

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7920-0115-01

Planning Report Date: August 8, 2022

**PROPOSAL:**

- **Development Variance Permit**

to allow stair risers to encroach into the building setbacks for Building 1, 2, 3, 4, 9, 10, and 11 and for reduced building setbacks.

**LOCATION:**

14061 – 60 Avenue  
 14097 – 60 Avenue

**ZONING:**

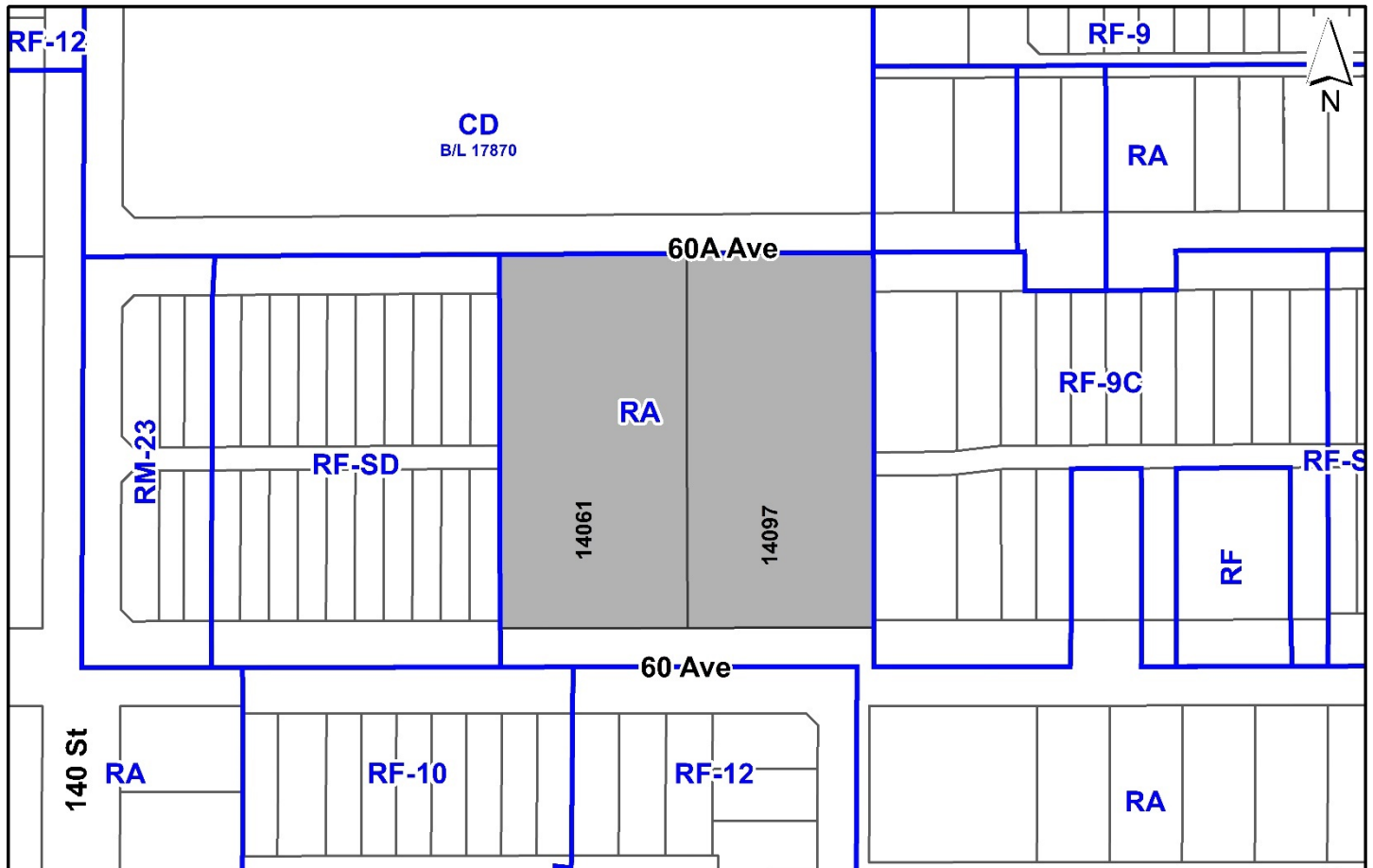
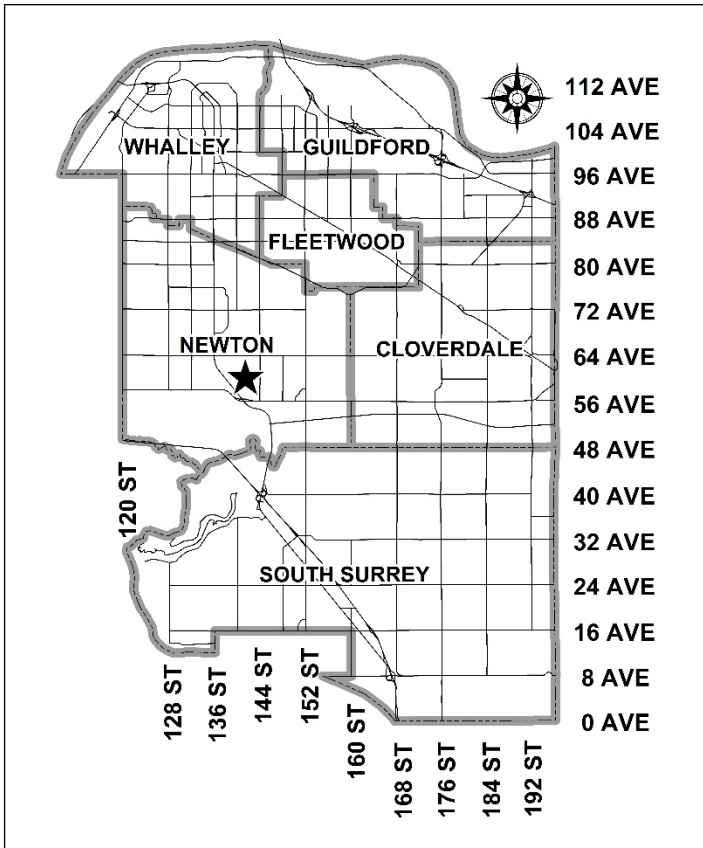
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Single Family Small Lots and Single Family Residential Flex 6-14.5 upa



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the building setback requirements of the Zoning By-law's General Provisions to allow more than 3 stair risers to be located in the setback and of the Multiple Residential Zone (RM-30) to allow a balcony encroachment.

## RATIONALE OF RECOMMENDATION

- At the June 28, 2021 Regular Council -Land Use meeting, the applicant proposed an Amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a. max)"; rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; subdivision to consolidate the two lots; Development Permit for Form and Character and Sensitive Ecosystems; and a Development Variance Permit to reduce the minimum west side yard setback and to reduce the minimum streamside setback in order to permit the development of 44 townhouse units. The application was granted Third Reading at the July 12, 2021 Regular Council – Public Hearing meeting
- Subsequent to Council consideration and granting Third Reading to the associated Rezoning By-law (No. 20937) and authorization to draft the Development Permit, it was noted that a number of the buildings propose more than three stair risers in the yard setbacks fronting 60A Avenue, 60 Avenue, and 141 Street, which does not comply with the allowable encroachment for building stair risers in the Zoning By-law. It was also noted that balconies and canopies proposed on 141 Street encroach into the building setback beyond what is permitted by the Zoning By-law.
- The site is significantly sloped from south to north requiring on-site grading to facilitate the intended drive-aisles, building locations and access points. The lot grading for the units fronting 60A Avenue, 60 Avenue, and 141 Street results in the units being situated at a grade that necessitates greater than three risers to be located within the building setback. While the number of stair risers for the majority of units fronting 60 Avenue, 60A Avenue, and 141 Street exceeds three, the risers are considered necessary based on the grade of the site and is considered to have minimal impact on surrounding residents.
- The proposed risers that encroach into the setback are consistent with the appearance of the single-family homes to the east on 60A Avenue and therefore, the proposed variance will ensure that the townhouse units remain street-oriented and provides for a consistent streetscape along 60A Avenue.
- The proposed reduced setback for balconies and canopies will create an active street interface along 141 Street and serve as a natural surveillance feature for this street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0115-01 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 8 for Building 1, to 8 for Building 2, to 7 for Building 3, to 8 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11; and
  - (b) to reduce the minimum east side yard on a flanking street setback for a balcony and canopy encroachment from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RA
North (Across 60A Avenue):	Townhouses	Townhouses (25 u.p.a max)	CD (By-law No. 17870)
East (Across BC Hydro Corridor):	Single family dwellings	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RF-9C
South (Across 60 Avenue):	Single family dwellings	Single Family Small Lots	RF-12, RF-10
West:	Semi-detached residential	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RF-SD

## Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Initial Planning Report dated June 28, 2021.

## Context & Background

- The subject application was considered by Council at the June 28, 2021, Regular Council – Land Use meeting (Appendix II) and was granted Third Reading at the July 12, 2021 Regular Council – Public Hearing meeting.
- At the June 28, 2021 Regular Council -Land Use meeting, the applicant proposed an Amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a. max)"; rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; subdivision to consolidate the two lots; Development Permit for Form and Character and Sensitive Ecosystems; and a Development Variance Permit to reduce the minimum west side yard setback and to reduce the minimum streamside setback in order to permit the development of 44 townhouse units.
- Subsequent to Council consideration and granting Third Reading to the associated Rezoning By-law (No. 20937) and authorization to draft the Development Permit, it was noted that a number of the buildings propose more than three stair risers in the yard setbacks fronting 60A Avenue, 60 Avenue, and 141 Street, which does not comply with the allowable encroachment for building stair risers in the Zoning By-law. It was also noted that balconies and canopies proposed on 141 Street encroach into the building setback beyond what is permitted by the Zoning By-law.
- Therefore, the applicant proposes an additional Development Variance Permit to allow more than three stair risers in the setback for buildings fronting 60A Avenue, 60 Avenue, and 141 Street and to allow balconies and canopies on 141 Street to encroach into the required building setback.

## DEVELOPMENT PROPOSAL

### Planning Considerations

#### Building Setback Variances

- The applicant is requesting the following variances:
  - (a) to vary the Zoning By-law to increase the maximum number of risers permitted within the setback area from 3 to 8 for Building 1, to 8 for Building 2, to 7 for Building 3, to 8 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11.



- (b) to reduce the minimum east side yard on a flanking street setback for a balcony and canopy encroachment from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.
- Part 4 General Provisions of the Zoning By-law specifies a maximum of three stair risers or less may encroach into the building setback area, as measured from existing grade. The applicant proposes to increase the number of permitted stair risers that can encroach into the setback for Buildings 1, 2, 3, 4, 9, 10, and 11.
  - The site is significantly sloped from south to north requiring on-site grading to facilitate the intended drive-aisles, building locations and access points. The lot grading for the units fronting 60A Avenue, 60 Avenue, and 141 Street results in the units being situated at a grade that necessitates greater than three risers to be located within the building setback.
  - The Official Community Plan Development Permit Guidelines for Form and Character (DP1.1) calls for residential units fronting streets to be set a minimum of 0.6 metres and a maximum of 1.2 metres above grade. Based on the grades of the subject site, some building units are set slightly higher than 1.2 metres, thus necessitating a greater number of stair risers to be located within the building setback.
  - While the number of stair risers for the majority of units fronting 60 Avenue, 60A Avenue, and 141 Street exceeds three, the risers are considered necessary based on the grade of the site and is considered to have minimal impact on surrounding residents.
  - The reduced setback on 141 Street is intended to facilitate the implementation of balconies and active porches along this street fronting interface. The DP1.1 guidelines call for active uses to face the street. While the front entrances of Buildings 3 and 9 face an alternate street, the side yard flanking street interface (141 Street) is made active through the balcony and canopies for porches. The balcony and porches also serve as a natural surveillance feature for 141 Street.
  - The proposed layout and form and character is consistent with the layout that was originally considered by Council at the June 28 Regular Council – Land Use meeting.
  - Therefore, staff support the requested variances to proceed for consideration.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I          Development Variance Permit No. 7920-0115-01

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0115-01

Issued To:

(the "Owner")

Address of 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: 000-675-806  
Lot 22 Section 9 Township 2 New Westminster District Plan 36712

14061 - 60 Avenue

Parcel Identifier: 007-343-744  
Lot 23 Section 9 Township 2 New Westminster District Plan 36712

14097 - 60 Avenue

(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:

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- (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) Section B.26 (b) "Setbacks" of Part 4 "General Provisions" is varied to increase the number of permitted stair risers within the setback from 3 to 8 for Building 1, to 8 for Building 2, to 7 for Building 3, to 8 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11.
  - (b) In Part 22, Section F. Yards and Setbacks of the "Multiple Residential 30 Zone (RF-30)" the east side yard on a flanking street setback for a balcony and canopy is reduced from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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Mayor – Doug McCallum

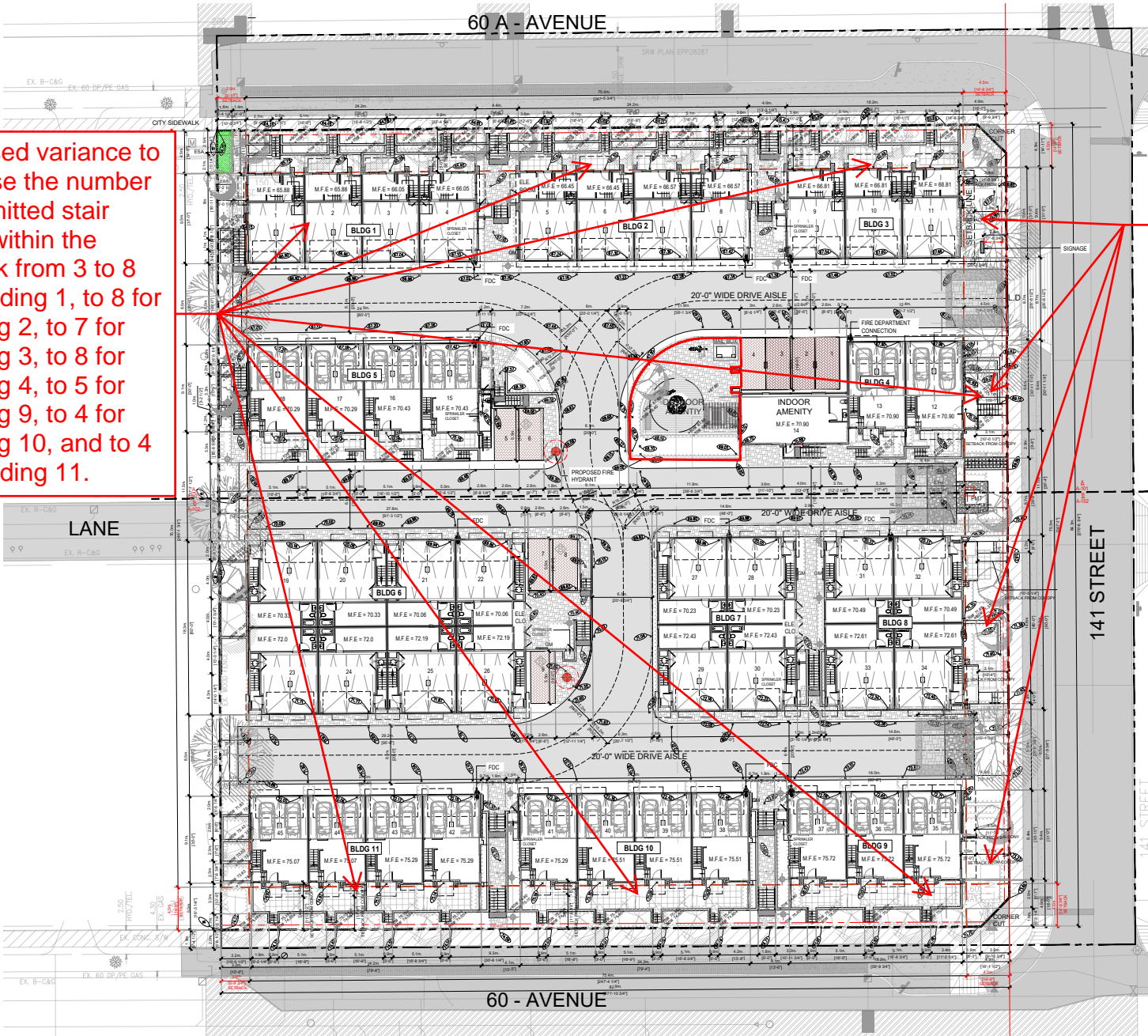
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City Clerk – Jennifer Ficocelli

# SCHEDULE A

Proposed variance to increase the number of permitted stair risers within the setback from 3 to 8 for Building 1, to 8 for Building 2, to 8 for Building 3, to 7 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11.

To reduce the east side yard on a flanking street setback for a balcony and canopy from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.



DATE	DESCRIPTION
2020-07-16	UPDATE CIVIL GRADES
2020-07-13	REVISIONS AS PER CITY COMMENTS
2020-06-12	PRELIMINARY SITE LAYOUT
2020-06-11	PRELIMINARY SITE LAYOUT
2020-06-10	PRELIMINARY SITE LAYOUT
2020-06-09	PRELIMINARY SITE LAYOUT
2020-06-08	PRELIMINARY SITE LAYOUT
2020-05-29	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRODGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5194 F (604)284-5131  
info@dfarchitecture.ca

PROJECT  
**TOWNHOUSE DEVELOPMENT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT  
 Apcon Group  
**APCON SULLIVAN PROJECT LTD.**  
14363 28 AVENUE  
SURREY, BC

OWNER'S REPRESENTATIVE  
THE PLAN AND DESIGN INC. AND AT ALL  
TIMES SHALL BE THE EXCLUSIVE PROPERTY OF DF ARCHITECTURE  
INC. AND CANNOT BE REPRODUCED WITHOUT THE  
ARCHITECT'S WRITTEN CONSENT.

OWNER'S NO.	
CHECKED BY	
SCALE	1/16"=1'-0"
JOB NO./SIR-133	
DATE	JULY 27, 2022
SHEET TITLE	

1 SITE PLAN  
SCALE: 1/16" = 1'-0"

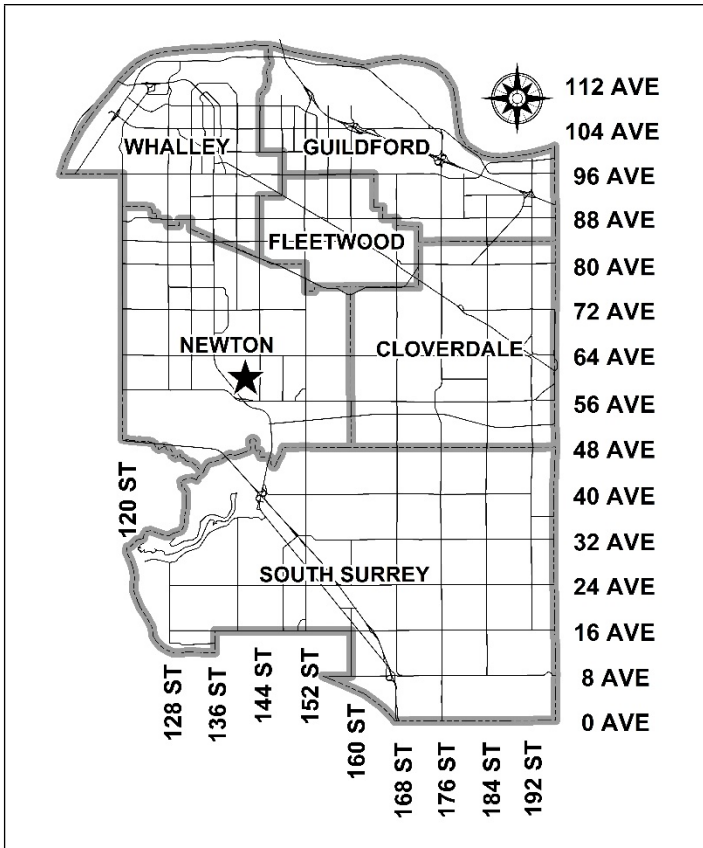
SITE PLAN

DRAWING NO.  
**A-100** V

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0115-00

Planning Report Date: June 28, 2021



**PROPOSAL:**

- **NCP Amendment** from Single Family Small Lots and Single Family Residential Flex 6-14.5 upa to Townhouses (25 u.p.a max)
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of 44 townhouse units.

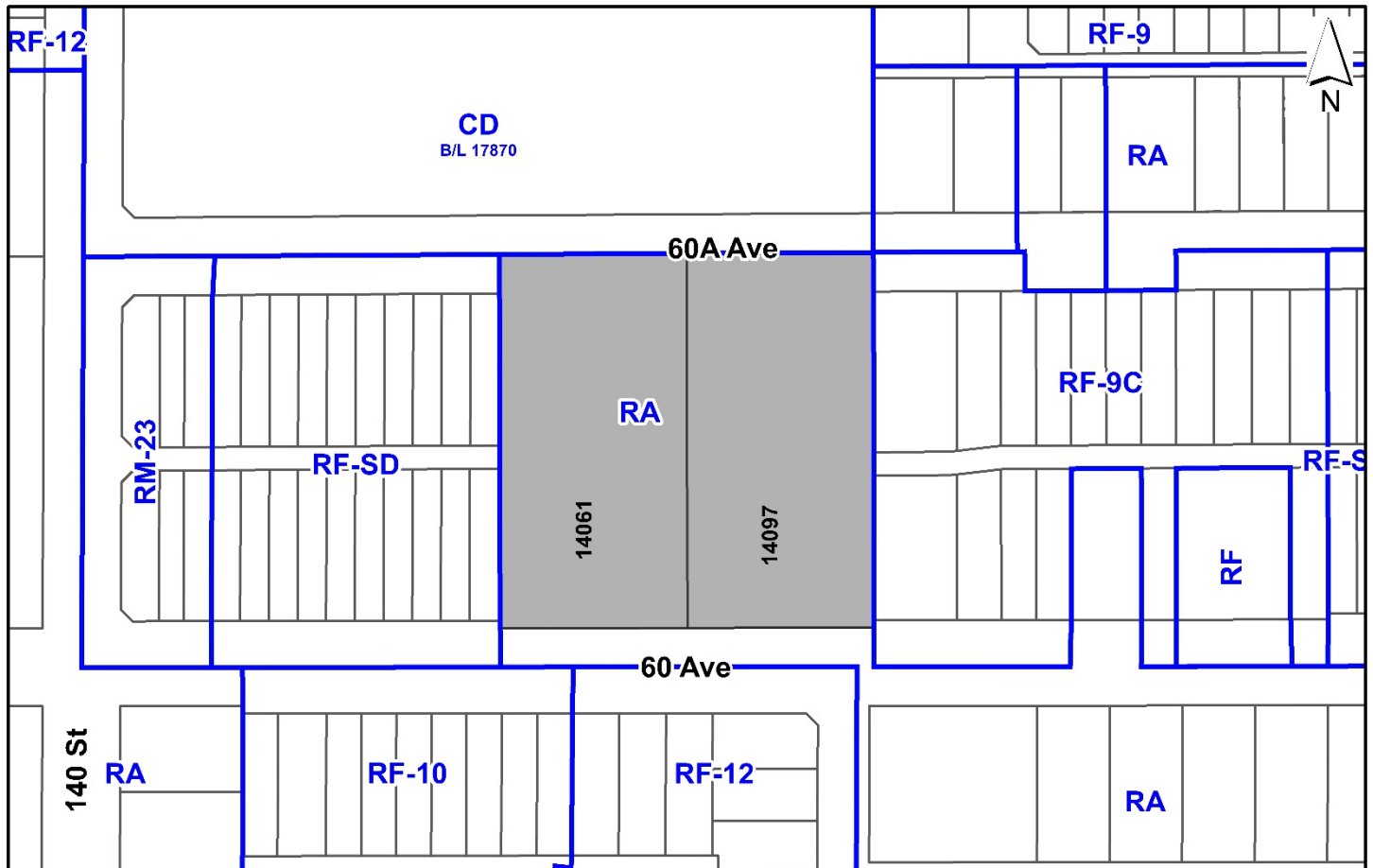
**LOCATION:** 14061 - 60 Avenue

14097 - 60 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots and Single Family Residential Flex 6-14.5 upa



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character and Sensitive Ecosystems.
- 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 Single Family Small Lots and Single Family Residential Flex 6-14.5 upa to Townhouses (25 u.p.a. max).
- Proposing to reduce the west side yard setback of the "Multiple Residential 30 Zone (RM-30)".
- Proposing to reduce the streamside setback of the Class B watercourse.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- 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 Sensitive Ecosystems.
- The proposal generally complies with the Development Permit requirements in the OCP for Form and Character.
- The proposed reduced west side yard setbacks are considered minimal given this is considered side of unit for both the townhouses and adjacent off-site semi-detached dwellings and will not have a significant impact on the adjacent dwellings.
- Area residents have raised no objections to the proposal.
- 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, as well as between the adjacent semi-detached dwellings.

- Under Development Application No. 7913-0164-00 to the west, a ditch running north/south on 140 Street was relocated as a drainage swale/ditch onto 60A Avenue fronting that development (directly west of the subject site). The swale/ditch is considered to be a Class B ditch and therefore, requires a minimum 7 metre setback in accordance with Part 7A of the Zoning Bylaw.
- Given that the ditch was man-made and minimally impacts the subject site, a variance to reduce the required streamside setback from 7 metres to 2 metres is considered reasonable.

## 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. 7920-0115-00 in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7920-0115-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11; and
  - (b) to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.
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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (h) 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;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to 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; and
- (l) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and access.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a max)" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwellings	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RA
North (Across 60A Avenue):	Townhouses	Townhouses (25 u.p.a. max)	CD (By-law No. 17870)
East (Across BC Hydro Corridor):	Single family dwellings	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RF-9C
South (Across 60 Avenue):	Single family dwellings	Single Family Small Lots	RF-12, RF-10
West:	Semi-detached residential	Single Family Small Lots and Single Family Residential Flex 6-14.5 u.p.a.	RF-SD

### Context & Background

- The subject 0.92 hectare property consists of two lots (14061 and 14097 – 60 Avenue) and is located in South Newton along 60 Avenue and 60A Avenue.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." in the South Newton Neighbourhood Concept Plan, and zoned "One-Acre Residential Zone (RA)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes an Amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a. max)"; rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; subdivision to consolidate the two lots; Development Permit for Form and Character and Sensitive Ecosystems; and a Development Variance Permit to reduce the minimum west side yard setback and to reduce the minimum streamside setback in order to permit the development of 44 townhouse units.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.92 hectares
Road Dedication:	2,277 square metres
Undevelopable Area:	7 square metres
Net Site Area:	0.69 hectares
<b>Number of Lots:</b>	1
<b>Building Height:</b>	13 metres
<b>Unit Density:</b>	48 units per hectare (gross)/64 units per hectare (net) / 19units per acre (gross)/26 units per acre (net)
<b>Floor Area Ratio (FAR):</b>	0.96
<b>Floor Area</b>	
Residential:	6,522 square metres
Indoor Amenity	159 square metres
Total:	6,681 square metres
<b>Residential Units:</b>	
3-Bedroom:	44 units
Total:	44 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 22 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

11 Elementary students at Woodward Hill Elementary School  
6 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 Spring 2023.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

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

### Transportation Considerations

- The South Newton NCP was endorsed by Council in 1999. In 2004, an amendment to the NCP was approved by Council to incorporate single family small lots (R04-3330). This NCP update in 2004 did not accurately reflect the road network required to support single family small lots and as such, additional local roads are required beyond what is shown in the current NCP.
- Based on appropriate block sizing for the proposed lot density, 141 Street is required along the eastern property line, which is consistent with Development Application No. 7914-0314-00.
- In keeping with the priorities identified in the Transportation Strategic Plan to establish a finer grain road network, the Engineering Department previously recognized the need for a new north-south road (141 Street) adjacent to the existing B.C. Hydro corridor.
- A 10 metre road dedication is required on 60A Avenue in order to achieve an ultimate 20 metre road allowance. A 1.94 metre road dedication is required on 60 Avenue in order to achieve a 12 metre from centre-line ultimate road allowance.
- A single access point to the site is proposed on 141 Street to the east.

- The subject site is approximately 600 metres away from a Frequent Transit Network route on TransLink's Bus Route No. 321, which connects White Rock, Newton Town Centre, and Surrey Central.
- 60 Avenue is designated as an on-street bike route while there is a proposed multi-use pathway within the BC Hydro Corridor to the east of the subject property, which will eventually connect from Highway 10 to the south, to Hyland Road to the north.

### **Parkland and/or Natural Area Considerations**

- The new 141 Street road connection on the east property line is adjacent to 72N – Greenbelt parkland, which is situated on a BC Hydro ROW for powerlines. A multi-use pathway on the Hydro ROW provides a valuable pedestrian and cycling connection in the neighbourhood.
- The applicant is proposing to reduce the minimum streamside setback for a Class B ditch. See the Development Variance Permit section for further discussion.

### **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 subject site is designated "General Urban" in the Regional Growth Strategy (RGS) and the proposal complies with this designation.

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan (OCP) and the proposed townhouses comply with the "Urban" designation.

#### Themes/Policies

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
  - Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

- A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The proposed development is located in a well-serviced area and is compatible in form and character to the adjacent semi-detached and small single-family residential lots across the proposed 141 Street. The proposed townhouses also add to the mix of housing options in this area of South Newton by providing relatively more affordable housing for families.)*

## Secondary Plans

### Land Use Designation

- The subject site is designated "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a" in the South Newton Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The applicant is proposing an amendment to the South Newton NCP to redesignate the site from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a. max).
- The South Newton NCP was adopted by Council in June 1999 and is reflective of the form of development that was appropriate at that time. Since 1999, densities have steadily increased due to increased cost of land, changing market conditions including housing affordability, and to reflect the form of housing that is appropriate in an urbanizing City. For these reasons, it is necessary to amend the NCP land use designation to accommodate this proposal.
- 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 flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed between January 1, 2021, and December 31, 2021; and \$15,000 per unit if completed after January 1, 2022).

### Themes/Objectives

- Provide a mix of housing densities and types ranging from small lot, compact single family lots to well-designed townhouses and multi-storey apartments, to accommodate a range of needs.

*(The proposed development will add townhouses to the mix of different housing options in South Newton, which range from single family small lots and semi-detached residential, to townhouses and apartment units.)*

- 1.2 – Encourage the development of a comprehensively designed, aesthetically pleasing community to live, work, shop, and play.

*(The proposed development is designed to integrate with the adjacent semi-detached dwellings to the west with coordination between buildings, landscaping, and hardscape features that creates an aesthetically pleasing townhouse development.)*

- 4.10 – Multi-family developments should be designed to be pedestrian accessible from the public sidewalks.

*(The townhouses adjacent to 60 Avenue, 60A Avenue, and 141 Street are all proposed to have direct pedestrian connections to their fronting streets.)*

### 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
<b>Unit Density:</b>	75 units per hectare/30 units per acre	48 units per hectare (gross)/64 units per hectare (net) / 19 units per acre (gross)/26 units per acre (net)
<b>Floor Area Ratio:</b>	1.0	0.94
<b>Lot Coverage:</b>	45%	42%
<b>Yards and Setbacks</b>		
North:	4.5 metres	4.5 metres
East:	4.5 metres	4.5 metres
South:	4.5 metres	4.5 metres
West:	4.5 metres	/3.0 metres to Buildings 1, 5, 6, and 11
<b>Height of Buildings</b>		
Principal buildings:	13 metres	13 metres
Accessory buildings:	11 metres	9 metres
<b>Amenity Space</b>		
Indoor Amenity:	132 square metres	The proposed 158.5 m <sup>2</sup> meets the Zoning By-law requirement.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
Outdoor Amenity:	132 square metres	The proposed 132.0 m <sup>2</sup> meets the Zoning By-law requirement.
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Stream:	7 metres	2 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	88	88
Residential Visitor:	9	9
Total:	97	97
Tandem (%):	0	0

### Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum west side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11; and
  - to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.
- The proposed reduced west side yard setback is considered minimal given this is considered side of unit for both the townhouses and adjacent semi-detached dwellings and will not have a significant impact on those adjacent dwellings.
- Under Development Application No. 7913-0164-00, a ditch running north/south on 140 Street was relocated as a drainage swale/ditch onto 60A Avenue fronting that development. The swale/ditch is considered to be a Class B ditch and therefore, requires a minimum 7 metre setback in accordance with Part 7A of the Zoning Bylaw.
- The construction of this man-made swale/ditch unintentionally impacted the subject site based on the fact that the 7 metre setback as measured from top-of-bank encumbers a portion of the northwest corner of the property.
- The applicant proposes to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres. In support of this proposal, the applicant submitted an Ecosystem Development Plan and *Riparian Areas Protection Regulation (RAPR)* report that has been approved by the Province, indicating that the proposed 2 metre streamside setback complies with the Provincial requirements under *RAPR*.
- Given that the ditch was man-made and minimally impacts the subject site, a variance to reduce the required streamside setback from 7 metres to 2 metres is considered reasonable.
- 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 Building Permit Issuance (\$1,500 per unit if completed by December 31, 2021; and \$2,000 per 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 South Newton Neighbourhood Concept Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$11,250 per unit if completed between January 1, 2021, and 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. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per 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 November 10, 2021, and the Development Proposal Signs were installed on January 12, 2021. Staff received no responses from neighbouring residents.



## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) ditch which flows along 60A Avenue fronting the adjacent semi-detached residential lots. The ditch running along 60A Avenue was relocated here under Development Application No. 7913-0164-00. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class B (yellow-coded) ditch requires a minimum streamside setback of 7 metres, as measured from the top of bank. The proposed setbacks do not comply with the required setbacks in the Zoning Bylaw, however, the 2 metre setback does meet the minimum setback requirements of the Provincial *Riparian Areas Protection Regulation (RAPR)*
- The 7 square metre riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ian Whyte *R.P. Bio.*, of Envirowest Consultants Inc. and dated January 26, 2021, was reviewed by staff, and found to be generally acceptable, with some modifications to content and format of the report still required. An independent peer review of the Ecosystem Development Plan will be required. The finalized report and recommendations will be incorporated into the Development Permit.

### 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 applicant has worked with staff to resolve interface issues with the units fronting 60 Avenue, 60A Avenue, and 141 Street in order to better integrate with the adjacent semi-detached residential buildings, and to ensure units fronting 141 Street were accessible from that sidewalk.
- The site consists of 11 townhouse buildings all comprised of three-bedroom units. Buildings 6, 7, and 8 are proposed as back-to-back units with a minimum of 50% of the back-to-back units having access to side of unit natural light.
- All units are proposed with double car side-by-side garages. The back-to-back units are proposed to have roof-top decks whereas all other units have front yards.

- The buildings fronting 60A Avenue and 60 Avenue are oriented toward the street with front doors and habitable rooms lining the street frontage. The units adjacent to 141 Street are enhanced with front door access directly to 141 Street, thereby increasing the street presence.
- Building materials include grey ledgerstone to humanize the ground floor, with hardie panel siding in a variety of complimentary colours, including brown ("Mountain Cedar"), white ("Arctic White"), and grey ("Aged Pewter").

### Landscaping

- The landscaping includes a mix of trees, shrubs, and ground cover.
- 40 trees are proposed to be planted within the project, including a mixture of Japanese Maple, Nootka Cypress, and Magnolia.
- Other plantings include a variety of shrubs, grasses and ground covers that are used to soften the hard surfaces on the site and help define the transitions between private and semi-private spaces.
- Decorative pavers are proposed at the driveway entrance as well as along all pedestrian crossings over the drive-aisle in order to delineate pedestrian movements on the site.

### Indoor Amenity

- The proposed indoor amenity building is two-storeys with a second storey balcony that includes a kitchen and washroom. Programming of the space has not been identified at this time.

### Outdoor Amenity

- The proposed outdoor amenity area includes play structures, a picnic table, and landscape features.

### 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 further resolution of the public realm interfaces, including entries, landscape and amenity features.
- 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**

- Peter Mennel, ISA Certified Arborist of Mike Fadum and 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Cherry	1	1	0
Bitter Cherry	2	2	0
Fruiting Cherry	2	2	0
Pacific Dogwood	2	2	0
Holly	1	1	0
Fig	1	1	0
Pin Oak	1	1	0
Bigleaf Maple	3	3	0
Trembling Aspen	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	60	60	0
Douglas Fir	6	6	0
Falsecypress Sawara	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>83</b>	<b>83</b>	<b>0</b>
<b>Additional Trees in the proposed Open Space</b>	<b>6</b>	<b>5</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>40</b>	
<b>Total Retained and Replacement Trees</b>		<b>41</b>	

- The Arborist Assessment states that there is a total of eight-three (83) mature trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that no 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.
- Table 1 includes an additional six (6) protected trees, one of which is to be retained, that are located within the proposed open space, otherwise known as the BC Hydro Corridor/72 - N Greenbelt. The remaining trees within the proposed open space require removal due to conflicts with the proposed construction of 141 Street and/or their current health.

- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) is required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of one-hundred and seventy-six (176) replacement trees on the site. Since only forty (40) replacement trees can be accommodated on the site, the deficit of one-hundred and thirty-six (136) replacement trees will require a cash-in-lieu payment of \$54,400 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Katsura, Magnolia, and Dogwood.
- In summary, a total of forty (40) trees are proposed to be replaced on the site with a contribution of \$54,400 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	NCP Plan
Appendix VI.	Development Variance Permit No. 7920-0115-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

KS/cm

NOTES:



2021-06-16	R	REVISED AS PER CITY COMMENTS
2021-06-11	R	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM
2021-04-15	R	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	M	DEDICATION AREA COMPARISON
2020-07-16	U	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	M	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	A	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



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PROJECT:  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT:  
KATYAL DEVELOPMENT (60TH AVE.)  
Ltd., Inc. bc1265092, 1135 WEST 39TH  
Avenue, VANCOUVER, BC.

# PROPOSED MULTI-FAMILY DEVELOPMENT

14061 & 14097 - 60 AVENUE  
BRITISH COLUMBIA

## PROJECT DIRECTORY

CLIENT:  
**KATYAL DEVELOPMENT (60TH AVE.)  
LTD., INC.**  
BC1265092, 1135 WEST 39TH AVENUE,  
VANCOUVER, BC.

PROJECT ARCHITECT:  
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SURVEYOR:  
**CAMERON LAND SURVEYING**  
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LANDSCAPE ARCHITECT:  
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CIVIL:  
**HUB ENGINEERING INC.**  
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CONTACT: ANTHONY TRIEMSTRA  
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anthony@hub-inc.com

## DRAWING SHEET SCHEDULE

A-001	COVER PAGE
A-002	PROJECT STATISTICS
A-003	BASE PLAN
A-100	SITE PLAN
A-101	SITE SECTIONS
A-201 TO 220	BUILDING FLOOR PLANS
A-301 TO 316	ELEVATIONS
A-401 TO 407	SECTIONS

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OWNER	Y/N
CHECKED	Y/N
SCALE	
JOB No.	SUR-133
DATE	MAY 2021



SHEET TITLE:

COVER SHEET

DRAWING NO.:	
<b>A-001</b>	<b>S</b>



# PROJECT DATA

CIVIC ADDRESS :	14061&14097 - 60TH AVENUE, SURREY, BC
LEGAL DESCRIPTION :	LOT 4 SECTION 24 TOWNSHIP 2 PLAN NWP5556 NWD PART W 1/2.

LOT INFO			
GROSS SITE AREA	2.28 Ac	99,465.8 SQFT	9,240.6 SQM
DEDICATIONS	0.56 Ac	24,467.7 SQFT	2,273.1 SQM
<b>NET AREA (NORTH OF 78 AVE.)</b>	<b>1.72 Ac</b>	<b>74,998.1 SQFT</b>	<b>6,967.5 SQM</b>

ZONING	
EXISTING	RA
PROPOSED	RM-30

SETBACKS	PROPOSED	
NORTH( FROM 60A AVENUE)	14.8 Ft	4.50 m
SOUTH(FROM 60 AVENUE)	14.8 Ft	4.50 m
EAST(FUTURE STREET)	14.8 Ft	4.50 m
WEST(FROM NEIGHBORING LOTS)	9.8 Ft	3.00 m

HEIGHT	
PROPOSED	13 METRES

SITE COVERAGE			
ALLOWED			45.0%
PROPOSED(ON NET SITE AREA)	31,237.5 SQFT	2,902.1 SQM	41.7%

FAR			
PROPOSED (ON NET SITE AREA)	70,211.0 SQFT	6,522.8 SQM	0.94

UPH	ALLOWED	PROPOSED
PROPOSED (ON NET AREA)	30 UPA	25.6 UPA
PROPOSED (ON GROSS AREA)	30 UPA	19.3 UPA

## FAR CALCULATIONS

UNIT TYPE	Garage	Level 1	LVL 1(Incl. garage)	LVL 2	LVL 3	LVL 4	No. of Units	Total
BUILDING 1	1,694.60 Sq.Ft.	743.19 Sq.Ft.	2,437.79 Sq.Ft.	2,477.10 Sq.Ft.	2,769.42 Sq.Ft.	0.00 Sq.Ft.	4	5,989.71 Sq.Ft.
BUILDING 2	1,694.60 Sq.Ft.	743.19 Sq.Ft.	2,437.79 Sq.Ft.	2,477.10 Sq.Ft.	2,769.42 Sq.Ft.	0.00 Sq.Ft.	4	5,989.71 Sq.Ft.
BUILDING 3	1,274.26 Sq.Ft.	554.63 Sq.Ft.	1,828.89 Sq.Ft.	1,869.55 Sq.Ft.	2,079.55 Sq.Ft.	0.00 Sq.Ft.	3	4,503.73 Sq.Ft.
BUILDING 4	847.30 Sq.Ft.	398.12 Sq.Ft.	1,245.42 Sq.Ft.	1,181.70 Sq.Ft.	1,379.20 Sq.Ft.	0.00 Sq.Ft.	2	2,959.02 Sq.Ft.
BUILDING 5	1,644.78 Sq.Ft.	773.02 Sq.Ft.	2,417.79 Sq.Ft.	2,341.30 Sq.Ft.	2,748.18 Sq.Ft.	0.00 Sq.Ft.	4	5,862.50 Sq.Ft.
BUILDING 6	4,077.97 Sq.Ft.	1,564.00 Sq.Ft.	5,641.97 Sq.Ft.	5,832.92 Sq.Ft.	5,850.67 Sq.Ft.	780.00 Sq.Ft.	8	14,277.59 Sq.Ft.
BUILDING 7	2,039.97 Sq.Ft.	748.00 Sq.Ft.	2,787.97 Sq.Ft.	2,978.92 Sq.Ft.	2,996.67 Sq.Ft.	390.00 Sq.Ft.	4	7,113.59 Sq.Ft.
BUILDING 8	2,038.00 Sq.Ft.	816.00 Sq.Ft.	2,854.00 Sq.Ft.	3,039.60 Sq.Ft.	3,066.70 Sq.Ft.	390.00 Sq.Ft.	4	7,312.30 Sq.Ft.
BUILDING 9	1,256.97 Sq.Ft.	590.81 Sq.Ft.	1,847.78 Sq.Ft.	1,762.64 Sq.Ft.	2,064.45 Sq.Ft.	0.00 Sq.Ft.	3	4,417.90 Sq.Ft.
BUILDING 10	1,680.92 Sq.Ft.	789.92 Sq.Ft.	2,470.84 Sq.Ft.	2,345.94 Sq.Ft.	2,756.60 Sq.Ft.	0.00 Sq.Ft.	4	5,892.45 Sq.Ft.
BUILDING 11	1,680.92 Sq.Ft.	789.92 Sq.Ft.	2,470.84 Sq.Ft.	2,345.94 Sq.Ft.	2,756.60 Sq.Ft.	0.00 Sq.Ft.	4	5,892.45 Sq.Ft.
<b>TOTAL</b>							<b>44</b>	<b>70,210.95 Sq.Ft.</b>

## OFF-STREET PARKING

	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	44	2	88	88
NO. OF VISITOR CAR PARK REQUIRED	44	0.2	8.8	8
TOTAL NO. OF PARKING REQUIRED				96
<b>TOTAL NO. OF PARKING PROPOSED</b>				<b>96</b>
NO. OF VISITOR PARKING PROPOSED				9

## AMENITY SPACE

INDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	44	3.0 SQM	132.0 SQM
PROVIDED			158.5 SQM

OUTDOOR AMENITY	NO. OF UNITS	AREA PER UNIT	AREA
REQUIRED	44	3.0 SQM	132.0 SQM
PROVIDED			132.0 SQM

NOTES:

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SURREY, BC

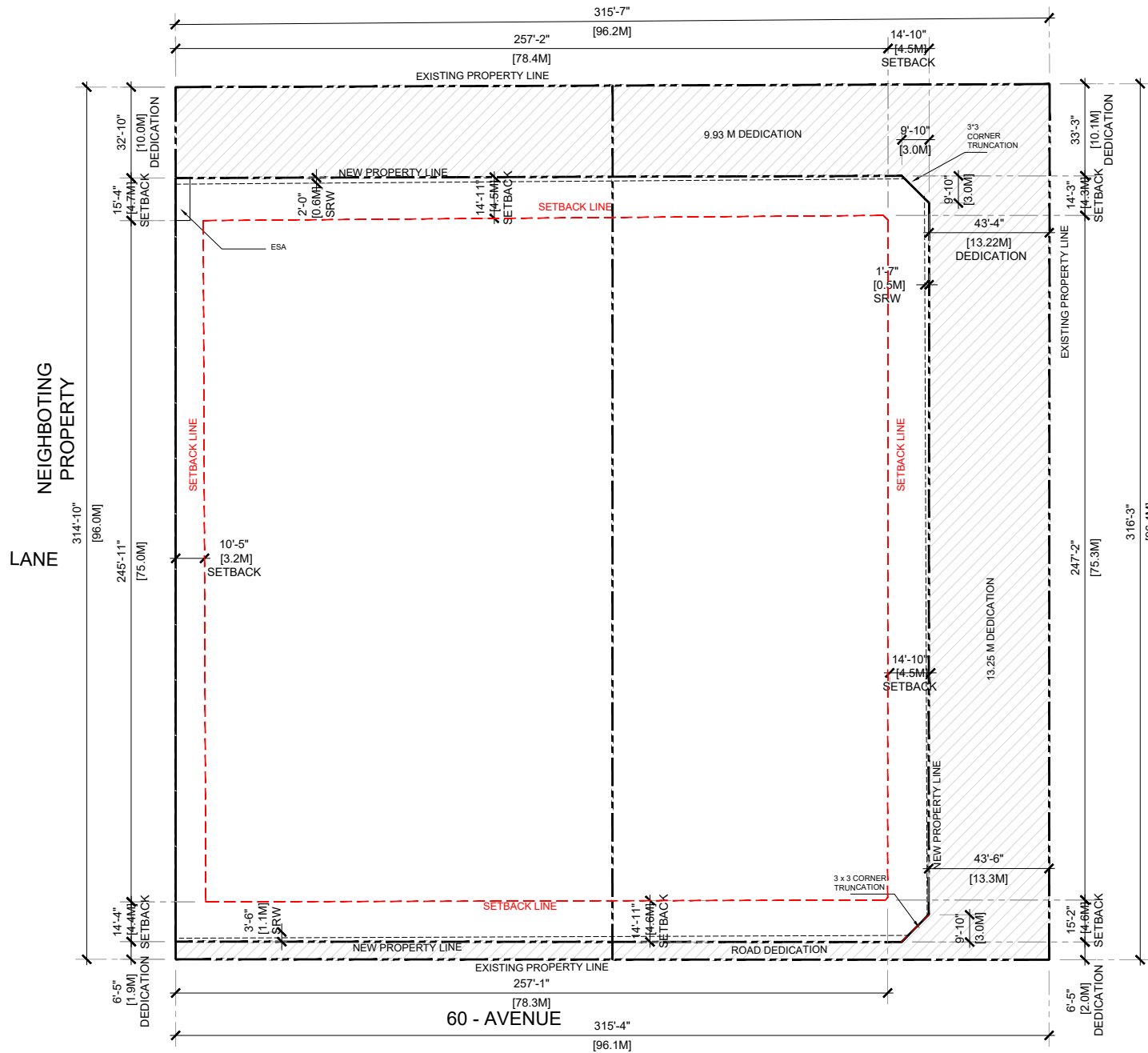
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CHECKED BY	VA	
SCALE	1/8"=1'-0"	
JOB No.	SUR-133	
DATE	MAY 2021	
SHEET TITLE		

PROJECT STATISTICS

DRAWING NO.	<b>A-002</b>	<b>S</b>
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**NOTES:**

- 2021-06-16 [1] REVISED AS PER CITY COMMENTS
- 2021-06-11 [2] REVISED DP APPLICATION
- 2021-05-20 [3] REVISED DP APPLICATION
- 2021-05-20 [4] REVISED AS PER CITY COMMENTS
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- 2021-05-20 [61] REVISED AS PER CITY COMMENTS
- 2021-05-20 [62] REVISED AS PER CITY COMMENTS
- 2021-05-20 [63] REVISED AS PER CITY COMMENTS
- 2021-05-20 [64] REVISED AS PER CITY COMMENTS
- 2021-05-20 [65] REVISED AS PER CITY COMMENTS
- 2021-05-20 [66] REVISED AS PER CITY COMMENTS
- 2021-05-20 [67] REVISED AS PER CITY COMMENTS
- 2021-05-20 [68] REVISED AS PER CITY COMMENTS
- 2021-05-20 [69] REVISED AS PER CITY COMMENTS
- 2021-05-20 [70] REVISED AS PER CITY COMMENTS
- 2021-05-20 [71] REVISED AS PER CITY COMMENTS
- 2021-05-20 [72] REVISED AS PER CITY COMMENTS
- 2021-05-20 [73] REVISED AS PER CITY COMMENTS
- 2021-05-20 [74] REVISED AS PER CITY COMMENTS
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- 2021-05-20 [82] REVISED AS PER CITY COMMENTS
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- 2021-05-20 [100] REVISED AS PER CITY COMMENTS

**df**  
ARCHITECTURE  
inc.

300-1085 SHELLBRODGE WAY  
RICHMOND BRITISH COLUMBIA  
CANADA V6X 2W8  
T (604)284-5131  
10116@dfarch.com | www.dfarch.com

**PROJECT:**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**CLIENT:**  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc265898, 1138 WEST 39th  
Avenue, VANCOUVER, BC.

**CONTRACT REFERENCE:** THIS PLAN AND DESIGN FILE ARE OF ALL  
ITEMS APPROVED BY THE CITY OF SURREY. ANY CHANGES TO THIS PLAN  
MUST BE APPROVED BY THE CITY OF SURREY.

<b>DATE:</b>	28
<b>DESIGNER:</b>	28
<b>SCALE:</b>	1/16"=1'-0"
<b>JOB No:</b>	SM-133
<b>DATE:</b>	MAR 2021
<b>SHEET TITLE:</b>	

BASE PLAN

**1**  
A-003

**BASE PLAN**  
SCALE: 1/16" = 1'-0"

**Sheet No.:**  
**A-003**

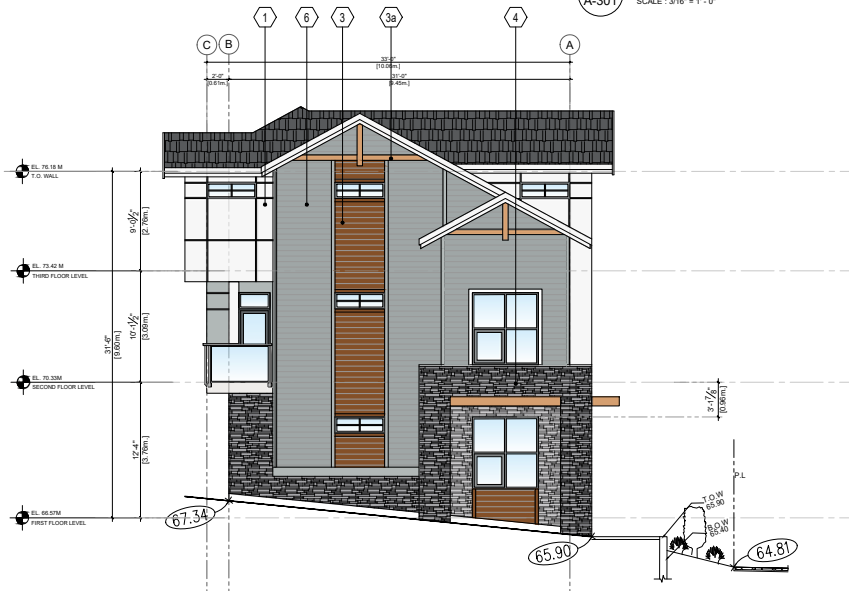
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**S**







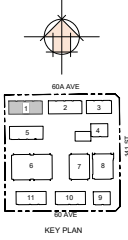
1 BLDG 1 - NORTH ELEVATION (FROM 60A AVE)  
SCALE: 3/16" = 1'-0"



2 BLDG 1 - EAST ELEVATION  
SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFINITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-29	A	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	H	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	T	DP APPLICATION
2020-08-17	U	PERMITS AND SUBMITTALS COMPARISON
2020-07-16	D	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
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info@dfarchitecture.ca

PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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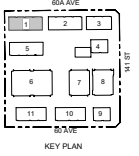
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CHECKED BY:
SCALE: 3/16" = 1'-0"
JOB NO: 509-133
DATE: MAR 2021
SHEET TITLE:



ELEVATIONS

DRAWING NO.  
**A-301** **S**

**NOTES:**



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	P	REVISED DP APPLICATION
2021-05-29	A	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	PERMITATION AREA COMPARISON
2020-07-16	D	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
 RICHMOND, BRITISH COLUMBIA  
 CANADA, V6V 2W9  
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 info@dfarchitecture.ca

**PROJECT:**  
 14061 & 14097 - 60 Ave.,  
 SURREY, BC

**OWNER:**  
 KATYAL DEVELOPMENT (60TH Ave.)  
 Ltd., Inc. bc1265092, 1135 WEST 39th  
 Avenue, VANCOUVER, BC.

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<b>OWNER:</b>	HR
<b>CHECKED BY:</b>	ZH
<b>SCALE:</b>	1/16"=1'-0"
<b>JOB NO.:</b>	SUR-133
<b>DATE:</b>	MAR 2021
<b>SHEET TITLE:</b>	



**ELEVATIONS**

**DRAWING NO.:**  
**A-302** **S**



**1 BLDG 1 - SOUTH ELEVATION**  
 SCALE : 3/16" = 1' - 0"



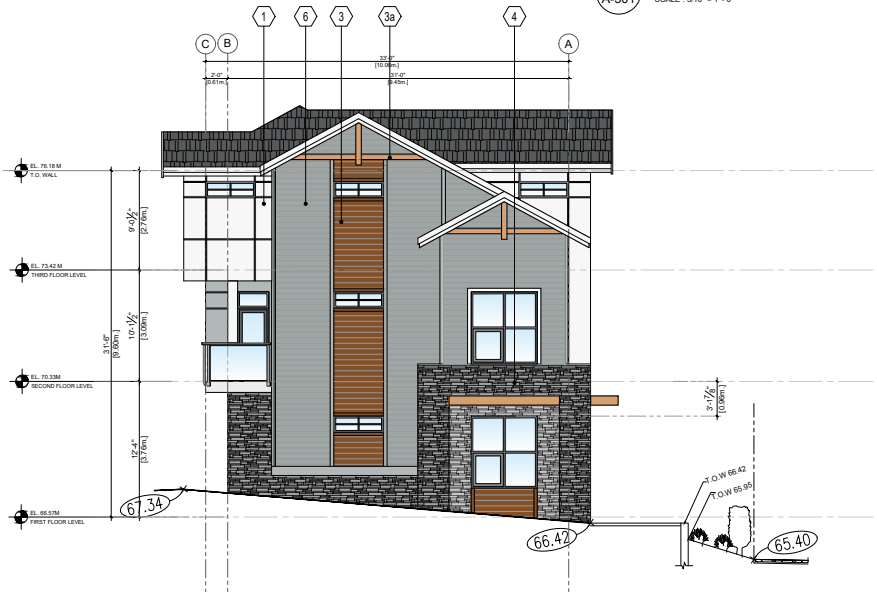
**2 BLDG 1 - WEST ELEVATION**  
 SCALE : 3/16" = 1' - 0"

**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
 SMOOTH FINISH HARDIE PANEL SIDING  
 WITH HARDIE REVEAL SYSTEM 2.0  
 EXPOSED FASTENERS, TRIMS, REVEALS  
 COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
 COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
 COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
 GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
 "TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
 SMOOTH FINISH HARDIE PANEL SIDING  
 WITH HARDIE REVEAL SYSTEM 2.0  
 EXPOSED FASTENERS, TRIMS, REVEALS  
 COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
 HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
 MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFENITION  
 DURATION ROOF SHINGLES IN SIERRA  
 GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
 BENJAMINE MOOREE HC-107 GETTYSBURG  
 GRAY

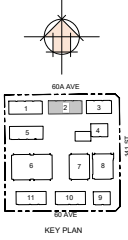


1 BLDG 2 - NORTH ELEVATION (FROM 60A AVE)  
SCALE: 3/16" = 1'-0"



2 BLDG 2 - EAST ELEVATION  
SCALE: 3/16" = 1'-0"

- SCHEDULE OF FINISHES**
- COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
  - HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
  - RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
  - COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
  - LEDGESTONE  
"TREK PRO-FIR TERRAIN"
  - COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
  - HARDIE LAP SIDING  
COLOR : AGED PEWTER
  - PLASTER WHITE FACIA
  - PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
  - OWENS CORNING TRUE DEFENITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
  - GARAGE DOOR COLOR TO MATCH  
BENJAMIN MOORE HC-107 GETTYSBURG  
GRAY



**NOTES:**

2021-06-16	1	REVISED AS PER CITY COMMENTS
2021-06-11	1	REVISED DP APPLICATION
2021-05-29	0	REVISED DP APPLICATION
2021-05-20	0	REVISED AS PER CITY COMMENTS
2021-05-03	0	REVISED AS PER FIRE DEPT COMM.
2021-04-15	1	REVISED AS PER CITY COMMENTS
2021-03-31	1	REVISED AS PER CITY COMMENTS
2021-03-01	1	REVISED AS PER CITY COMMENTS
2021-03-01	1	REVISED AS PER CITY COMMENTS
2020-12-24	1	DP APPLICATION
2020-10-06	1	DP APPLICATION
2020-08-11	1	PERMITATION AREA COMPARISON
2020-07-16	0	UPDATE CIVIL GRADES
2020-07-13	1	REVISIONS AS PER CITY COMMENTS
2020-06-12	0	PRELIMINARY SITE LAYOUT
2020-06-11	0	PRELIMINARY SITE LAYOUT
2020-06-10	0	PRELIMINARY SITE LAYOUT
2020-06-05	0	PRELIMINARY SITE LAYOUT
2020-06-04	0	PRELIMINARY SITE LAYOUT



PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

OWNER:  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39TH  
Avenue, VANCOUVER, BC.

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OWNER: 118
CHECKED BY:
SCALE: 3/16" = 1'-0"
JOB NO: 509-133
DATE: MAR 2021
SHEET TITLE:



**ELEVATIONS**

DRAWING NO.:  
**A-301** **S**

NOTES:



1 BLDG 2 - SOUTH ELEVATION  
SCALE : 3/16" = 1' - 0"

SCHEDULE OF FINISHES

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
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COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
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- 5. COLOR : AGED PEWTER  
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WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFENITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-29	G	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

OWNER:  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

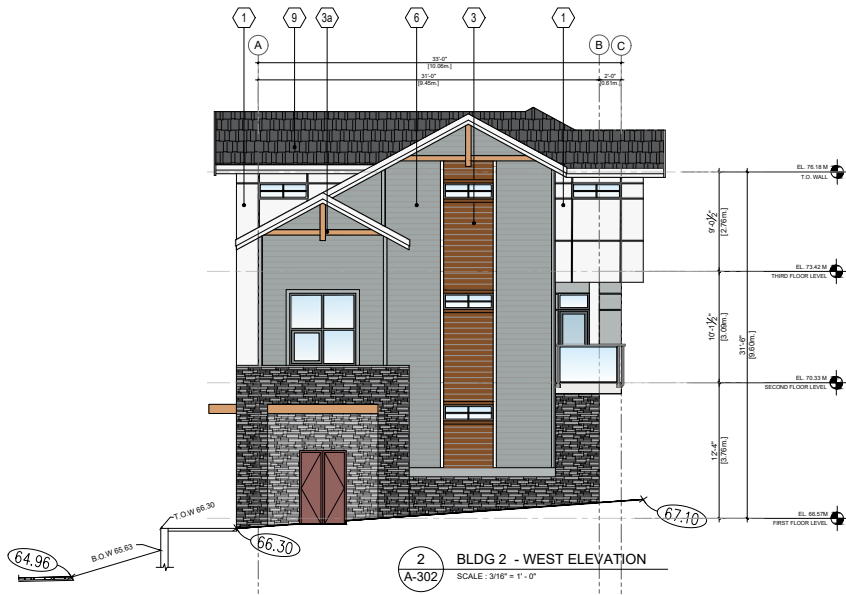
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OWNER :	
CHECKED BY :	
SCALE :	3/16" = 1' - 0"
JOB No.:	SUR-133
DATE :	MAR 2021
SHEET TITLE :	



ELEVATIONS

DRAWING NO.  
**A-302** **S**



2 BLDG 2 - WEST ELEVATION  
SCALE : 3/16" = 1' - 0"



1 BLDG 3 - ELEVATION FROM 60A AVE.  
SCALE: 3/16" = 1'-0"



2 BLDG 3 - WEST ELEVATION  
SCALE: 3/16" = 1'-0"

**NOTES:**

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	Q	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT




350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
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info@dfarchitecture.ca

**PROJECT:**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**OWNER:**  
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Ltd., Inc. bc1265092, 1135 WEST 39th  
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DESIGNER:	HR
CHECKED BY:	ZR
SCALE:	3/16" = 1'-0"
JOB NO.:	SUR-133
DATE:	MAR 2021
SHEET TITLE:	



ELEVATIONS

DESIGN NO.:  
**A-305** **S**

NOTES:



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
14061 & 14097 - 60 Ave.,  
SURREY, BC

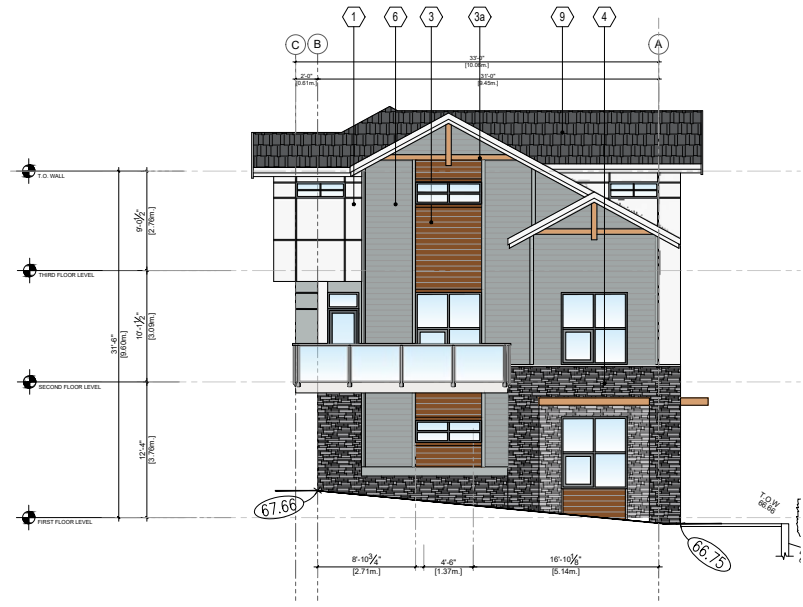
CLIENT:  
KATYAL DEVELOPMENT (60th Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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OWNER: KH	
CHECKED: ZH	
SCALE: 3/16" = 1'-0"	
JOB NO: SW-133	
DATE: MAR 2021	
SHEET TITLE:	



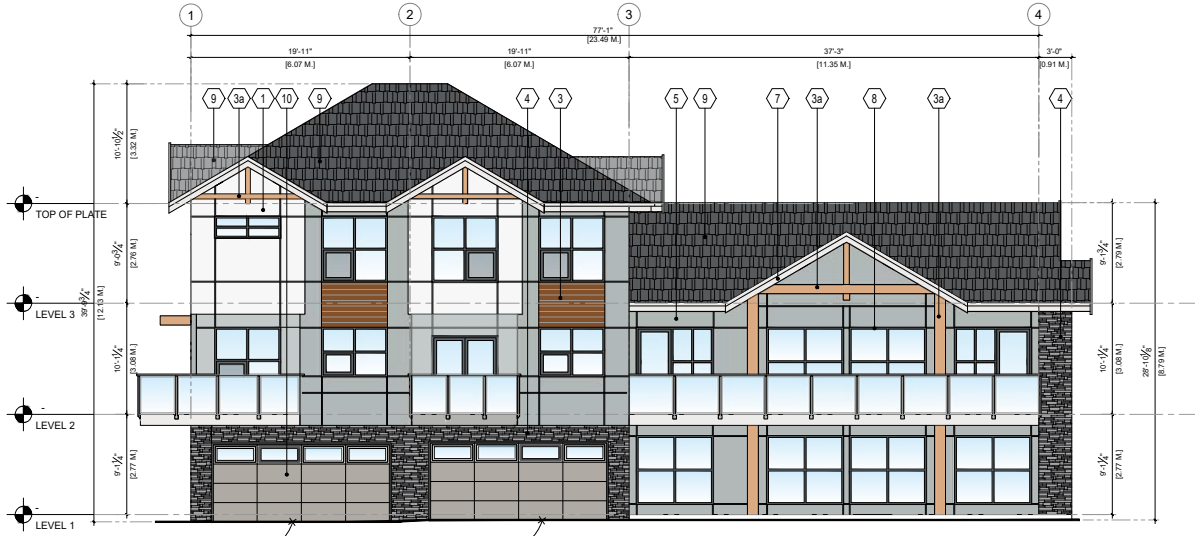
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SCALE: 3/16" = 1'-0"



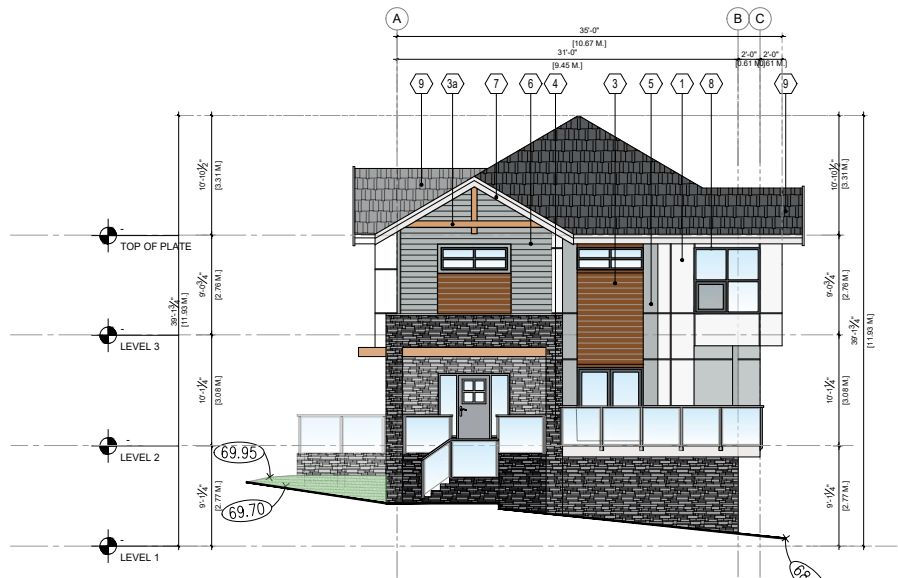
2 BLDG 3 - ELEVATION FROM 141 ST.  
SCALE: 3/16" = 1'-0"

ELEVATION



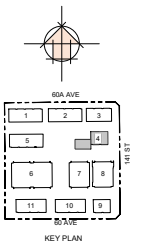


1 BLDG 4 - NORTH ELEVATION  
SCALE: 3/16" = 1' - 0"



2 BLDG 4 - ELEVATION FROM 141 STREET  
SCALE: 3/16" = 1' - 0"

NOTES:



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	A	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
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2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
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PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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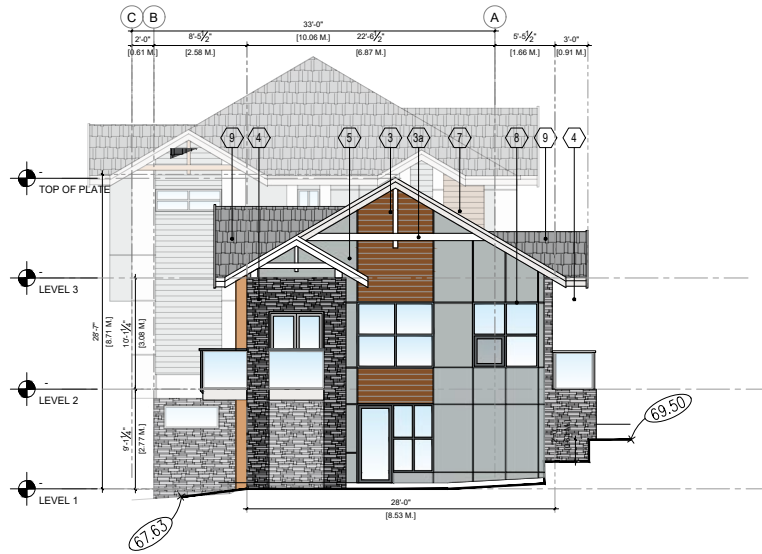
OWNER	HR
CHECKED BY	ZR
SCALE	3/16" = 1' - 0"
JOB NO.	SUR-133
DATE	MAR 2021
SHEET TITLE	



ELEVATIONS

DRAWING NO.  
**A-307** **S**

NOTES:



1 BLDG 4 - WEST ELEVATION  
SCALE: 3/16" = 1'-0"

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	A	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



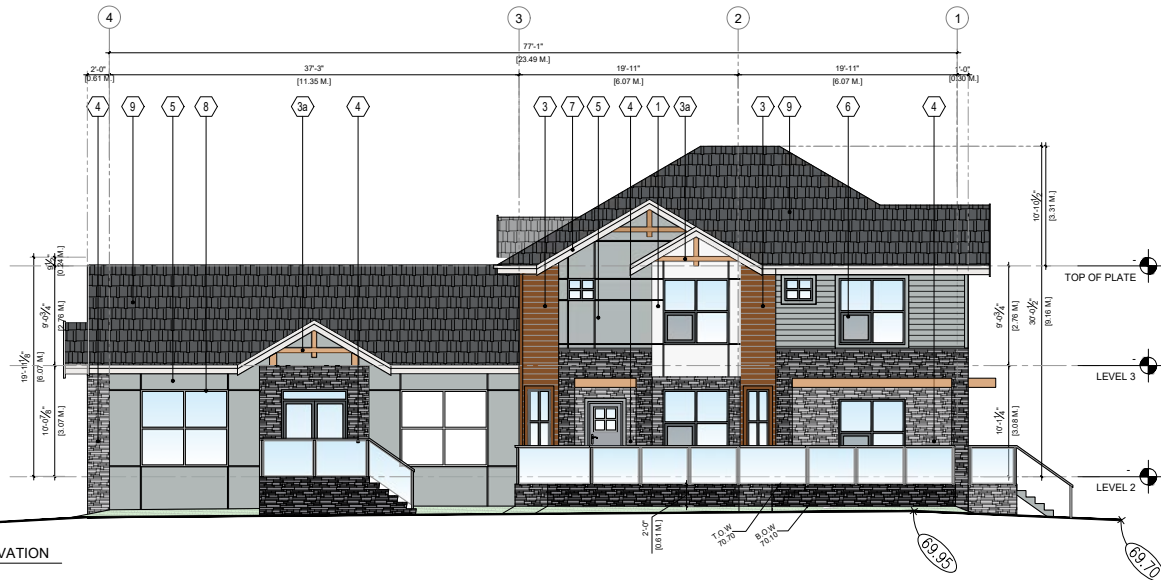
350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT:  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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DESIGNER:	
CHECKED BY:	
SCALE:	3/16" = 1'-0"
JOB NO.:	509-133
DATE:	MAR 2021
SHEET TITLE:	



2 BLDG 4 - SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

ELEVATIONS





1 BLDG 5 - SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

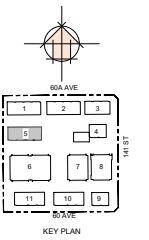


1 BLDG 5 - NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFENITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY

**NOTES:**



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	A	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	U	IDENTIFICATION AREA COMPARISON
2020-07-16	D	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-1085 SHELLBRODIE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**OWNER**  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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OWNER: 10
CHECKED: 20
SCALE: 3/16"=1'-0"
JOB No: 509-133
DATE: MAY 2021
SHEET TITLE:



ELEVATION

NOTES:



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-20	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	U	DEFINITION AREA COMPARISON
2020-07-16	O	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	F	PRELIMINARY SITE LAYOUT
2020-06-11	O	PRELIMINARY SITE LAYOUT
2020-06-10	O	PRELIMINARY SITE LAYOUT
2020-06-05	F	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT

**df**  
ARCHITECTURE  
inc.

350-1085 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604) 284-5184 F (604) 284-5131  
info@dfarchitecture.ca

PROJECT  
**14061 & 14097 - 60 Ave.,  
SURREY, BC**

OWNER:  
**KATVAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.**

OWNER: HB

CHECKED BY: [Signature]

SCALE: 3/16" = 1'-0"

JOB NO: SUR-133

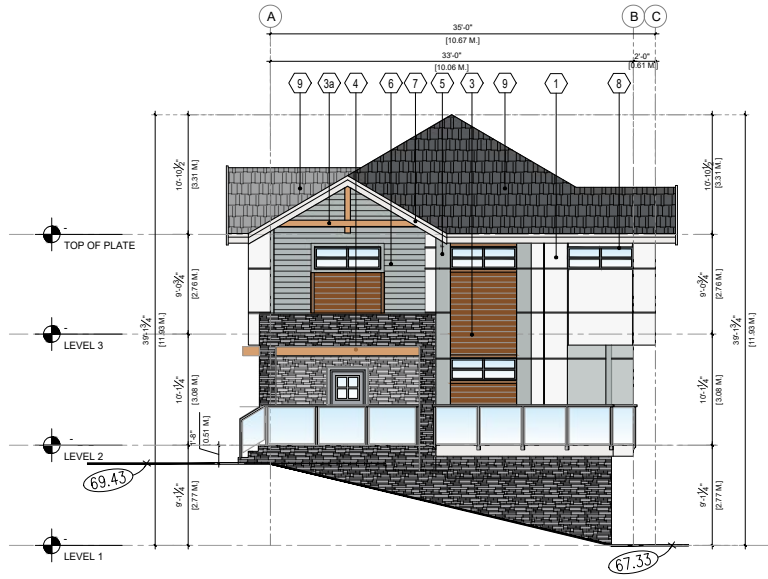
DATE: MAR 2021

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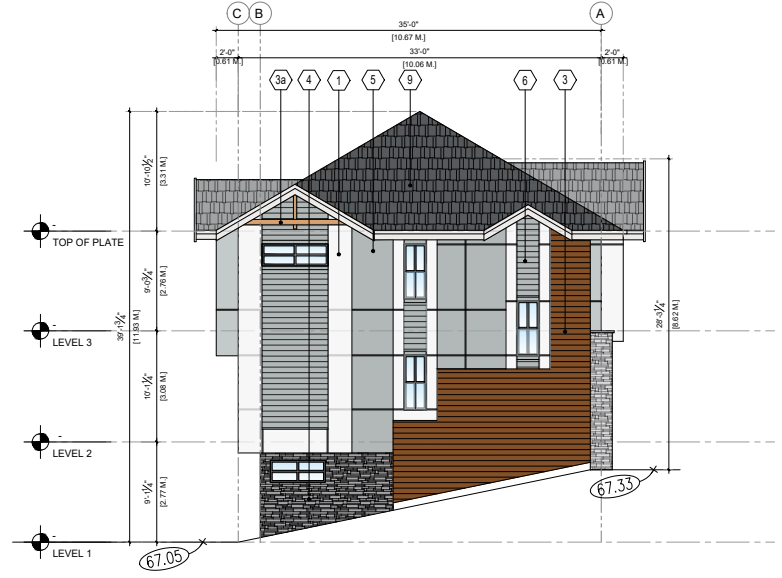
ELEVATIONS

DRAWING NO.:  
**A-310**

**S**



1 BLDG 5 - EAST ELEVATION  
A-308 SCALE: 3/16" = 1'-0"



1 BLDG 5 - WEST ELEVATION  
A-308 SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
7. PLASTER WHITE FACIA
8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
9. OWENS CORNING TRUE DEFENITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY

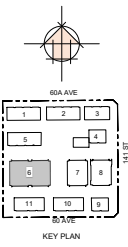


1 BLDG 6 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



2 BLDG 6 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

NOTES:



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	F	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	H	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	O	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W9  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

PROJECT:  
14061 & 14097 - 60 Ave.,  
SURREY, BC

OWNER:  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

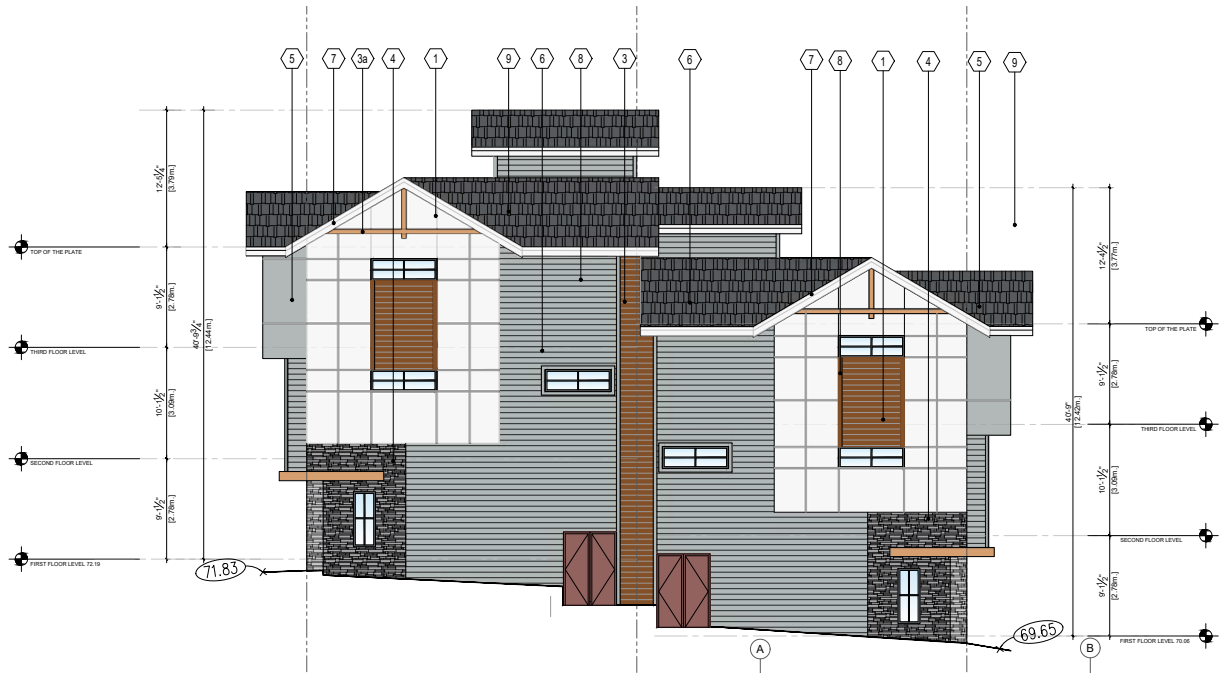
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OWNER: 118
CHECKED BY: 218
SCALE: 3/16"=1'-0"
JOB NO: 1509-133
DATE: MAR 2021
SHEET TITLE:

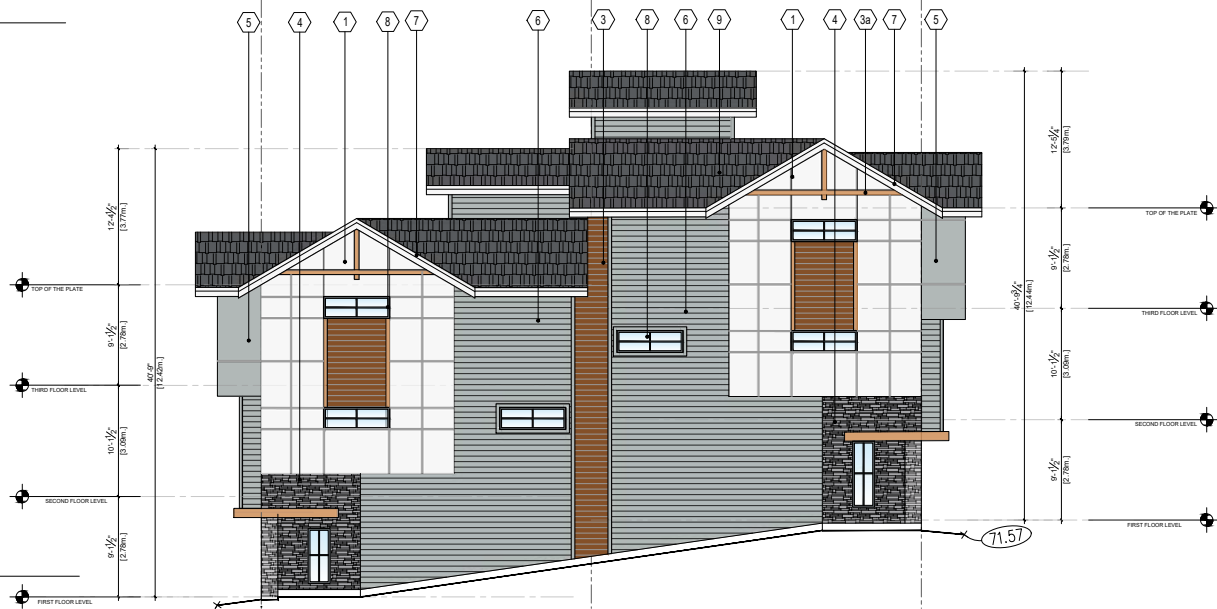


ELEVATIONS

DRAWING NO.:  
**A-311 S**



1 BLDG 6 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 BLDG 6 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

- SCHEDULE OF FINISHES**
- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
  - 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
  - 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
  - 3A. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
  - 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
  - 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
  - 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
  - 7. PLASTER WHITE FACIA
  - 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
  - 9. OWENS CORNING TRUE DEFINITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
  - 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOOREE HC-107 GETTYSBURG  
GRAY

**NOTES:**

KEY PLAN

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	H	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	PERMITTER AREA COMPARISON
2020-07-16	D	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRODIE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**CLIENT**  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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OWNER: MR
CHECKED BY:
SCALE: 3/16"=1'-0"
JOB NO.: 509-133
DATE: MAR 2021
SHEET TITLE:



ELEVATIONS

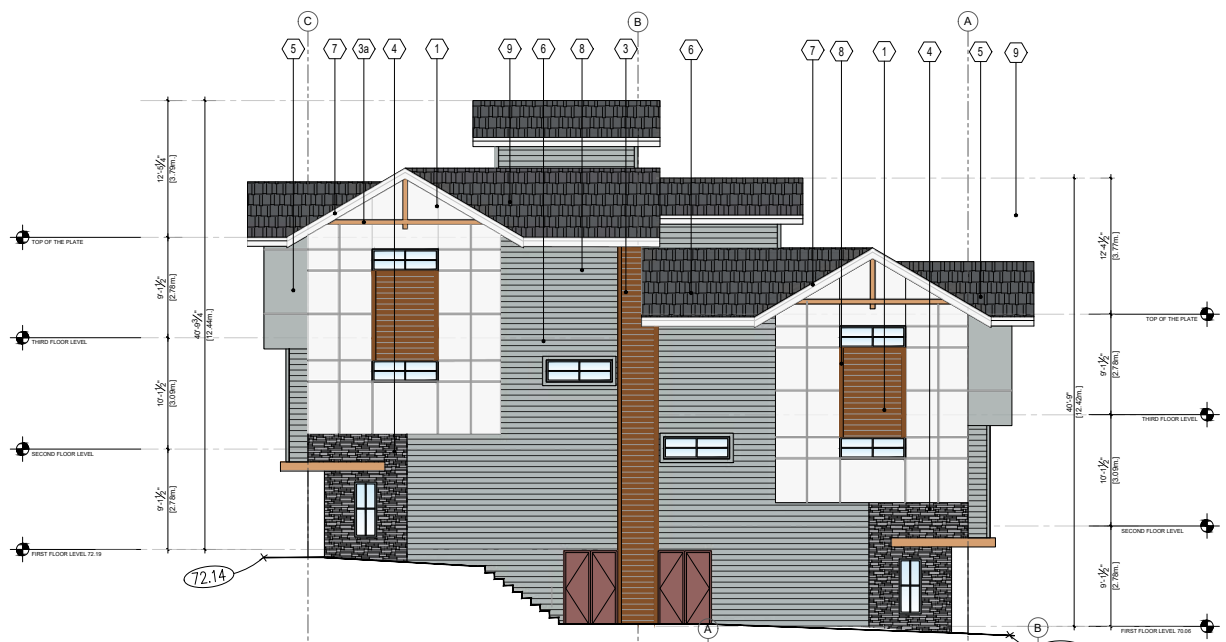
DRAWING NO.:  
**A-312 S**

NOTES:

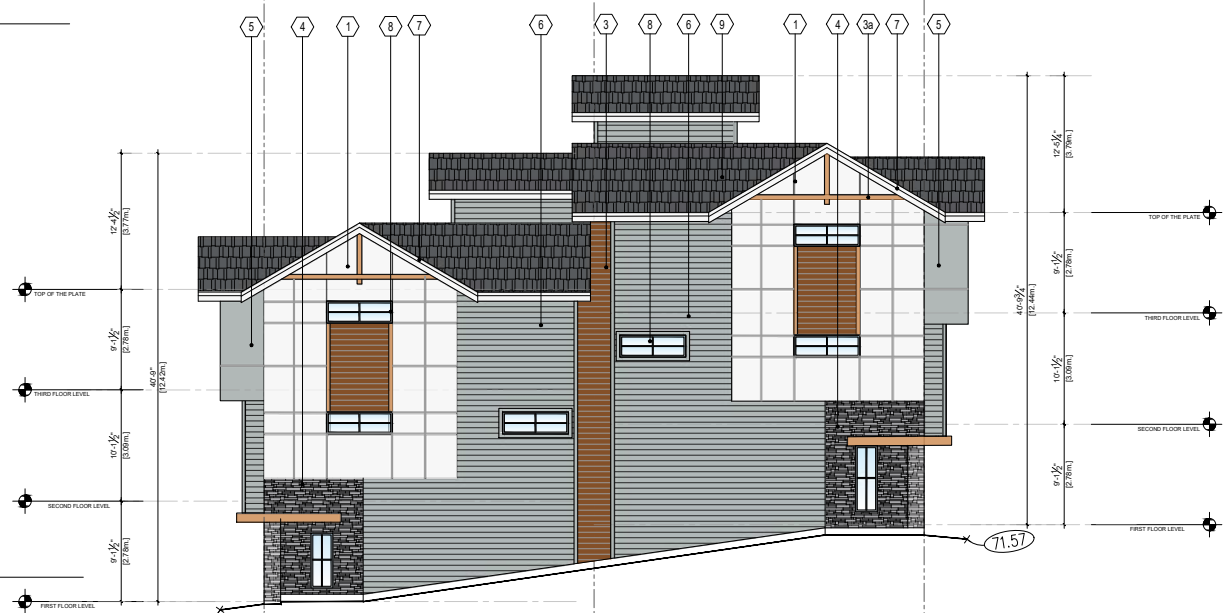


SCHEDULE OF FINISHES

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3A. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFINITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY



1 BLDG 7 EAST ELEVATION  
SCALE : 3/16" = 1'-0"



1 BLDG 7 WEST ELEVATION  
SCALE : 3/16" = 1'-0"

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	Q	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	PERMIT APPLICATION (S&L COMPARISON)
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRODIE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA, V6V 2W8  
T (604)284-5184 F (604)284-5131  
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PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT  
KATYAL DEVELOPMENT (60TH Ave.)  
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OWNER: NR
CHECKED: ZR
SCALE: 3/16"=1'-0"
JOB No: DR-133
DATE: MAR 2021
SHEET TITLE:



ELEVATIONS

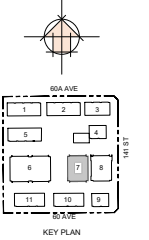


1 BLDG 7 SOUTH & NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3A. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFINITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOOREE HC-107 GETTYSBURG  
GRAY

**NOTES:**



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-20	G	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**OWNER**  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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OWNER: DR	
CHECKED: DR	
DRAWN: N/1/16" = 1'-0"	
JOB No: DR-133	
DATE: MAR 2021	
<b>SHEET TITLE:</b>	

ELEVATIONS

**DRAWING NO.:**  
**A-314** **S**



**NOTES:**



**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
MATCH BENJAMIN MOORE GRAPHITE - 1603
- 9. OWENS CORNING TRUE DEFENITION  
DURATION ROOF SHINGLES IN SIERRA  
GRAY
- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY

2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	F	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	H	REVISED AS PER CITY COMMENTS
2021-03-31	H	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	H	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	ITERATION AREA COMPARISON
2020-07-16	O	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	O	PRELIMINARY SITE LAYOUT
2020-06-11	O	PRELIMINARY SITE LAYOUT
2020-06-10	O	PRELIMINARY SITE LAYOUT
2020-06-05	O	PRELIMINARY SITE LAYOUT
2020-06-04	O	PRELIMINARY SITE LAYOUT



350-1085 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**OWNER**  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

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OWNER: DR	
CHECKED BY:	
SCALE: 1/16"=1'-0"	
JOB No: DR-133	
DATE: MAR 2021	
<b>SHEET TITLE:</b>	

**ELEVATIONS**

**Drawing No.:**  
**A-315** **S**



**1**  
**A-311** BLDG 8 - WEST ELEVATION  
SCALE : 3/16" = 1' - 0"



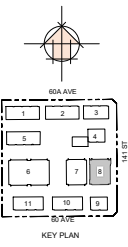
**2**  
**A-311** BLDG 8 - ELEVATION FROM 141 ST.  
SCALE : 3/16" = 1' - 0"



1 BLDG 8 - NORTH & SOUTH ELEVATION  
 A-312 SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
 SMOOTH FINISH HARDIE PANEL SIDING  
 WITH HARDIE REVEAL SYSTEM 2.0  
 EXPOSED FASTENERS, TRIMS, REVEALS  
 COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
 COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
 COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
 GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
 "TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
 SMOOTH FINISH HARDIE PANEL SIDING  
 WITH HARDIE REVEAL SYSTEM 2.0  
 EXPOSED FASTENERS, TRIMS, REVEALS  
 COLOURED TO MATCH
- 6. COLOR : AGED PEWTER  
 HARDIE LAP SIDING
- 7. PLASTER WHITE FACIA
- 8. PAINTED VINYL WINDOWS COLOR TO  
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 BENJAMIN MOORE HC-107 GETTYSBURG  
 GRAY



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2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	M	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	M	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
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2020-07-16	O	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	A	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 2W8  
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**PROJECT**  
 14061 & 14097 - 60 Ave.,  
 SURREY, BC

**OWNER**  
 KATYAL DEVELOPMENT (60TH Ave.)  
 Ltd., Inc. bc1265092, 1135 WEST 39th  
 Avenue, VANCOUVER, BC.

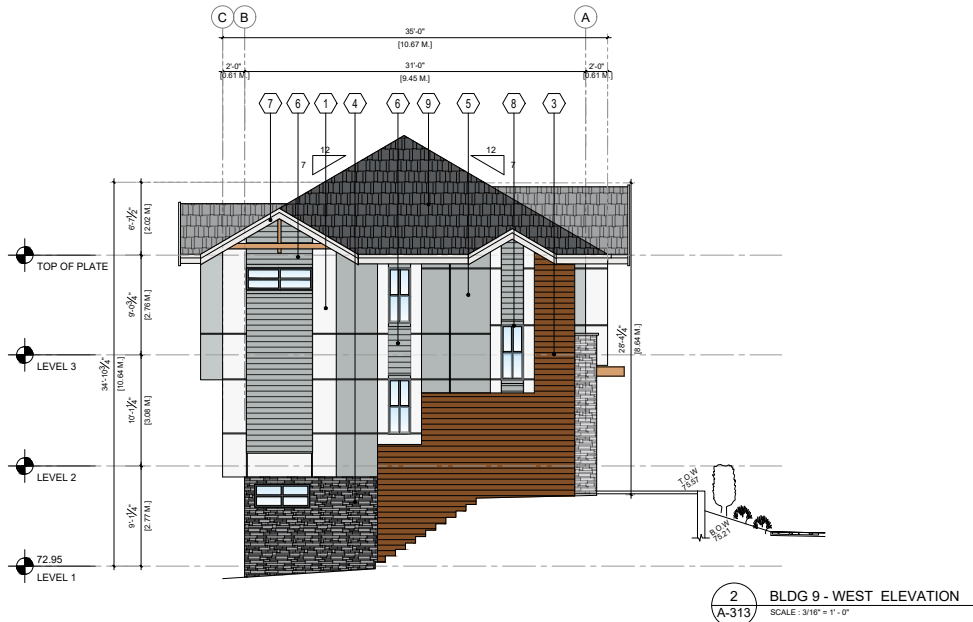
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<b>DRAWN BY</b>	
<b>CHECKED BY</b>	
<b>SCALE</b>	3/16" = 1'-0"
<b>JOB No.</b>	SUR-133
<b>DATE</b>	MAR 2021
<b>SHEET TITLE</b>	



ELEVATIONS





**SCHEDULE OF FINISHES**

- 1. COLOR : HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
GOLDEN HARVEST 2157-20
- 4. LEDGESTONE  
"TREK PRO-FIR TERRAIN"
- 5. COLOR : AGED PEWTER  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
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- 10. GARAGE DOOR COLOR TO MATCH  
BENJAMINE MOORE HC-107 GETTYSBURG  
GRAY

**NOTES:**



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2021-05-20	P	REVISED AS PER CITY COMMENTS
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2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
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2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
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CANADA V6V 2W9  
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**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**OWNER**  
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Ltd., Inc. bc1265092, 1135 WEST 39th  
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DESIGNER	HR
CHECKED BY	ZR
SCALE	3/16" = 1'-0"
JOB NO.	509-133
DATE	MAR 2021
SHEET TITLE	



**ELEVATIONS**

**DRAWING NO.**  
**A-317** **S**

NOTES:



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
2021-05-29	O	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-09	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W9  
T (604)284-5184 F (604)284-5131  
info@dfarchitecture.ca

PROJECT  
14061 & 14097 - 60 Ave.,  
SURREY, BC

OWNER  
KATYAL DEVELOPMENT (60TH Ave.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
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OWNER: N/A
CHECKED BY:
SCALE: 1/16"=1'-0"
JOB NO.: SUR-133
DATE: MAR 2021
SHEET TITLE:

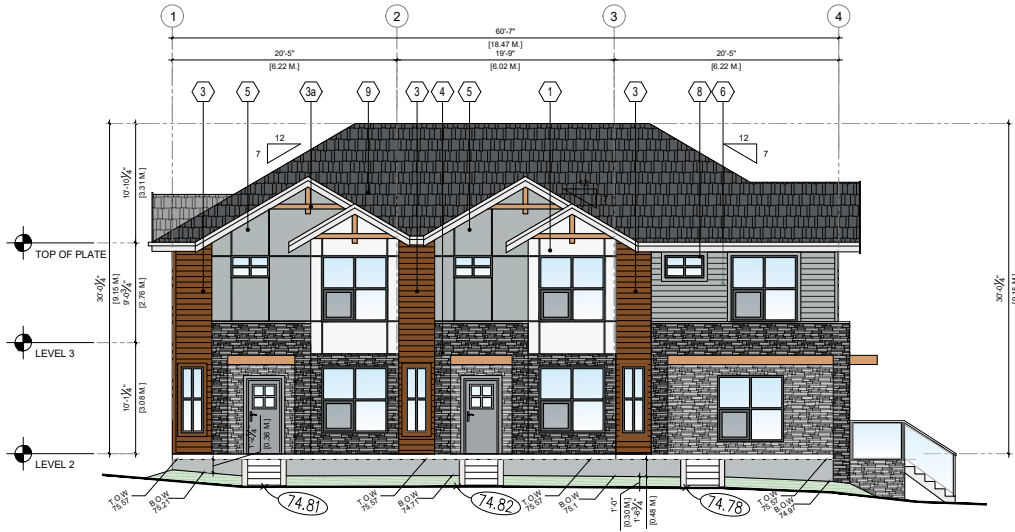


ELEVATIONS

DRAWING NO.  
**A-318** **S**



1 BLDG 9 - NORTH ELEVATION  
SCALE: 3/16" = 1' - 0"



2 BLDG 9 - ELEVATION FROM 60TH AVE.  
SCALE: 3/16" = 1' - 0"



1 BLDG 10- NORTH ELEVATION  
A-315 SCALE: 3/16" = 1'-0"



2 BLDG 10 - ELEVATION FROM 60TH AVE.  
A-315 SCALE: 3/16" = 1'-0"

NOTES:



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2021-06-11	M	REVISED DP APPLICATION
2021-05-29	Q	REVISED DP APPLICATION
2021-05-20	P	REVISED AS PER CITY COMMENTS
2021-05-03	O	REVISED AS PER FIRE DEPT COMM.
2021-04-15	N	REVISED AS PER CITY COMMENTS
2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
2021-03-01	K	REVISED AS PER CITY COMMENTS
2020-12-24	J	DP APPLICATION
2020-10-06	I	DP APPLICATION
2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-09	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
RICHMOND, BRITISH COLUMBIA  
CANADA V6V 2W8  
T (604)284-5184 F (604)284-5131  
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PROJECT:  
14061 & 14097 - 60 Ave.,  
SURREY, BC

CLIENT:  
KATYAL DEVELOPMENT (60TH AVE.)  
Ltd., Inc. bc1265092, 1135 WEST 39th  
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OWNER:	HR
CHECKED BY:	ZR
SCALE:	3/16" = 1'-0"
JOB NO.:	SUR-133
DATE:	MAR 2021
SHEET TITLE:	



ELEVATIONS

**NOTES:**



2021-06-16	S	REVISED AS PER CITY COMMENTS
2021-06-11	M	REVISED DP APPLICATION
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2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
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2020-08-11	H	IDENTIFICATION AREA COMPARISON
2020-07-16	G	UPDATE CIVIL GRADES
2020-07-13	F	REVISIONS AS PER CITY COMMENTS
2020-06-12	E	PRELIMINARY SITE LAYOUT
2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
 RICHMOND, BRITISH COLUMBIA  
 CANADA, V6V 2W8  
 T (604)284-5184 F (604)284-5131  
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**PROJECT:**  
 14061 & 14097 - 60 Ave.,  
 SURREY, BC

**CLIENT:**  
 KATYAL DEVELOPMENT (60TH AVE.)  
 Ltd., Inc. bc1265092, 1135 WEST 39TH  
 Avenue, VANCOUVER, BC.

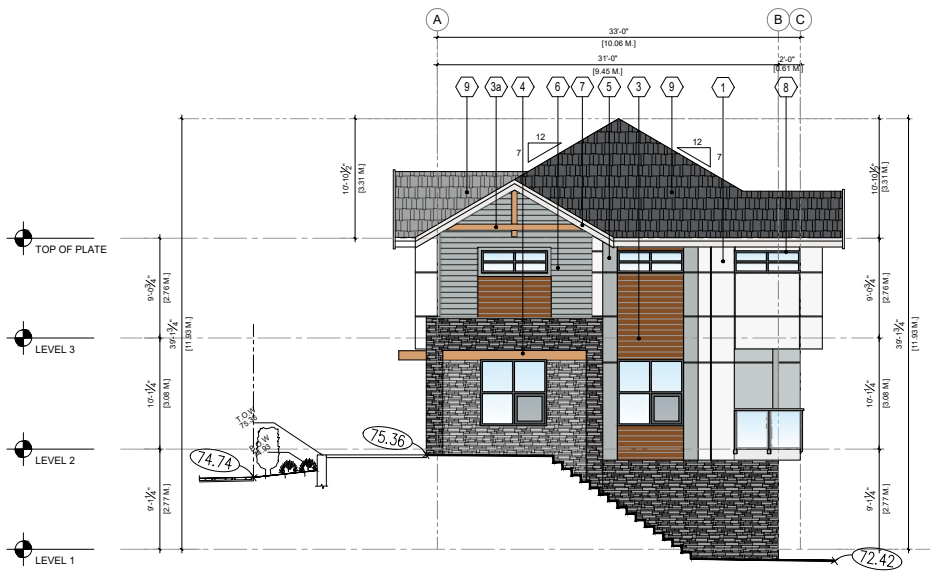
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<b>OWNER:</b>	118
<b>CHECKED BY:</b>	21
<b>SCALE:</b>	1/16" = 1'-0"
<b>JOB NO.:</b>	SUR-133
<b>DATE:</b>	MAR 2021
<b>SHEET TITLE:</b>	

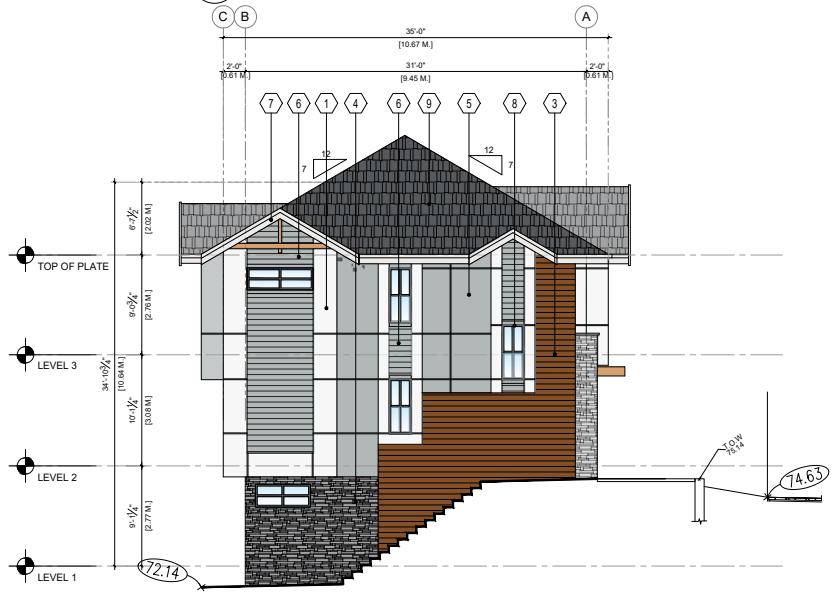


**ELEVATIONS**

**DRAWING NO.:**  
**A-320** **S**



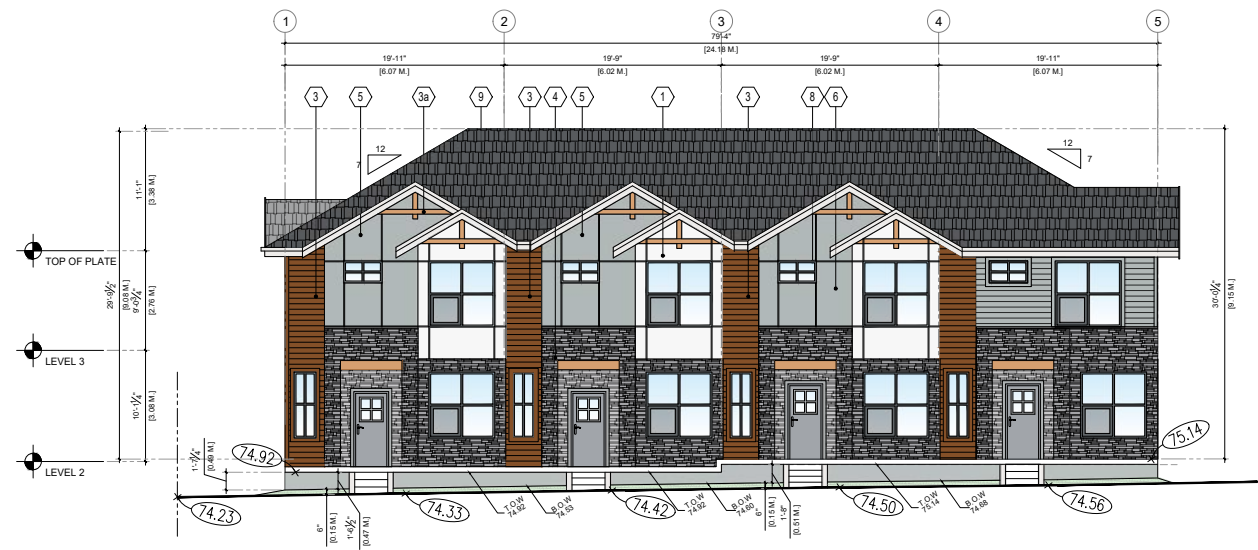
**1** BLDG 10- EAST ELEVATION  
 A-315 SCALE: 3/16" = 1'-0"



**2** BLDG 10- WEST ELEVATION  
 A-315 SCALE: 3/16" = 1'-0"



1 BLDG 11 - NORTH ELEVATION  
A-315 SCALE: 3/16" = 1'-0"



2 BLDG 11 - ELEVATION FROM 60TH AVE.  
A-315 SCALE: 3/16" = 1'-0"

NOTES:



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2021-05-29	Q	REVISED DP APPLICATION
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2021-03-31	M	REVISED AS PER CITY COMMENTS
2021-03-01	L	REVISED AS PER CITY COMMENTS
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2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	B	PRELIMINARY SITE LAYOUT
2020-05-29	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
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PROJECT  
14061 & 14097 - 60 Ave.,  
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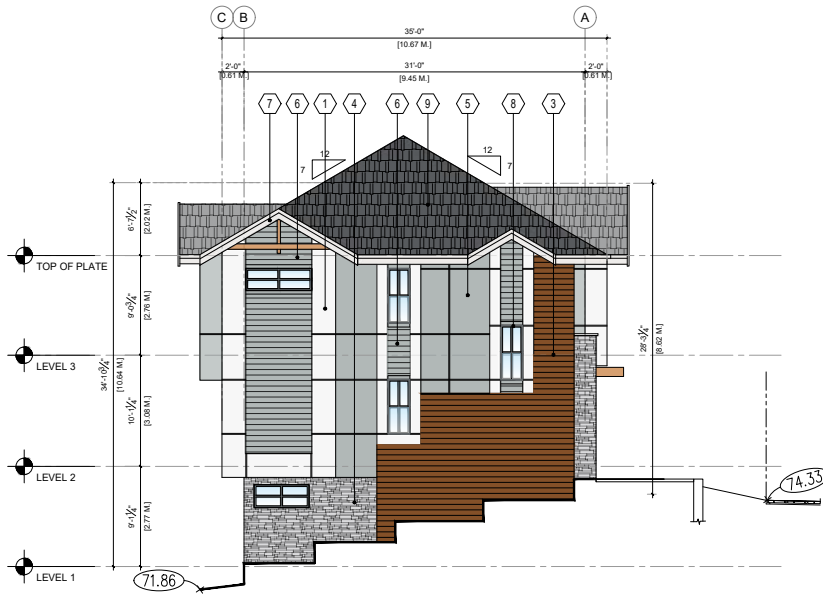
CLIENT  
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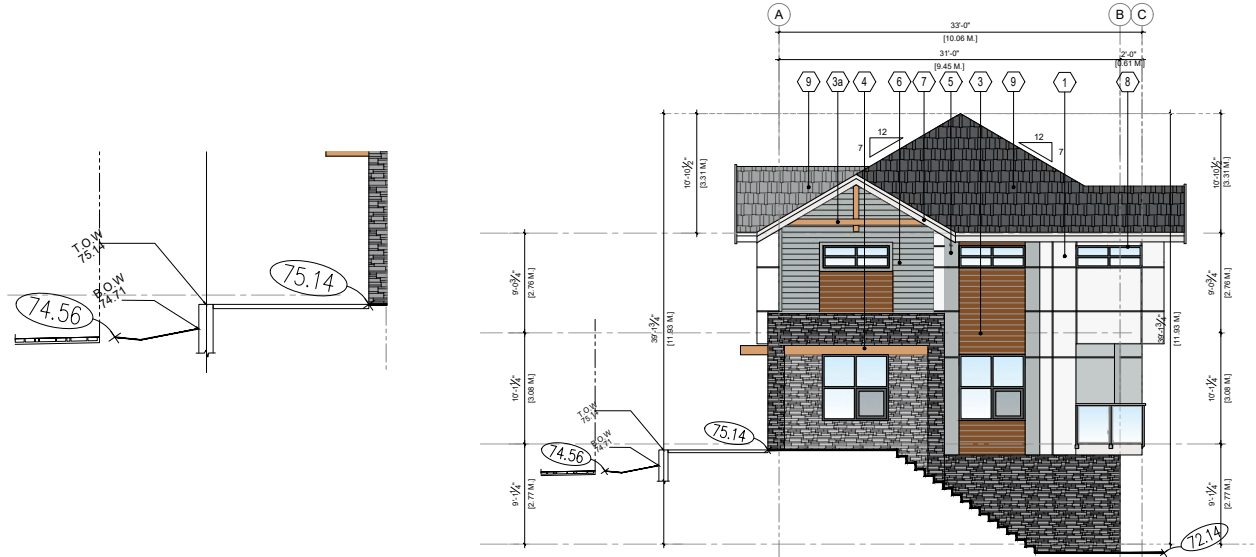
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CHECKED BY:	ZR
SCALE:	3/16" = 1'-0"
JOB NO.:	SUR-133
DATE:	MAR 2021
SHEET TITLE:	



ELEVATIONS



1 BLDG 10 - WEST ELEVATION  
SCALE: 3/16" = 1'-0"

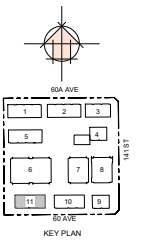


2 BLDG 10 - EAST ELEVATION  
SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- 1. COLOR - HARDIE ARCTIC WHITE  
SMOOTH FINISH HARDIE PANEL SIDING  
WITH HARDIE REVEAL SYSTEM 2.0  
EXPOSED FASTENERS, TRIMS, REVEALS  
COLOURED TO MATCH
- 2. HARDIE LAP SIDING  
COLOR : ARCTIC WHITE
- 3. RUSTIC SERIES LAP HARDIE SIDING  
COLOR : MOUNTAIN CEDAR
- 3a. COLOR TO MATCH BENJAMIN MOORE  
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2021-03-01	M	REVISED AS PER CITY COMMENTS
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2020-10-06	T	DP APPLICATION
2020-08-11	T	DEFINITION AREA COMPARISON
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2020-07-13	F	REVISIONS AS PER CITY COMMENTS
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2020-06-11	D	PRELIMINARY SITE LAYOUT
2020-06-10	C	PRELIMINARY SITE LAYOUT
2020-06-05	D	PRELIMINARY SITE LAYOUT
2020-06-04	A	PRELIMINARY SITE LAYOUT



350-10851 SHELLBRIDGE WAY  
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PROJECT  
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CLIENT  
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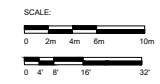
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CHECKED BY:	ZR
SCALE:	1/16" = 1'-0"
JOB NO.:	SUR-133
DATE:	MAR 2021
SHEET TITLE:	



ELEVATIONS



SCALE:



**FURNITURE :**



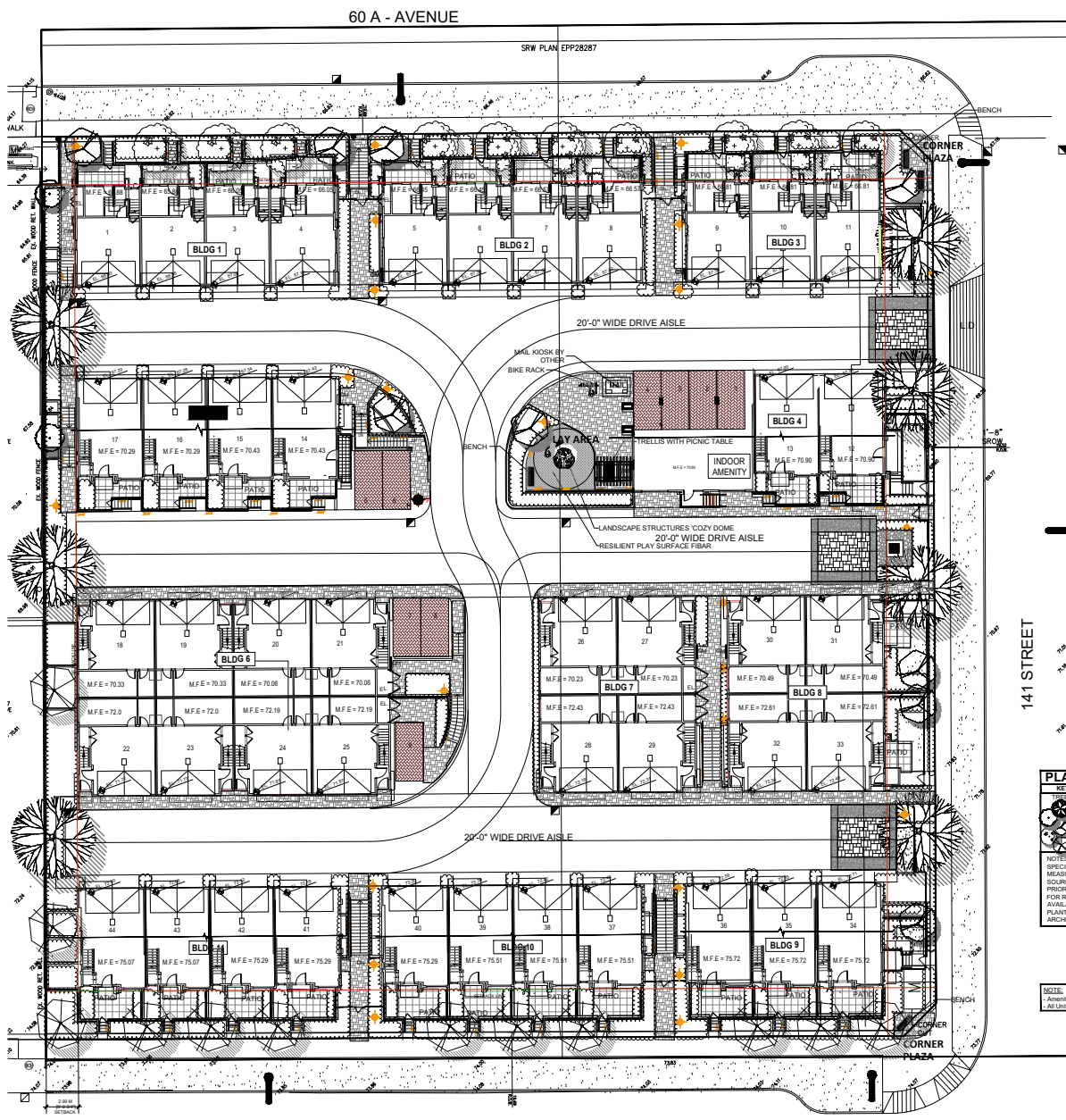
BIKE RACK: MAGLIN MBRA00-S-S  
COLOUR: P.C. BLACK 14 FINETEX

MAGLIN BENCH  
Wood - MLB720-W

LANDSCAPE STRUCTURES COZY DOME

MAGLIN PICNIC TABLE  
MLPT710

141 STREET



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 20-124
7		CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	6CM CAL: 1.8M STD: B&B	
2		CORNUS KOUSA 'SATOM'	PINK KOUSA DOGWOOD	5CM CAL: B&B	
9		MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL: 1.2M STD: B&B	
10		STYRAX JAPONICUS 'ROSEAY'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL: 1.2M STD: B&B	
12		STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL	6CM CAL: 1.8M STD: B&B	

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 MEDIA, BENEFITS AND OTHER PLANT MATERIAL REQUIREMENTS. \*\*\* SEARCH AND RESERVE: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER 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. \*\*\* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:  
- Amenity areas- soft landscape areas to be irrigated with automatically installation to I.I.A.B.C. Standards, latest edition.  
- All landscape to be provided with hose bibs.

**PROJECT:**  
**45-UNIT TOWNHOUSE DEVELOPMENT**

14061 - 14097 60TH AVENUE  
SURREY

CITY FILE NO:7920-0115-00  
DRAWING TITLE:

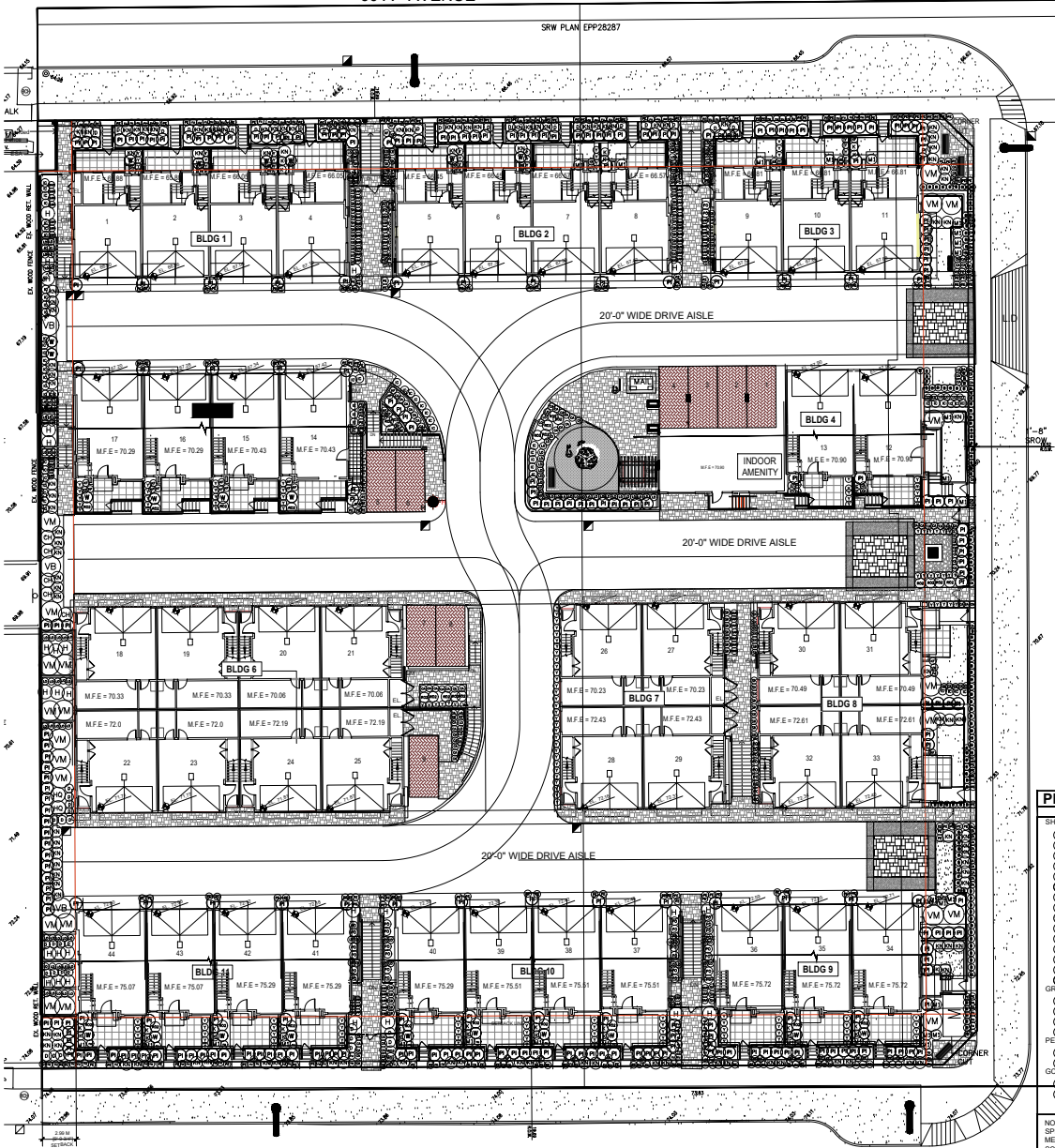
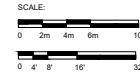
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DATE: 20.02.16 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: dd  
DESIGN: dd  
CHKD: PCM OF

**L1**

60 A - AVENUE

60 - AVENUE



SCALE:

NO. DATE REVISION DESCRIPTION DR

8	21 JUN 17	NEW SITE PLAN	DD
7	21 JUN 15	REVISION AS PER CITY COMMENTS	DD
6	21 JUN 15	CITY COMMENTS	DD
5	21 MAY 15	NEW SITE PLAN	DD
4	21 APR 17	REVISION AS PER UPDATED ARI REPORT	DD
3	21 MAR 15	NEW SITE PLAN	DD
2	20 DEC 14	TRIAL	PL
1	20 DEC 14	NEW SITE PLAN	JR

CLIENT: KARAN KATYAL  
WITH: DF ARCHITECTURE INC.

PROJECT:  
**45-UNIT TOWNHOUSE DEVELOPMENT**

14061 - 14097 60TH AVENUE  
SURREY

CITY FILE NO: 7920-0115-00  
DRAWING TITLE:

**SHRUB PLAN**

DATE: 20.02.16 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF

**PLANT SCHEDULE**

PMG PROJECT NUMBER: 20-124

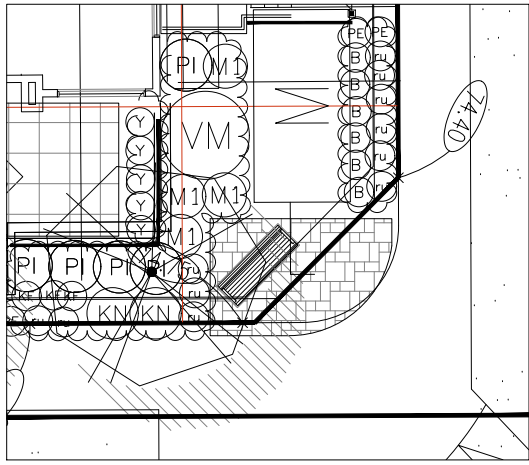
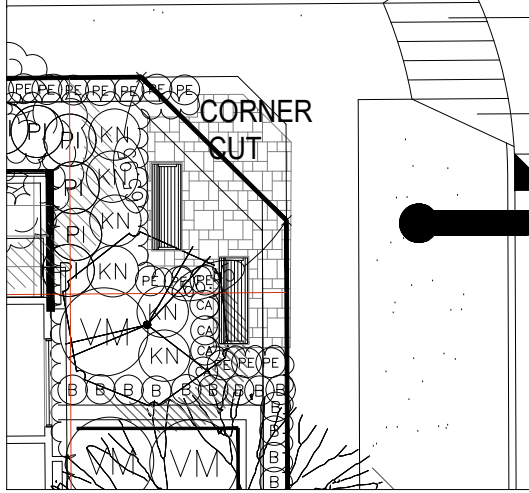
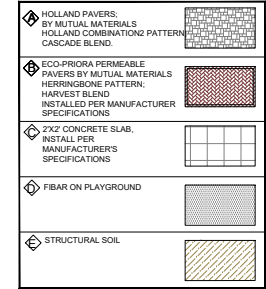
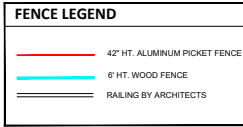
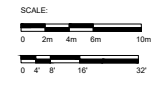
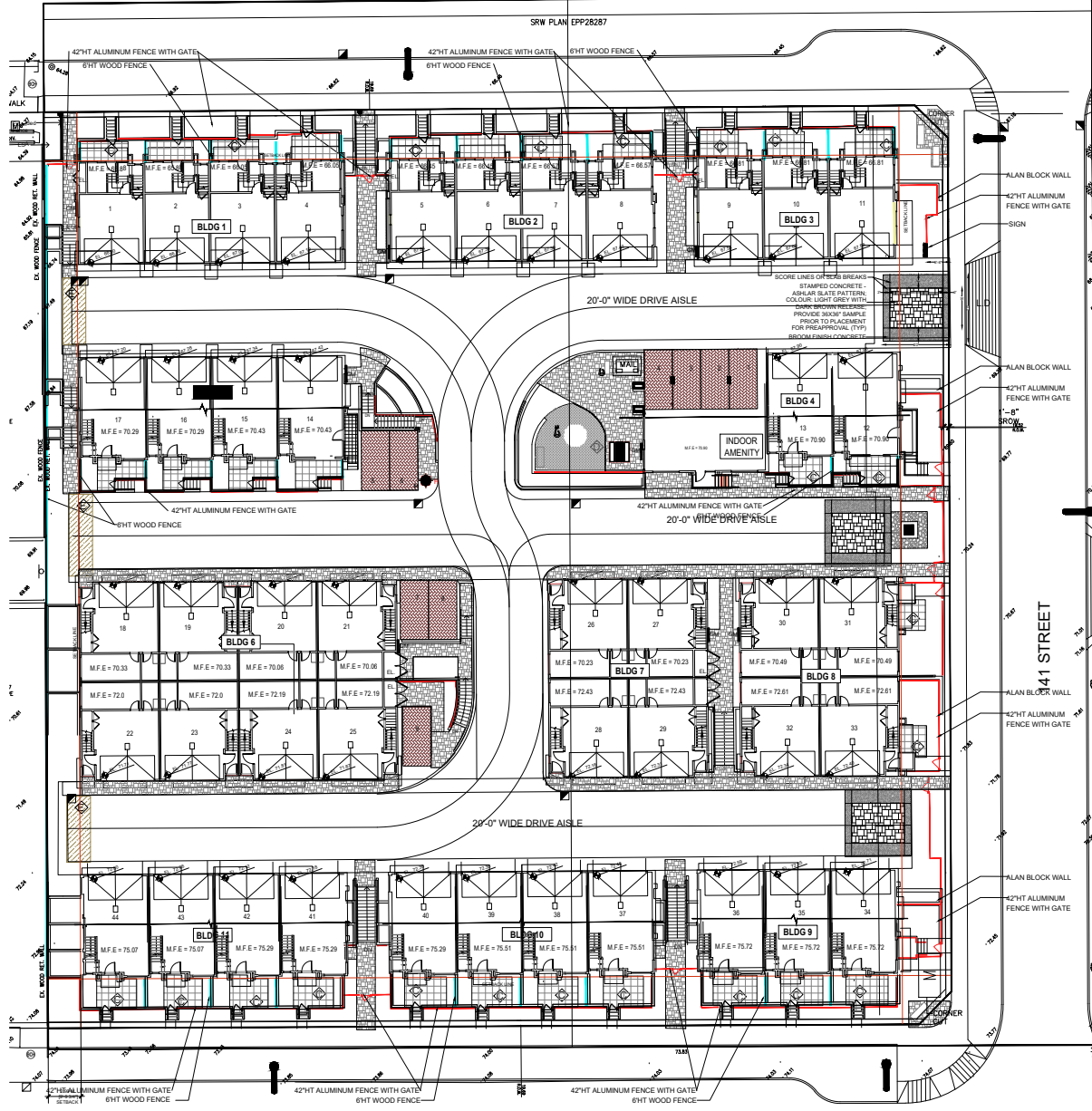
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	117	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT: 50CM
	5	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT: 50CM
	2	HYDRANGEA QUERCIFOLIA	OAR LEAF HYDRANGEA	#3 POT: 80CM
	65	'ELEGANT GREEN PILLAR'	HOLLY COMPACT	#3 POT: 50CM
	27	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT: 50CM
	254	PIERIS JAPONICA 'FOREST FLAME'	PIERIS WHITE BLOOMS	#3 POT: 50CM
	116	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
	34	ROSA 'SCARLET MEIGLANDY'	SCARLET MEIGLAND ROSE	#2 POT: 40CM
	80	SARCOCOCCA 'HOOKERANA RUSCIFOLIA'	FRAGRANT SARCOCOCCA	#2 POT
	94	SKIMMIA JAPONICA 'MACROPHYLLA'	LARGE LEAF JAPANESE SKIMMIA	#3 POT: 50CM
	188	TAXUS 'N MEDIA 'HICKS'	HICKS YEW	1.0M HT. BAB
	43	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT: 30CM
	22	VIBURNUM 'P. T. 'MARIES'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT. BAB
	1	VIBURNUM 'N 'BURKWOOD'	BURKWOOD VIBURNUM	1.0M HT. BAB
	22	WEIGELA FLORIDA 'MIDNIGHT WINE'	DWARF WEIGELA	#2 POT: 40CM
GRASS	66	CALAMAGROSTIS 'A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
	109	CAREX 'ICE DANCE'	PROSTED SEDGE	#1 POT
	29	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
	199	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL	27	HELLEBORUS	LENTEN ROSE	10 CM POT
	152	RUDBECKIA FULGIDA VAR SULLIVANTII	GOLDBLOCK RUDBECKIA, YELLOW-ORANGE	10 CM POT
	128	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT: 25CM
	16	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

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 CMA 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. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



60 A - AVENUE

SRW PLAN EPP28287



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**pmg**  
LANDSCAPE ARCHITECTS

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

REVISIONS

NO.	DATE	REVISION DESCRIPTION	DR.
8	21 JUN 17	NEW SITE PLAN	DD
7	23 JUN 15	REVISION AS PER CITY COMMENTS	DD
6	23 JUN 15	CITY COMMENTS	DD
5	23 MAY 15	NEW SITE PLAN	DD
4	21 APR 17	REVISION AS PER UPDATED AER REPORT	DD
3	22 MAR 15	NEW SITE PLAN	DD
2	20 DEC 15	TRAC	PC
1	20 DEC 15	NEW SITE PLAN	JR

CLIENT: KARAN KATYAL  
WITH: DF ARCHITECTURE INC.

PROJECT:  
**45-UNIT TOWNHOUSE DEVELOPMENT**  
14061 - 14097 60TH AVENUE SURREY

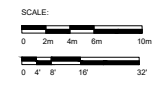
CITY FILE NO:7920-0115-00  
DRAWING TITLE:

**FENCE AND PAVING PLAN**

DATE: 20.OCT.16 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF

**L3**

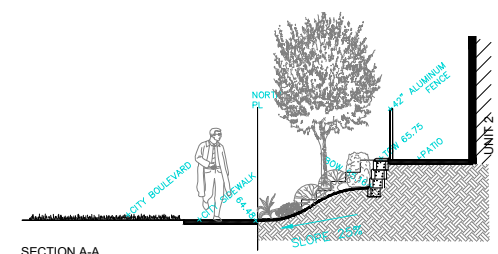
SCALE:



**LIGHTING :**



LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 36" HT
	FLUSH-MOUNT STEP LIGHT BY OTHERS
	UPLIGHT



NO.	DATE	REVISION DESCRIPTION	DR
8	21 JUN 17	NEW SITE PLAN	DD
7	23 JUN 16	REVISION AS PER CITY COMMENTS	DD
6	23 JUN 16	CITY COMMENTS	DD
5	23 MAY 16	NEW SITE PLAN	DD
4	21 APR 17	REVISION AS PER UPDATED AIA REPORT	DD
3	23 MAR 16	NEW SITE PLAN	DD
2	2026-06-29	TRAC	PL
1	2009-11	NEW SITE PLAN	JR

CLIENT: KARAN KATYAL  
WITH: DF ARCHITECTURE INC.

**PROJECT:**  
**45-UNIT TOWNHOUSE DEVELOPMENT**

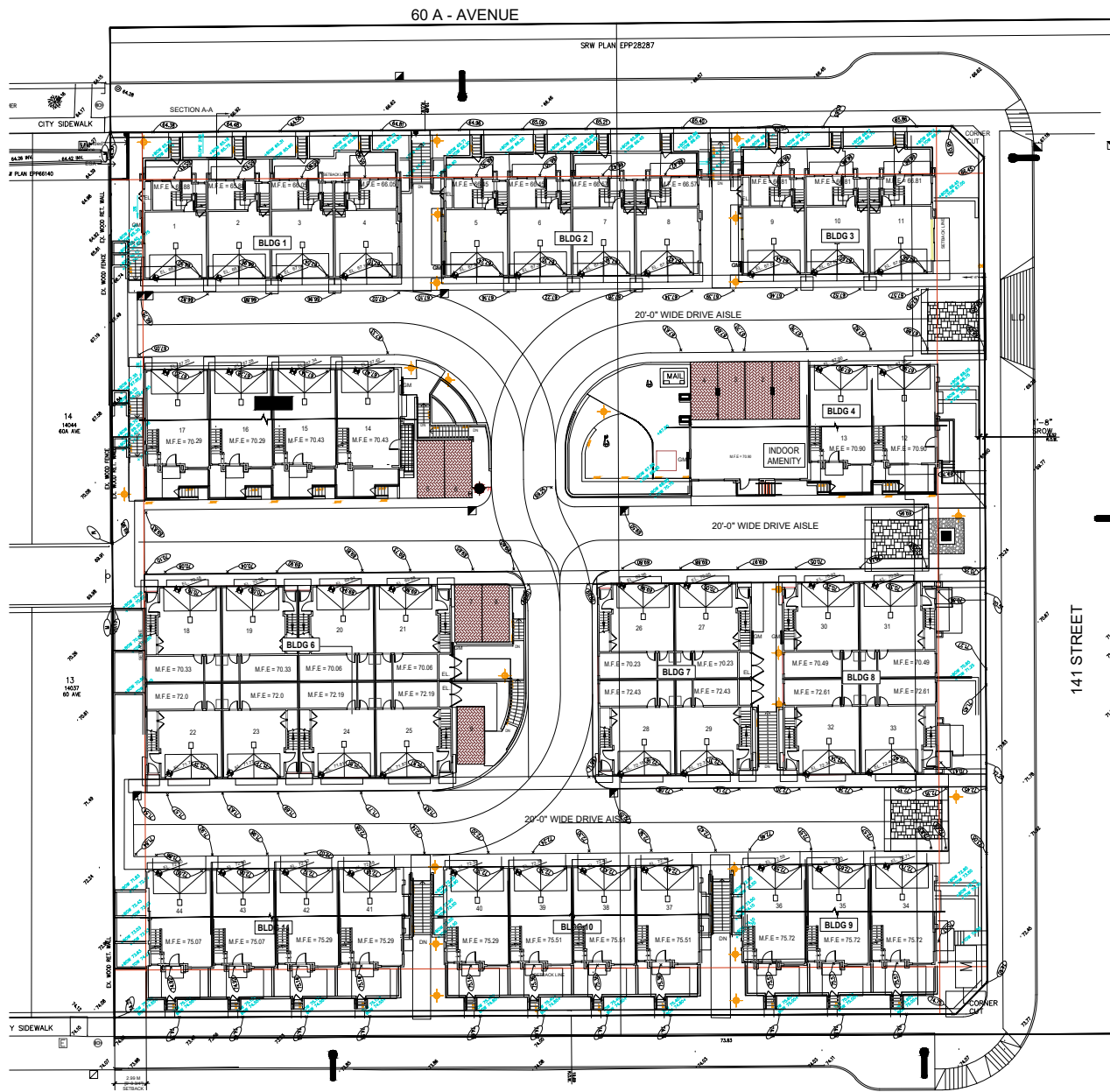
14061 - 14097 60TH AVENUE  
SURREY

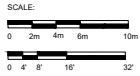
CITY FILE NO:7920-0115-00  
DRAWING TITLE:

**GRADING AND LIGHTING PLAN**

DATE: 20.OCT.16 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF

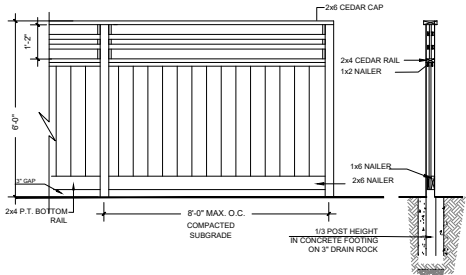
**L4**



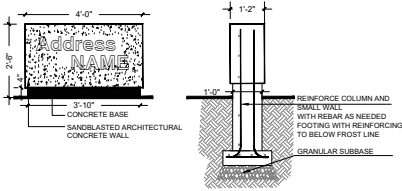


**NOTES:**

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



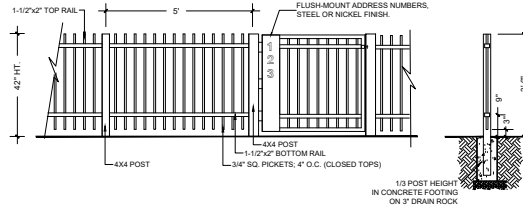
6'-0" HEIGHT FENCE  
1/2" = 1'-0"



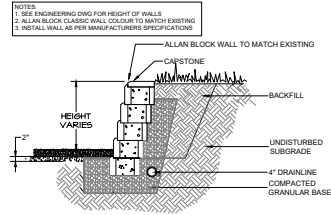
PROJECT SIGNAGE  
1/2" = 1'-0"

**NOTES:**

1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. ALUMINUM FENCE TO BE POWDERCOATED SEM-GLOSS BLACK



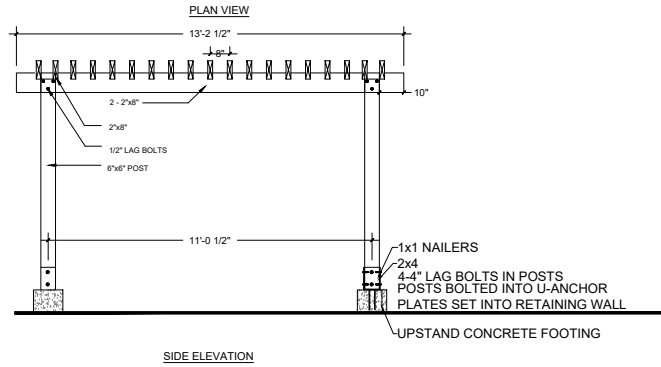
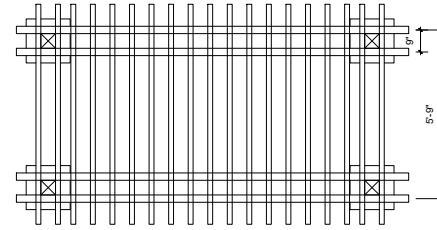
42"HT ALUMINUM FENCE WITH GATE  
1/2" = 1'-0"



ALLAN BLOCK WALL  
1/2" = 1'-0"

**NOTES:**

1. ALL WOOD PRESURE TREATED TO CSA STANDARDS.
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
3. APPLY TWO COATS OF STAIN TO MATCH THE COLOUR OF THE BUILDING (TO BE APPROVED BY LANDSCAPE ARCHITECT OR ARCHITECT.
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.



TRELLIS STRUCTURE  
1/2" = 1'-0"

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR
1	2025-06-29	TRIAL	PL
2	2025-06-29	TRIAL	PL
3	2025-06-29	TRIAL	PL
4	21 APR 27	REVISION AS PER UPDATED AREA REPORT	DD
5	23 MAY 21	NEW SITE PLAN	DD
6	23 JUN 25	REVISION AS PER CITY COMMENTS	DD
7	23 JUN 25	REVISION AS PER CITY COMMENTS	DD
8	21 JUN 17	NEW SITE PLAN	DD

CLIENT: KARAN KATYAL  
WITH: DF ARCHITECTURE INC.

**PROJECT:**  
**45-UNIT TOWNHOUSE DEVELOPMENT**

**14061 - 14097 60TH AVENUE SURREY**

CITY FILE NO.7920-0115-00  
DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: 20.OCT.16 DRAWING NUMBER:  
SCALE: AS NOTED  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**L5**  
**OF**

---

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 15, 2021** PROJECT FILE: **7820-0115-00**

---

RE: **Engineering Requirements (Multi-Family)  
Location: 14061 & 14097 60 Avenue**

**REZONE AND SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 1.942 m along 60 Avenue;
- Dedicate 10.0 m along 60A Avenue;
- Dedicate 13.25 m along the east property line of the subject development;
- Dedicate required corner cuts; and
- Register 0.5 m statutory right-of-way along 60 Avenue, 60A Avenue and 141 Street.

***Works and Services***

- Construct the north side of 60 Avenue;
- Construct the south side of 60A Avenue;
- Construct 141 Street;
- Construct a sanitary main along 60A Avenue;
- Remove the existing lane located on City Parks lot and reinstate with a multi-use path;
- Provide an-adequately sized sanitary, storm and water service connection to service the development. Abandon all existing service connections no longer required;
- Register restrictive covenants for the installation and maintenance of on-site mitigation features and water quality/ sediment control system as required through detailed design; and
- Pay Latecomers (#5814-0345-002, #5814-0067-00-1, #5809-0135-00-1, #5711-0247-00-2, #5914-0345-00-2 and #5914-0067-00-1) and DCC Frontender Agreements (#8312-0328-00-1)

A Servicing Agreement is required prior to Rezone and Subdivision. A processing fee of \$27,814.50 is required.

**NCP AMENDMENT/DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the NCP Amendment, Development Permit & Development Variance Permit beyond those noted above.



Jeff Pang, P.Eng.  
Development Engineer

SC



June 9, 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.

Woodward Hill was open in 2010 to deal with in-catchment demand in the South Newton Area. As of September 2018, a new 6 classroom addition opened. Even with the new addition, school enrolment for this September was still larger than the “new” capacity and therefore, 4 portables were required to remain on site to accommodate additional enrolling divisions. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice, which started September 2017. This will make more regular stream space available to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2021/22 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 250 capacity addition to McLeod Road School and run a dual stream program.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. In early summer 2018, the Ministry approved funding for a 700 addition to move into design and construction. The new addition will be open September 2021.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0115 00 Revised June 2021

**SUMMARY**

The proposed 44 townhouse units are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	11
Secondary Students:	6

September 2020 Enrolment/School Capacity

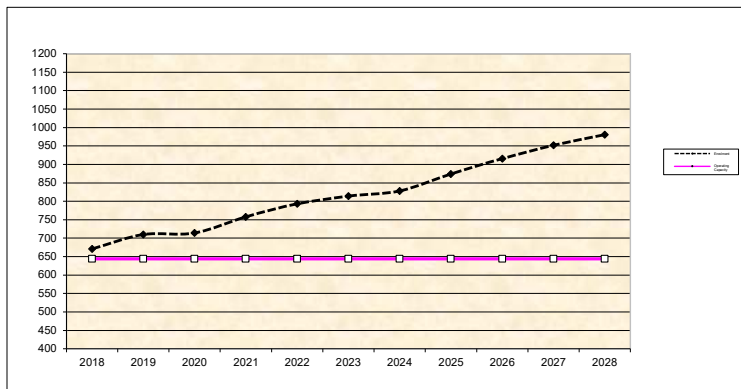
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	85 K + 629
Operating Capacity (K/1-7)	38 K + 606
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	19
--	----

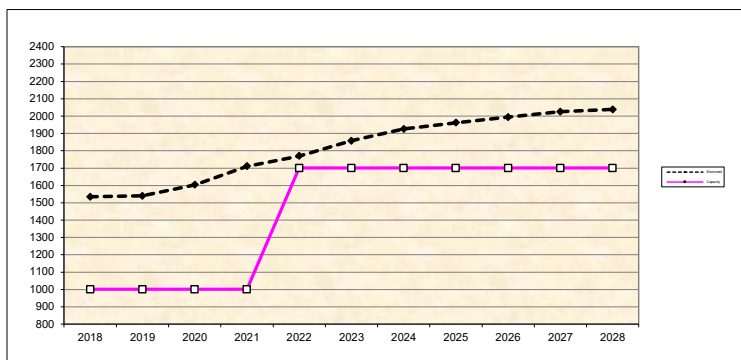
*Population:* The projected population of children aged 0-19 Impacted by the development.

*Enrolment:* The number of students projected to attend the Surrey School District ONLY.

**Woodward Hill 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.

## Tree Preservation Summary

Surrey Project No: 20-0115-00


Address: 14061 14097 – 60 Avenue, Surrey

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, <i>including</i> trees in proposed open space or riparian areas)	89
<b>Protected Trees to be Removed</b>	88
<b>Protected Trees to be Retained</b> ( <i>including</i> trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 88 X two (2) = 176	176
<b>Replacement Trees Proposed</b>	40
<b>Replacement Trees in Deficit</b>	136

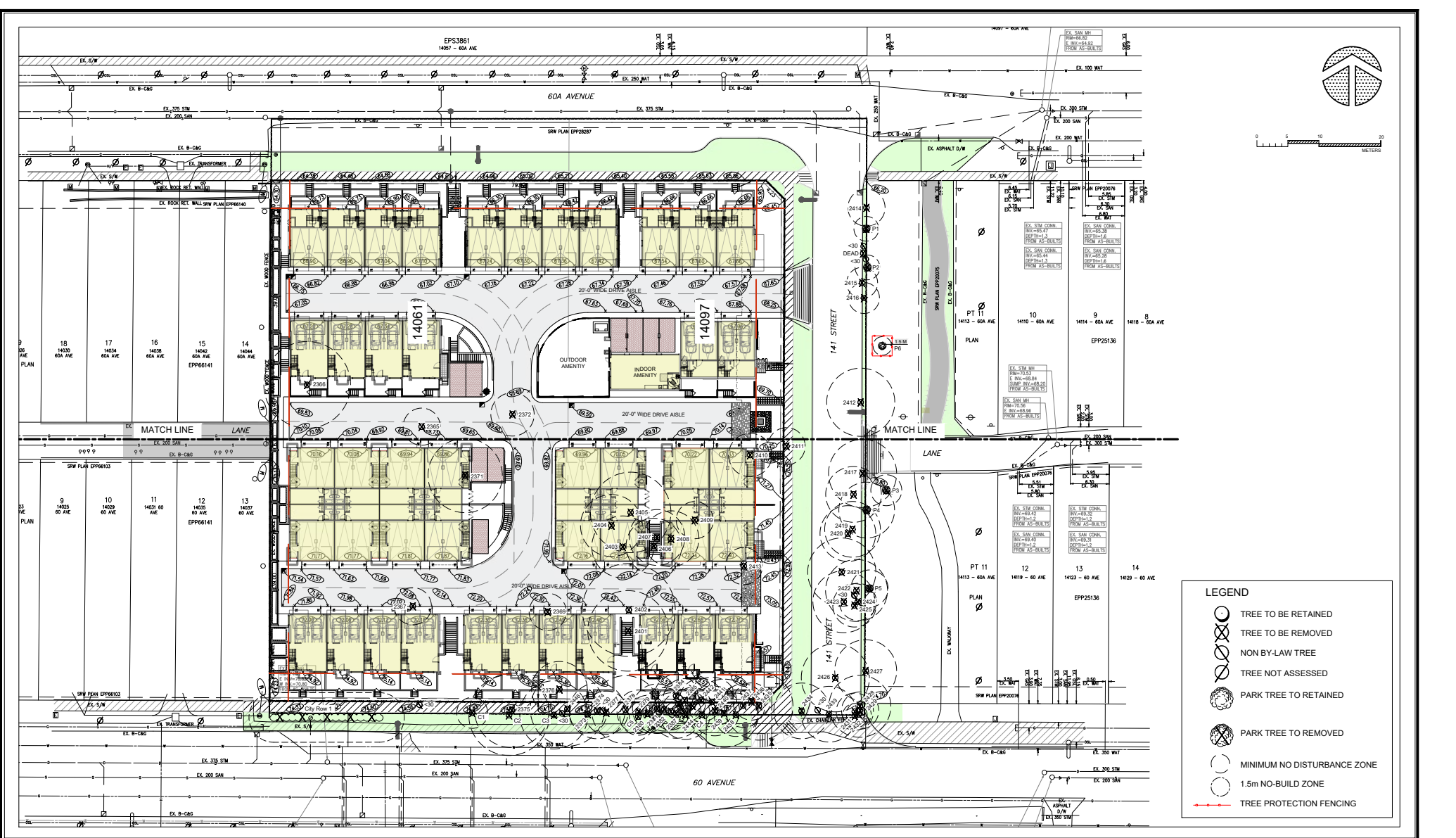
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist: 	Date: June 2, 2021
--	--------------------







**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- NON-BY-LAW TREE
- TREE NOT ASSESSED
- PARK TREE TO BE RETAINED
- PARK TREE TO BE REMOVED
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE PROTECTION FENCING

STAMP	NO.	DATE	BY	REVISION
	1	DEC08/20	MK	SITE & CIVIL PLAN
	2	JUN02/21	MK	SITE & CIVIL 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  
 Email: mfadum@fadum.ca

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PROJECT TITLE  
**14061 / 14097**  
**60th AVENUE**  
 SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT \_\_\_\_\_

DRAWN MK  
 SCALE AS SHOWN  
 DATE JUNE 11, 2020

**T-1**  
 SHEET 1 OF 3







(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7920-0115-00

Issued To:

(the "Owner")

Address of 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: 000-675-806

Lot 22 Section 9 Township 2 New Westminster District Plan 36712

14061 - 60 Avenue

Parcel Identifier: 007-343-744

Lot 23 Section 9 Township 2 New Westminster District Plan 36712

14097 - 60 Avenue

(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 Part 22, Section F. Yards and Setbacks of the “Multiple Residential 30 Zone (RF-30)” the west side yard setback is reduced from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11; and
  - (b) In Part 7A, Section B. Streamside Setback Areas, the minimum setback for a Class B ditch is reduced from 7 metres to 2 metres.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

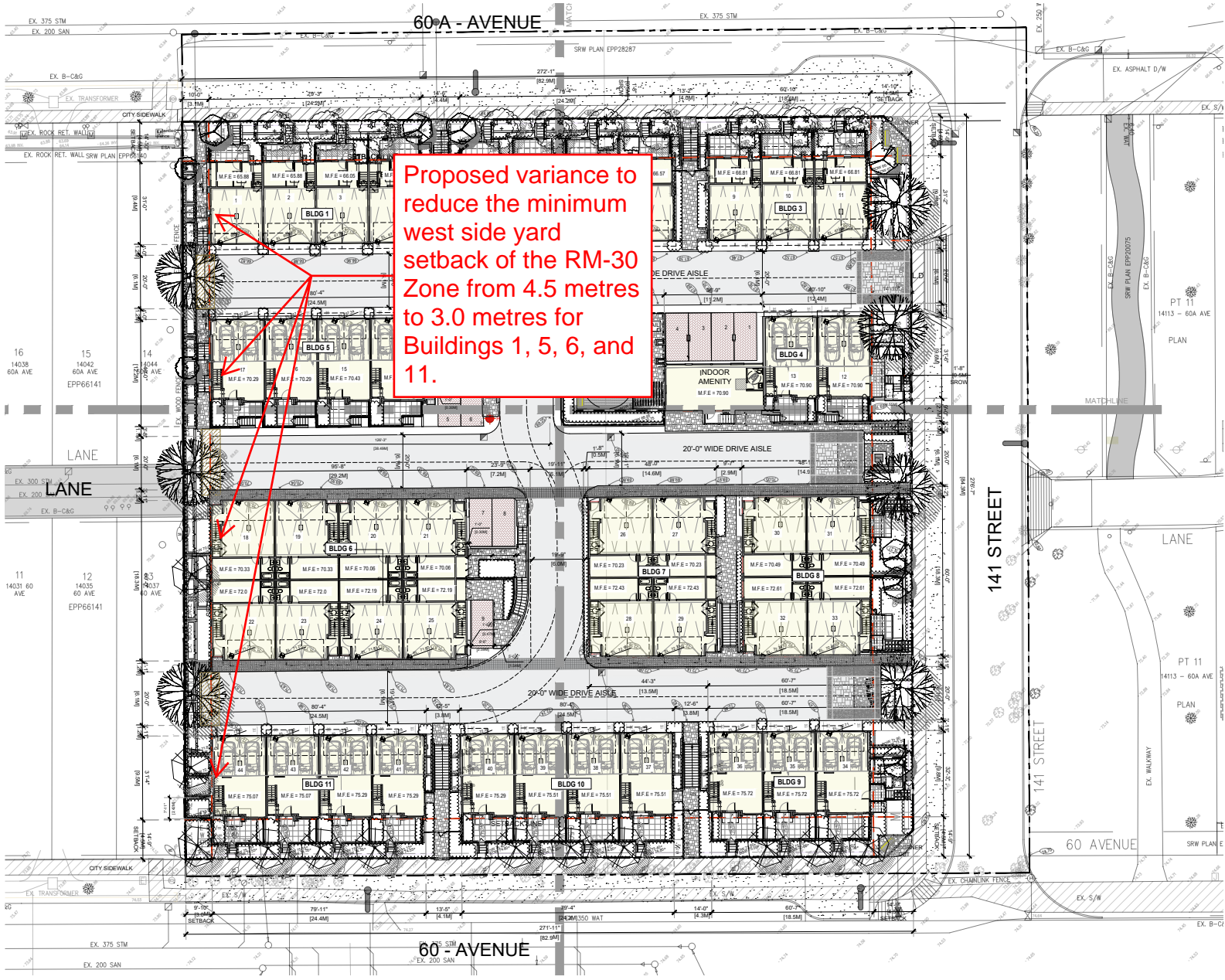
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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

# SCHEDULE A



Proposed variance to reduce the minimum west side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres for Buildings 1, 5, 6, and 11.

2021-06-16	5	REVISED AS PER CITY COMMENTS
2021-06-11	4	REVISED DP APPLICATION
2021-05-20	3	REVISED DP APPLICATION
2021-05-20	2	REVISED AS PER CITY COMMENTS
2021-05-20	1	REVISED AS PER CITY COMMENTS
2021-04-15	1	REVISED AS PER CITY COMMENTS
2021-03-31	1	REVISED AS PER CITY COMMENTS
2021-03-01	1	REVISED AS PER CITY COMMENTS
2021-03-01	1	REVISED AS PER CITY COMMENTS
2020-12-24	7	DP APPLICATION
2020-10-05	1	DP APPLICATION
2020-05-17	1	DEDICATION AREA COMPRESSION
2020-07-18	1	UPDATE CIVIL GRADES
2020-07-13	1	REVISING AS PER CITY COMMENTS
2020-06-12	1	PRELIMINARY SITE LAYOUT
2020-06-11	1	PRELIMINARY SITE LAYOUT
2020-06-10	1	PRELIMINARY SITE LAYOUT
2020-06-05	1	PRELIMINARY SITE LAYOUT
2020-05-20	1	PRELIMINARY SITE LAYOUT



300-1085 SHELLBRODE WAY  
RICHMOND BRITISH COLUMBIA  
CANADA V6X 2W8  
T (604)294-0194 F (604)294-5121  
info@dfarch.com | www.dfarch.com

**PROJECT**  
14061 & 14097 - 60 Ave.,  
SURREY, BC

**CLIENT**  
KATVAL DEVELOPMENT (60TH Ave.)  
Ltd, Inc. bc266956, 1135 WEST 39th  
Avenue, VANCOUVER, BC.

**CONTRACT REFERENCE:** THIS PLAN AND OTHER FILES ARE OF ALL  
THESE ARE OF THE PROPERTY OF DF ARCHITECTURE INC. AND ARE NOT  
TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY  
MEANS, WITHOUT THE WRITTEN CONSENT.

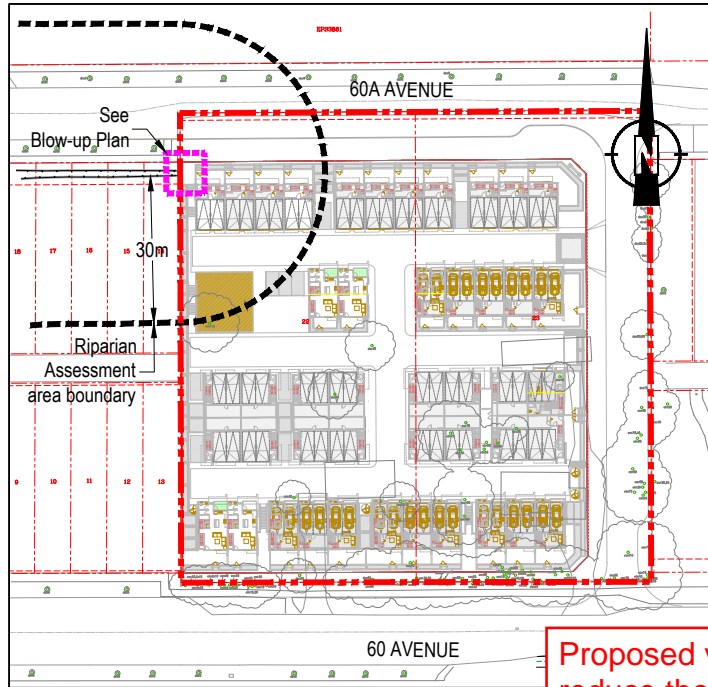
<b>DRAWN</b>	28
<b>CHECKED</b>	28
<b>SCALE</b>	1/16"=1'-0"
<b>JOB No.</b>	SUR-133
<b>DATE</b>	NOV 2020
<b>SHEET TITLE</b>	



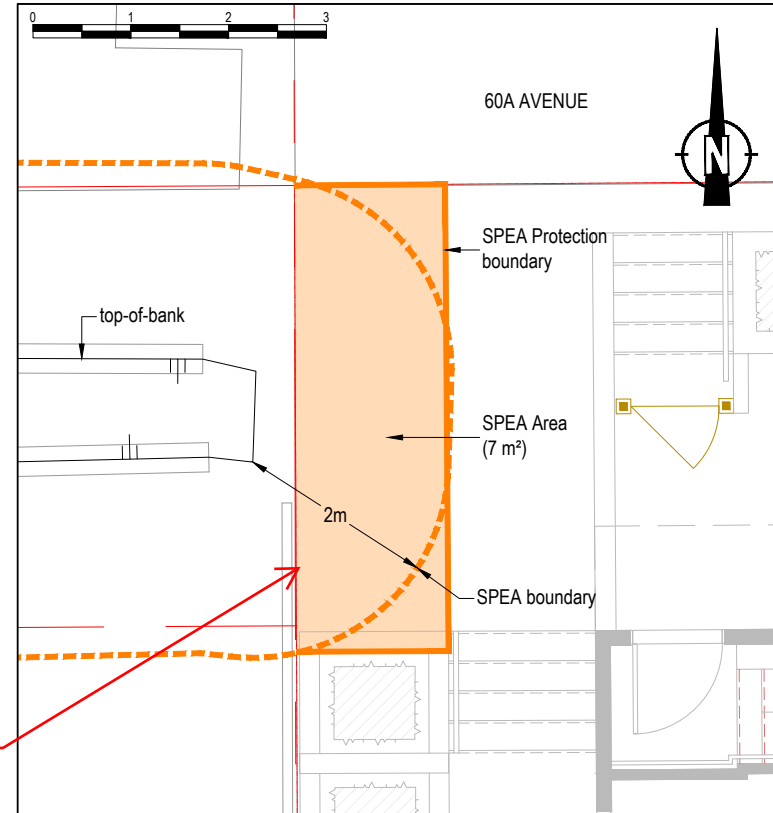
SITE PLAN

<b>Project No.</b>	<b>A-100</b>	<b>S</b>
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**KEYPLAN**  
SCALE 1:1000

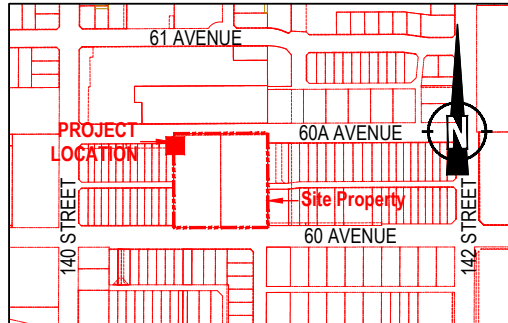


**BLOW-UP PLAN**  
SCALE 1:50



**Proposed variance to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.**

**LOCATION**  
SCALE 1:5000



**REFERENCE DRAWINGS**

1. File No. 7285-TP. "Topographic Plan of Lots 22 and 23, Both of Section 9, Township 2 New Westminster District, Plan 36712". December 14, 2020; Cameron Land Surveying Ltd.
2. Email: A-100 SITE PLAN.dwg. Received January 08, 2021; City of Surrey.
3. 2019 Legal Base from City of Surrey.

**KATYAL DEVELOPMENT (60 AVENUE) LTD.**  
Surrey, BC

14061 - 60 AVENUE  
Surrey, BC

**envirowest**  
www.envirowest.ca

**envirowest consultants inc.**  
Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

office: 604-944-0502  
facsimile: 604-944-0507  
saper@vedere@envirowest.ca

**RIPARIAN ASSESSMENT PROTECTION REGULATION (RAPR)**

DESIGN: IWW	DRAWN: CEV	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER: 929-04-03	
DATE: January 25, 2021				