

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7919-0011-01

Planning Report Date: December 4, 2023

PROPOSAL:

- **Development Variance Permit**

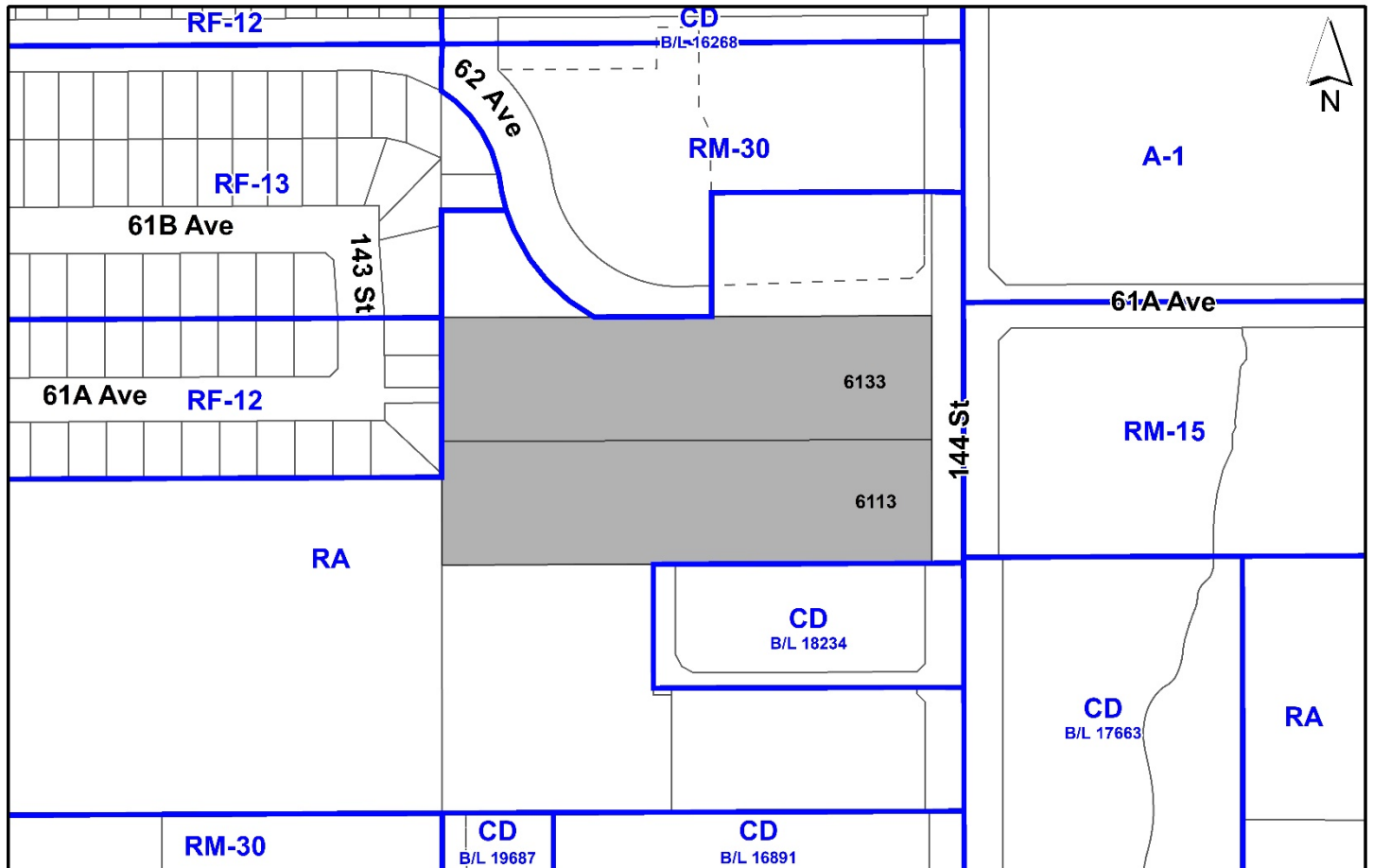
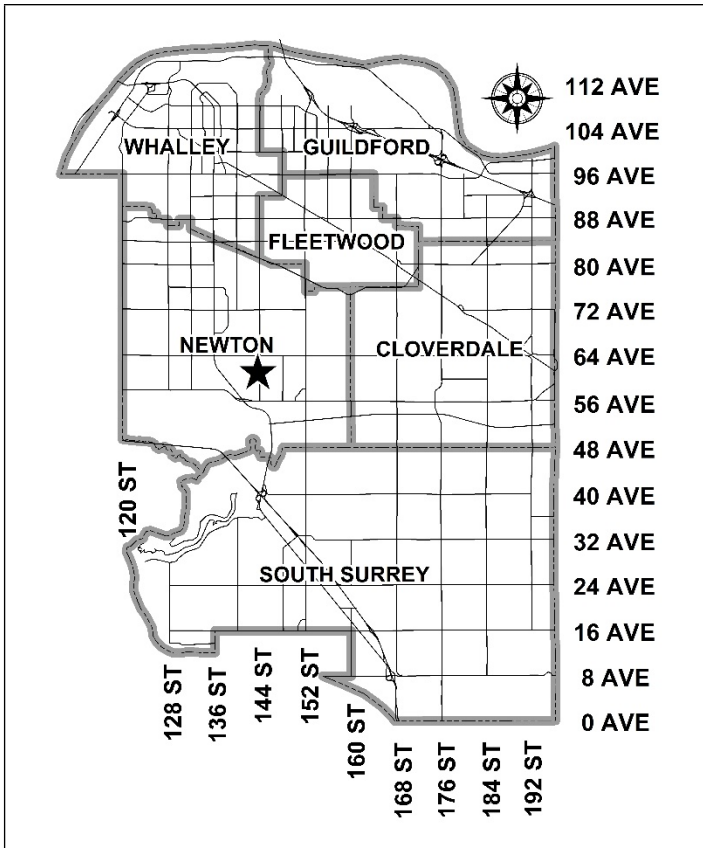
to increase the percentage of back-to-back units permitted in a 56-unit townhouse development, of which 26 units are back-to-back units.

LOCATION: 6133 144 Street
 6113 144 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Parks and Schools and Townhouses (15 upa max)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the percentage of permitted back-to-back units in the Multiple Residential (30) Zone (RM-30).

RATIONALE OF RECOMMENDATION

- Development Application No. 7919-0011-00 proposes a total of 56 townhouse units and a park lot. The application includes rezoning the townhouse site from “One Acre Residential Zone (RA)” to “Multiple Residential (30) Zone (RM-30)”, creating a lot for the extension of Woodward Hill Park, and completing the lane west of 144 Street. The proposal includes an NCP amendment from Proposed Parks and Schools and Townhouses (15 upa max) to Proposed Parks and Schools, Townhouses (25 upa max) and adjustments to the road and lane network, and some variances for reduced setbacks.
- The application received Third Reading of the Rezoning By-law at the Public Hearing - Council Meeting on December 20, 2021, and a Development Permit was supported at the Regular Council Meeting on December 06, 2021. The proposal is identical to the project that was originally considered by Council on December 06, 2021 and has not changed.
- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% for the “Multiple Residential (30) Zone (RM-30)”, and to increase the required amount of outdoor amenity space for back-to-back units from 3 square metres per unit to 6 square metres per unit. It was anticipated that some in-stream applications would be affected.
- The proposed changes to the RM-30 Zone were adopted on November 20, 2023, and a variance is required, as the subject application proposes 26 back-to-back units out of 56 total units (46% of the proposed units). The proposal includes a total of 299 square metres of outdoor amenity space provided. The previous requirement was for 168 square metres, and the new requirement with the increase for back-to-back units is for 246 square metres. The application complies with the new requirement for outdoor amenity space.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff supports the previously submitted plans, and it is recommended that the proposed variance be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0011-01 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum percentage of back-to-back units from 20% to 46% in the “Multiple Residential (30) Zone (RM-30)”

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Two single family lots	Proposed Parks and Schools and Townhouses (15 upa max)	RA
North (Across 61A Avenue):	Park, townhouse development and townhouses under construction from approved Development Application No. 7918-0252-00	Existing and Future Parks, Townhouses (20 upa max) and Townhouses (15 upa max)	RA and RM-30
East (Across 144 Street):	Townhouses	Townhouses (15 upa max)	RM-15
South:	Woodward Hill Park and townhouses	Proposed Parks and Schools, and Townhouses (25 upa max)	RA and CD (By-law No. 18234)
West:	Woodward Hill Elementary School and single family small lots	Proposed Parks and Schools and Single Family Residential Flex 6-14.5 upa	RA and RF-12

Context & Background

- The site is comprised of two large single family lots, currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Proposed Parks and Schools (west side) and Townhouses (east side) (15 upa max) in the South Newton Neighbourhood Concept Plan (NCP).
- The site has a total gross area of 1.8 hectares, 42% of which will be purchased by Parks, for an extension of Woodward Hill Park in the western portion of the property. After road, lane and park exclusions, the site has a total of 8,465 square metres of net developable land.
- The proposal for 56 townhouse units received Third Reading at the Regular Council - Public Hearing Meeting on December 20, 2021.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the South Newton NCP for the eastern portion of the site, from Townhouses (15 upa max) to Townhouses (25 upa max) and adjustments to the road alignments, to rezone the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", to allow for a Development Permit for Form & Character for a townhouse complex with 56 units.
- The proposal also includes consolidation of the lots, and subdivision into one park lot on the west portion, and one developable lot on the east portion, with a lane between them, and some road dedication to the north and east.
- The proposed development will consist of 56 townhouse units, in 10 buildings, ranging from 4 to 8 units per building, and a stand-alone amenity building. The unit mix consists of 30 side by side garage units, and 26 back-to-back double units. All homes are proposed as three-bedroom units. The back-to-back units were subsequently restricted under a Zoning By-law update to a maximum of 20% of the units on a site, and the subject variance is to increase that percentage from 20% to 46%, to align with the proposal that has been granted Third Reading of the associated Rezoning By-law.

	Proposed
Lot Area	
Gross Site Area:	18,002 square metres (4.45 acres)
Road Dedication:	1,905 square metres (0.47 acres)
Undevelopable Area (park):	7,632 square metres (1.9 acres)
Net Site Area:	8,465 square metres (2.077 acres)
Number of Lots:	2 (park and development)
Building Height:	9.6 metres to 13 metres
Unit Density:	27 upa
Floor Area Ratio (FAR):	1.00
Floor Area	
Residential/Total:	8,479 square metres
Residential Units:	
3-Bedroom/Total:	56 units

Referrals

Engineering: The Engineering Department has no objection to the proposed variance, subject to the completion of Engineering servicing requirements.

Transportation Considerations

- The proposed variance does not impact the original Transportation requirements.

Parkland Considerations

- The proposed variance does not impact the original Parks requirements and comments.

POLICY & BY-LAW CONSIDERATIONS

- The variance request does not impact or change how the application addresses or complies with the Regional Growth Strategy, Official Community Plan or the South Newton Neighbourhood Concept Plan.
- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.
- The site is designated Urban in the Official Community Plan (OCP), and the proposal complies with the designation.
- The proposal includes an amendment to the South Newton Neighborhood Concept Plan (NCP) to redesignate the eastern portion of the site from Townhouses (15 upa max) to Townhouses (25 upa max) and for changes to the local road network. This amendment was presented for Council's consideration in the original Planning Report dated December 06, 2021 and was subsequently supported.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)". Rezoning By-law No. 20532 was granted Third Reading at the Regular Council - Public Hearing Meeting on December 20, 2021.

Variance

- On October 16, 2023, Council received Corporate Report No. R161, introducing changes to the Zoning By-law, which include limiting the percentage of back-to-back units to a maximum of 20% of the total units for development under the RM-30 Zone. The proposed changes to the RM-30 Zone were subsequently adopted on November 20, 2023.
- A variance is now required for the subject site, as it proposes 26 back-to-back units out of 56 total units (46% of the proposed units). The variance would increase the maximum percentage of back-to-back units that are permitted from 20% to 46%.
- The proposal has not changed and is identical to the proposal that was originally considered and supported by Council.
- Should the variance not be supported, the applicant would be required to make changes to their proposal to reduce the number of back-to-back unit types to a maximum of 20 percent of the total units.
- Given the application is nearing completion, and a Building Permit application has already been submitted, staff supports the previously submitted plans, and it is recommended that the proposed variance be supported.

TREES

- No trees are impacted by the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations,
Landscape Plans and Perspective
Appendix II. Development Variance Permit No. 7919-0011-01
Appendix III. Initial Planning Report No. 7919-0011-00, dated December 06, 2021

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

LM/ar



Kasian Architecture
Interior Design
and Planning Ltd

1550 West Georgia Street, Suite 1885
Vancouver, BC Canada V6G 2Z8
T 604 683 4445 F 604 683 2627
www.kasian.com

DEVELOPMENT DATA

SITE AREA:			
GROSS:	193,769 S.F.	4.46 ACRES	18,001.72 M2
ROAD DEDICATION	12,497 S.F.	0.29 ACRES	1,161.01 M2
LANE DEDICATION	8,007 S.F.	0.18 ACRES	743.87 M2
PARK (FUTURE)	82,149 S.F.	1.89 ACRES	7,631.89 M2
TOTAL NET:	91,116 S.F.	2.10 ACRES	8,464.95 M2

SITE COVERAGE: 45.46 % 41,425.08 S.F. (EXCLUDING LANE DEDICATION)

F.A.R.: S.F. (EXCLUDING LANE DEDICATION)

DENSITY: 27 U.P.A 56 (INCLUDING LANE DEDICATION) - TOTAL 2,276 AC
25 U.P.A 56

PARKING:

REQUIRED:			
56 UNITS x 2 SPACES (RESIDENTIAL) =	112 SPACES		
56 UNITS x 0.2 SPACES (VISITOR) =	11.2 SPACES		
TOTAL:	123.2 SPACES		

PROVIDED:

RESIDENTIAL:	112 SPACES
VISITOR:	12 SPACES
TOTAL:	124 SPACES

AMENITY AREA:

INDOOR:			
REQUIRED:	3 m2 x	56 UNITS =	168 M2
PROVIDED:	255 m2		

OUTDOOR:			
REQUIRED:	3 m2 x	56 UNITS =	168 M2
PROVIDED:	299 m2		

SETBACKS: NORTH (61a AVE.) 4.5m (BUILDING FACE)
3.4m (CANOPY)

SOUTH: 3.0m (BUILDING FACE)

EAST (144 STREET): 4.5m (BUILDING FACE)
3.4m (CANOPY)

WEST (LANE): 4.5m (BUILDING FACE)
3.1m (PORCH)

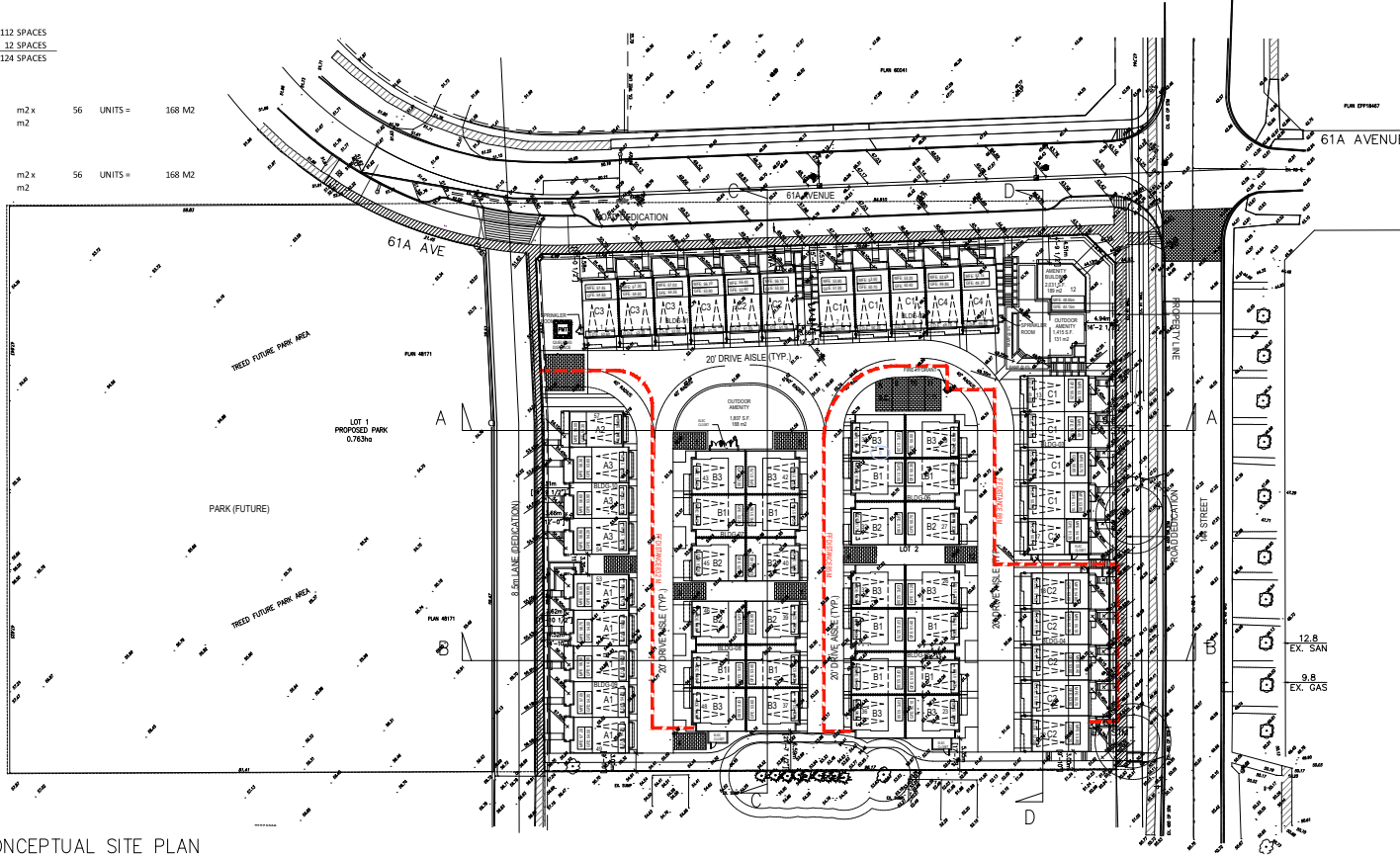
BLDG. HEIGHT

BUILDING 1 & 4	12.92m
BUILDING 2 & 3	12.15m
BUILDING 5	13.00m
BUILDING 6, 7 & 8	12.91m
BUILDING 9	9.95m
BUILDING 10	9.65m

UNIT BREAKDOWN

UNIT	# OF BEDS	AREA	# OF UNITS	TOTAL
UNIT A1	3 BEDS	1,548.00 S.F.	5	7,740.00 S.F.
UNIT A2	3 BEDS	1,399.00 S.F.	1	1,399.00 S.F.
UNIT A3	3 BEDS	1,548.00 S.F.	3	4,644.00 S.F.
UNIT B1	3 BEDS	1,651.00 S.F.	10	16,510.00 S.F.
UNIT B2	3 BEDS	1,795.00 S.F.	6	10,770.00 S.F.
UNIT B3	3 BEDS	1,797.00 S.F.	10	17,970.00 S.F.
UNIT C1	3 BEDS	1,543.00 S.F.	8	12,344.00 S.F.
UNIT C2	3 BEDS	1,524.00 S.F.	7	10,668.00 S.F.
UNIT C3	3 BEDS	1,524.00 S.F.	4	6,096.00 S.F.
UNIT C4	3 BEDS	1,564.00 S.F.	2	3,128.00 S.F.
TOTAL:			56	91,269.00 S.F.

BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)



CONCEPTUAL SITE PLAN

NO.	DATE	DESCRIPTION	BY	CHKD
1	2023-09-05	ISSUED FOR OP SUBMISSION	AG	
2	2023-09-05	ISSUED FOR OP SUBMISSION	AG	
3	2023-09-05	ISSUED FOR OP	AG	
REV.	XXXX/XXXX	REVISION / DRAWING ISSUE		

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE

14370 61A Ave, SURREY, B.C.

DRAWING TITLE

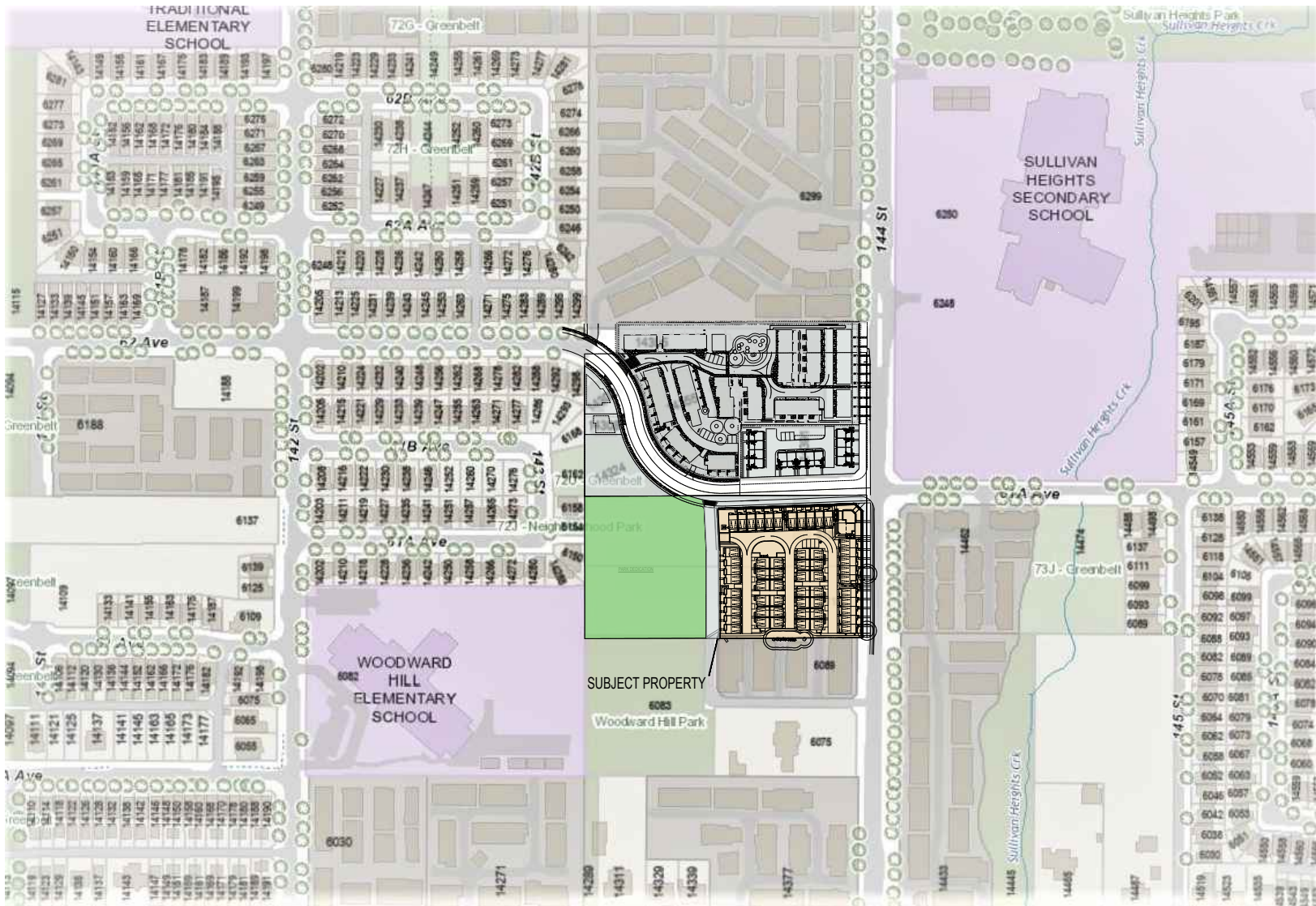
SITE PLAN

DRAWING ISSUE

ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO.	722059	PLOT DATE	2023-09-05	DRAWN	AG
SCALE	1/32"=1'-0"	REVIEWED	AG		

DRAWING NO. **A-1.01** REVISION 02



CONTEXT PLAN



**Kasian Architecture
Interior Design
and Planning Ltd**

1550 West Georgia Street, Suite 1885
Vancouver, BC Canada V6G 2Z8
T 604 683 4145 F 604 683 2627
www.kasian.com

NO.	DATE	DESCRIPTION	BY
1	2023-09-05	ISSUED FOR DP SUBMISSION	AG
2	2023-09-05	ISSUED FOR DP	AG
REV.	XXXX/XXXX	REVISION / DRAWING ISSUE	REVISED

CONSULTANT

PERMIT STAMP

SEAL

OCT 18 2023

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

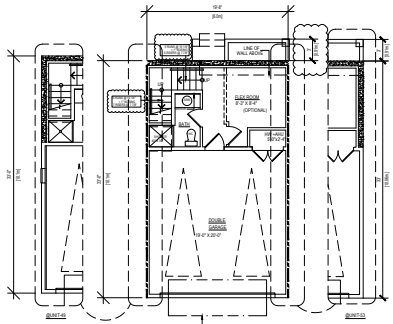
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
CONTEXT

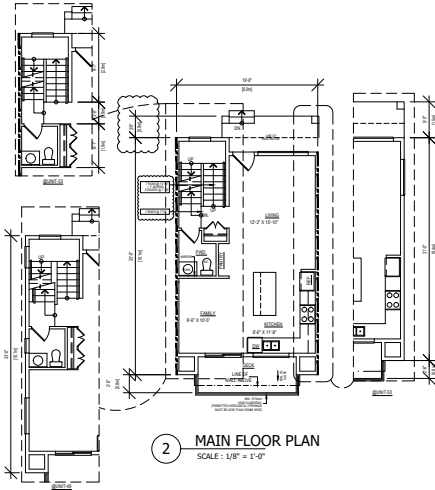
DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO. 722059	PLOT DATE 2023-09-05	DRAWN N.T.S.	AG
	SCALE N.T.S.	REVIEWED	AG

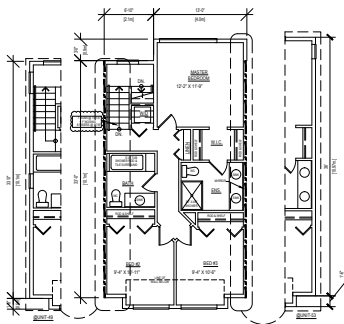
DRAWING NO. **A-1.02** REVISION **02**



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

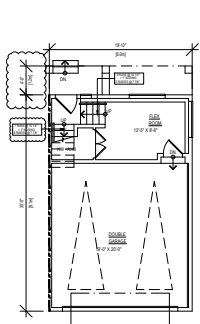


2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

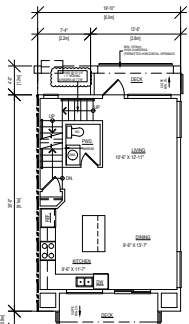


3 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

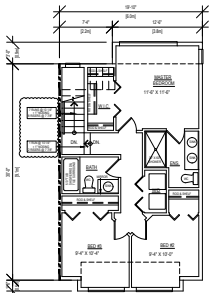
UNIT TYPE 'A1'
TOTAL FLOOR AREA-1620S.F.
(GARAGE NOT INCLUDED)



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

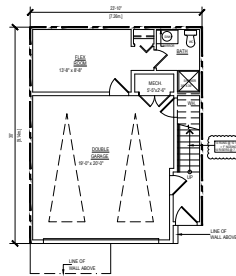


2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

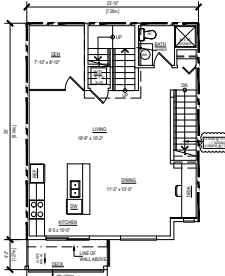


3 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

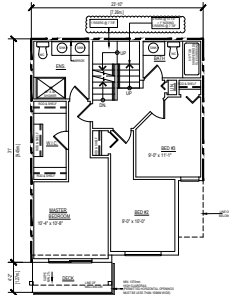
UNIT TYPE 'A2'
TOTAL FLOOR AREA-1530S.F.
(GARAGE NOT INCLUDED)



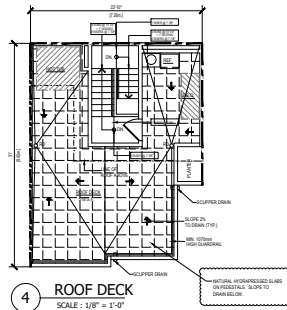
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



4 ROOF DECK
SCALE: 1/8" = 1'-0"

UNIT TYPE 'B1'
TOTAL FLOOR AREA-1795S.F.
(GARAGE NOT INCLUDED)

2	2023-09-05	ISSUED FOR DP PERMISSION	AG
1	2023-07-17	ISSUED FOR DP	AG
REV	BY/TYK/AM/DO	REVISION: DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE

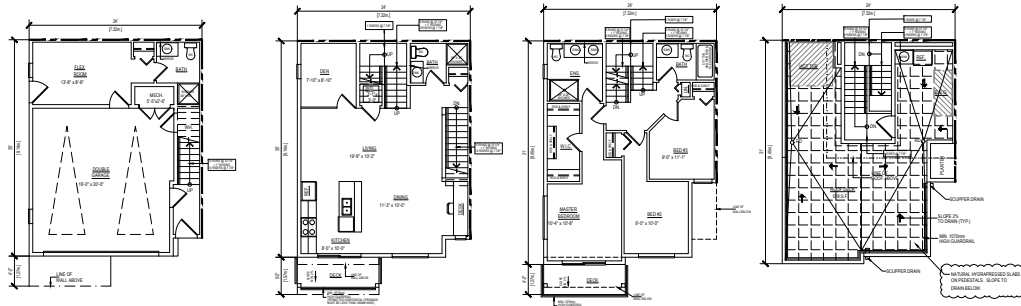
UNIT PLANS

DRAWING ISSUE

ISSUE FOR
DEVELOPMENT PERMIT

PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8" = 1'-0"	REVIEWED	AG		

DRAWING NO.	AC-2.01	REVISION	02
-------------	---------	----------	----



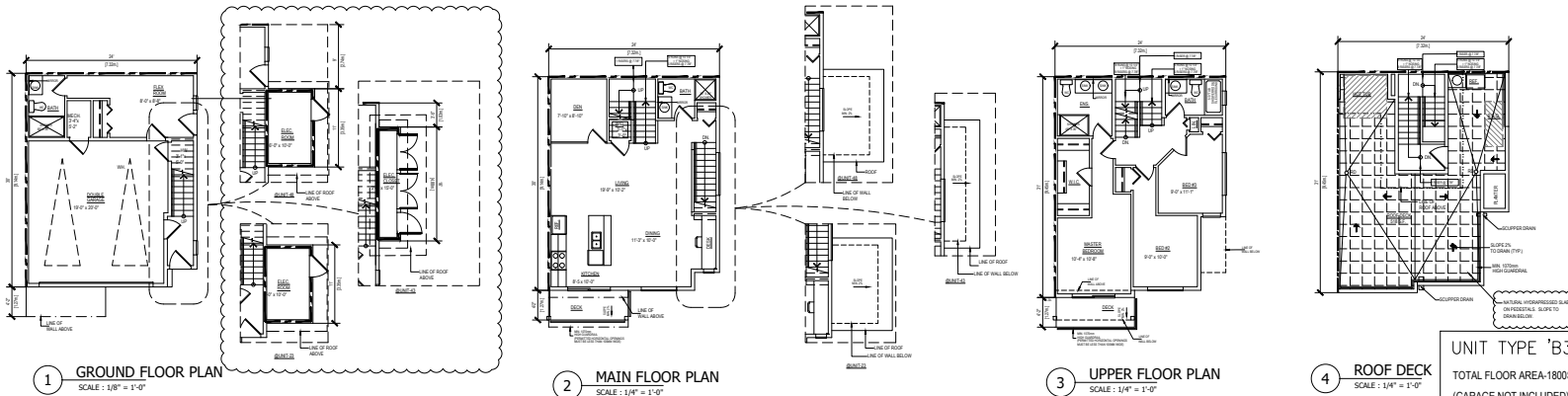
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 ROOF DECK
SCALE: 1/4" = 1'-0"

UNIT TYPE 'B2'
TOTAL FLOOR AREA-1810S.F.
(GARAGE NOT INCLUDED)



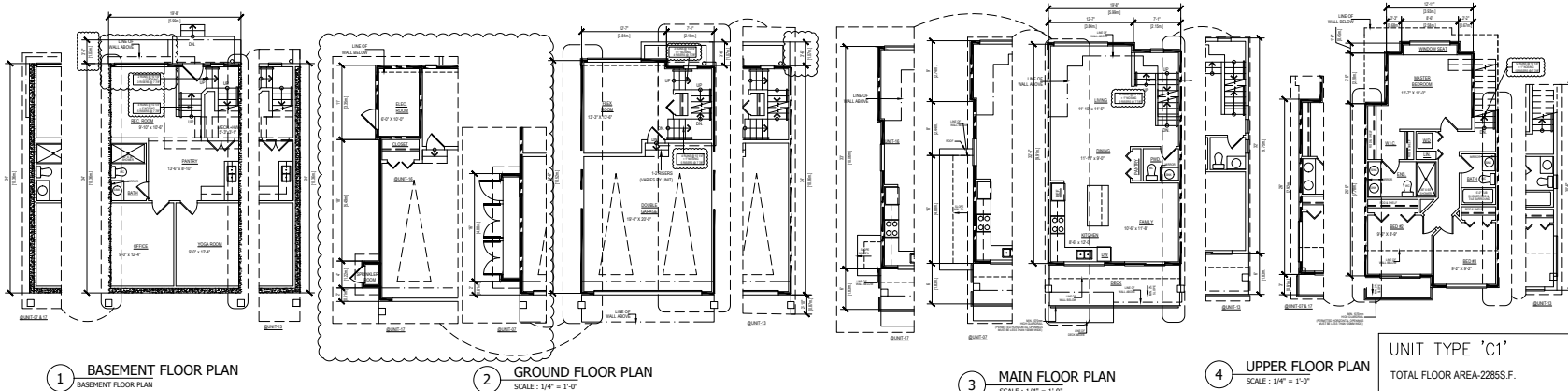
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 ROOF DECK
SCALE: 1/4" = 1'-0"

UNIT TYPE 'B3'
TOTAL FLOOR AREA-1800S.F.
(GARAGE NOT INCLUDED)



1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN

2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE 'C1'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)

NO.	DATE	ISSUED FOR	BY	REVISION	DESCRIPTION
1	2023-09-05	ISSUED FOR DFP PRE-Submission	AG		
2	2023-09-05	TESTED FOR DFP	AG		
3	2023-09-05	REVISION	AG		
4	2023-09-05	REVISION	AG		
5	2023-09-05	REVISION	AG		
6	2023-09-05	REVISION	AG		
7	2023-09-05	REVISION	AG		
8	2023-09-05	REVISION	AG		
9	2023-09-05	REVISION	AG		
10	2023-09-05	REVISION	AG		
11	2023-09-05	REVISION	AG		
12	2023-09-05	REVISION	AG		
13	2023-09-05	REVISION	AG		
14	2023-09-05	REVISION	AG		
15	2023-09-05	REVISION	AG		
16	2023-09-05	REVISION	AG		
17	2023-09-05	REVISION	AG		
18	2023-09-05	REVISION	AG		
19	2023-09-05	REVISION	AG		
20	2023-09-05	REVISION	AG		

CONSULTANT

PERMIT STAMP



PROJECT

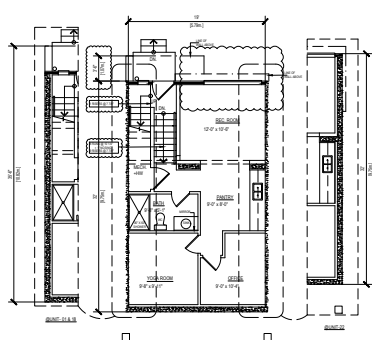
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
UNIT PLANS

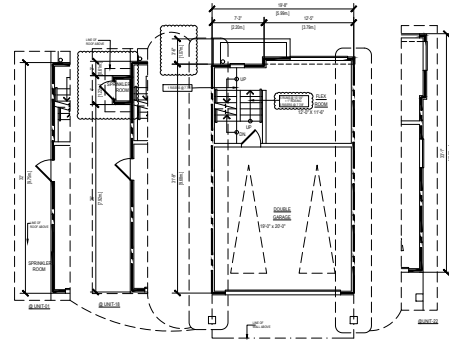
DRAWING ISSUE
ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO.	DATE	ISSUED FOR	BY	REVISION	DESCRIPTION
722059	2023-09-05	ISSUED FOR DFP PRE-Submission	AG		
	2023-09-05	TESTED FOR DFP	AG		
	2023-09-05	REVISION	AG		
	2023-09-05	REVISION	AG		

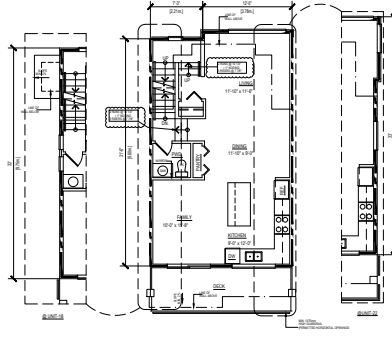
AC-2.02



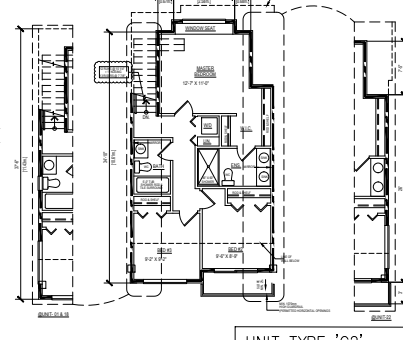
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

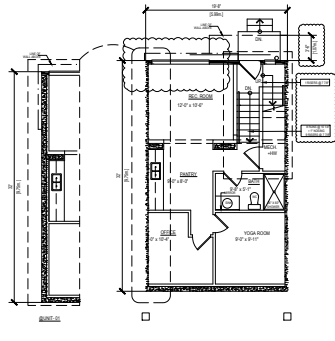


3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

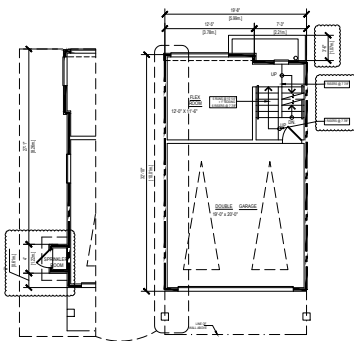


4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

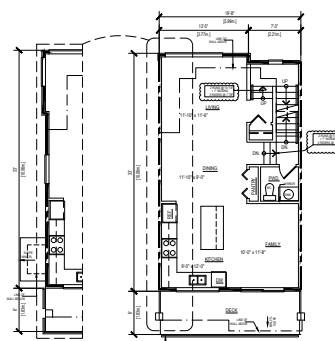
UNIT TYPE 'C2'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



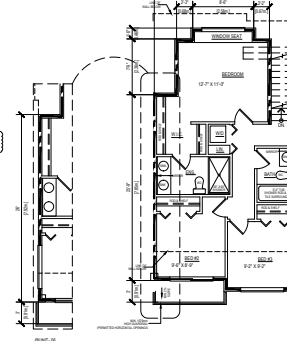
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

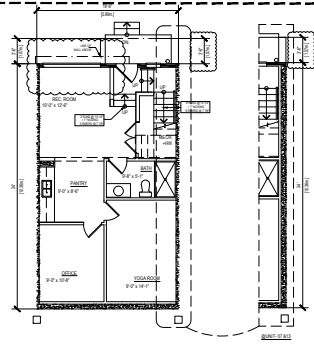


3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

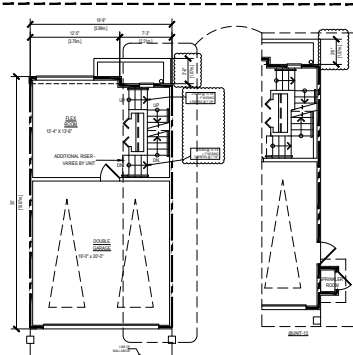


4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

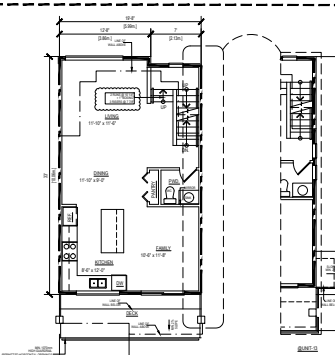
UNIT TYPE 'C3'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



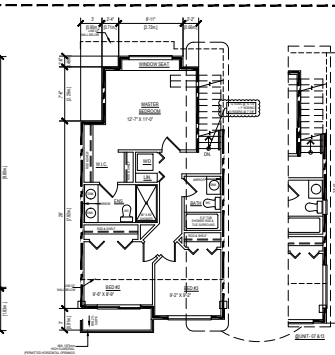
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE 'C4'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



Kasian Architecture
Interior Design
and Planning Ltd

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2E9
T 604 683 4145 F 604 683 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK
1	2023-09-05	ISSUED FOR DIP PERMISSION	AG	AG
2	2023-09-05	ISSUED FOR DIP	AG	AG
3	2023-09-05	REVISION: DRAWING ISSUE	AG	AG

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

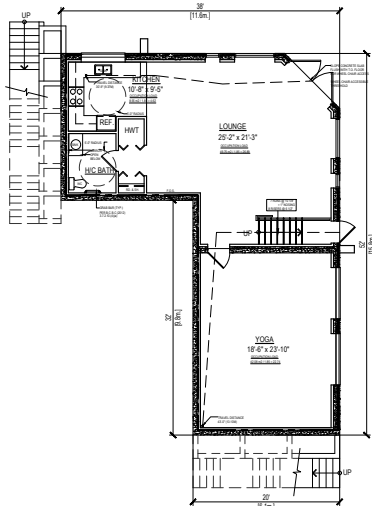
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
UNIT PLANS

DRAWING ISSUE
ISSUE FOR DEVELOPMENT PERMIT

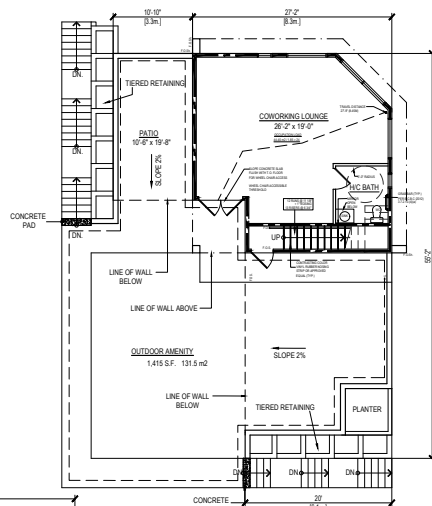
PROJECT NO.	DATE	DRAWN	AG
722059	2023-09-05	AG	AG

DRAWING NO. **AC-2.03** REVISION 02



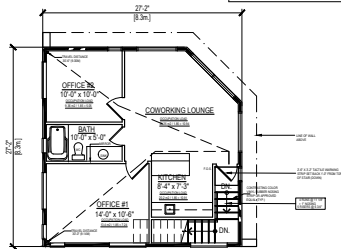
LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0" 1,372 S.F.



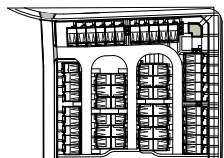
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0" 689 S.F.



UPPER FLOOR PLAN

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



KEY PLAN

N.T.S.



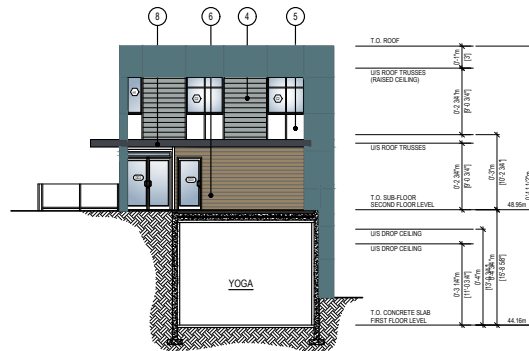
EAST ELEVATION

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

144 STREET

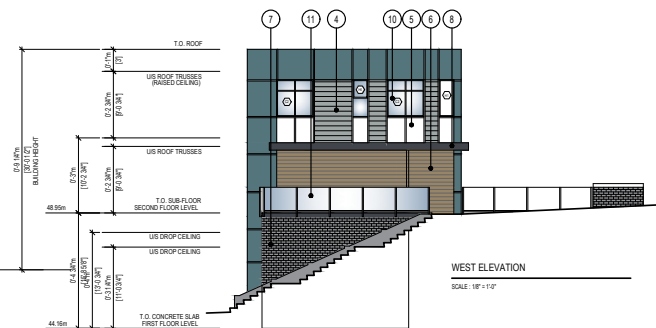
AVERAGE GRADE:	
UPPER SIDEWALK:	48.59m
LOWER SIDEWALK:	48.59m
AVERAGE GRADE:	48.59m

BLDG. HEIGHT: 9.16m



SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

61A AVENUE

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-8" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING

AMENITY BLDG.		
TOTAL INDOOR AREA:	2,741 S.F.	254.6 m ²
TOTAL OUTDOOR AREA:	1,415 S.F.	131.5 m ²



**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West Georgia Street, Suite 1885
Vancouver, BC Canada V6G 2Z8
T 604 683 4445 F 604 683 2627
www.kasian.com

2	2023-09-05	ISSUED FOR DP SUBMISSION	AG
1	2023-01-17	ISSUES FOR DP	AG
REV:	XXXX (MISC)	REVISION: DRAWING ISSUE	REVISED

CONSULTANT

PERMIT STAMP

SEAL



THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT:

GOLDSTONE

14370 61A Ave, SURREY, B.C.

DRAWING TITLE

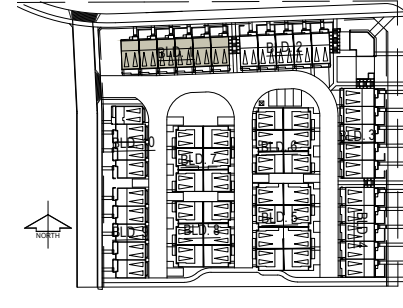
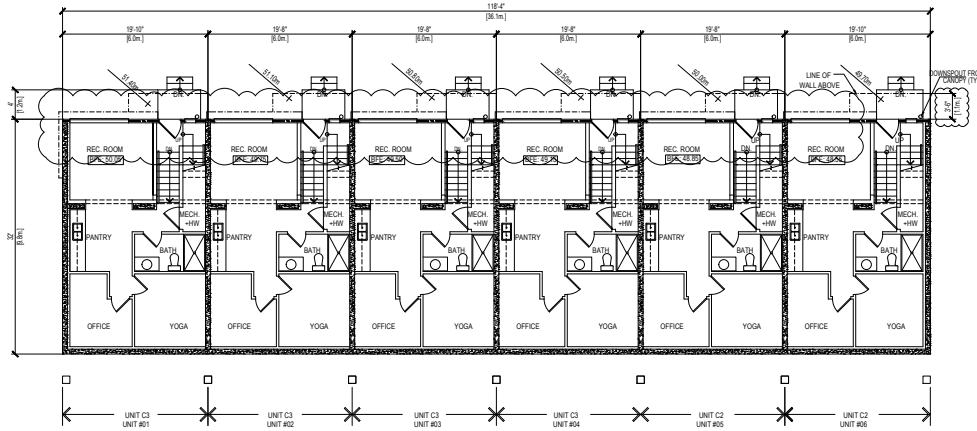
AMENITY BUILDING

DRAWING ISSUE

**ISSUE FOR
DEVELOPMENT PERMIT**

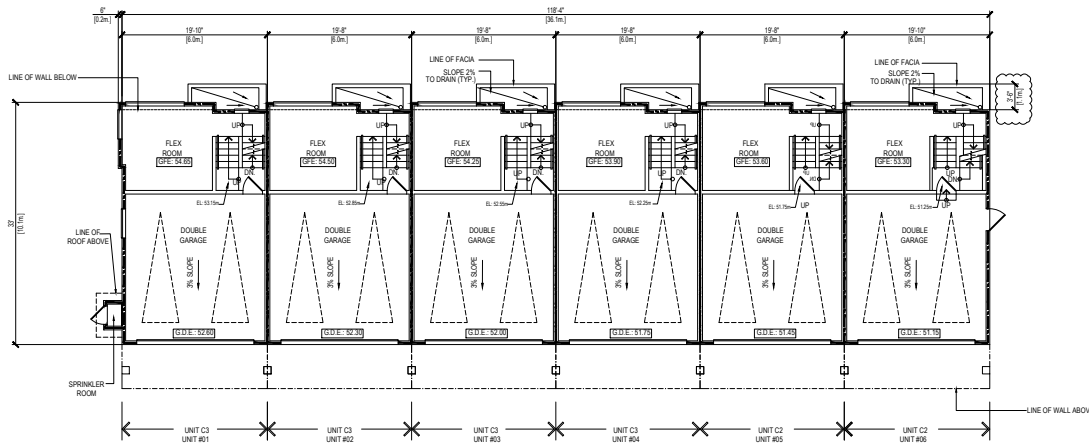
PROJECT NO:	DATE:	2023-09-05	DRAWN:	AG
722059	SCALE:	1/8"=1'-0"	REVIEWED:	AG

DRAWING NO:	REVISION:
A-2.04	02



KEY PLAN
N.T.S.

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



GROUND FLOOR PLAN

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



Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1885
Vancouver, BC Canada V6G 2Z6
T 604 683 4145 F 604 683 2627
www.kasian.com

2	2023-09-05	ISSUED FOR DP RESUBMISSION	AG
1	2023-01-17	ISSUED FOR DP	AG
REV:	XXXX XXXXXX	REVISION / DRAWING ISSUE	REVISED

CONSULTANT

PERMIT STAMP

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE

14370 61A Ave, SURREY, B.C.

DRAWING TITLE

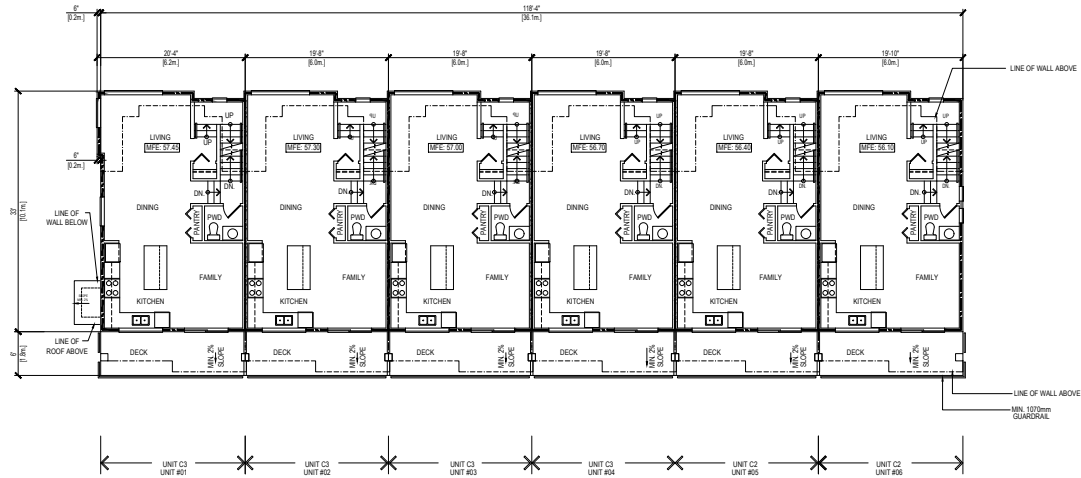
**FLOOR PLANS
BUILDING-01**

DRAWING ISSUE

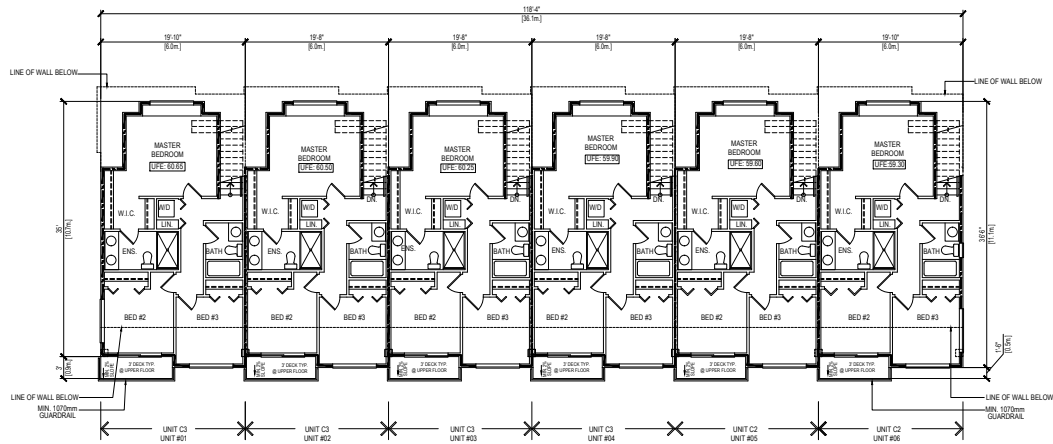
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO: 722059	PLOT DATE: 2023-09-05	DRAWN: AG
SCALE: 1/8"=1'-0"	REVIEWED: AG	

DRAWING NO: AC-3.01	REVISION: 02
-------------------------------	-----------------



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



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



KEY PLAN
N.T.S

NO.	DATE	DESCRIPTION	BY	CHKD
1	2023-07-17	ISSUED FOR OP	AG	
2	2023-09-26	ISSUED FOR OP RESUBMISSION	AG	
3	2023-09-26	REVISION: DRAWING ISSUE	AG	

CONSULTANT

PERMIT STAMP

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED THEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

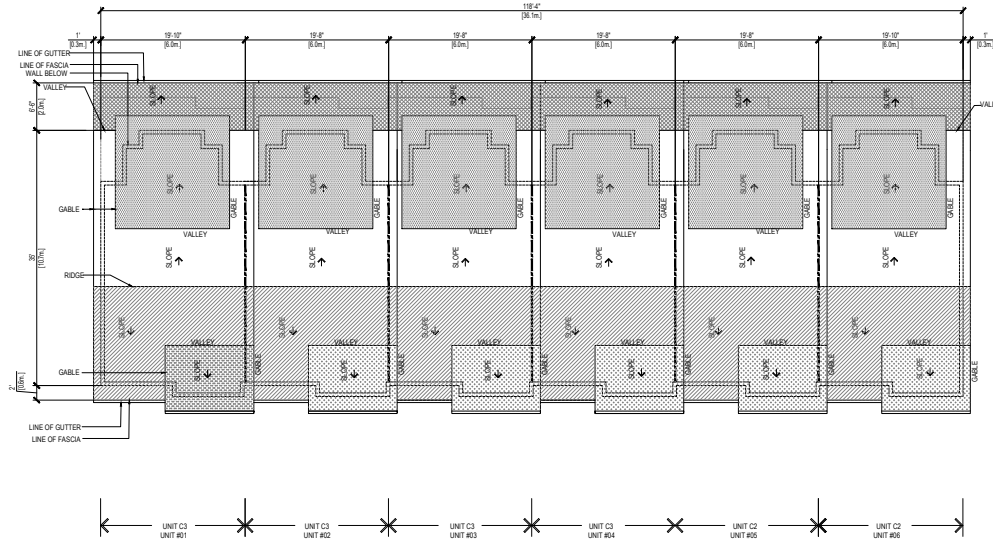
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-01**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO. 722059	DATE 2023-09-26	DRAWN SAG
SCALE 1/8"=1'-0"	REVIEWED AG	REVISION 02

AC-3.01a



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

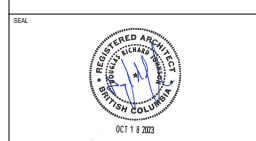


KEY PLAN
N.T.S.

NO.	DATE	DESCRIPTION	BY	CHKD
1	2023-07-17	ISSUED FOR CP	AG	
2	2023-09-05	ISSUED FOR NP RESUBMISSION	AG	
3	2023-09-05	REV CORRECT DRAWING ISSUE	AG	

CONSULTANT

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTIONS ARE ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CHECK NOTICES WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

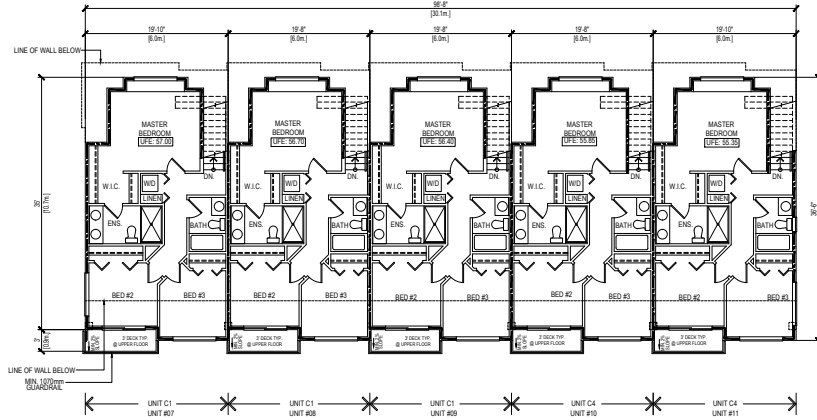
PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-01**

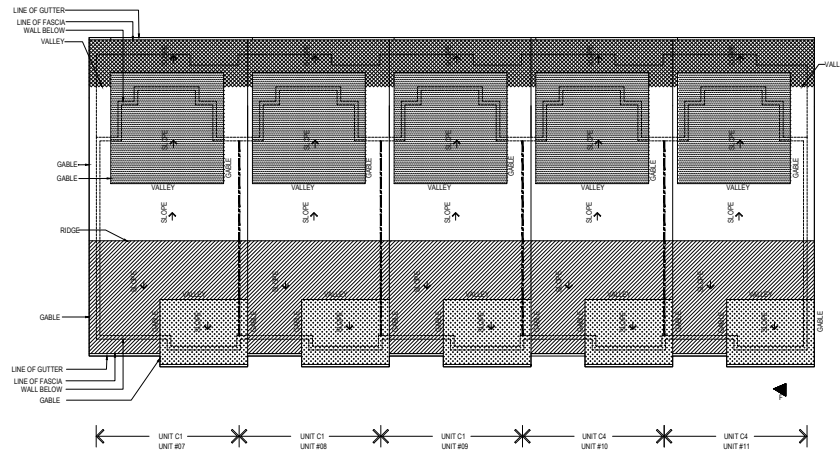
DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	DATE	SCALE	REVISION
722059	2023-09-05	1/8"=1'-0"	AG

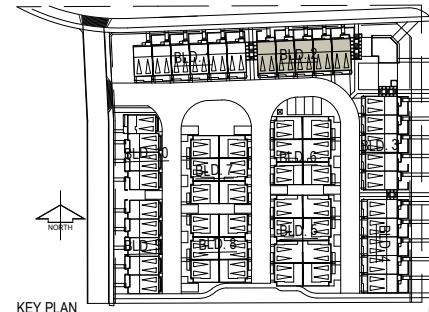
DRAWING NO. **AC-3.01b** REVISION **02**



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



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



**Kasian Architecture
Interior Design
and Planning Ltd**
1500 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2G4
T 604 683 4145 F 604 683 2927
www.kasian.com

2	2023-09-05	ISSUED FOR DIP SUBMISSION	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	XXXX-AM-XX	REVISION, DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAT ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-02**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	722059	PILOT DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		
DRAWING NO.	AC-3.02a	REVISION			02

NO.	DATE	DESCRIPTION	BY	CHK
1	2023-09-05	ISSUED FOR DP PRE-Submission	AG	AG
2	2023-09-05	ISSUED FOR DP	AG	AG
3	2023-09-05	REVISION: DRAWING ISSUE	REVIEW	REVIEW

PRINT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

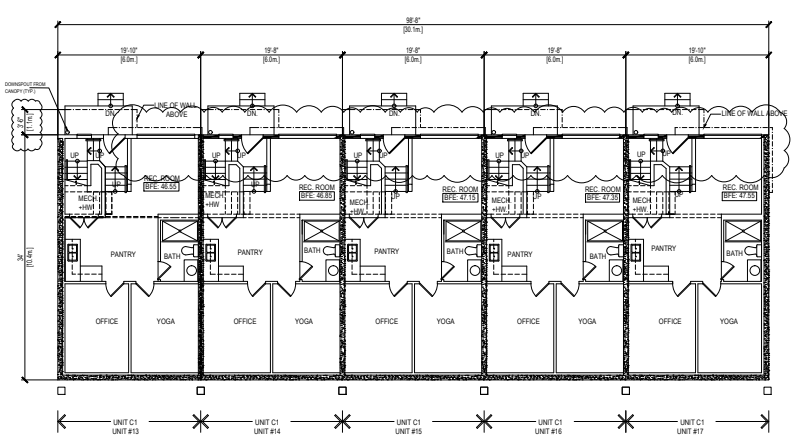
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
FLOOR PLANS
BUILDING-03

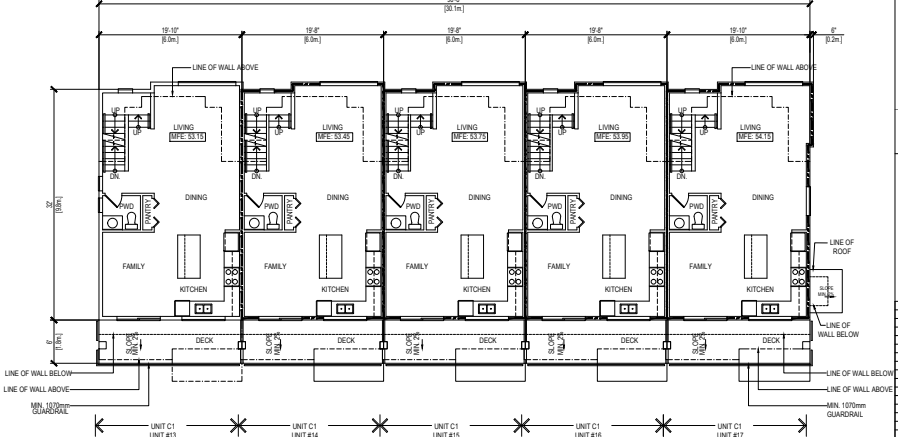
DRAWING ISSUE
ISSUE FOR
DEVELOPMENT PERMIT

PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		

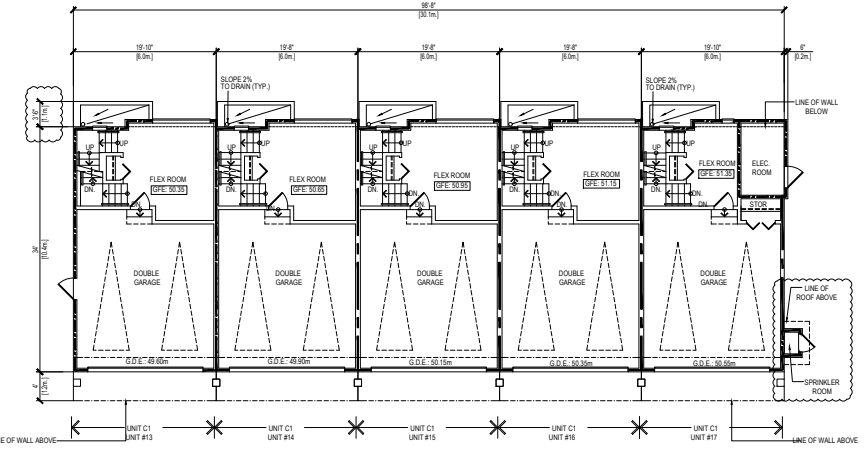
DRAWING NO.	AC-3.03	REVISION	02
-------------	---------	----------	----



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



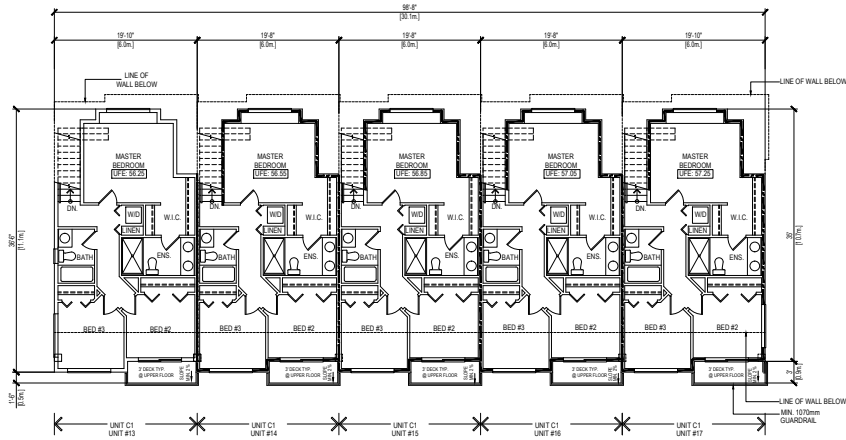
3 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



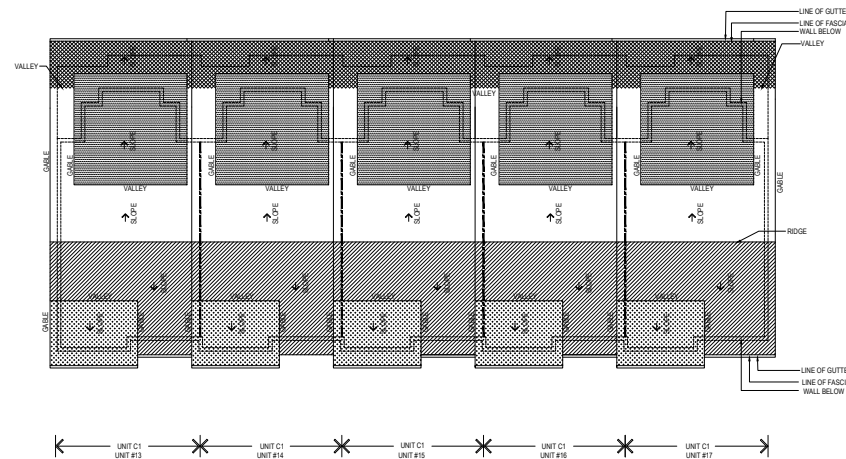
2 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



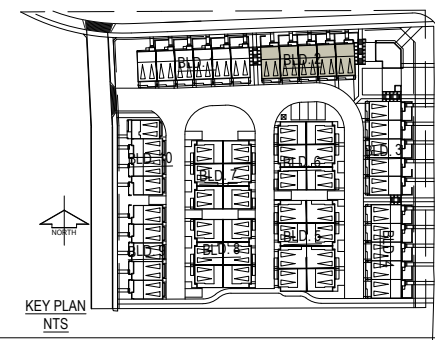
KEY PLAN
N.T.S.



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



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



KEY PLAN
NTS

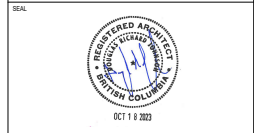


**Kasian Architecture
Interior Design
and Planning Ltd**
1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2Y3
T 604 683 4445 F 604 683 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK
2	2023-09-05	ISSUED FOR DIP SUBMISSION	AG	AG
1	2023-07-17	ISSUED FOR DIP	AG	AG
REV	BY: YYY-AM-SD	REVISION: DRAWING ISSUE		REVIEW

CONSULTANT

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAR ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-03**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	PLOT DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG

DRAWING NO.	REVISION
AC-3.03a	02

NO.	DATE	REVISION	BY	CHK
1	2023-09-05	ISSUED FOR OIP PRE-Submission	AG	AG
2	2023-09-05	ISSUED FOR OIP	AG	AG
3	2023-09-05	REVISION: DRAWING ISSUE	AG	AG

CONSULTANT:

PERMIT STAMP:



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THIS DRAWING BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT:

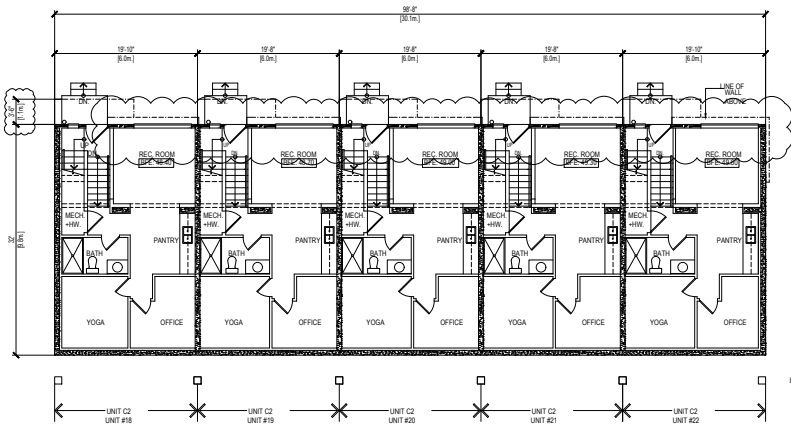
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE:
**FLOOR PLANS
BUILDING-04**

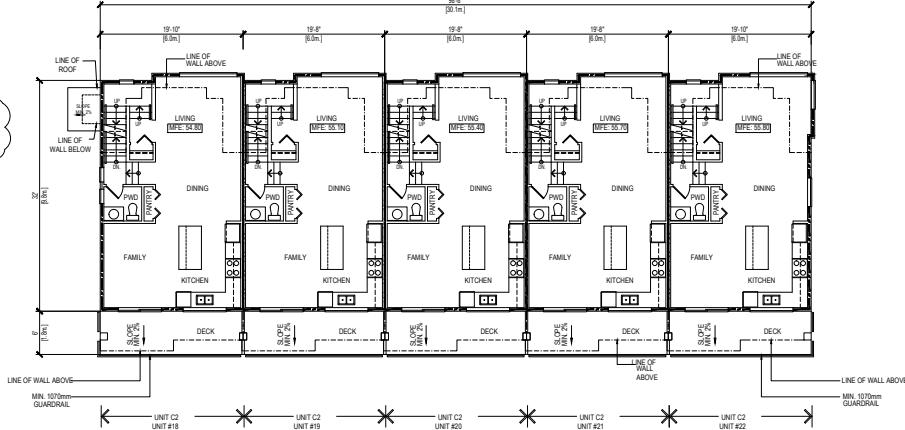
DRAWING ISSUE:
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO. 722059	DATE 2023-09-05	DRAWN AG
SCALE 1/8"=1'-0"	REVIEWED AG	

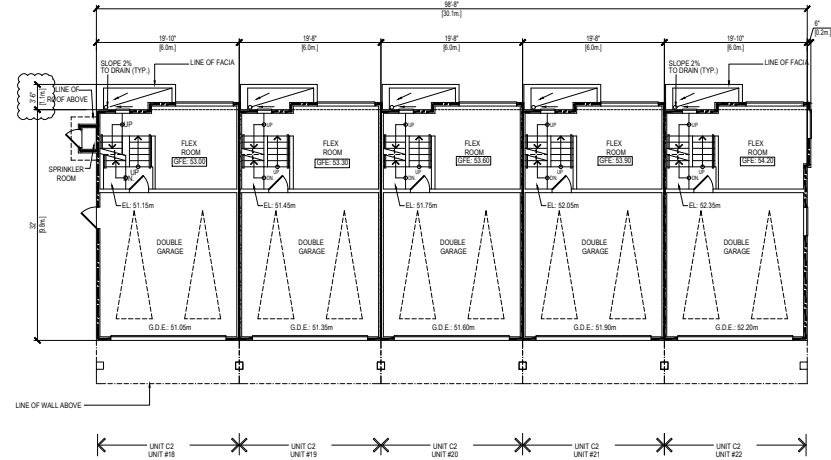
DRAWING NO. AC-3.04	REVISION 02
-------------------------------	----------------



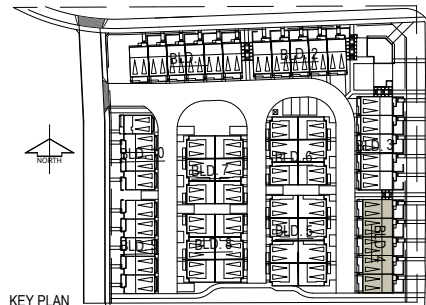
1 **BASMENT FLOOR PLAN**
SCALE: 1/8" = 1'-0"



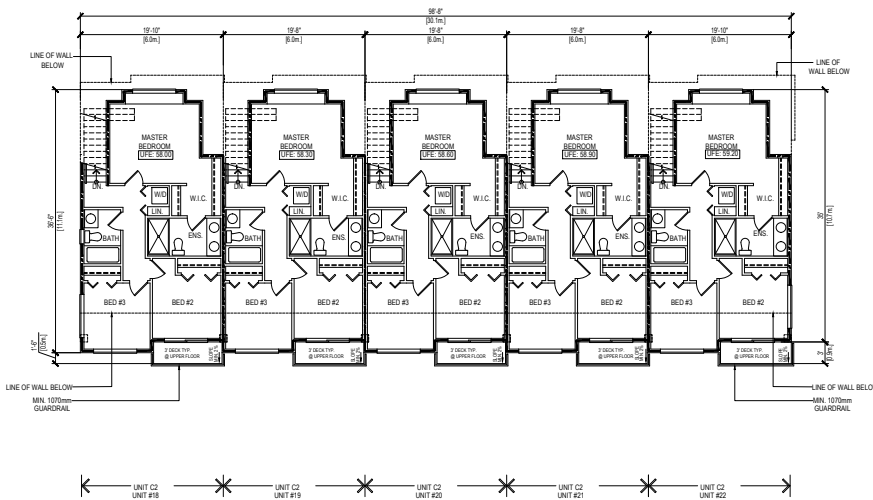
3 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"



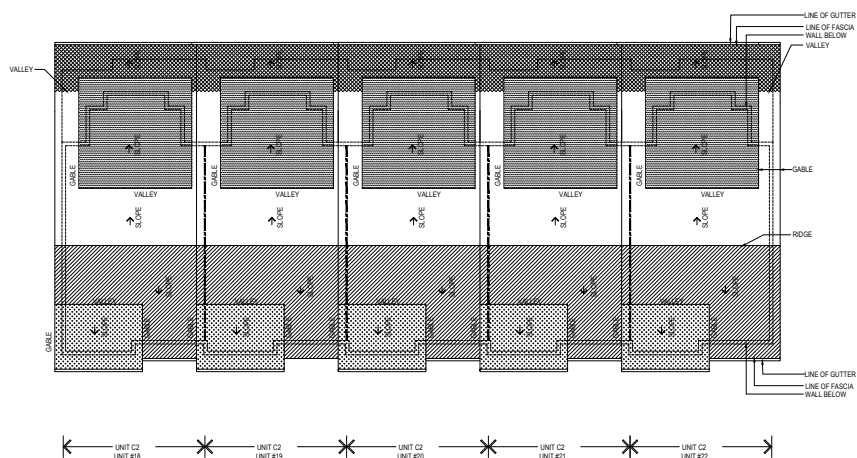
2 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"



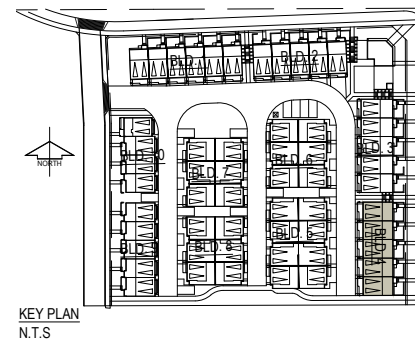
KEY PLAN
N.T.S.



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



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



2	2023-09-05	ISSUED FOR DIP SUBMISSION	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	RYTH-AM-00	REVISION, DRAWING ISSUE	REVIEW

CONSULTANT

POINT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

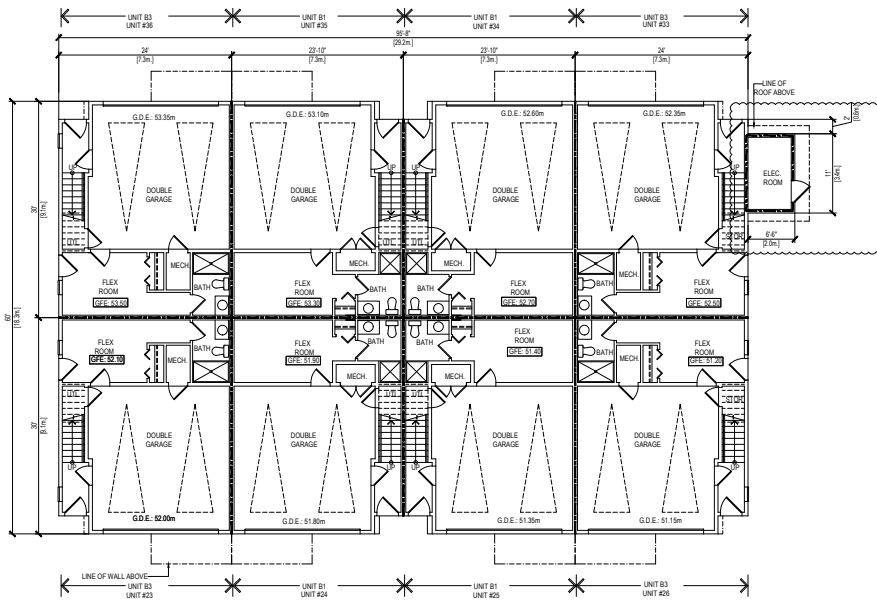
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-04**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		

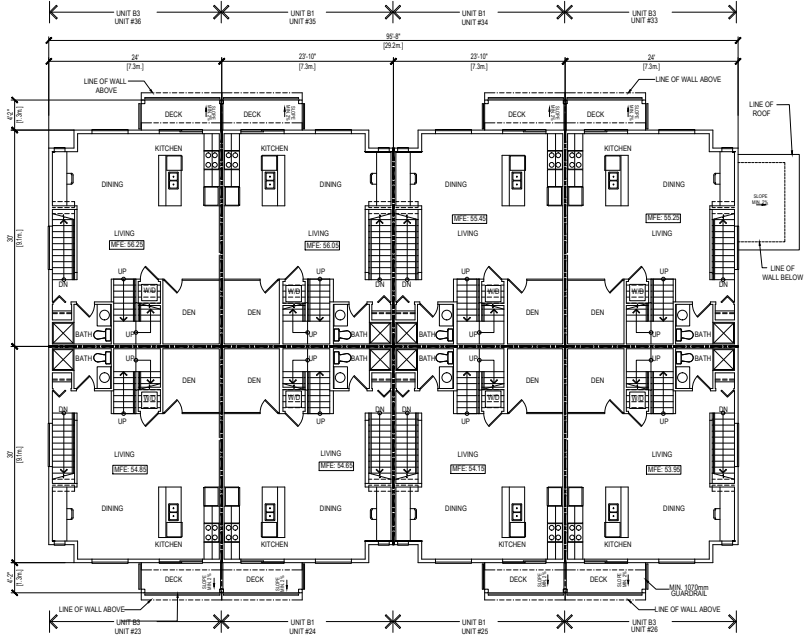
DRAWING NO.	AC-3.04a	REVISION	02
-------------	----------	----------	----



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



KEY PLAN
N.T.S.



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



Kasian Architecture
Interior Design
and Planning Ltd

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2827
www.kasian.com

2	2023-09-05	ISSUED FOR DIP PERMISSION	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	B777Y-AM-00	REVISION: DRAWING ISSUE	REVIEW

CONSULTANT			
PERMIT STAMP			



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

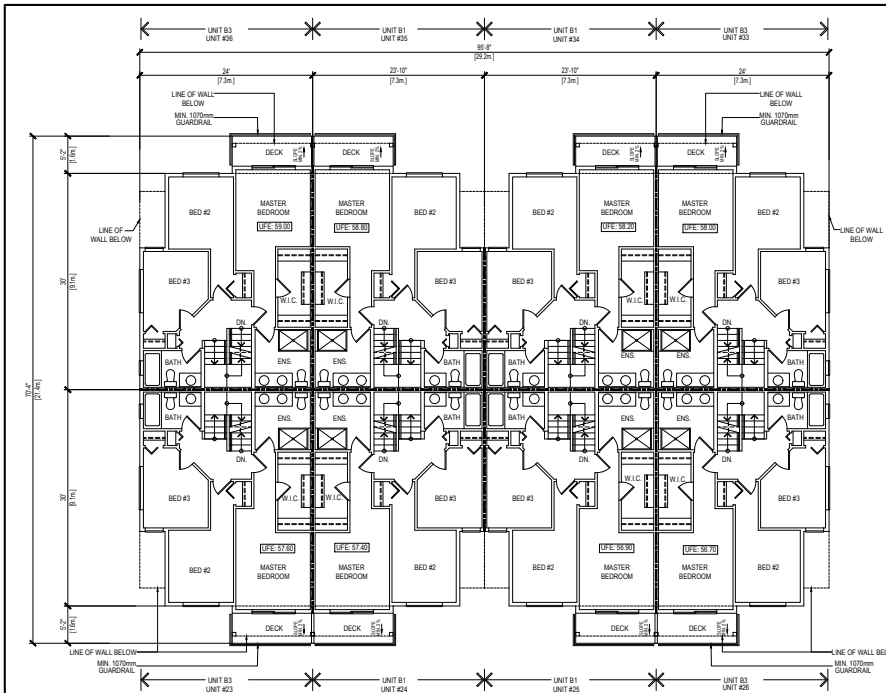
PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

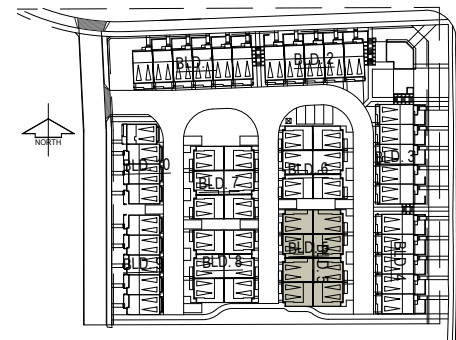
DRAWING TITLE
**FLOOR PLANS
BUILDING-05**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

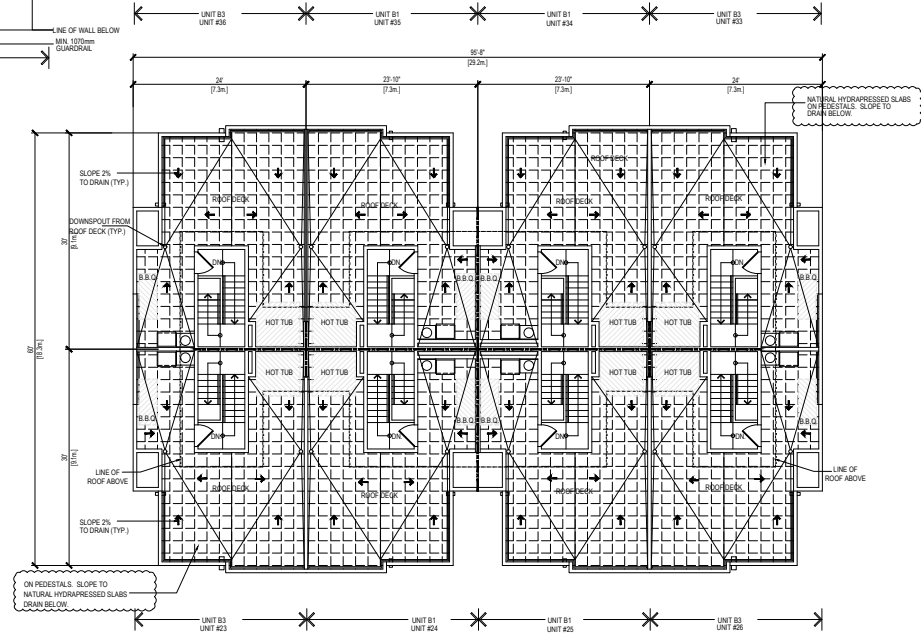
PROJECT NO.	722059	PLOT DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED		AG	
DRAWING NO.	AC-3.05	REVISION		02	



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



KEY PLAN
N.T.S.



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



Kasian Architecture
Interior Design
and Planning Ltd

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2927
www.kasian.com

2	2023-09-05	ISSUED FOR DIP PRE-Submission	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	BY:YYK-AM:JCC	REVISION: DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE

FLOOR PLANS
BUILDING-05

DRAWING ISSUE

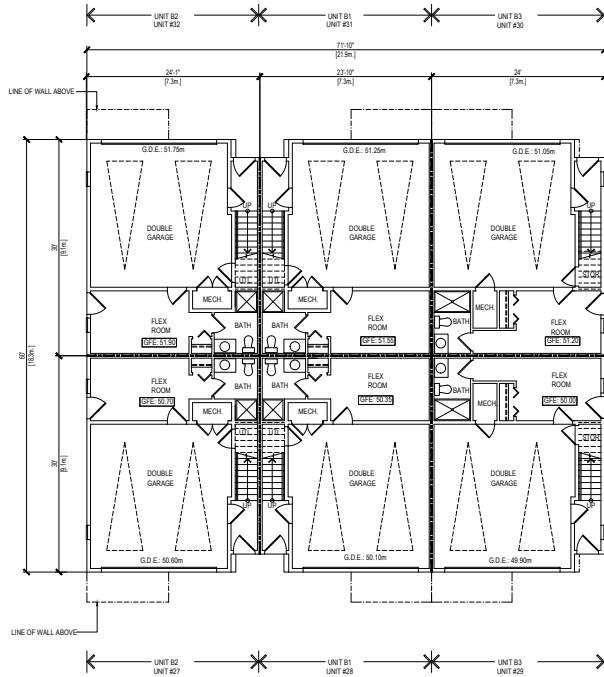
ISSUE FOR
DEVELOPMENT PERMIT

PROJECT NO.	PLAT DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG
SCALE	1/8"=1'-0"	REVISION	

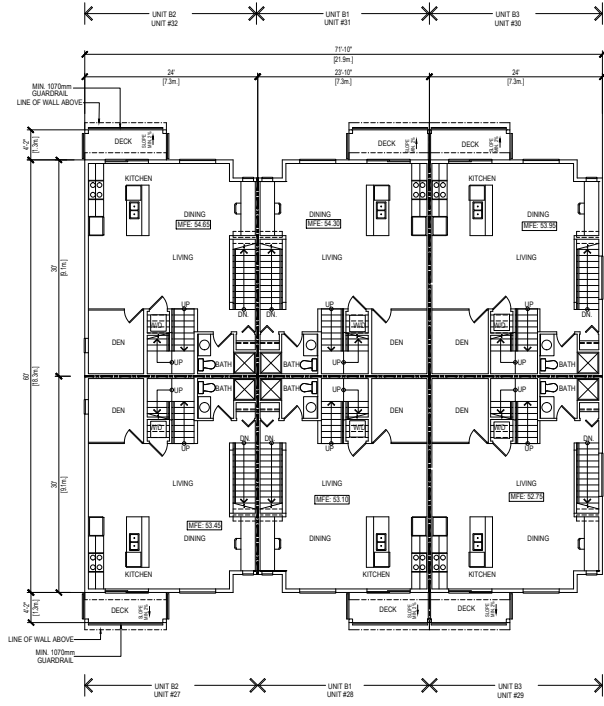
DRAWING NO.

AC-3.05b

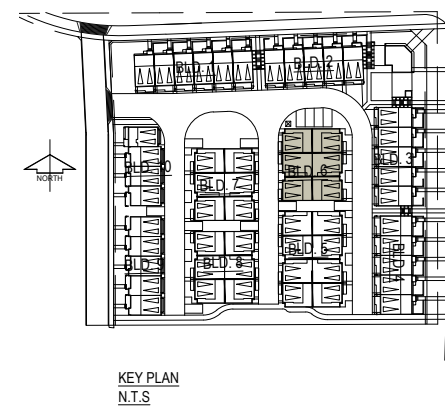
02



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



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



**Kasian Architecture
Interior Design
and Planning Ltd**
1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2E3
T 604 683 4145 F 604 683 2927
www.kasian.com

2	2023-09-05	ISSUED FOR DIP SUBMISSION	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	BY:YY-AM:SD	REVISION: DRAWING ISSUE	REV:YY

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

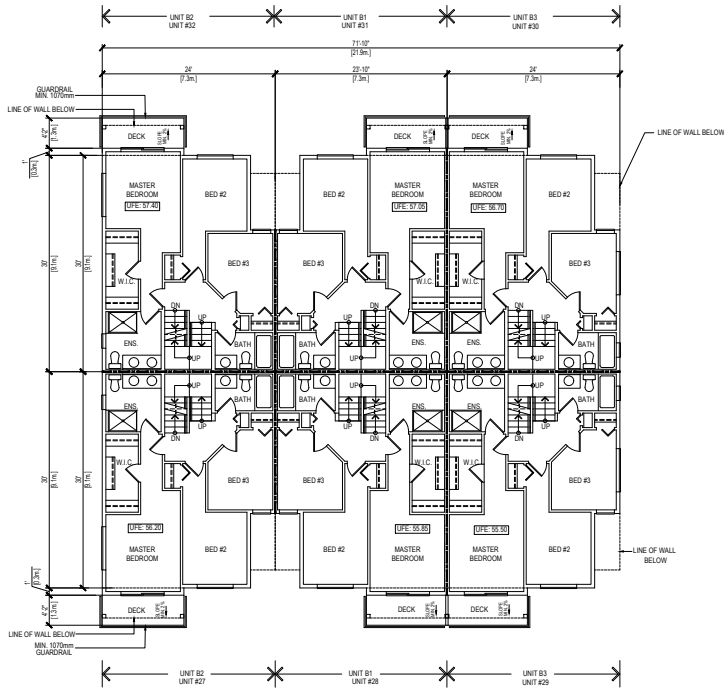
PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

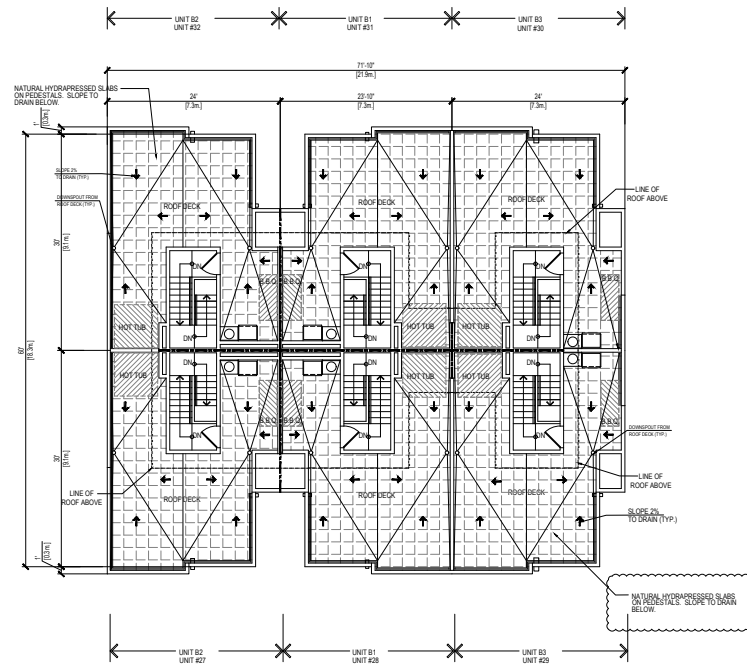
DRAWING TITLE
**FLOOR PLANS
BUILDING-06**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

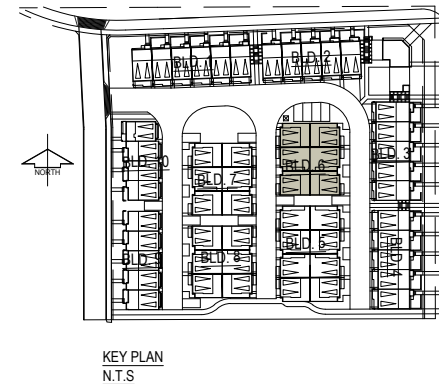
PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		
DRAWING NO.	AC-3.06	REVISION			02



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



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



**Kasian Architecture
Interior Design
and Planning Ltd**
1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-05	ISSUED FOR DP PRE-Submission	AG	AG
2	2023-09-05	ISSUED FOR DP	AG	AG
REV	BY/YY-MM-DD	REVISION / DRAWING ISSUE		REVIEW

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-06**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	PLT DATE	DATE	DRAWN	AG
722059	SCALE	2023-09-05	REVIEWED	AG
DRAWING NO.				REVISION
AC-3.06a				02

NO.	DATE	DESCRIPTION	BY	CHK
1	2023-09-05	ISSUED FOR DIP PRE-Submission	AG	
2	2023-07-17	ISSUED FOR DIP	AG	
REV	BY: YYY-AM-SD	REVISION: DRAWING ISSUE		

PERMIT STAMP



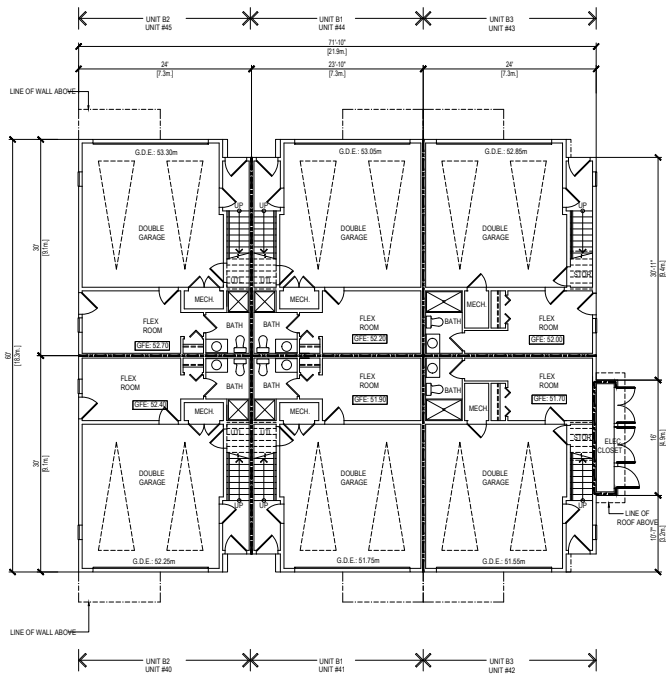
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

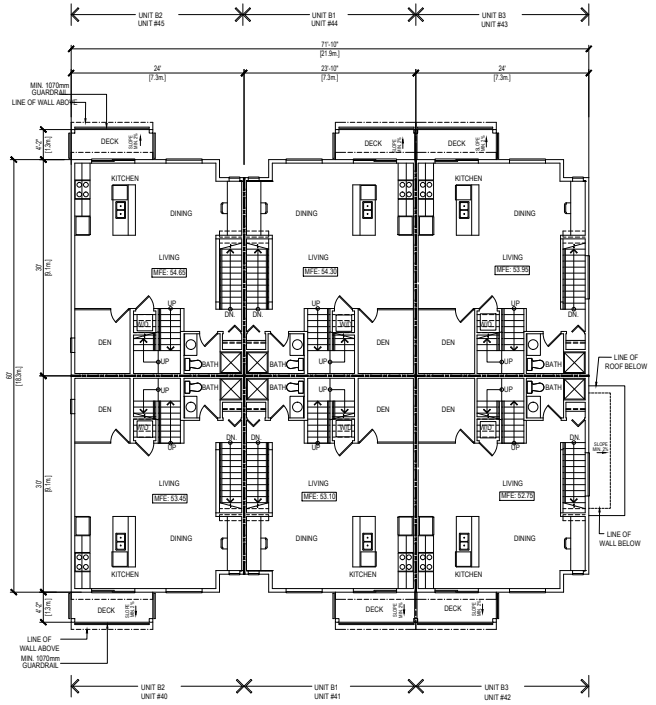
DRAWING TITLE
**FLOOR PLANS
BUILDING-07**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

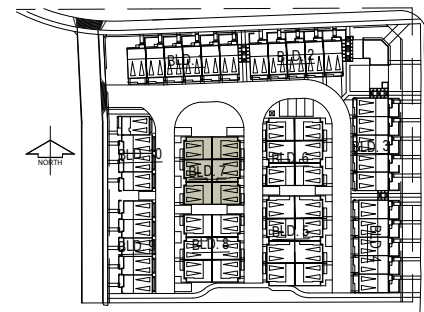
PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		
DRAWING NO.	AC-3.07	REVISION			02



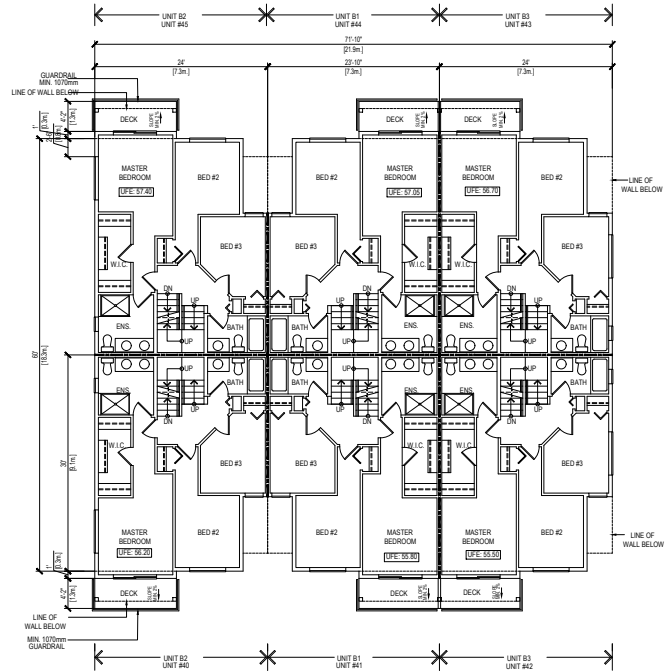
1 GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0"



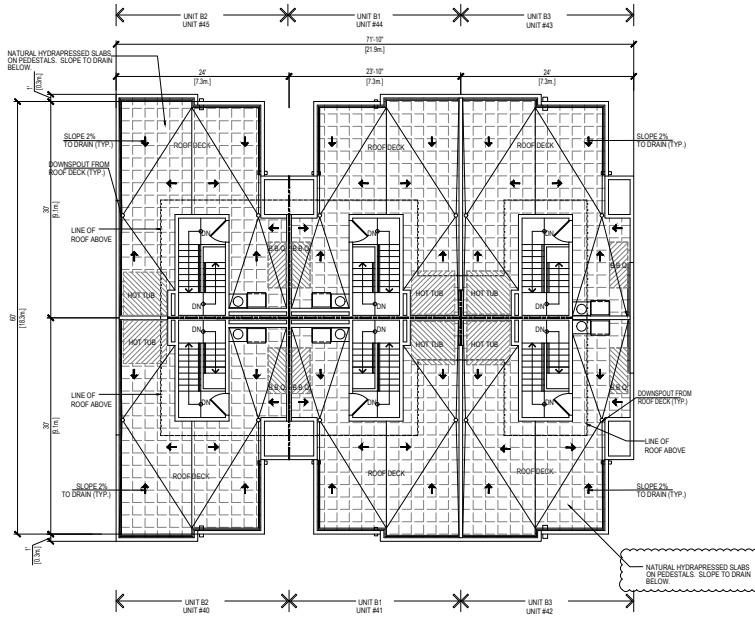
2 MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"



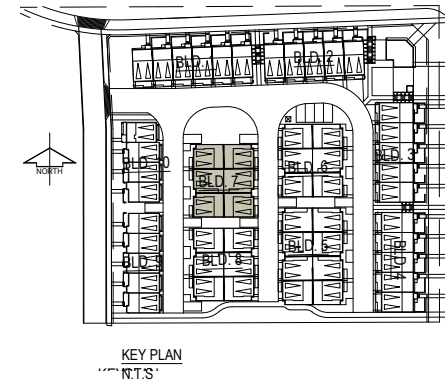
KEY PLAN
N.T.S.



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



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



Kasian Architecture
Interior Design
and Planning Ltd

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2927
www.kasian.com

1	2023-09-05	ISSUED FOR DIP PRE-Submission	AG
2	2023-09-05	ISSUED FOR DIP	AG
REV	BY:VY-AM-SD	REVISION: DRAWING ISSUE	REVIEW

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

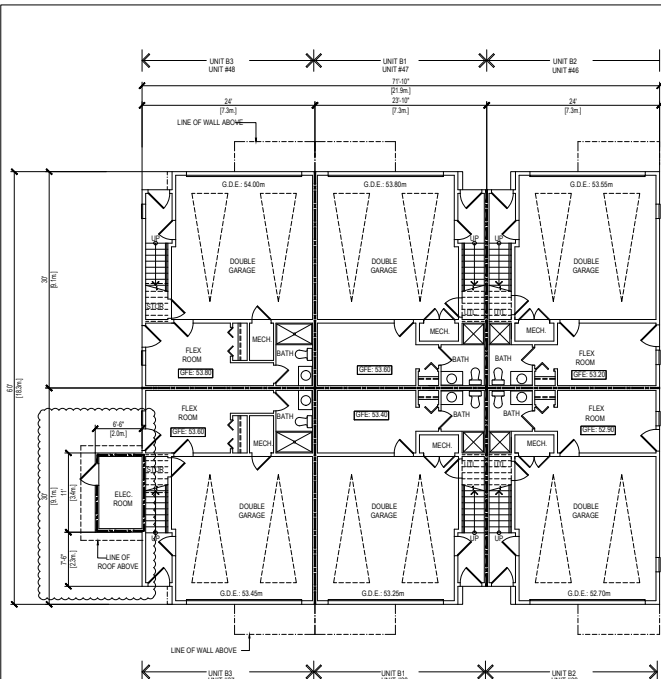
DRAWING TITLE
**FLOOR PLANS
BUILDING-07**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

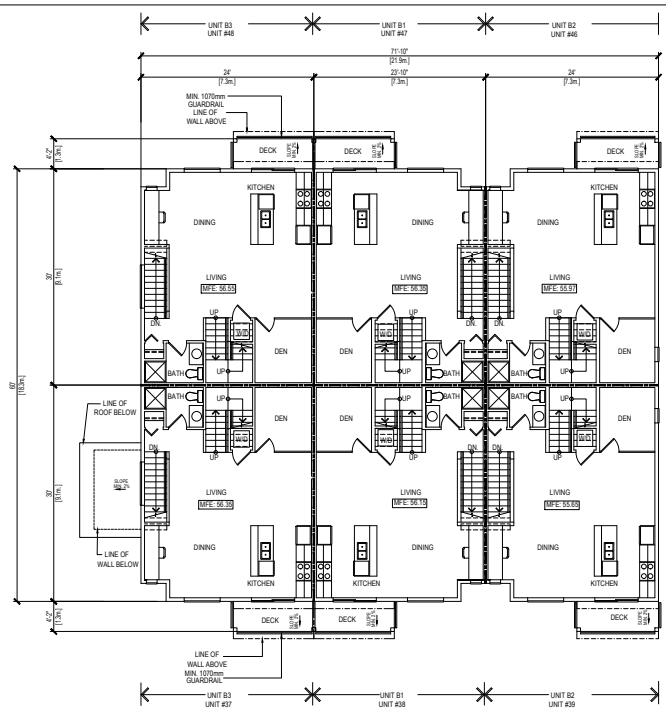
PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
DRAWING NO.	AC-3.07a	SCALE	1/8"=1'-0"	REVIEWED	AG

REVISION

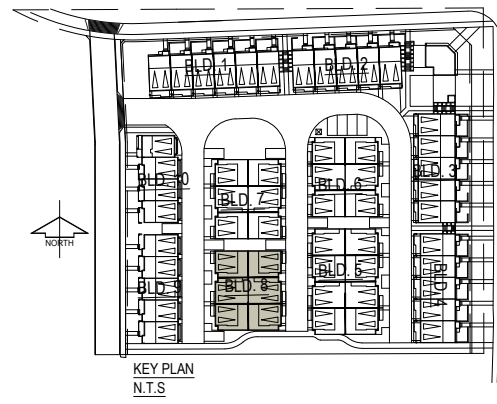
NO.	DESCRIPTION
02	



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



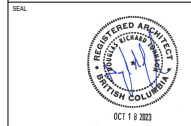
2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



Kasian Architecture Interior Design and Planning Ltd
1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2927
www.kasian.com

NO.	DATE	ISSUED FOR	BY	REVISION	REVIEW
1	2023-07-17	ISSUED FOR PERM	AG		
2	2023-09-05	ISSUED FOR DIP SUBMISSION	AG		
3	2023-07-17	ISSUED FOR PERM	AG		
REV	BY	DATE	REVISION	DRAWING ISSUE	REVIEW

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

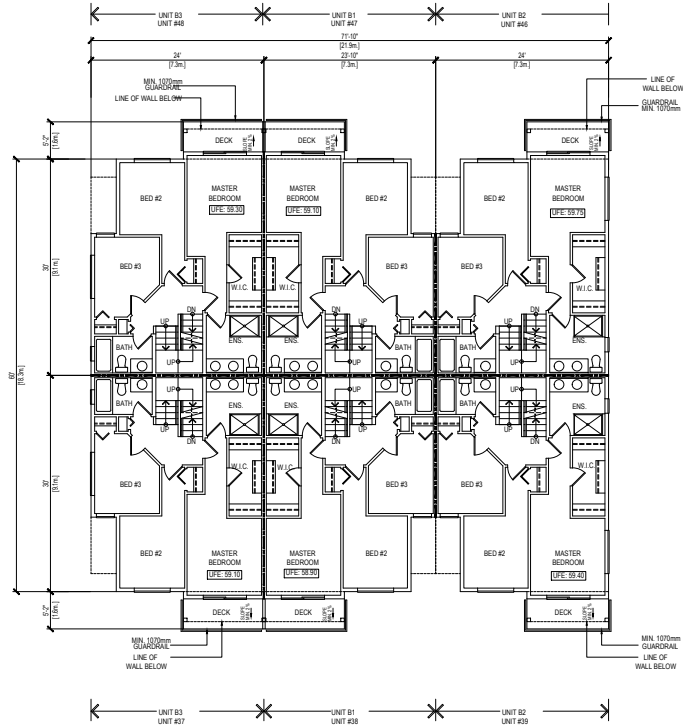
DRAWING TITLE
**FLOOR PLANS
BUILDING-08**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

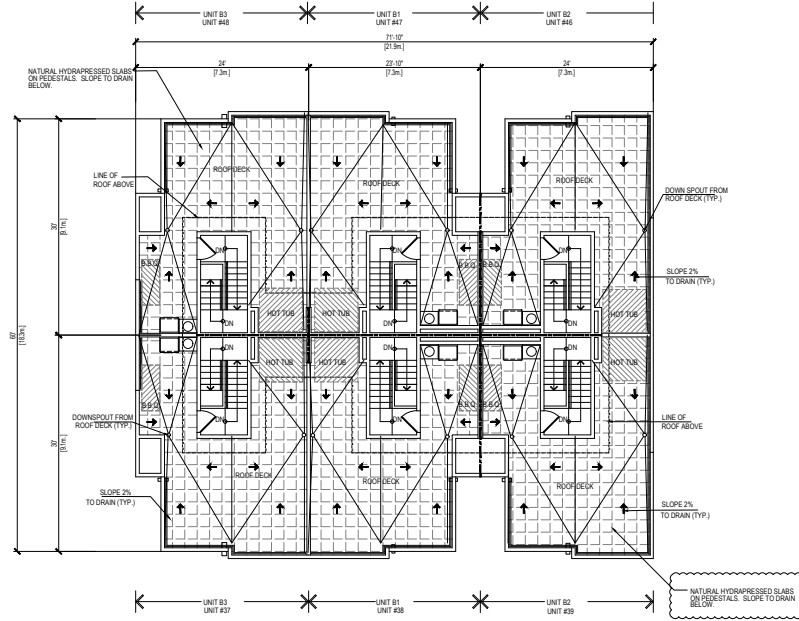
PROJECT NO.	DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG
DRAWING NO.	SCALE	REVISION	REVISION

AC-3.08

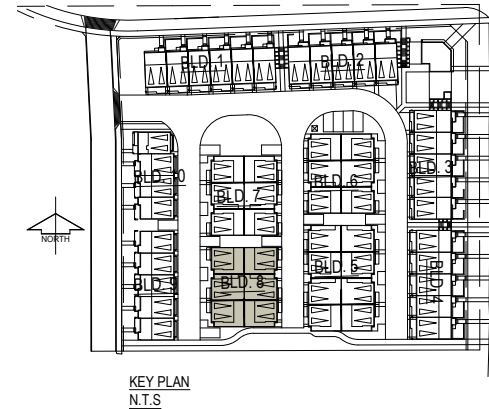
02



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



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



Kasian Architecture
Interior Design
and Planning Ltd

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6Z 2Z3
T 604 683 4145 F 604 683 2927
www.kasian.com

2	2023-09-05	ISSUED FOR DIP PRE-Submission	AG
1	2023-07-17	ISSUED FOR DIP	AG
REV	BY:YY-AMM:SD	REVISION: DRAWING ISSUE	REVIEW

PERMIT STAMP



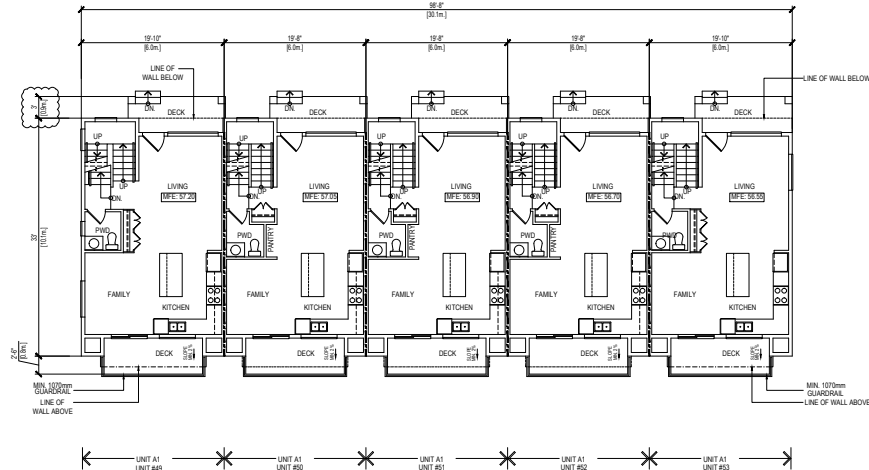
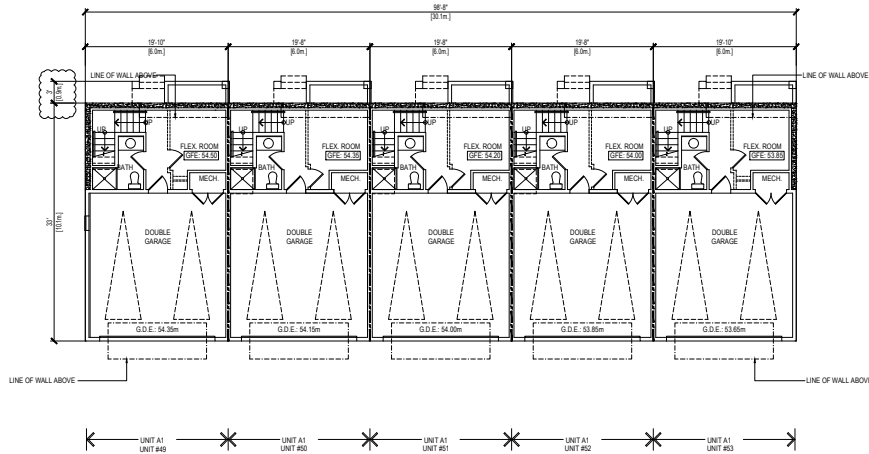
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-08**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

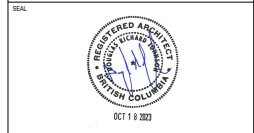
PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		
DRAWING NO.	AC-3.08a	REVISION			02



2	2023-09-05	ISSUED FOR DP PRE-Submission	AG
1	2023-07-17	ISSUED FOR DP	AG
REV	BY: YK-AM-SD	REVISION: DRAWING ISSUE	REVIEW

CONSULTANT

PRINT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

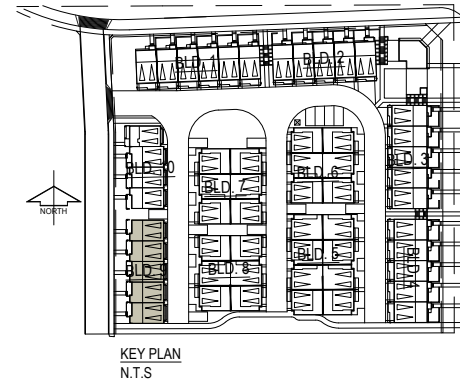
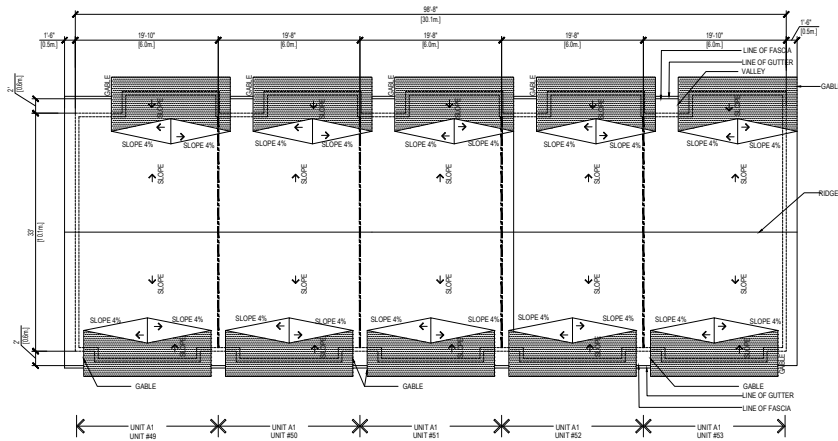
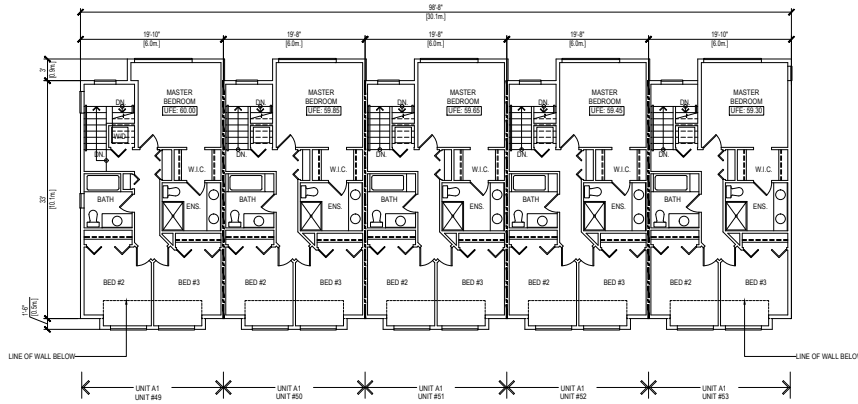
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-09**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	722059	PLOT DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		

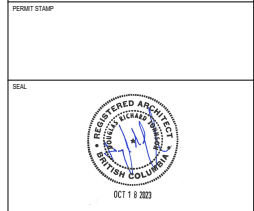
DRAWING NO.	AC-3.09	REVISION	02
-------------	---------	----------	----



NO.	DATE	DESCRIPTION	BY	CHECKED
2	2023-09-05	ISSUED FOR DIP PERMISSION	AG	
1	2023-07-17	ISSUED FOR CIV	AG	
REV	BY: YMM/JSD	REVISION: DRAWING ISSUE	REVIEW	

CONSULTANT:

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

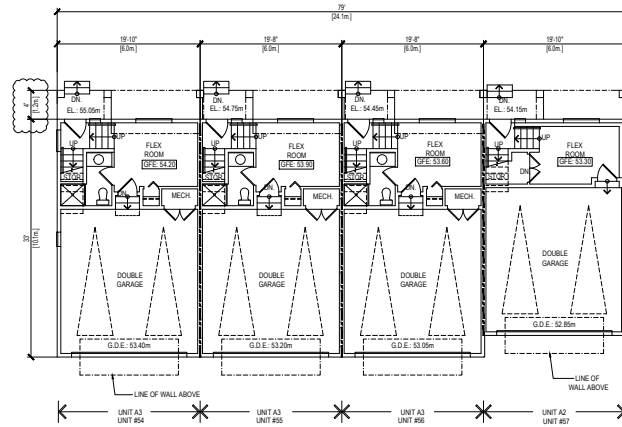
PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

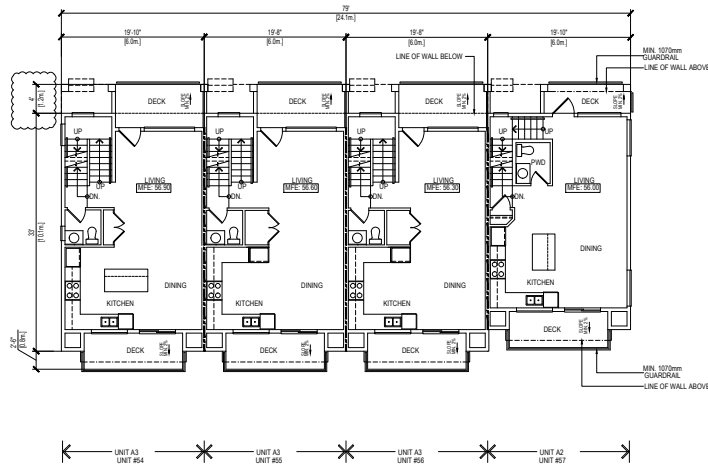
DRAWING TITLE
**FLOOR PLANS
BUILDING-09**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

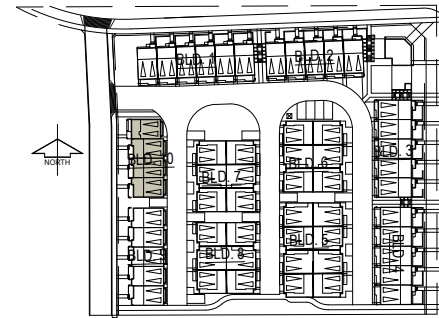
PROJECT NO. 722059	PLOT DATE 2023-09-05	DRAWN AG
DRAWING NO. AC-3.09a	SCALE 1/8"=1'-0"	REVIEWED AG
	REVISION	02



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



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

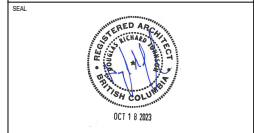


KEY PLAN
N.T.S.

2	2023-09-05	ISSUED FOR DP PERMISSSION	AG
1	2023-07-17	ISSUED FOR DP	AG
REV	BY:YK-AM-DO	REVISION: DRAWING ISSUE	REVIEW

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

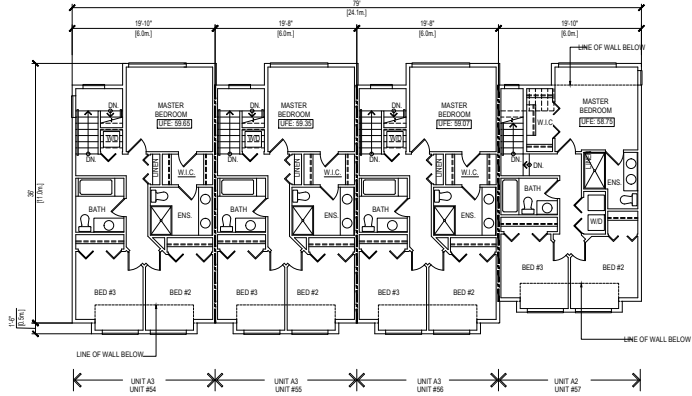
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**FLOOR PLANS
BUILDING-10**

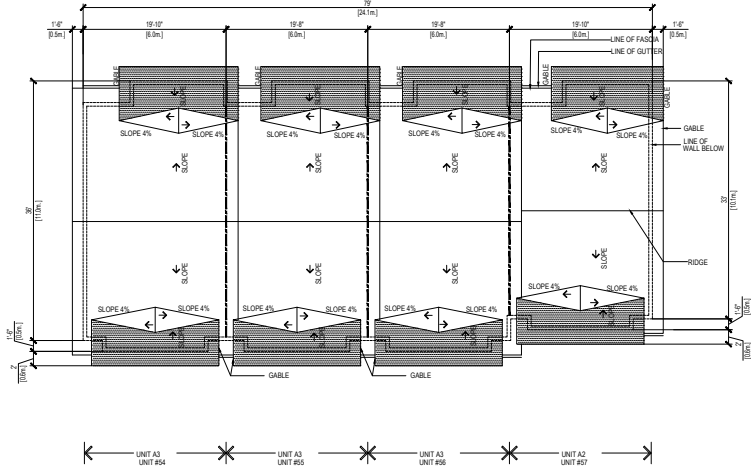
DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
DRAWING NO.		SCALE	1/8"=1'-0"	REVIEWED	AG

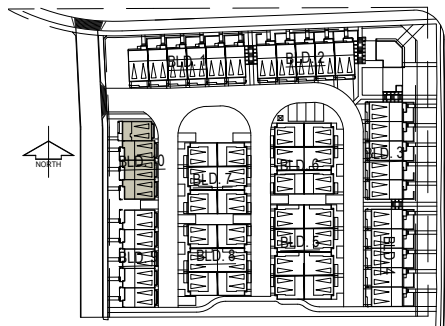
DRAWING NO.	AC-3.10	REVISION	02
-------------	---------	----------	----



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



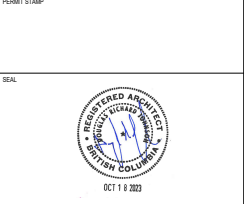
4 ROOF PLAN
SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHK
1	2023-09-05	ISSUED FOR DIP SUBMISSION	AG	AG
2	2023-09-05	ISSUED FOR DIP	AG	AG
REV	BY: YAM-DO	REVISION: DRAWING ISSUE		REVIEW

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.

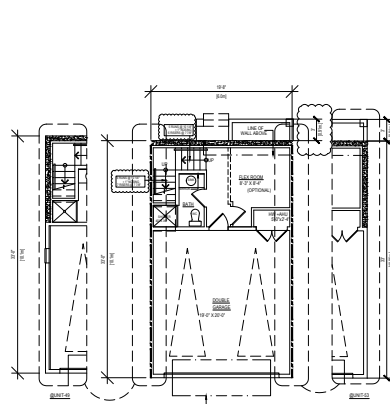
THE DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

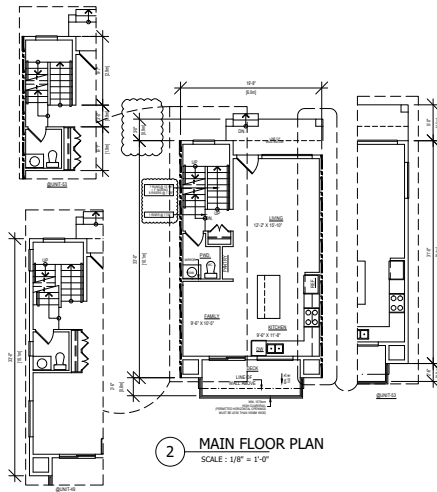
DRAWING TITLE
**FLOOR PLANS
BUILDING-10**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

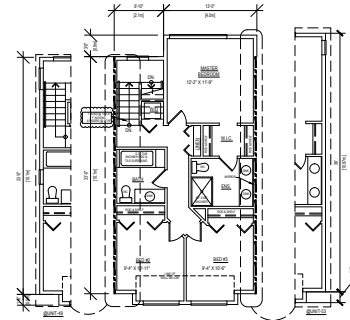
PROJECT NO.	722059	PILOT DATE	2023-09-05	DRAWN	AG
DRAWING NO.	AC-3.10a	SCALE	1/8"=1'-0"	REVIEWED	AG
				REVISION	02



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

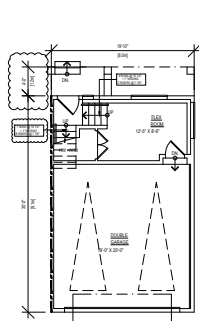


2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

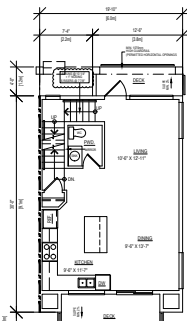


3 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

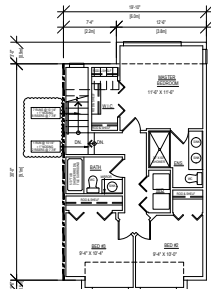
UNIT TYPE 'A1'
TOTAL FLOOR AREA-1620S.F.
(GARAGE NOT INCLUDED)



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

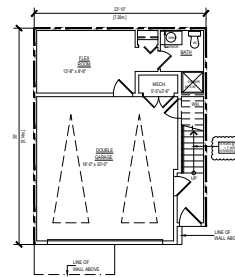


2 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

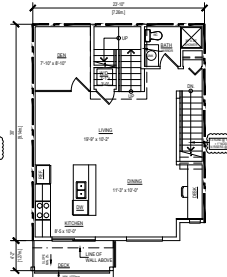


3 UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

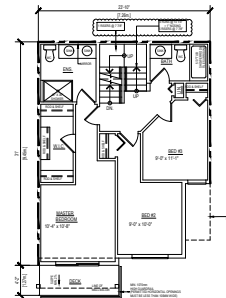
UNIT TYPE 'A2'
TOTAL FLOOR AREA-1530S.F.
(GARAGE NOT INCLUDED)



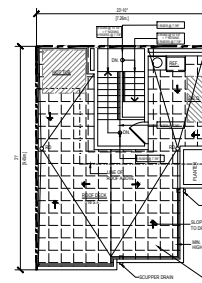
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



4 ROOF DECK
SCALE: 1/8" = 1'-0"

UNIT TYPE 'B1'
TOTAL FLOOR AREA-1795S.F.
(GARAGE NOT INCLUDED)

NO.	DATE	ISSUED FOR	BY	REVISION	REVIEW
1	2023-07-17	ISSUED FOR PERMITS	RY		AG
2	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
3	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
4	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
5	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
6	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
7	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
8	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
9	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
10	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
11	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
12	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
13	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
14	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
15	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
16	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
17	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
18	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
19	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
20	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
21	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
22	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
23	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
24	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
25	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
26	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
27	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
28	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
29	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
30	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
31	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
32	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
33	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
34	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
35	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
36	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
37	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
38	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
39	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
40	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
41	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
42	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
43	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
44	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
45	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
46	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
47	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
48	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
49	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG
50	2023-09-05	ISSUED FOR DP PERMISSION	RY		AG

CONSULTANT

PERMIT STAMP

SEAL

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

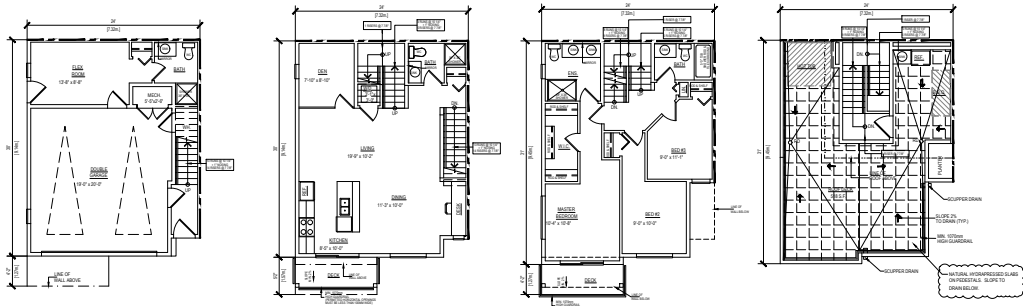
DRAWING TITLE

UNIT PLANS

DRAWING ISSUE

ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO.	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8" = 1'-0"	REVIEWED		AG	
DRAWING NO.	AC-2.01	REVISION		AG	
					02



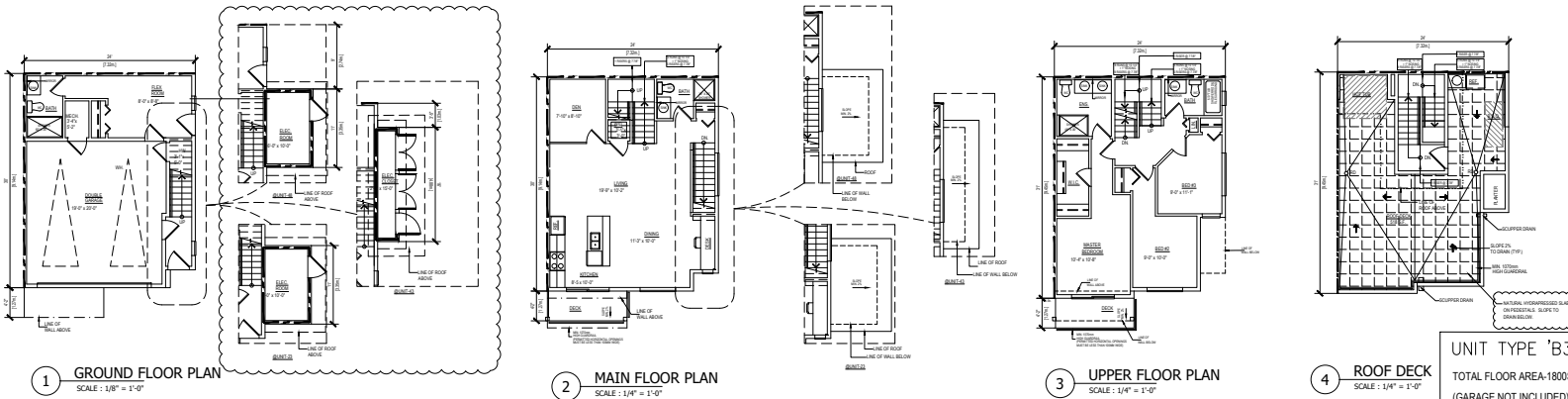
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 ROOF DECK
SCALE: 1/4" = 1'-0"

UNIT TYPE 'B2'
TOTAL FLOOR AREA-1810S.F.
(GARAGE NOT INCLUDED)



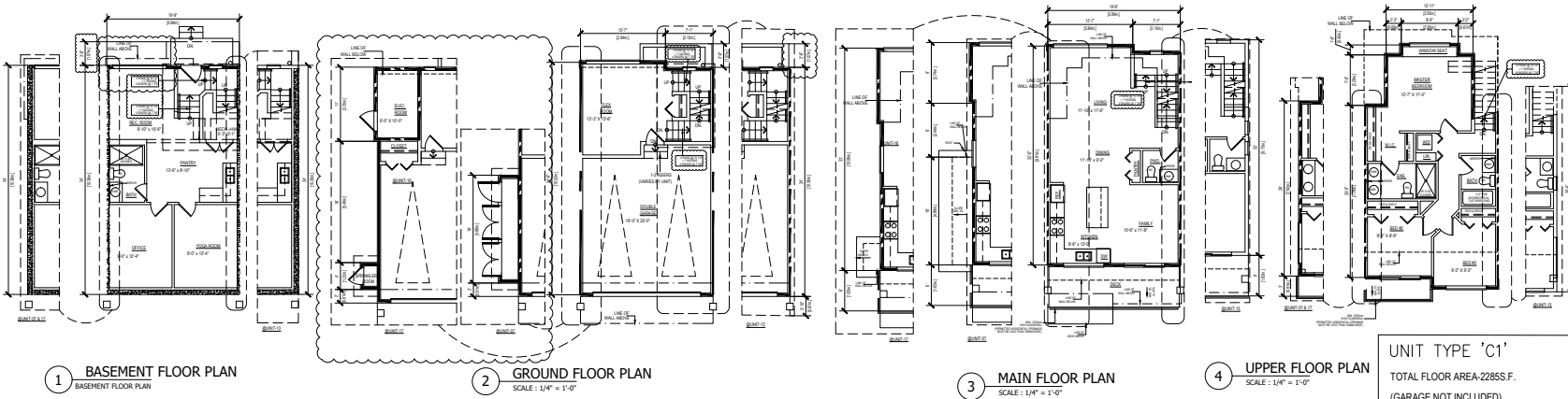
1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 ROOF DECK
SCALE: 1/4" = 1'-0"

UNIT TYPE 'B3'
TOTAL FLOOR AREA-1800S.F.
(GARAGE NOT INCLUDED)



1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN

2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE 'C1'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)

NO.	DATE	ISSUED FOR	BY	REVISION	DESCRIPTION
1	2023-09-05	ISSUED FOR PERMITS	AG		
2	2023-09-05	ISSUED FOR PERMITS	AG		
3	2023-09-05	ISSUED FOR PERMITS	AG		
4	2023-09-05	ISSUED FOR PERMITS	AG		
5	2023-09-05	ISSUED FOR PERMITS	AG		
6	2023-09-05	ISSUED FOR PERMITS	AG		
7	2023-09-05	ISSUED FOR PERMITS	AG		
8	2023-09-05	ISSUED FOR PERMITS	AG		
9	2023-09-05	ISSUED FOR PERMITS	AG		
10	2023-09-05	ISSUED FOR PERMITS	AG		
11	2023-09-05	ISSUED FOR PERMITS	AG		
12	2023-09-05	ISSUED FOR PERMITS	AG		
13	2023-09-05	ISSUED FOR PERMITS	AG		
14	2023-09-05	ISSUED FOR PERMITS	AG		
15	2023-09-05	ISSUED FOR PERMITS	AG		
16	2023-09-05	ISSUED FOR PERMITS	AG		
17	2023-09-05	ISSUED FOR PERMITS	AG		
18	2023-09-05	ISSUED FOR PERMITS	AG		
19	2023-09-05	ISSUED FOR PERMITS	AG		
20	2023-09-05	ISSUED FOR PERMITS	AG		

CONSULTANT

PERMIT STAMP



OCT 18 2023

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

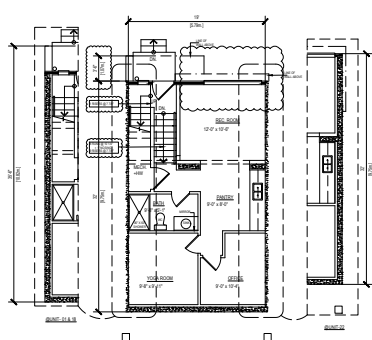
DRAWING TITLE

UNIT PLANS

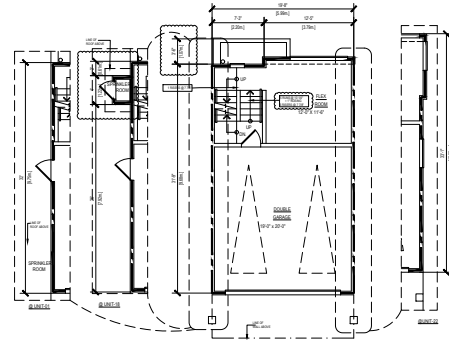
DRAWING ISSUE

ISSUE FOR DEVELOPMENT PERMIT

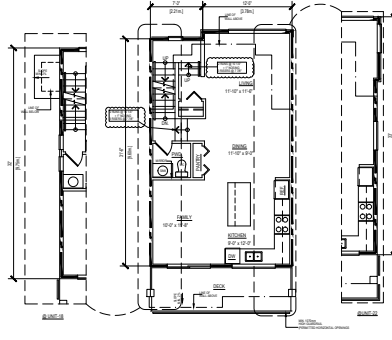
PROJECT NO.	DATE	ISSUED FOR	BY	REVISION	DESCRIPTION
722059	2023-09-05	ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		
		ISSUED FOR PERMITS	AG		



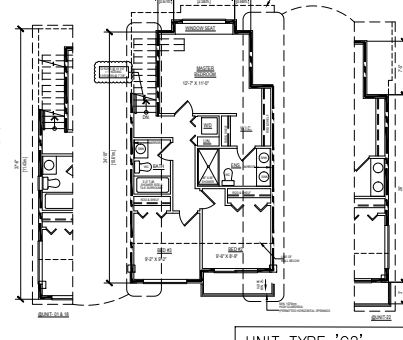
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

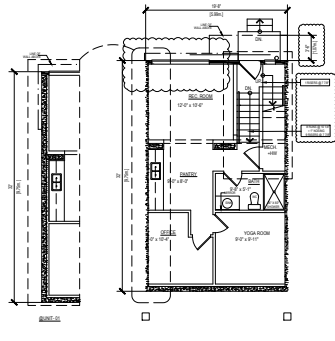


3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

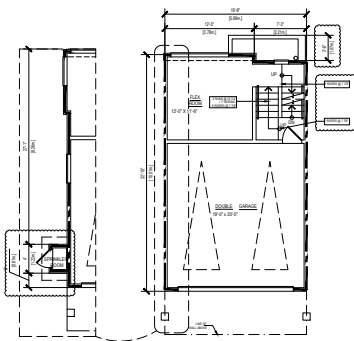


4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

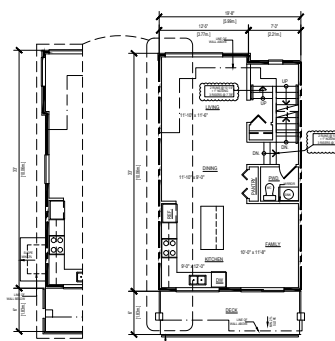
UNIT TYPE 'C2'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



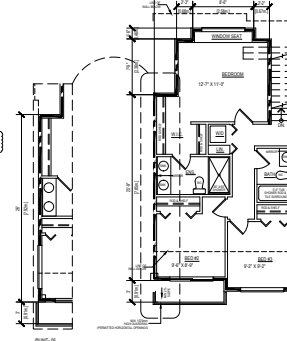
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

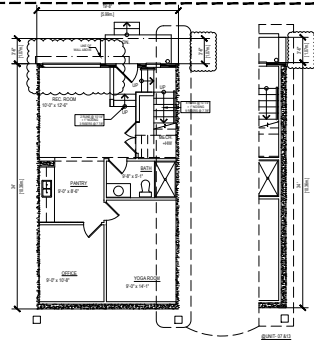


3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

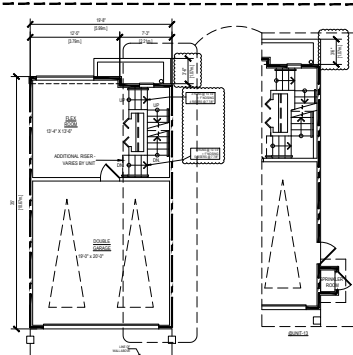


4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

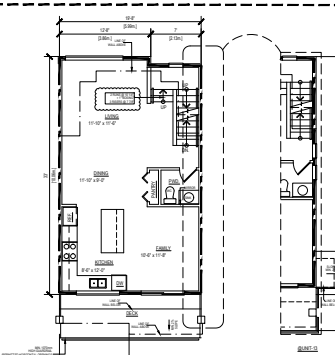
UNIT TYPE 'C3'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



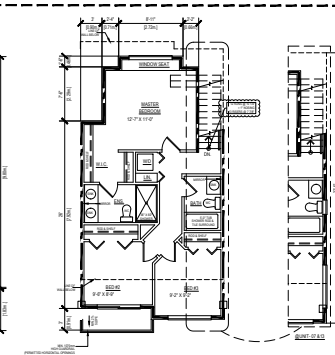
1 BASEMENT FLOOR PLAN
BASEMENT FLOOR PLAN



2 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE 'C4'
TOTAL FLOOR AREA-2285S.F.
(GARAGE NOT INCLUDED)



**Kasian Architecture
Interior Design
and Planning Ltd**

1300 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2J3
T 604 683 4145 F 604 683 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK
1	2023-09-05	ISSUED FOR DP PERMISSSION	AG	AG
2	2023-09-05	ISSUED FOR DP	AG	AG
3	2023-09-05	REVISION: DRAWING ISSUE	AG	AG

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
UNIT PLANS

DRAWING ISSUE
ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO.	DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG
DRAWING NO.	SCALE	1/4"=1'-0"	REVISION

AC-2.03

02

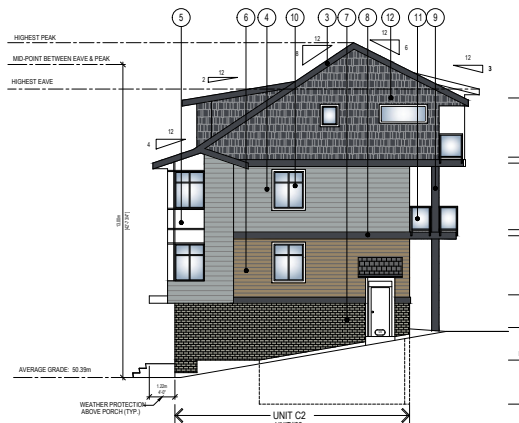
AVERAGE GRADE	52.39m
GARAGE DOOR ELEVATION	51.05m
SEVERAL ELEVATION	48.94m
AVERAGE GRADE	50.39m

BLDG. HEIGHT: 13.0m



NORTH ELEVATION

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

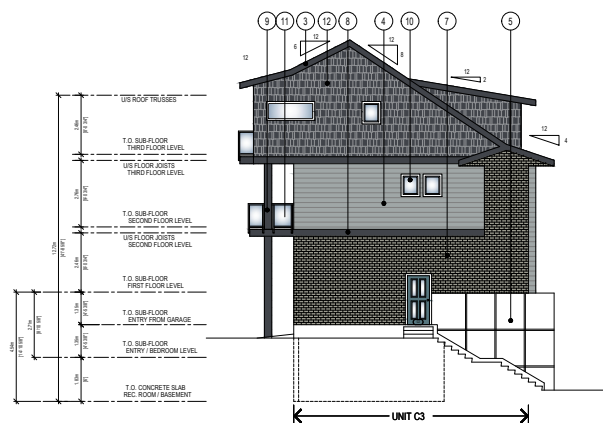


WEST ELEVATION

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

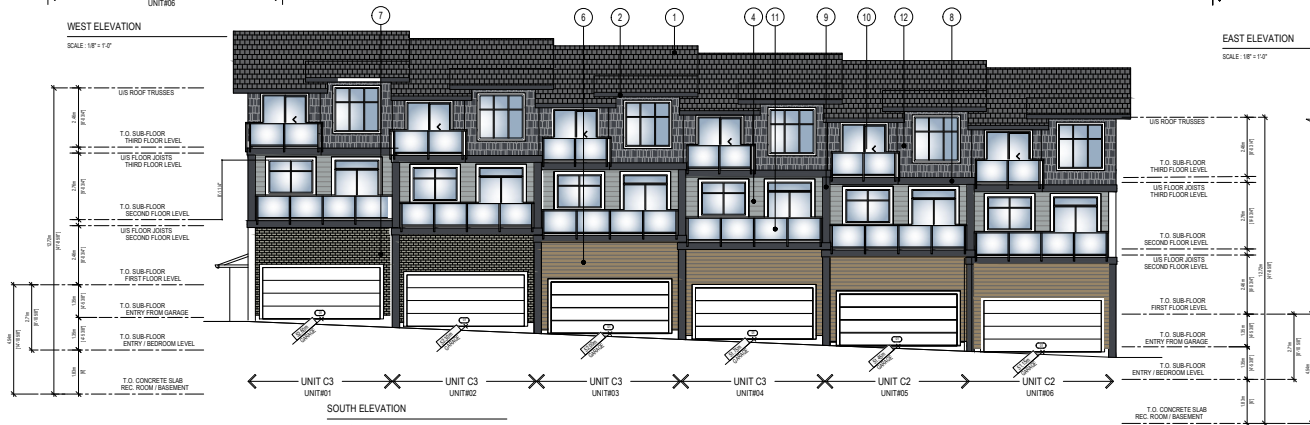
SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-62
- 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-62
- 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PANELS: ARCTIC GREY
HARDIE ARCTIC WHITE OR WHITE
- 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ARCTIC WHITE
- 6 COMPOSITE WOOD-LOCK SIDING
ALUM COMPOSITE CLADDING BY FEATHER - FEATHER
- 7 BRICK VENEER SIDING
MUTUAL MATERIALS - PEPPER
- 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-62
- 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-62
- 10 VINYL FRAMED WINDOWS
- 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
- 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE - MULLION GRAY
- 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-62 ON DARK GREY
COLOR TO MATCH BENJAMINE MOORE - TROPICAL CASIS CSP-710 ON DARK GREEN



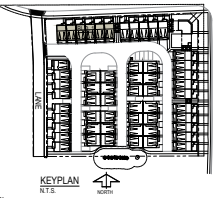
EAST ELEVATION

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



SOUTH ELEVATION

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



KEYPLAN

N.T.S.

NO.	DATE	ISSUED FOR	BY	REVISION / DRAWING ISSUE
2	2023-09-05	ISSUED FOR REC. SUBMISSION	AG	
1	2023-05-17	ISSUED FOR GP	AG	
REV.	17777-AMM-23	REVISION / DRAWING ISSUE		REVIEW

PERMIT STAMP

SCALE



OCT 18 2023

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND CHECK ALL NOTES WITH THE CONTRACTOR ON SITE AND IS RESPONSIBLE FOR ADJUSTING THE INSTRUMENT TO HIS CONTRACT AND FOR ANY ADJUSTMENTS TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A AVE, SURREY, B.C.

DRAWING TITLE

ELEVATIONS
BUILDING-01

DRAWING ISSUE

ISSUE FOR
DEVELOPMENT PERMIT

PROJECT NO	722059	DATE	2023-09-05	DRAWN	AG
SCALE	1/8"=1'-0"	REVIEWED	AG		

DRAWING NO: **AC-4.01**

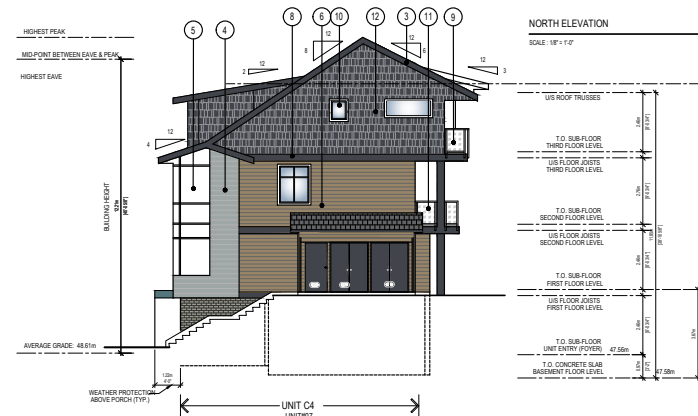
02

AVERAGE GRADE:	
GARAGE DOOR ELEVATIONS:	50.57m
49.62m	
47.98m	
46.34m	
AVERAGE GRADE:	48.81m

BLDG. HEIGHT: 12.21m

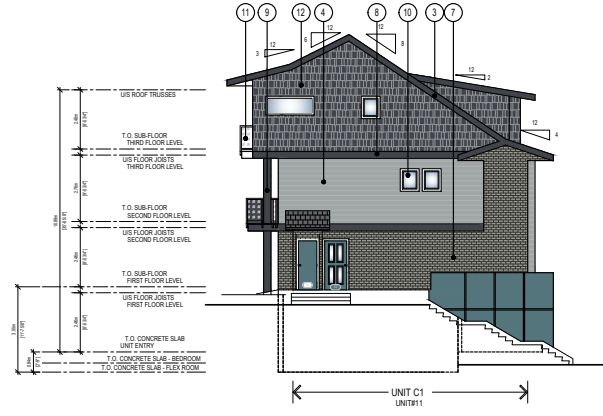


US ROOF TRUSSES	15.00m
T.O. SUB-FLOOR THIRD FLOOR LEVEL	11.50m
US FLOOR JOISTS THIRD FLOOR LEVEL	11.25m
T.O. SUB-FLOOR SECOND FLOOR LEVEL	8.00m
US FLOOR JOISTS SECOND FLOOR LEVEL	7.75m
T.O. SUB-FLOOR FIRST FLOOR LEVEL	4.50m
US FLOOR JOISTS FIRST FLOOR LEVEL	4.25m
T.O. SUB-FLOOR UNIT ENTRY (POYER)	1.50m
T.O. CONCRETE SLAB BASEMENT FLOOR LEVEL	0.00m

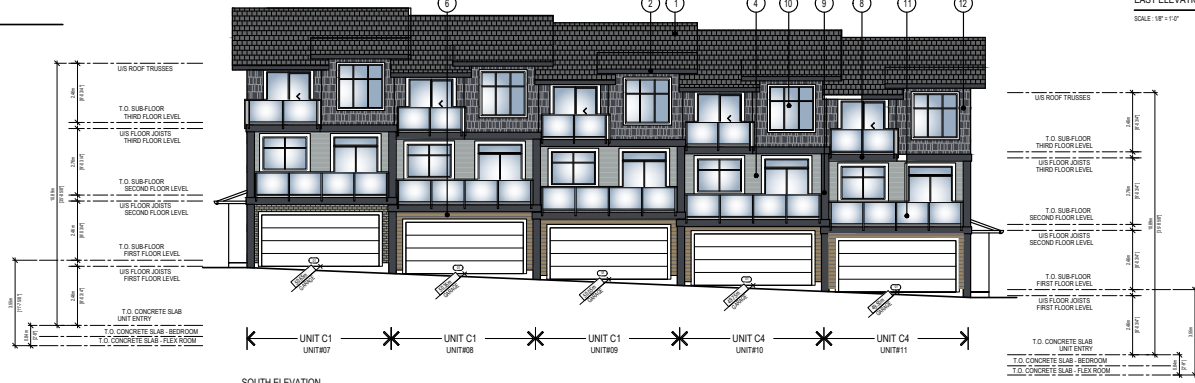


WEST ELEVATION
SCALE: 1/8" = 1'-0"

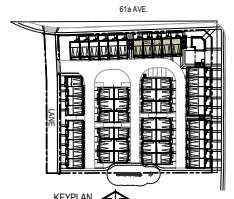
- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOF
 - 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62
 - 3 2x10 FASCIA
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62
 - 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PANEL SYSTEM
 - 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
 - 6 COMPOSITE WOOD-LOOK SIDING
ALFA COMPOSITE CLADDING BY GEMTEX - PEBBLE
 - 7 BRICK VENEER SIDING
MATERIAL MATERIALS - PEPPER
 - 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62
 - 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62
 - 10 VINYL FRAMED WINDOWS
WHITE
 - 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
 - 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENAMEME MOORE - WILSTON GRAY
 - 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62 ON DARK GREY
COLOR TO MATCH BENAMEME MOORE - TOPSOL CC-62 ON DARK GREEN



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



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



**Kasian Architecture
Interior Design
and Planning Ltd**
1500 West George Street, Suite 1885
Vancouver, BC, Canada V6E 2J6
T 604 683 4145 F 604 683 2627
www.kasian.com

2	2023-09-05	ISSUED FOR CP RE-SUBMISSION	AG
1	2023-01-17	ISSUED FOR CP	AG
REV	2023-08-20	REVISION / DRAWING ISSUE	REVIEW

PERMIT STAMP

SEAL



Oct 13 2023

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61a AVE, SURREY, B.C.

DRAWING TITLE
**ELEVATIONS
BUILDING- 02**

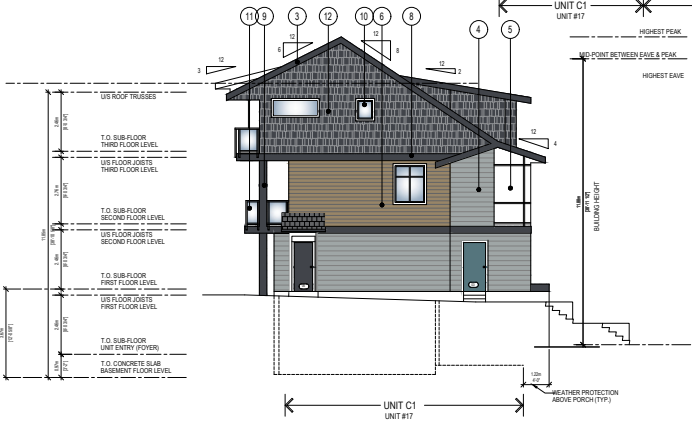
DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO:	7220059	PLOT DATE:	2023-09-05	DRAWN:	AG
DRAWING NO:		SCALE:	1/8"=1'-0"	REVIEWED:	AG

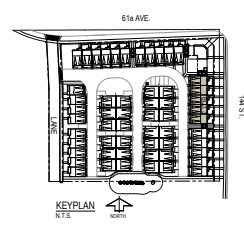
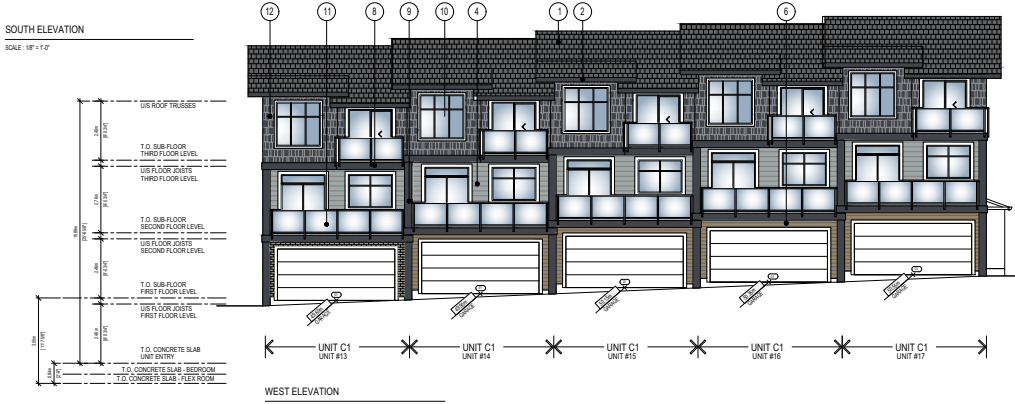
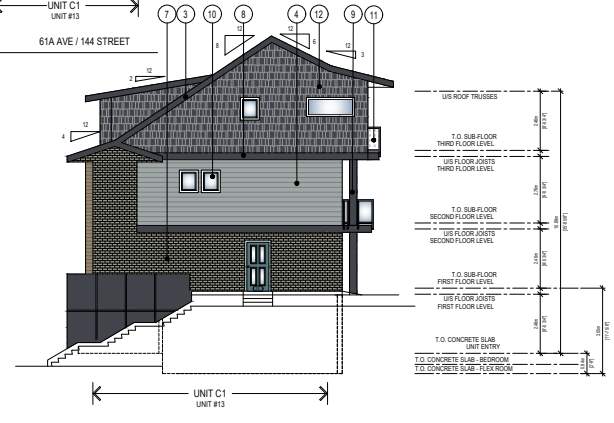
AC-4.02

AVERAGE GRADE:	95.57m
GARAGE DOOR ELEVATIONS:	49.62m
SEAWALK ELEVATIONS:	47.89m
46.34m	
48.61m	
AVERAGE GRADE:	48.61m

BLDG. HEIGHT: 12.15m



- ### SCHEDULE OF FINISHES
- 1 ASPHALT SHINGLE ROOF
 - 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC482
 - 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC482
 - 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE BEAL GREY ON GREY
HARDIE ACRYLIC WHITE ON WHITE
 - 5 HARDIE PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ACRYLIC WHITE
 - 6 COMPOSITE WOOD-LOOK SIDING
ALUM COMPOSITE CASCOBEE / COBEE - PINEBLE
 - 7 BRICK VENEER SIDING
MUTUAL MATERIALS - PEPPER
 - 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC482
 - 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC482
 - 10 VINYL FRAMED WINDOWS
WHITE
 - 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
 - 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE - MILLSTON GRAY
 - 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC482 OR DARK GREY
COLOR TO MATCH BENJAMINE MOORE - TROPICAL OASS CSP1 TO DARK GREEN



#	DATE	ISSUED FOR	BY	APP
1	2023-09-05	ISSUED FOR CP RE-SUBMISSION	AG	
2	2023-01-11	ISSUED FOR CP		
REV	1/11/23	REVISION / DRAWING ISSUE		REV

CONSULTANT

PERMIT STAMP

SEAL



Oct 14 2023

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THIS DRAWING IS RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND THE OWNER. MAKE BEST BEARS ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave. SURREY, B.C.

DRAWING TITLE
**ELEVATIONS
BUILDING- 03**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	PLLOT DATE	DRAWN	AG
722059	2023-09-05	REVERSED	AG
DRAWING NO.	SCALE	1/8"=1'-0"	
			REVISION

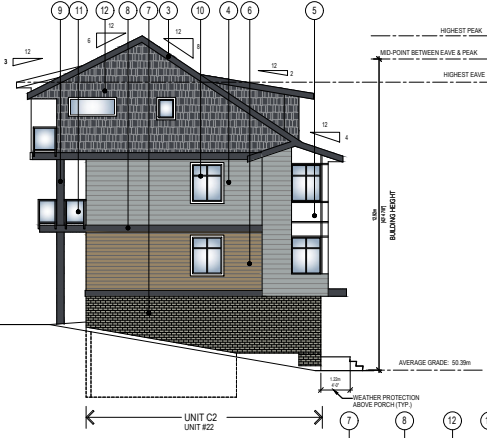
AC-4.03

02

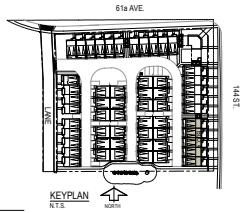
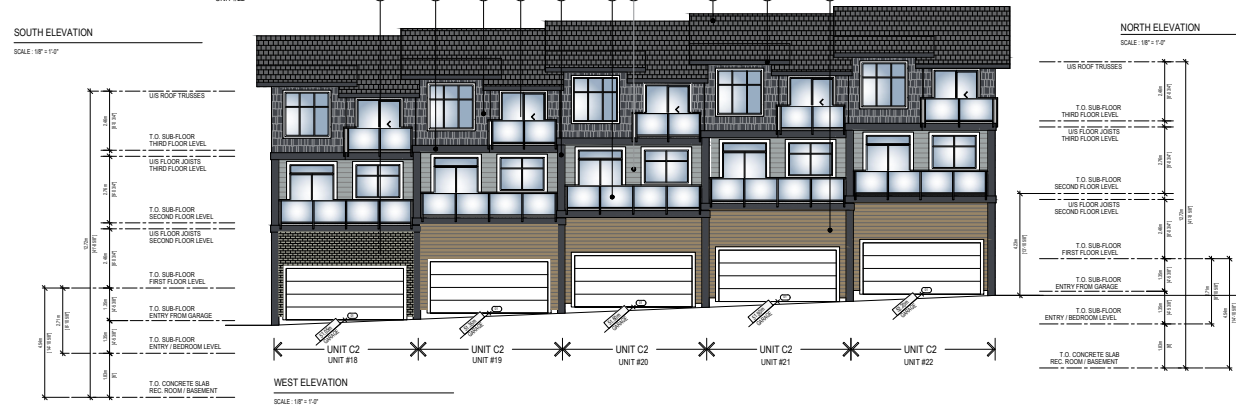
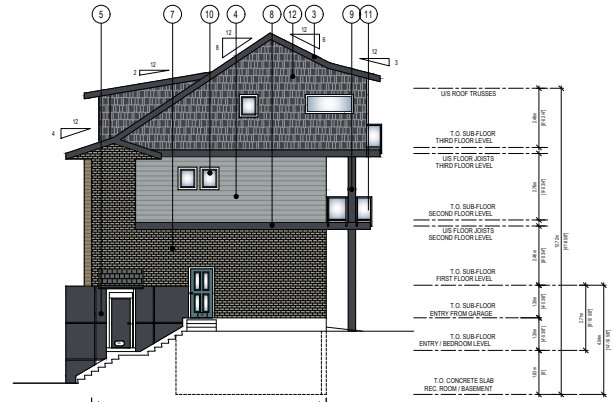
AVERAGE GRADE

GARAGE DOOR/ELEVATIONS	52.8m
SIDERAIL/ELEVATIONS	51.65m
	48.84m
AVERAGE GRADE	50.29m

BLDG. HEIGHT: 12.92m



- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOF
 - 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENCHMARK MOORE - TOPSOL CC-82
 - 3 2x10 FASCIA
COLOR TO MATCH BENCHMARK MOORE - TOPSOL CC-82
 - 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE ARCTIC WHITE ON GREY
 - 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ARCTIC WHITE
 - 6 COMPOSITE WOOD-LOOK SIDING
ARCA COMPOSITE LANDING 1826XK - FIBRELE
 - 7 BRICK VENEER SIDING
ARTIC. MATERIAL - PEPPER
 - 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENCHMARK MOORE - TOPSOL CC-82
 - 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENCHMARK MOORE - TOPSOL CC-82
 - 10 VINYL FRAMED WINDOWS
WHITE
 - 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
 - 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENCHMARK MOORE - TOPSOL CC-82 ON DARK GREY
COLOR TO MATCH BENCHMARK MOORE - TROPICAL OASIS (SP-710) ON DARK GREEN
 - 13 CANOPY - HARDIE PANEL SIDING



**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West George Street, Suite 1805
Vancouver, BC Canada V6C 2Z6
T: 604.683.4146 F: 604.683.3027
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK.
1	2023-09-05	ISSUED FOR OP RE-SUBMISSION	AG	
2	2023-09-05	ISSUED FOR OP	AG	
3	2023-09-05	REVISION DRAWING ISSUE	REVIEW	

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME IS RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAR THIS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

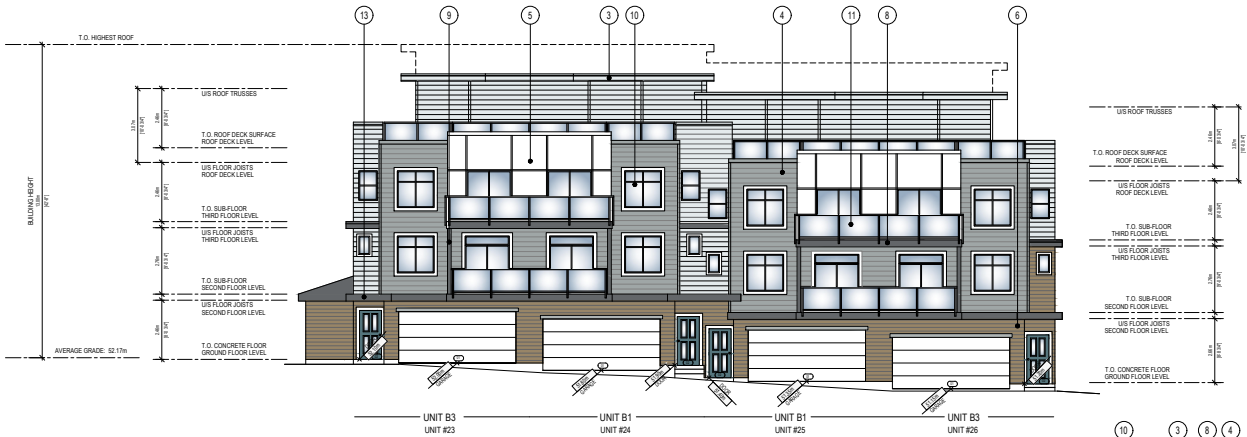
GOLDSTONE
14370 61A AVE, SURREY, B.C.

**ELEVATIONS
BUILDING- 04**

**ISSUE FOR
DEVELOPMENT PERMIT**

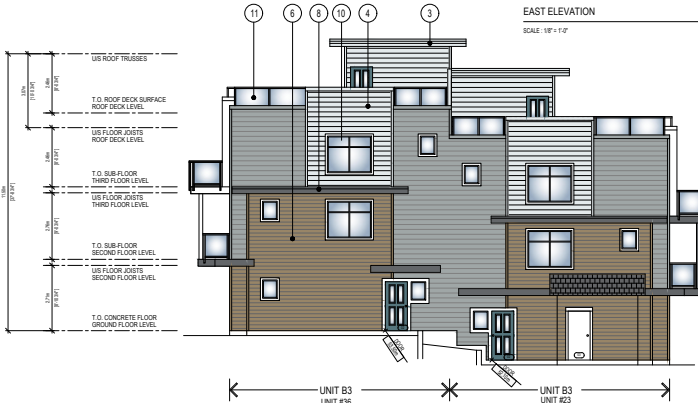
PROJECT NO:	722059	PLOT DATE:	2023-09-05	DRAWN:	AG
DRAWING NO:	AC-4.04	SCALE:	1/8"=1'-0"	REVIEWED:	AG

AVERAGE GRADE:
GARAGE DOOR ELEVATIONS: 51.91m
51.90m
52.30m
53.30m
AVERAGE GRADE: 52.17m
BLDG. HEIGHT: 13.00m

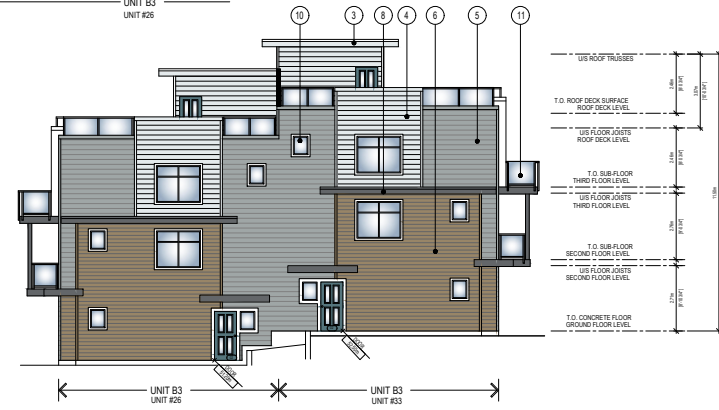


EAST ELEVATION
SCALE: 1/8" = 1'-0"

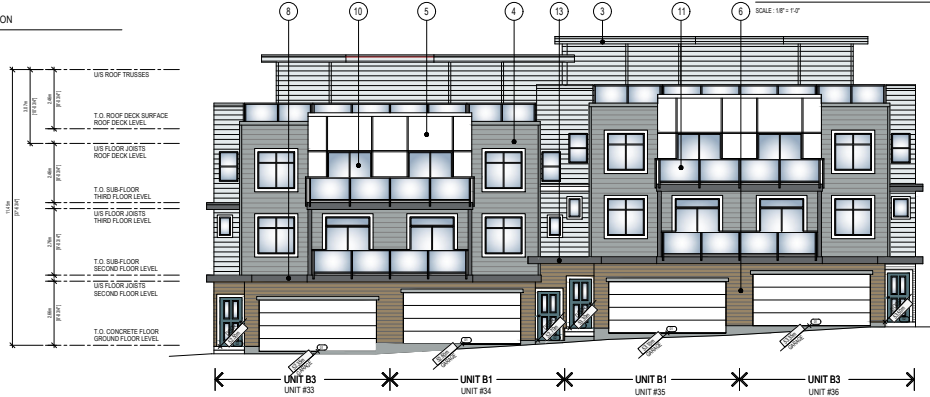
- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOF
 - 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602
 - 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602
 - 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PANEL, GRAY ON GREY
HARDIE REVEAL, WHITE ON WHITE
 - 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE PANEL, WHITE
 - 6 COMPOSITE WOOD-LOOK SIDING
ALSO COMPOSITE CLADDING BY GEMTEK - PEBBLE
 - 7 BRICK VENEER SIDING
METAL INTERIORS - TRUSTS
 - 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602
 - 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602
 - 10 VINYL FRAMED WINDOWS
 - 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
 - 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE - MELLSTON GRAY
 - 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602 ON DARK GREY
COLOR TO MATCH BENJAMINE MOORE - TOPSOL CC-602 ON DARK GREEN



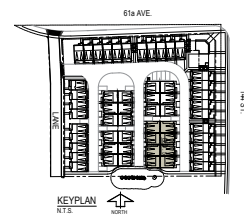
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



KEYPLAN
N.T.S.

1	2023-09-05	ISSUED FOR DP SUBMISSION	AG
1	2023-01-17	ISSUED FOR DP	AG
REV	11/17/2023	REVISION DRAWING ISSUE	REVIEW

PERMIT STAMP

SEAL



THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.

THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

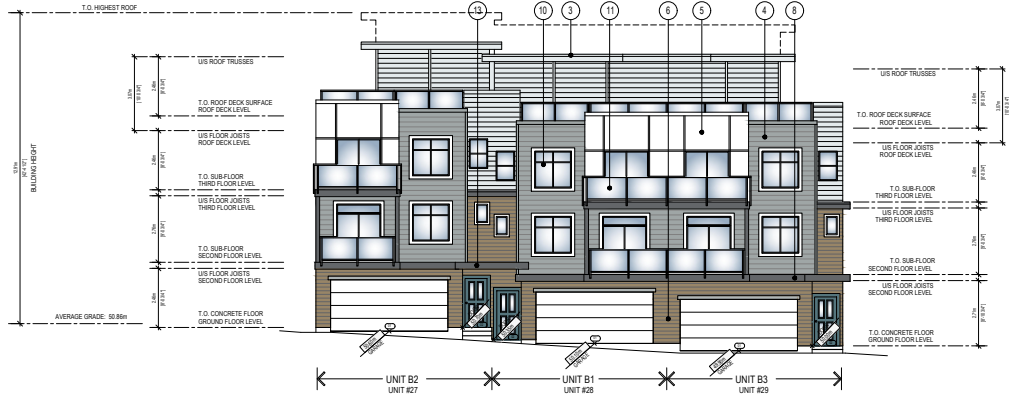
GOLDSTONE
14370 61A AVE, SURREY, B.C.

**ELEVATIONS
BUILDING- 05**

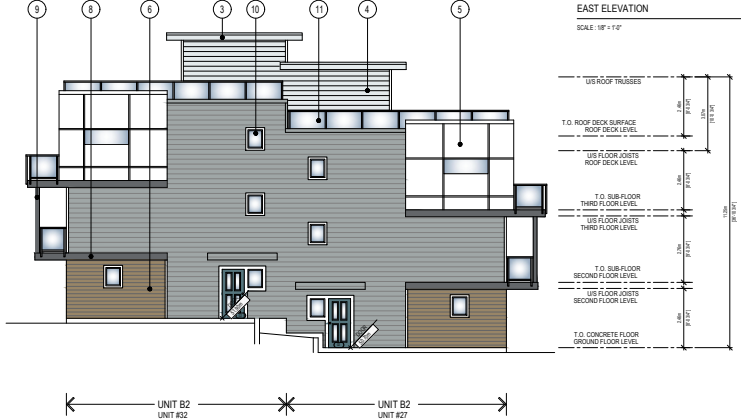
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO:	722059	PLOT DATE:	2023-09-05	DRAWN:	AG
DRAWING NO:	AC-4.05	SCALE:	1/8"=1'-0"	REVIEWED:	AG
					02

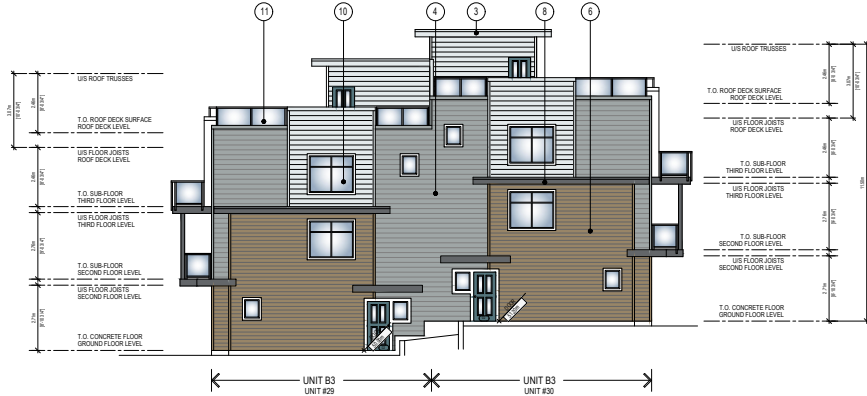
AVERAGE GRADE:	
GARAGE DOOR ELEVATIONS:	50.85m
	49.83m
	52.50m
	51.90m
AVERAGE GRADE:	50.85m
BLDG. HEIGHT: 12.91m	



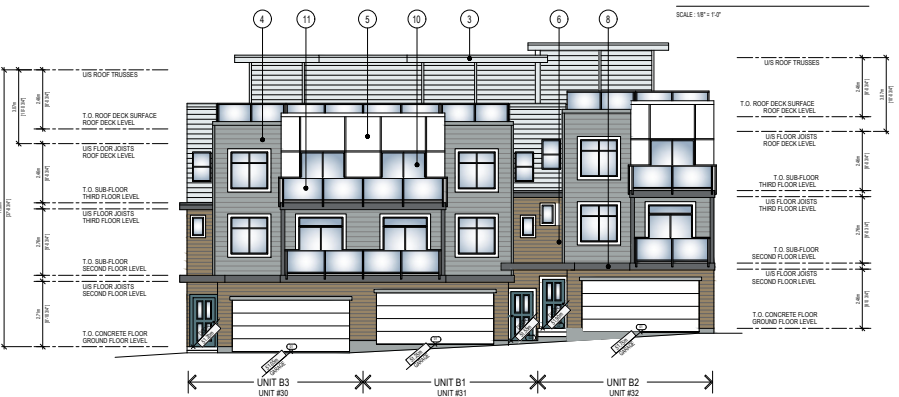
EAST ELEVATION
SCALE: 1/8" = 1'-0"



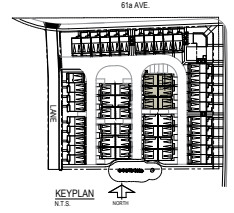
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SCHEDULE OF FINISHES

- (1) ASPHALT SHINGLE ROOF
- (2) ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENAME MOORE - TOPSOL CC-692
- (3) 2x10 FASCIA
COLOR TO MATCH BENAME MOORE - TOPSOL CC-692
- (4) HORIZONTAL HARDIE-PLANK SIDING
- (5) HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ARCTIC WHITE ON WHITE
- (6) COMPOSITE WOOD-LOOK SIDING
AIGN COMPOSITE CLADDING BY QUINTEX - PINEBLE
- (7) BRICK VENEER SIDING
MICAL INTERLOCK PLASTER
- (8) HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENAME MOORE - TOPSOL CC-692
- (9) BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENAME MOORE - TOPSOL CC-692
- (10) VINYL FRAMED WINDOWS
WHITE
- (11) 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
- (12) HARDIE-SHAKE SIDING
COLOR TO MATCH BENAME MOORE - HILLSTON GRAY
- (13) CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENAME MOORE - TROPICAL OASIS CSP-710 ON DARK GREY
COLOR TO MATCH BENAME MOORE - TROPICAL OASIS CSP-710 ON DARK GREEN



**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West Georgia Street, Suite 1885
Vancouver, BC, Canada V6G 2J6
T 604 683 4145 F 604 683 2627
www.kasian.com

1	2023-09-05	ISSUED FOR DP RE-SUBMISSION	AG
2	2023-09-17	ISSUED FOR DP	AG
3	2023-09-17	REVISION: DRAWING ISSUE	REVIEW
CONSULTANT			

PERMIT STAMP

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A AVE, SURREY, B.C.

DRAWING TITLE

**ELEVATIONS
BUILDING- 06**

DRAWING ISSUE

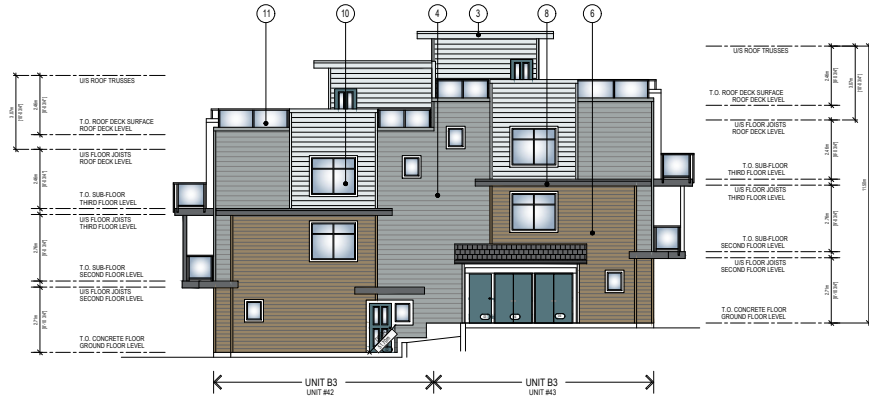
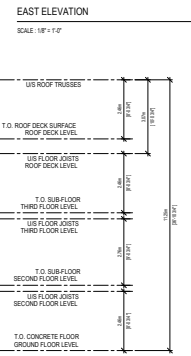
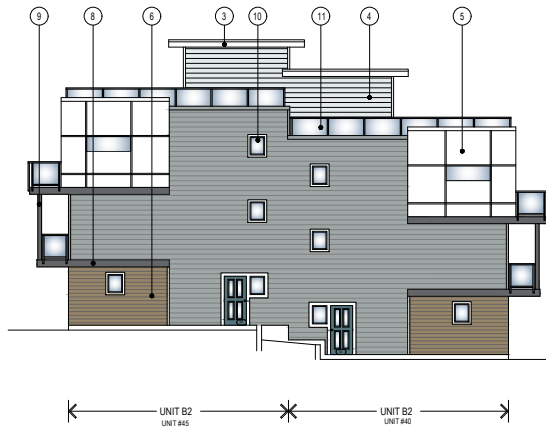
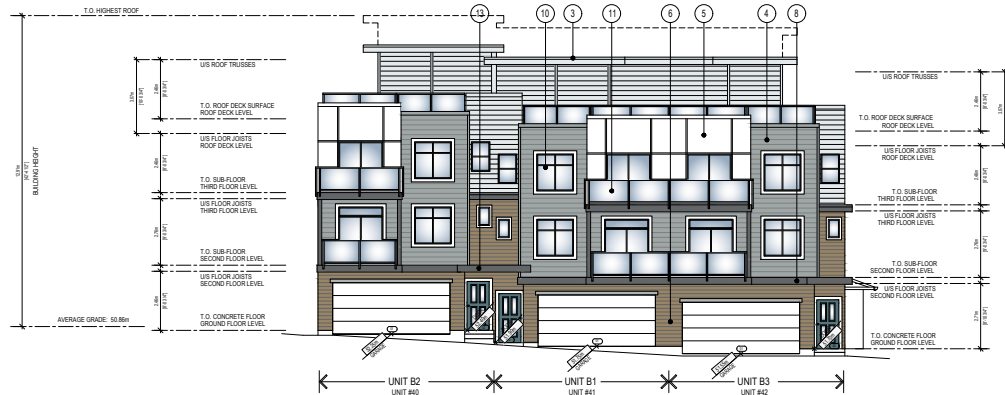
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO	PLOT DATE	DRAWN	AG
7220509	2023-09-05		
DRAWING NO	SCALE	REVIEWED	AG
	1/8"=1'-0"		

DRIVING NO: **AC-4.06** REVISION: 02

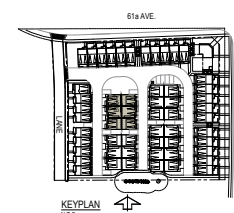
AVERAGE GRADE:	
GARAGE DOOR ELEVATIONS:	0.00m
	40.00m
	81.20m
	81.50m
	90.00m
AVERAGE GRADE:	
	90.00m

BLDG. HEIGHT: 12.91m



SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-602
- 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-602
- 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PANEL GRAY ON GIBBY
HARDIE PANEL WHITE ON WHITE
- 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE PANEL WHITE
- 6 COMPOSITE WOOD-LOOK SIDING
ALUM COMPOSITE CLADDING BY GENI-X - PEBBLE
- 7 BRICK VENEER SIDING
MILITON GRAY
- 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-602
- 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-602
- 10 VINYL FRAMED WINDOWS
WHITE
- 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
- 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE - MILITON GRAY
- 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-602 ON DARK GRAY
COLOR TO MATCH BENJAMINE MOORE - TROPICAL OASS CSP 79 ON DARK GREEN



**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West Georgia Street, Suite 1905
Vancouver, BC Canada V6G 2G6
T 604 483 4143 F 604 483 2627
www.kasian.com

2	2023-09-05	ISSUED FOR CP RE-SUBMISSION	AG
1	2023-01-17	ISSUED FOR CP	AG
REV	1/11/2020	REVISION: DRAWING TITLE	REVIS

PERMIT STAMP	
SEAL	



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

GOLDSTONE
14370 61A AVE, SURREY, B.C.

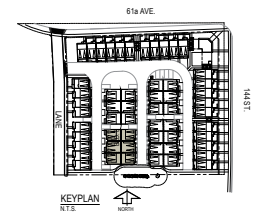
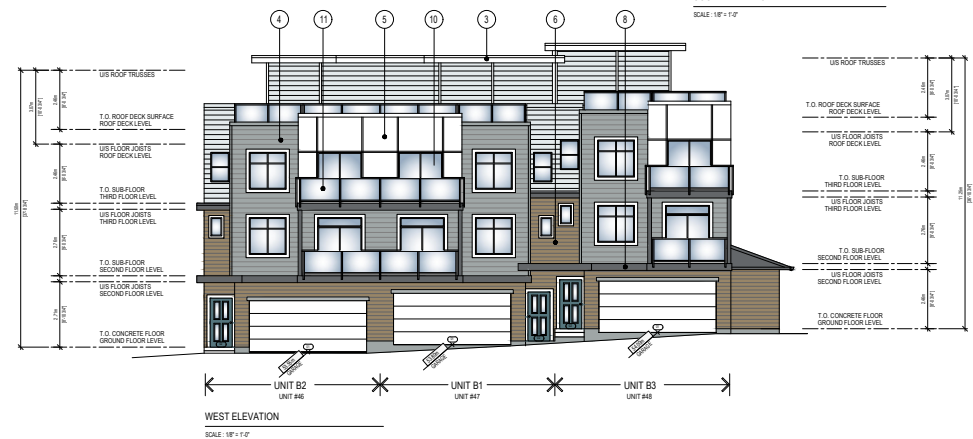
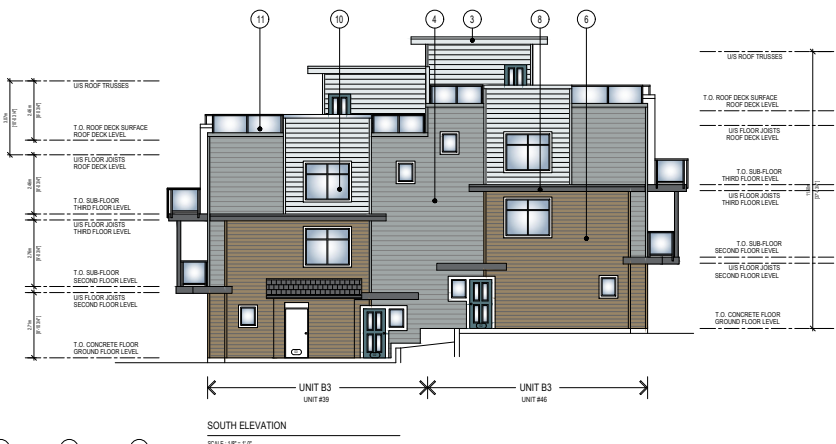
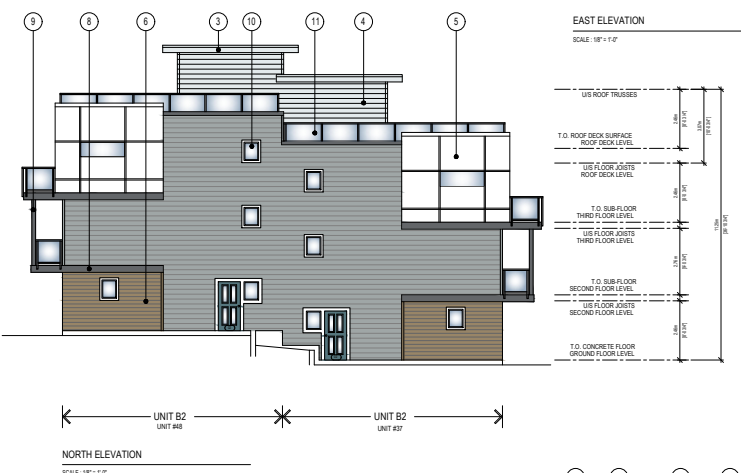
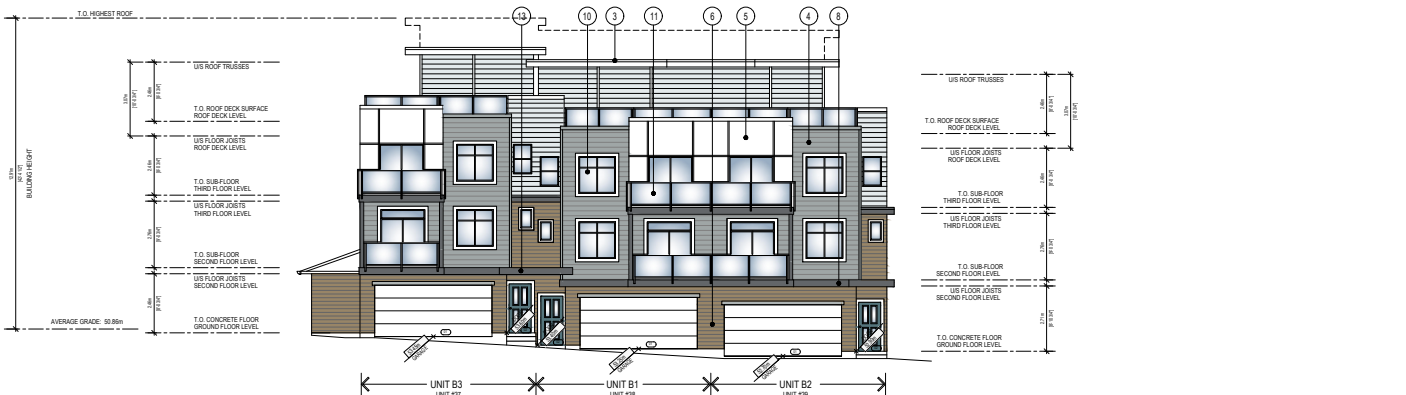
**ELEVATIONS
BUILDING - 07**

**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT:	PLOT DATE:	DRAWN:	AG
7220509	2023-09-05	REVIEWED:	AG
DRAWING NO:	SCALE:		
	1/8"=1'-0"		

AC-4.07

AVERAGE GRADE	
Garage door elevations:	60.5m 49.25m 61.25m 61.50m 60.80m
Average Grade:	60.80m
BLDG. HEIGHT: 12.91m	



- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLE ROOF
 - 2 ALUMINUM GUTTER ON 2x6 FASCIA
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CC-492
 - 3 2x10 FASCIA
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CC-492
 - 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PEARL GRAY OR LIGHT
HARDIE ARCTIC WHITE ON 1/4" T&G
HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ARCTIC WHITE
 - 5 COMPOSITE WOOD-LOOK SIDING
ALOU COMPOSITE CLADDING BY DORVILLE - 7886L2
 - 6 BRICK VENEER SIDING
METAL MATERIALS - PEPPER
 - 7 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CC-492
 - 8 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CC-492 ON DARK GREY
 - 9 VINYL FRAMED WINDOWS
WHITE
 - 10 3x6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
 - 11 HARDIE-SHAKE SIDING
COLOR TO MATCH BENAUMNE MOORE - MILLSTON GRAY
 - 12 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CC-492 ON DARK GREY
COLOR TO MATCH BENAUMNE MOORE - TOPSOIL CASSIS CRP 218 ON LARKEN GREEN



**Kasian Architecture
Interior Design
and Planning Ltd**

1500 West George Street, Suite 1805
Vancouver, BC Canada V6Z 2G6
T 604 483 4143 F 604 483 2627
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHK
2	2023-09-05	ISSUED FOR DP SUBMISSION	AG	
1	2023-01-17	ISSUED FOR DP	AG	
REV.	1/17/2023	REVISION: DRAWING ISSUE	AG	REVIEW
CONSULTANT:				

PERMIT STAMP



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME.
THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

GOLDSTONE
14370 61A AVE, SURREY, B.C.

**ELEVATIONS
BUILDING -08**

**ISSUE FOR
DEVELOPMENT PERMIT**

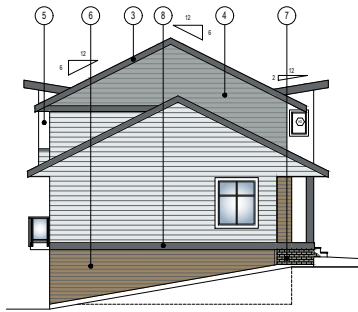
PROJECT NO.	PLOT DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG
DRAWING NO.	SCALE	1/8"=1'-0"	REVISION
AC-4.08			02

AVERAGE GRADE:	54.35m
GARAGE DOOR ELEVATION:	53.87m
SIDEWALK ELEVATIONS:	52.58m
AVERAGE GRADE:	54.91m

BLDG. HEIGHT: 9.09m



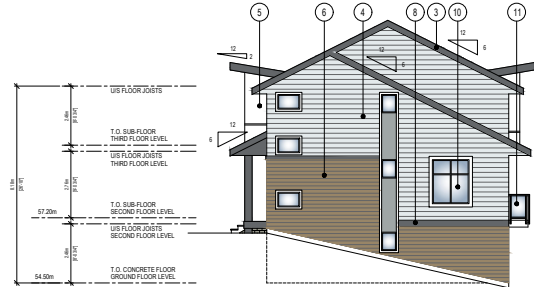
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

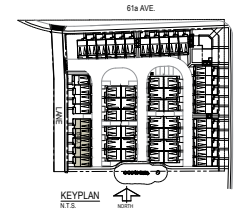
- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM GUTTER ON 2x6 FASCIA
COLOR TO MATCH BENJAMINE MOORE: TOPSOL CC-692
- 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE: TOPSOL CC-692
- 4 HORIZONTAL HARDIE-PLANK SIDING
HARDE ARCTIC WHITE OR WHITE
HARDE ARCTIC WHITE OR WHITE
HARDE-REVEAL SYSTEM
HARDE ARCTIC WHITE
- 5 COMPOSITE WOOD-LOOK SIDING
ALSO COMPOSITE CLADDING BY CENTER: FISBLE
- 6 BRICK VENEER SIDING
METAL MATERIALS: PEPPER
- 7 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE: TOPSOL CC-692
- 8 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE: TOPSOL CC-692
- 9 VINYL FRAMED WINDOWS
WHITE
- 10 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
- 11 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE: MULLSTON 0981
- 12 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE: TOPSOL CC-692 OR DARK GREY
COLOR TO MATCH BENJAMINE MOORE: TROPICAL CASIS CSP-710 OR DARK GREEN



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



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



KEYPLAN
N.E.C.



Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1805
Vancouver, BC Canada V6G 2B8
T 604 683 4145 F 604 683 2827
www.kasian.com

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-05	ISSUED FOR OP REVISION	AG	
2	2023-09-05	ISSUED FOR OP	AG	
3	2023-09-17	ISSUED FOR OP	AG	
REV.	17/09/2023	REVISION / DRAWING ISSUE	REVIEW	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-05	ISSUED FOR OP REVISION	AG	
2	2023-09-05	ISSUED FOR OP	AG	
3	2023-09-17	ISSUED FOR OP	AG	
REV.	17/09/2023	REVISION / DRAWING ISSUE	REVIEW	

PERMIT STAMP

OCT 18 2023

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAT THEIR NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE

**ELEVATIONS
BUILDING-09**

DRAWING ISSUE

**ISSUE FOR
DEVELOPMENT PERMIT**

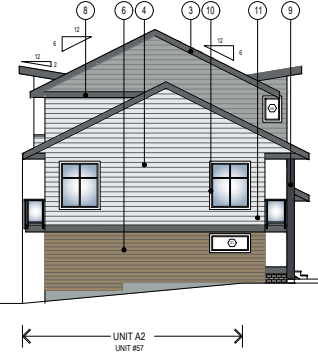
PROJECT NO.	PLAT DATE	DRAWN	AG
722059	2023-09-05	REVIEWED	AG
DRAWING NO.	SCALE	1/8" = 1'-0"	REVISION
AC-4.09			02

AVERAGE GRADE:	
GARAGE DOOR ELEVATIONS:	53.30m
WALKWAY ELEVATIONS:	52.85m
SIDEWALK ELEVATIONS:	54.41m
AVERAGE GRADE:	53.53m

BLDG. HEIGHT: 10.17m



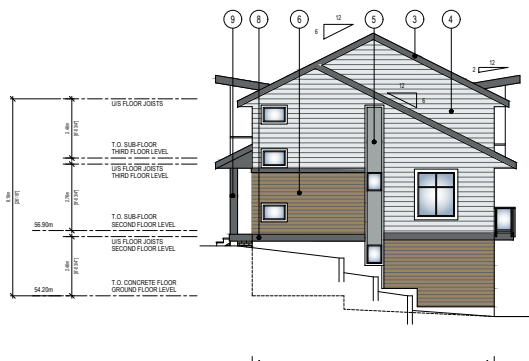
WEST ELEVATION
PARK LANE
SCALE: 1/8" = 1'-0"



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

SCHEDULE OF FINISHES

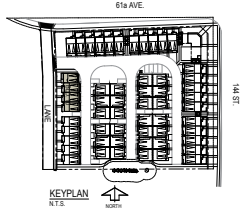
- 1 ASPHALT SHINGLE ROOF
- 2 ALUMINUM GUTTER ON 2x8 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-62
- 3 2x10 FASCIA
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-62
- 4 HORIZONTAL HARDIE-PLANK SIDING
HARDIE PEARL GRAY ON GREY
HARDIE ACTIC WHITE ON WHITE
- 5 HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
HARDIE ACTIC WHITE
- 6 COMPOSITE WOOD-LOOK SIDING
ALLEN COMPOSITE GLAZING BY GENTEX - PEBBLE
- 7 BRICK VENEER SIDING
METUAL MATERIALS - PEBBLE
- 8 HORIZONTAL 2x10 TRIM
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-62
- 9 BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-62
- 10 VINYL FRAMED WINDOWS
WHITE
- 11 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
BLACK
- 12 HARDIE-SHAKE SIDING
COLOR TO MATCH BENJAMINE MOORE - MILLETON GRAY
- 13 CANOPY - HARDIE PANEL SIDING
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL CC-62 ON DARK GREY
COLOR TO MATCH BENJAMINE MOORE - TOPSOIL GASS CSP-710 ON DARK GREEN



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



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



KEYPLAN
NTS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-05	ISSUED FOR PERMITS SUBMISSION	AG	
2	2023-09-17	ISSUED FOR O.P.	AG	
REV.	2023-09-17	REVISION / DRAWING ISSUE	AG	
CONV.	2023-09-17	REVISION / DRAWING ISSUE	AG	

PERMIT STAMP



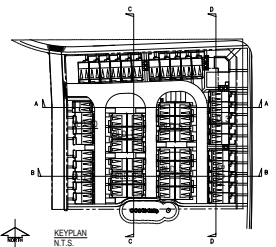
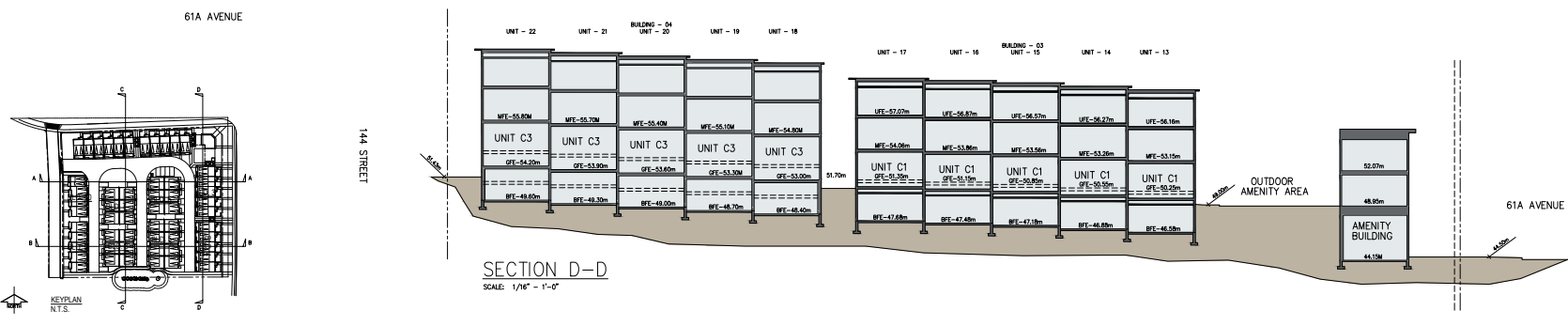
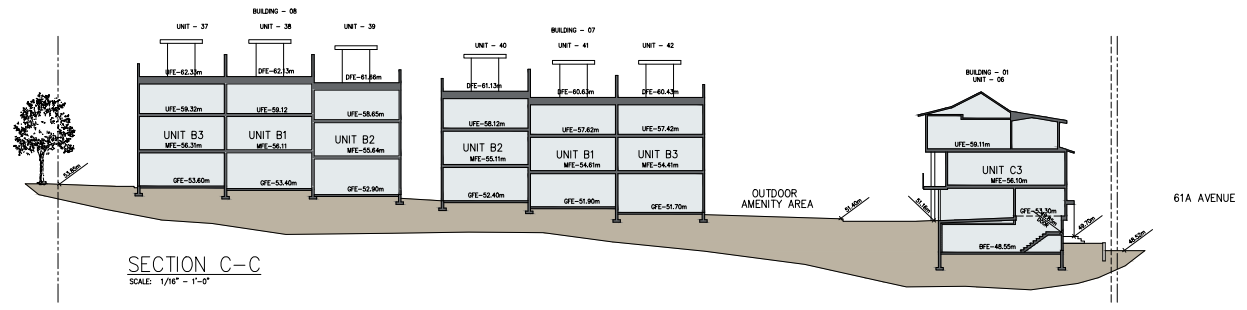
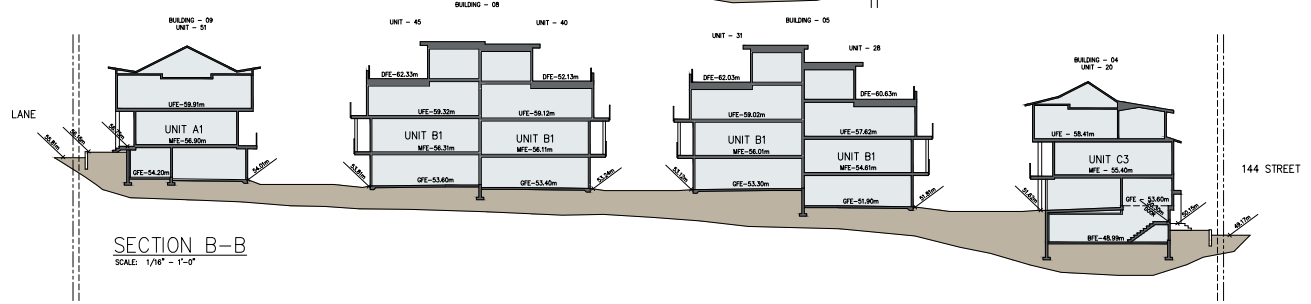
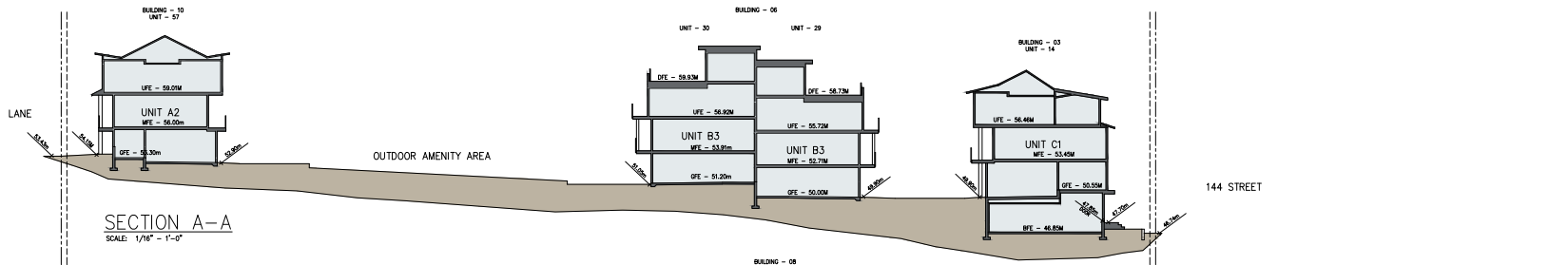
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. FOR ADJUSTMENT.

PROJECT
GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE
**ELEVATIONS
BUILDING-10**

DRAWING ISSUE
**ISSUE FOR
DEVELOPMENT PERMIT**

PROJECT NO.	PLOT DATE	DRAWN	AG
722059	2023-09-05		AG
DRAWING NO.	SCALE	REVIEWED	AG
AC-4.10	1/8" = 1'-0"		AG



NO.	DATE	DESCRIPTION	BY	CHECKED
1	2023-09-05	ISSUED FOR DP SUBMISSION	AG	
2	2023-09-05	ISSUED FOR DP	AG	
REV.	XXXXXX	REVISION: DRAWING ISSUE		

CONSULTANT

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE

14370 61A Ave, SURREY, B.C.

DRAWING TITLE

SITE SECTIONS

DRAWING ISSUE

ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO.	PLOT DATE	2023-09-05	DRAWN	AG
722059	SCALE	1/32" = 1'-0"	REVIEWED	AG

DRAWING NO.	REVISION
A-5.01	02



EAST STREETScape 144 STREET
SCALE: 1/8"=1'-0"

BUILDING 3

← AMENITY BLDG.

NPL

61A AVE



← AMENITY →
NORTH STREETScape 61A AVENUE
SCALE: 1/8"=1'-0"

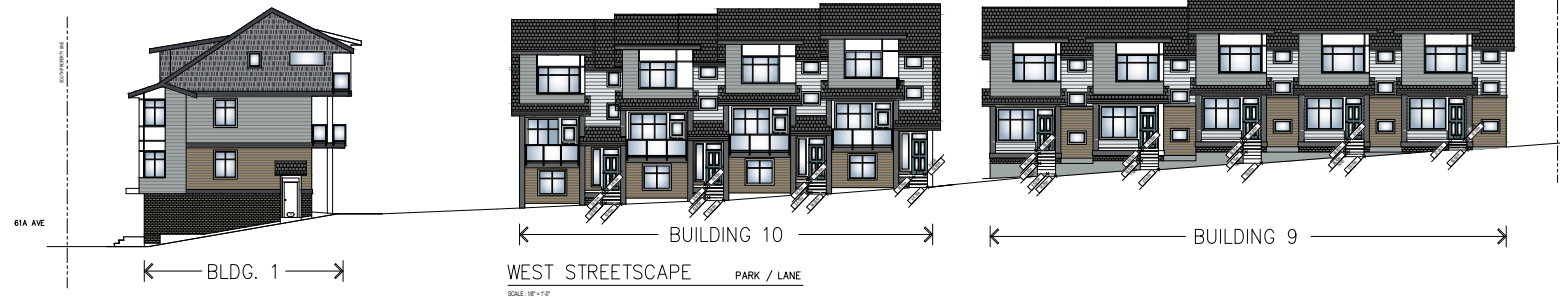
BUILDING 2

BUILDING 1

NPL

144 STREET

NORTH STREETScape



← BUILDING 10 →
WEST STREETScape PARK / LANE
SCALE: 1/8"=1'-0"

← BUILDING 9 →

← BLDG. 1 →

NPL

61A AVE

WEST STREETScape

NO.	DATE	DESCRIPTION	BY	CHKD.
1	2023-09-05	ISSUED FOR DP RESUBMISSION	AG	
2	2023-09-05	ISSUED FOR DP RESUBMISSION	AG	
3	2023-09-17	ISSUED FOR DP	AG	
REV.	1/17/2024	REVISION: DRAWING ISSUE		REVIEW

PERMIT STAMP

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR HIS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE
14370 61A Ave, SURREY, B.C.

DRAWING TITLE

STREET SCAPE ELEVATIONS

DRAWING ISSUE

ISSUE FOR
DEVELOPMENT PERMIT

PROJECT NO.	DATE	BY	CHKD.
722059	2023-09-05	AG	
SCALE	SCALE	REVISION	AG
1/8"=1'-0"			

DRAWING NO.	REVISION
AC-6.01	02

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0011-01

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the owners")

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: 006-219-136

Lot 27 Section 9 Township 2 New Westminster District Plan 48171
6133 144 Street

Parcel Identifier: 006-219-179

Lot 28 Section 9 Township 2 New Westminster District Plan 48171
6113 144 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 Subsection J. Special Regulations, 4. Back-to-Back Ground-Oriented Dwelling Units of Part 22 Multiple Residential 30 Zone, the maximum allowable percentage of back-to-back units is increased from 20% to 46%.
5. This development variance permit applies to only the portion of 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 _____, 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/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



**Kasian Architecture
Interior Design
and Planning Ltd**

1550 West Georgia Street, Suite 1885
Vancouver, BC Canada V6G 2Z8
T 604 683 4345 F 604 683 2627
www.kasian.com

DEVELOPMENT DATA

SITE AREA:			
GROSS:	193,769 S.F.	4.46 ACRES	18,001.72 M2
ROAD DEDICATION	12,497 S.F.	0.29 ACRES	1,161.01 M2
LANE DEDICATION	8,007 S.F.	0.18 ACRES	743.87 M2
PARK (FUTURE)	82,149 S.F.	1.89 ACRES	7,631.89 M2
TOTAL NET:	91,116 S.F.	2.10 ACRES	8,464.95 M2

SITE COVERAGE: 45.46 % 41,425.08 S.F. (EXCLUDING LANE DEDICATION)

F.A.R.: S.F. (EXCLUDING LANE DEDICATION)

DENSITY: 27 U.P./A 56 (INCLUDING LANE DEDICATION) - TOTAL 2,276 AC

PARKING:

REQUIRED:			
56 UNITS x 2 SPACES (RESIDENTIAL) =	112 SPACES		
56 UNITS x 0.2 SPACES (VISITOR) =	11.2 SPACES		
TOTAL:	123.2 SPACES		

PROVIDED:

RESIDENTIAL:	112 SPACES
VISITOR:	12 SPACES
TOTAL:	124 SPACES

AMENITY AREA:

INDOOR: REQUIRED: 3 m2 x 56 UNITS = 168 M2
PROVIDED: 255 m2

OUTDOOR: REQUIRED: 3 m2 x 56 UNITS = 168 M2
PROVIDED: 299 m2

SETBACKS:

NORTH: (61a AVE.)	4.5m (BUILDING FACE) 3.4m (CANOPY)
SOUTH:	3.0m (BUILDING FACE)
EAST (144 STREET)	4.5m (BUILDING FACE) 3.4m (CANOPY)
WEST (LANE)	4.5m (BUILDING FACE) 3.1m (PORCH)

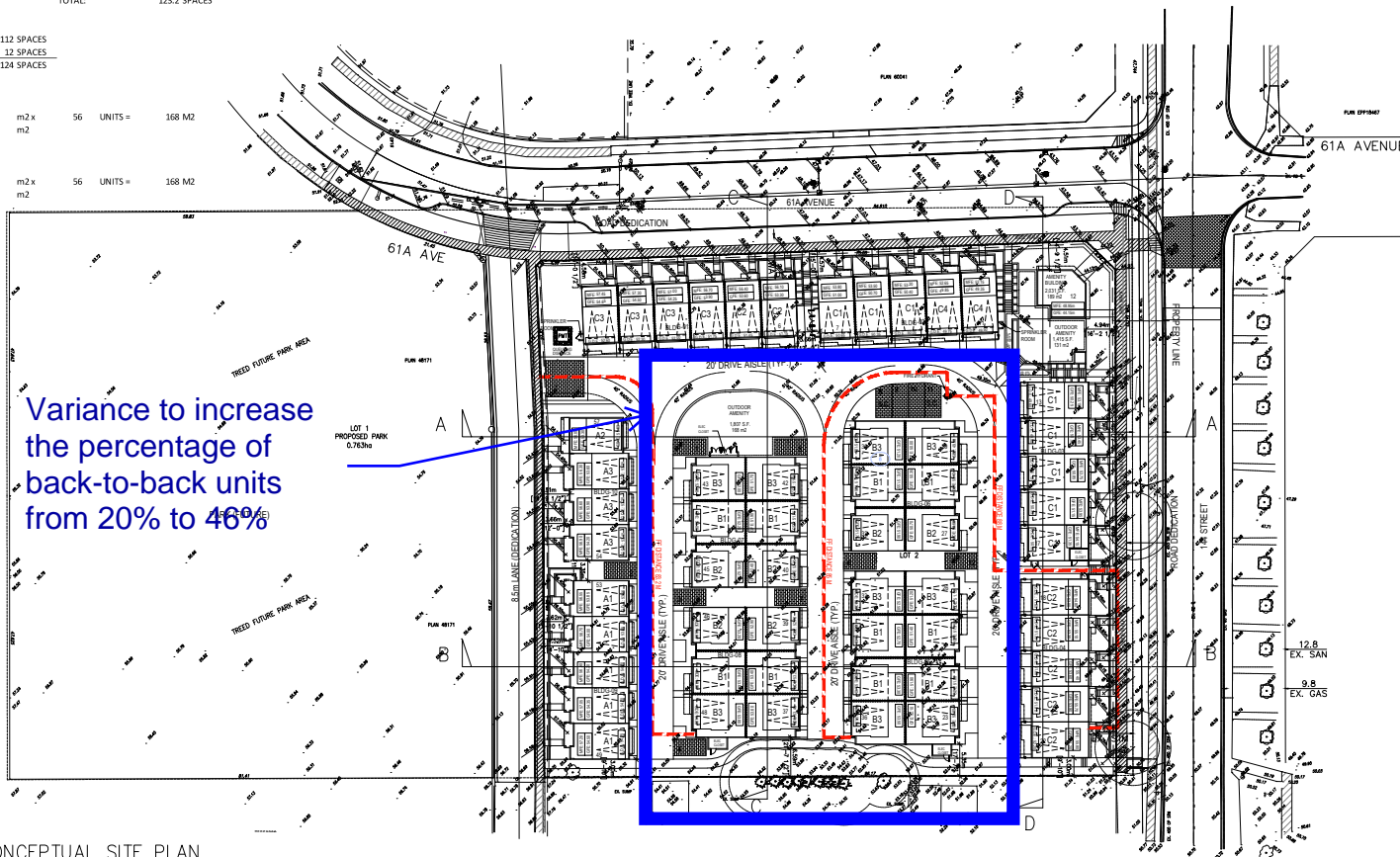
BLDG. HEIGHT

BUILDING 1 & 4	12.92m
BUILDING 2 & 3	12.15m
BUILDING 5	13.00m
BUILDING 6, 7 & 8	12.91m
BUILDING 9	9.95m
BUILDING 10	9.66m

UNIT BREAKDOWN

UNIT	# OF BEDS	AREA	# OF UNITS	TOTAL
UNIT A1	3 BEDS	1,548.00 S.F.	5	7,740.00 S.F.
UNIT A2	3 BEDS	1,399.00 S.F.	1	1,399.00 S.F.
UNIT A3	3 BEDS	1,548.00 S.F.	3	4,644.00 S.F.
UNIT B1	3 BEDS	1,651.00 S.F.	10	16,510.00 S.F.
UNIT B2	3 BEDS	1,795.00 S.F.	6	10,770.00 S.F.
UNIT B3	3 BEDS	1,797.00 S.F.	10	17,970.00 S.F.
UNIT C1	3 BEDS	1,543.00 S.F.	8	12,344.00 S.F.
UNIT C2	3 BEDS	1,524.00 S.F.	7	10,668.00 S.F.
UNIT C3	3 BEDS	1,524.00 S.F.	4	6,096.00 S.F.
UNIT C4	3 BEDS	1,564.00 S.F.	2	3,128.00 S.F.
TOTAL:			56	91,269.00 S.F.

BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)



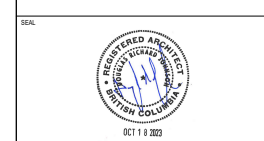
Variance to increase the percentage of back-to-back units from 20% to 46%



CONCEPTUAL SITE PLAN

2	2023-09-05	ISSUED FOR CP RESUBMISSION	AG
1	2023-07-17	ISSUED FOR CP	AG
REV:	XXXX-XXXX	REVISION / DRAWING ISSUE	REVISED

PERMIT STAMP



THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPERTY OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM, NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD AND WHEN MADE MUST BEAR ITS NAME. THIS DRAWING IS NOT TO BE SCALED. THE CONTRACTOR IS TO VERIFY DIMENSIONS AND DATA NOTED HEREIN WITH THE CONDITIONS ON SITE AND IS RESPONSIBLE FOR REPORTING ANY DISCREPANCY TO KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD FOR ADJUSTMENT.

PROJECT

GOLDSTONE

14370 61A Ave, SURREY, B.C.

DRAWING TITLE

SITE PLAN

DRAWING ISSUE

ISSUE FOR DEVELOPMENT PERMIT

PROJECT NO	722059	PLOT DATE	2023-09-05	DRAWN	AG
		SCALE	1/32"=1'-0"	REVIEWED	AG

DRAWING NO: A-1.01 REVISION: 02

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0011-00

Planning Report Date: December 6, 2021

PROPOSAL:

- **NCP Amendment** from Proposed Parks and Schools and Townhouses (15 upa max) to Proposed Parks and Schools, Townhouses (25 upa max) and adjustments to the road and lane network
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

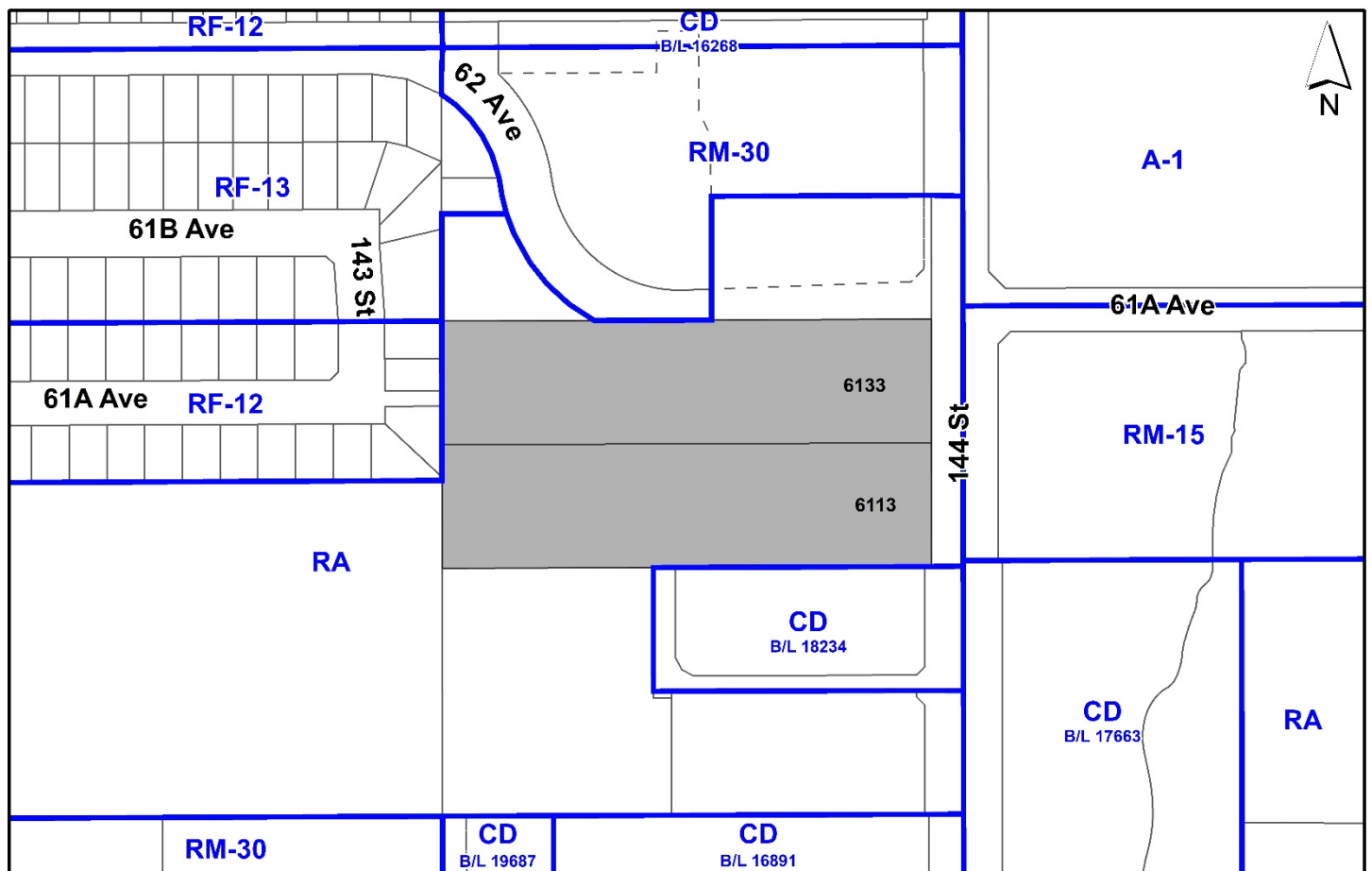
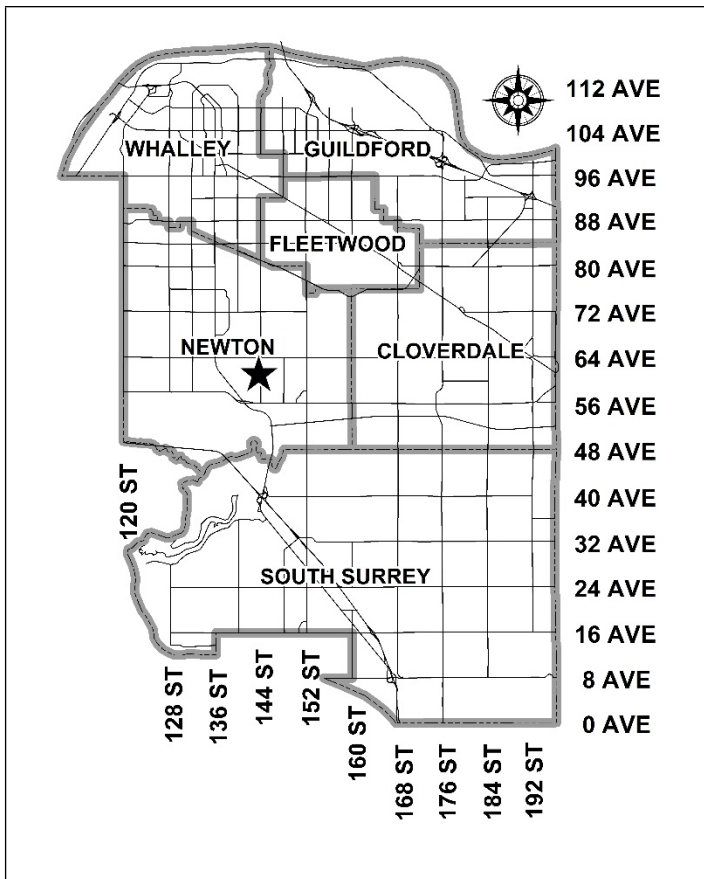
to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

LOCATION: 6133 - 144 Street
 6113 - 144 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Parks and Schools and Townhouses (15 upa max)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the South Newton Neighbourhood Concept Plan (NCP) from Proposed Parks and Schools and Townhouses (15 upa max) to Proposed Parks and Schools, Townhouses (25 upa max) and adjustments to the road alignments.
- Proposing to reduce the setback requirements of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal does not comply with the Proposed Parks and Schools and Townhouses (15 upa max) designation in the South Newton Neighbourhood Concept Plan (NCP). An amendment to the NCP is proposed for the residential portion (east side) from Townhouses (15 upa max) to Townhouses (25 upa max).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.
- The proposal complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and is consistent with other adjacent developments in the area.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- The proposed building achieves an attractive architectural built form, which utilizes high quality, natural materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0011-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0011-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Proposed Parks and Schools and Townhouses (15 upa max) to Proposed Parks and Schools, Townhouses (25 upa max) and adjustments to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Two single family lots	Proposed Parks and Schools and Townhouses (15 upa max)	RA
North (Across 61A Avenue):	Park, townhouse development and Development Application No. 7918-0252-00	Existing and Future Parks, Townhouses (20 upa max) and Townhouses (15 upa max)	RA and RM-30
East (Across 144 Street):	Townhouses	Townhouses (15 upa max)	RM-15
South:	Woodward Hill Park and townhouses	Proposed Parks and Schools, and Townhouses (25 upa max)	RA and CD (By-law No. 18234)
West:	Woodward Hill Elementary School and single family small lots	Proposed Parks and Schools and Single Family Residential Flex 6-14.5 upa	RA and RF-12

Context & Background

- The site is comprised of two single family lots, currently zoned "One Acre Residential Zone (RA)". The site is designated Urban in the Official Community Plan (OCP), and Proposed Parks and Schools (west side) and Townhouses (east side) (15 upa max) in the South Newton Neighbourhood Concept Plan (NCP).
- The properties to the south and west were developed a few years ago, and the properties to the north have recently developed. The application directly to the north at 6157 144 Street under Development Application 7918-0252-00 received Final Adoption of the associated Rezoning By-law in November 2021.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0011-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0011-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- The site has a total gross area of 1.8 hectares, 42% of which will be purchased by Parks, for an extension of Woodward Hill Park in the western portion of the property. After road, lane and park exclusions, the site has a total of 8,465 square metres of net developable land.
- The site is moderately sloped (6%), with the higher elevation on the southwest portion, and the lower elevation on the northeast portion of the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an amendment to the South Newton NCP for the eastern portion of the site, from Townhouses (15 upa max) to Townhouses (25 upa max) and adjustments to the road alignments, to rezone the site from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", to allow for a Development Permit for Form & Character for a townhouse complex with 56 units.
- The proposal also includes consolidation of the lots, and subdivision into one park lot on the west portion, and one developable lot on the east portion, with a lane between them, and some road dedication to the north and east.
- The proposed development will consist of 56 townhouse units, in 10 buildings, ranging from 4 to 8 units per building, and a stand-alone amenity building. The unit mix consists of 30 side by side garage units, and 26 back-to-back double units. All homes are proposed as three-bedroom units.
- The site's net density is proposed at 1.0 FAR and 27 units per acre, which meets the requirements of the proposed RM-30 Zone. The density in the NCP is being considered as 25 units per acre due to the lane, which was not shown in the original NCP, and was introduced as part of a development to the south. Therefore, the proposed NCP amendment is to "Townhouses 25 upa". Road and lane dedications were also taken into account for the overall density on the development to the north (Development Application No. 7918-0252-00).
- The net developable area of the site is 8,465 square metres, with 7,632 square metres shown as park and the remaining 1,905 square metres as road/lane dedication.
- The proposal complies with the Urban OCP designation, which permits a maximum density of 30 units per acre for sites within a Secondary Land Use Plan.

	Proposed
Lot Area	
Gross Site Area:	18,002 square metres (4.45 acres)
Road Dedication:	1,905 square metres (0.47 acres)
Undevelopable Area (park):	7,632 square metres (1.9 acres)
Net Site Area:	8,465 square metres (2.077 acres)

	Proposed
Number of Lots:	2 (park and development)
Building Height:	9.6 metres to 13 metres
Unit Density:	27 upa
Floor Area Ratio (FAR):	1.00
Floor Area	
Residential/Total:	8,479 square metres
Residential Units:	
3-Bedroom/Total:	56 units

Referrals

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

School District: The School District has advised that there will be approximately 28 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.

15 Elementary students at Goldstone Elementary School
8 Secondary students at Sullivan Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by summer 2022.

Parks, Recreation & Culture: Parks will purchase the parkland shown on the western portion of the site. Grading and tree removal for construction of the road/lane must be coordinated with Parks and paid for by the developer.

If trees are required to be removed from the proposed City parkland the applicant is to include these in an updated Arborist Report, and any Tree Cutting Permit and associated permit fee. The applicant will also be required to provide replacement securities and contributions into the Green City Program. Currently 3 trees are proposed for removal.

Surrey Fire Department: All roads and fire hydrants to meet BC Building Code requirements.

Advisory Design Panel: The application was not referred to the ADP but was reviewed by staff and found satisfactory.

Transportation Considerations

- The applicant is required to dedicate land for road widening along the east property line for 144 Street, north for 61A Avenue, and between the proposed development and proposed park lot, for a north-south lane.
- Access is proposed from the western portion of the site, off the new lane.
- The site is well served by transit and bike lanes on 144 Street and nearby on 60 Avenue and 64 Avenue.

Parkland Considerations

- The proposal includes a parkland lot on the western portion, as per the South Newton NCP, which will be purchased by the City.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy (RGS), and the proposal complies with the designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan (OCP).
- The proposal complies with the Urban designation in the OCP, which permits residential uses of densities up to 72 units per hectare (30 units per acre) with Secondary Land Use Plans.

Themes/Policies

- A1.1 Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development complies with the RGS designation and is a compact and efficient development.)

- A3.2 Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The proposed development is located on an under-developed piece of land, that is designated Urban in the OCP, and is well served by bus and bike routes.)

- A4.2 Encourage the full and efficient build-out of existing planned urban areas in order to:
 - achieve planned capacities;
 - use infrastructure efficiently;
 - provide housing options; and
 - provide amenities for residents.

(The proposed development will provide transportation connectivity, as well as providing land to complete Woodward Hill Park.)

- B6.2 Integrate principles of urban design into the planning of neighbourhoods and centres and as part of development review processes, including:
 - Ensuring compatibility of scale, massing, and architecture with adjacent sites; and
 - Providing diversity, choice, and variety within a coherent, consistent physical environment.

(The proposed development fits well within the neighbourhood context and fills a gap between approved and existing developments in this portion of the South Newton NCP.)

- B6.4 Ensure new development responds to the existing character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.

(The proposed development is sensitive to the scale of adjacent built forms and provides high quality architectural design.)

- B6.6 Design buildings to enhance the activity, safety and interest of adjacent public streets, plazas, and spaces by:
 - Locating buildings so that they directly face public streets;
 - Providing doors, windows, and "active" building faces along public streets;
 - Avoiding blank facades and providing 'eyes on the street' by placing active uses within parts of the building that front onto streets and public spaces.

(The proposed development has street-facing units on all sides that interface with a street or lane.)

Secondary Plans

Land Use Designation

- The proposal includes an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the eastern portion of the site from Townhouses (15 upa max) to Townhouses (25 upa max) and adjustments to the road alignments.

Amendment Rationale

- The development proposal integrates well with the context of townhouses to the south and north and proposes similar densities to those developments.
- This development allows for the City to acquire parkland to expand Woodward Hill Park.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit rate for number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution rates were introduced based on a three-phase schedule, with rates increasing as of January 1, 2022. The proposed development will be required to pay the rates that are applicable at the time of Final Adoption (CAC Tier 2).

Themes/Objectives

- 2.12 Transparent, front yard, low fences in combination with landscaping on both sides of the fence will be acceptable for multi family sites, provided such fences include pedestrian gates to each residential unit abutting the streets.

(The proposed development has units facing the streets with individual entrances both on 144 Street and 61 Avenue. The units facing the lane to the west also have individual entrances to provide an interface with the park across the lane).

- 4.1 Architectural compatibility in terms of scale and massing between adjoining developments is recommended.

(The proposed development fits in well with the recent development to the south and the proposed development to the north).

- 4.10 Multifamily development should be designed to be pedestrian accessible from the public sidewalks.

(The proposal is accessible from the sidewalk by stairs, given the significant grades along the street).

- 4.11 Multifamily developments should provide a variety of forms, scale and details that relates to single family character.

- 4.12 The design clusters along the street should not be repetitive and avoid a mirror image effect.

(The proposed development provides variety in colours and heights, using the grade difference to create an interesting streetscape).

- 4.15 Housing units exposed to side views should provide similar detailing to the side and street fronting elevations.

(The proposed development has units on the northwest and northeast corners that provide an interesting interface and windows on the side view).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)", streamside setbacks and parking requirements.

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
Unit Density:	75 units per hectare	68 units per hectare
Floor Area Ratio:	1.00	1.00
Lot Coverage:	45%	45%
Yards and Setbacks		
North (Side Yard on Flanking Street):	4.5 m	4.5 m
East (Front):	4.5 m	4.5 m
South (Side Yard):	6.0 m	3.0 m (DVP)
West (Rear):	6.0 m	4.5 m (DVP)
Height of Buildings		
Principal buildings:	13 m	9.6 m to 13 m
Accessory buildings:	11 m (indoor amenity space)	9.2 m
Amenity Space		
Indoor Amenity:	56 units x 3 m ² =168 m ²	The proposed 255 m ² meets the Zoning By-law requirement.
Outdoor Amenity:	56 units x 3 m ² =168 m ²	The proposed 299 m ² meets the Zoning By-law requirement.
Parking (Part 5)		
	Required	Proposed
Number of Stalls		
Residential:	112	112
Residential Visitor:	12	12
Total:	124	124
Tandem (%):	n/a	n/a

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the South Newton Neighbourhood Concept Plan (NCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP and is consistent with other adjacent developments in the area. The setback to the south, adjacent existing side-of-unit townhouses, is on the side of the units for the subject site. This is a typical setback reduction for this kind of side-of-unit interface.
- As the property has 3 road/lane frontages, the rear setback reduction is required to provide a street-interface similar to the other street interfaces on this proposal, and on adjacent developments, of 4.5 metres along the street. Similarly this setback will be adjacent future parkland and thus should help to provide surveillance over this area by helping to enliven the streetscape.
- Staff support the requested variances to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan (South Newton NCP) in order to satisfy the proposed Secondary Plan Amendment. The contribution rates were introduced by neighbourhood, and the Newton rates will apply to this proposal. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed by December 31, 2021; and \$15,000 per unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

Public Art Policy

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 17, 2021, and the Development Proposal Signs were installed on June 21, 2021. The subject development application was reviewed by the Panorama Neighbours Association, and no comments were provided. Staff received 3 responses from neighbours that raised the following concerns (*staff comments in italics*):

Increase in Traffic

(The proposal, while adding some traffic to the area, will provide two important road connections, on 61A Avenue and the north-south lane, which will both help traffic movements in the neighbourhood. The subject site is also in proximity to transit routes).

School Capacity

(The School District has provided comments on the proposal, and the forecast is for the addition of a total of 23 students to the public school system, including both elementary and secondary schools).

Lack of amenities in the area

(The area is well served by amenities, and the increase in the number of units proposed from the South Newton NCP is 40 to 56 units. The proposal also allows for road connectivity and the completion of Woodward Hill Park on the western portion of the site).

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the South Newton Neighbourhood Concept Plan (NCP).

- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the South Newton Neighbourhood Concept Plan (NCP).
- The site has double garage units along the perimeter, with back-to-back units within the middle of the site. Units face streets on 144 Street, 61A Avenue and along the western lane, to provide active street and park frontages. Development interface to the south is all with side of units, and a walkway connects the site from east to west.
- The indoor amenity building is located at the northeast corner of the site, to take advantage of the grades and helps define the street intersection.
- In general, the grade of the internal drive aisle was significantly higher above the public realm sidewalks. In order to avoid a tall cluster of stepped retaining walls along the street frontage, the units were designed to have a basement entry below the level of the garage. This created an opportunity for additional living space which extends below the garage. As a result of the additional basement level, the unit is 4-stories in height when viewed from the street frontage. In order to reduce the visual impact of these units from the public realm, the upper storey is set back from the exterior wall below and hidden into the roof form like a dormer. The siding on the upper floor is a dark shingle intended to visually blend into the roof. The relative difference in grade between the drive aisle and public sidewalk varies along each street frontage.
- The units facing the park on the west side of the property are a more traditional townhouse design. In this case, the public lane/sidewalk is about 2 metres higher than the internal drive aisle, so the entrance is a front porch off the second floor living space. The entry porches will provide residents with a covered outdoor space facing the park. This not only provides a natural form of surveillance for the park but encourages a more pedestrian friendly and interactive interface with the park. As relative grade between the drive aisle and the lane varies along this edge, the units change to have a split level entry between the ground floor and main floor. This is done to keep the front porch between 0.6 metre and 1.2 metres above the sidewalk to delineate public and private space.
- The applicant has worked with staff to improve the interface along the streets, particularly along 144 Street, where the grades are quite challenging. The applicant has also worked with staff to reduce the number and height of retaining walls, and to change the dormers to reduce the building massing.

Landscaping

- Landscaping includes two small corner plazas with seating areas at both the northeast and northwest corners of the site. Trees are proposed along the street and lane frontages, with some smaller trees on the interior of the site. A landscape buffer, which includes an east-west pathway through the site, is also proposed along the south portion of the site.

Indoor Amenity

- The Zoning By-law requires that 168 square metres of both indoor and outdoor amenity space be provided, based on the requirement of 3 square metres per dwelling unit.
- The proposed 255 square metres of indoor amenity exceeds the minimum required under the Zoning By-law. The indoor amenity space is proposed as a stand-alone building at the northeast corner of the site, taking advantage of the grades for a three-storey space.
- The indoor amenity space is proposed to be programmed as a lounge with kitchen and a yoga room on the lower floor, and a games room on the ground floor, which opens to the outdoor amenity space. Each floor has an accessible washroom. The upper floor features a 2-bedroom guest suite.

Outdoor Amenity

- The applicant is proposing a total of 299 square metres of outdoor amenity space, which is substantially more than the area required under the Zoning By-Law.
- The outdoor amenity space is divided into two areas: one centrally located in the interior of the site, and one adjacent to the indoor amenity space building, on the northeast corner of the site.
- The outdoor amenity space adjacent the indoor amenity space includes several seating areas, some picnic/eating spaces as well as some planters close to the edges. The other amenity space features a community garden.

Outstanding Items

There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include a few grading and handrail issues, fenestration and active park frontage along the west portion of the site, material detailing and minor design concerns.

- The applicant has been provided a detailed list identifying these requirements and has agreed to resolve these prior to Final Approval of the Development Permit, should the application be supported by Council.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum & Associates 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	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry sp	3	3	0
Maple, Bigleaf	1	1	0
Magnolia	1	1	0
Coniferous Trees			
Cedar, Western Red	4	2	2
Cypress, False	2	2	0
Douglas Fir	9	9	0
Total (excluding Alder and Cottonwood Trees)	20	18	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		82	
Total Retained and Replacement Trees		84	
Contribution to the Green City Program		n/a	

- The Arborist Assessment states that there are a total of 20 mature trees on the site, excluding Alder trees. 5 existing trees, approximately 20 % of the total trees on the site, are Alder trees. It was determined that 2 trees 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 41 replacement trees on the site. The applicant is proposing 82 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Paperback Maple, Eastern Redbud, Forest Pansy Redbud, Pink Flowering Dogwood, Dawyck Purple Beech, Slender Silhouette Sweetgum, Weeping White Spruce, Green Austrian Black Pine and a variety of shrubs and grass.
- In summary, a total of 84 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

- If trees are required to be removed from the proposed City parkland, the applicant is to include any By-Law sized trees in an updated Arborist Report, and in any Tree Cutting Permit, and associated permit fee. The applicant will be required to pay replacement securities and contributions to the Green City Program. Currently there are 3 trees identified for removal on the proposed parkland.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Site Plan, Building Elevations and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Redesignation Map
Appendix VI.	Development Variance Permit No. 7919-0011-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

LFM/cm

DEVELOPMENT DATA

SITE AREA: GROSS: 193,764 S.F. 4.448 ACRES 10,002 m²
 ROAD DEDICATION: 12,447 S.F. 0.287 ACRES 1,161 m²
 LANE DEDICATION: 8,007 S.F. 0.184 ACRES 744 m²
 PARK (FUTURE): 82,149 S.F. 1.886 ACRES 7,632 m²
 NET: 41,115 S.F. 2.042 ACRES 0,465 m²

SITE COVERAGE: 45% (3,848 m²) (EXCLUDING LANE DEDICATION)

F.A.R.: 1.0 (8,474 m²) (EXCLUDING LANE DEDICATION)

DENSITY: 21 U.P.A. (56 UNITS) (EXCLUDING LANE DEDICATION)
 25 U.P.A. (56 UNITS) (INCLUDING LANE DEDICATION - TOTAL 2,276 AC)

PARKING: REQUIRED:
 56 UNITS x 2 SPACES (RESIDENTIAL) = 112 SPACES
 56 UNITS x 0.2 SPACES (VISITOR) = 11.2 SPACES
 TOTAL: 123.2 SPACES

PROVIDED:
 RESIDENTIAL: 112 SPACES
 VISITOR: 12 SPACES
 TOTAL: 124 SPACES

AMENITY AREA: INDOOR: REQUIRED: 3.0 m² x 56 UNITS = 168 m²
 PROVIDED: 255 m²
 OUTDOOR: REQUIRED: 3.0 m² x 56 UNITS = 168 m²
 PROVIDED: 241 m²

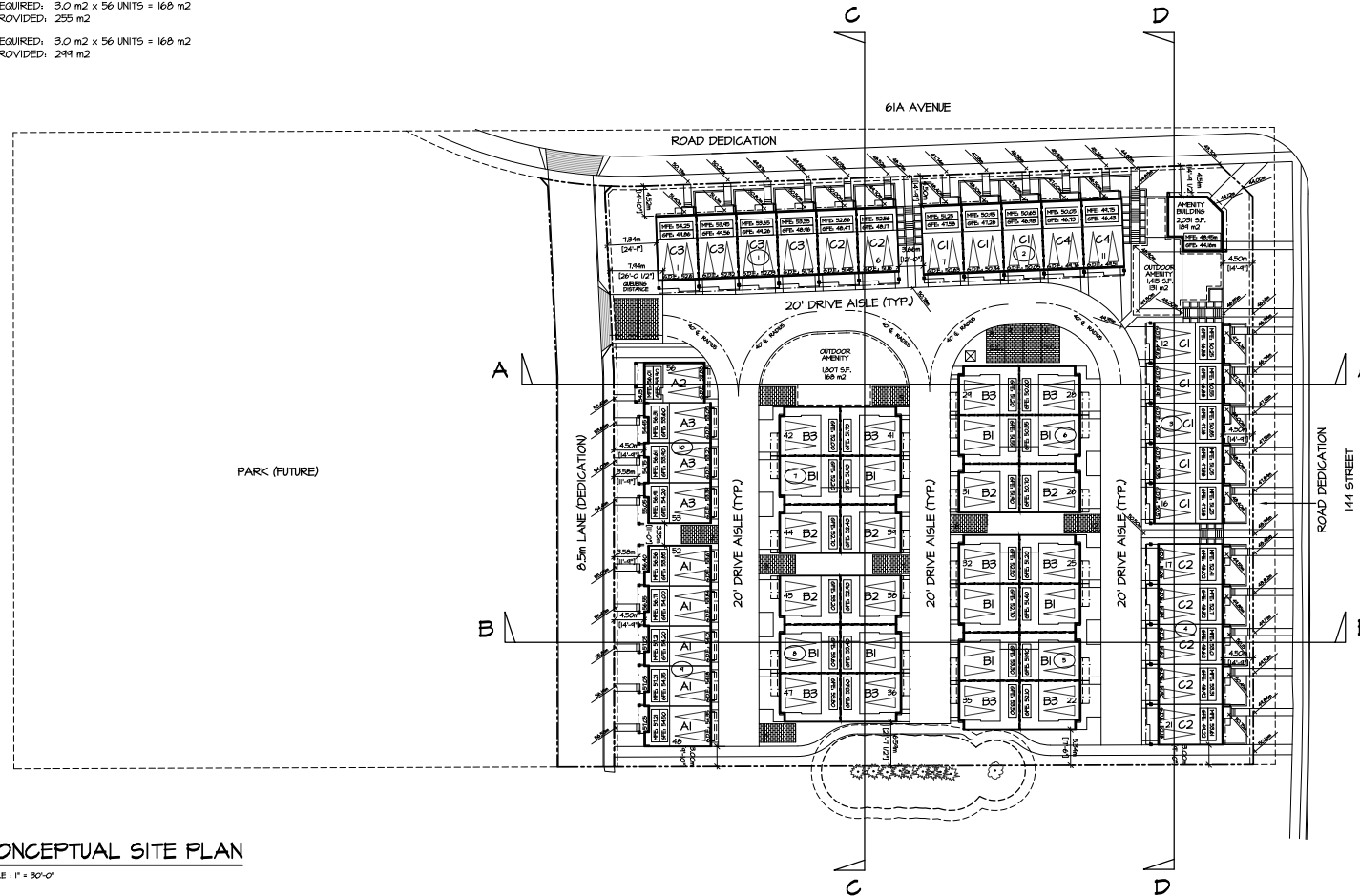
SETBACKS: NORTH (61A AVENUE): 4.5m (BUILDING FACE)
 3.4m (CANOPY)
 SOUTH: 3.0m (BUILDING FACE)
 EAST (144 STREET): 4.5m (BUILDING FACE)
 3.4m (CANOPY)
 WEST (LANE): 4.5m (BUILDING FACE)
 3.1m (PORCH)

BLDG. HEIGHT: BUILDINGS 1 & 4: 12.92m
 BUILDINGS 2 & 3: 12.15m
 BUILDING 5: 13.00m
 BUILDINGS 6, 7 & 8: 12.41m
 BUILDINGS 9: 9.15m
 BUILDING 10: 9.66m

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A1'	3 BEDROOMS	1,548 S.F.	5	7,740 S.F.
UNIT 'A2'	3 BEDROOMS	1,349 S.F.	1	1,349 S.F.
UNIT 'A3'	3 BEDROOMS	1,548 S.F.	3	4,644 S.F.
UNIT 'B1'	3 BEDROOMS	1,651 S.F.	10	16,510 S.F.
UNIT 'B2'	3 BEDROOMS	1,795 S.F.	6	10,770 S.F.
UNIT 'B3'	3 BEDROOMS	1,717 S.F.	10	17,170 S.F.
UNIT 'C1'	4 BEDROOMS	1,543 S.F.	8	12,344 S.F.
UNIT 'C2'	4 BEDROOMS	1,524 S.F.	7	10,668 S.F.
UNIT 'C3'	3 BEDROOMS	1,524 S.F.	4	6,096 S.F.
UNIT 'C4'	3 BEDROOMS	1,564 S.F.	2	3,128 S.F.
TOTAL:			56	91,264 S.F.

BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT WRITTEN PERMISSION. BARNETT DEMBEK ARCHITECTS INC. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR MATERIAL FAILURE. CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE



DESIGN: L.P.A.	DRAWN: C24-C49
DATE: Nov. 30, 21	SCALE: 1" = 30'-0"
CLIENT: LAKEFIELD PROPERTIES LTD.	
PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	
SHEET CONTAINS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA	

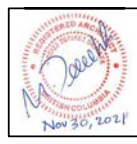
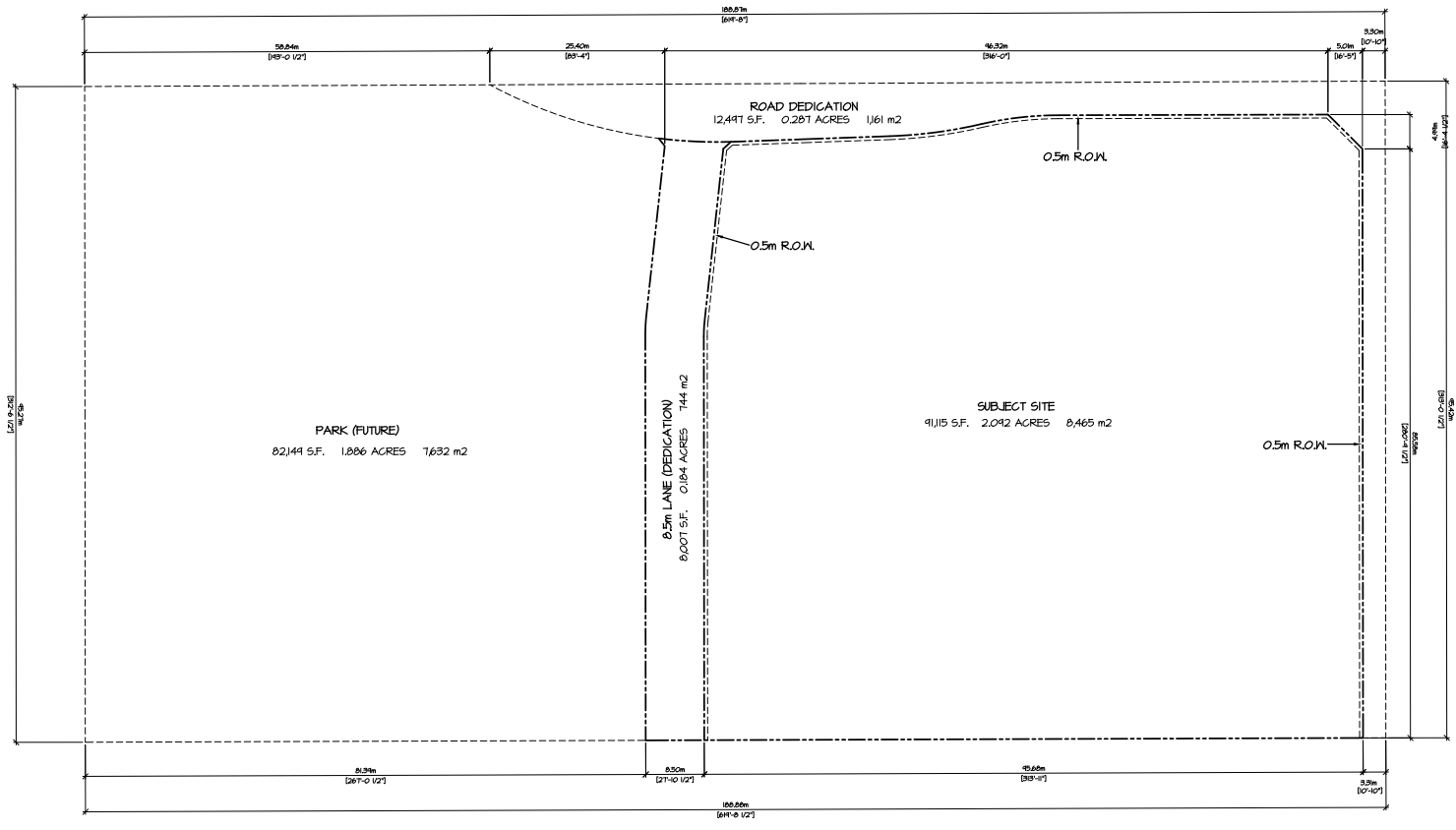
barnett dembek

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

PHONE: (604) 597-7100	CLIENT NO.	SHEET NO.
FAX: (604) 597-2099	PROJECT NO.	AC-1.01
EMAIL: mol@barnett-dembek.com	REV. NO.	17029

COPYRIGHT ALL RIGHTS AND THE
 UNWRITTEN LICENSES THEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBEK ARCHITECTS INC. AND MAY
 NOT BE USED WHOLLY OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFORMATION BELONGS
 TO BARNETT DEMBEK ARCHITECTS INC.
 THEREOF INTO ANY MATERIAL FORM
 WITHOUT PERMISSION FROM
 BARNETT DEMBEK ARCHITECTS INC.

ISSUE	DATE	BY	ISSUED FOR



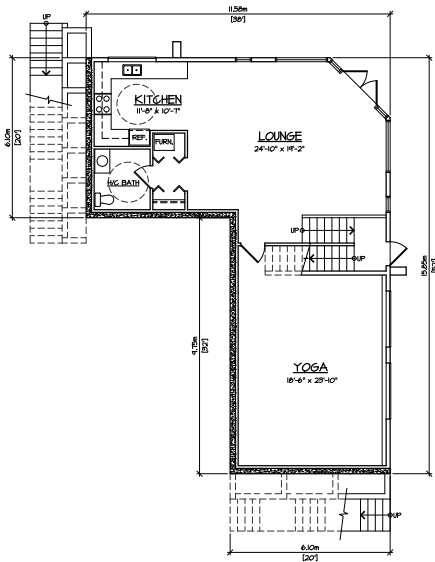
DESIGN :	L.P.A.	DRAWN :	DATE :	SCALE :
CLIENT :	LAKEFIELD PROPERTIES LTD.	PROJECT :	50 UNIT TOWNHOUSE DEVELOPMENT	6113 & 6133 - 144 STREET
SHEET CONTAINS :	BASE PLAN			

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

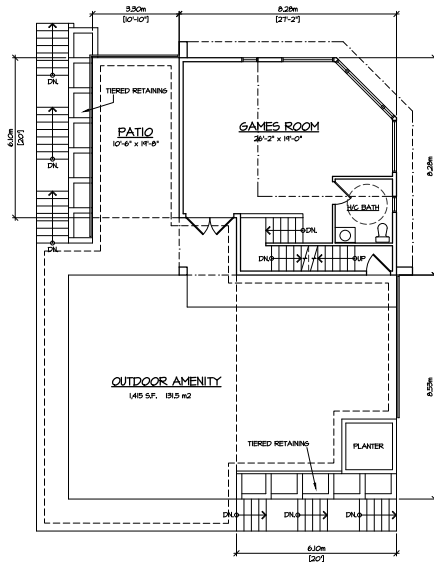
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnett-dembek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17024	AC-1.03

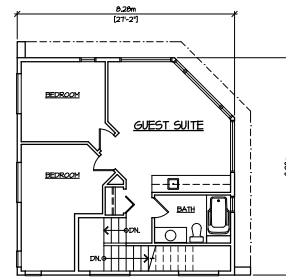
BASE PLAN
 SCALE : 1" = 30'-0"



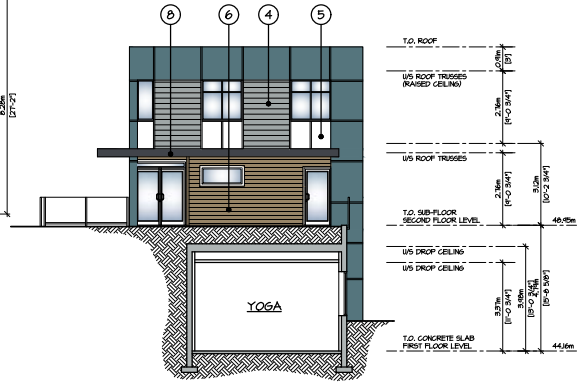
LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0" 1,312 S.F.



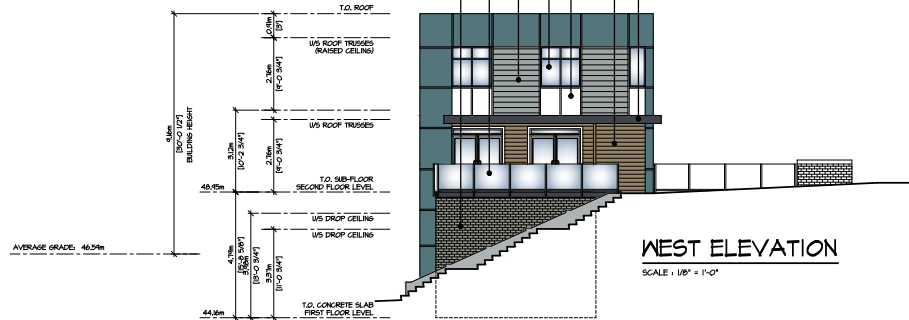
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0" 654 S.F.



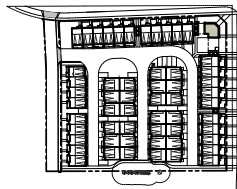
UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0" 710 S.F.



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



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



KEYPLAN
N.T.S.



EAST ELEVATION
SCALE: 1/8" = 1'-0" 144 STREET

AVERAGE GRADE:	
UPPER SIDEWALKS:	46.30m
UPPER SIDEWALKS:	46.00m
LOWER SIDEWALKS:	44.60m
LOWER SIDEWALKS:	44.00m
LOWER SIDEWALKS:	46.00m
AVERAGE GRADE:	46.54m

BLDG. HEIGHT: 9.16m



NORTH ELEVATION
SCALE: 1/8" = 1'-0" 61A AVENUE

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING

AMENITY BLDG.

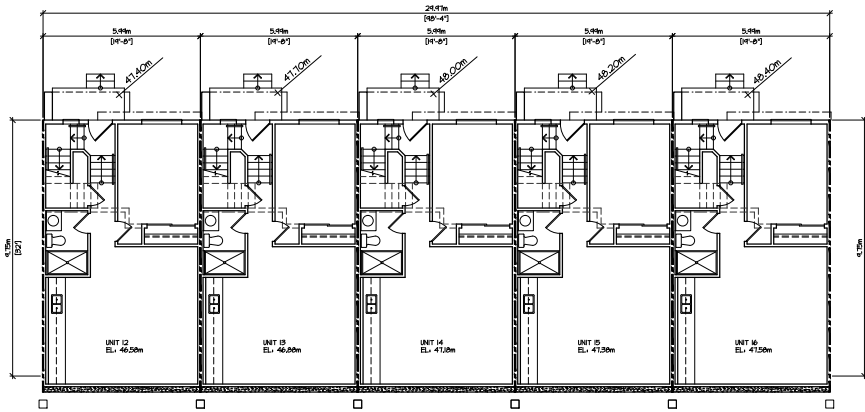
TOTAL INDOOR AREA: 2,741 S.F. 254.6 m²
TOTAL OUTDOOR AREA: 1,415 S.F. 131.5 m²

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



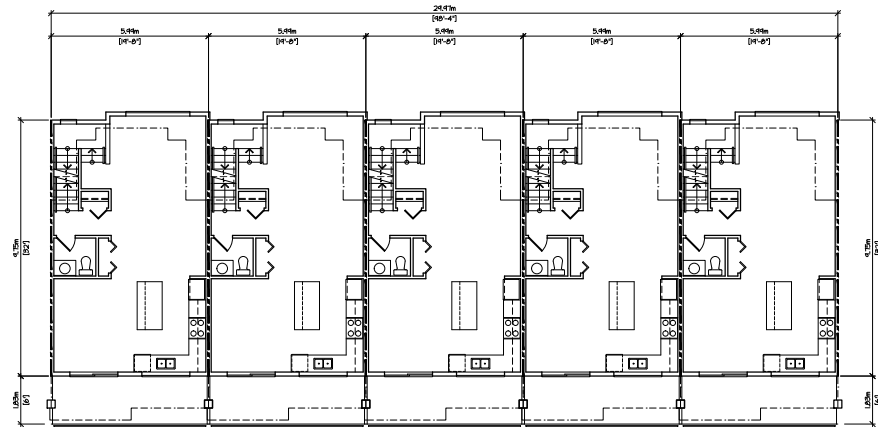
DESIGN:	L.F.B.
DRAWN:	
DATE:	Nov. 19, 21
SCALE:	1/8" = 1'-0"
CLIENT:	LAKEFIELD PROPERTIES LTD.
PROJECT:	150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET
SHEET CONTENTS:	AMENITY BUILDING

barnett dembek	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100	
FAX: (604) 597-2099	
EMAIL: mol@barnett-dembek.com	
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-2.03



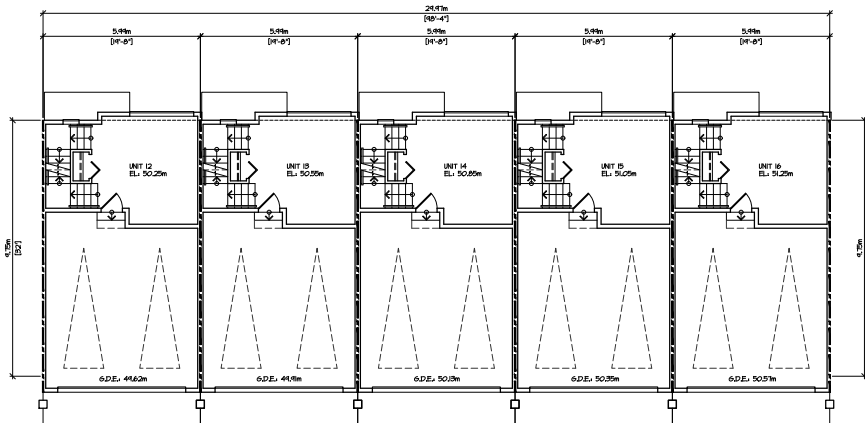
BASEMENT FLOOR PLAN

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



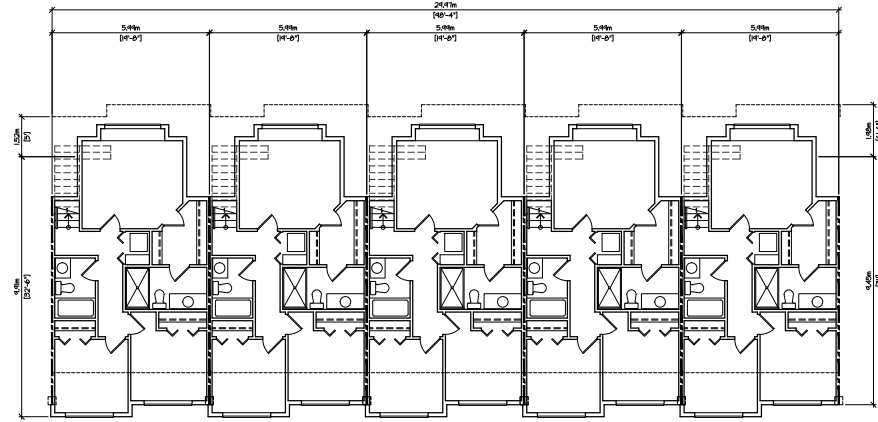
MAIN FLOOR PLAN

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



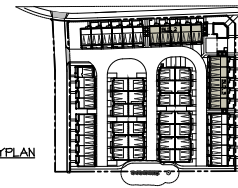
GROUND FLOOR PLAN

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



UPPER FLOOR PLAN

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



KEY PLAN
N.T.A.

NOTE: BUILDING 2 IS MIRRORED WITH SIMILAR GRADING CONDITIONS.

BUILDING 3
BUILDING 2 SIMILAR

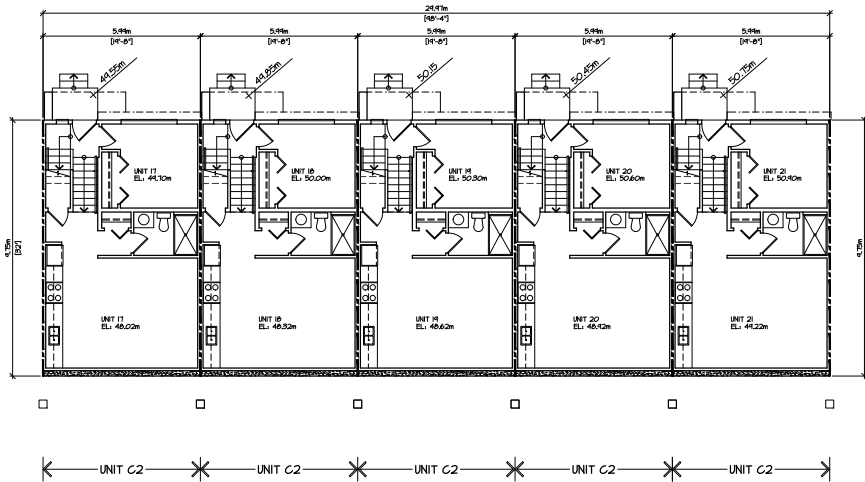
DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION BELONGS IDEAS, CONCEPTS AND CONCEPTIONS THEREIN INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970.

REV. NO.	DATE	BY	ISSUED FOR



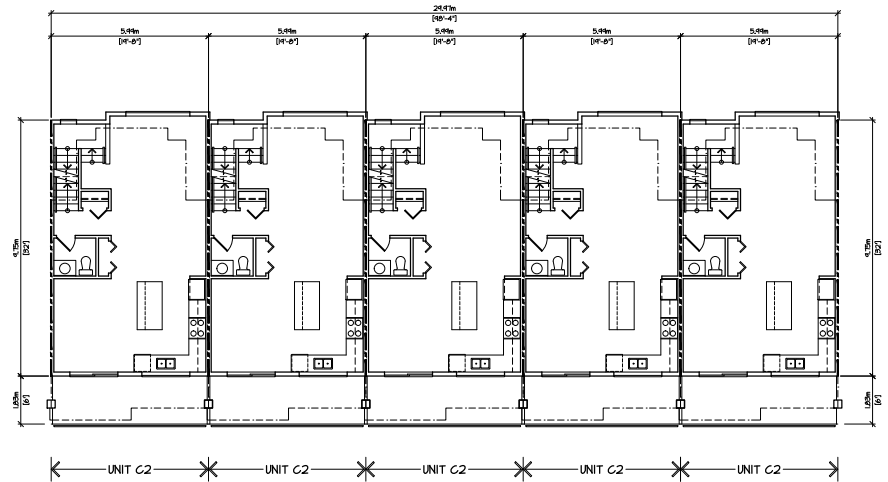
DESIGN : L.F.B.	DRAWN : L.F.B.	DATE : Nov. 10, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.		PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	
SHEET CONTENTS : BUILDING PLANS BUILDING 3			

barnett dembok	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100	FAX: (604) 597-2099
EMAIL: mol@barnett.com	
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3.01



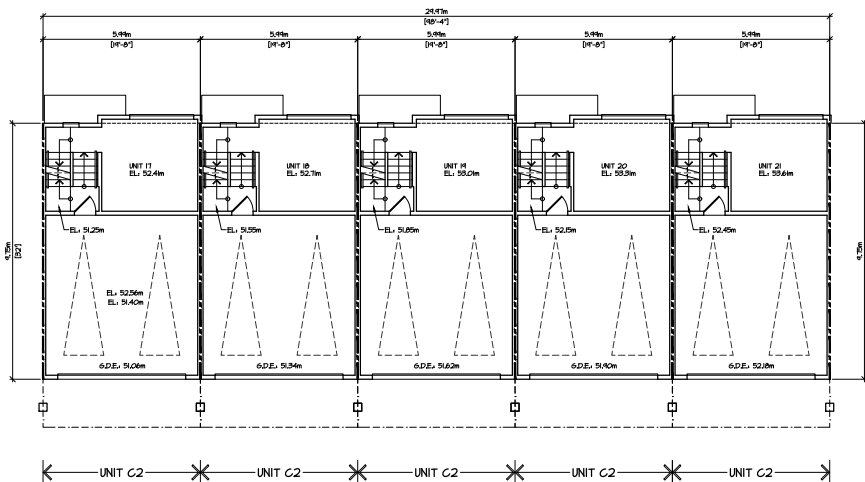
BASEMENT FLOOR PLAN

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



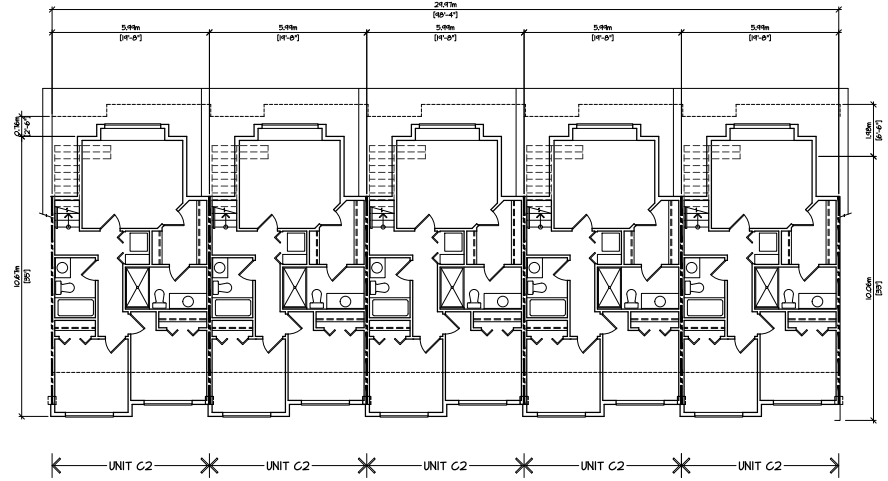
MAIN FLOOR PLAN

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



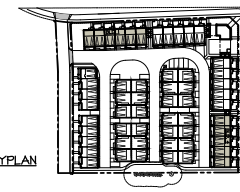
GROUND FLOOR PLAN

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



UPPER FLOOR PLAN

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



KEYPLAN
NTS.

NOTE: BUILDING 1 IS MIRRORED WITH SIMILAR GRADING CONDITIONS. REFER TO SHEET AC-3.02a FOR LOWER LEVELS OF BUILDING 1

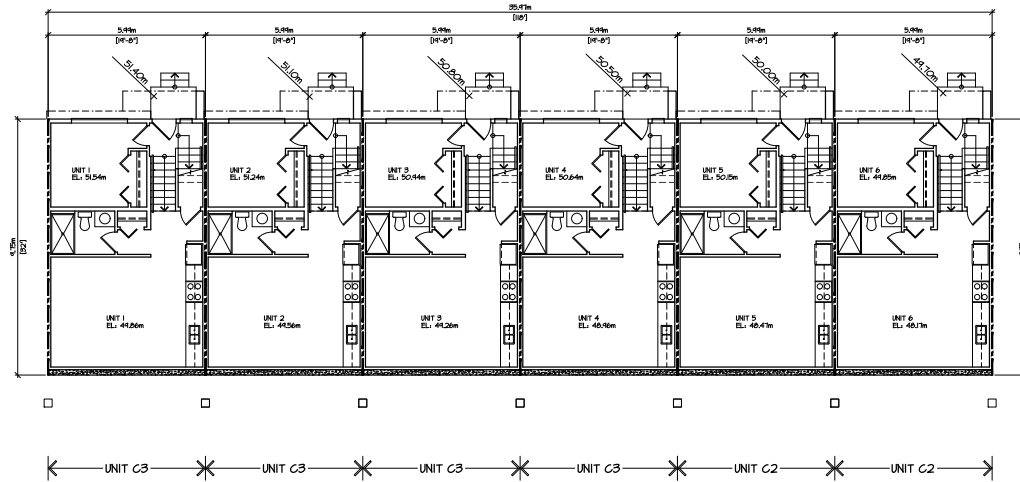
BUILDING 4
BUILDING 1 SIMILAR

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



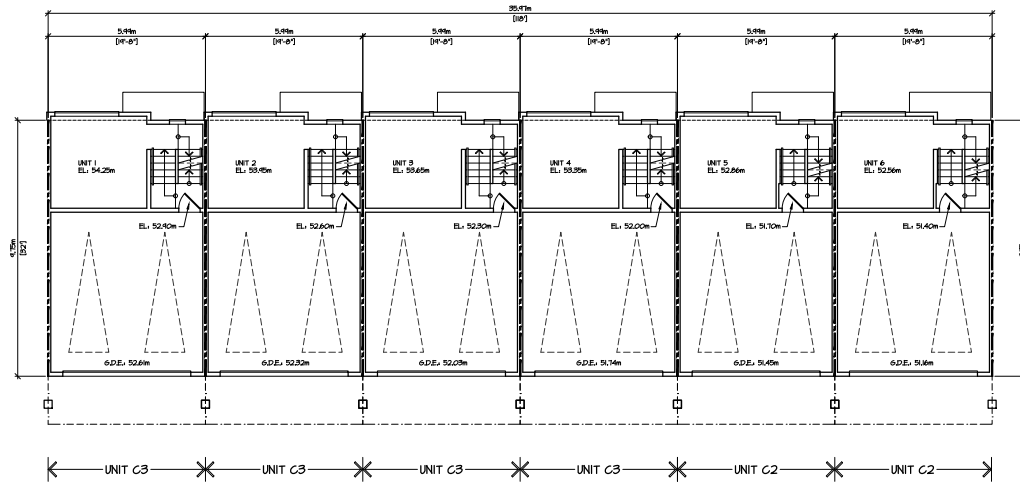
DESIGN : L.F.B.	DRAWN : L.F.B.	DATE : Nov. 18, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.	PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	SHEET CONTENTS : BUILDING PLANS BUILDING 4	

barnett dembek	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mol@barnett-dem-bek.com	
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3.02



BASEMENT FLOOR PLAN

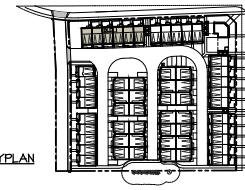
SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN

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

KEYPLAN
N.T.S.



BUILDING 1

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION BELONGS IDEAS, SKETCHES AND CONCEPTIONS THEREOF INTO ANY MATERIAL FORM. CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUE FOR



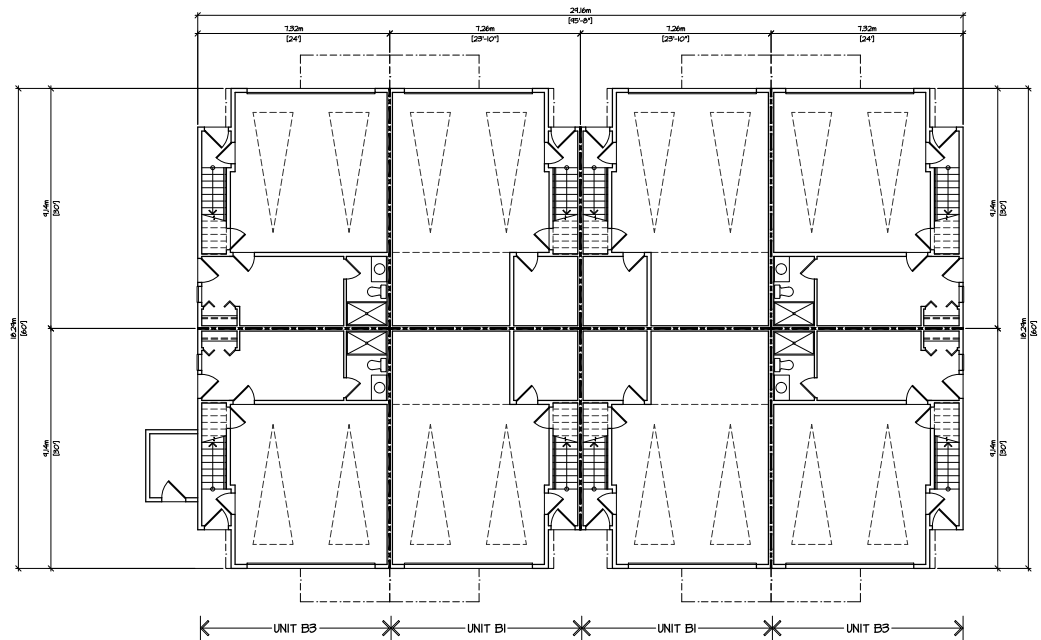
DESIGN : L.F.B.	DRAWN : 	DATE : Nov. 18, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.			
PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET			
SHEET CONTENTS : BUILDING PLANS BUILDING 1 (LOWER LEVELS ONLY)			

barnett dembok

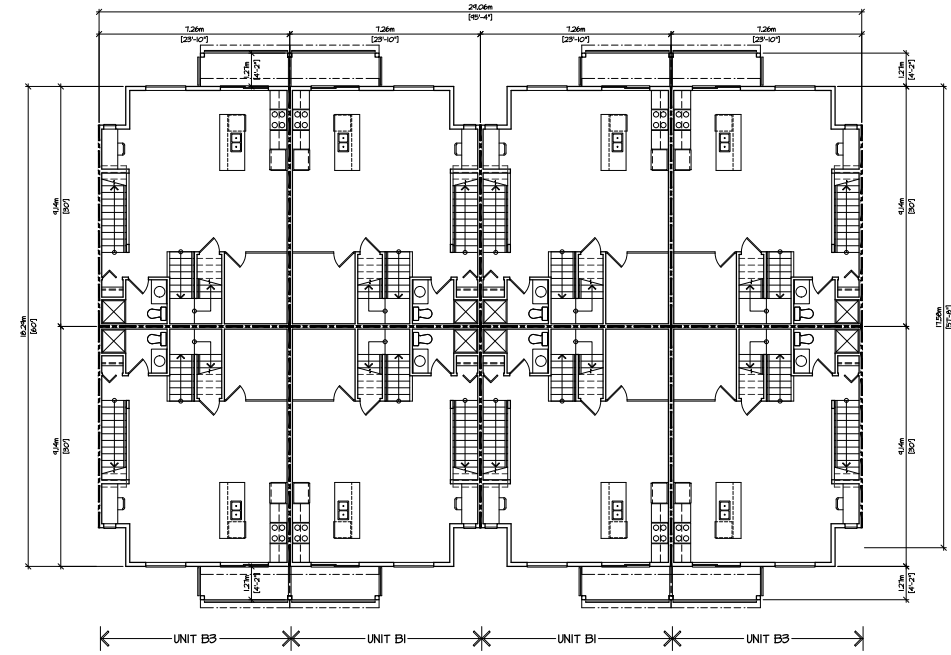
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

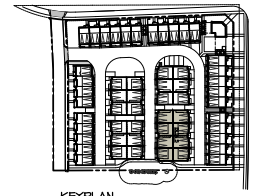
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3,02a



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



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



COPYRIGHT: ALL DESIGN AND THE
 REPRODUCED THEREOF ARE
 THE SOLE PROPERTY OF BARNETT
 DEMBEK ARCHITECTS INC. AND MAY
 NOT BE USED WHOLLY OR IN PART
 WITHOUT LICENSE FROM PURCHASER.
 COPYRIGHT INFORMATION: ILLUSTRATIONS
 DESIGN, DRAWING AND CONSTRUCTION
 THEREOF INTO ANY MATERIAL FORM
 CANADA COPYRIGHT ACT R.S.C. 1970.

REV	DATE	BY	ISSUE



DESIGN : L.F.B.	DRAWN : 	DATE : Nov. 18, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.			
PROJECT : 59 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET			
SHEET CONTENTS : BUILDING PLANS BUILDING 5			

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3,03a

BUILDING 5

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION: BARNETT DEMBEK ARCHITECTS INC. HAS BEEN REGISTERED THROUGH THE CANADIAN PATENT AND COPYRIGHT BOARD AND IS PROTECTED THEREIN. ANY UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. CANADA COPYRIGHT ACT R.S.C. 1970.

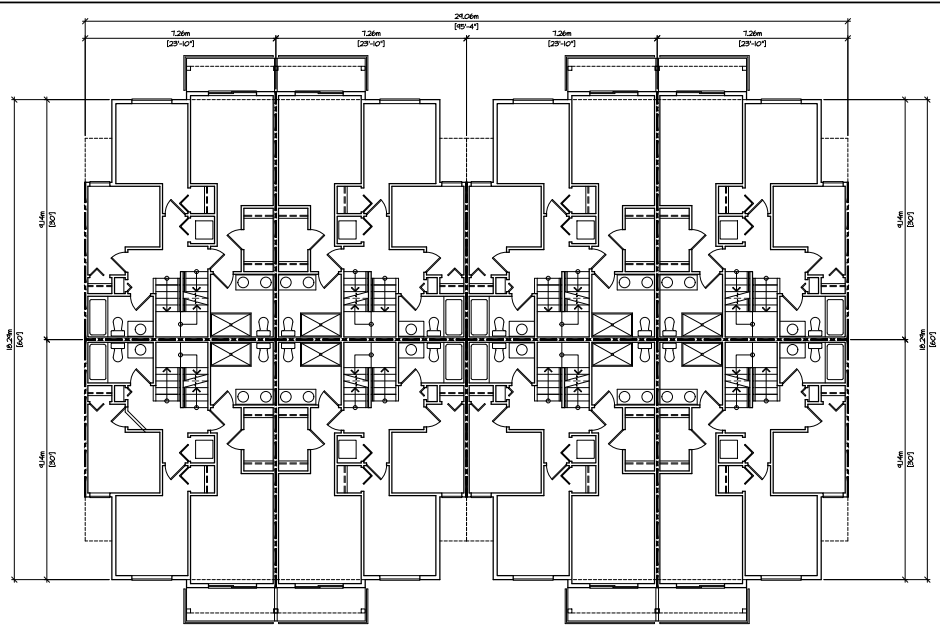
REV#	DATE	BY	ISSUE	ISSUED FOR



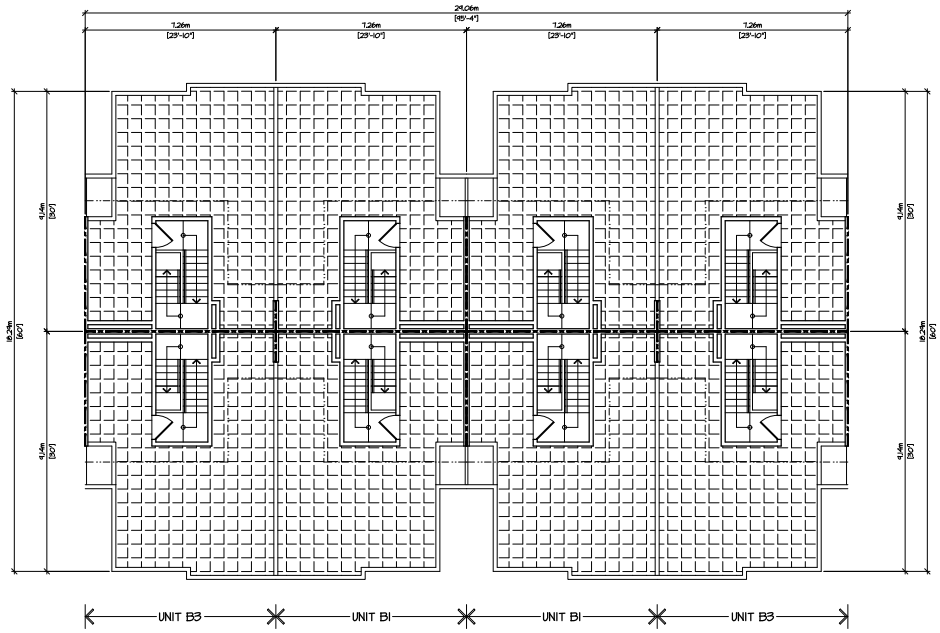
DESIGN : L.P.A.	DRAWN : L.P.A.	DATE : Nov. 09, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.		PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	
SHEET CONTENTS :		BUILDING PLANS BUILDING 5	

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

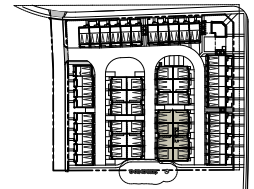
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3,03b



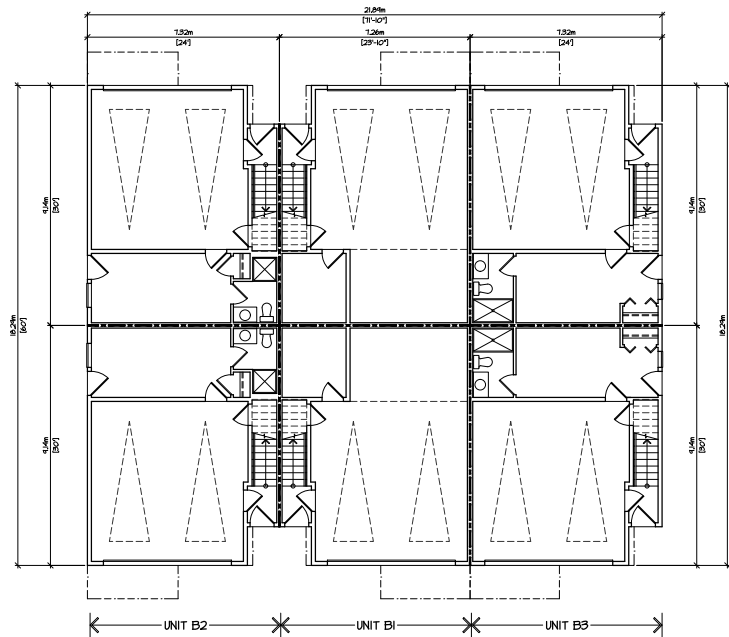
UPPER FLOOR PLAN
 SCALE : 1/8" = 1'-0"



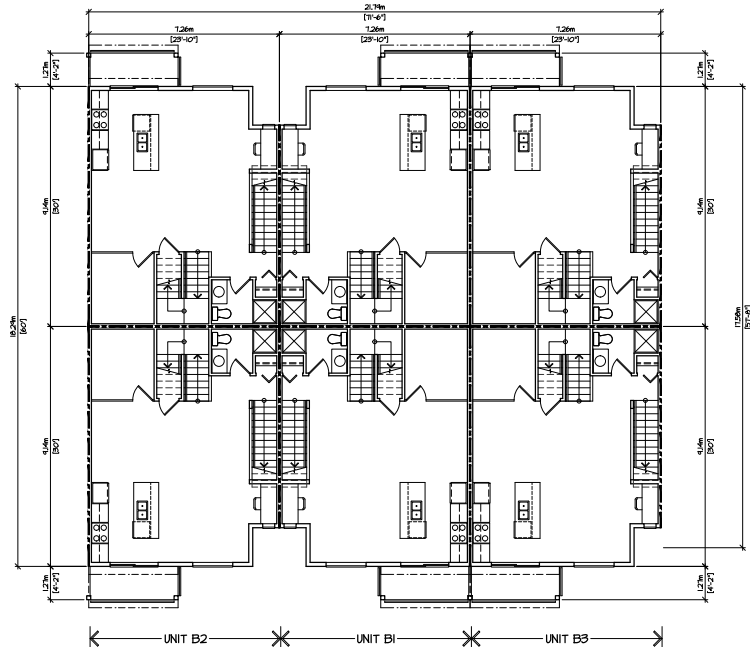
ROOF DECK PLAN
 SCALE : 1/8" = 1'-0"



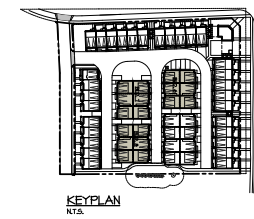
BUILDING 5



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



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



BUILDING 6
BUILDINGS 8 & 9 SIMILAR

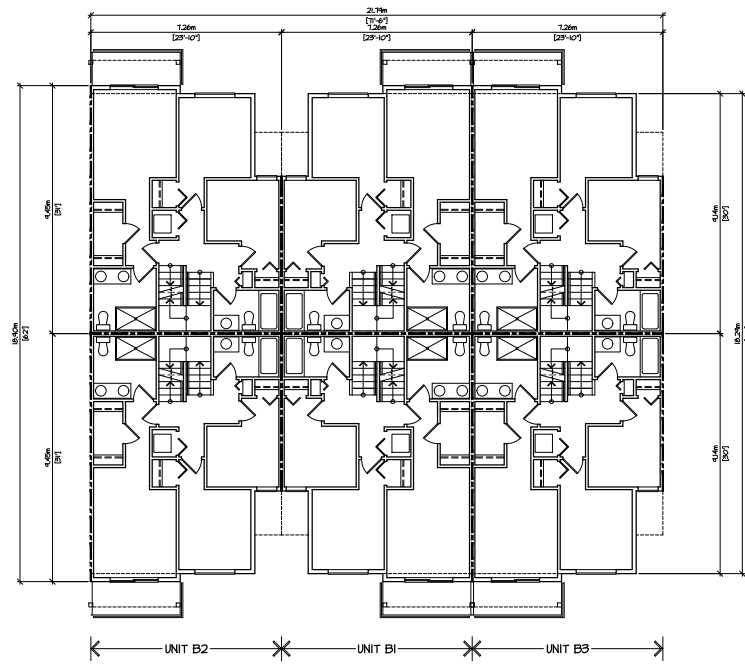
DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. NO PART MAY BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION BELONGS BARNETT DEMBEK ARCHITECTS INC. ANY REPRODUCTION THEREOF INTO ANY MATERIAL FORM WITHOUT PERMISSION FROM BARNETT DEMBEK ARCHITECTS INC. IS STRICTLY PROHIBITED.

REV	DATE	BY	ISSUE	ISSUED FOR



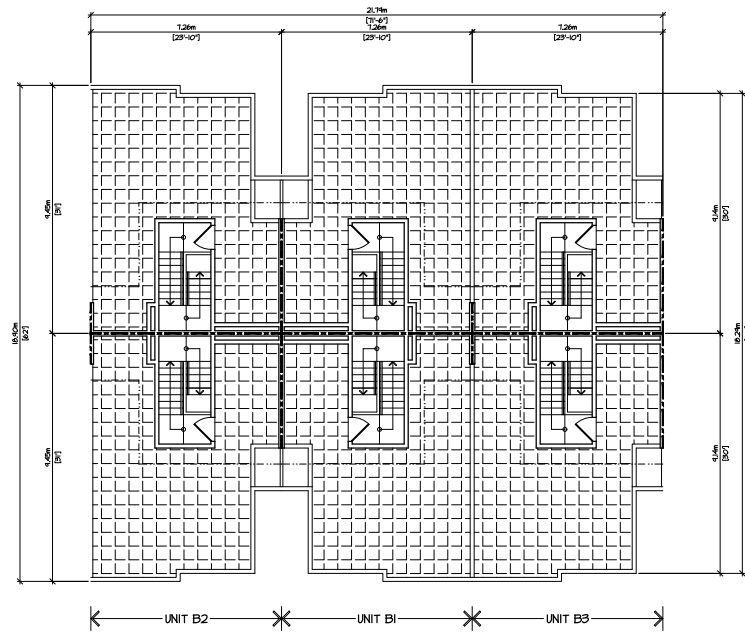
DESIGN :	L.F.A.
DRAWN :	L.F.A.
DATE :	Nov. 18, 21
SCALE :	1/8" = 1'-0"
CLIENT :	LAKEFIELD PROPERTIES LTD.
PROJECT :	150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET
SHEET CONTENTS :	BUILDING PLANS BUILDING 6

barnett dembek	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	
PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mol@barnett-dembek.com	
CLIENT NO.	SHEET NO. AG-3,04a
PROJECT NO. 17029	REV. NO.



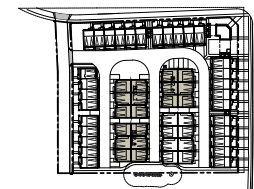
UPPER FLOOR PLAN

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



ROOF DECK PLAN

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



KEY PLAN
N.T.S.

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT WILL BE PROSECUTED. DESIGN, DRAWING AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

REV#	DATE	BY	ISSUE



DESIGN : L.P.A.	DRAWN : L.P.A.	DATE : Nov. 09, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.		PROJECT : 50 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	
SHEET CONTENTS : BUILDING PLANS BUILDING 6			

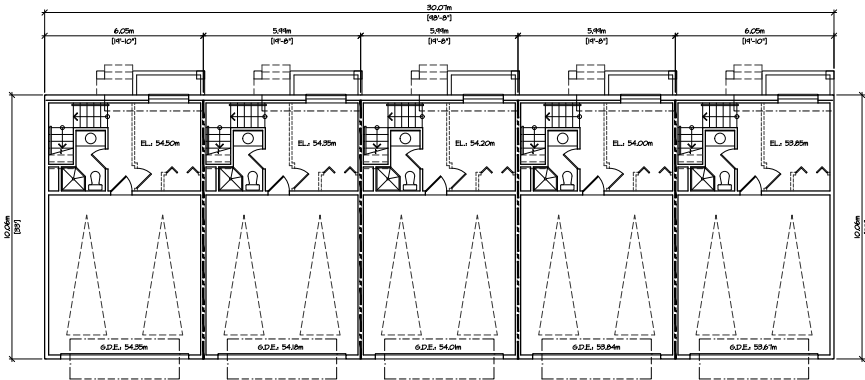
barnett dembek
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
170291	AC-3,04b

BUILDING 6
BUILDINGS 8 & 9 SIMILAR

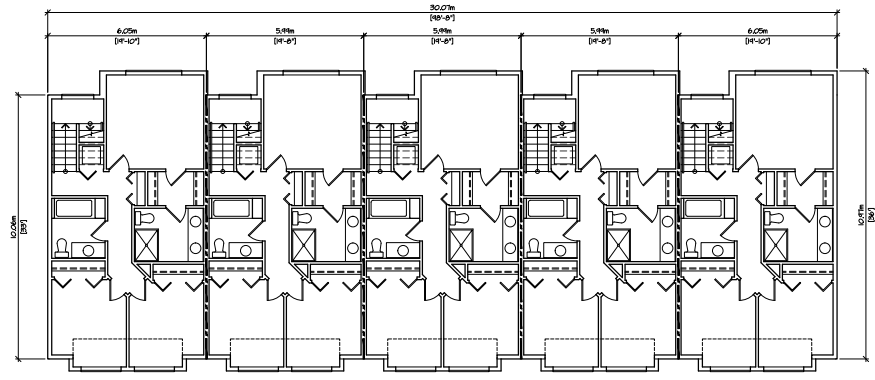
GOODNOTE: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION BELONGS TO BARNETT DEMBOK ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS. WITHOUT PERMISSION IN WRITING FROM BARNETT DEMBOK ARCHITECTS INC. 2021.



← UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 →

GROUND FLOOR PLAN

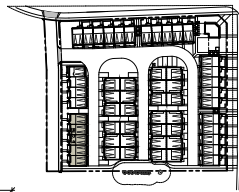
SCALE : 1/8" = 1'-0"



← UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 →

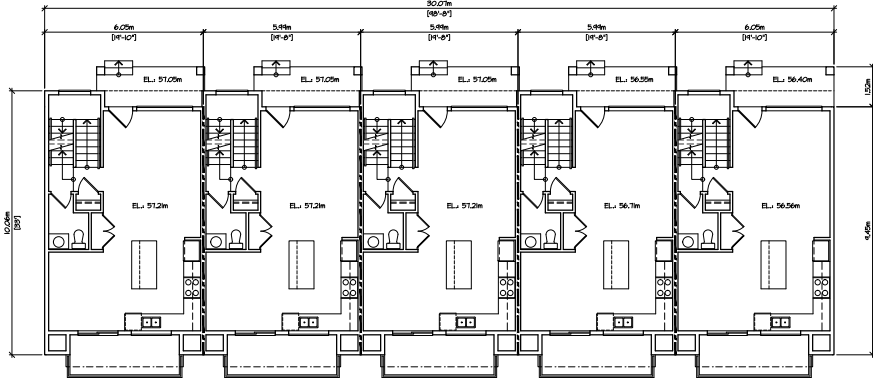
UPPER FLOOR PLAN

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



KEY PLAN

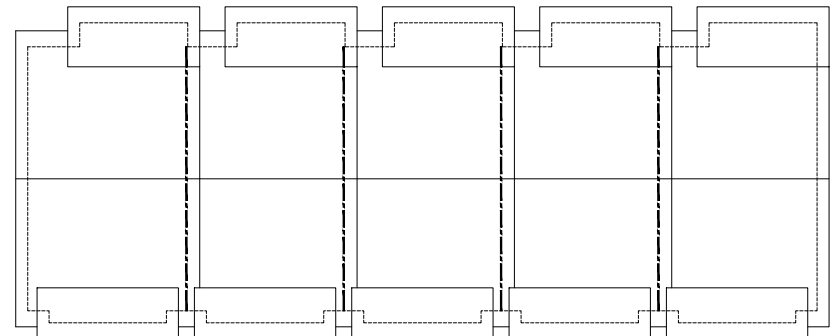
1/8"



← UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 →

MAIN FLOOR PLAN

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



← UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 * UNIT A1 →

ROOF PLAN

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

REV.	DATE	BY	ISSUE



DESIGN :
L.P.A.
DRAWN :
DATE :
Nov. 19, 21
SCALE :
1/8" = 1'-0"

CLIENT : LAKEFIELD PROPERTIES LTD.
PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT
6113 & 6133 - 144 STREET
SHEET CONTENTS :
BUILDING PLANS
BUILDING 1

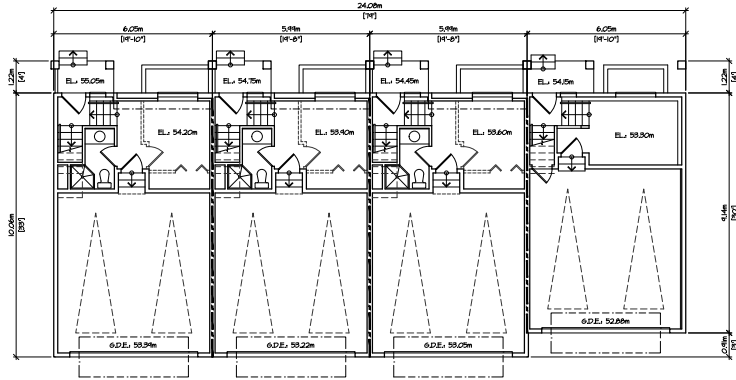


UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mol@barnett.com

CLIENT NO.
PROJECT NO.
17029

SHEET NO.
REV. NO.
AC-3.05

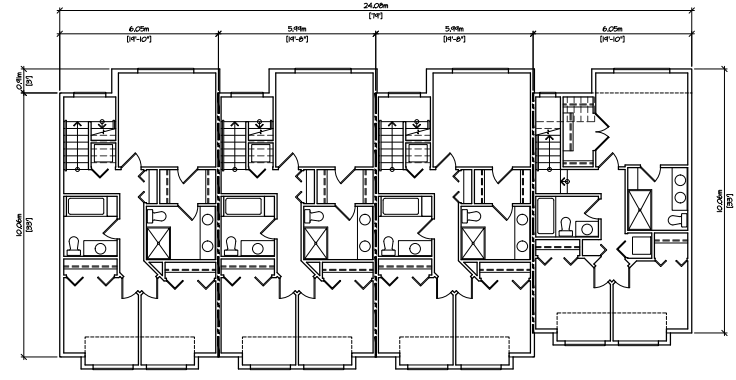
BUILDING 9



← UNIT A3 * UNIT A3 * UNIT A3 * UNIT A2 →

GROUND FLOOR PLAN

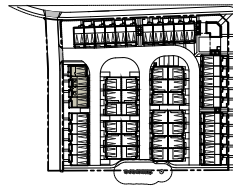
SCALE : 1/8" = 1'-0"



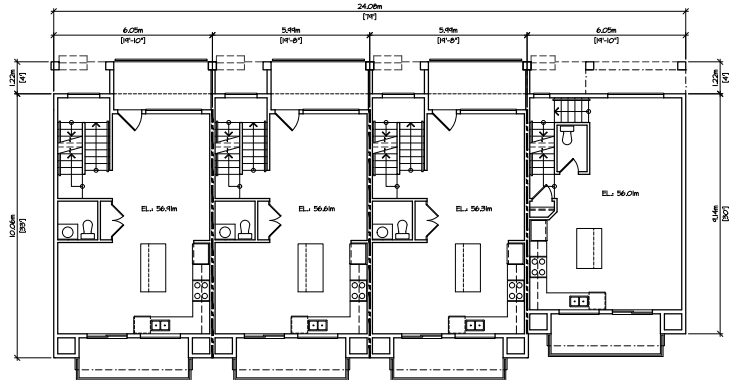
← UNIT A3 * UNIT A3 * UNIT A3 * UNIT A2 →

UPPER FLOOR PLAN

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



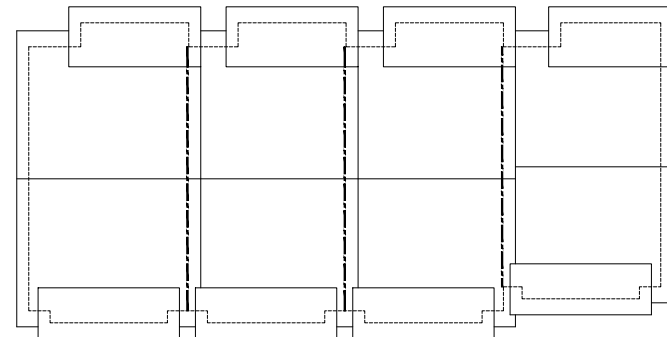
KEYPLAN
N.T.S.



← UNIT A3 * UNIT A3 * UNIT A3 * UNIT A2 →

MAIN FLOOR PLAN

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



← UNIT A3 * UNIT A3 * UNIT A3 * UNIT A2 →

ROOF PLAN

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

DISCLAIMER: ALL DESIGN AND THE WORKED DIMENSIONS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION BELONGS TO BARNETT DEMBOK ARCHITECTS INC. AND IS NOT TO 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 BARNETT DEMBOK ARCHITECTS INC. ALL RIGHTS RESERVED.

REV	DATE	BY	ISSUED FOR



DESIGN : L.F.B.	DRAWN : 	DATE : Nov. 18, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.			
PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET			
SHEET CONTAINS : BUILDING PLANS BUILDING 10			

barnett dembok

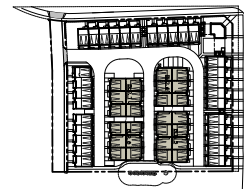
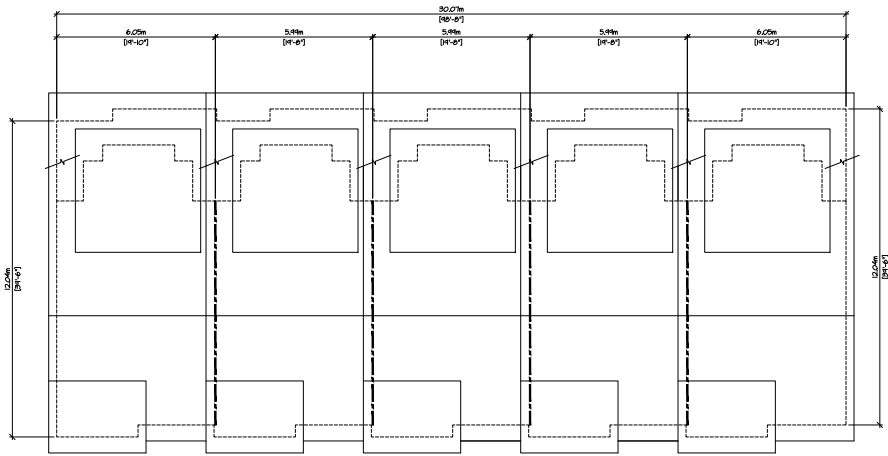
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

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

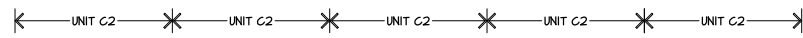
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3.06

BUILDING 10

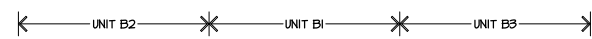
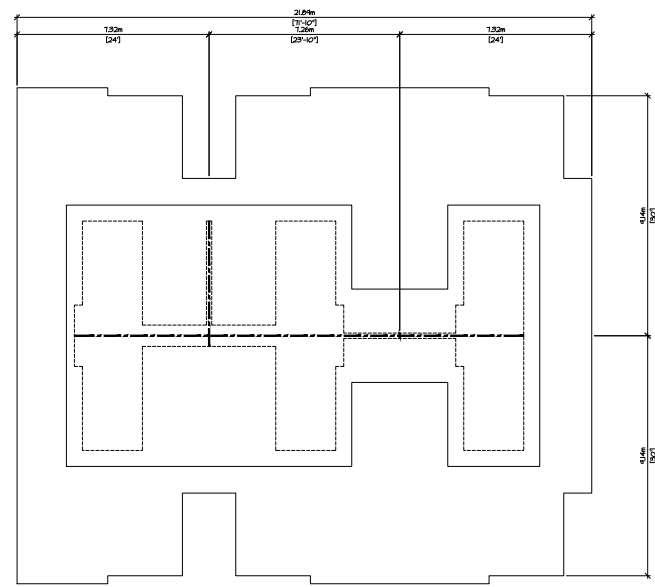
GOOFPRIENT: ALL DESIGN AND THE ROOFED LINESSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFORMATION: ALL RIGHTS RESERVED. DESIGN, DRAWING AND CONSTRUCTION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.



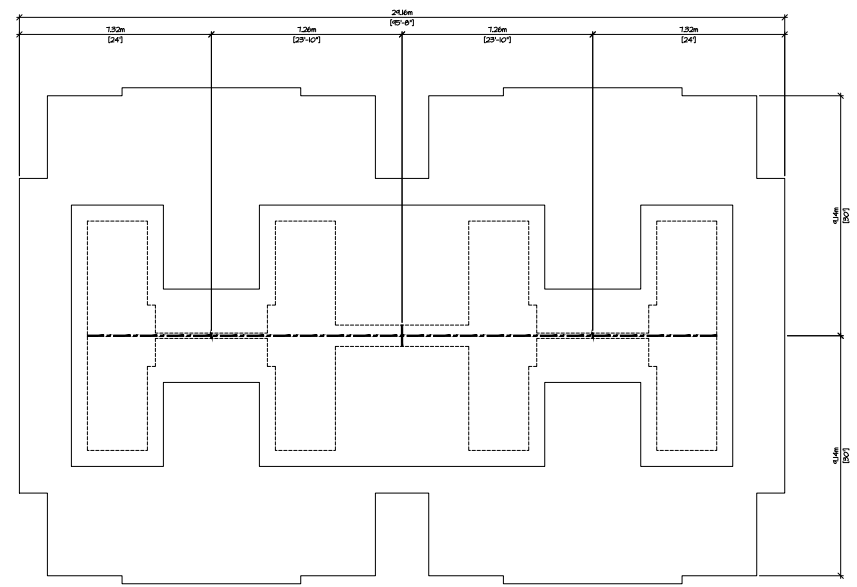
KEYPLAN
N.T.S.



ROOF PLAN BUILDINGS 1-4 ALL SIMILAR
SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDINGS 6 - 8 ALL SIMILAR
SCALE: 1/8" = 1'-0"



ROOF PLAN BUILDING 5
SCALE: 1/8" = 1'-0"

REV	DATE	BY	ISSUED FOR



DESIGN : L.F.B.	DRAWN : L.F.B.	DATE : Nov. 10, 21	SCALE : 1/8" = 1'-0"
CLIENT : LAKEFIELD PROPERTIES LTD.			
PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET			
SHEET CONTENTS : ROOF PLANS BUILDINGS 1-8			

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-3.07

AVERAGE GRADE:

GARAGE DOOR ELEVATIONS: 50.97m

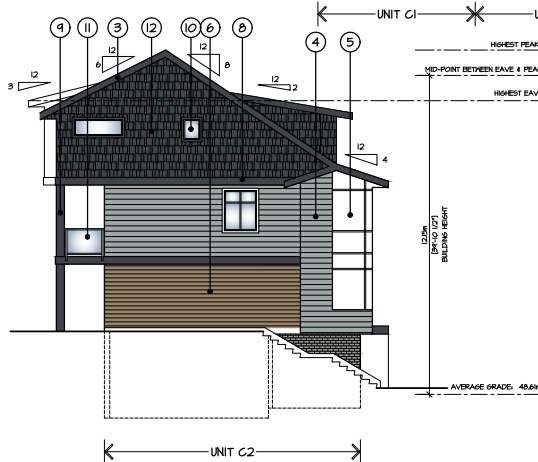
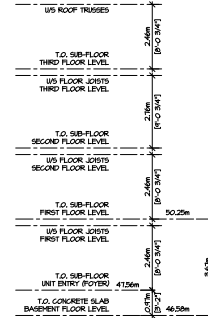
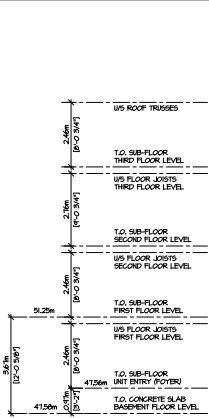
46.00m

SIDEWALK ELEVATIONS: 47.86m

46.34m

AVERAGE GRADE: 48.96m

BLDG. HEIGHT: 12.15m



SOUTH ELEVATION

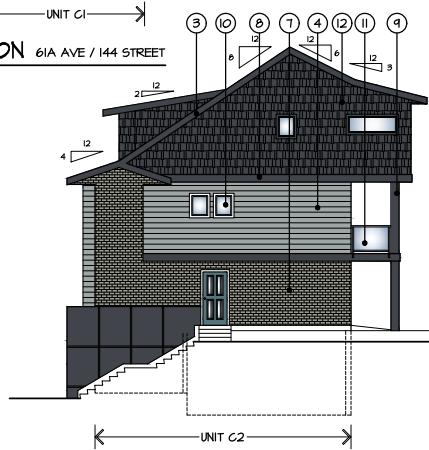
SCALE: 1/8" = 1'-0"

EAST ELEVATION 614 AVE / 144 STREET

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

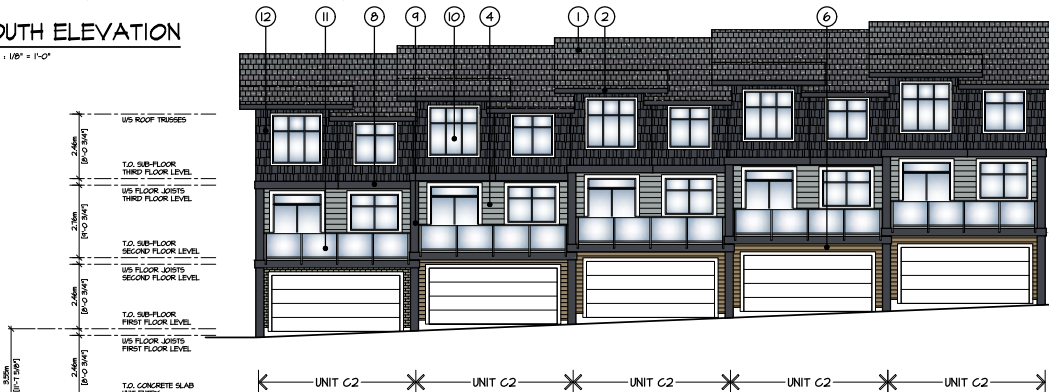
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



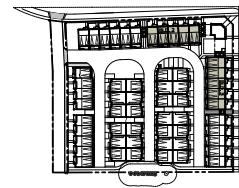
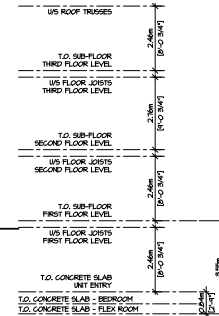
NORTH ELEVATION

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



WEST ELEVATION

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



KEYPLAN
N.T.S.

REV	DATE	ISSUE	BY	ISSUED FOR



CDR-H-L-Eng

DESIGN :	L.F.P.
DRAWN :	L.F.P.
DATE :	Nov. 19, 21
SCALE :	1/8" = 1'-0"

CLIENT :	LAKEFIELD PROPERTIES LTD.
PROJECT :	150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDING 3



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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
170291	AC-4.01

BUILDING 3
BUILDING 2 SIMILAR

NOTE: BUILDING 2 IS MIRRORRED WITH SIMILAR GRADING CONDITIONS.

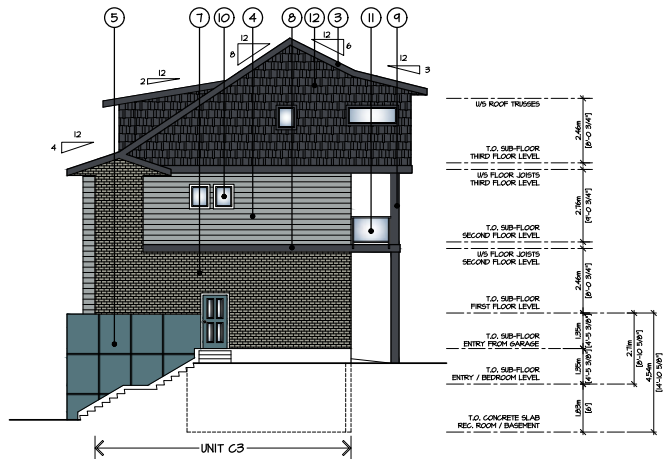
AVERAGE GRADE:
 GARAGE DOOR ELEVATIONS: 52.02m
 51.00m
 SIDEWALK ELEVATIONS: 48.04m
 49.46m
 AVERAGE GRADE: 50.39m
BLDG. HEIGHT: 12.92m



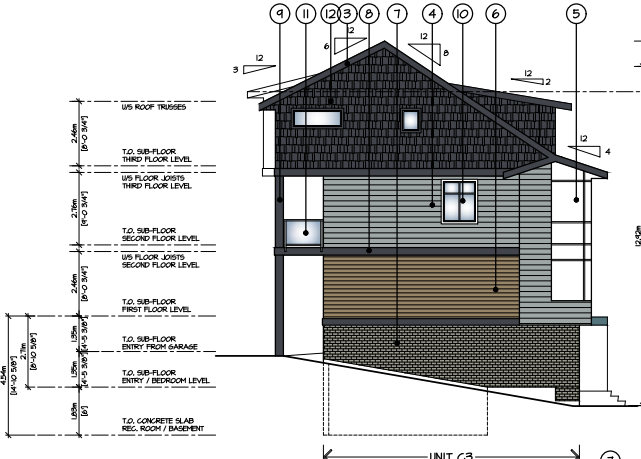
EAST ELEVATION
 SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

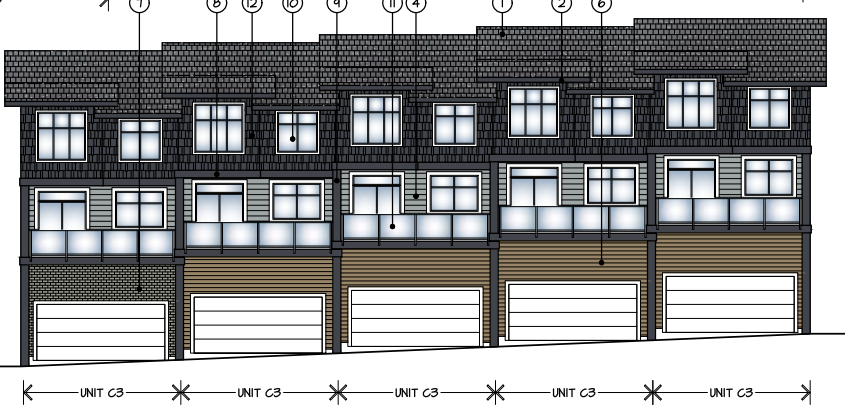
- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



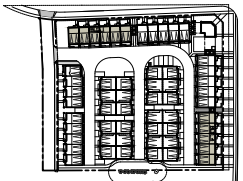
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



KEYPLAN
 N.T.S.

NOTE: BUILDING 1 IS MIRRORED WITH SIMILAR GRADING CONDITIONS.

BUILDING 4
 BUILDING 1 SIMILAR

REV. NO.	DATE	ISSUE	BY	ISSUED FOR



DESIGN: L.F.D.	DRAWN: L.F.D.	DATE: Nov. 19, 21	SCALE: 1/8" = 1'-0"
----------------	---------------	-------------------	---------------------

CLIENT: LAKEFIELD PROPERTIES LTD.
 PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT
 6113 & 6133 - 144 STREET
 SHEET CONTENTS: BUILDING ELEVATIONS
 BUILDING 4

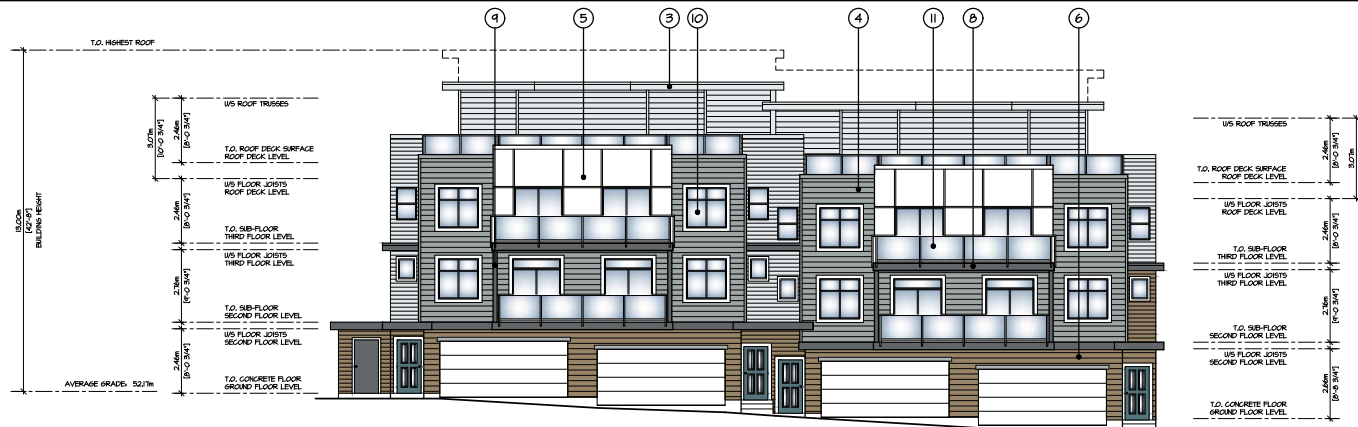


UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@barnettkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
170291	AC-4.02

AVERAGE GRADE:
 GARAGE DOOR ELEVATIONS: 51.9m
 52.0m
 52.26m
 52.56m
 AVERAGE GRADE: 52.17m
BLDG. HEIGHT: 13.00m



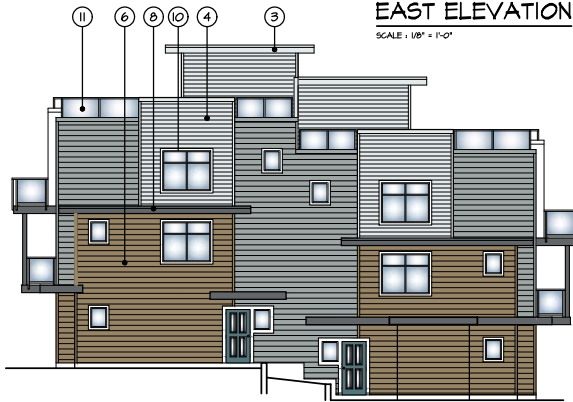
← UNIT B3 * UNIT B1 * UNIT B1 * UNIT B3 →

EAST ELEVATION

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

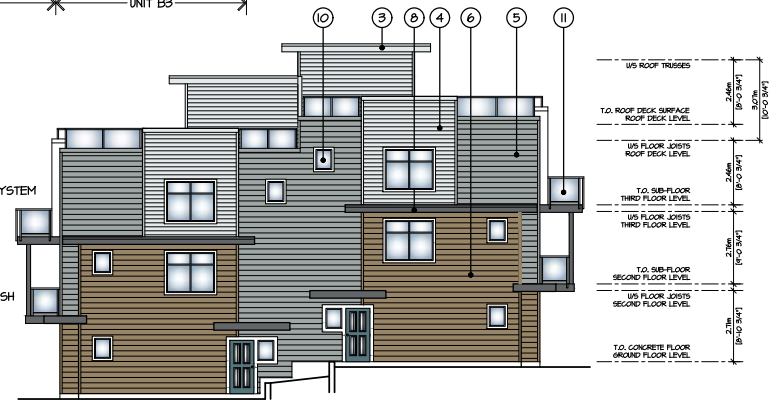
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



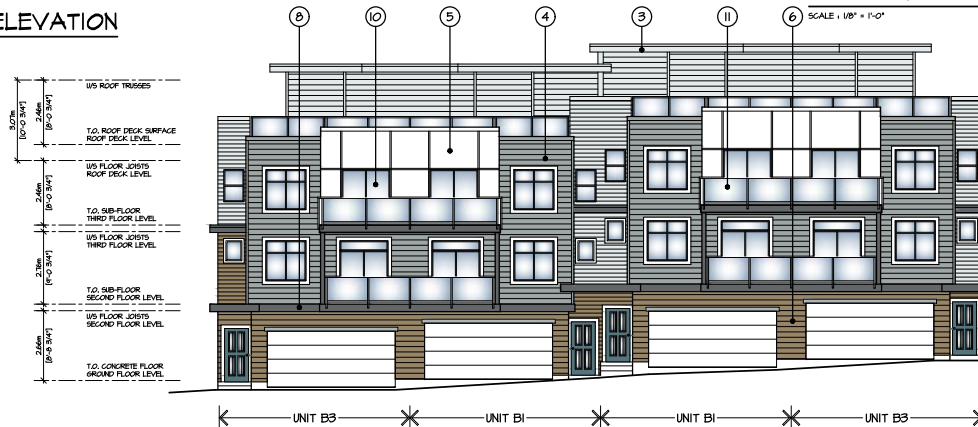
SOUTH ELEVATION

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



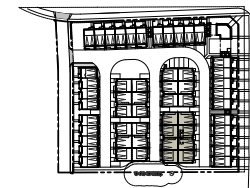
NORTH ELEVATION

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



WEST ELEVATION

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



KEY PLAN
N.T.S.

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



DESIGN: L.P.R.	DRAWN: L.P.R.
DATE: Nov. 19, 21	SCALE: 1/8" = 1'-0"
CLIENT: LAKEFIELD PROPERTIES LTD.	PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET
SHEET CONTENTS: BUILDING ELEVATIONS BUILDING 5	

barnett dembek

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

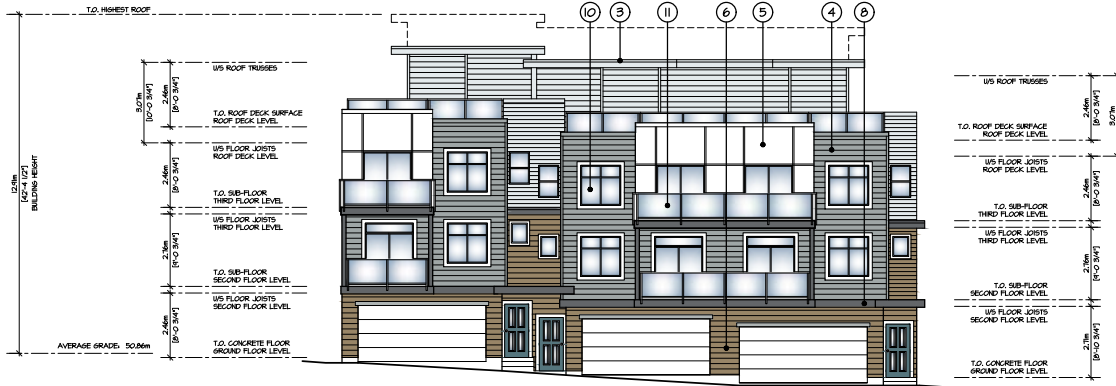
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mol@darklitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.03
17029	REV. NO.

BUILDING 5

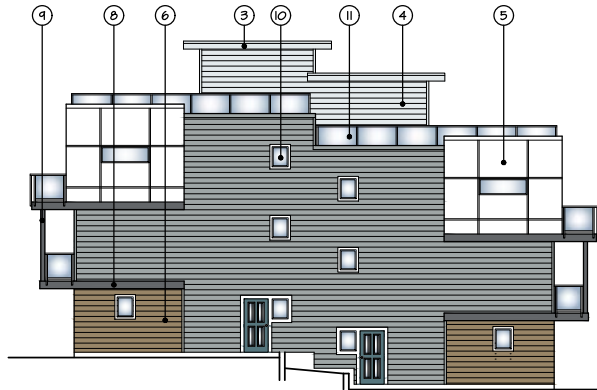
AVERAGE GRADE:
 GARAGE DOOR ELEVATIONS: 50.96m
 49.50m
 51.20m
 51.60m
AVERAGE GRADE: 50.26m

BLDG. HEIGHT: 12.91m



EAST ELEVATION

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



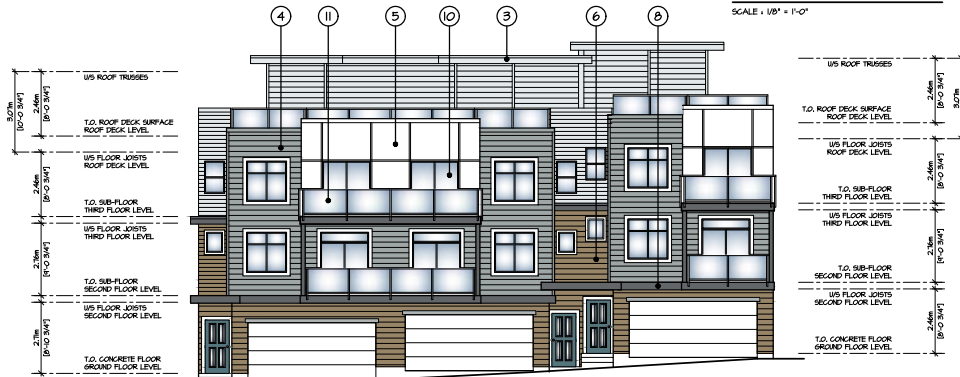
SOUTH ELEVATION

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



NORTH ELEVATION

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

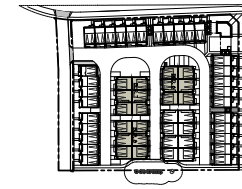


WEST ELEVATION

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

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ④ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



KEY PLAN
N.T.S.

DISPROPRIET ALL RIGHTS AND THE WRITTEN LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE PARTIAL WRITING LICENSE BEING PURCHASED. COPYRIGHT BARNETT DEMBOK ARCHITECTS INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND CONSTRUCTION SHALL BE THE PROPERTY OF BARNETT DEMBOK ARCHITECTS INC. ALL RIGHTS RESERVED.

NO.	DATE	ISSUE	BY	FOR



DESIGN : LAKEFIELD PROPERTIES LTD.
L.P.E.
DRAWN : G.D.L.
DATE : Nov. 18, 21
SCALE : 1/8" = 1'-0"

PROJECT : 150 UNIT TOWNHOUSE DEVELOPMENT
 6113 & 6133 - 144 STREET
SHEET CONTENTS :
 BUILDING ELEVATIONS
 BUILDING 6

barnett dembok
 17113 135, 7536 130 STREET, SURREY, B.C. V3W 1H8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@barnett-demkok.com

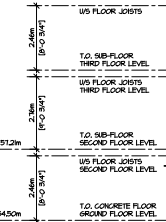
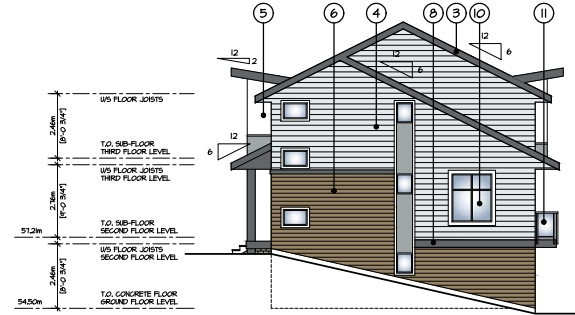
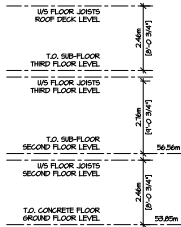
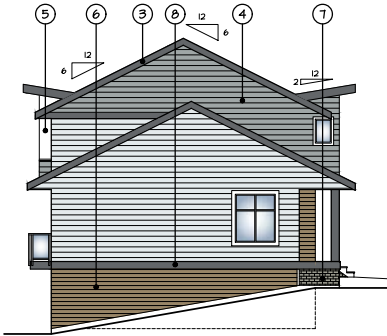
CLIENT NO. 17029
 SHEET NO. AC-4.04
 PROJECT NO. 17029
 REV. NO.

BUILDING 6
 BUILDINGS 7 & 8 SIMILAR

AVERAGE GRADE:

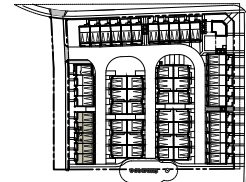
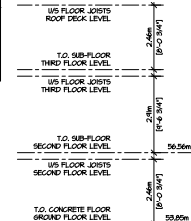
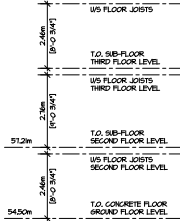
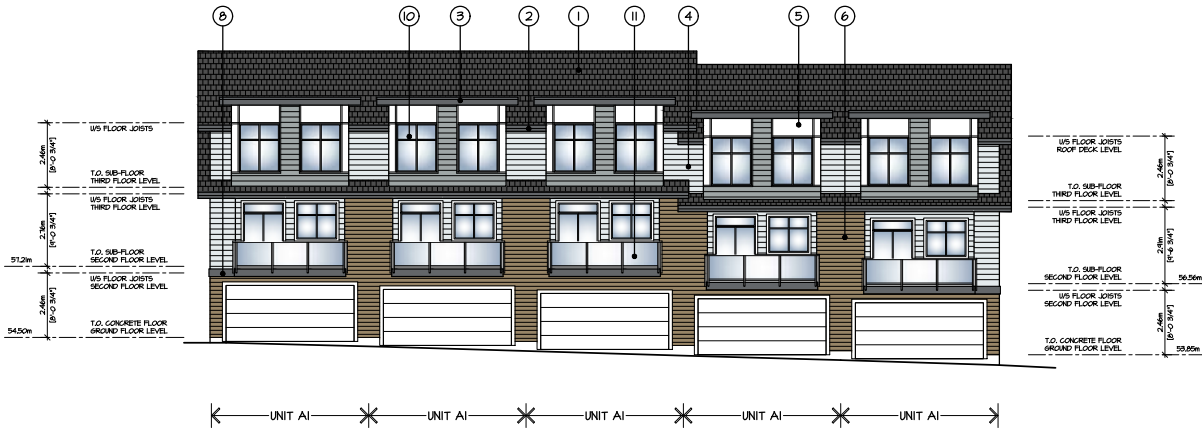
GARAGE DOOR ELEVATION: 54.35m
 SIDEWALK ELEVATION: 55.05m
 AVERAGE GRADE: 54.8m

BLDG. HEIGHT: 9.021m



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



REV. NO.	DATE	BY	ISSUE FOR



DESIGN:	LFH
DRAWN:	Nov. 19, 21
DATE:	Nov. 19, 21
SCALE:	1/8" = 1'-0"

CLIENT:	LAKEFIELD PROPERTIES LTD.
PROJECT:	150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET
SHEET CONTENTS:	BUILDING ELEVATIONS BUILDING 9

barnett dembek

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
170291	AC-4.05

BUILDING 9

AVERAGE GRADE:
 GARAGE DOOR ELEVATIONS: 53.30m
 SIDEWALK ELEVATIONS: 54.40m
 AVERAGE GRADE: 55.53m

BLDG. HEIGHT: 10.17m



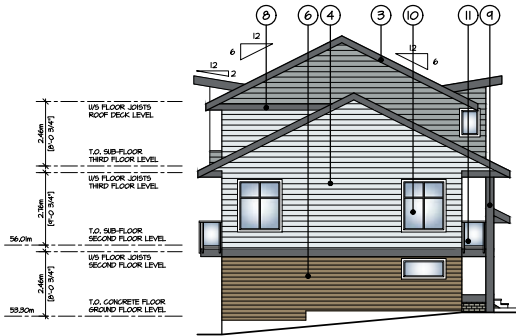
UNIT A2 * UNIT A3 * UNIT A3 * UNIT A3

WEST ELEVATION PARK LANE

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

SCHEDULE OF FINISHES

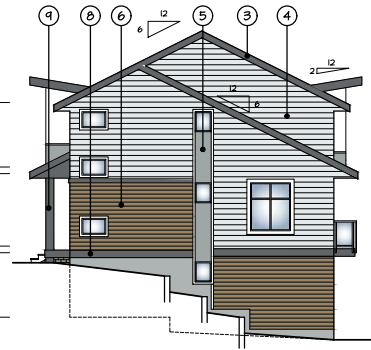
- ① ASPHALT SHINGLE ROOF
- ② ALUMINUM GUTTER ON 2x8 FASCIA
- ③ 2x10 FASCIA
- ④ HORIZONTAL HARDIE-PLANK SIDING
- ⑤ HARDIE-PANEL SIDING W/ HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE WOOD-LOOK SIDING
- ⑦ BRICK VENEER SIDING
- ⑧ HORIZONTAL 2x10 TRIM
- ⑨ BUILT-UP WOOD POST W/ PAINTED WOOD FINISH
- ⑩ VINYL FRAMED WINDOWS
- ⑪ 3'-6" HIGH GUARDRAIL W/ GLAZING PANELS
- ⑫ HARDIE-SHAKE SIDING



UNIT A2

NORTH ELEVATION

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



UNIT A3

SOUTH ELEVATION

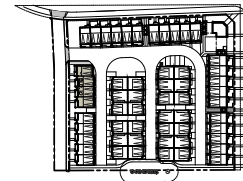
SCALE: 1/8" = 1'-0"



UNIT A3 * UNIT A3 * UNIT A3 * UNIT A2

EAST ELEVATION

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



KEYPLAN

REV	DATE	ISSUE	BY	ISSUED FOR



DESIGN: L.F.B.	DRAWN: N.O.Z.	DATE: Nov. 18, 21	SCALE: 1/8" = 1'-0"
CLIENT: LAKEFIELD PROPERTIES LTD.		PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT 6113 & 6133 - 144 STREET	
SHEET CONTENTS:		BUILDING ELEVATIONS BUILDING 10	



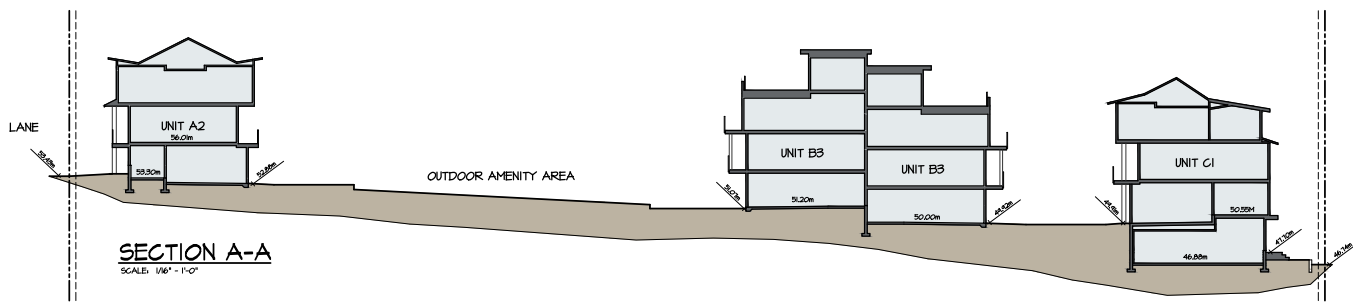
UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

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

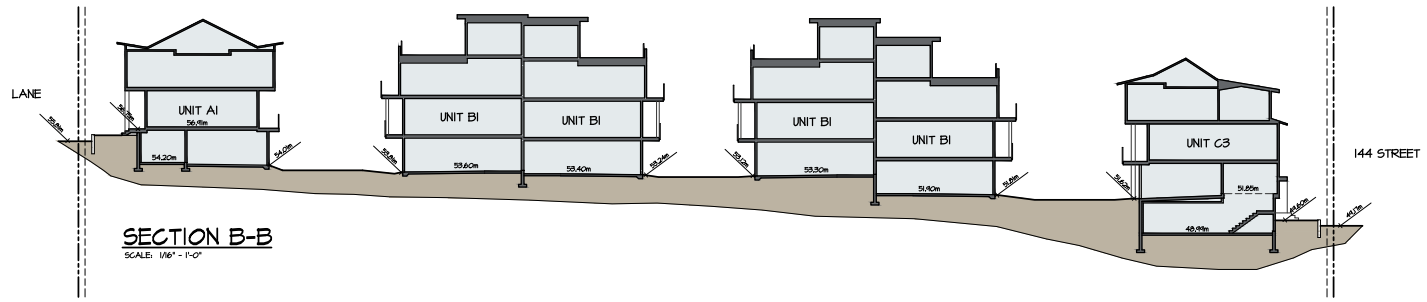
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-4.06

BUILDING 10

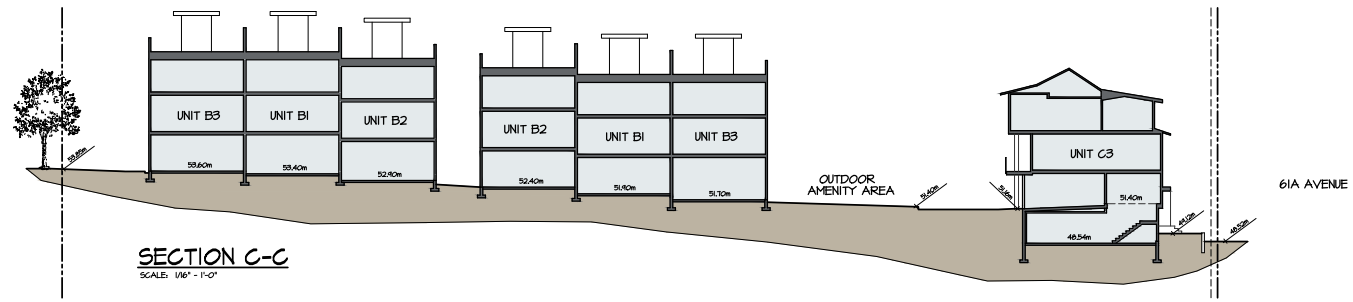
© COPYRIGHT: ALL DESIGNS AND THE MODIFIED LICENSES THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBCK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENSE BEING PURCHASED. COPYRIGHT INFRINGEMENT: NOICES DEAD, GAINED AND CONVERSION THEREOF AND ANY MATERIAL FROM CANADA COPYRIGHT ACT R.S.C. 1970.



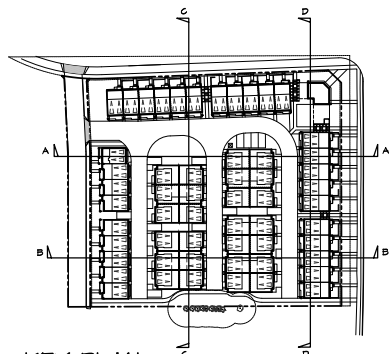
SECTION A-A
SCALE: 1/8" = 1'-0"



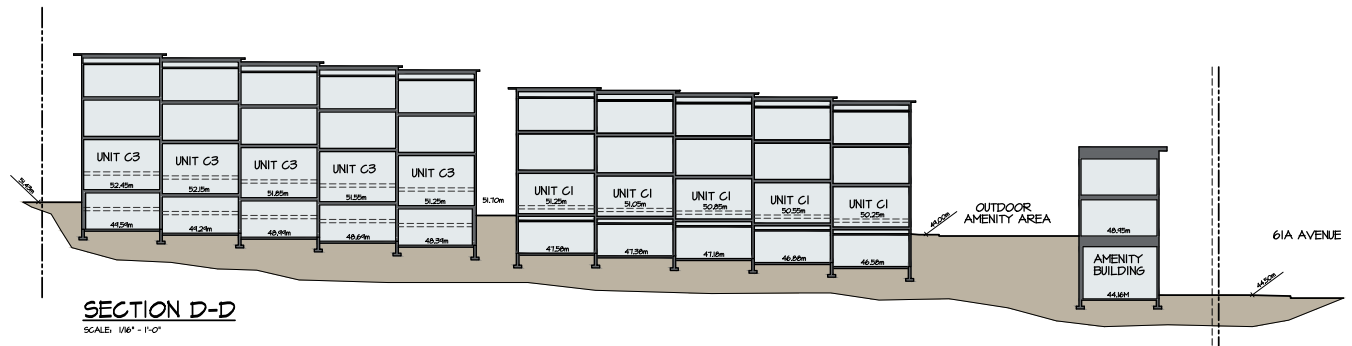
SECTION B-B
SCALE: 1/8" = 1'-0"



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



KEY PLAN
NOT TO SCALE



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

ISSUE FOR	BY	DATE	ISSUE



DESIGN	DATE	SCALE
L.P.E.	Nov. 10, 21	1/8" = 1'-0"

CLIENT: LAKEFIELD PROPERTIES LTD.
PROJECT: 50 UNIT TOWNHOUSE DEVELOPMENT
6119 & 6133 - 144 STREET
SHEET CONTAINS: SITE SECTIONS

barnett dembck

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

CLIENT NO.	SHEET NO.
	AC-5.01
PROJECT NO.	REV. NO.
17029	

GOODPRACTICE ALL RIGHTS AND THE
 THE SOLE PROPERTY OF BARNETT
 DEMBOK ARCHITECTS INC. AND MAY
 NOT BE USED WHOLLY OR IN PART
 WITHOUT LICENSE BEING PURCHASED.
 COPYRIGHT INFORMATION BELONGS
 DESIGNER AND ANY REPRODUCTION
 THEREOF INTO ANY MATERIAL FORM
 WITHOUT PERMISSION FROM
 BARNETT DEMBOK ARCHITECTS INC. IS
 PROHIBITED.



← BUILDING 4 →

← BUILDING 3 →

← AMENITY BLDG. →

EAST STREETSCAPE 144 STREET
 SCALE: 1/8" = 1'-0"



← AMENITY →

← BUILDING 2 →

← BUILDING 1 →

NORTH STREETSCAPE 61A AVENUE
 SCALE: 1/8" = 1'-0"



← BLDG. 1 →

← BUILDING 10 →

← BUILDING 9 →

WEST STREETSCAPE PARK / LANE
 SCALE: 1/8" = 1'-0"

ISSUE	DATE	BY	ISSUED FOR



DESIGN: L.P.H.
 DRAWN: L.P.H.
 DATE: Nov. 9, 21
 SCALE: 1/8" = 1'-0"

CLIENT: LAKEFIELD PROPERTIES LTD.
 PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT
 6113 & 6133 - 144 STREET
 SHEET CONTENTS: STREETSCAPE ELEVATIONS

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
17029	AC-5.02

SEAL:



8.5m LANE (DEDICATION)

61A AVENUE

WISHBONE INDUSTRIES MODENA BENCH

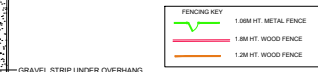
PROPOSED OFFSITE TREES: FAGUS SYLVATICA 'DAWYCK PURPLE' BY TREE GRATE DOBNEY SJ48
SAW CUT CONCRETE 1.5M BETWEEN CUTS E/W 1.5M BETWEEN CUTS N/S PARALLEL & PERPENDICULAR WITH #1A AVENUE SIDEWALK

WISHBONE INDUSTRIES MODENA BENCH

CERCIS CANADENSIS 'FOREST PANSY'

NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

ALL PARKING SPACES: BARKHAM HOLLAND ECO PAVERS SIERRA GREY 210X10X60 MM HERRINGBONE PATTERN COW'S 15 M CONCRETE EDGE RESTRAINT



NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.



KOMPAN M7000 - RED HOUSE



WISHBONE INDUSTRIES - MODENA BENCH



CEADARSHED CANADA GARDENER'S HUTCH 1.2M X .6M



CEADARSHED CANADA POTTING BENCH 1.2M X .6M

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUL. COMMENTS. COORDINATION	MM
7	21 NOV 21	MUL. COMMENTS	MM
6	21 NOV 26	NEW SITE PLANS (GRADING/DRIVE) COMMENTS	MM
5	22 OCT 24	ENVS GRADING ADDED	MM
4	21 SEP 23	UPDATE CORNER PLAZA	CI
3	28 SEP 23	NEW SITE PLAN/PROPOSED AMENITIES	CI
2	21 MAR 23	NEW SITE PLAN COORDINATION	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

6113 & 6133 144 STREET SURREY, B.C.

SURREY # 19-0011

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 20.OCT.29 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

CHKD: MCY

PMG PROJECT NUMBER: 20-059

L1

OF 8



61A AVENUE

SEAL:



2.5m LANE (DEDICATION)

144 STREET

NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

NOTE: REASSESS IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

OS TREE ROW 1
OS1
NOTE: CONSTRUCT WALKWAY ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. FENCE POST FOR WOODEN FENCE TO BE HAND DUG INSIDE TPZ.

OS HEDGE 1

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUN. COMMENTS, COORDINATION	MM
7	21 NOV 21	MUN. COMMENTS	MM
6	21 NOV 20	NEW SITE PLANS (GRANDFATHERING COMMENTS)	MM
5	22 OCT 04	ENVS. GRADING ADDED	MM
4	21 SEP 23	UPDATE CORNER PLAZA	CI
3	21 SEP 20	NEW SITE PLAN/RELOCATE AMENITIES	MM
2	21 MAR 23	NEW SITE PLAN/COORDINATION	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

6113 & 6133 144 STREET
SURREY, B.C.

SURREY # 19-0011

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 20.OCT.29 DRAWING NUMBER:

SCALE: 1:200

DRAWN: MM

DESIGN: MM

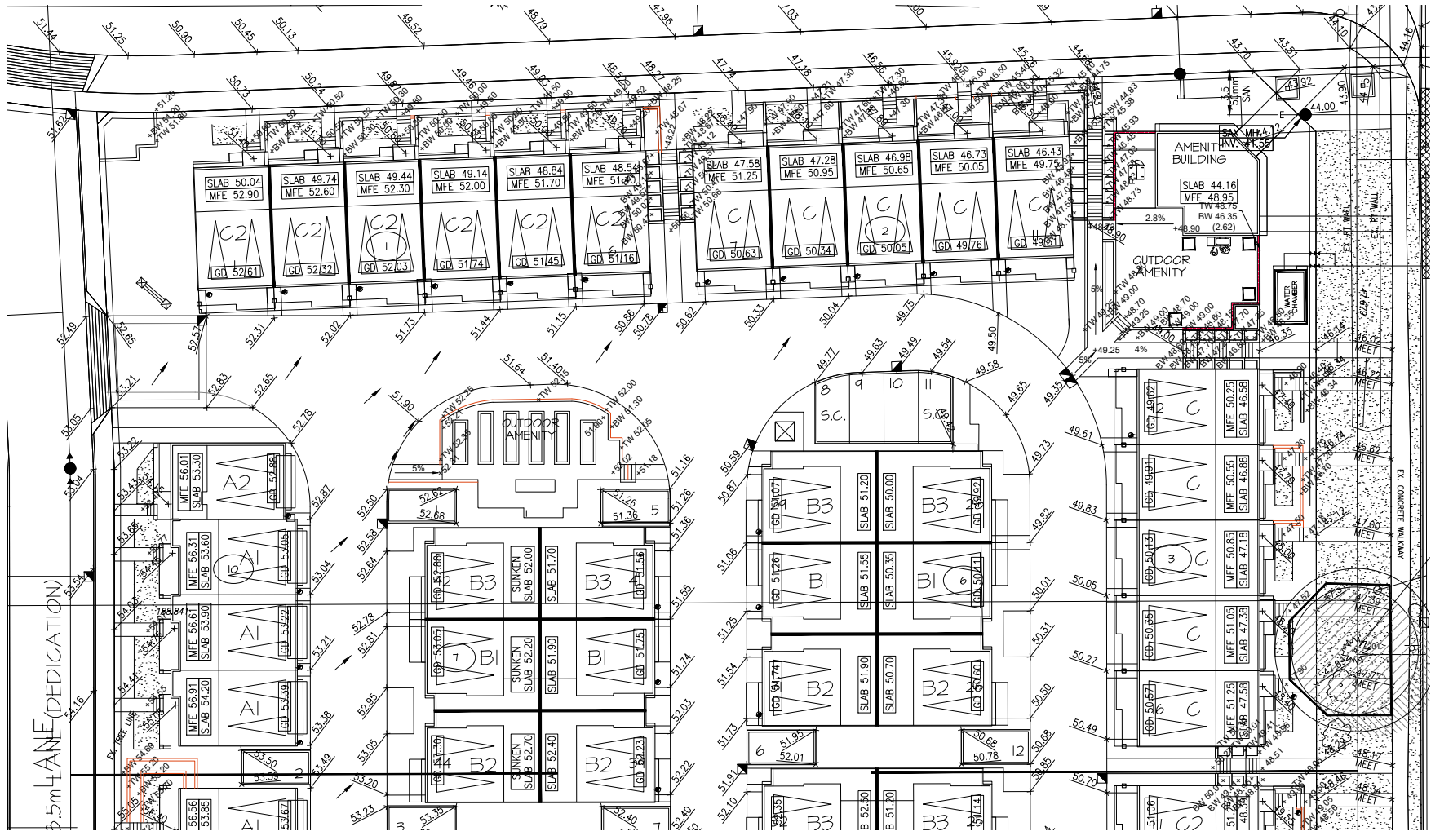
CHKD: MCV

L2

OF 8



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUL. COMMENTS, COORDINATION	MM
7	21 NOV 23	MUL. COMMENTS	MM
6	23 NOV 26	NEW SITE PLANS (LANDSCAPE COMMENTS)	MM
5	22 OCT 24	ENV. GRADING ADDED	MM
4	23 SEP 23	UPDATE CORNER PLAZA	CI
3	23 SEP 23	NEW SITE PLANS (PROVIDE AMENITIES)	CI
2	23 MAR 23	NEW SITE PLANS COORDINATION	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
6113 & 6133 144 STREET
SURREY, B.C.
SURREY #19-0011

DRAWING TITLE:
LANDSCAPE GRADING PLAN

DATE: 20.OCT.29 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 8



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUL. COMMENTS, COORDINATION	MM
7	21 NOV 20	MUL. COMMENTS	MM
6	21 NOV 20	NEW SITE PLANS (GRADING/PLANTING COMMENTS)	MM
5	22 OCT 20	ENV. GRADING ADDED	MM
4	21 SEP 20	UPDATE CORNER PLAZA	CI
3	21 SEP 20	NEW SITE PLANS (VEGETATION ADJUSTMENTS)	CI
2	21 MAR 20	NEW SITE PLANS (COORDINATION)	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
6113 & 6133 144 STREET
SURREY, B.C.
SURREY # 19-0011

DRAWING TITLE:
LANDSCAPE GRADING PLAN

DATE: 20.OCT.29 DRAWING NUMBER:
SCALE: 1:150
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 8



61A AVENUE



MATERIALS KEY

- A** STRUCTURAL SOIL UNDER PAVEMENT - 6M DEPTH
- B** BARKMAN HOLLAND PAVERS - SIERRA GREY 210x210x40 MM RUNNING BOND PATTERN CW 0.15 M CONCRETE EDGE RESTRAINT ALONG PLANTING BEDS
- C** ALL PARKING SPACES: BARKMAN HOLLAND ECO PAVERS SIERRA GREY 210x100x40 MM HERRINGBONE PATTERN CW 0.15 M CONCRETE EDGE RESTRAINT
- D** GRAVEL - 3" DEEP OVER WEED FABRIC
- E** CONCRETE - ALL PATHWAYS, PRIVATE PATIOS, STAIRS AND RETAINING WALLS, NEXT TO STAIRS.
- F** BARKMAN HOLLAND PAVERS: SIERRA GREY 210x100x40 MM RUNNING BOND PATTERN CW 0.15 M CONCRETE EDGE RESTRAINT
- G** SAW CUT CONCRETE: 1.5M BETWEEN CUTS 6M; 1.8M BETWEEN CUTS N/S, PARALLEL & PERPENDICULAR WITH 61A AVENUE SIDEWALK
- H** 1.06M HT. METAL FENCE
- I** 1.8M HT. WOOD FENCE
- S** 1.2M HT. WOOD FENCE

SITE FURNISHINGS KEY

- J** KOMPAN M7000 RED HOUSE SURFACE MOUNT MARATHON SAFETY SURFACE - COLOUR GREEN
- K** GREEN THEORY (PP-30) 36"x36"x30" SQ. METAL PLANTER, COLOUR METALLIC SILVER
- L** MAGLIN FORD TABLES - 30" SQ. TOP, METAL PATTERNS 2 SILVER 14
- M** FORD CHAIRS (STANDARD HT.) W/ ARMS- METAL PATTERNS 2 IN SILVER 14
- N** WISHBONE INDUSTRIES - BESELT 2" CHAIR (BAL-2) - NOBLE BRONZE
- O** BRB - BY STRATA
- P** BARKMAN CONCRETE: ROSETTA DIMENSIONAL WALL 1000200X300 IN COPPER CANYON
- Q** CEDARSHED CANADA - GARDENERS HUTCH 4X2
- R** CEDARSHED CANADA - POTTING BENCH 4X2
- S** WISHBONE INDUSTRIES - MODENA 6 BENCH (BAL-6) - NOBLE BRONZE
- T** TREE GRATE DOBNEY SP-60CAT - W/ METAL FRAME & 15MM WIDE CURB

NOTE: REASSES IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

NOTE: REASSES IN CONJUNCTION WITH FINAL DEVELOPMENT AND ROAD IMPROVEMENT PLANS. CONSTRUCT PATH ABOVE GRADE WITHOUT EXCAVATION INSIDE THE TPZ. ENSURE NO GRADE CHANGES OR EXCAVATION INSIDE TPZ.

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.



SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	20 OCT 23	NEW SITE PLAN (COORDINATION)	MM
2	21 NOV 23	REV. PLAN EQUIPMENT	MM
3	21 NOV 23	NEW SITE PLAN (COORDINATION)	MM
4	21 NOV 23	UPDATE CORNER PLAZA	CI
5	21 NOV 23	NEW SITE PLAN (COORDINATION)	MM
6	21 NOV 23	NEW SITE PLAN (COORDINATION)	MM
7	21 NOV 23	MIN. COMMENTS	MM
8	21 NOV 23	MIN. COMMENTS	MM
9	21 NOV 23	MIN. COMMENTS	MM

PROJECT:
TOWNHOUSE DEVELOPMENT
6113 & 6133 144 STREET
SURREY, B.C.
SURREY # 19-0011

DRAWING TITLE:
LANDSCAPE MATERIALS PLAN

DATE: 20.OCT.23 DRAWING NUMBER:
SCALE: 1:200
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 8



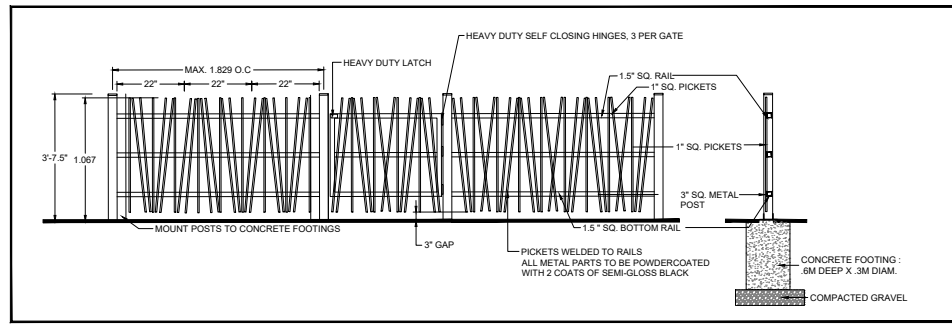
SCALE:

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
15		ACER GRSELM	PAPERBARK MAPLE	6CM CAL. 1.8M STD; 88B
4		CERCIS CANADENSIS	EASTERN REDBUD	6CM CAL. 1.8M STD; 88B
5		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL. 1.8M STD; 88B
5		CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL. 1.8M STD; 88B
5		FAGUS SYLVATICA 'DAWYON PURPLE'	DAWYON PURPLE BEECH	6CM CAL. 1.8M STD; 88B
32		LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL. 2M STD; 88B
14		PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.0M HT; 88B
3		PRUNUS INDIANA 'SELECT GREEN'	SELECT GREEN AUSTRALIAN BLACK PINE	3.0M HT; 88B
10		PRUNUS SERRULATA 'AMANDOGAWA'	AMANDOGAWA FLOWERING CHERRY	6CM CAL. 1.8M STD; 88B
		STREET TREE	BY CITY OF SURREY	-

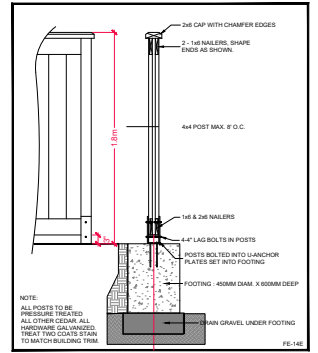
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE				
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	23	AZALEA 'ORCHID LIGHTS'	DECIDUOUS AZALEA; LILAC	#3 POT; 40CM
203		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT; 40CM
4		CELANOTHUS SANGUINEUS	REDSTEM CELANOTHUS	#1 POT; 25CM #2 POT; 40CM #3 POT; 60CM
15		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
25		HYDRANGEA MACROPHYLLA 'MERRITT'S SUPREME'	MERRITT'S SUPREME MORPHEE HYDRANGEA	#3 POT; 80CM
2		ILEX CRENATA 'CONVEKA'	JAPANESE HOLLY	#3 POT; 50CM
77		KALMA LATEFLORA 'PINK CHARM'	MOUNTAIN LILJEL	#3 POT; 30CM
33		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	#2 POT; 40CM
32		MANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
45		PIENS JAPONICA 'FOREST FLAME'	PIENS WHITE BLOOMS	#3 POT; 50CM
5		RHODODENDRON 'HOTEL'	RHODODENDRON, CANARY YELLOW	#3 POT; 50CM
5		RHODODENDRON 'ROSA MANDI'	RHODODENDRON PINK	#3 POT; 50CM
34		ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
10		ROSA MEIDLAND 'REY'	MEIDLAND ROSE; RED; 0.9M MATURE HT	#2 POT; 40CM
41		SORBIA JAPONICA (10% MALE)	JAPANESE SORBIA	#3 POT; 50CM
84		TAXUS X MEDIA 'HICKSI'	HICKS YEW	1.5M 88B
7		VACCINIUM C. 'BLUECROP'	BLUECROP BLUEBERRY	#3 POT; 60CM
6		VACCINIUM C. 'ELLYOTT'	ELLYOTT BLUEBERRY	#3 POT; 60CM
6		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
60		VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM
5		VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
GRASS	336	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
25		FESTUCA ARIZONICA	ARIZONA FESCUE	#1 POT
97		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
7		MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	#1 POT
104		ORNIPOPOON PLUMOSUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
50		PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL	85	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
84		IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT
11		LIVERIDOLA AUGUSTIFOLIA 'MURSTED'	ENGLISH LAUREL; COMPACT; VIOLET BLUE	#1 POT
37		NETEPA x FAASSENI 'DROPMORE'	BLUE CATMINT	15CM POT
10		RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDTUM'	RUDBECKIA; YELLOW	15CM POT
101		FRAGARIA - EVERSWEET	EVERBERRING OVA; NEUTRAL STRAWBERRY	9CM POT
114		LONGERA PILEATA	PRIVET HONEYBUCKLE	#1 POT; 25CM
21		POLYSTICHUM MUNITUM	WESTERN SWOARD FERN	#1 POT; 25CM
660		VACCINIUM VITIS-IDAEA	BLUEBERRY	#1 POT; 30CM

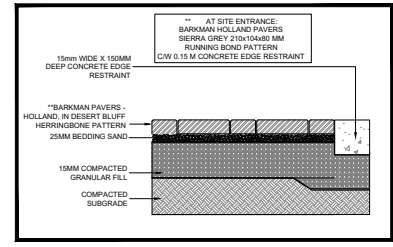
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



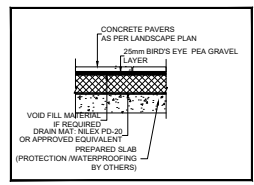
1 1.06M HT. METAL FENCE
SCALE: 1:25



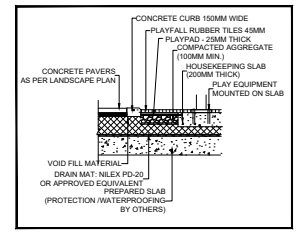
2 1.8M SOLID WOOD FENCE
SCALE: 1:20



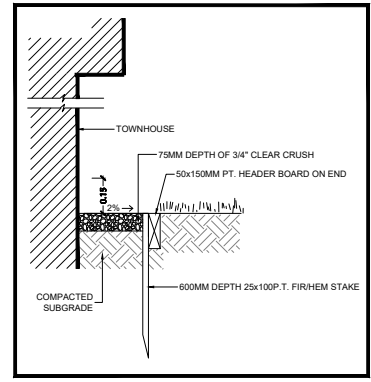
3 PAVERS ON GRADE
SCALE: 1:10



4 PAVERS ON SLAB
SCALE: 1:25



5 PLAY SURFACE ON SLAB
SCALE: 1:25



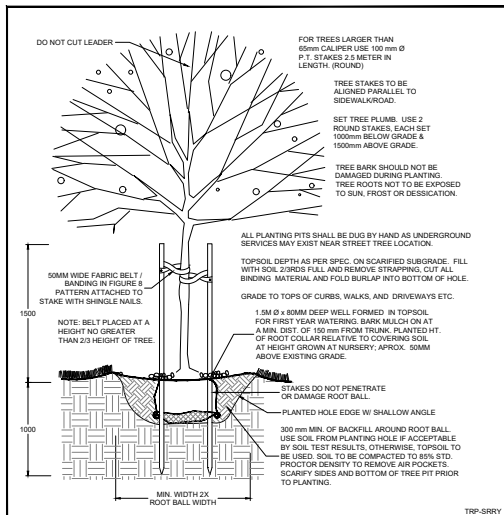
6 GRAVEL DRAIN STRIP
SCALE: 1:10

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUN. COMMENTS COORDINATION	MM
7	21 NOV 21	MUN. COMMENTS	MM
6	21 NOV 24	NEW SITE PLAN (CONSTRUCTION COMMENTS)	MM
5	21 OCT 24	ENV. GRADING ADJUST.	MM
4	21 SEP 23	UPDATE CORNER PLAZA	CI
3	21 SEP 25	NEW SITE PLAN (LOCATE ANTIENETS)	MM
2	21 MAR 21	NEW SITE PLAN COORDINATION	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM

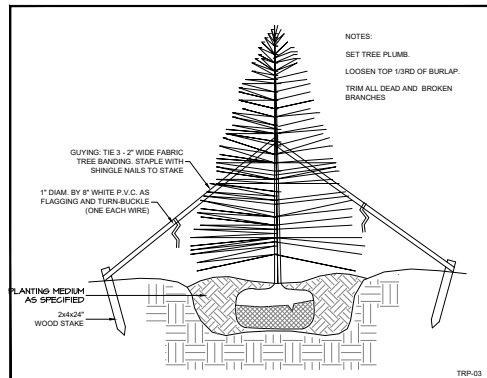
PROJECT:
TOWNHOUSE DEVELOPMENT
6113 & 6133 144 STREET
SURREY, B.C.
SURREY # 19-0011

DRAWING TITLE:
LANDSCAPE DETAILS

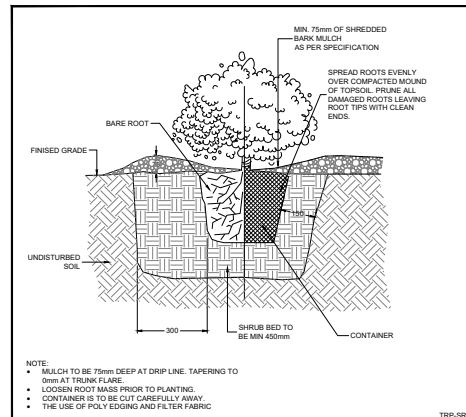
DATE: 20.OCT.29 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 8



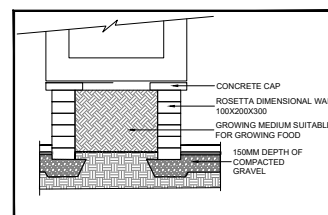
7 TYPICAL DECIDUOUS TREE DETAIL
1:25



8 CONIFER PLANTING DETAIL
1:25

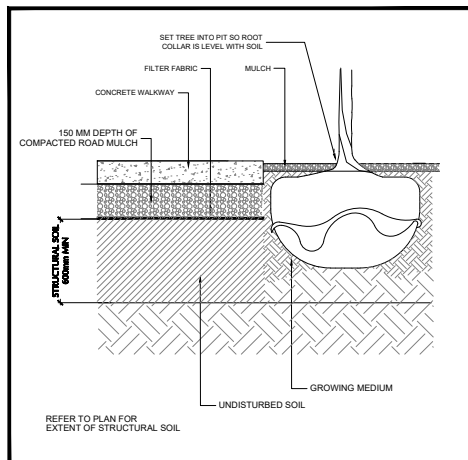


9 BARE ROOT/CONTAINER SHRUB PLANTING
N.T.S.

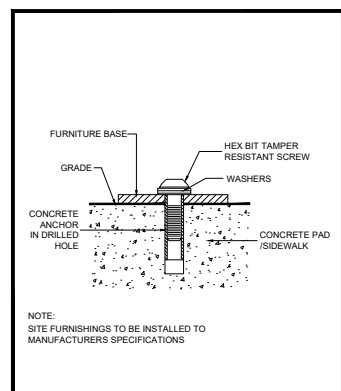


BARKMAN CONCRETE: ROSETTA DIMENSIONAL WALL 100X200X300 IN COPPER CANYON

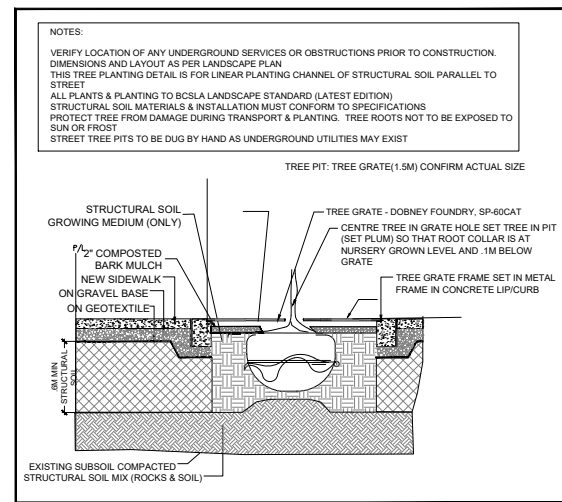
10 GARDEN PLOTS
SCALE: 1:20



11 STRUCTURAL SOIL DETAIL
1:10



12 SITE FURNITURE MOUNTING
N.T.S.



13 TREE IN TREE GRATE
1:20

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G8
p. 604 294-0111, f. 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 NOV 20	MUN. COMMENTS COORDINATION	MM
7	21 NOV 21	MUN. COMMENTS	MM
6	21 NOV 21	NEW SITE PLANNING/COORDINATION COMMENTS	MM
5	21 OCT 21	ELEV. GRADING ADJUST.	MM
4	21 SEP 21	UPDATE CORNER PLAZA	CI
3	21 SEP 21	NEW SITE PLANNING/COORDINATION COMMENTS	CI
2	21 MAR 21	NEW SITE PLANNING COORDINATION	MM
1	20 DEC 22	REV PLAY EQUIPMENT	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

**6113 & 6133 144 STREET
SURREY, B.C.**

SURREY # 19-0011

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 20.OCT.29 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: MM

DESIGN: MM

CHKD: MCY

2025-9-8-2P PMG PROJECT NUMBER: 20-059

L7

OF 8

SEAL:

8	21 NOV 20	MUN. COMMENTS, COORDINATION	MM
7	21 NOV 21	MUN. COMMENTS	MM
6	21 NOV 20	NEW SITE PLANS (GRANDPRAIRIE COMMENTS)	MM
5	21 OCT 04	EVEL GRADING ADDED	MM
4	21 SEP 23	UPDATE CORNER PLAZA	CI
3	21 SEP 20	NEW SITE PLAN/RELOCATE AMENITIES	CI
2	21 MAR 23	NEW SITE PLAN/ COORDINATION	MM
1	20 DEC 22	REV. PLAY EQUIPMENT	MM
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

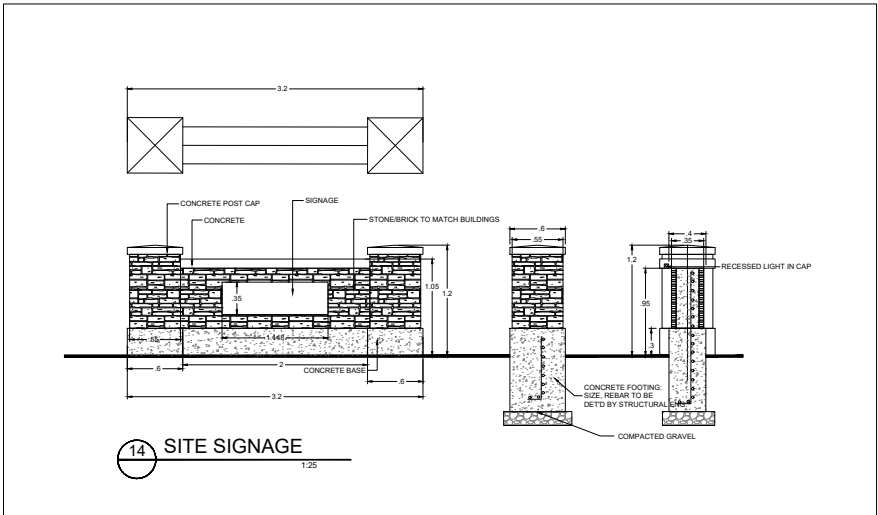
TOWNHOUSE DEVELOPMENT
6113 & 6133 144 STREET
SURREY, B.C.
SURREY # 19-0011

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 20.OCT.29 DRAWING NUMBER:
 SCALE: AS NOTED
 DRAWN: MM
 DESIGN: MM
 CHKD: MCV

L8

OF 8



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

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

DATE: **August 31, 2021** PROJECT FILE: **7819-0011-00**

RE: **Engineering Requirements
Location: 6113 & 6133 - 144 Street**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 144 Street;
- Dedicate various widths on 61A Avenue;
- Dedicate 8.50 m for the residential lane; and
- Register 0.50 m statutory right-of-way (SRW) along the west side of 144 Street; the south side of 61A Avenue; and the east side of lane.

Works and Services

- Construct the south side of 61A Avenue;
- Construct residential lane;
- Construct adequately-sized storm, water, and sanitary service connections, complete with inspection chambers and water metre/backflow preventer, to the lot;
- Construct servicing mains (storm, water and sanitary) along frontage roads required to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$31,363.50 is required.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file



April 20, 2021

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.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2020, all three schools are severely overcrowded. To meet in-catchment demand, 25 portables, across the three sites, are in use as enrolling spaces.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new school targeted to open in 2024 will provide enrolment relief to the three neighbouring schools: Woodward Hill, Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is currently in construction and targeted to open March 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0011 00

SUMMARY

The proposed 58 townhouse units are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	15
Secondary Students:	8

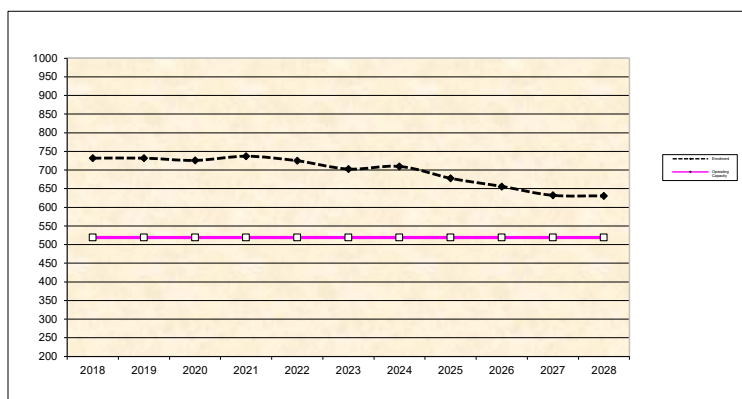
September 2020 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	75 K + 651
Operating Capacity (K/1-7)	76 K + 443
Sullivan Heights Secondary	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

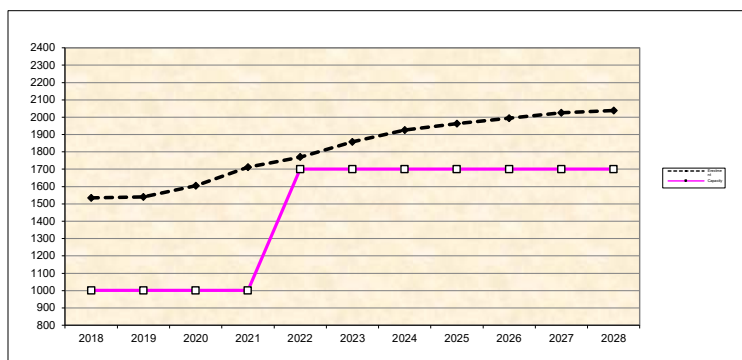
Projected population of school-age children for this development:	28
--	----

Population: The projected population of children aged 0-19 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Goldstone Park Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 19-0011-00

Address: 6113 / 6133 - 144 Street

Registered Arborist: Jeff Ross #PN-7991A & Tim Vandenberg

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = <u>5</u> - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = <u>36</u> 	41
Replacement Trees Proposed	82
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

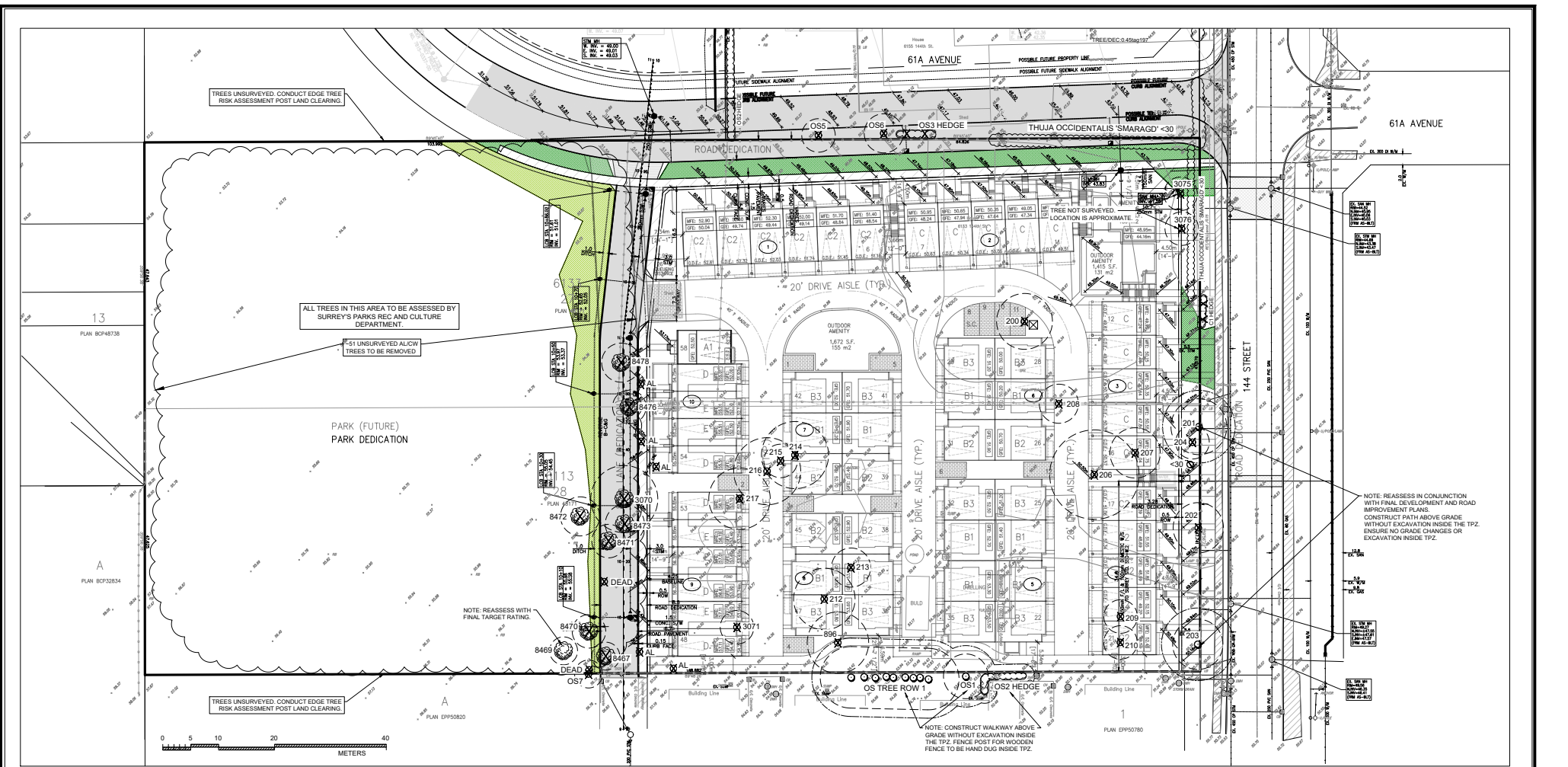


Date: November 30, 2021



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





LEGEND

	TREE TO BE RETAINED		TREE RECOMMENDED FOR RETENTION TO BE REASSESSED BY SURREY'S PARKS REC AND CULTURE DEPT.
	TREE TO BE REMOVED		TREE RECOMMENDED FOR REMOVAL TO BE REASSESSED BY SURREY'S PARKS REC AND CULTURE DEPT.
	NON BY-LAW TREE		
	MINIMUM NO DISTURBANCE ZONE		
	1.5m EXCAVATION OFFSET		

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC05/17	SL	NEW SITE PLAN	8	DEC10/20	MK	NEW CIVIL & SITE PLAN
2	FEB13/18	MK	REVISIONS	7	MAY21/21	MK	NEW CIVIL & SITE PLAN
3	FEB27/18	MK	NEW SITE PLAN	8	JUN19/21	MK	ADDITIONAL SURVEY
4	MAR24/20	MK	NEW SITE PLAN	9	OCT08/21	MK	SITE PLAN
5	MAR27/20	MK	CIVIL PLAN & NEW SITE PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
6113 6133 144 STREET
 SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

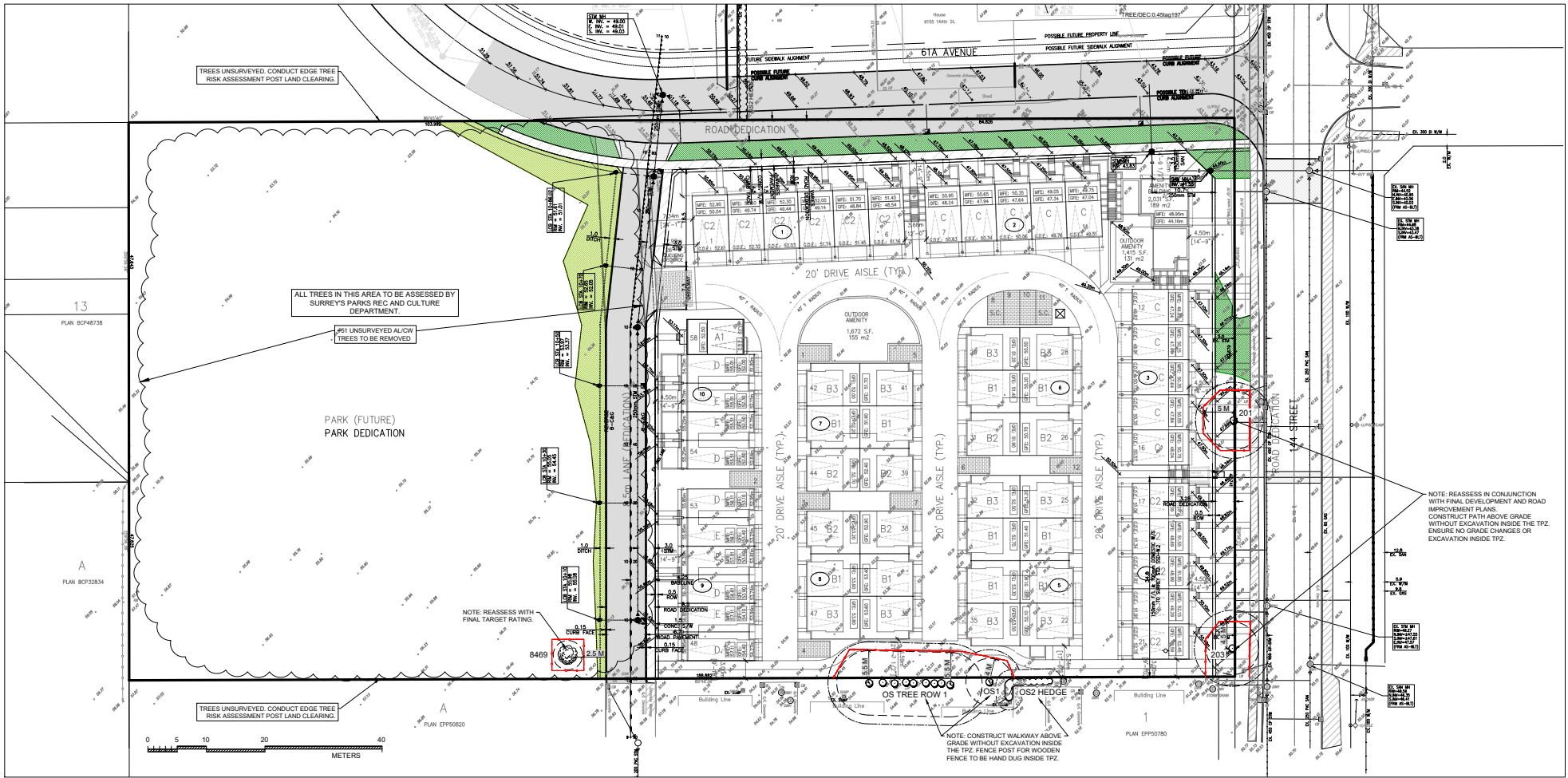
CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 SEPTEMBER 12, 2017

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- TREE RECOMMENDED FOR RETENTION TO BE REASSESSED BY SURREY'S PARKS REC AND CULTURE DEPT.

GENERAL NOTES:

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	DEC05/17	SL	NEW SITE PLAN	8	DEC10/20	MK	NEW CIVIL & SITE PLAN
2	FEB13/18	MK	REVISIONS	7	MAY21/21	MK	NEW CIVIL & SITE PLAN
3	FEB27/18	MK	NEW SITE PLAN	8	JUN19/21	MK	ADDITIONAL SURVEY
4	MAR24/20	MK	NEW SITE PLAN	9	OCT08/21	MK	SITE PLAN
5	MAR27/20	MK	CIVIL PLAN & 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) 240-0309
 Email: mfadum@fadum.ca

© Copyright Reserved.
 This drawing and design is the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.

PROJECT TITLE
 6113 6133 STREET
 SURREY, B.C.

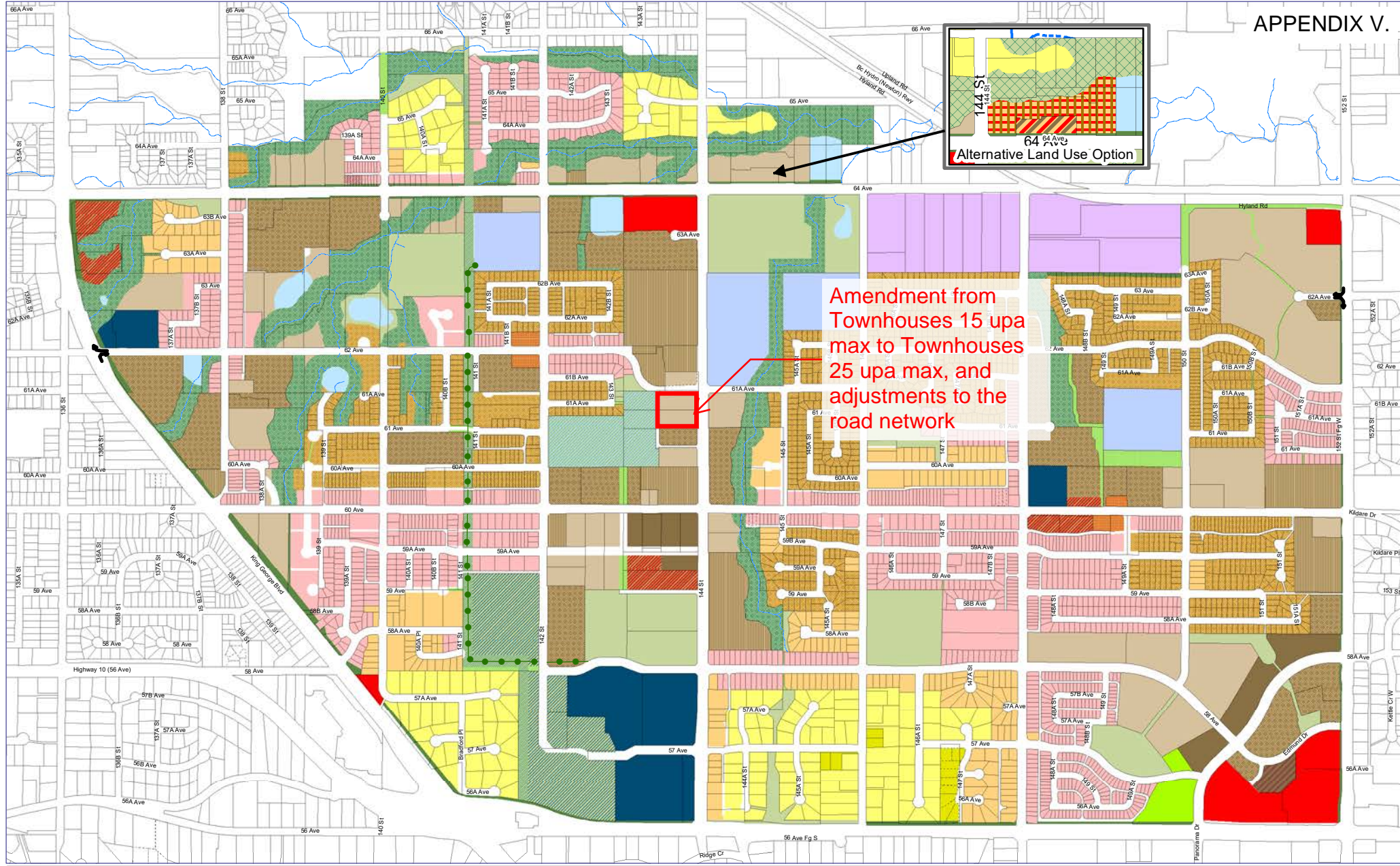
SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE SEPTEMBER 12, 2017



T-2
 SHEET 2 OF 2



Amendment from
Townhouses 15 upa
max to Townhouses
25 upa max, and
adjustments to the
road network

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

- Apartments 65 upa max
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots

- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004 Amended 25 November 2021

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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0011-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 006-219-136

Lot 27 Section 9 Township 2 New Westminster District Plan 48171

6133 - 144 Street

Parcel Identifier: 006-219-179

Lot 28 Section 9 Township 2 New Westminster District Plan 48171

6113 - 144 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 has 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 for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum rear yard setback (west) is reduced from 6.0 metres to 4.5 metres to the principal building face; and
- (b) In Subsection F. Yard and Setbacks, of Part 22 Multiple Residential 30 Zone, the minimum side yard setback (south) is reduced from 6.0 metres to 3.0 metres to the principal building face.
5. This development variance permit applies to only the portion of 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

DEVELOPMENT DATA

SITE AREA: GROSS: 193,761 S.F. 4.448 ACRES 10,002 m²
 ROAD DEDICATION: 12,441 S.F. 0.281 ACRES 1,161 m²
 LANE DEDICATION: 8,007 S.F. 0.184 ACRES 744 m²
 PARK (FUTURE): 82,141 S.F. 1.886 ACRES 7,632 m²
 NET: 41,115 S.F. 2.042 ACRES 0,465 m²

SITE COVERAGE: 45% (3,848 m²) (EXCLUDING LANE DEDICATION)

F.A.R.: 1.0 (8,125 m²) (EXCLUDING LANE DEDICATION)

DENSITY: 21 U.P.A. (56 UNITS) (EXCLUDING LANE DEDICATION)
 25 U.P.A. (56 UNITS) (INCLUDING LANE DEDICATION - TOTAL 2,276 A/c)

PARKING: REQUIRED:
 56 UNITS x 2 SPACES (RESIDENTIAL) = 112 SPACES
 56 UNITS x 0.2 SPACES (VISITOR) = 11.2 SPACES
 TOTAL: 123.2 SPACES

PROVIDED:
 RESIDENTIAL: 112 SPACES
 VISITOR: 12 SPACES
 TOTAL: 124 SPACES

AMENITY AREA: INDOOR: REQUIRED: 3.0 m² x 56 UNITS = 168 m²
 PROVIDED: 255 m²
 OUTDOOR: REQUIRED: 3.0 m² x 56 UNITS = 168 m²
 PROVIDED: 291 m²

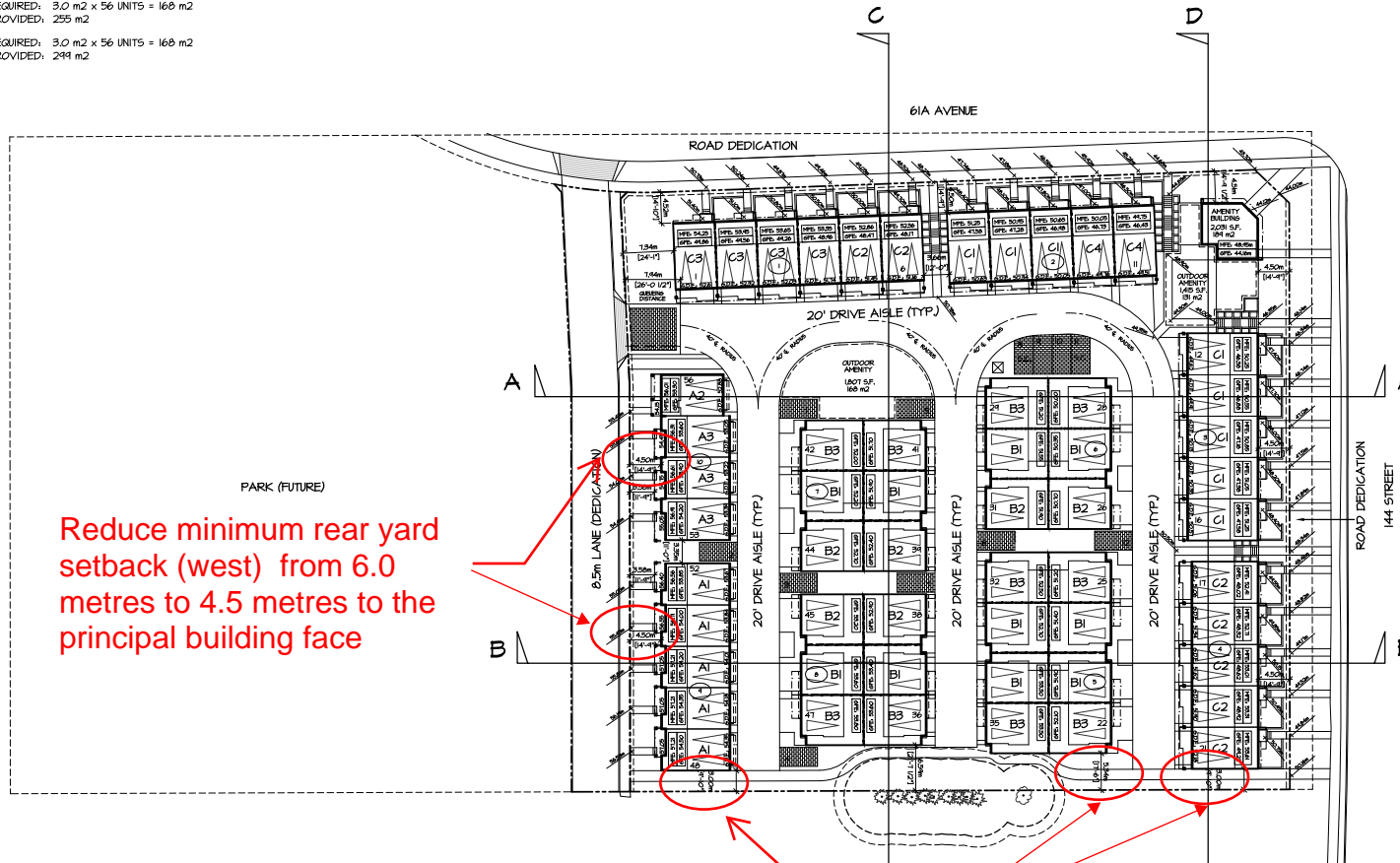
SETBACKS: NORTH (61A AVENUE): 4.5m (BUILDING FACE)
 3.4m (CANOPY)
 SOUTH: 3.0m (BUILDING FACE)
 4.5m (BUILDING FACE)
 3.4m (CANOPY)
 EAST (144 STREET): 4.5m (BUILDING FACE)
 3.1m (PORCH)
 WEST (LANE): 4.5m (BUILDING FACE)

BLDG. HEIGHT: BUILDING 1 & 4 12.92m
 BUILDING 2 & 3 12.15m
 BUILDING 5 13.00m
 BUILDING 6, 7 & 8 12.41m
 BUILDING 9 9.15m
 BUILDING 10 9.66m

UNIT BREAKDOWN:

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A1'	3 BEDROOMS	1,548 S.F.	5	7,740 S.F.
UNIT 'A2'	3 BEDROOMS	1,349 S.F.	1	1,349 S.F.
UNIT 'A3'	3 BEDROOMS	1,548 S.F.	3	4,644 S.F.
UNIT 'B1'	3 BEDROOMS	1,651 S.F.	10	16,510 S.F.
UNIT 'B2'	3 BEDROOMS	1,795 S.F.	6	10,770 S.F.
UNIT 'B3'	3 BEDROOMS	1,717 S.F.	10	17,170 S.F.
UNIT 'C1'	4 BEDROOMS	1,543 S.F.	8	12,344 S.F.
UNIT 'C2'	4 BEDROOMS	1,524 S.F.	7	10,668 S.F.
UNIT 'C3'	3 BEDROOMS	1,524 S.F.	4	6,096 S.F.
UNIT 'C4'	3 BEDROOMS	1,564 S.F.	2	3,128 S.F.
TOTAL:			56	91,264 S.F. (8,474 m ²)

BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)
 BASEMENT AREA EXCLUDED FROM F.A.R. (MORE THAN 50% BELOW GRADE)



Reduce minimum rear yard setback (west) from 6.0 metres to 4.5 metres to the principal building face

Reduce minimum side yard setback (south) from 6.0 metres to 3.0 metres to the principal building face



CONCEPTUAL SITE PLAN
 SCALE: 1" = 30'-0"

ISSUED FOR	BY	DATE	ISSUE



DESIGN: LAKERFIELD PROPERTIES LTD.
 L.P.A.
 DRAWN: [Signature]
 DATE: Nov. 9, 21
 SCALE: 1" = 30'-0"

PROJECT: 150 UNIT TOWNHOUSE DEVELOPMENT
 61B & 613 - 144 STREET

SHEET CONTAINS: CONCEPTUAL SITE PLAN & DEVELOPMENT DATA

barnett dembek

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

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

CLIENT NO. SHEET NO.
 AC-1.01

PROJECT NO. REV. NO.
 17029