162ND STREET

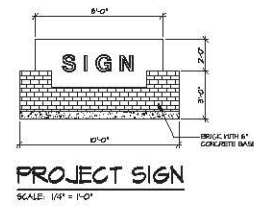
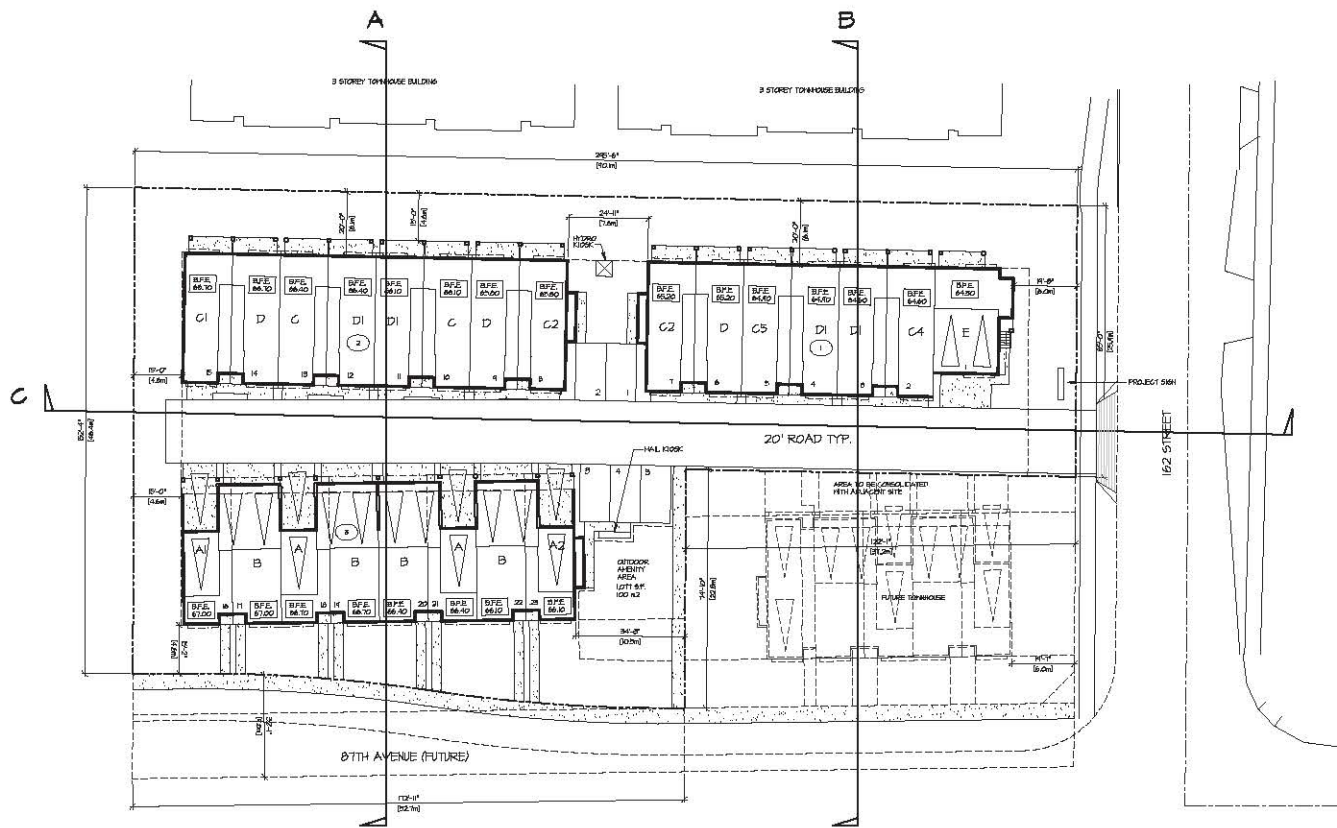
Lot dimensions are derived from FIELD SURVEY.

INTEGRATED SURVEY AREA No. 1, SURREY

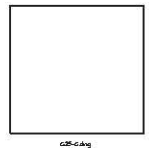
NAD 83 (CSRS 2005)
Grid bearings are derived from observations between geodetic control monuments 5258 and 92H0842. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995965, which has been derived from control monuments mentioned above.



© COPYRIGHT, ALL DESIGN AND THE
 WORLD LAWSONS BERRY ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY
 NOT BE USED WITHOUT THE WRITTEN
 WHAT LICENSE BEING PURCHASED.
 COPYRIGHT INFRINGEMENT INVOLVES
 DEATH PENALTY AND CONVICTION
 RESULTS IN A FINE OF \$100,000
 CANADA COPYRIGHT ACT R.S.C. 1971.



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



DATE: 14-MAR-2014
 SCALE: 1/4" = 1'-0"



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

DEVELOPMENT DATA

ZONING: RM-30
 SITE AREA: 43561 S.F. 1.000 AC 0.405 Ha 4,041 m²
 GROSS: 4654 S.F. 0.107 AC 0.043 Ha 433 m²
 ROAD DEDICATION: 1570 S.F. 0.036 AC 0.015 Ha 146 m²
 CONSOLIDATED AREA:
 NET: 37333 S.F. 0.857 AC 0.347 Ha 3,468 m²
 DENSITY: 26.9 U.P.A. 66.3 U.P.Ha (23 UNITS)
 SITE COVERAGE: 44% (16,515 S.F.)
 F.A.R.: 0.91 (33,821 S.F.)
 AMENITY SPACE:
 INDOOR: PROVIDED: 0 S.F.
 OUTDOOR: PROVIDED: 1,077 S.F.
 PARKING:
 REQUIRED: 23 x 2.2 SPACES PER UNIT = 50.6 SPACES
 PROVIDED: 2 SPACES PER UNIT 46 SPACES
 VISITOR: 5 SPACES
 TOTAL: 51 SPACES

UNIT BREAKDOWN

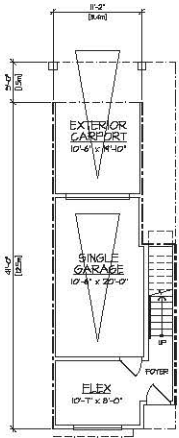
UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	2 UNITS	182 S.F.	694 S.F.	648 S.F.	1,464 S.F.	2,496 S.F.
UNIT A1	3 BEDROOMS	1 UNIT	183 S.F.	645 S.F.	654 S.F.	1,482 S.F.	1,482 S.F.
UNIT A2	3 BEDROOMS	1 UNIT	183 S.F.	643 S.F.	654 S.F.	1,530 S.F.	1,530 S.F.
UNIT B	3 BEDROOMS	4 UNITS	344 S.F.	634 S.F.	650 S.F.	1,638 S.F.	6,552 S.F.
UNIT C	3 BEDROOMS	2 UNITS	112 S.F.	615 S.F.	635 S.F.	1,362 S.F.	2,724 S.F.
UNIT C1	3 BEDROOMS	1 UNIT	112 S.F.	632 S.F.	641 S.F.	1,385 S.F.	1,385 S.F.
UNIT C2	3 BEDROOMS	2 UNITS	112 S.F.	664 S.F.	641 S.F.	1,417 S.F.	2,834 S.F.
UNIT C4	3 BEDROOMS	1 UNIT	112 S.F.	626 S.F.	636 S.F.	1,374 S.F.	1,374 S.F.
UNIT C5	3 BEDROOMS	1 UNIT	112 S.F.	625 S.F.	635 S.F.	1,372 S.F.	1,372 S.F.
UNIT D	3 BEDROOMS	3 UNITS	112 S.F.	615 S.F.	635 S.F.	1,362 S.F.	4,086 S.F.
UNIT D1	3 BEDROOMS	4 UNITS	112 S.F.	625 S.F.	635 S.F.	1,372 S.F.	5,488 S.F.
UNIT E	3 BEDROOMS	1 UNIT	310 S.F.	770 S.F.	766 S.F.	1,866 S.F.	1,866 S.F.
TOTAL:		23 UNITS					33,631 S.F.

CLIENT: ARCHSTONE PROJECTS LTD.
 PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 8745 - 162 STREET, SARASOT
 SHEET CONTAINS: CONCEPTUAL SITE PLAN

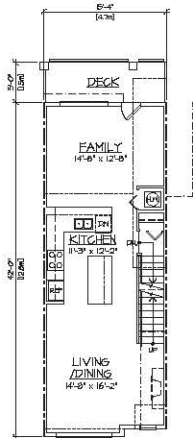


UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mal@barnett.com

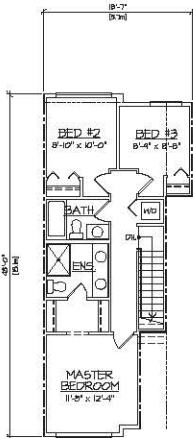
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-10
15025	REV. NO.



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 102 S.F.
GARAGE AREA 232 S.F.

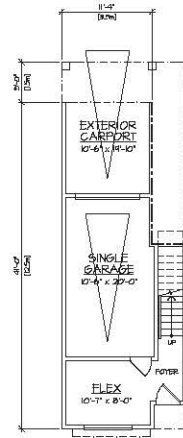


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
639 S.F.

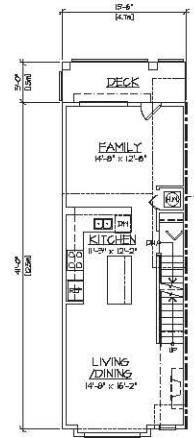


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
640 S.F.

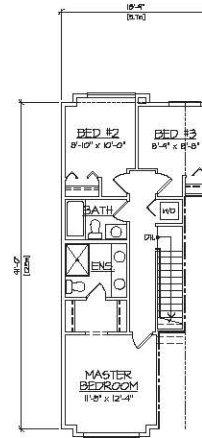
UNIT TYPE 'A'
TOTAL FLOOR AREA 1469 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 103 S.F.
GARAGE AREA 236 S.F.

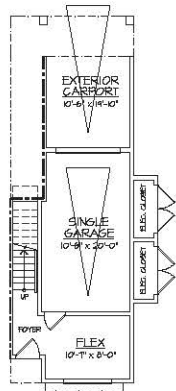


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
645 S.F.

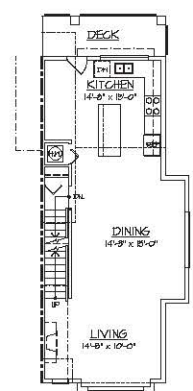


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
654 S.F.

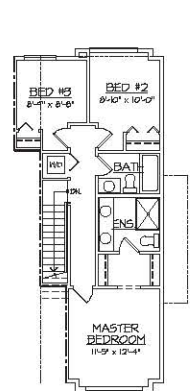
UNIT TYPE 'A1'
TOTAL FLOOR AREA 1482 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 103 S.F.
GARAGE AREA 220 S.F.
ELECTRICAL ROOM 56 S.F.

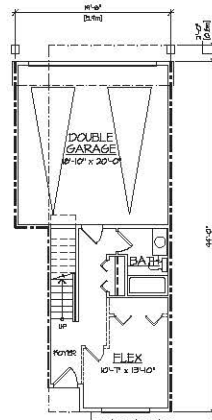


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
643 S.F.

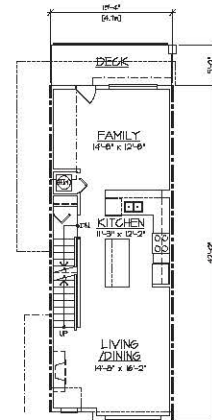


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
634 S.F.

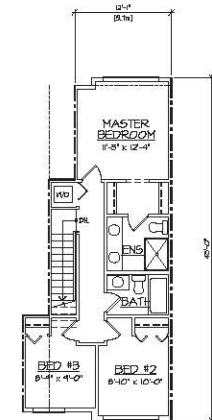
UNIT TYPE 'A2'
TOTAL FLOOR AREA 1330 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 349 S.F.
GARAGE AREA 403 S.F.



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



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

UNIT TYPE 'B'
TOTAL FLOOR AREA 1638 S.F.
(GARAGE NOT INCLUDED)

© COPYRIGHT, ALL RIGHTS RESERVED. THESE ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE REPRODUCED OR IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION. BARNETT DEMBOK ARCHITECTS INC. IS A REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT UNDER THE REGULATION ACT R.S.O. 1990.

REV. NO.	DATE	BY	CHKD.	ISSUE



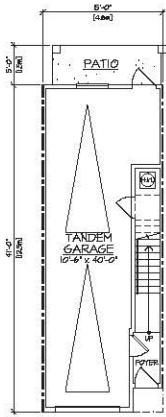
CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.E.B.
PROJECT: 215 UNIT TOWNHOUSE DEVELOPMENT	DRAWN: M.B.L.
7745 - 62 STREET, SURREY	DATE: MAR 14
SHEET CONTAINS: UNIT PLANS	SCALE: 1/8" = 1'-0"

barnett dembok

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

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

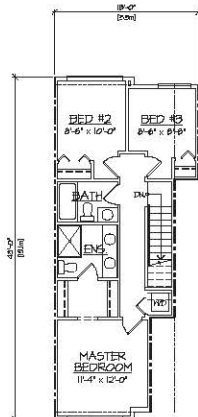
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
19025	AC-21



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 442 S.F.

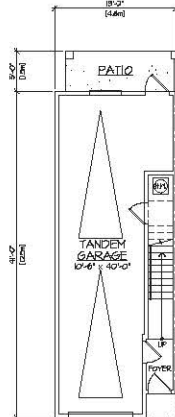


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
615 S.F.

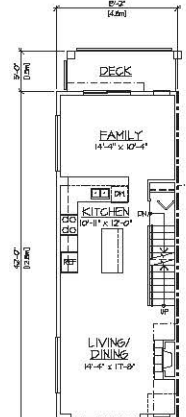


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
635 S.F.

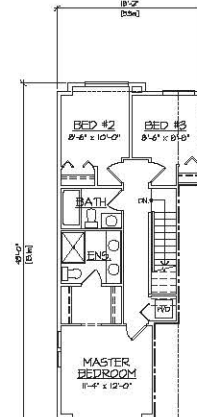
UNIT TYPE 'C'
TOTAL FLOOR AREA 1362 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 444 S.F.



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

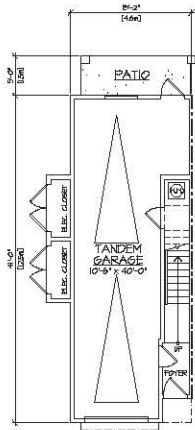


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
641 S.F.

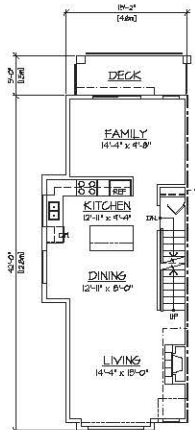
UNIT TYPE 'C1'
TOTAL FLOOR AREA 1385 S.F.
(GARAGE NOT INCLUDED)

©COPYRIGHT, ALL RIGHTS RESERVED AND THE WORLDWIDE ARCHITECTURE CENTER ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT PERMISSION. WHATsoever BEING PROVIDED. COPYRIGHT INFRINGEMENT INVOLVES LEGAL GAIN AND CONVICTION PENALTY AND MAY BE PUNISHED UNDER CANADA COPYRIGHT ACT R.S.C. 1970.

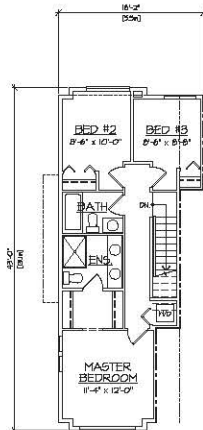
REVISION	DATE	BY	ISSUED FOR



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 441 S.F.
ELECTRICAL ROOM 40 S.F.

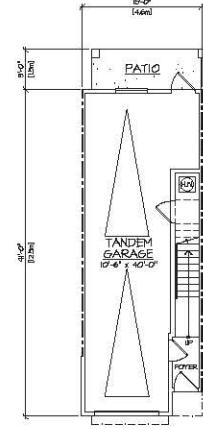


MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
664 S.F.

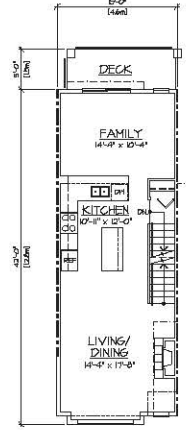


UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"
641 S.F.

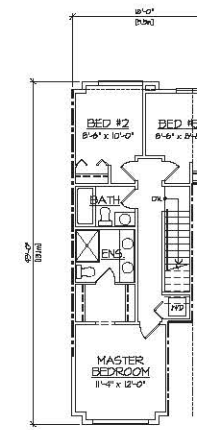
UNIT TYPE 'C2'
TOTAL FLOOR AREA 1417 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 444 S.F.



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



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

UNIT TYPE 'C4'
TOTAL FLOOR AREA 1374 S.F.
(GARAGE NOT INCLUDED)

©2014-2015

REVISION	DATE	BY	ISSUED FOR

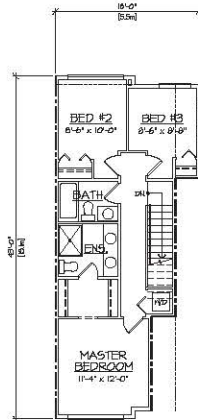
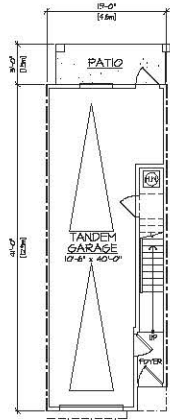
CLIENT: ARCHISTONE PROJECTS LTD.
PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
7745 - 62 STREET, SURREY
SHEET CONTENTS: UNIT PLANS

barnett dembek

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

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

CLIENT NO.	SHEET NO.
19025	AC-2.2
PROJECT NO.	REV. NO.

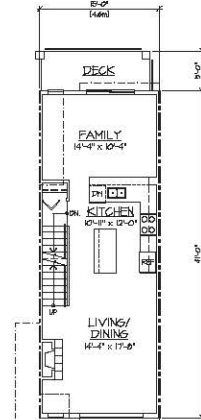
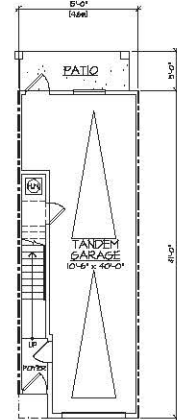


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 442 S.F.

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

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

UNIT TYPE 'C5'
TOTAL FLOOR AREA 1372 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 442 S.F.

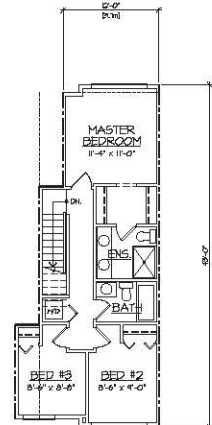
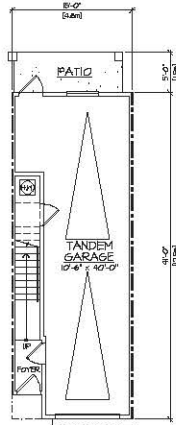
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"
615 S.F.

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

UNIT TYPE 'D'
TOTAL FLOOR AREA 1362 S.F.
(GARAGE NOT INCLUDED)

© COPYRIGHT. ALL DESIGN AND THE WORLD JURISDICTIONS. BARNETT DERMACK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DERMACK ARCHITECTS INC. BARNETT DERMACK ARCHITECTS INC. 7536 130 STREET, SURREY, B.C. V3W 1T8. CANADA. COPYRIGHT ACT R.S.C. 1970.

REVISION	DATE	BY	ISSUED FOR

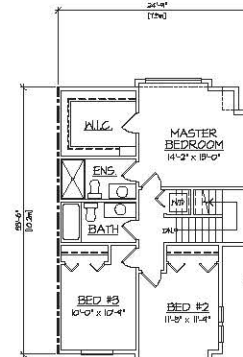
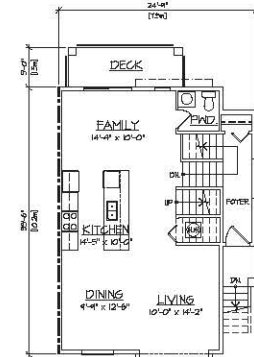
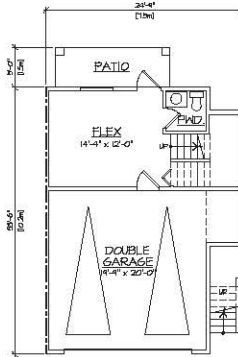


BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 112 S.F.
GARAGE AREA 442 S.F.

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

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

UNIT TYPE 'D1'
TOTAL FLOOR AREA 1372 S.F.
(GARAGE NOT INCLUDED)



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"
BASEMENT AREA 310 S.F.
GARAGE AREA 451 S.F.

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

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

UNIT TYPE 'E'
TOTAL FLOOR AREA 1506 S.F.
(GARAGE NOT INCLUDED)

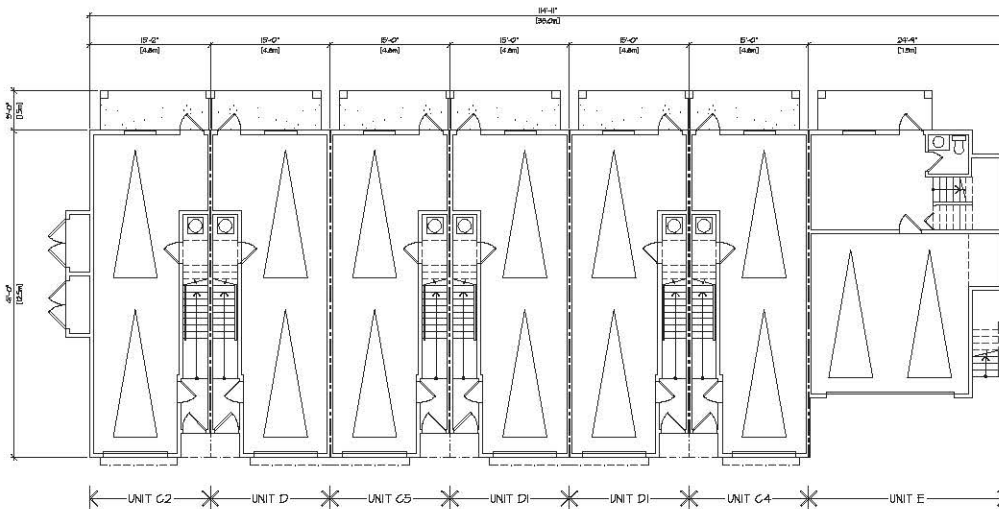
REVISION	DATE	BY	ISSUED FOR

barnett dembeck

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

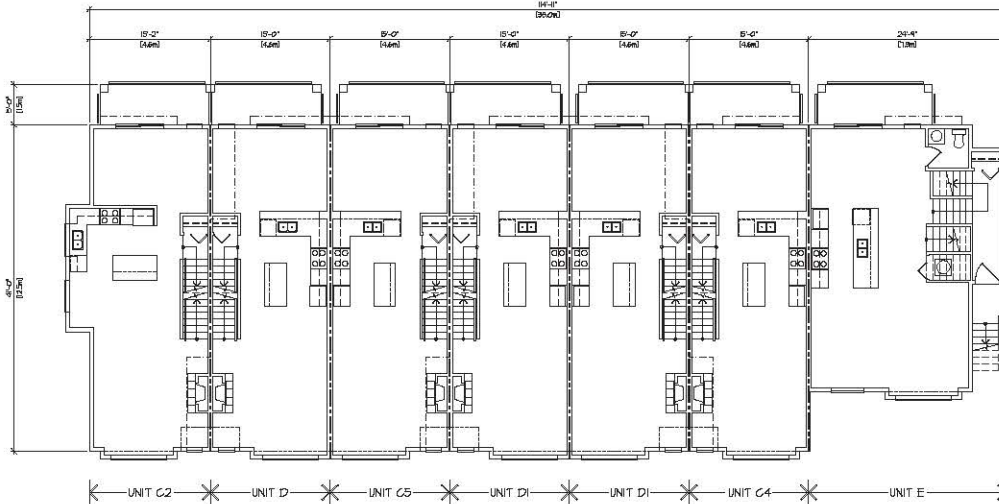
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mat@barnett-dembeck.com

CLIENT NO.	SHEET NO.
19025	AC-23
PROJECT NO.	REV. NO.



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

© COPYRIGHT, ALL DESIGN AND THE
 WORLD JURISDICTIONS. THESE ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY
 NOT BE USED WITHOUT THE WRITTEN
 CONSENT OF BARNETT DEMBOK ARCHITECTS
 INC. WITHOUT EXPRESS WRITTEN PERMISSION.
 THESE DRAWINGS AND CONSTRUCTION
 DETAILS ARE THE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY NOT
 BE REPRODUCED OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM.
 CANADA COPYRIGHT ACT R.S.C. 1970.

REV. NO.	DATE	BY	ISSUE FOR



CDP-06-10-01

CLIENT: ARCHSTONE PROJECTS LTD.	DESIGN: L.P.A.
PROJECT: 2/3 UNIT TOWNHOUSE DEVELOPMENT 07MS - 102 STREET, SURREY	DRAWN: M.B.
SHEET CONTENTS: BUILDING PLANS BUILDING #1	DATE: MAR 21 14
	SCALE: 1/8" = 1'-0"

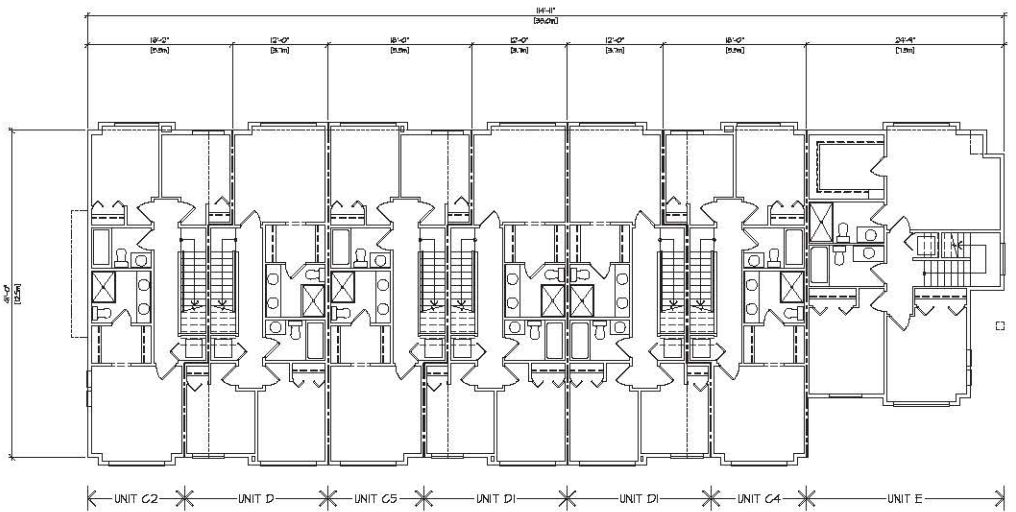
barnett dembok
 architects

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

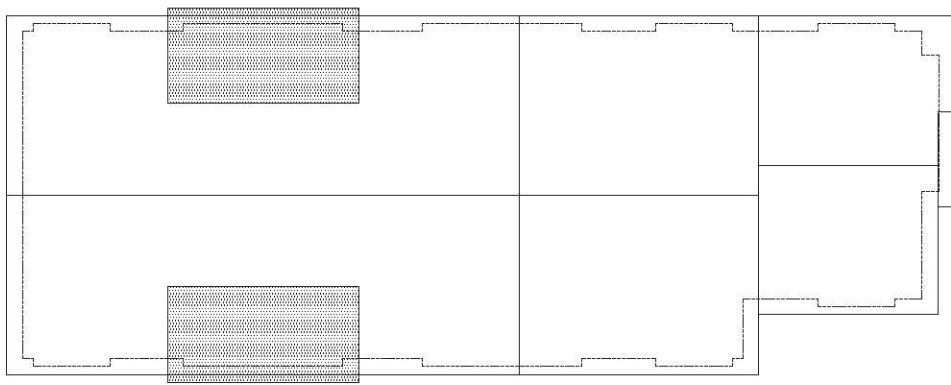
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-demkok.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
19025	AC-3/a

BUILDING #1



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



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

© COPYRIGHT. ALL DESIGN AND THE WORLD JURISDICTIONS. THESE ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF BARNETT DEMBEK ARCHITECTS INC. WHATsoever. PERMISSION IS GRANTED TO REPRODUCE FOR PERSONAL USE ONLY. REPRODUCTION FOR OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMBEK ARCHITECTS INC. IS PROHIBITED. CANADA COPYRIGHT ACT R.S.C. 1970.

REV	DATE	BY	ISSUE

DESIGN: L.F.B.	CLIENT: ARCHSTONE PROJECTS LTD.
DRAWN: M.H.S.	PROJECT: 215 UNIT TOWNHOUSE DEVELOPMENT 7145 - 162 STREET, SURREY
DATE: MAY 14	SHEET CONTENTS: BUILDING PLANS BUILDING #1
SCALE: 1/8" = 1'-0"	

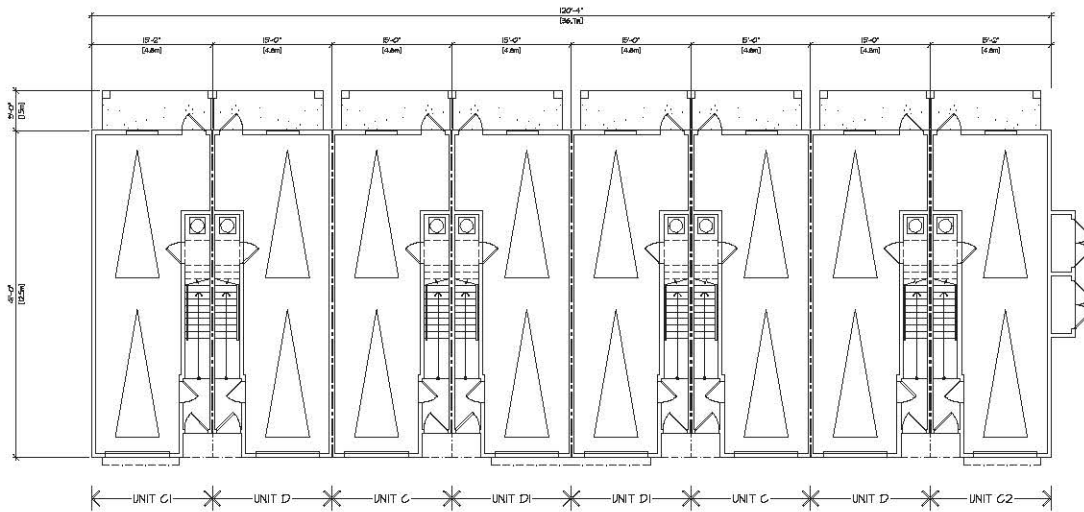
barnett dembek
ARCHITECTS INC.

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

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

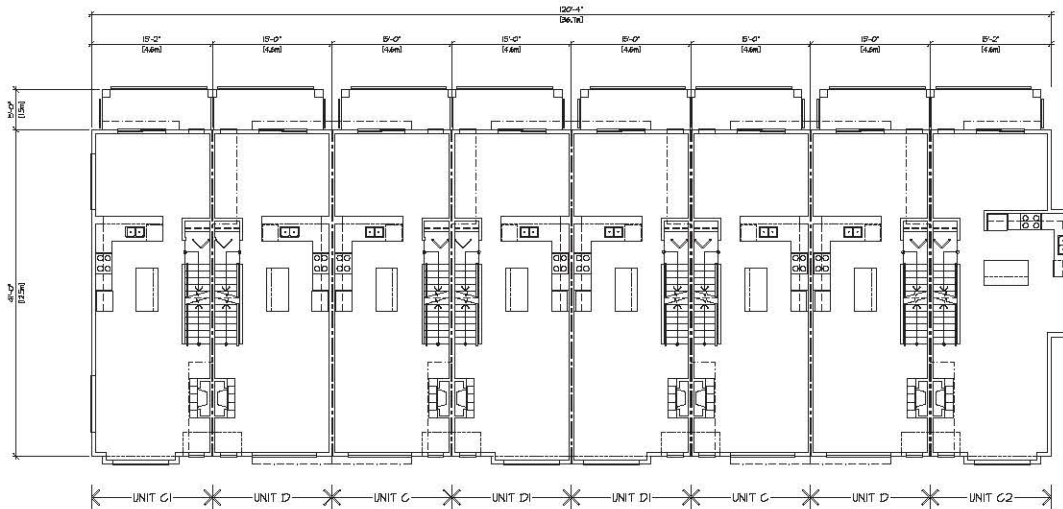
CLIENT NO.	SHEET NO.
PROJECT NO.	AC-31b
19025	REV. NO.

BUILDING #1



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

©COPYRIGHT, ALL DESIGN AND THE
 WORLD JURISDICTIONS. DESIGN ARE
 THE SOLE PROPERTY OF BARNETT
 DORSET ARCHITECTS INC. AND MAY
 NOT BE USED WITHOUT THE WRITTEN
 WHAT LICENSES, PERMITS, APPROVALS,
 COPYRIGHT INFRINGEMENT, VIOLATION,
 BEING GAINED AND CONVERSION
 BEING AID BY ANY PERSON, FROM
 CANADA COPYRIGHT ACT R.S.C. 1971.

REV#	DATE	BY	ISSUE



DESIGN :	ARCHSTONE PROJECTS LTD.
L.P.A.	
DRAWN :	
DATE :	MAY 21 14
SCALE :	1/8" = 1'-0"
PROJECT : 228 UNIT TOWNHOUSE DEVELOPMENT 07MS - 622 STREET, SURREY	
SHEET CONTENTS : BUILDING PLANS BUILDING #2	

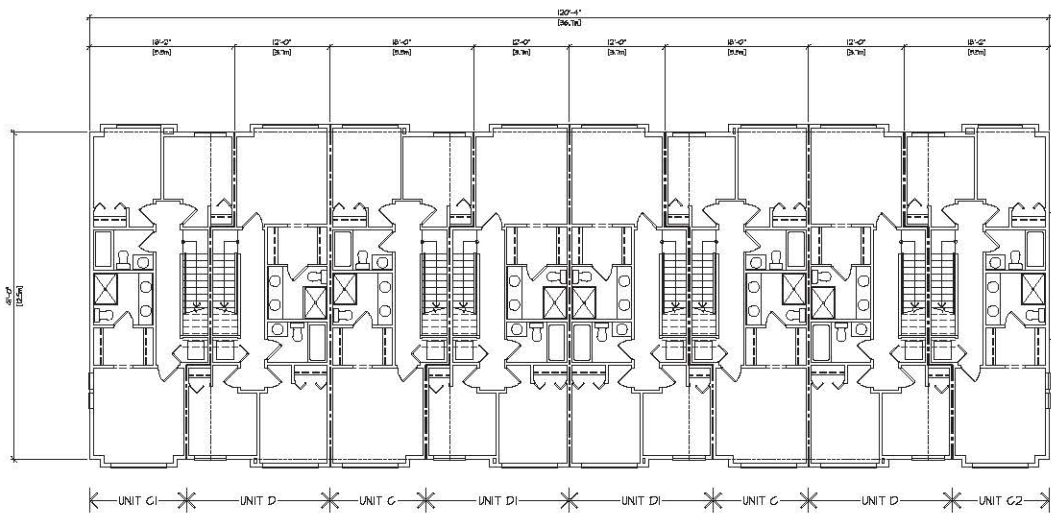
barnett dembek

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

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

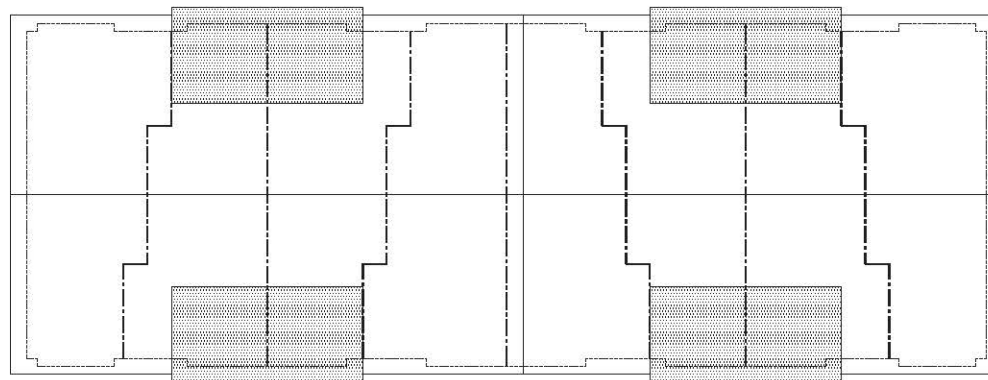
CLIENT NO.	SHEET NO.
19025	AC-3.2a
PROJECT NO.	REV. NO.

BUILDING #2



UPPER FLOOR PLAN

SCALE • 1/8" = 1'-0"



ROOF PLAN

SCALE • 1/8" = 1'-0"

© COPYRIGHT, ALL DESIGN AND THE
 WORLD JURISDICTIONS. THESE ARE
 THE SOLE PROPERTY OF BARNETT
 DORR & ASSOCIATES INC. AND MAY
 NOT BE USED, REPRODUCED, COPIED,
 WHATsoever, WITHOUT THE WRITTEN
 PERMISSION OF BARNETT DORR &
 ASSOCIATES INC. ALL RIGHTS RESERVED.
 CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUE FOR



DESIGN : L.F.B.	CLIENT : ARCHSTONE PROJECTS LTD.
DRAWN : M.H.	PROJECT : 215 UNIT TOWNHOUSE DEVELOPMENT 8745 - 162 STREET, SURREY
DATE : MAY 14	SHEET CONTAINS : BUILDING PLANS BUILDING #2
SCALE : 1/8" = 1'-0"	

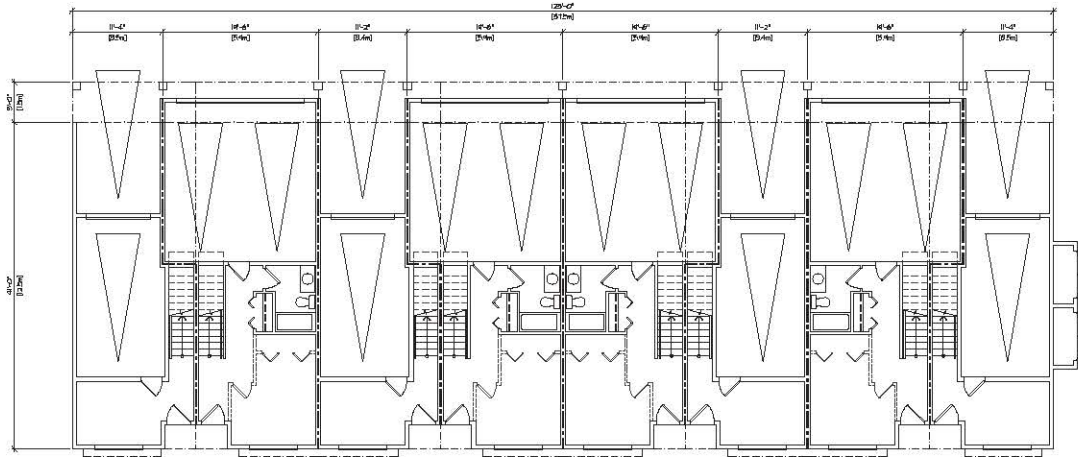
barnett dembek

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

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

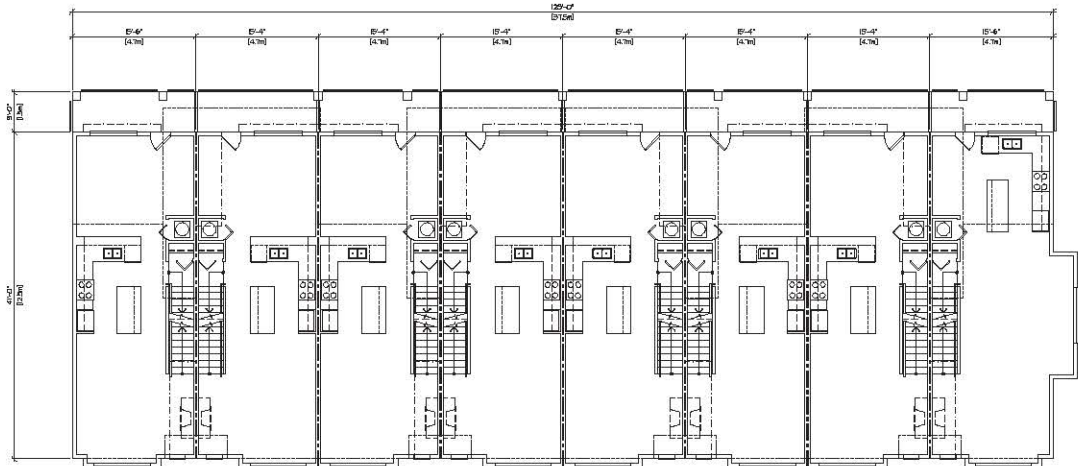
BUILDING #2

CLIENT NO.	SHEET NO.
19025	AC-3.2b
REV. NO.	



BASEMENT FLOOR PLAN

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



MAIN FLOOR PLAN

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

COPYRIGHT, ALL DESIGN AND THE
 WORLD JARVISSES, BENTLEY ARE
 THE SOLE PROPERTY OF HARVEY
 KALITZ ARCHITECTS INC. AND MAY
 NOT BE REPRODUCED OR IN ANY
 MANNER BEING PROHIBITED
 WITHOUT EXPRESS WRITTEN
 PERMISSION. THIS DOCUMENT
 INCLUDES MEASUREMENTS, DIMENSIONS,
 MATERIALS AND CONSTRUCTION
 DETAILS AND MAY BE SUBJECT TO
 CANADA COPYRIGHT ACT R.S.C. 1970.

REV. NO.	DATE	BY	ISSUED FOR



CLIENT:	ARCHSTONE PROJECTS LTD.
DESIGN:	L.P.A.
DRAWN:	
DATE:	MAY 21 14
SCALE:	1/8" = 1'-0"
PROJECT:	218 UNIT TOWNHOUSE DEVELOPMENT 6745 - 62 STREET, SURREY
SHEET CONTENTS:	BUILDING PLANS BUILDING #3

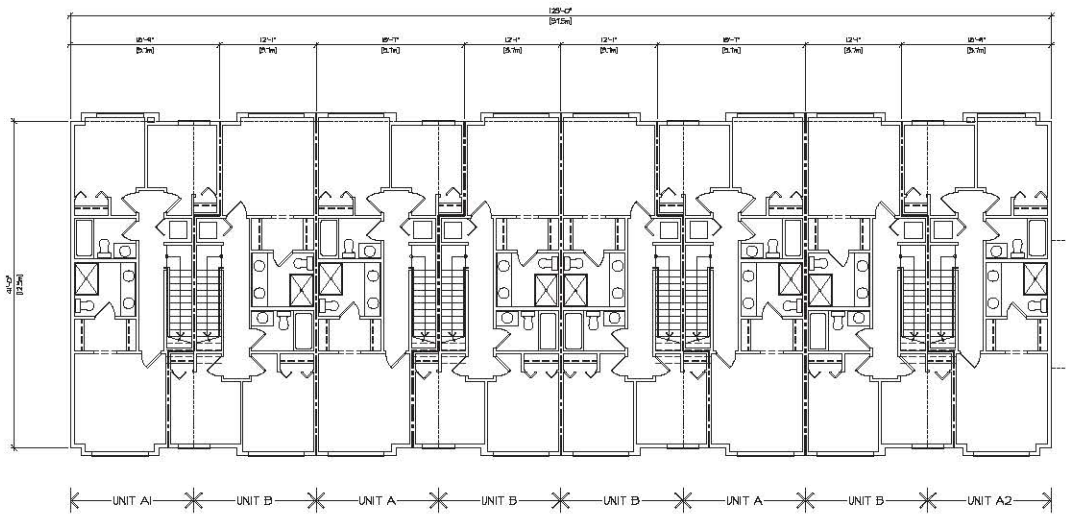
barnett dembek

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

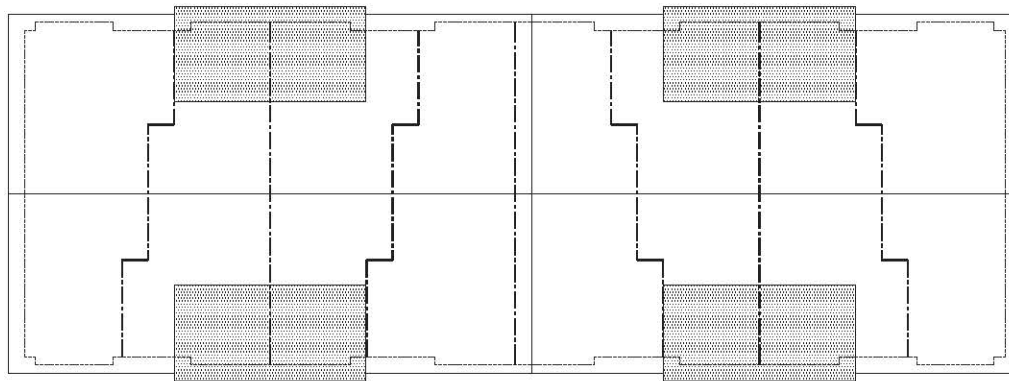
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mal@bdrktx.com

CLIENT NO.	19025	SHEET NO.	AC-33a
PROJECT NO.	19025	REV. NO.	

BUILDING #3



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



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

© COPYRIGHT, ALL DESIGNS AND THE
WORLDWIDE JURISDICTIONS SERVICE ARE
THE SOLE PROPERTY OF BARNETT
DORRIT ARCHITECTS INC. AND MAY
NOT BE USED WITHOUT THE WRITTEN
WHAT LICENSES ARE PROVIDED
COPYRIGHT INFRINGEMENT INVOLVES
PUNISHABLE AND CONSIDERABLE
PENALTIES AND MAY BE PROSECUTED
UNDER CANADIAN COPYRIGHT ACT R.S.C. 1971.

REV#	DATE	BY	DATE	ISSUE	ISSUED FOR



CP-41-1.dwg

CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	MAY 14
SCALE :	1/8" = 1'-0"
PROJECT : 219 UNIT TOWNHOUSE DEVELOPMENT 8745 - 162 STREET, SURREY	
SHEET CONTAINS : BUILDING PLANS BUILDING #3	

barnett dembek
ARCHITECTS

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

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

CLIENT NO.	SHEET NO.
19025	AC-33b
PROJECT NO.	REV. NO.

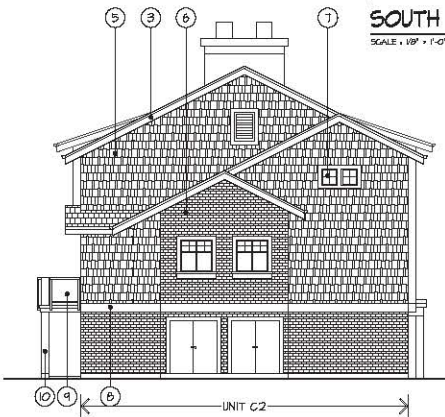
BUILDING #3



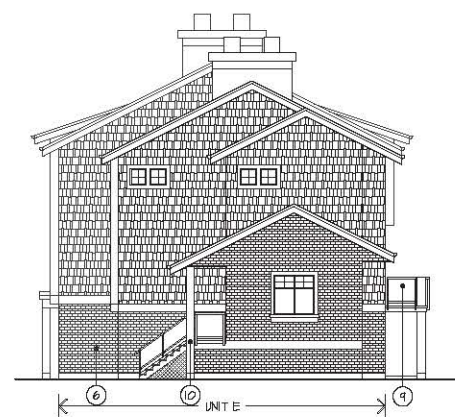
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 12" HARDI TRIM FASCIA
- ③ 1x4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI BOARD SHINGLE SIDING
- ⑥ BRICK VENEER
- ⑦ VINYL WINDOWS
- ⑧ 12" HARDI TRIM
- ⑨ POWDER COATED ALUMINUM RAILING ON TEMPERED GLAZING PANELS
- ⑩ BUILT UP HARDI-TRIM COLUMN



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



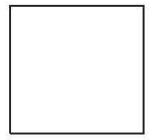
EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

© COPYRIGHT, ALL DESIGN AND THE WORLD LAWS/DESIGN RIGHTS ARE THE SOLE PROPERTY OF BARNETT DERMACK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT PERMISSION. WHATsoever BEING PURCHASED, COPYRIGHT INFRINGEMENT, UNLESS SPECIFICALLY STATED OTHERWISE, SHALL BE HELD TO BE A VIOLATION OF CANADA COPYRIGHT ACT R.S.C. 1971.

REV. NO.	DATE	BY	ISSUED FOR



CDP-16.dwg

DESIGNER : ARCHITECTURE PROJECTS LTD.	DRAWN : L.E.B.	DATE : MAR 14	SCALE : 1/8" = 1'-0"
PROJECT : 225 UNIT TOWNHOUSE DEVELOPMENT	PROJECT : 07145 - 622 STREET, SURREY	SHEET CONTAINS : ELEVATIONS	BUILDING #1

barnett dembeck

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

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

BUILDING #1

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
19025	AC-4.1

© COPYRIGHT. ALL RIGHTS RESERVED AND THE
 WORLD WISE ARCHITECTS INC. IS THE
 SOLE PROPRIETOR OF ALL RIGHTS AND MAY
 NOT BE REPRODUCED OR TRANSMITTED IN
 ANY FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT
 PERMISSION IN WRITING FROM WORLD WISE
 ARCHITECTS INC. 2024

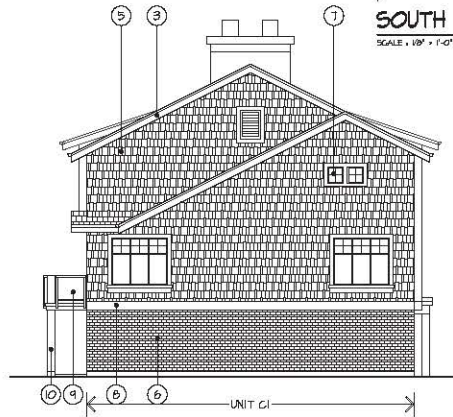


UNIT C1 * UNIT D * UNIT C * UNIT D1 * UNIT D1 * UNIT C * UNIT D * UNIT C2

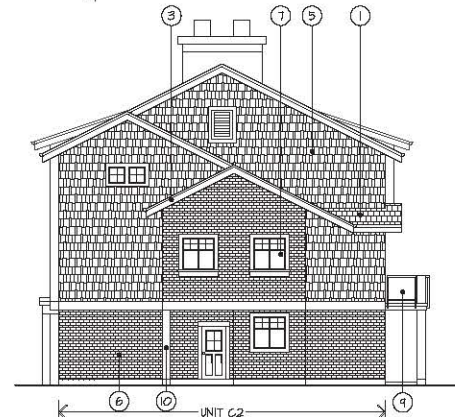
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLES
- 2 ALUMINUM GUTTER ON 12" HARDI TRIM FASCIA
- 3 1x4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- 4 HARDI PANEL SIDING
- 5 HARDI BOARD SHINGLE SIDING
- 6 BRICK VENEER
- 7 VINYL WINDOWS
- 8 12" HARDI TRIM
- 9 POWDER COATED ALUMINUM RAILING ON TEMPERED GLAZING PANELS
- 10 BUILT UP HARDI-TRIM COLUMN



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



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



UNIT C2 * UNIT D * UNIT C * UNIT D1 * UNIT D1 * UNIT C * UNIT D * UNIT C1

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

REV. NO.	DATE	ISSUE	BY	REVISION FOR

ARCHITECT: **WORLD WISE ARCHITECTS INC.**
 PROJECT: **228 UNIT TOWNHOUSE DEVELOPMENT**
 SHEET CONTAINS: **ELEVATIONS BUILDING #2**

DESIGN: **L.P.A.**
 DRAWN: **L.P.A.**
 DATE: **11/14/24**
 SCALE: **1/8" = 1'-0"**

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

PHONE: (604) 597-7100
 FAX: (604) 597-2989
 EMAIL: mail@bdaridex.com

CLIENT NO. **AC-4.2**
 PROJECT NO. **19025**
 REV. NO.

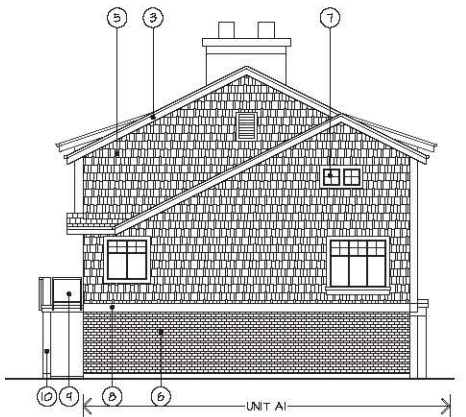
BUILDING #2

©COPYRIGHT. ALL DESIGN AND THE WORLD. LICENSEE. DESIGN ARE THE SOLE PROPERTY OF BARNETT DERMACK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF BARNETT DERMACK ARCHITECTS INC. WHATsoever. PROFILES. COPYRIGHT. REPRODUCTION. UNLESS BEING MADE AND CONVERSION BEING MADE BY A PERSON. FROM CANADA. COPYRIGHT ACT R.S.C. 1970.



8'-0" SHY (2.3M)
 W/S ROOF TRUSS
 T.O. SUBFLOOR UPPER FLOOR
 W/S FLOOR JOISTS UPPER FLOOR
 T.O. SUBFLOOR MAIN FLOOR
 W/S FLOOR JOISTS MAIN FLOOR
 T.O. CONCRETE SLAB BASEMENT FLOOR

UNIT A1 * UNIT B * UNIT A * UNIT B * UNIT B * UNIT A * UNIT B * UNIT A2



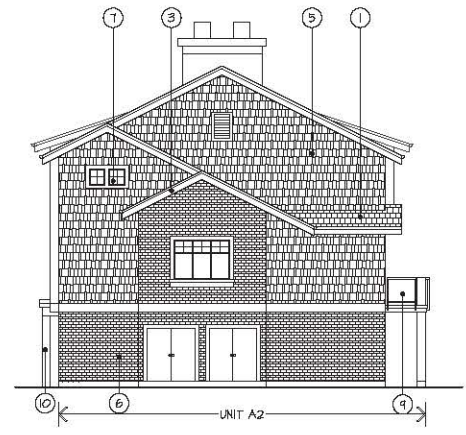
8'-0" SHY (2.3M)
 W/S ROOF TRUSS
 T.O. SUBFLOOR UPPER FLOOR
 W/S FLOOR JOISTS UPPER FLOOR
 T.O. SUBFLOOR MAIN FLOOR
 W/S FLOOR JOISTS MAIN FLOOR
 T.O. CONCRETE SLAB BASEMENT FLOOR

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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 12" HARDI TRIM FASCIA
- ③ 1x4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI BOARD SHINGLE SIDING
- ⑥ BRICK VENEER
- ⑦ VINYL WINDOWS
- ⑧ 12" HARDI TRIM
- ⑨ POWDER COATED ALUMINUM RAILING C/M TEMPERED GLAZING PANELS
- ⑩ BUILT UP HARDI-TRIM COLUMN

8'-0" SHY (2.3M)
 W/S ROOF TRUSS
 T.O. SUBFLOOR UPPER FLOOR
 W/S FLOOR JOISTS UPPER FLOOR
 T.O. SUBFLOOR MAIN FLOOR
 W/S FLOOR JOISTS MAIN FLOOR
 T.O. CONCRETE SLAB BASEMENT FLOOR



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



8'-0" SHY (2.3M)
 W/S ROOF TRUSS
 T.O. SUBFLOOR UPPER FLOOR
 W/S FLOOR JOISTS UPPER FLOOR
 T.O. SUBFLOOR MAIN FLOOR
 W/S FLOOR JOISTS MAIN FLOOR
 T.O. CONCRETE SLAB BASEMENT FLOOR

UNIT A2 * UNIT B * UNIT A * UNIT B * UNIT B * UNIT A * UNIT B * UNIT A1

REV#	DATE	BY	ISSUE FOR

CLIENT : ARCHSTONE PROJECTS LTD.
 PROJECT : 225 UNIT TOWNHOUSE DEVELOPMENT
 8745 - 62 STREET, SURREY
 SHEET CONTAINS : ELEVATIONS BUILDING #3

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
19025	AC-4.3

BUILDING #3

DISCLAIMER: ALL DRAWINGS AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT © BARNETT DEMBEK ARCHITECTS INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND CONSTRUCTION NOTES ARE THE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. B.C. 1978.

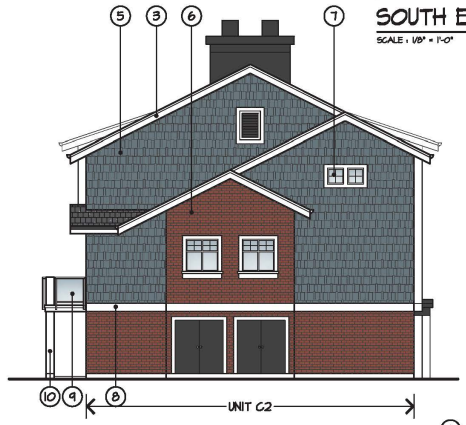
ISSUED FOR	BY	DATE	ISSUE



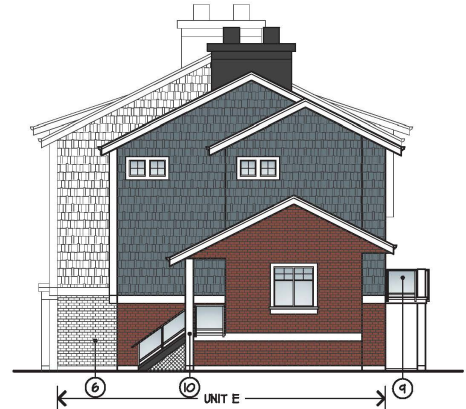
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLES
- ② ALUMINUM GUTTER ON 12" HARDI TRIM FASCIA
- ③ 1x4 WOOD TRIM ON 12" HARDI TRIM FASCIA
- ④ HARDI PANEL SIDING
- ⑤ HARDI BOARD SHINGLE SIDING
- ⑥ BRICK VENEER
- ⑦ VINYL WINDOWS
- ⑧ 12" HARDI TRIM
- ⑨ POWDER COATED ALUMINUM RAILING C/M TEMPERED GLAZING PANELS
- ⑩ BUILT UP HARDI-TRIM COLUMN



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







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



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

EXTERIOR COLOUR SCHEME

 ROOF - ASPHALT SHINGLE	 CEDAR SHAKE SIDING - HERITAGE BLUE GENESIS
 HARDI PANEL, TRIM, FASCIA, POST - WHITE	 DOORS, GUTTERS, STAIRS - BLACK GENTEK 525

BUILDING #1

CSP-COLORWing

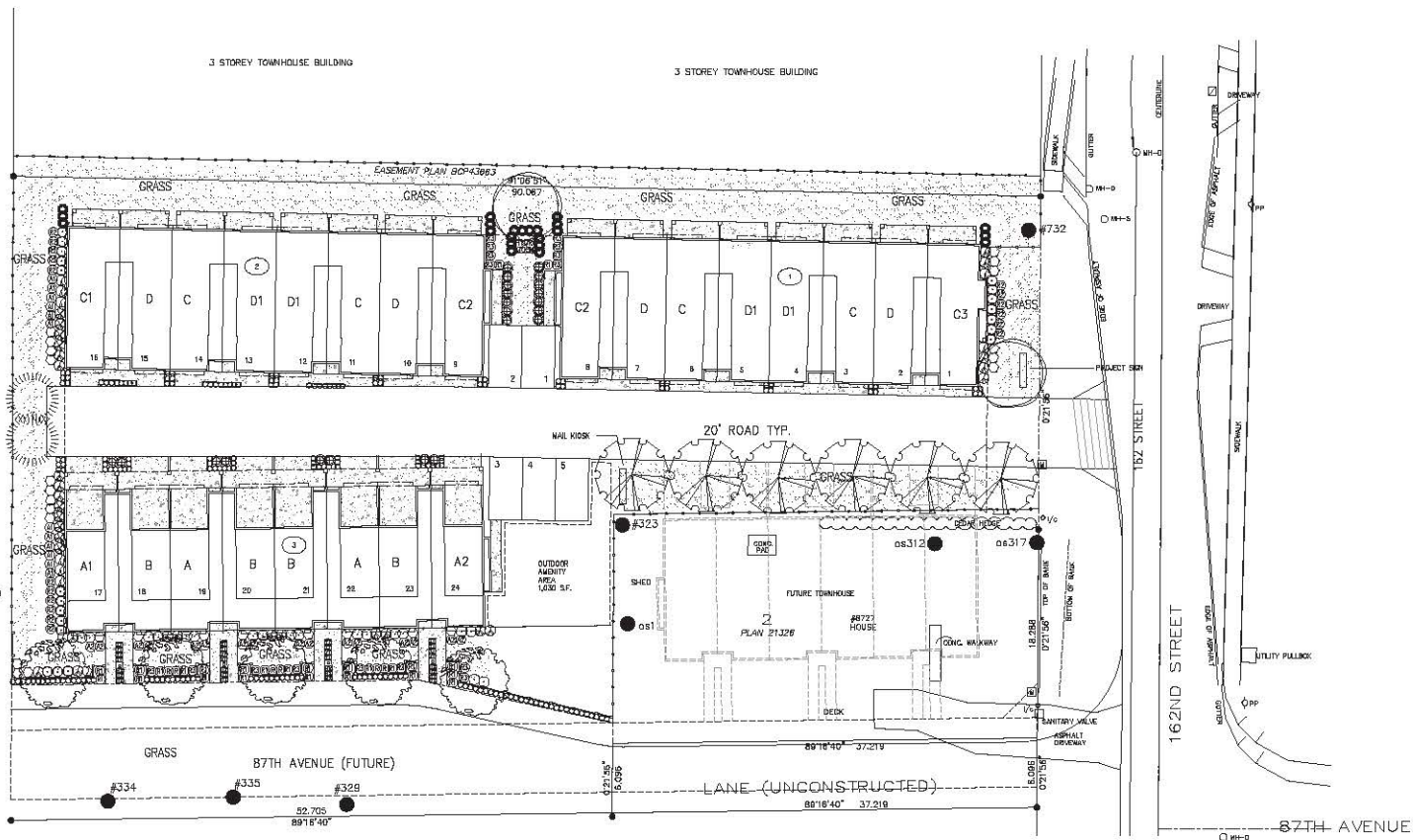
DESIGN :	L.P.R. :	DATE :	SCALE :
ARCHSTONE PROJECTS LTD.		May 21 14	1/8" = 1'-0"
PROJECT :	23 UNIT TOWNHOUSE DEVELOPMENT - 162 STREET, SURREY		
SHEET CONTENTS :	ELEVATIONS BUILDING #1		

barnett dembek
ARCHITECTS INC.

UNIT 135,
7336 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
	AC-4.1
PROJECT NO.	REV. NO.
13025	



- LEGEND**
- = TREES TO BE RETAINED
 - ⊗ = TREES TO BE REMOVED
 - = PROTECTION BARRIER

DATE	DESCRIPTION	BY
Jan/14	city of surry request	1
REV	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 DORA CSLA
 2162 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3M 3E8
 PHONE (604) 857-2378

CLIENT
 MRS. PVRM GARCIA
 c/o MIKE KONTER
 HUB ENGINEERING INC.
 SUITE #101
 7485 - 130 STREET
 SURRY, B.C. V3M 1H9
 604-522-4328

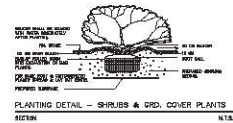
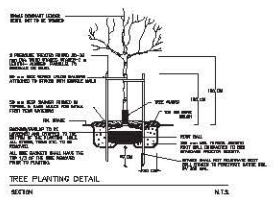
TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEV.
 8745 - 162 STREET
 SURRY, B.C.

SCALE	DATE
1:200	AUG/13
DRAWN	DATE
SMV	SMV
CHECK	DATE
APP'D	DATE

PROJECT	JOB NO.
DRAWING NO.	
L-1	

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	6	5 CM. CAL.	AS SHOWN	B. & B.
○	DORNIUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	5 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
○	THUJA PLICATA	WESTERN RED CEDAR	2	2.50 METERS	AS SHOWN	B. & B.
⊗	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	12	43 POT	90 CM. O.C.	
⊗	AZALEA NORTHERN LIGHTS 'ORCHID LIGHTS'	NORTHERN LIGHTS AZALEA	16	43 POT	90 CM. O.C.	
○	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	27	43 POT	90 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	254	43 POT	45 CM. O.C.	
○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	20	43 POT	90 CM. O.C.	
○	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIRAEA	22	42 POT	90 CM. O.C.	
○	PIERS ARPENDIX 'FOREST FLAME'	WUY-YI-THE-VALLEY	9	43 POT	90 CM. O.C.	
○	RHODODENDRON 'YAKUSHIMANUM 'CRETE'	YAK. RHODODENDRON	18	43 POT	90 CM. O.C.	
○	RHODODENDRON 'RAMPO'	RHODODENDRON	19	43 POT	90 CM. O.C.	
○	RHODODENDRON 'ELIZABETH'	RHODODENDRON	17	43 POT	90 CM. O.C.	
○	RHODODENDRON 'P.L.M.K.'	RHODODENDRON	10	43 POT	90 CM. O.C.	
○	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	8	43 POT	90 CM. O.C.	
○	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	22	43 POT	90 CM. O.C.	
○	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	22	1.80 METERS	65 M. O.C.	

- NOTES:**
- ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.
 - ALL PLANTING IS TO BE DONE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURRY AND THE B.C. LANDSCAPE ARCHITECTS ASSOCIATION.



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

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

DATE: **May 21, 2014** PROJECT FILE: **7813-0201-00**

RE: **Engineering Requirements
Location: 8745 162 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate various width along 87 Avenue alignment for 20 m local road;
- register a 0.50-metre SRW along 87 Avenue dedication; and
- register 0.50-metre statutory right-of-way (SRW) along 162 Street.

Works and Services

- construct west side of 162 Street to through local road standards;
- construct north side of 87 Avenue to through local road standards;
- construct 7.30-metre wide driveway letdown at 162 Street;
- provide easements for access to 8727 162 Street; and
- construct an adequately sized storm, water and sanitary to the development lot.

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

MS



Friday, April 11, 2014

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 201 00

SUMMARY

The proposed 23 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

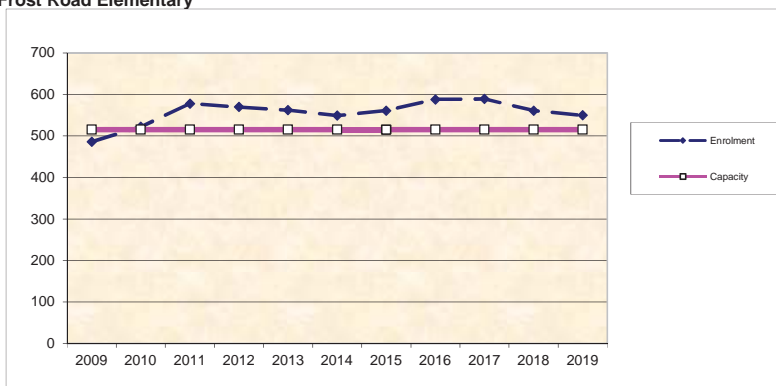
Elementary Students:	1
Secondary Students:	1

September 2013 Enrolment/School Capacity

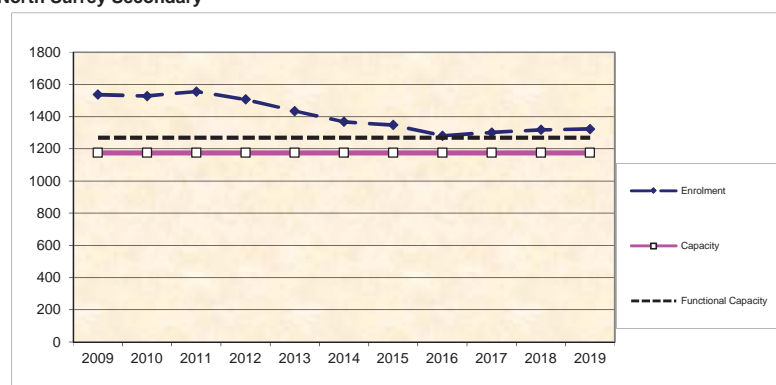
Frost Road Elementary	
Enrolment (K/1-7):	65 K + 497
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1435
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

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.
 The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The school district is working on design drawings for a new secondary school planned in North Clayton Area (approved as a capital project by the Ministry of Education) which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road Elementary



North Surrey 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.

TREE PRESERVATION SUMMARY

Project Location: 8745 162 Street Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: A near acre parcel with a single residence and several outbuildings upon it. A variety of fruiting and nut bearing trees were planted by the owners.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	19	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	18	(C)
Number of Protected Trees to be Retained (A-B-C)	1	(D)
Number of Replacement Trees Required (xx @ 1:1 plus xx @2:1)	30	(E)
Number of Replacement Trees Proposed	18	(F)
Number of Replacement Trees in Deficit (E-F)	12	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	13	(H)
Number of Lots Proposed in the Project	-	(I)
Average Number of Trees per Lot (H / I)	-	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

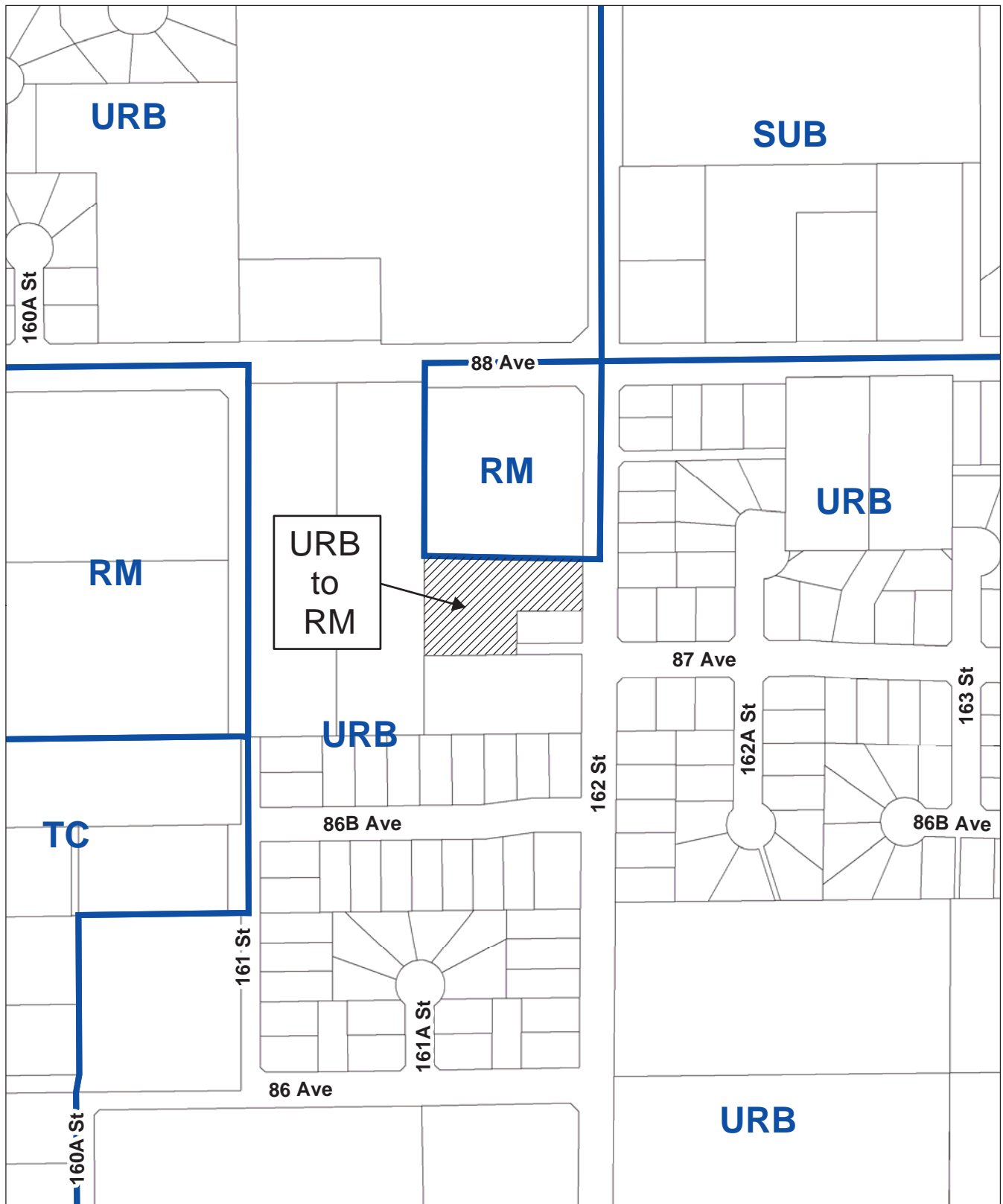
Summary prepared and submitted by:

Arborist



August 12,
2013

Date



OCP Amendment 7913-0201-00

Proposed amendment from Urban to Multiple Residential



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0201-00

Issued To: 0978883 BC LTD. INC. NO. 0978883
("the Owner")

Address of Owner: 6133 - 144 Street
Surrey, BC V3X 1A4

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: 000-670-219
Lot 3 Section 25 Township 2 New Westminster District Plan 68262

8745 - 162 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, as amended is varied as follows:
 - (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setbacks are varied as follows:
 - (i) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, to 4.5 metres (15 ft.) for the rear porch or balcony;
 - (ii) to reduce the minimum south and west setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 4.0 metres (13 ft.) for the second- and third-floor boxed window projections; and
 - (iii) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for the principal building face.
 - (b) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum parking requirements are varied as follows:
 - (i) to vary the enclosed tandem parking space requirements to permit one outside resident tandem parking space per dwelling unit in Building 3; and
 - (ii) to vary the parking requirements to allow two visitor parking spaces (space nos. 4 and 5) within the required setbacks.
 - (c) In Section J of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum outdoor amenity space requirements are permitted within the required setbacks, as shown on Drawing 7913-0201-00 (A).
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0201-00 (A) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

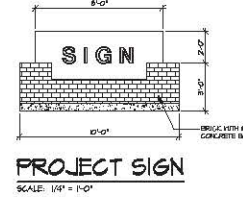
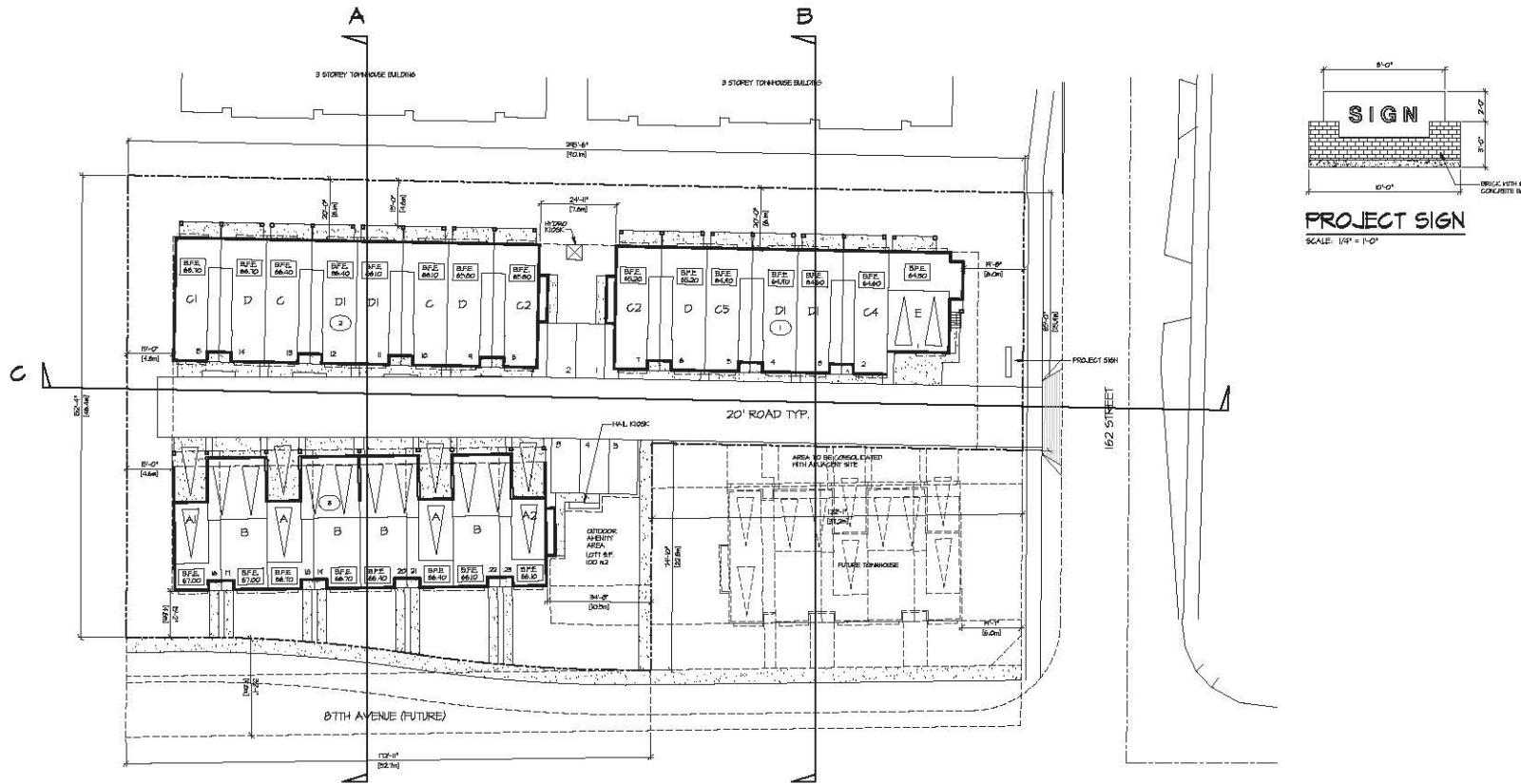
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

© COPYRIGHT, ALL RIGHTS RESERVED AND THE WORLD LAJUNES BENEY ARE THE SOLE PROPERTY OF BARNETT DERMACK PROJECTS INC. AND MAY NOT BE REPRODUCED OR IN ANY MANNER WITHOUT LICENSE FROM BARNETT DERMACK PROJECTS INC. WITHOUT THE WRITTEN PERMISSION OF BARNETT DERMACK PROJECTS INC. CANADA COPYRIGHT ACT R.S.C. 1971.



ISSUE FOR	ISSUED FOR	DATE	CD	DATE



CONCEPTUAL SITE PLAN
SCALE: 1/4" = 1'-0"

DEVELOPMENT DATA

ZONING: RM-30
 SITE AREA: 43,561 S.F. 1,000 AC. 0.405 Ha 4,041 m²
 GROSS ROAD DEDICATION: 4,654 S.F. 0.107 AC. 0.043 Ha 433 m²
 CONSOLIDATED AREA: 1,570 S.F. 0.036 AC. 0.015 Ha 146 m²
 NET: 31,333 S.F. 0.717 AC. 0.347 Ha 3,460 m²
 DENSITY: 26.0 U.P.A. 66.3 U.P.Ha (23 UNITS)
 SITE COVERAGE: 44% (16,515 S.F.)
 F.A.R.: 0.91 (33,821 S.F.)
 AMENITY SPACE:
 INDOOR PROVIDED: 0 S.F.
 OUTDOOR PROVIDED: 1,077 S.F.
 PARKING:
 REQUIRED: 23 x 2.2 SPACES PER UNIT = 50.6 SPACES
 PROVIDED: 2 SPACES PER UNIT 46 SPACES
 VISITOR: 5 SPACES
 TOTAL: 51 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	2 UNITS	182 S.F.	694 S.F.	648 S.F.	1,464 S.F.	2,838 S.F.
UNIT AI	3 BEDROOMS	1 UNIT	183 S.F.	645 S.F.	654 S.F.	1,482 S.F.	1,482 S.F.
UNIT A2	3 BEDROOMS	1 UNIT	183 S.F.	643 S.F.	654 S.F.	1,530 S.F.	1,530 S.F.
UNIT B	3 BEDROOMS	4 UNITS	344 S.F.	639 S.F.	650 S.F.	1,638 S.F.	6,552 S.F.
UNIT C	3 BEDROOMS	2 UNITS	112 S.F.	615 S.F.	635 S.F.	1,362 S.F.	2,724 S.F.
UNIT CI	3 BEDROOMS	1 UNIT	112 S.F.	632 S.F.	641 S.F.	1,385 S.F.	1,385 S.F.
UNIT C2	3 BEDROOMS	2 UNITS	112 S.F.	664 S.F.	641 S.F.	1,417 S.F.	2,834 S.F.
UNIT C4	3 BEDROOMS	1 UNIT	112 S.F.	626 S.F.	636 S.F.	1,374 S.F.	1,374 S.F.
UNIT C5	3 BEDROOMS	1 UNIT	112 S.F.	625 S.F.	635 S.F.	1,372 S.F.	1,372 S.F.
UNIT D	3 BEDROOMS	3 UNITS	112 S.F.	615 S.F.	635 S.F.	1,362 S.F.	4,086 S.F.
UNIT DI	3 BEDROOMS	4 UNITS	112 S.F.	625 S.F.	635 S.F.	1,372 S.F.	5,488 S.F.
UNIT E	3 BEDROOMS	1 UNIT	310 S.F.	710 S.F.	786 S.F.	1,266 S.F.	1,266 S.F.
TOTAL:		23 UNITS					33,631 S.F.

CLIENT: ARCHSTONE PROJECTS LTD.
 PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 8745 - 162 STREET, SASKATON
 SHEET CONDITIONS: CONCEPTUAL SITE PLAN
 DESIGN: L.P.A.
 DRAWN: L.P.A.
 DATE: MAY 14
 SCALE: 1/4" = 1'-0"

barnett dembick

UNIT 135,
 7936 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: ma@bdarvitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-10
ISSUES	REV. NO.
13025	