

**CITY OF MISSION
DEVELOPMENT PERMIT DP18-123**

Issued to: 1154477 BC Ltd

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: Unit 145, 13737-72nd Avenue, Surrey, BC V4A 2P2

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

Address: **32909 Cherry Avenue**
Parcel Identifier: 005-172-229
Legal Description: LOT 38 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 56771

Address: **32919 Cherry Avenue**
Parcel Identifier: 005-472-253
Legal Description: LOT 39 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 56771

Address: **32939 Cherry Avenue**
Parcel Identifier: 001-668-846
Legal Description: LOT 35 SECTION 28 TOWNSHIP 17 NEW WESTMINSTER DISTRICT PLAN 44603

3. The above property has been designated as **Development Permit Area B Multi-unit Residential** in the Official Community Plan.

The said lands are zoned Comprehensive Development 53 Zone (CD-53) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

"District of Mission Zoning Bylaw" as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered:

AC - 1.01	AC – 3.05
AC – 1.01	AC- 3.06
AC – 2.01	AC – 3.07
AC – 2.02	AC – 4.01
AC – 3.01	AC -4.02
AC – 3.02	
AC – 3.03	
AC – 3.04	

inclusive, and landscape drawing L1- L7 which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.

- (a) The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans numbered AC-1.01, AC-1.02, AC-2.01, AC-2.02, AC-3.01, AC-3.02, AC-3.03, AC-3.04, AC-3.05, AC-3.06, AC-3.07, AC - 4.01, AC-4.02 inclusive, prepared by barnett dembek Architects inc. (hereinafter referred to as "the plans"), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
- (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
- (c) Parking and siting thereof shall substantially conform to the plans.
- (d) The following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L1-L7 prepared by pmg landscape architects.
 - (ii) All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the Municipality.

5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.

- (a) An Irrevocable Letter of Credit in the amount of \$186,306.90 for the purpose of landscaping bond
- (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
- (c) The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required

landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

MAYOR

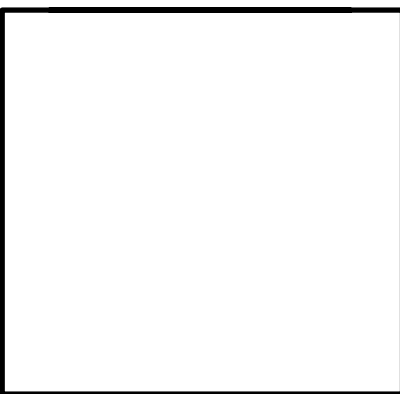
CORPORATE OFFICER

UNIT TYPE	# OF BEDROOMS	UNIT AREA	# OF UNITS	TOTAL AREA
UNIT 'A1'	3 BEDROOMS	1,507 S.F.	22	34,114 S.F.
UNIT 'A2'	3 BEDROOMS	1,060 S.F.	2	3,136 S.F.
UNIT 'B1'	3 BEDROOMS	1,481 S.F.	34	50,354 S.F.
UNIT 'C1'	3 BEDROOMS	1,302 S.F.	0	11,056 S.F.
UNIT 'D1'	3 BEDROOMS	1,302 S.F.	0	11,056 S.F.
			74	111,116 S.F.

PROJECT TOTAL:
74 UNITS + INDOOR / 100% OUTDOOR AMENITY
15 VISITOR PARKING SPACES

REFER TO SHEETS AC-4.01-4.02 FOR SITE SECTIONS

ISSUED FOR	
BY	
DATE	
ISSUE	
CD	
DRN	
DATE	
REV	



C19-C.dwg

CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32909, 32914 & 32919 CHERRY AVE
SHEET CONTENTS :	AMENITY SPACE CALCULATIONS
SCALE :	1" = 20'-0"

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-1.02
REV. NO.	
18019	

AMENITY SPACE CALCULATIONS

COMMON INDOOR AMENITY SPACE:

REQUIRED: 2.8 m2 x 14 UNITS = 207.2 m2 (AS PER CD53 ZONING BYLAW)
PROVIDED: 208 m2

COMMON OUTDOOR AMENITY AREA:

REQUIRED: 5.0 m2 x 14 UNITS = 370 m2 (AS PER CD53 ZONING BYLAW)
PROVIDED: 413 m2 @ GRADE (SHADED BLUE)
75 m2 @ DECK (SEE SHEET AC-2.02)
488 m2

PRIVATE OUTDOOR AMENITY AREA:

REQUIRED: MIN. 20 m2 PER UNIT & 30 m2 PER UNIT AVERAGE (AS PER CD53 ZONE)
PROVIDED: 3,185.2 m2 (43.0 m2 AVERAGE) ←
(SEE TABLE BELOW)

PRIVATE OUTDOOR AMENITY AREA:

	UNIT TYPE	AREA OF DECKS	AREA OF YARD	TOTAL AREA	# OF UNITS	TOTAL AREA
UNITS 1-10	UNIT 'A1'	7.4 m2	24.8 m2	32.2 m2	10	322.0 m2
UNITS 63-74	UNIT 'A1'	7.4 m2	18.5 m2	25.9 m2	12	310.8 m2
UNITS 45 & 62	UNIT 'A2'	6.3 m2	51.2 m2	57.5 m2	2	115.0 m2
	UNIT 'B1'	58.5 m2	0 m2	58.5 m2	34	1,984.0 m2
UNITS 50, 51, 56, 57	UNIT 'C1/D1'	5.5 m2	28.3 m2	33.8 m2	4	135.2 m2
UNITS 46-49, 52-55 & 58-61	UNIT 'C1/D1'	5.5 m2	20.6 m2	26.1 m2	12	313.2 m2
					74	3,185.2 m2

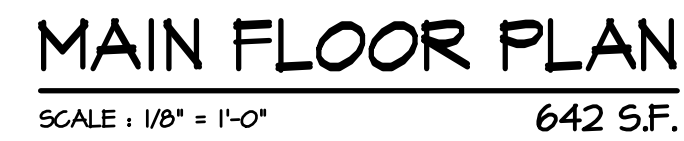
43.0 m2 AVG.

REFER TO SHEET AC-2.1 FOR
AMENITY SPACE ABOVE GRADE
(DECKS)

REFER TO GREEN SHADED AREA
ON SITE PLAN FOR PRIVATE
AMENITY SPACE AT GRADE

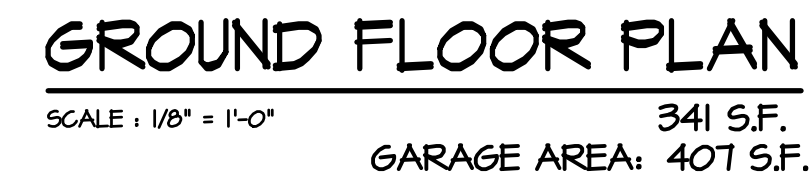


CHERRY AVENUE



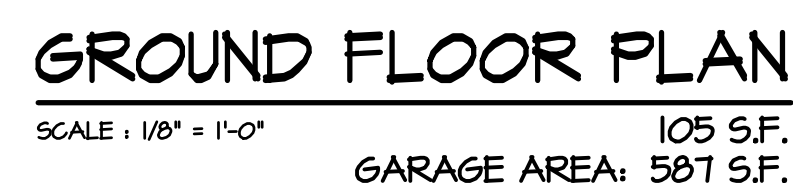
UNIT TYPE 'A1'
TOTAL FLOOR AREA: 1,587 S.F.
(GARAGE NOT INCLUDED)

TOTAL FLOOR AREA: 1,587 S.F.
(GARAGE NOT INCLUDED)



UNIT TYPE 'A2'
TOTAL FLOOR AREA: 1,868 S.F.
(GARAGE NOT INCLUDED)

TOTAL FLOOR AREA: 1,868 S.F.
(GARAGE NOT INCLUDED)



UNIT TYPE 'B1'
TOTAL FLOOR AREA: 1,481 S.F.
(GARAGE NOT INCLUDED)

TOTAL FLOOR AREA: 1,481 S.F.
(GARAGE NOT INCLUDED)

[illegible]

19-H-E.dwg

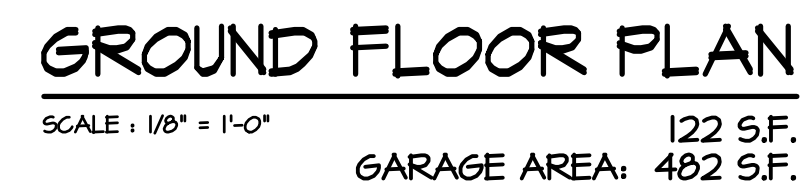
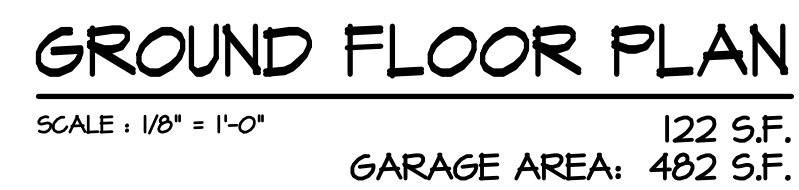
CLIENT : ARCHSTONE PROJECTS LTD.	PROJECT : MADISON 324041, 324144 & 324344 CHERRY AVE	DRAWN :
		DATE : Jan. 10 22
	SHEET CONTENTS : UNIT PLANS	SCALE : 1/8" = 1'-0"

arnett dembek
ARCHITECTS INC.

UNIT 135,
536 130 STREET,
SURREY, B.C.
3W 1H8

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

CLIENT NO.	SHEET NO. AC-2.01
PROJECT NO. 18019	REV. NO.



TOTAL FLOOR AREA: 1,382 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)

TOTAL FLOOR AREA: 1,382 S.F.
(GARAGE NOT INCLUDED)

PRIVATE AMENITY SPACE ABOVE GRADE: 60 S.F. (5.5 m2)



INDOOR
AMENITY

TOTAL FLOOR AREA: 2,267 S.F.
210.6 m2

COMMON OUTDOOR AMENITY SPACE ABOVE GRADE: 809 S.F. (75.1 m²)

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[illegible]

2-H-E.dwg

CLIENT : ARCHSTONE PROJECTS LTD.	DRAWN :	DATE : Jan. 10 22
PROJECT : MADISON 324041, 324114 & 324194 CHERRY AVE		SCALE :
SHEET CONTENTS : UNIT PLANS		1/8" = 1'-0"

arnett dembek
ARCHITECTS, INC.

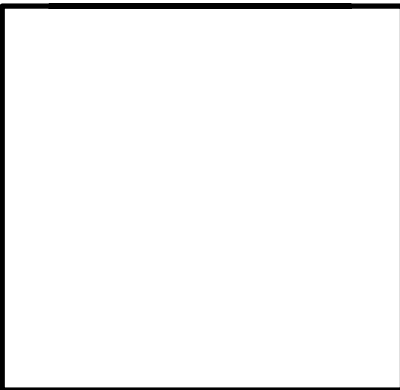
UNIT 135,
536 130 STREET,
SURREY, B.C.
3W 1H8

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

CLIENT NO.	SHEET NO. AC-2.02
PROJECT NO. 18019	REV. NO.

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ISSUED FOR	
BY	
DATE	
ISSUE	
NO	
DATE	
REV	



C:\H-E\Edging

CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.P.E.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32909, 32919 & 32999 CHERRY AVE
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDINGS 1 & 2
SCALE :	1/8" = 1'-0"

barnett dembek
ARCHITECTS INC.

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

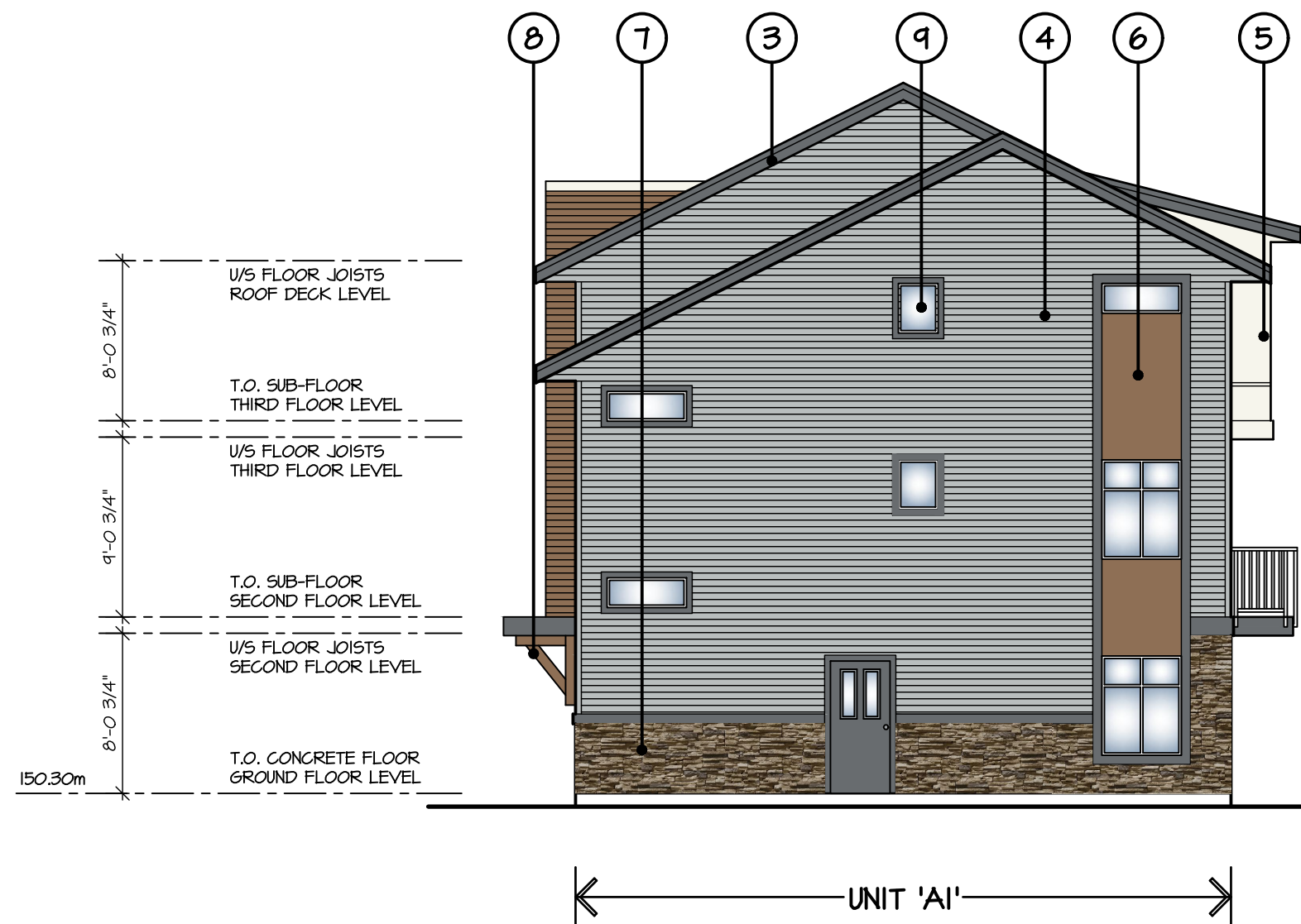
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-3.01
REV. NO.	
18019	



SOUTH ELEVATION

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

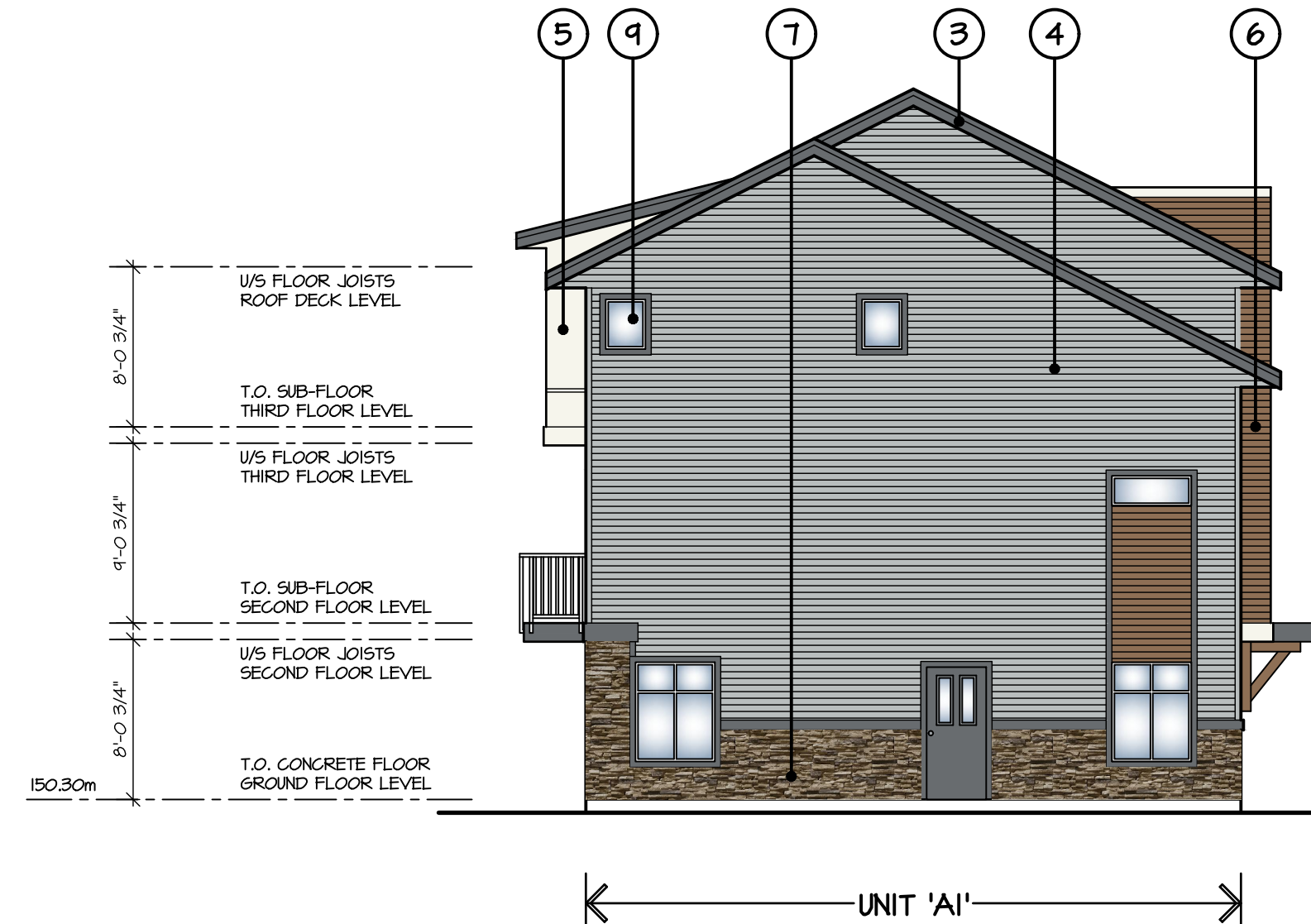


EAST ELEVATION

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

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOF
- 2 PREFINISHED GUTTER ON 2x8 FASCIA
- 3 1x4 TRIM ON 2x10 FASCIA
- 4 HORIZONTAL VINYL SIDING
- 5 HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- 6 COMPOSITE "WOOD-LOOK" SIDING
- 7 CULTURED STONE VENEER
- 8 STAINED TIMBER KNEE BRACE
- 9 VINYL FRAMED WINDOWS
- 10 2x WOOD TRIM/FASCIA
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



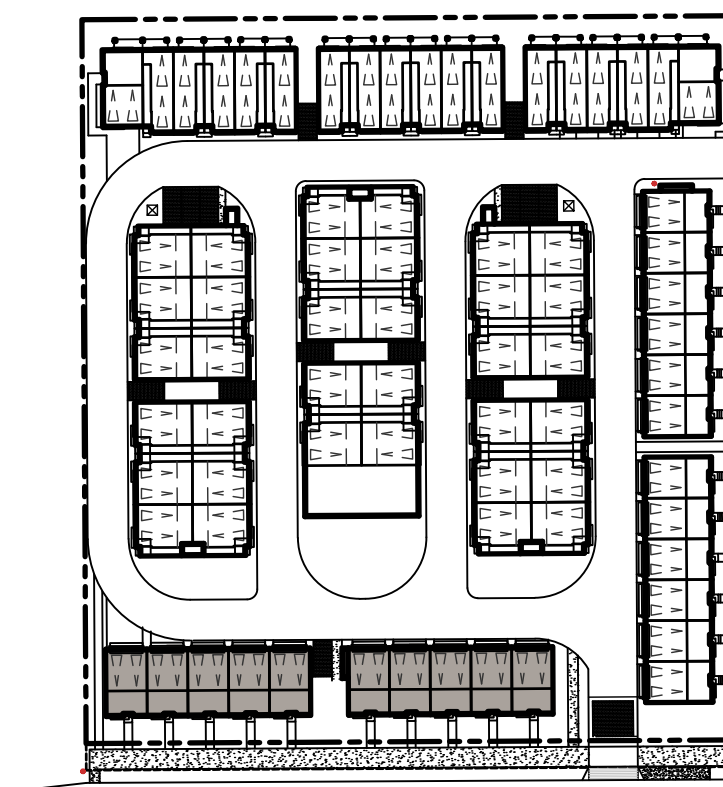
WEST ELEVATION

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



NORTH ELEVATION

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



KEY PLAN

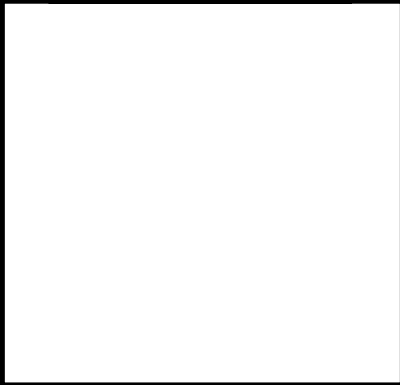
1

CLIENT NO.	SHEET NO. AC-3.02
PROJECT NO. 18019	REV. NO.

[illegible]

CLIENT NO.	SHEET NO. AC-3.03
PROJECT NO. 18019	REV. NO.

ISSUED FOR	
BY	
DATE	
ISSUE	
NO.	
DATE	
REV.	



CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
PROJECT :	MADISON 32909, 32919 & 32999 CHERRY AVE
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDINGS 1 & 2
SCALE :	1/8" = 1'-0"

barnett dembek ARCHITECTS INC.	
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8	PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@darkitex.com
CLIENT NO. PROJECT NO. 18019	SHEET NO. AC-3.04 REV. NO.

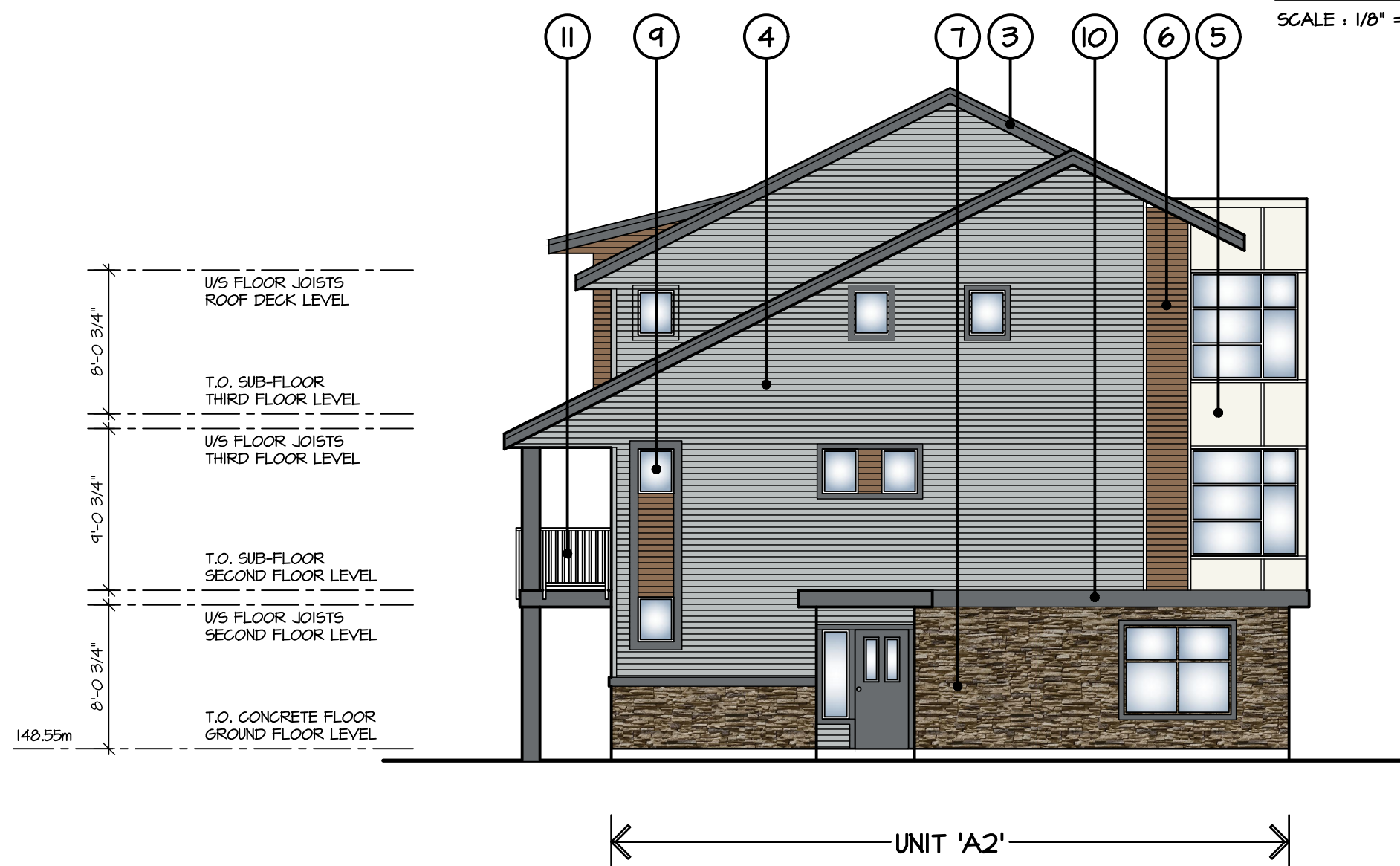


SOUTH ELEVATION

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

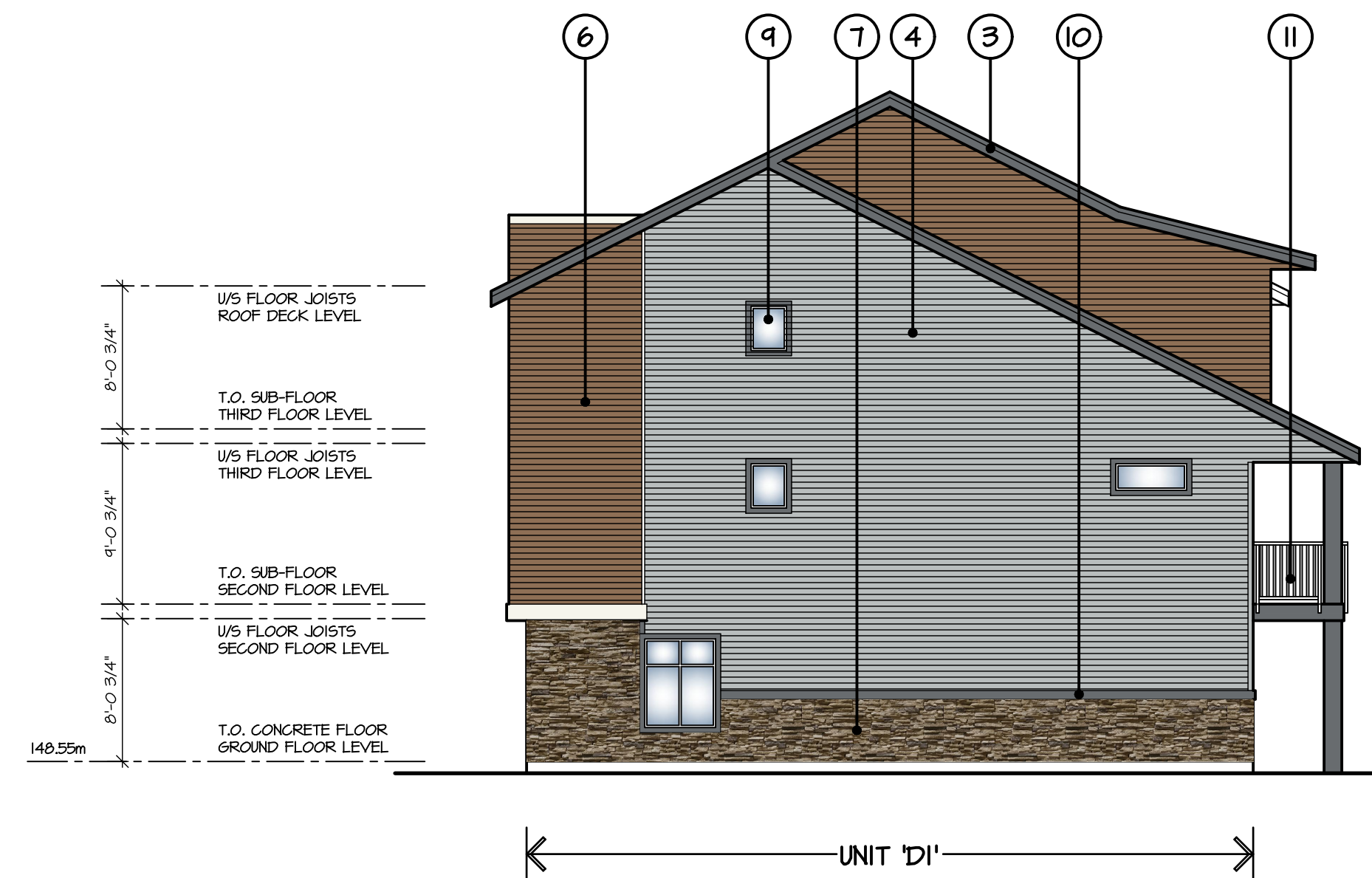
SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOF
- ② PREFINISHED GUTTER ON 2x8 FASCIA
- ③ 1x4 TRIM ON 2x10 FASCIA
- ④ HORIZONTAL VINYL SIDING
- ⑤ HARDIE-PANEL SIDING WITH HARDIE-REVEAL SYSTEM
- ⑥ COMPOSITE "WOOD-LOOK" SIDING
- ⑦ CULTURED STONE VENEER
- ⑧ STAINED TIMBER KNEE BRACE
- ⑨ VINYL FRAMED WINDOWS
- ⑩ 2x WOOD TRIM/FASCIA
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL



WEST ELEVATION

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



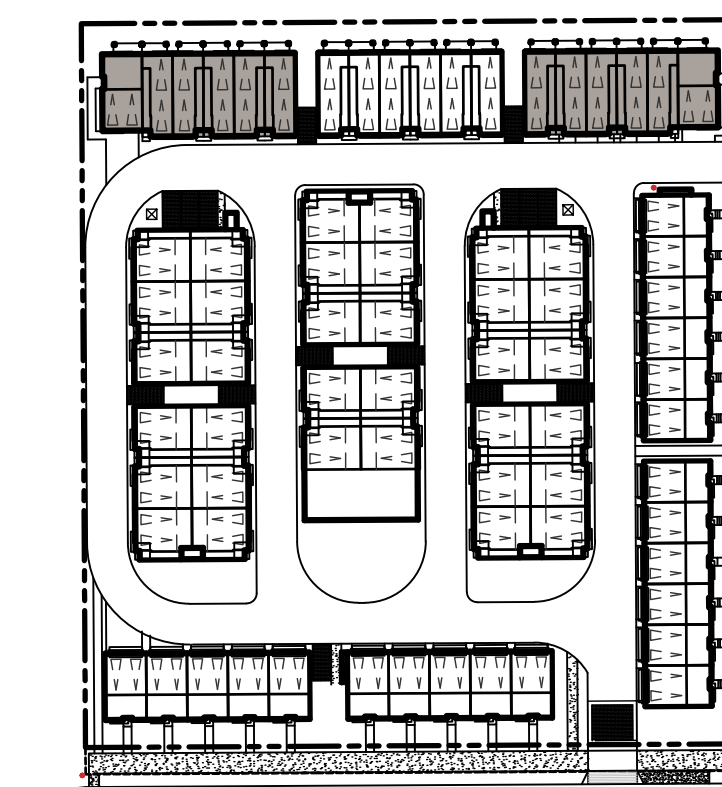
EAST ELEVATION

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



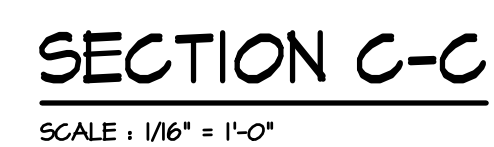
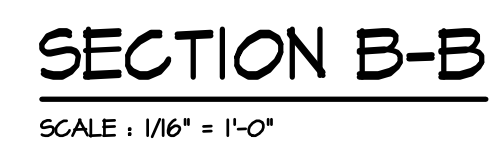
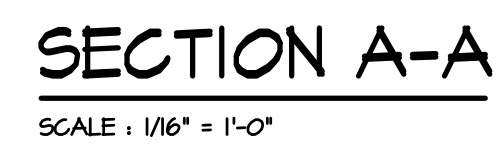
NORTH ELEVATION

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



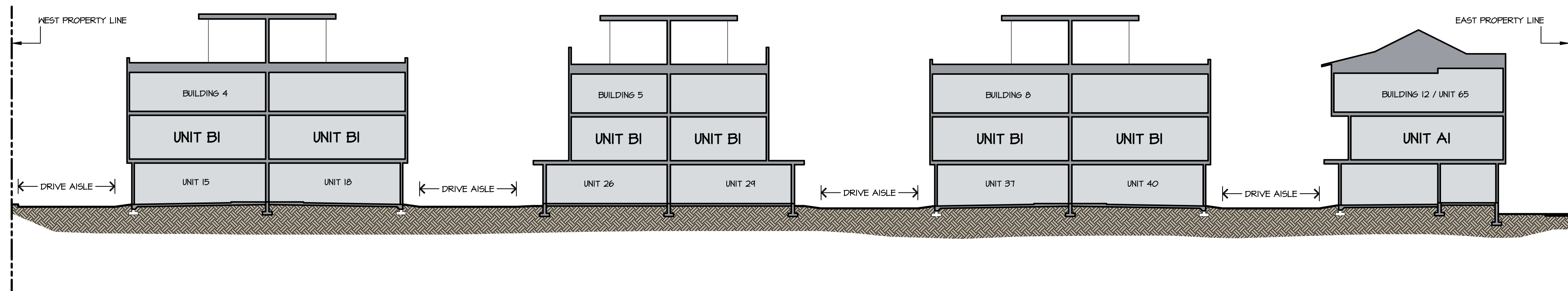
KEY PLAN

KEY PLAN

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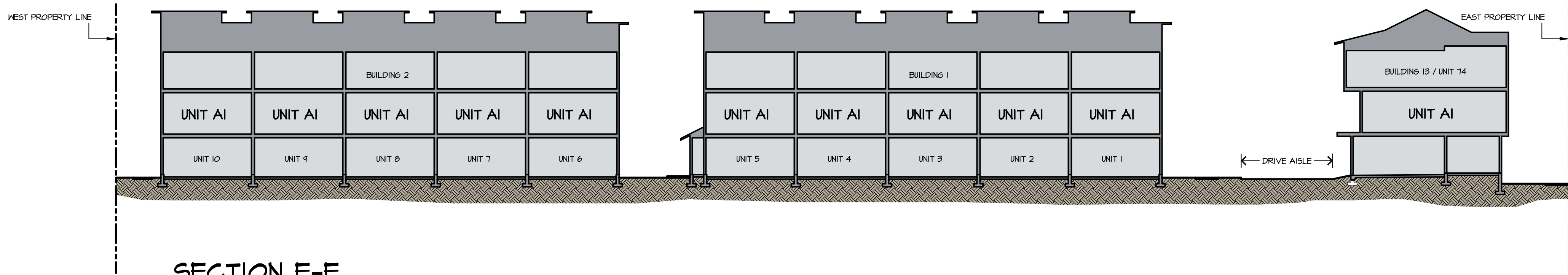
CLIENT :	ARCHSTONE PROJECTS LTD.
DESIGN :	L.F.B.
DRAWN :	
DATE :	Jan. 10 22
SCALE :	1/16" = 1'-0"
SHEET CONTENTS :	
PROJECT :	MADISON 3240 ¹ / ₂ 32 ¹ / ₂ CHERRY AVE
SHEET CONTENTS :	SITE SECTIONS

CLIENT NO.	SHEET NO. AC-4.01
PROJECT NO. 18019	REV. NO.



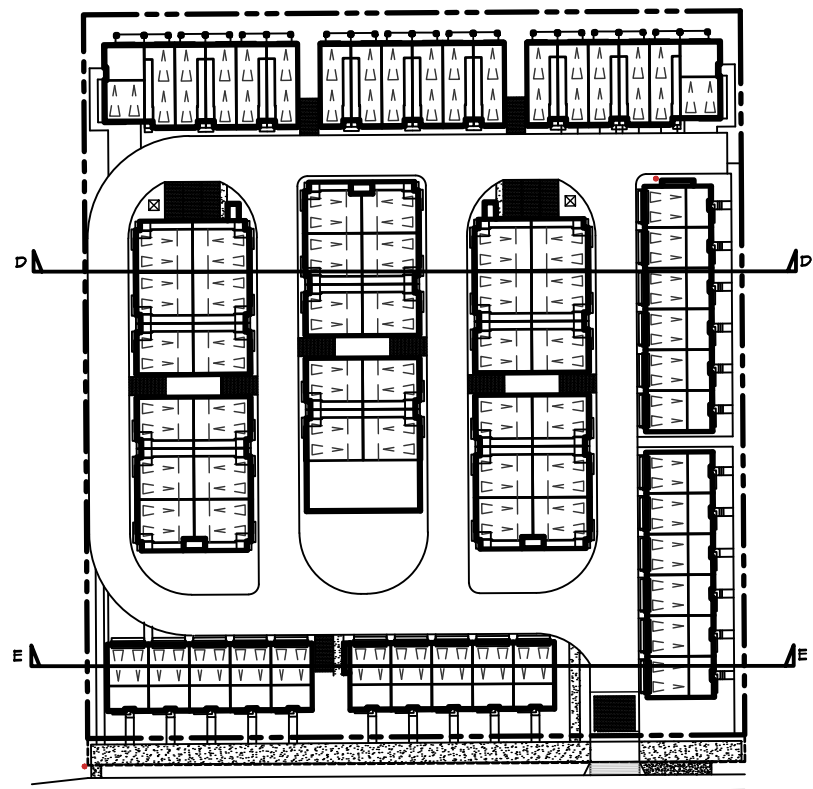
SECTION D-D

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



SECTION E-E

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



KEY PLAN

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ISSUED FOR					
BY					
DATE					
ISSUE					
NO'D					
DRN					
DATE					
REV					



CH-K.dwg					
DESIGN :	L.F.B.	DRAWN :	DATE :	SCALE :	1/16" = 1'-0"
CLIENT :	ARCHSTONE PROJECTS LTD.				
PROJECT :	MADISON 32909, 32919 & 32919 CHERRY AVE				
SHEET CONTENTS :	SITE SECTIONS				

barnett dembek
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
18019	AC-4.02

REAL:

[illegible]

22.JAN.10	TREES REMOVED IN SRW	MM
21.DEC.16	BIKE RACK ADDED	MM
21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
21.JAN.11	REV. PLAY EQUIPMENT	MM
20.SEP.30	NEW SITE PLAN	DO

D.	DATE	REVISION DESCRIPTION	DR.
----	------	----------------------	-----

CLIENT:

PROJECT:

TOWNHOUSE DEV.

**HERRY AVENUE
MISSION, B.C.**

DRAWING TITLE:

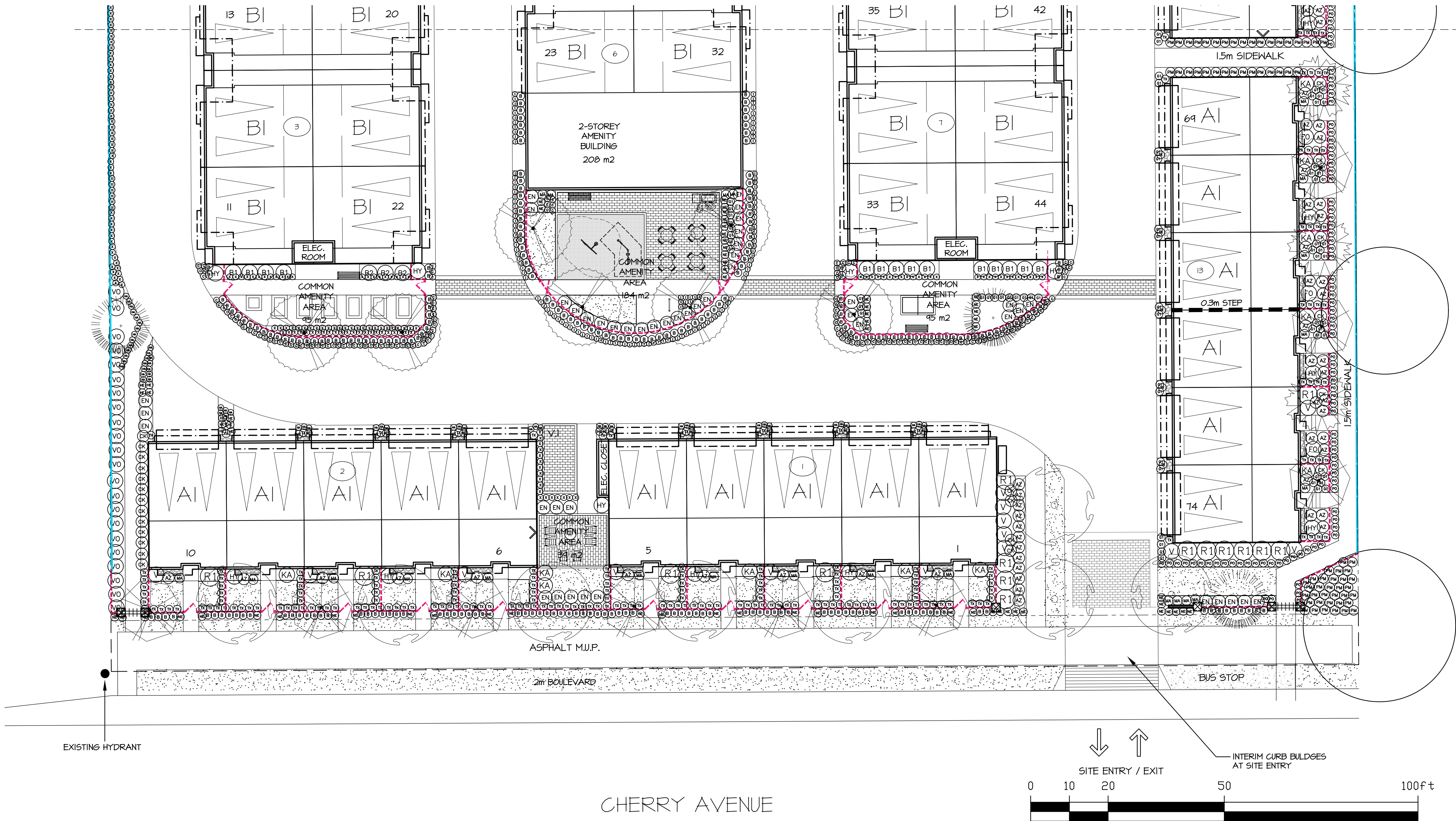
LANDSCAPE SHRUB PLAN

DATE: 20.JUN.18 DRAWING NUMBER: **L2**
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY OF 7

20069-6.ZIP

MG PROJECT NUMBER:

0-069



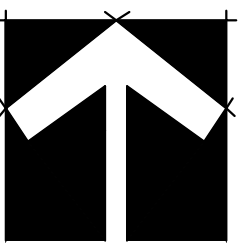
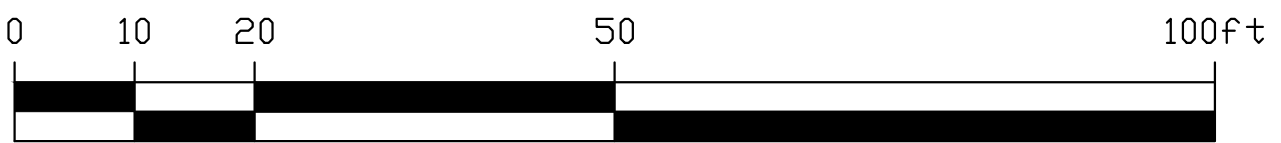
NO.	DATE	REVISION DESCRIPTION	DR.
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**CHERRY AVENUE
MISSION, B.C.**

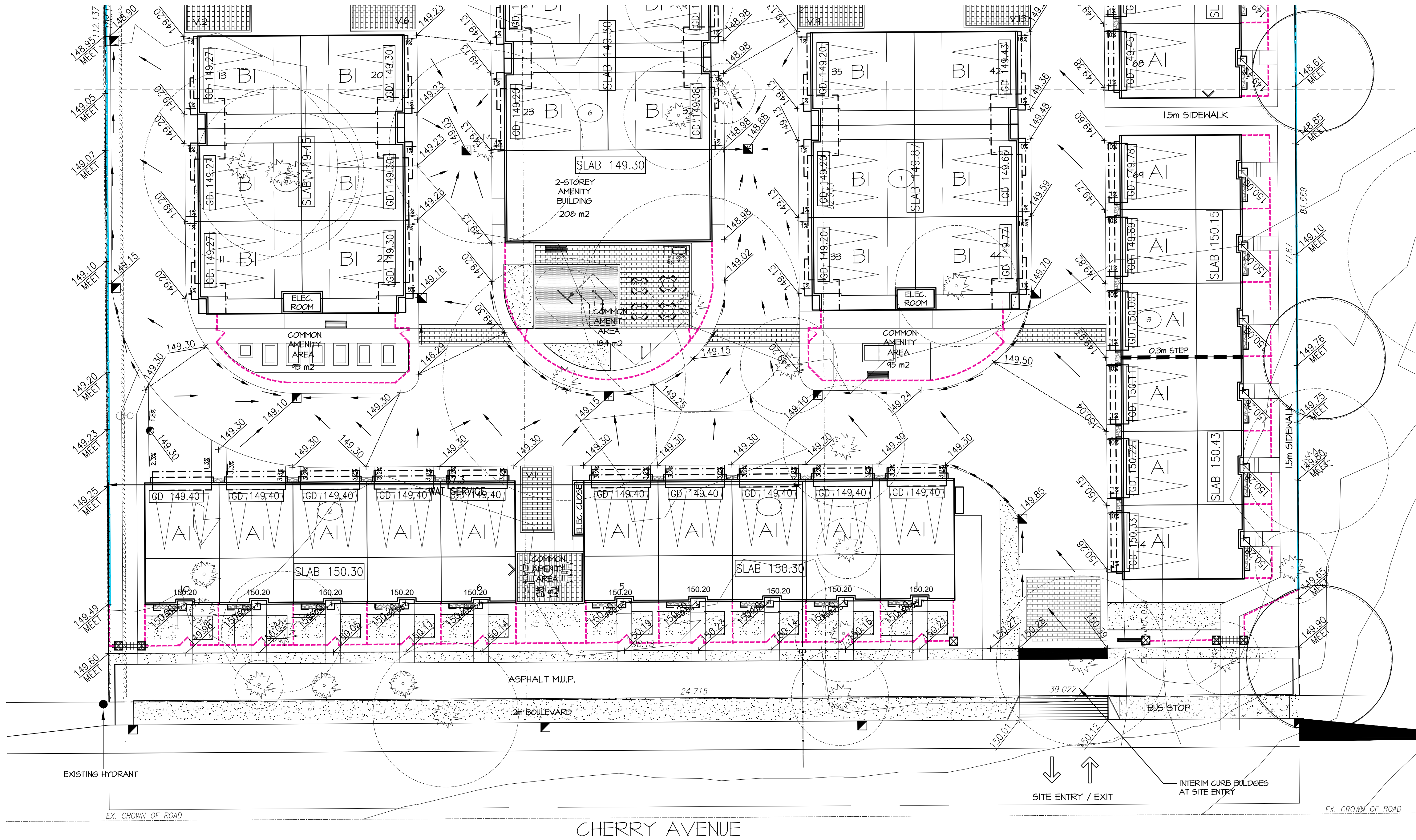
LANDSCAPE SHRUB PLAN

OF 7

0-069



SEAL:



5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TOWNHOUSE DEV.

CHERRY AVENUE
MISSION, B.C.

DRAWING TITLE:

LANDSCAPE
GRADING PLAN

DATE: 20.JUN.18 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

L4

OF 7

PMG PROJECT NUMBER:

20-069

20069-6.ZIP

REAL:

22.JAN.10	TREES REMOVED IN SRW	MM
21.DEC.16	BIKE RACK ADDED	MM
21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
21.JAN.11	REV. PLAY EQUIPMENT	MM
20.SEP.30	NEW SITE PLAN	DO
D. DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

HERRY AVENUE
MISSION, B.C.

DRAWING TITLE:

LANDSCAPE GRADING PLAN

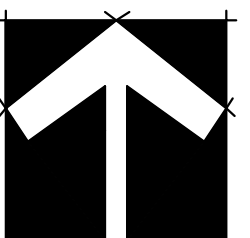
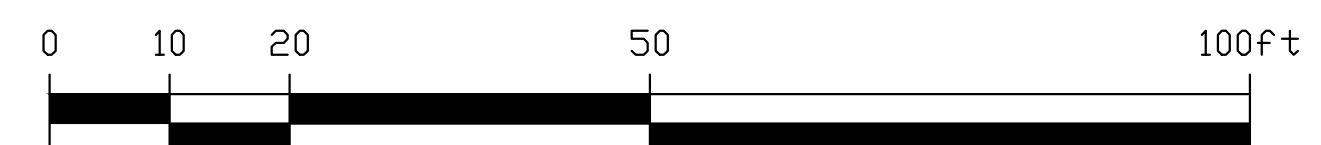
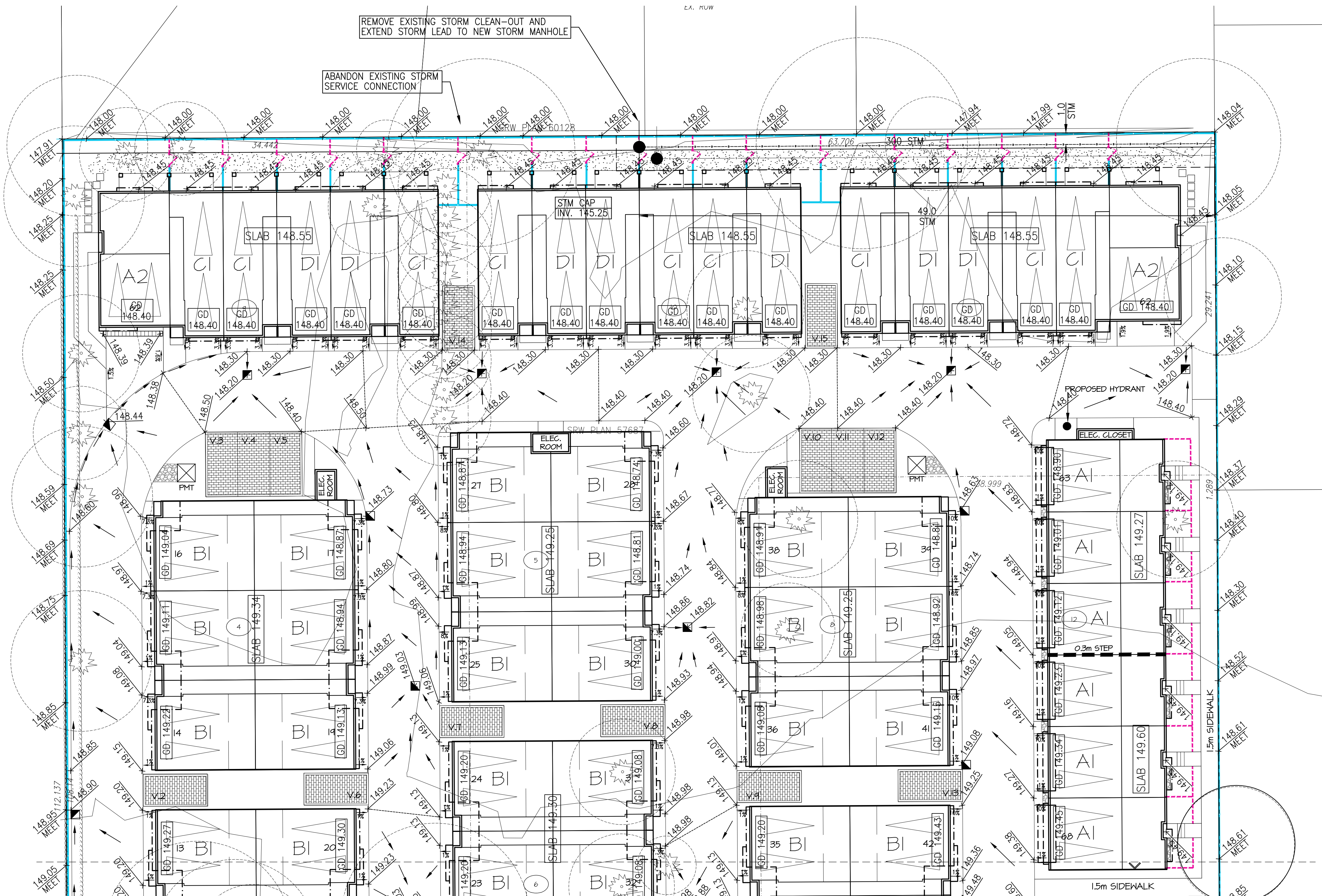
DATE: 20.JUN.18
SCALE: 1/16"=1'-0"
DRAWN: MM
DESIGN: MM
CHK'D: MCY

L5

F 7

MG PROJECT NUMBER:

1-069



SEAL:

5	22.JAN.10	TREES REMOVED IN SRW	MM
4	21.DEC.16	BIKE RACK ADDED	MM
3	21.NOV.08	NEW SITE PLAN/CIVIL INFO	MM
2	21.JAN.11	REV. PLAY EQUIPMENT	MM
1	20.SEP.30	NEW SITE PLAN	DO

NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

TOWNHOUSE DEV.

**CHERRY AVENUE
MISSION, B.C.**

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 20.JUN.18

DRAWING NUMBER:

SCALE: 1"=20'-0"

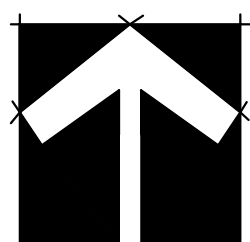
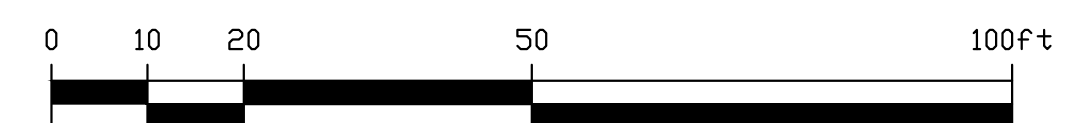
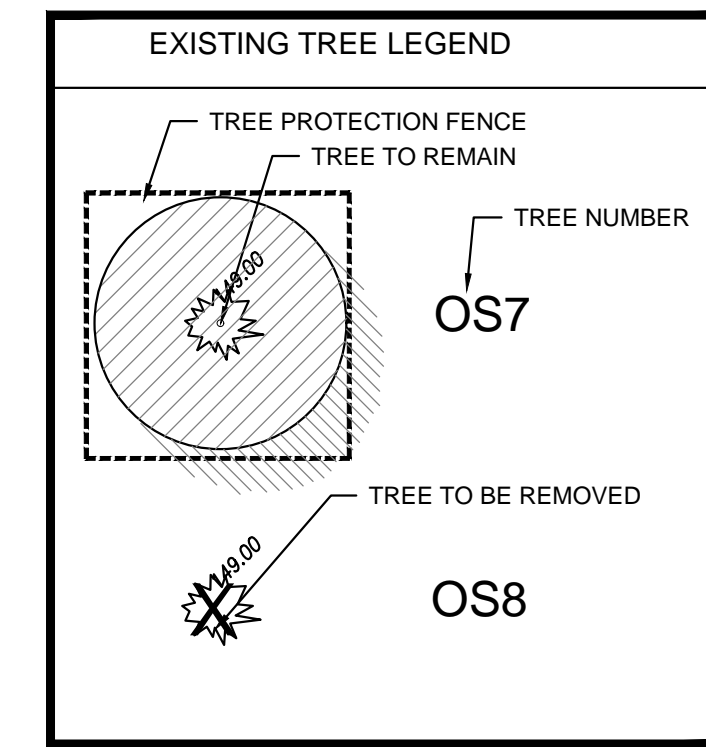
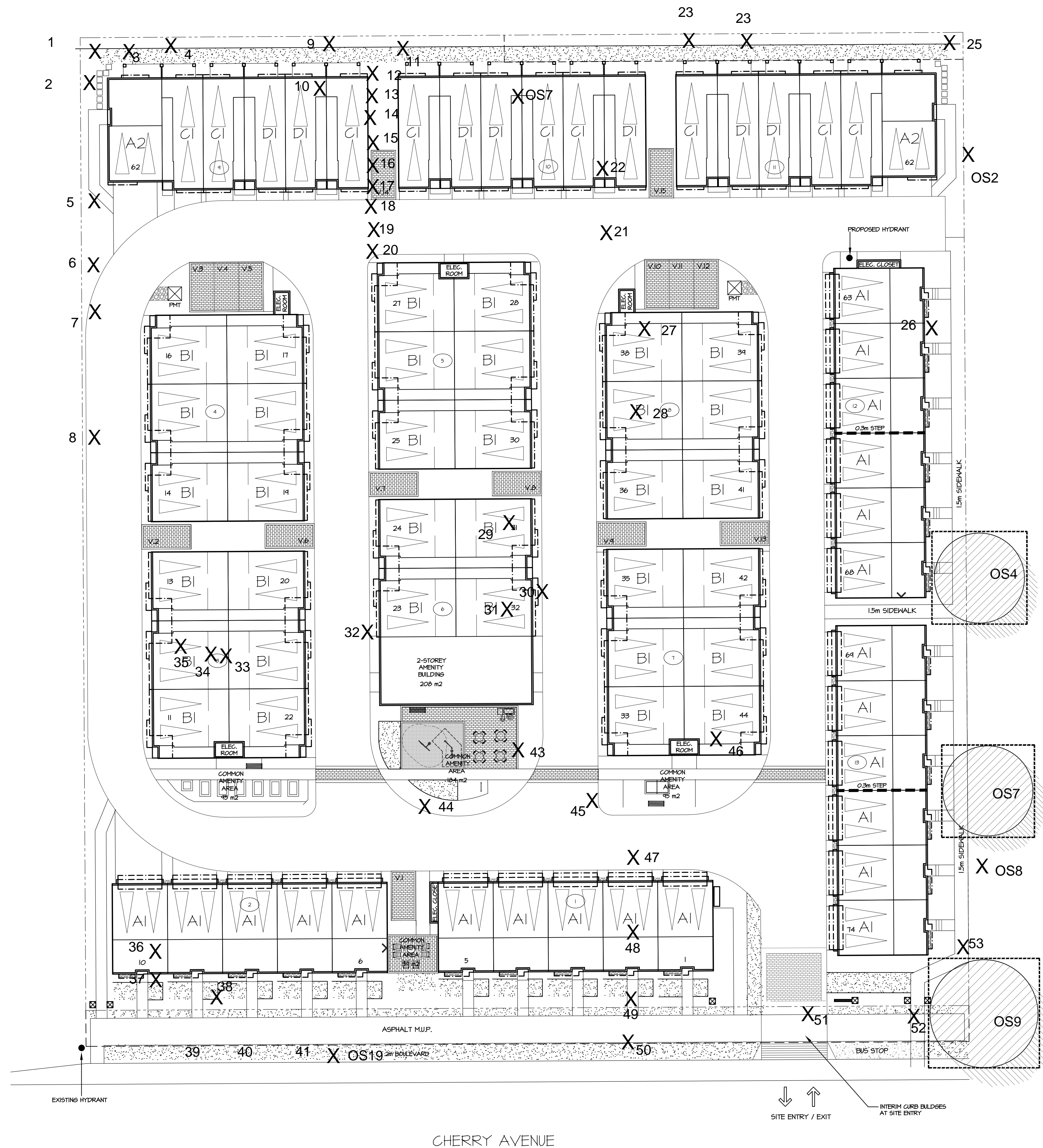
DRAWN: MM

DESIGN: MM

CHK'D: MCY

L6

DF 7



PROJECT:

**CHERRY AVENUE
MISSION, B.C.**

LANDSCAPE DETAILS

L7

20069-4.ZIP

20-069

