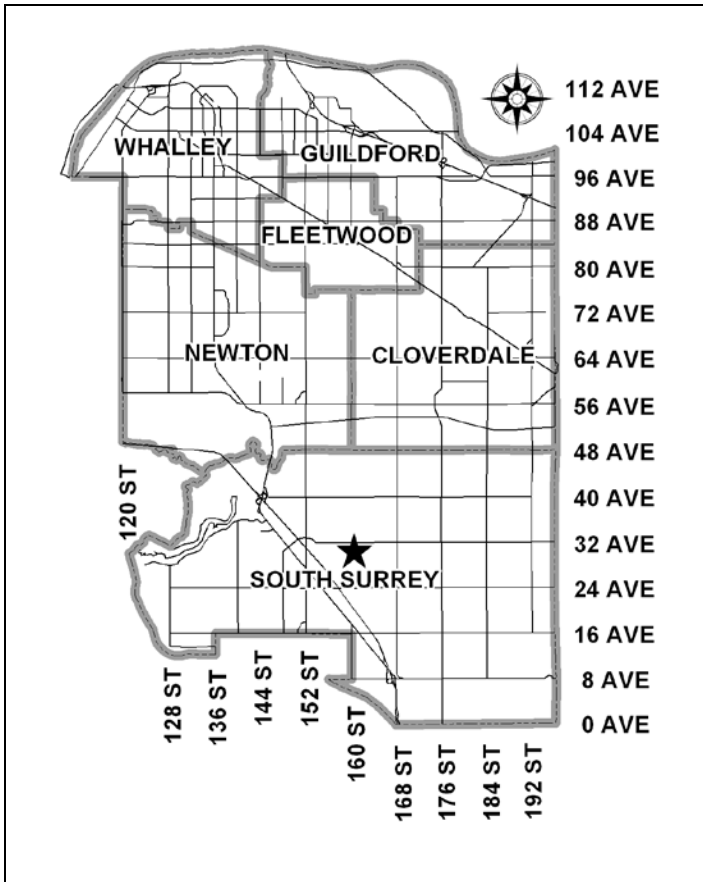


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0078-00

Planning Report Date: September 9, 2013

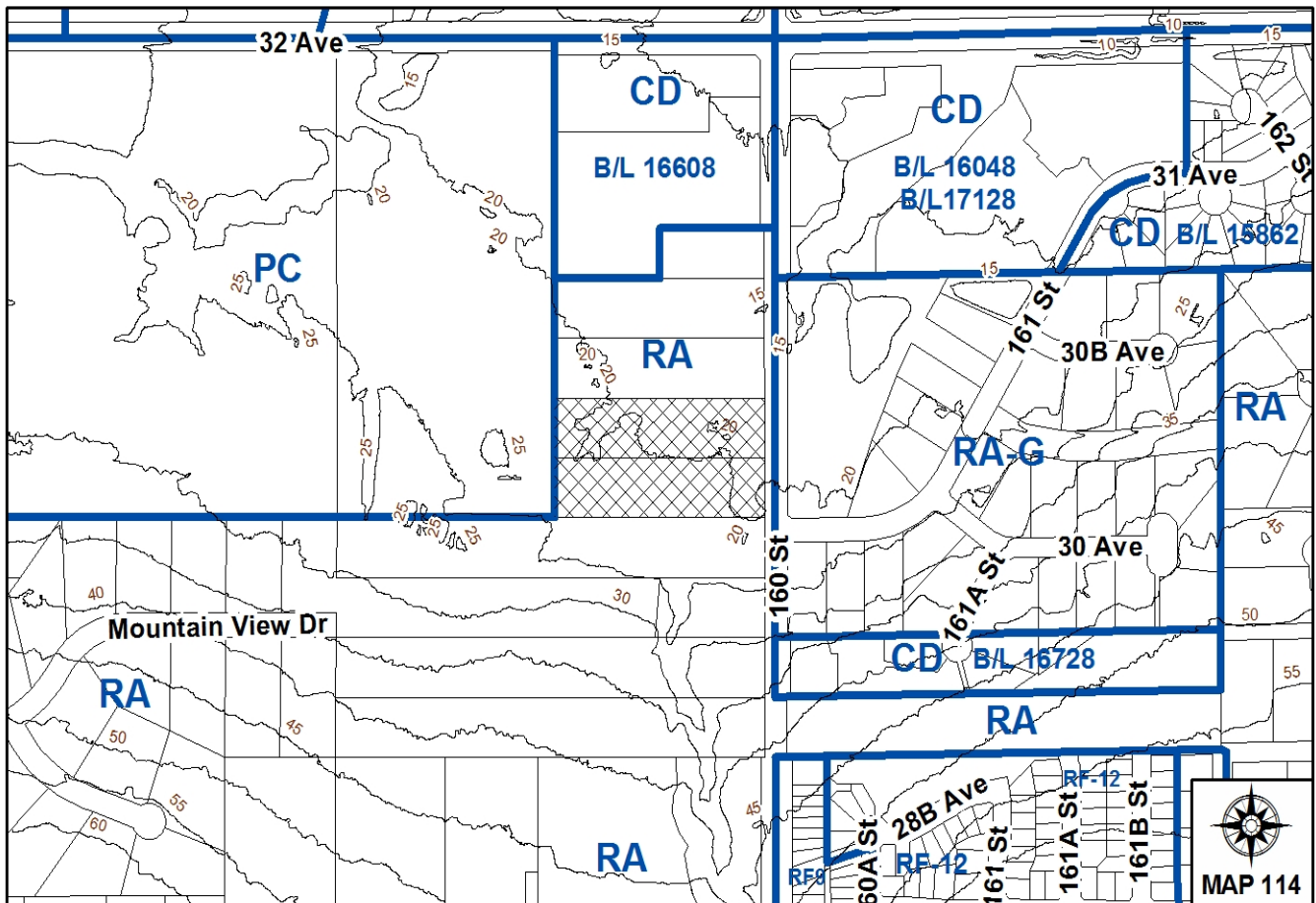


PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RM-15
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a 29-unit townhouse complex.

LOCATION: 3005 and 3031 - 160 Street
OWNER: 0769274 BC Ltd., Inc. No. 0769274
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Cluster Housing (6-8upa) & Environmental Area



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban".
- The applicant is seeking to vary building setbacks to the proposed dedicated riparian areas and also to Mountain View Drive.
- The applicant is seeking to reduce the indoor amenity space from the required 87 square metres (928 square feet) to 74.5 square metres (802 square feet) and pay cash-in-lieu for the shortfall.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.
- Complies with NCP designation.
- The proposed building setback variances along the riparian areas do not impact any surrounding properties and sufficient area remains for outdoor patios for the enjoyment of residents. The proposed setback along Mountain View Drive allows the units to have more presence on the street, which is beneficial from a CPTED perspective. All of the street-fronting units have a pedestrian connection to the public sidewalk.
- The proposed indoor amenity space shortfall is supportable given the number of units proposed (29) and the average individual unit size is fairly large at approximately 210 sq.m./2,250 sq.ft. (including the basement floor area).
- The proposed density and building form are appropriate for this part of North Grandview Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 87 square metres (928 square feet) to 74.5 square metres (802 square feet).
5. Council authorize staff to draft Development Permit No. 7907-0078-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7907-0078-00 (Appendix V) varying the following setbacks of the RM-15 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum southerly yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for building face and 4.5 metres (15 ft.) for columns for Buildings 1, 4 and 13, and to 5.7 metres (19 ft.) for building face and 3.8 metres (12 ft.) for columns for Building 10;
 - (b) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 3.0 metres (10 ft.) for columns for Building 11 and to 5.0 metres (16 ft.) for building face and to 2.6 metres (9 ft.) for columns for Building 12;
 - (c) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 6, 7 and 8;
 - (d) to reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 1 and 3;
 - (e) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for Building 13;
 - (f) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 13; and
 - (g) to reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for columns for Building 2.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas; and
 - (i) registration of an access easement in favour of the property to the north (3063 - 160 Street).

REFERRALS

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

School District: **Projected number of students from this development:**

3 Elementary students at Sunnyside Elementary School
2 Secondary students at Semiahmoo Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: Parks has no objection to the project subject to the applicant entering into a P-15 agreement with the City for the enhancement and maintenance of the Riparian area.

Department of Fisheries and Oceans (DFO):

The site is impacted by Wills Brook and a tributary to Wills Brook. Based on the environmental report prepared for this development proposal by Enkon Environmental, DFO has agreed that a riparian setback with a minimum of 15.0 metres (49 ft.) from the top of bank will be established and that the riparian areas will be conveyed to the City, to ensure proper stewardship of the environmentally sensitive area. The applicant will also re-vegetate disturbed portions of the riparian area with appropriate native plantings.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Suburban/ Cluster Housing (6-8 upa) & Environmental Area	RA
East (Across 160 Street):	City park land.	Suburban/ Proposed Open Space	RA-G
South:	Single family dwelling. The site is under application for townhouses and single family (File No. 7911-0269-00, which is at Third Reading).	Suburban/ Cluster Housing (6-8 upa) & Environmental Area	RA
West:	Garden of Gethsemani cemetery.	Suburban/ Existing Cemetery	PC

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of two properties located at 3005 and 3031 – 160 Street. The two properties are zoned "One-Acre Residential Zone (RA)" and are designated "Suburban" in the Official Community Plan (OCP) and "Cluster Housing (6-8upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone from RA to "Multiple Residential 15 Zone (RM-15)" and therefore the application requires an OCP Amendment from "Suburban" to "Urban".
- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.

DEVELOPMENT CONSIDERATIONS

- The subject site is 1.93 hectares (4.76 acres) in gross area. The subject site is bordered to the north by a single family residential parcel that is zoned RA. There is an active development proposal (File No. 7911-0269-00) at Third Reading on the parcels south of the subject site for a comprehensive single family and townhouse development. The site is bordered to the west by the Garden of Gethsemani cemetery and to the east, across 160 Street, is City park land.
- The subject application was dormant for several years while the owner pursued a larger joint NCP Amendment application with neighbouring properties to the south. That application (File No. 7909-0215-00) was closed in October 2011 at which time the subject application became active again.
- The subject application was again delayed for some time because of challenges to secure a detention pond in this catchment area. The applicant to the south (File No. 7911-0269-00) has now established the detention pond, allowing the subject application, and other applications in the catchment area, to proceed to Council (Appendix VIII).
- The applicant is proposing a rezoning from RA to RM-15 and a Development Permit to allow for development of a 29-unit townhouse complex. A Development Variance Permit (DVP) is also proposed to relax building setbacks along the riparian areas and Mountain View Drive.
- The applicant is conveying 7,581 sq.m. (1.87 acres) as riparian area (39% of the gross site area) to the City without compensation. The lot coverage on the net site area is 40%. The proposed gross unit density is 15.1 uph (6.1 upa) which complies with the unit density prescribed in the North Grandview Heights NCP. The proposed floor area ratio (FAR) is 0.38. The proposal complies with the provisions of the RM-15 Zone with the exception of the proposed setback variances, which are discussed below.
- The applicant is proposing to provide 58 resident parking spaces and 9 visitor parking spaces, which meets the parking requirements of the Zoning By-law.

Environmental Requirements

- The applicant retained Enkon Environmental to undertake a site inspection and prepare an environmental report for consideration by the City's Environmental Review Committee (ERC).
- The environmental report was considered by the ERC at the January 25, 2012 ERC meeting. At the meeting it was agreed that a riparian setback of 15 metres (49 feet) would be established and that the riparian areas would be conveyed to the City, to ensure proper stewardship of the environmentally sensitive area.
- The applicant will also re-vegetate the riparian area with appropriate native plantings and improve the stream by removing blockages and clearing out the non-natural debris that has accumulated over time. A P-15 agreement will be required for monitoring and maintenance of replanting in the dedicated riparian areas.

Access & Pedestrian Circulation

- Vehicular access is proposed to come from Mountain View Drive, a new road connection proposed under File No. 7911-0269-00 to the south. The Mountain View Drive connection will be dedicated and constructed when File No. 7911-0269-00 is completed, thus allowing access to the subject site. The applicant is aware that access to the subject site is dependent on the owner to the south dedicating and constructing Mountain View Drive and has indicated agreement with this.
- The applicant is required to provide an access easement for the property to the north (3063 - 160 Street) to allow access through the subject site to Mountain View Drive. The property to the north will be permitted right-in/right-out only access to 160 Street, and the access easement through the subject site will allow for full movement at the intersection of 160 Street and Mountain View Drive. No construction traffic for the property to the north will be permitted through the subject site – all construction traffic is to use the right-in/right-out only access on 160 Street.
- The applicant will provide a pedestrian connection to the ultimate 160 Street sidewalk in the northeast corner of the site. Another pedestrian connection is proposed to the future City park on the property to the south.
- The units facing Mountain View Drive each have an individual walkway from the ground level front doors to the ultimate sidewalk.

Amenity Space

- The Zoning By-law requires that 87 sq.m. (928 sq. ft.) of indoor amenity area and 87 sq.m. (928 sq. ft.) of outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant has provided 74.5 sq.m. (802 sq.ft.) of indoor amenity space at the west end of proposed Building 10 fronting Mountain View Drive. The amenity space contains a lounge area with a fireplace, a kitchen area, washrooms, and a meeting room. The amenity space has south facing double doors which open onto a patio area.
- The applicant is proposing to provide cash-in-lieu to compensate for the shortfall in indoor amenity space. The proposed indoor amenity space shortfall of 12.5 sq.m. (135 sq.ft.) is supportable given the number of units proposed (29) and the average individual unit size is fairly large at approximately 210 sq.m./2,250 sq.ft. (including the basement floor area).
- The applicant has provided 100 sq.m. (1,075 sq.ft.) of outdoor amenity space, located adjacent to the indoor amenity space. The outdoor amenity area contains a putting green.

Trees and Landscaping

- The applicant has provided an arborist assessment from Michael J. Mills Consulting. There are a total of 105 trees on the site (not including trees with the 160 Street road way), with 47 trees in the non-riparian area of the subject site and 58 trees in the riparian area, which will be conveyed to the City. The 58 riparian area trees are proposed to be retained. Of the non-riparian trees, 45 trees are proposed for removal and 2 trees are proposed to be retained. The

trees proposed for removal are either within the proposed building envelopes or drive-aisle, are in poor condition, or are a species not suitable for retention (ie. alder or cottonwood).

- The table below offers a summary of the types of trees on the site:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Douglas Fir	17	17	0
Western Red Cedar	21	12	9
Alder	22	6	16
Big Leaf Maple	12	12	0
Paper Birch	8	7	1
Western Hemlock	4	4	0
Cottonwood	3	1	2
Cypress	4	0	4
Lombardy Poplar	3	0	3
Pine	3	0	3
Weeping Willow	2	0	2
Spruce	2	0	2
Monkey Puzzle	1	1	0
Dogwood	1	0	1
Magnolia	1	0	1
Apple	1	0	1
Total	105	60	45

- Seventy-two (72) replacement trees are required, and the applicant is proposing to plant 83 trees. Landscaping plans have been received and are acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 1 metre (3.5 feet) high wood fence is proposed along 160 Street, the riparian areas and the proposed park on the parcel to the south.
- Special paving (stamped concrete), is proposed for the Mountain View Drive entrance area. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

DESIGN PROPOSAL AND REVIEW

- The development consists of 12 one-storey buildings containing 26 units and 1 two-storey building containing 3 units. Ten (10) duplexes and 3 triplexes are proposed. The units are proposed to contain in-ground basements and all units are proposed to have double-car garages.
- The units facing Mountain View Drive contain active living space on the ground floor which promotes interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.

- The exterior materials are high quality and include hardie plank, hardie shingles, hardie panel, and wood trim. Asphalt shingles are proposed for the roof. Two colour schemes are proposed, utilizing taupes, browns, gold and dark grey. Decorative gables utilizing shingles and wood trim are proposed to enhance the design of the townhouses.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 18, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the North Grandview Heights NCP and the proposal is consistent with the NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development includes stormwater management measures such as using absorbent soils greater than 30cm (1 foot) in depth, roof downspout disconnection, permeable pavement/surfaces, sediment control devices, and rain water wetlands/detention areas. • 39% of the site is proposed to become park land (riparian area). The trees in the riparian area are proposed to be retained.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development provides pedestrian connections to the adjacent streets and the proposed park to the south.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street-fronting units provide surveillance and also have individual entry doors to promote pedestrian activity. • 90% of the units are adaptable units. • Indoor and outdoor amenity spaces have been provided.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents occurred (ie. development signage and pre-notification letters).

ADVISORY DESIGN PANEL

The application was not referred to the ADP for review. The design and landscaping plans were reviewed by staff and found generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on February 13, 2012 and staff received 1 phone call from a realtor who inquired about how access was being provided to the neighbouring lot to the north (3063 – 160 Street). An access easement through the subject site will provide full movement access for the parcel at 3063 – 160 Street.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Setback Variances of the RM-15 Zone:

- To reduce the minimum southerly yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for building face and 4.5 metres (15 ft.) for columns for Buildings 1, 4 and 13 and to 5.7 metres (19 ft.) for building face and 3.8 metres (12 ft.) for columns for Building 10;
- To reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 3.0 metres (10 ft.) for columns for Building 11 and to 5.0 metres (16 ft.) for building face and to 2.6 metres (9 ft.) for columns for Building 12;
- To reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 6, 7 and 8;
- To reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 1 and 3;
- To reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for Building 13;
- To reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 13; and
- To reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for columns for Building 2.

(b) Applicant's Reasons:

- The applicant is conveying 7,581 sq.m. (1.87 acres) as riparian area (39% of the site area) to the City without compensation, and the setbacks on the north, east and west sides are setbacks from riparian areas that will be conveyed.
- The proposed southerly setbacks from Mountain View Drive bring the proposed townhouses closer to the street which increases surveillance of the public realm.

(c) Staff Comments:

- The proposed setback reductions to the riparian areas do not impact any adjacent properties and sufficient space remains for outdoor patios for the enjoyment of residents.
- The proposed southerly setback reductions on Mountain View Drive allow the townhouse units in Buildings 1, 4 and 10 to have increased street presence and also allow sufficient room for landscaping along the front elevation. Building 13 is a side yard condition, with a future park site proposed on the adjacent site to the south (File No. 7911-0269-00).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Development Variance Permit No. 7907-0078-00
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Active Applications Near Subject Site

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Aplin & Martin Consultants Ltd
 Address: #201, 12448 - 82 Avenue
 Surrey, BC
 V3W 3E9

 Tel: 604-597-9058

2. Properties involved in the Application

- (a) Civic Address: 3005 - 160 and 3031 - 160 Street

- (b) Civic Address: 3005 - 160 Street
 Owner: 0769274 BC Ltd., Inc. No. 0769274
 Director Information:
 Leigh Grelish

Officer Information as at September 19, 2011
Leigh Grelish (President)

PID: 008-499-446
Lot 38 Section 23 Township 1 New Westminster District Plan 37952

- (c) Civic Address: 3031 - 160 Street
 Owner: 0769274 BC Ltd., Inc. No. 0769274
 Director Information:
 Leigh Grelish

Officer Information as at September 19, 2011
Leigh Grelish (President)

PID: 008-499-454
Lot 39 Section 23 Township 1 New Westminster District Plan 37952

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7907-0078-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

DEVELOPMENT DATA SHEET

Proposed Zoning: RM-15

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		19,274 sq.m.
Road Widening area		511 sq.m.
Riparian area dedication		7,581 sq.m.
Net Total		11,182 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	7.5m	See DVP for details
BUILDING HEIGHT (in metres/storeys)		
Principal	11m	7.3m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		5
Three Bedroom +		24
Total		29
FLOOR AREA: Residential		4,225 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,225 sq.m.

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross as per NCP)	37 uph/15 upa	15.1 uph/6.1 upa
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.60	0.38
AMENITY SPACE (area in square metres)		
Indoor	87 sq.m.	74.5 sq.m.
Outdoor	87 sq.m.	100 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom 2 or 3-Bed	58	58
Residential Visitors	7	9
Institutional		
Total Number of Parking Spaces	65	67
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SITE RECONCILIATION

LEGAL DESCRIPTION:
 LOT 98 AND 99 SECTION 23, TOWNSHIP 1
 N.W.D. PLAN 3762

CIVIC ADDRESS:
 3005 and 3011 160th STREET
 SURREY, BC

ZONING INFORMATION:
 ZONE: EXISTING: RA
 PROPOSED: CD based on RM15

NCP: EXISTING: CLUSTER HOUSING (6-8 up) BASED ON GROSS

LOT AREA:
 GROSS SITE AREA = 207,462.52 sq ft (19,274 m²) = 4.763 Ac (1,927 Ha)
 ROAD DEDICATION = 5,501.98 sq ft (.161 ac) = 0.159 Ac (0.063 Ha)
 ENVIRONMENTAL DEDICATION = 81,606.51 sq ft (7,591 m²) = 1.873 Ac (0.758 Ha)
 NET SITE AREA = 120,353.93 sq ft (11,182 m²) = 2.763 Ac (1,118 Ha)

SETBACKS: REQUIRED: 7.50m FROM ALL LOT LINES
 PROPOSED: 6.0m FROM EAST LOT LINES
 5.0m FROM NORTH LOT LINES (EXCEPT 2.50m @ BLDG 13)
 6.0m FROM SOUTH LOT LINES

LOT LINES	SETBACK	TOTAL COLUMN	TO BLDG FACES
SOUTH	BLDG 1-4, 13	4.48m	6.00m
SOUTH	BLDG 10	3.67m	5.70m
NORTH	BLDG 7, 8	2.56m	4.95m
WEST	BLDG 11	3.03m	4.91m
WEST	BLDG 12	2.65m	5.00m
EAST	BLDG 1	2.57m	4.96m
EAST	BLDG 3	2.96m	4.96m

LOT DENSITY:
 FLOOR AREA RATIO:
 ALLOWABLE: 0.60 OF NET LOT AREA = 72,212.38 sq ft (6,709.03 m²) / 120,353.93 sq ft
 PROPOSED: 0.58 OF NET LOT AREA = 45,482 sq ft (4,226.42 m²) / 120,353.93 sq ft

UNITS PER HECTARE:
 ALLOWABLE: 37 U/PH (15 U/P) = 28,844 U/PH (11,196 U/P)
 PROPOSED: 29 U/PH (11 U/P) = 28,844 U/PH (10,966 U/P)

LOT COVERAGE:
 ALLOWABLE: 45.00%
 PROPOSED: 40.49% = 49,729.99 sq ft / 120,353.93 sq ft

BUILDING HEIGHT: ALLOWABLE: 11.00m (36.00 ft)
 PROPOSED: max. 7.8m (25.74 ft) - BLDG 10

OPEN SPACE: ON GROSS SITE AREA:
 REQUIRED: 5%
 PROVIDED: 21.3% = 44,227.17 sq ft (4,108.84 m²) / 207,462.52 sq ft (19,273.90 m²)
 ON NET SITE AREA:
 PROVIDED: 36.7% = 44,227.17 sq ft (4,108.84 m²) / 120,353.93 sq ft (11,181.69 m²)

AMENITY SPACE:
 OUTDOOR: REQUIRED: 3.00 m² (32.00 sq ft) PER UNIT x 29 = 87.00 m² (928 sq ft)
 PROVIDED: 99.78 m² (1,074 sq ft)

INDOOR: REQUIRED: 3.00 m² (32.00 sq ft) PER UNIT x 29 = 87.00 m² (928 sq ft)
 PROVIDED: 7,445 m² (802 sq ft)
 (provide 7,358 m² for remainder)

PARKING: RESIDENT: REQUIRED: 2 STALLS PER UNIT x 29 UNITS = 58 STALLS
 PROVIDED: 68 STALLS

VISITOR: REQUIRED: 0.2 STALLS PER UNIT x 29 UNITS = 5.8 STALLS
 PROVIDED: 9 STALLS (INCL. 1 HC)

NO.	DATE	DESCRIPTION
5	May 17, 2012	Planning Committee
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Planning Review
2	Jan 11, 2012	Issued for EDC review
1	Dec 18, 2011	Redesign for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS:
 CONSULTANTS

PROJECT: PROPOSED 29 UNIT TOWNHOUSE DEVELOPMENT
 Hearthstone Village
 Trademark Homes

LOCATION: 3005 & 3031 - 160th Street
 Surrey, BC

DRAWING TITLE: SITE PLAN

DRAWN	YR/VCL	CHECKED
SCALE	AS NOTED	DATE 2011 10 20
SHEET NO.	DP-01	FILE NO. 1001

LOT COVERAGE SUMMARY

BUILDING #	# of UNITS	LOT COVERAGE
1	2	3,497 sq ft 324.96 m ²
2	2	3,208 sq ft 298.29 m ²
3	3	5,140 sq ft 477.52 m ²
4	2	3,294 sq ft 306.02 m ²
5	2	3,229 sq ft 300.96 m ²
6	2	3,358 sq ft 311.97 m ²
7	2	3,390 sq ft 314.94 m ²
8	3	5,140 sq ft 477.52 m ²
9	2	3,165 sq ft 294.04 m ²
10	3+amenity	4,661 sq ft 430.89 m ²
11	2	3,418 sq ft 317.90 m ²
12	2	3,419 sq ft 317.64 m ²
13	2	3,294 sq ft 306.02 m ²
TOTAL	29+amenity	46,729 sq ft 4,327.87 m ²

FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	BASEMENT	MAIN	UPPER	GARAGE	LIVING AREA TOTALS	TOTALS FOR FAR	TOTALS FOR FAR
A/AV A1-3 BED	12	1,126 sq ft	1,127 sq ft	0 sq ft	401 sq ft	2,253 sq ft	209.31 m ²	141.96 m ²
AV A1A-3 BED	9	1,126 sq ft	1,127 sq ft	0 sq ft	411 sq ft	2,253 sq ft	209.31 m ²	150.96 m ²
A2/A2B-2 BED+1 DEN	2	1,006 sq ft	1,007 sq ft	0 sq ft	401 sq ft	2,173 sq ft	201.86 m ²	149.84 m ²
A2A-2 BED+1 DEN	1	1,006 sq ft	1,007 sq ft	0 sq ft	411 sq ft	2,173 sq ft	201.86 m ²	149.84 m ²
B-2 BED+1 DEN	2	1,158 sq ft	1,162 sq ft	0 sq ft	406 sq ft	2,326 sq ft	215.53 m ²	156.68 m ²
C-3 BED	1	718 sq ft	719 sq ft	801 sq ft	399 sq ft	2,238 sq ft	207.92 m ²	191.91 m ²
C1-3 BED	1	712 sq ft	713 sq ft	770 sq ft	399 sq ft	2,195 sq ft	203.82 m ²	182.82 m ²
C1A-3 BED	1	732 sq ft	718 sq ft	777 sq ft	398 sq ft	2,227 sq ft	206.89 m ²	175.87 m ²
TOTAL	29							

FOCUS ARCHITECTURE INCORPORATED

109 - 1528 McCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604.853.5222 Fax: 604.853.5442

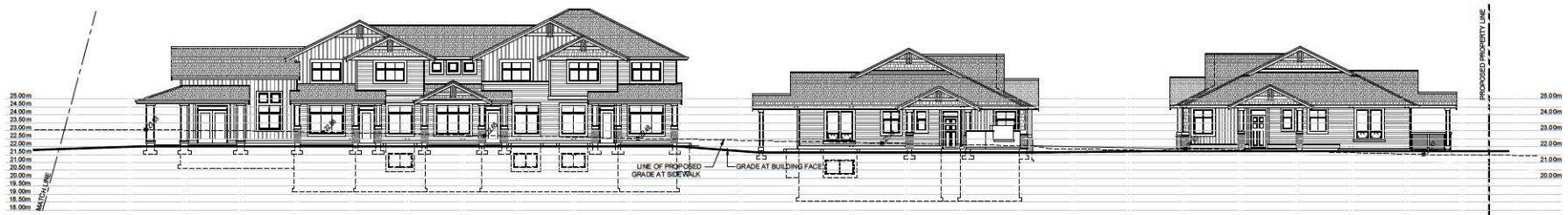
Colin A. Hogan MAIBC
 Jarmine J. Kuppala MAIBC, MRAC

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

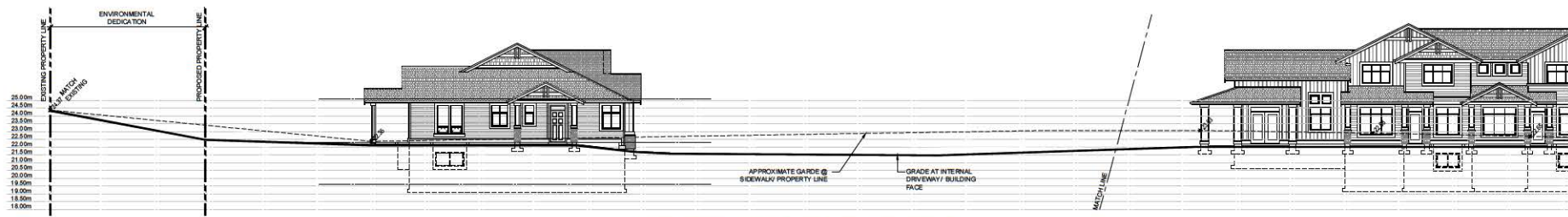
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 2012 Focus Architecture Inc. 100-1528 McCallum Road, Abbotsford, BC V2S 8A3
 Colin A. Hogan MAIBC, Jamie J. Kauppila MABC, Mirak



OVERALL SOUTH STREETScape (MOUNTAIN VIEW DRIVE)
SCALE: 1/20"=1'-0"



SOUTH STREETScape 1 (MOUNTAIN VIEW DRIVE)
SCALE: 3/32"=1'-0"



SOUTH STREETScape 2 (MOUNTAIN VIEW DRIVE)
SCALE: 3/32"=1'-0"

5	May 17, 2012	Planning Committee
4	Apr. 3, 2012	Issued for DP
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2	Jan. 11, 2012	Issued for ERIC review
1	Dec. 18, 2011	Re-issued for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS
CONSULTANTS

PROJECT
PROPOSED 29 UNIT TOWNHOUSE DEVELOPMENT
Hearthstone Village
Trademark Homes

LOCATION:
3005 & 3031 - 160th Street
Surrey, BC

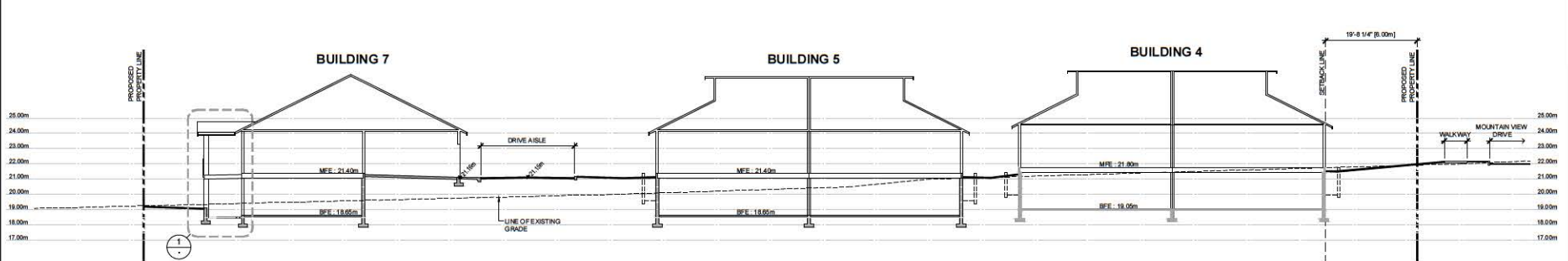
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STREETScape

DRAWN	CHECKED
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SCALE	DATE
AS NOTED	2011 10 20
SHEET NO.	FILE NO.
DP-03	1001

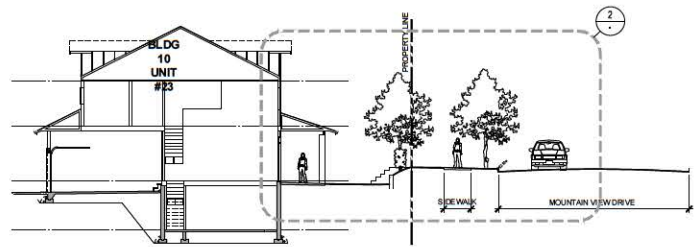


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Jamie J. Kauppila MABC, Mirak

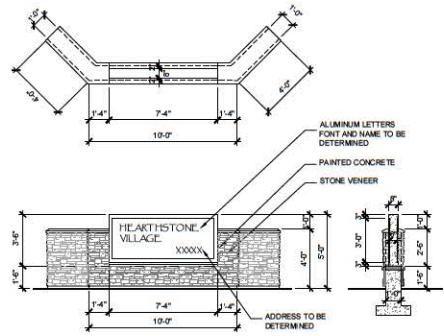
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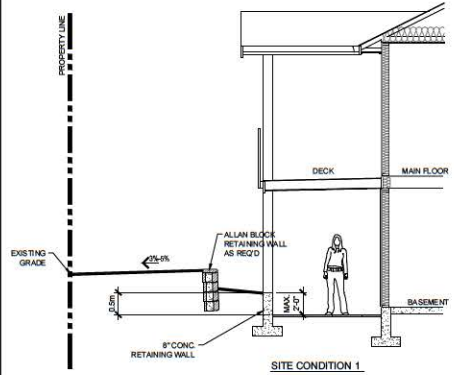
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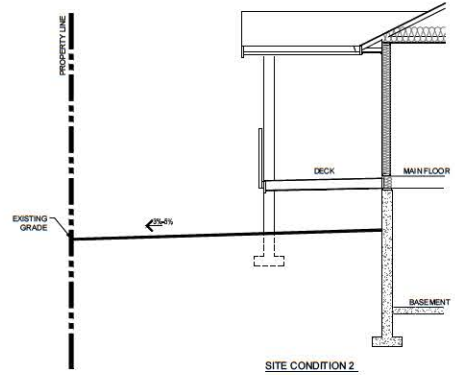
B SITE SECTION 'B'
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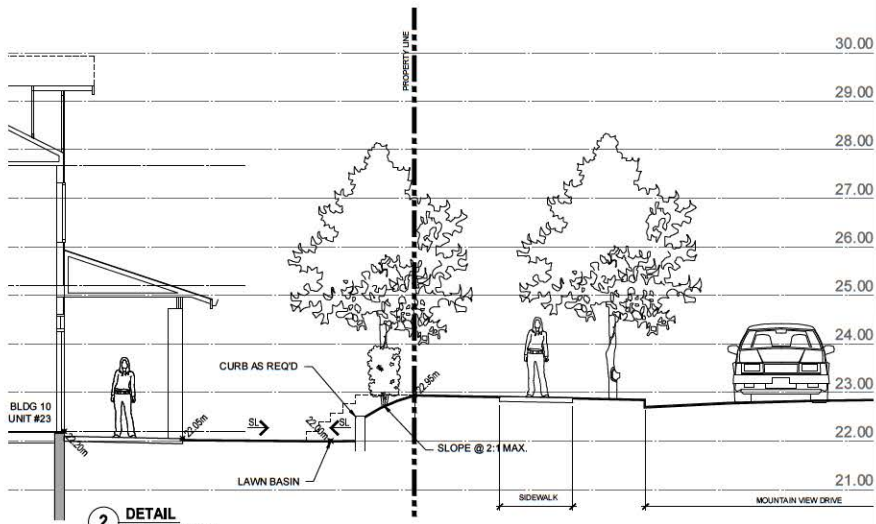
3 SITE SIGN DETAIL
SCALE: 1/4" = 1'-0"



1 DETAIL
SCALE: 1/4" = 1'-0"



2 DETAIL
SCALE: 1/4" = 1'-0"



5	May 17, 2012	Planning Comments
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Planning review
2	Jan 11, 2012	Issued for ERIC review
1	Dec 18, 2011	Re-submitted for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS
CONSULTANTS

PROJECT
PROPOSED 29 UNIT TOWNHOUSE DEVELOPMENT
Hearthstone Village
Trademark Homes

LOCATION
3005 & 3031 - 160th Street
Surrey, BC

DRAWING TITLE
SITE SECTIONS & SITE DETAILS

DRAWN	CHECKED
AL	
SCALE	DATE
AS NOTED	2011 10 20
SHEET NO.	FILE NO.
DP-03a	1001



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Abbotsford, BC V2S8A3
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Colin A. Hogan MAIBC
Jaimie J. Kuoppila MAIBC, MRAC

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COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES
Roof	Pabco Premier Antique Black	Pabco Premier Antique Black	Pabco Premier Antique Black	(2) 2X10 PAINTED WOOD FASCIA OW 1/4" WOOD TRIM
Gutters & Down pipes	Geniek Aluminum Linen	Geniek Aluminum Linen	Geniek Aluminum Linen	(3) 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
Soffit	Geniek Vinyl Beaded Linen	Geniek Vinyl Beaded Linen	Geniek Vinyl Beaded Linen	(4) DECORATIVE KNEE-BRACE
Board & Batten Siding	Jamieshade Hardicare® Vertical Montrey Taupe	Jamieshade Hardicare® Vertical Montrey Taupe	Jamieshade Hardicare® Vertical Tuscan Gold	(5) HARDIE PLANK SIDING
Plank Siding	Jamieshade Hardicare® Lap Siding Iron Gray	Jamieshade Hardicare® Lap Siding Montrey Taupe	N/A	(6) HARDIE SHINGLE SIDING
Shingle Siding	Jamieshade Hardicare® Siding Tuscan Gold	Jamieshade Hardicare® Siding Timber Bark	Jamieshade Hardicare® Siding Timber Bark	(7) HARDIE PANEL OW 1/2 BATTENS @17" O.C.
Wood Fascia Boards, Trimms, Posts, Railings, Columns Trimms	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	(8) CULTURAL STONE
Window/Patio Door Frames	White	White	White	(9) SEALED DOUBLE GLAZED P.V.C. WINDOW OW 2x6 WOOD TRIM AROUND
Stone Veneer	Elsorado Mountain Ledge Panels - Warm Springs	Elsorado Mountain Ledge Panels - Warm Springs	N/A	(10) ENTRY DOOR OW 2x6 WOOD TRIM AROUND
				(11) OVERHEAD GARAGE DOORS
				(12) HARDIE PANEL ON BUILT-UP WOOD COLUMN OW CORNER TRIM
				(13) 2x6 PAINTED WOOD TRIM OW PREFINISHED METAL FLASHING
				(14) 42" HIGH METAL & GLASS PANEL GUARDRAIL
				(15) WINDOW WELL (8x6 P.T. WOOD)

NO.	DATE	REVISIONS
5	May 17, 2012	Plotting Corrections
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Planning review
2	Jan. 11, 2012	Issued for ERIC review
1	Dec. 18, 2011	Redesign for preliminary review
	Nov. 2, 2011	Issued for preliminary review

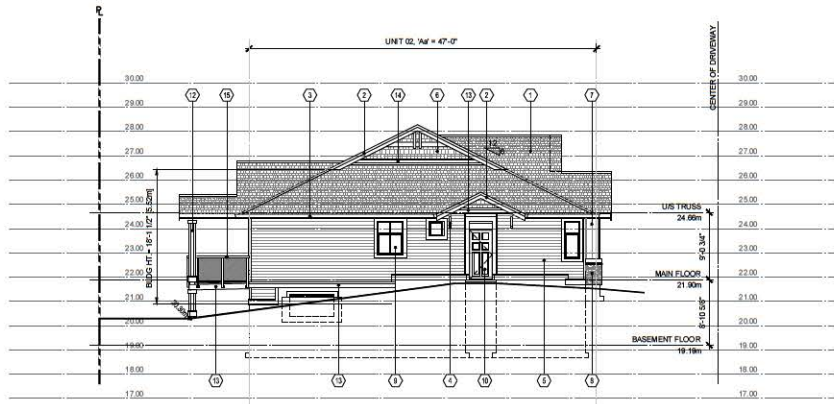
CONSULTANTS

PROJECT
 PROPOSED
 29 UNIT TOWNHOUSE
 DEVELOPMENT
 Hearthstone Village
 Trademark Homes
LOCATION:
 3005 & 3031 - 160th Street
 Surrey, BC
DRAWING TITLE
 BUILDING 1
 ELEVATIONS

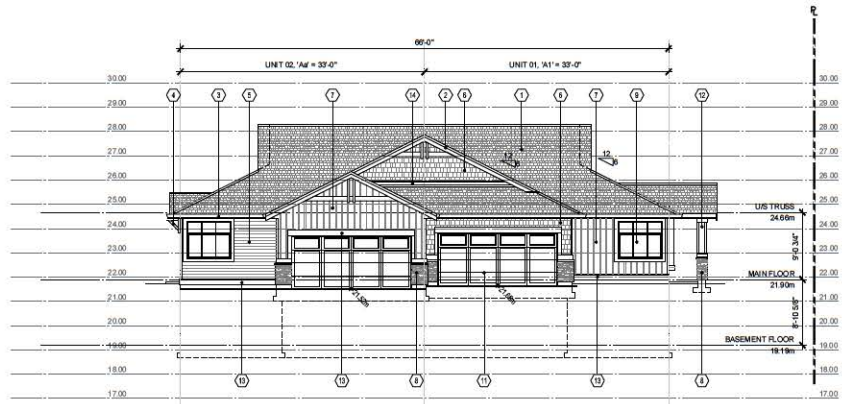
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SHEET NO. DP-05	FILE NO. 1001



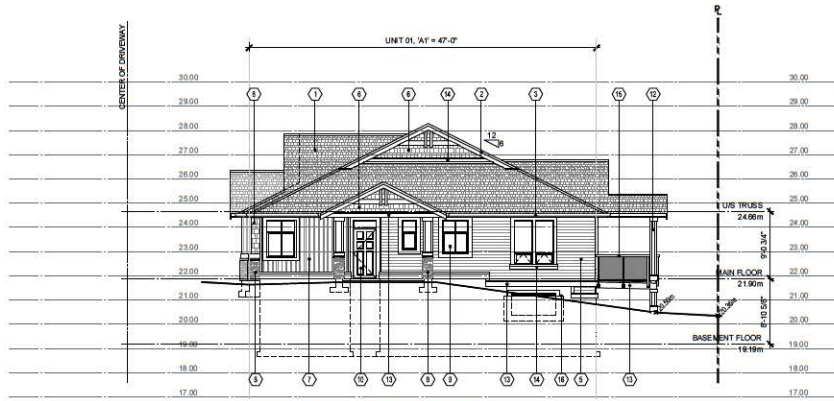
109 - 1528 McCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604.853.5222 Fax: 604.853.5442
 Colin A. Hogan MAIBC
 Jarmie J. Kuoppila MAIBC, MRAC



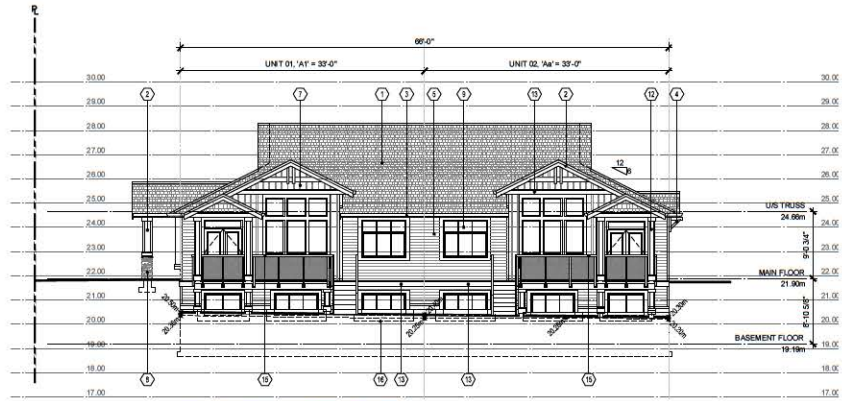
BUILDING 1 - NORTH ELEVATION
SCALE: 1/8"=1'-0"



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



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

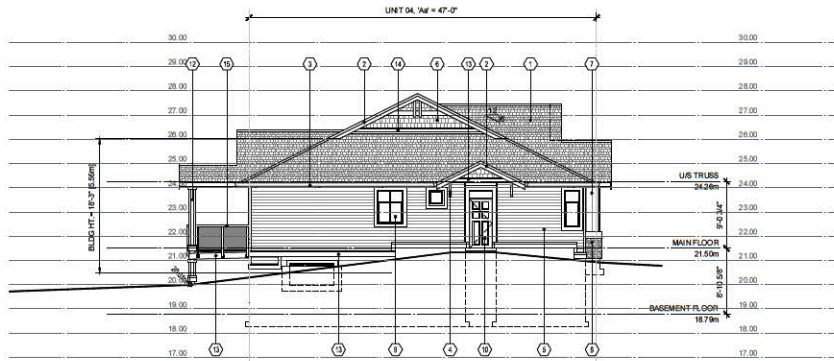


BUILDING 1 - EAST ELEVATION
SCALE: 1/8"=1'-0"

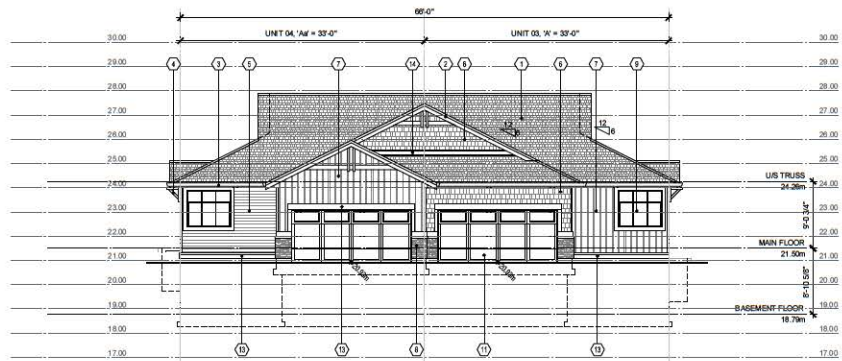
BUILDING 1

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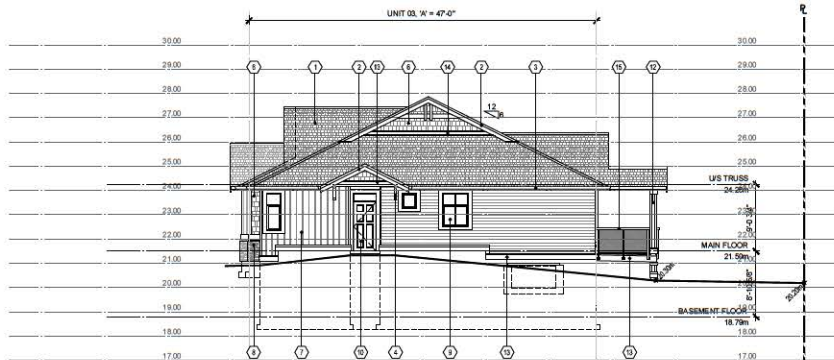
COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES
Roof	Pabco Premier Antique Black	Pabco Premier Antique Black	Pabco Premier Antique Black	(2) 2X10 PAINTED WOOD FASCIA o/w 1X4 WOOD TRIM
Gutters & Down pipes	Genpak Aluminum Linen	Genpak Aluminum Linen	Genpak Aluminum Linen	(3) P/PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
Soffit	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	(4) DECORATIVE KNEE-BRACE
Board & Batten Siding	JamiesHardie HardiePanel® Vertical Montreux Taupe®	JamiesHardie HardiePanel® Vertical Timber Bark®	JamiesHardie HardiePanel® Vertical Tuscan Gold®	(5) HARDIE PLANK SIDING
Plank Siding	JamiesHardie HardiePanel® Lap Siding Iron Gray®	JamiesHardie HardiePanel® Lap Siding Montreux Taupe®	N/A	(6) HARDIE SHINGLE SIDING
Shingle Siding	JamiesHardie HardieShingle® Siding Tuscan Gold®	JamiesHardie HardieShingle® Siding Timber Bark®	JamiesHardie HardieShingle® Siding Timber Bark®	(7) HARDIE PANEL ON 1x2 BATTENS @17" O.C.
Wood Fascia Beams, Trimms, Posts, Railings, Columns Trimms	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	(8) CULTURAL STONE
Window/Patio Door Frames	White	White	White	(9) SEALED DOUBLE GLAZED P.V.C. WINDOW o/w 2x6 WOOD TRIM AROUND
Stone Veneer	Elsorado Mountain Ledge Panels - Warm Springs	Elsorado Mountain Ledge Panels - Warm Springs	N/A	(10) ENTRY DOOR o/w 2x6 WOOD TRIM AROUND
				(11) OVERHEAD GARAGE DOORS
				(12) HARDIE PANEL ON BUILT-UP WOOD COLUMN o/w CORNER TRIM
				(13) 2x6 PAINTED WOOD TRIM o/w PREFINISHED METAL FLASHING
				(14) 2x8 PAINTED WOOD TRIM o/w PREFINISHED METAL FLASHING
				(15) 42" HIGH METAL & GLASS PANEL GUARDRAIL
				(16) WINDOW WELL (8x6 P.T. WOOD)



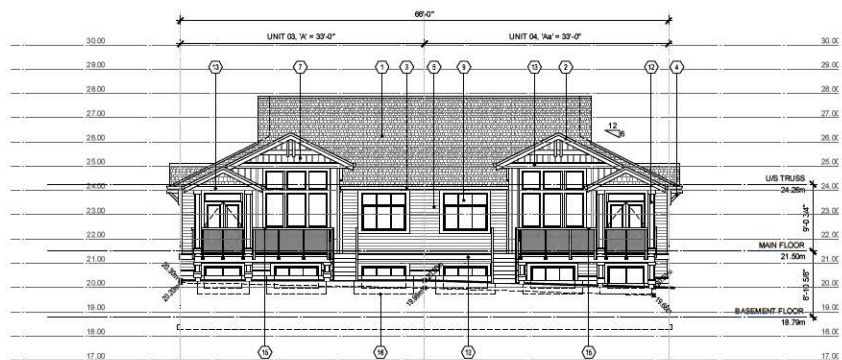
BUILDING 2 - NORTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 2 - WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING 2 - EAST ELEVATION
SCALE: 1/8"=1'-0"

NO.	DATE	DESCRIPTION
5	May 17, 2012	Plotting Drawings
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Review
2	Jan 11, 2012	Issued for ERIC review
1	Dec 18, 2011	Redlined for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS

CONSULTANTS

PROJECT
**PROPOSED
29 UNIT TOWNHOUSE
DEVELOPMENT**
Hearthstone Village
Trademark Homes

LOCATION:
3005 & 3031 - 160th Street
Surrey, BC

DRAWING TITLE
**BUILDING 2
ELEVATIONS**

DRAWN CL	CHECKED
SCALE AS NOTED	DATE 2011 10 20
SHEET NO. DP-07	FILE NO. 1001

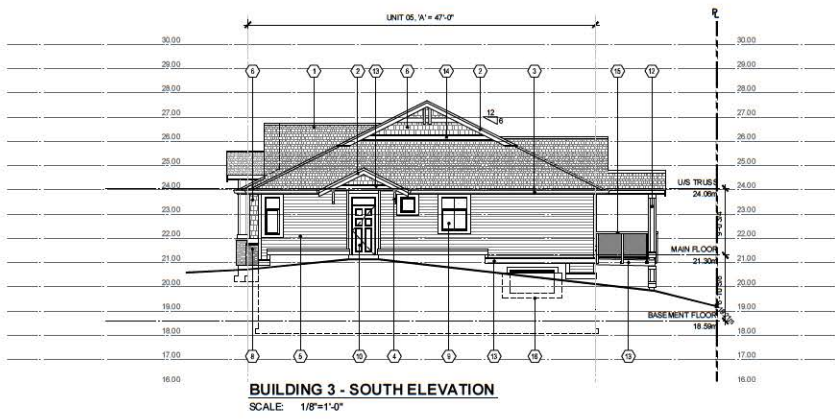


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BUILDING 2

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 DATE: 2011.05.20 10:52 AM
 DRAWN: J. HOGAN
 CHECKED: M. BAC
 SCALE: 1/8"=1'-0"
 SHEET NO: DP-10
 FILE NO: 1001

COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES
Roof	Pabco Premier Antique Black	Pabco Premier Antique Black	Pabco Premier Antique Black	(2) Z10 PAINTED WOOD FASCIA @w/ 1/4" WOOD TRIM
Gutters & Down pipes	Geniek Aluminum Linen	Geniek Aluminum Linen	Geniek Aluminum Linen	(3) 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
Soffit	Geniek Vinyl Beaded Linen	Geniek Vinyl Beaded Linen	Geniek Vinyl Beaded Linen	(4) DECORATIVE KNEE-BRACE
Board & Batten Siding	Jamieshade HardiePanel Vertical Montrely Taupe	Jamieshade HardiePanel Vertical Timber Bark	Jamieshade HardiePanel Vertical Tuscan Gold	(5) HARDIE PLANK SIDING
Plank Siding	Jamieshade HardiePanel Lap Siding Iron Clay	Jamieshade HardiePanel Lap Siding Montrely Taupe	N/A	(6) HARDIE SHINGLE SIDING
Shingle Siding	Jamieshade HardieShingle Siding Tuscan Gold	Jamieshade HardieShingle Siding Timber Bark	Jamieshade HardieShingle Siding Timber Bark	(7) HARDIE PANEL @w/ 1/2" BATTENS @10" O.C.
Wood Faccia Boards, Trimms, Posts, Railings, Columns, Trims	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	(8) CULTURAL STONE
Window/Patio Door Frames	White	White	White	(9) SEALED DOUBLE GLAZED P.V.C. WINDOW @w/ 2x6 WOOD TRIM AROUND
Stone Veneer	Elsorado Mountain Ledge Panels - Warm Springs	Elsorado Mountain Ledge Panels - Warm Springs	N/A	(10) ENTRY DOOR @w/ 2x6 WOOD TRIM AROUND
				(11) OVERHEAD GARAGE DOORS
				(12) HARDIE PANEL ON BUILT-UP WOOD COLUMN @w/ CORNER TRIM
				(13) 2x6 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING
				(14) 2x6 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING
				(15) 42" HIGH METAL & GLASS PANEL GUARDRAIL
				(16) WINDOW WELL (8x6 P.T. WOOD)



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REVISIONS

CONSULTANTS

PROJECT
PROPOSED
29 UNIT TOWNHOUSE
DEVELOPMENT
 Hearthstone Village
 Trademark Homes

LOCATION:
 3005 & 3031 - 160th Street
 Surrey, BC

DRAWING TITLE
BUILDING 3
ELEVATIONS

DRAWN CL	CHECKED
SCALE AS NOTED	DATE 2011 02 20
SHEET NO. DP-10	FILE NO. 1001

FOCUS ARCHITECTURE INCORPORATED

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 Abbotsford, BC V2S8A3
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 Jaimie J. Kuoppila MAIBC MRAIC

BUILDING 3

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COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES
Roof	Fabco Premier Antique Black	Fabco Premier Antique Black	Fabco Premier Antique Black	(2) 2X10 PAINTED WOOD FASCIA OW 1X4 WOOD TRIM
Gutters & Down pipes	Genak Aluminum Linen	Genak Aluminum Linen	Genak Aluminum Linen	(3) PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
Soffit	Genak Vinyl Beaded Linen	Genak Vinyl Beaded Linen	Genak Vinyl Beaded Linen	(4) DECORATIVE KNEE BRACE
Board & Batten Siding	JamesHardie HardiePanel® Vertical Montreux Taupe	JamesHardie HardiePanel® Vertical Montreux Taupe	JamesHardie HardiePanel® Vertical Tuscan Gold	(5) HARDIE PLANK SIDING
Plank Siding	JamesHardie HardiePanel® Lap Siding Iron Gray	JamesHardie HardiePanel® Lap Siding Montreux Taupe	N/A	(6) HARDIE SHINGLE SIDING
Shingle Siding	JamesHardie HardieShingle® Siding Tuscan Gold	JamesHardie HardieShingle® Siding Timber Bark	JamesHardie HardieShingle® Siding Timber Bark	(7) HARDIE PANEL OW 1/2 BATTENS @17" O.C.
Wood Fascia Boards, Trims, Posts, Railings, Columns Trims	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	(8) CULTURAL STONE
Window/Patio Door Frames	White	White	White	(9) SEALED DOUBLE GLAZED P.V.C. WINDOW OW 2x6 WOOD TRIM AROUND
Stone Veneer	Elicorado Mountain Ledge Panels - Warm Springs	Elicorado Mountain Ledge Panels - Warm Springs	N/A	(10) ENTRY DOOR OW 2x6 WOOD TRIM AROUND
				(11) OVERHEAD GARAGE DOORS
				(12) HARDIE® PANEL OW BUILT-UP WOOD COLUMN OW CORNER TRIM
				(13) 2x6 PAINTED WOOD TRIM OW PREFINISHED METAL FLASHING
				(14) 42" HIGH METAL & GLASS PANEL GUARDRAIL
				(15) WINDOW WELL (6x6 P.T. WOOD)

NO.	DATE	REVISIONS
5	May 11, 2012	Plotting Drawings
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Planning review
2	Jan 11, 2012	Issued for ERIC review
1	Dec 18, 2011	Redesigned for preliminary review
	Nov. 2, 2011	Issued for preliminary review

CONSULTANTS

PROJECT
**PROPOSED
 29 UNIT TOWNHOUSE
 DEVELOPMENT**
 Hearthstone Village
 Trademark Homes

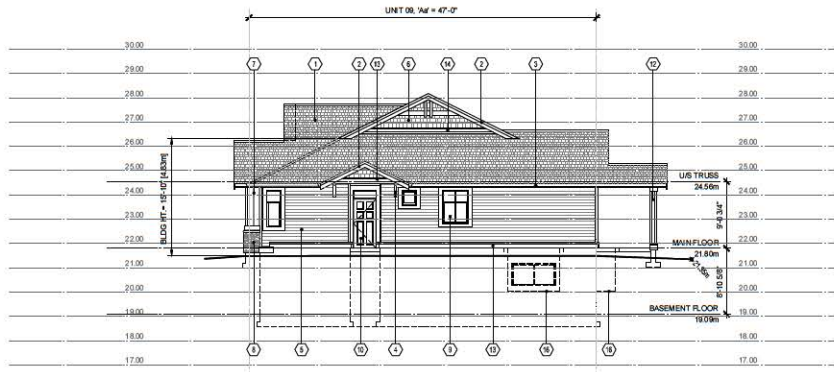
LOCATION
 3005 & 3031 - 160th Street
 Surrey, BC

DRAWING TITLE
**BUILDING 4
 ELEVATIONS**

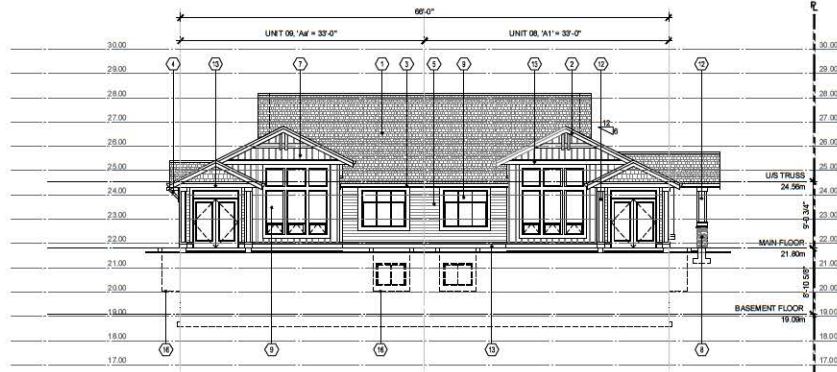
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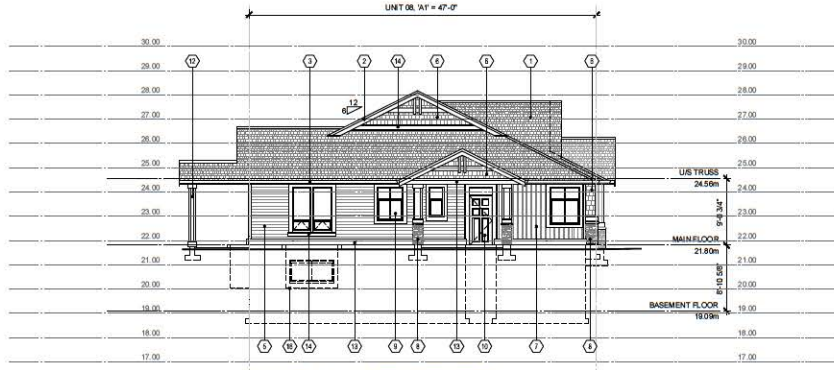
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 Colin A. Hogan MAIBC
 Jarrin J. Kuoppila MAIBC MRAIC



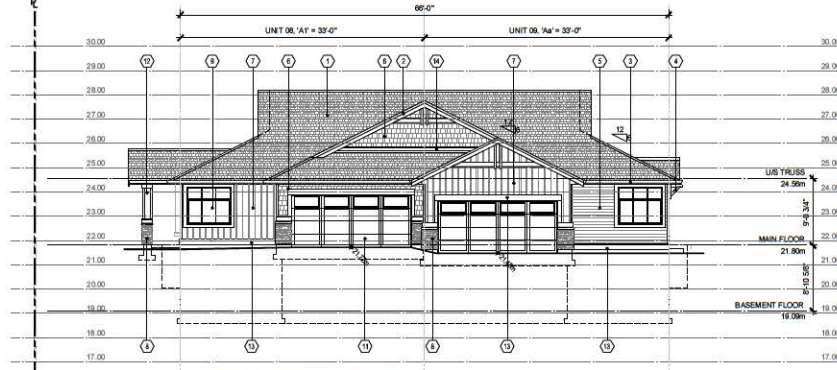
BUILDING 4 - NORTH ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING 4 - WEST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING 4 - SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING 4 - EAST ELEVATION
 SCALE: 1/8"=1'-0"

BUILDING 4

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COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES (2) 2X10 PARTED WOOD FASCIA @w/ 1X4 WOOD TRIM (3) 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA (4) DECORATIVE KNEE-BRACE (5) HARDIE PLANK SIDING (6) HARDIE SHINGLE SIDING (7) HARDIE PANEL @w/ 1x2 BATTENS @1'0" O.C. (8) CULTURAL STONE (9) SEALED DOUBLE GLAZED P.V.C. WINDOW @w/ 2x6 WOOD TRIM AROUND (10) ENTRY DOOR @w/ 2x6 WOOD TRIM AROUND (11) OVERHEAD GARAGE DOORS (12) HARDIE PANEL ON BUILT-UP WOOD COLUMN @w/ CORNER TRIM (13) 2x6 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING (14) 2x8 PAINTED WOOD TRIM @w/ PREFINISHED METAL FLASHING (15) 42" HIGH METAL & GLASS PANEL GUARDRAIL (16) WINDOW WELL (6x6 P.T. WOOD)
Roof	Pabco Premier Antique Black	Pabco Premier Antique Black	Pabco Premier Antique Black	
Gutters & Down pipes	Genpak Aluminum Linen	Genpak Aluminum Linen	Genpak Aluminum Linen	
Soffit	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	
Board & Batten Siding	Jamieshade Hardiepanel® Vertical Monterey Taupe®	Jamieshade Hardiepanel® Vertical Timber Bark®	Jamieshade Hardiepanel® Vertical Tuscan Gold®	
Plank Siding	Jamieshade Hardiepanel® Lap Siding Iron Clay®	Jamieshade Hardiepanel® Lap Siding Monterey Taupe®	N/A	
Shingle Siding	Jamieshade HardieShingle® Siding Tuscan Gold®	Jamieshade HardieShingle® Siding Timber Bark®	Jamieshade HardieShingle® Siding Tuscan Gold®	
Wood Fascia Boards, Trim, Posts, Railings, Columns, Trims	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	
Window/Patio Door Frames	White	White	White	
Stone Veneer	Eisendo Mountain Ledge Panels - Warm Springs	Eisendo Mountain Ledge Panels - Warm Springs	N/A	

5	May 17, 2012	Plotting Drawings
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Marketing review
2	Jan 11, 2012	Issued for ERIC review
1	Dec 18, 2011	Released for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS
CONSULTANTS

PROJECT
PROPOSED 29 UNIT TOWNHOUSE DEVELOPMENT
Hearthstone Village
Trademark Homes

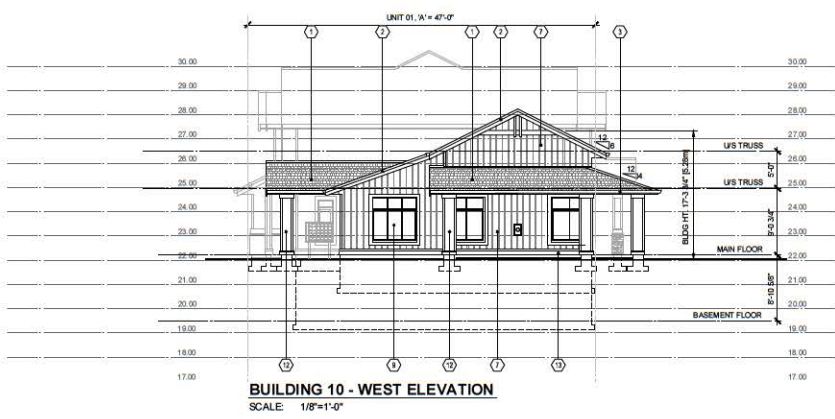
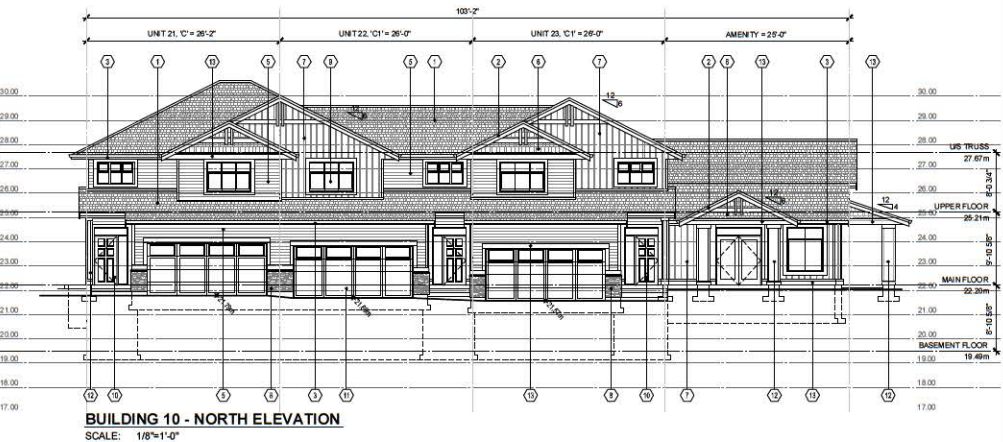
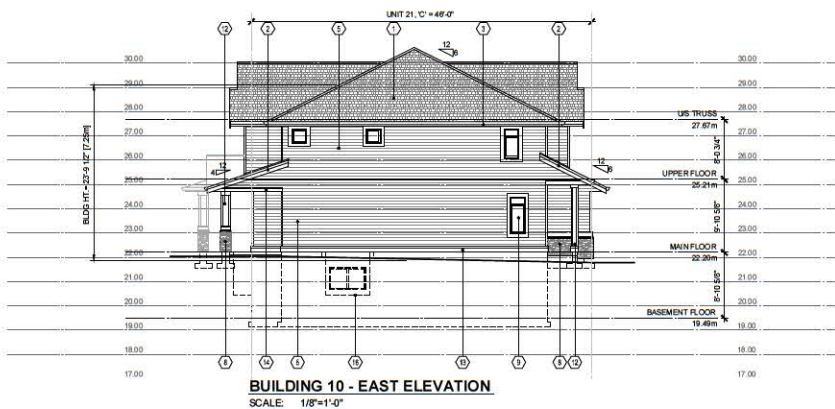
LOCATION
3005 & 3031 - 160th Street
Surrey, BC

DRAWING TITLE
BUILDING 10 ELEVATIONS

DRAWN CL	CHECKED
SCALE AS NOTED	DATE 2011 10 20
SHEET NO. DP-23	FILE NO. 1001



109 - 1528 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5222 Fax: 604.853.5442
Colin A. Hogan MAIBC
Jamie J. Kuoppa MAIBC MRAIC



BUILDING 10

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COLOUR SCHEME	A	B	C	ELEVATION MATERIAL LEGEND
BUILDING #	1, 3, 5, 7, 10, 11, & 13	2, 4, 6, 8, 9, & 12	AMENITY	(1) COMPOSITE ASPHALT SHINGLES
Roof	Pabco Premier Antique Black	Pabco Premier Antique Black	Pabco Premier Antique Black	(2) Z10 PAINTED WOOD FASCIA o/w 1/4" WOOD TRIM
Gutters & Down pipes	Genpak Aluminum Linen	Genpak Aluminum Linen	Genpak Aluminum Linen	(3) 1" PREFINISHED ALUMINUM GUTTER ON 2X8 PAINTED WOOD FASCIA
Soffit	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	Genpak Vinyl Beaded Linen	(4) DECORATIVE KNEE-BRACE
Board & Batten Siding	Jamieshade Hardicare® Vertical Montrely Taupe	Jamieshade Hardicare® Vertical Timber Bark	Jamieshade Hardicare® Vertical Tuscan Gold	(5) HARDIE PLANK SIDING
Plank Siding	Jamieshade Hardicare® Lap Siding Iron Clay	Jamieshade Hardicare® Lap Siding Montrely Taupe	N/A	(6) HARDIE SHINGLE SIDING
Shingle Siding	Jamieshade Hardicare® Siding Tuscan Gold	Jamieshade Hardicare® Siding Timber Bark	Jamieshade Hardicare® Siding Tuscan Gold	(7) HARDIE PANEL o/w 1/2 BATTENS @ 10" O.C.
Wood Fascia Boards, Trimms, Posts, Railings, Columns Trimms	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	Benjamin Moore OC-20 Pale Oak	(8) CULTURAL STONE
Window/Patio Door Frames	White	White	White	(9) SEALED DOUBLE GLAZED P.V.C. WINDOW o/w 2x6 WOOD TRIM AROUND
Stone Veneer	Elsorado Mountain Ledge Panels - Warm Springs	Elsorado Mountain Ledge Panels - Warm Springs	N/A	(10) ENTRY DOOR o/w 2x6 WOOD TRIM AROUND
				(11) OVERHEAD GARAGE DOORS
				(12) HARDIE PANEL ON BUILT-UP WOOD COLUMN o/w CORNER TRIM
				(13) 2x6 PAINTED WOOD TRIM o/w PREFINISHED METAL FLASHING
				(14) 2x8 PAINTED WOOD TRIM o/w PREFINISHED METAL FLASHING
				(15) 42" HIGH METAL & GLASS PANEL GUARDRAIL
				(16) WINDOW WELL (8x6 P.T. WOOD)

NO.	DATE	REVISIONS
5	May 17, 2012	Plotting Corrections
4	Apr. 3, 2012	Issued for DP
3	Feb. 3, 2012	Issued for Revising review
2	Jan 11, 2012	Issued for ERC review
1	Dec 18, 2011	Revised for preliminary review
	Nov. 2, 2011	Issued for preliminary review

REVISIONS

CONSULTANTS

PROJECT
**PROPOSED
 29 UNIT TOWNHOUSE
 DEVELOPMENT**
 Hearthstone Village
 Trademark Homes

LOCATION:
 3005 & 3031 - 160th Street
 Surrey, BC

DRAWING TITLE
**BUILDING 13
 ELEVATIONS**

DRAWN
 CL

CHECKED

SCALE
 AS NOTED

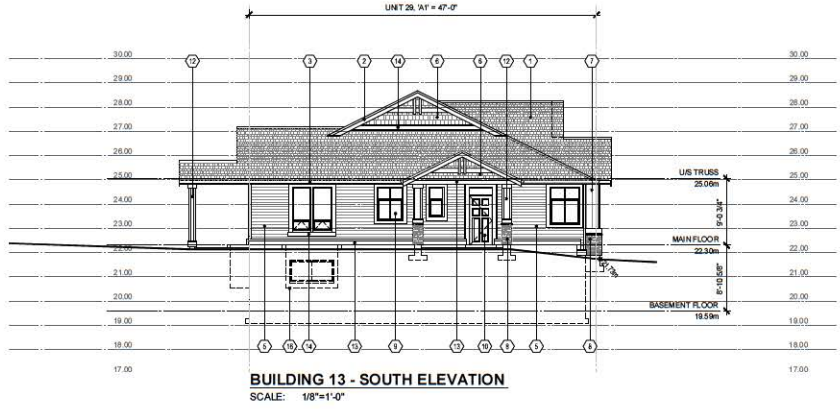
DATE
 2011|10|20

SHEET NO.
DP-29

FILE NO.
1001

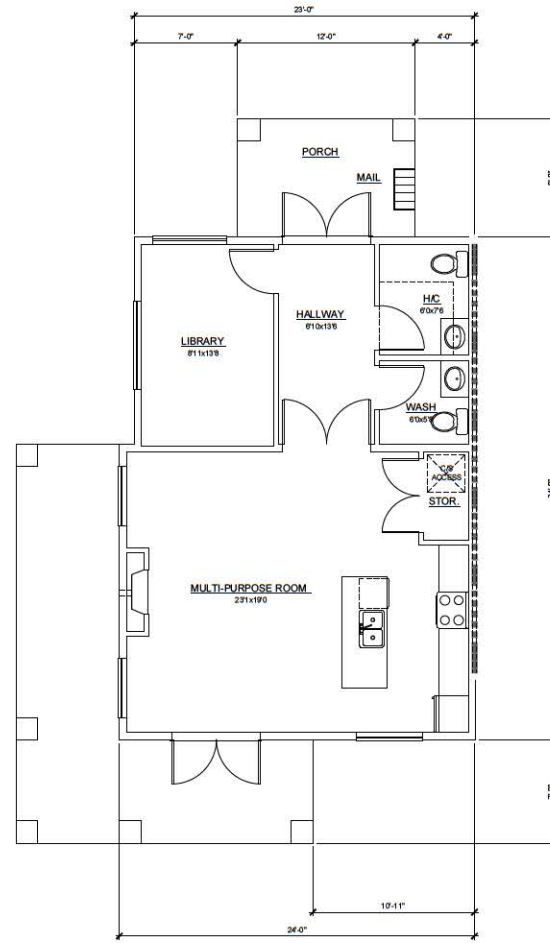


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BUILDING 13

2011 Professional Corporation, Vancouver, BC. 1000 - 1528 McCallum Road, Abbotsford, BC V2S 8A3. Tel: 604.853.5442. Fax: 604.853.5442. www.focusarch.com
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AMENITY - MAIN FLOOR PLAN
 SCALE: 1/4"=1'-0"
 FINISHED FLOOR AREA: 802 SQ.FT.

OCCUPANCY LOAD	
LIBRARY	
133 sq.ft. (11.43m ²) x 1 PERSON/1.85m ²	= 6.2 PERSONS (LARGE OCCUPANCY)
MULTI-PURPOSE	
232 sq.ft. (21.46m ²) x 1 PERSON/1.85m ²	= 21.3 PERSONS (LARGE OCCUPANCY)
TOTAL	
6.2 + 21.3 =	28 PERSONS
PER TABLE 3.7.2.2 (a)	
2 WASHROOMS REQUIRED	

AMENITY

5	May 17, 2012 Planning Comments
4	Apr. 3, 2012 Issued for DP
3	Feb. 3, 2012 Issued for Planning review
2	Jan 11, 2012 Issued for EDC review
1	Dec 18, 2011 Re-submitted for preliminary review
	Nov. 2, 2011 Issued for preliminary review

REVISIONS
 CONSULTANTS

PROJECT
**PROPOSED
 29 UNIT TOWNHOUSE
 DEVELOPMENT**
 Hearthstone Village
 Trademark Homes

LOCATION:
 3005 & 3031 - 160th Street
 Surrey, BC

DRAWING TITLE
**AMENITY
 DETAILED PLANS**

DRAWN CL	CHECKED
SCALE AS NOTED	DATE 2011 1 020
SHEET NO. DP-41	FILE NO. 1001



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P: 604-294-0011 F: 604-294-0022

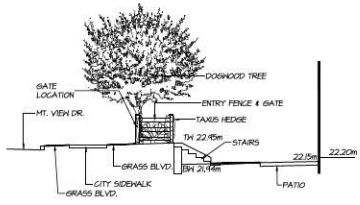
SCALE:

PLANT SCHEDULE		TREE LIST	COMMON NAME	PMG JOB NUMBER: 12-039
KEY	QTY	BOTANICAL NAME	PLANTED SIZE / REMARKS	
8	ABIES FRASERI	FRASER FIR	3M HR B&B	
11	ACER RUBRUM 'REDTRONCH'	COLUMBIAN RED MAPLE	8CM GAL; 2M STD; B&B	
12	ACER X FRESHMANI 'NATUR BLAZE'	AUTUMN BLAZE MAPLE	8CM GAL; 1.5M STD; B&B	
17	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORSEBEECH	6CM GAL; 1.5M STD; B&B	
10	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	8CM GAL; 1.5M STD; B&B	
9	CORNUS KOSUSA 'SATION'	SATION DOGWOOD	5CM GAL; 1M B&B	
1	EXISTING TREE	-	-	
1	EXISTING TREE TO BE RELOCATED	-	-	
4	HAKKILIA GRACILOSA 'SAMUEL SCHMER'	SOUTHERN MAGNOLIA	5CM GAL; B&B	
3	ROBINA PSEUDOCACAGIA 'PURPLE ROSE'	PURPLE ROSE LOGST	8CM GAL; 2M STD; B&B	
4	SYTRAX JAPONICA	JAPANESE SHIMBELL	5CM GAL; 1.2M STD; B&B	
5	TRILIA PUGATA 'DUGELSA'	WESTERN RED CEDAR	5CM HR B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. EXACT PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFERS 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 - DEFINITION OF CONDITIONS OF AVAILABILITY.

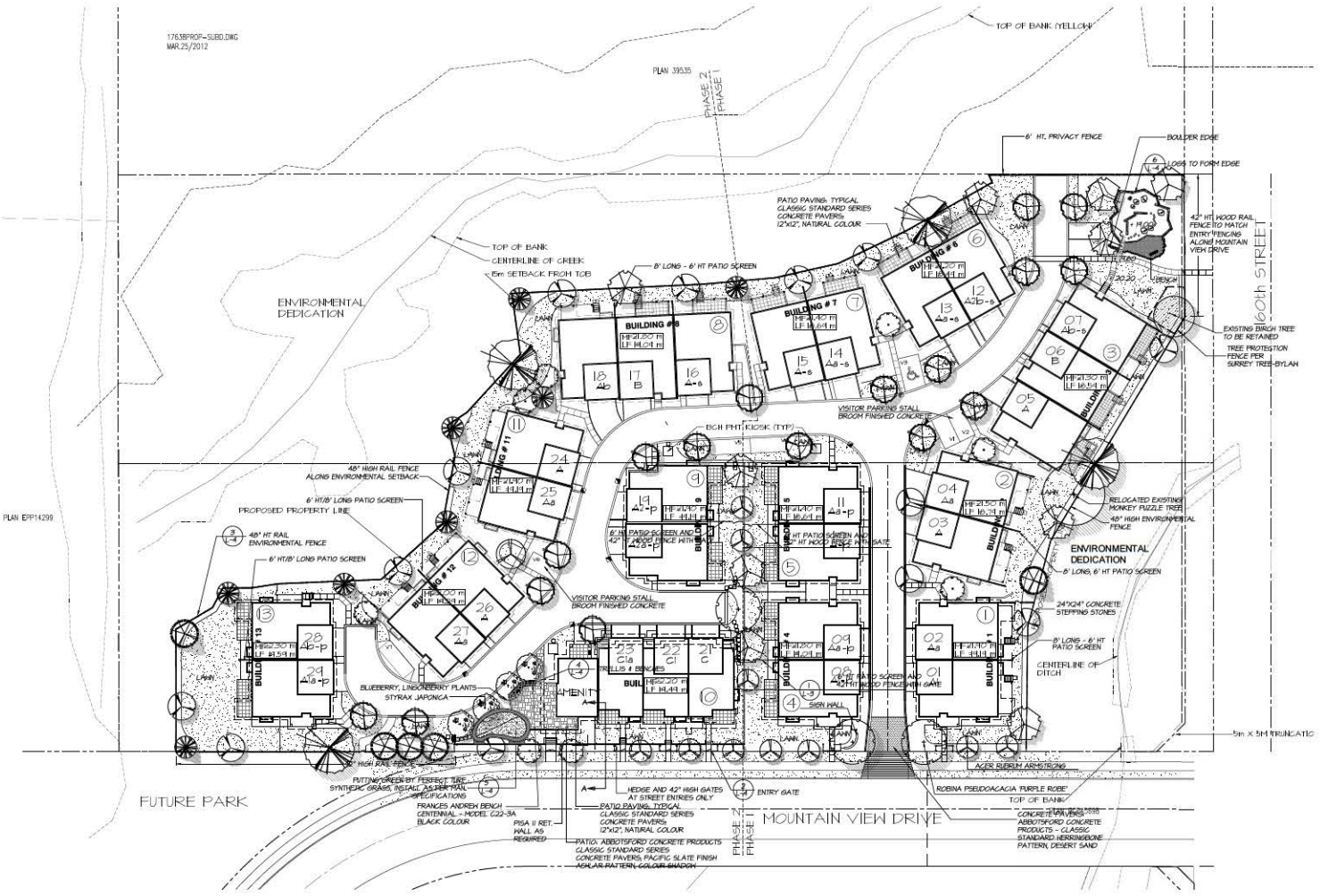
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY, PROVIDE CERTIFICATION UPON REQUEST.

NOTES:
MIN. DISTANCE BETWEEN DECIDUOUS TREES AND BUILDINGS/BUILDING OVERHANGS IS 2M
MIN. DISTANCE BETWEEN CONIFEROUS TREES AND BUILDINGS/BUILDING OVERHANGS IS 3M



A-A SECTION
L1

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



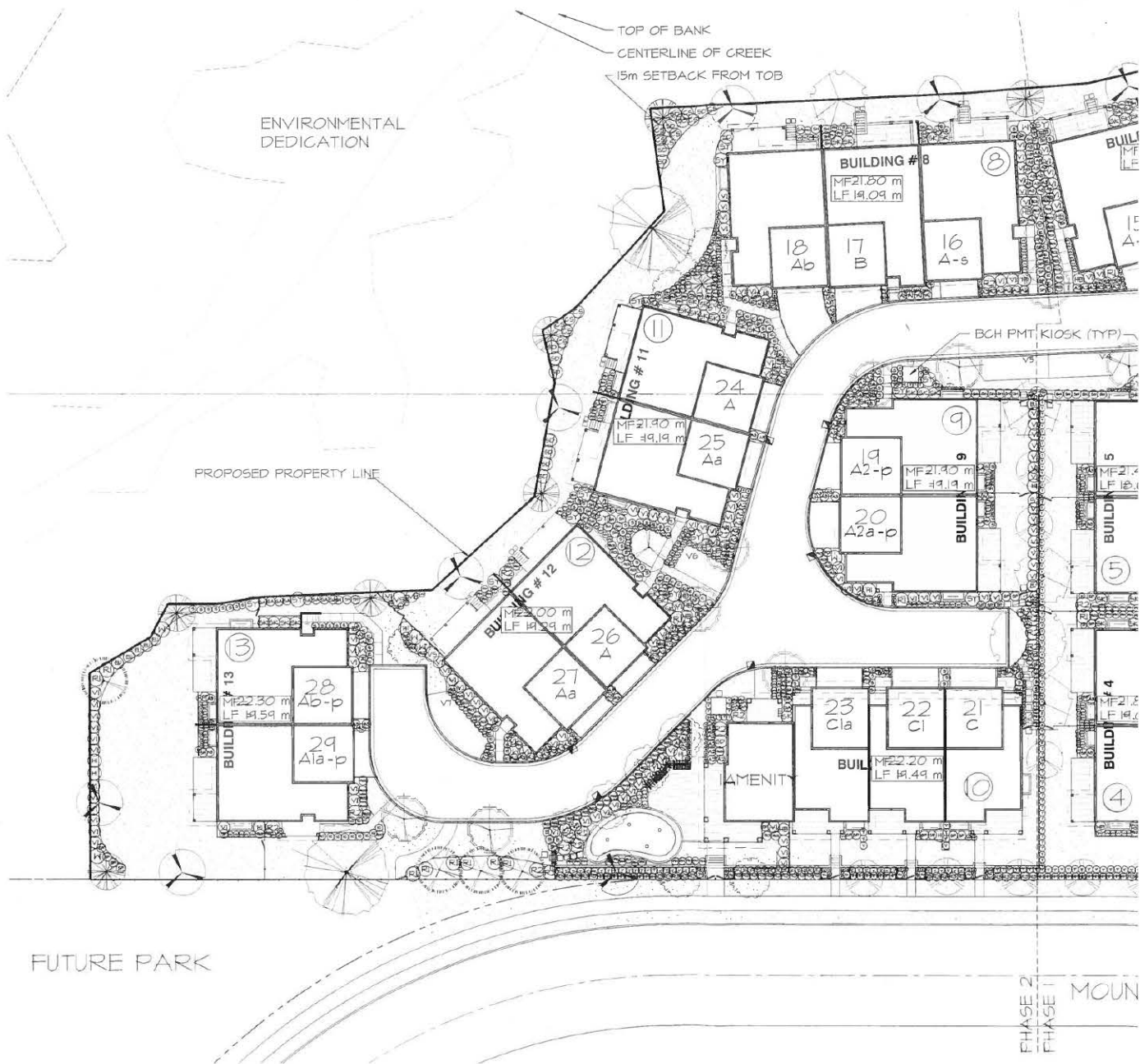
NO.	DATE	REVISION DESCRIPTION	DR.
7	13AUG10	ISSUE FOR PARTIAL PERMIT	
6	13AUG10	REVISED PER PERMIT	
5	13NOV03	REV. BY PERMIT COMMENTS	MM
4	13JUN13	REVISED SITE PLAN	DO
3	13AUG10	QTY REVISIONS	MM
2	13MAY13	NEW SITE PLAN	MM
1	12AUG10	REVISED PLANNING PERMIT PLAN	DO

CLIENT:
TRADEMARK HOMES

PROJECT:
29 UNIT TOWNHOUSE DEV.
3005, 3031 160TH STREET
SURREY, BC

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 12 FEB 20
SCALE: 1"=80'-0"
DRAWN: **L1**
DESIGN:
CHKD: MCV
OF 5



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p. 604 294 0011 f. 604 294 0022

SEAL

Plans checked by RJ
Planning & Development, City of Surrey

Date 2013/06/17

Acceptable Not Acceptable

NO.	DATE	REVISION DESCRIPTION	BY
1	12/01/13	REVISED DRAWINGS	ME
2	12/01/13	REVISED DRAWINGS	ME
3	12/01/13	REVISED DRAWINGS	ME
4	12/01/13	REVISED DRAWINGS	ME
5	12/01/13	REVISED DRAWINGS	ME
6	12/01/13	REVISED DRAWINGS	ME
7	12/01/13	REVISED DRAWINGS	ME
8	12/01/13	REVISED DRAWINGS	ME
9	12/01/13	REVISED DRAWINGS	ME
10	12/01/13	REVISED DRAWINGS	ME
11	12/01/13	REVISED DRAWINGS	ME
12	12/01/13	REVISED DRAWINGS	ME
13	12/01/13	REVISED DRAWINGS	ME
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21	12/01/13	REVISED DRAWINGS	ME
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23	12/01/13	REVISED DRAWINGS	ME
24	12/01/13	REVISED DRAWINGS	ME
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49	12/01/13	REVISED DRAWINGS	ME
50	12/01/13	REVISED DRAWINGS	ME

TRADEMARK HOMES

PROJECT
29 UNIT TOWNHOUSE DEV.
3005, 3031 160TH STREET
SURREY, BC

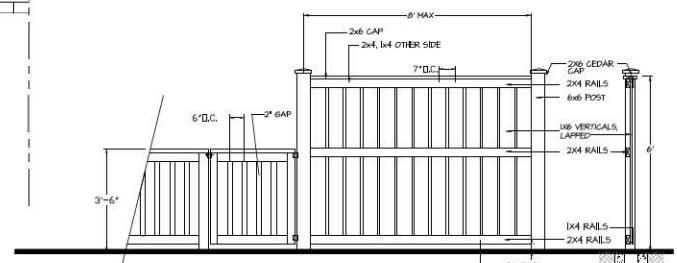
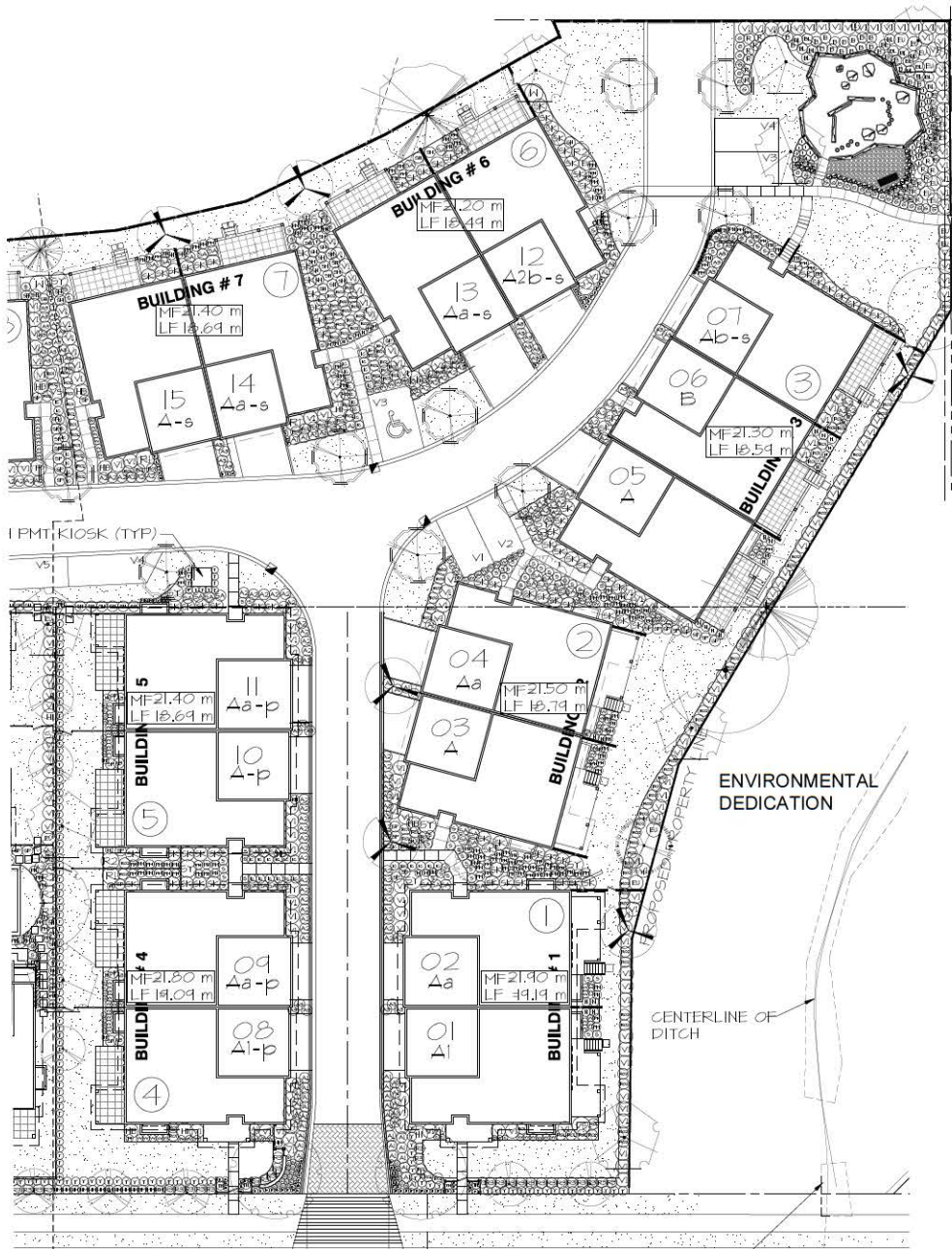
DRAWING TITLE
LANDSCAPE SHRUB PLAN

DATE 12 FEB 2013 DRAWING NUMBER
SCALE 1/16"=1'-0"
DRAWN MIA
DESIGN
CHECK VLT

L2

OF 5

SEAL:



- NOTES:
1. ALL POSTS, P.T. HENFIER, ALL OTHER MEMBERS, NO. 2 GRADE OR BETTER CEDAR.
 2. ALL FASTENERS HOT-DIPPED GALVANIZED.
 3. STAIN ALL EXPOSED SURFACES WITH THE COATS FREEMAN HEATHERPROOFING STAIN, COLOR TO MATCH ORIGINAL PROVIDE SAMPLE TO OWNER FOR PRE-APPROVAL PRIOR TO APPLICATION.
 4. STEP FENCE IN EQUAL SEGMENTS TO FOLLOW GRADE AT PROPERTY LINE.

**1 6' HT PATIO SCREEN AND
L1 42' HT WOOD FENCE WITH GATE 1/2"=1'-0"**

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER/ORDNUMBER: 8c
SRUB					
44		AZALEA JAPONICA 'WARREN'S HOT SPOT'	AZALEA SCARLET-ORANGE	#2 POT, 25CM	
61		AZALEA JAPONICA 'WARREN'S ROBERTA'	AZALEA DOUBLE DEEP PINK	#2 POT, 25CM	
63		AZALEA JAPONICA 'INDO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT, 25CM	
12		CORNUS SERICEA	REDTIDY DOGWOOD	#2 POT, 50CM	
11		COTONEASTER SALICIFOLIA VAR. FLOCCOSUS	HELLOLEAF COTONEASTER	#5 POT, 30CM	
21		EUCONYX ALATA 'CONPACTUS'	COMPACT HIBISCUS BURNING BUSH	#5 POT, 50CM	
16		HAKONEGLOA HACRA NICOLAI'	JAPANESE FOREST GRASS	#1 POT	
13		HEBIGUS SYRIACA 'HARVEST'	ROSE OF SHARON DARK PINK/RED EYE	#2 POT, 50CM	
30		HYDRANGEA MACROPHYLLA 'PIA'	PIA BIGLEAF HYDRANGEA	#2 POT, 50CM	
9		HYDRANGEA PANICULATA 'LITTLE LAMB'	LITTLE LAMB HYDRANGEA, PINK	#2 POT, 50CM	
105		ILEX CRENATA 'GREEN TAMP'	BELLY-CONTRACT	#2 POT, 50CM	
16		NANDINA DOMESTICA	HEAVENLY BAMBOO	#5 POT, 50CM	
44		PIRUS HUGO 'SLURPHONE'	DWARF HUGO PINE	#2 POT, 25CM	
13		RHOCCODENDRON 'BLUE PETER'	RHOCCODENDRON BELLE APRIL	#2 POT, 25CM	
84		RHOCCODENDRON 'BON BELLS'	RHOCCODENDRON PINK	#5 POT, 50CM	
21		RHOCCODENDRON 'LEMS CANOE'	RHOCCODENDRON AFRICOTE, MAY	#2 POT, 30CM	
31		RHOCCODENDRON 'LAG LAG LIGHTS'	RHOCCODENDRON LAG LAG, MAY	#2 POT, 30CM	
106		RHOCCODENDRON 'PI-JIM'	RHOCCODENDRON LIGHT PURPLE, E. MAY	#2 POT, 30CM	
14		ROSA PINK 'SEVILLANA'	SEVILLANA MEDLAND ROSE, PINK	#5 POT, 60CM	
76		SALIX 'HARGRO NETHER'	HARGRO NETHER HELLO	#2 POT, 40CM	
65		SARGOLGOGIA HOOKERIANA VAR. HEMULIS	SHALAYAN SHEET BOX	#2 POT, 25CM	
44		SKIMMIA 'MAGIC HARLOT'	MAGIC HARLOT SKIMMIA	#2 POT, 25CM	
102		SKIMMIA JAPONICA 'JOB MALE'	JAPANESE SKIMMIA	#2 POT, 30CM	
62		SPIRAEA 'JAPONICA 'MAGIC GARRET'	MAGIC GARRET SPIRAEA, PINK-PURPLE	#2 POT, 40CM	
5		SYMPHORICARPOS DOORCENSON 'ARISQ'	HARLEEN PURPLE SNOWBERRY	#2 POT, 30CM	
26		SYRINGA VILGARS 'SENSATION'	SENSATION LILAC, PURPLE	#5 POT, 80CM	
107		TARAX BACCATA 'MAGNIFICA'	ROSH YEM	#2 POT, 25CM	
12		THUJA OCCIDENTALIS 'HOLHEIRSP'	HOLHEIRSP CEDAR	12H, 12W, 12D	
123		THUJA OCCIDENTALIS 'SHARASQ'	SHARASQ GREEN CEDAR	12H, 12W, 12D	
28		VACCINIUM 'NORTH BLUE'	NORTH BLUE BLUEBERRY	#5 POT, 50CM	
16		VACCINIUM PINK 'LENOVADE'	PINK LENOVADE BLUEBERRY	#5 POT, 60CM	
5		VERBENUM P.T. 'SUNNER SNOEWLAKE'	SUNNER SNOEWLAKE VERBENUM	#5 POT, 60CM	
266		VERBENUM 'TINS 'DWARF'	SPRING BOUQUET	#5 POT, 50CM	
GRASS					
55		CAREX 'ICE DANKE'	SILVER VARIEGATED SEDGE	#1 POT	
28		HELIOTRICHON 'SEHPERVIRENS'	BLUE CAT GRASS	#1 POT	
34		HEPERATA 'GILBERGIA RED BARON'	BLOOD GRASS	#1 POT	
VINE					
6		LONICERA JAPONICA 'PURPUREA'	PURPLE-LEAF HONEYUCKLE	#5 POT, 75CM STAKED	
PERENNIAL					
33		ECHEMACZA 'PURPUREA'	PURPLE CONEFLOWER	#1 POT	
174		ERICA CAEREA 'WINTER BEAUTY'	HEATH ROSEY PINK	#1 POT	
51		PACHYSANDRA 'TERMINALIS GREEN SHEEN'	JAPANESE SPURGE	#1 POT, 5CM	
256		POLYSTICHUM 'MANTON'	WESTERN SHARD FERN	#2 POT, 25CM	
242		VACCINIUM VITIS-IDAEA	LINGONBERRY	#2 POT, 50CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER

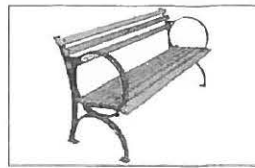
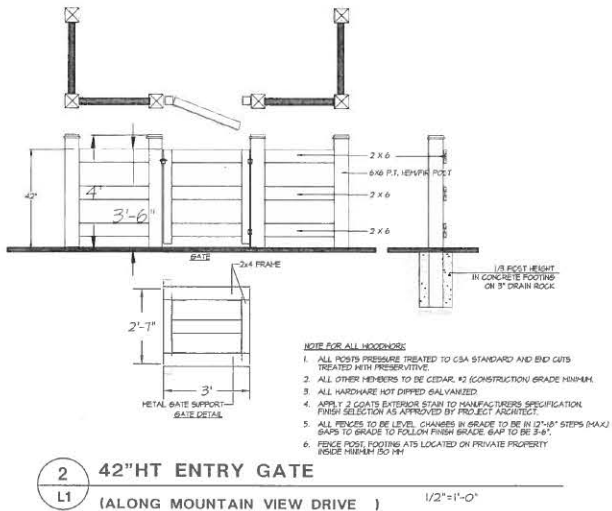
NO.	DATE	REVISION DESCRIPTION	DR.
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8	13AUG10	ISSUE FOR P.O.	
1	13NOV23	REV. AS PER MAIL COMMENTS	MM
4	13JAN23	REVISED SITE PLAN	DO
7	13MAR23	QTY REVISIONS	MM
2	13MAR23	NEW SITE PLAN	MM
1	13MAY20	NEW SITE PLAN AND SITE PLAN	DO

CLIENT:
TRADEMARK HOMES

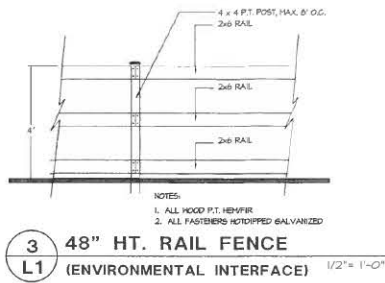
PROJECT:
**29 UNIT TOWNHOUSE DEV.
3005, 3031 160TH STREET
SURREY, BC**

DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

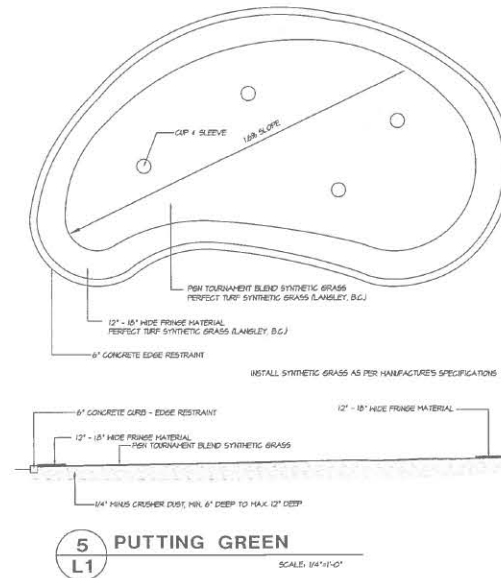
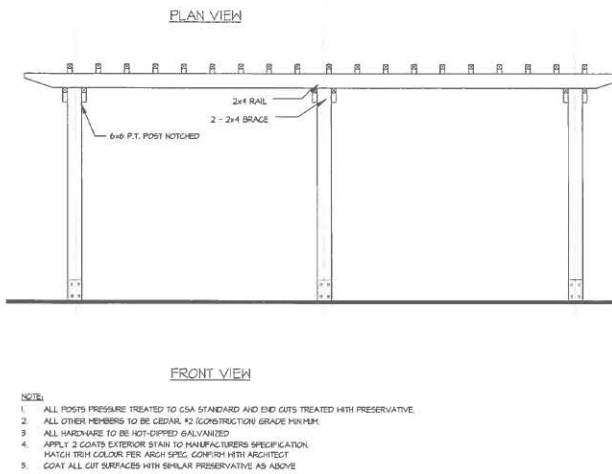
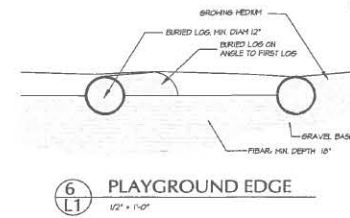
DATE: 12 FEB 20 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN:
CHKD: MCY OF 5



**FRANCES ANDREW BENCH
 CENTENNIAL - MODEL C22-3A
 BLACK COLOUR**



PISA II WALL



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Suite C105 - 4185 568 Creek Drive
 Burnaby, British Columbia V5C 6G9
 p 604 294-0011, f 604 294-0022

SCALE

Plans checked by Reg
 Planning & Development, City of Surrey

Date 2013/06/17

Acceptable Not Acceptable

NO.	DATE	REVISION DESCRIPTION	DR.
1	12 MAR 10	REVISED FOR SUBMITTAL	ML
2	12 MAR 10	REVISED FOR PERM	ML
3	12 MAR 10	REVISED FOR PERM	ML
4	12 MAR 10	REVISED FOR PERM	ML
5	12 MAR 10	REVISED FOR PERM	ML
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48	12 MAR 10	REVISED FOR PERM	ML
49	12 MAR 10	REVISED FOR PERM	ML
50	12 MAR 10	REVISED FOR PERM	ML

CLIENT
TRADEMARK HOMES

PROJECT
29 UNIT TOWNHOUSE DEV.
 3005, 3031 160TH STREET
 SURREY, BC

DRAWING TITLE
LANDSCAPE DETAILS

DATE 12 FEB 10 DRAWING NUMBER
 SCALE
 DRAWN
 DESIGN
 CHECKED MLT
L4
 OF 5

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

FROM: Development Services Manager, Engineering Department

DATE: August 30, 2013 **PROJECT FILE:** 7807-0078-00

RE: Engineering Requirements
Location: 3005 160 St

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metre width on 160 Street.
- Dedicate 5.00 metre x 5.00 metre corner cuts at 160 Street and Mountain View Drive.
- Provide 0.50 metres Statutory Right of Way (SRW) along 160 Street and Mountain View Drive.
- Secure 20.00 metres offsite SRW or coordinate dedication of the remaining section of Mountain View Drive with project 7811-0269-00.
- Provide a reciprocal access easement with the adjacent property to the north (3063-160 Street).

Works and Services

Subject to completion of the North Grandview Heights Detention Pond "B" by project 7811 - 0269-00, the applicant is required to provide the following works and services:


- Construct north half of Mountain View Drive with minimum 6.00 metre pavement width (ultimate 10.50 metre); or provide cash-in-lieu for 50% of the works and coordinate construction with project 7911-0269-00.
- Construct driveway access to 7.30 metre width at property line.
- Extend a 600mm water main from the Grandview Reservoir to service the low pressure water system, if not completed by 7811-0269-00.
- Extend water main on Mountain View Drive, or pay cash-in-lieu for of the cost of constructing a water main on Mountain View Drive.
- Provide analysis to demonstrate that the existing 200mm sewer on 160 Street can function as gravity main and that it meets the requirements of the City's Design Criteria; upgrade to a gravity sewer as required;
- Construct or provide cash in lieu for 50% of the cost of constructing a sanitary sewer on Mountain View Drive;
- Provide storm, sanitary and water service connection for the proposed development.
- Pay 100% cash payment for Drainage, Water and Sanitary DCCs.
- Pay Drainage and Water Levies.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

As part of the requirements for the Development Permit, the applicant is to provide on-site signage at end of drive aisle indicating future access to 3063 - 160 Street.

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


Rémi Dubé, P.Eng.
Development Services Manager
IK1

NOTE: Detailed Land Development Engineering Review available on file



Monday, May 28, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7907-0078-00

SUMMARY

The proposed 29 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2011 Enrolment/School Capacity

Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

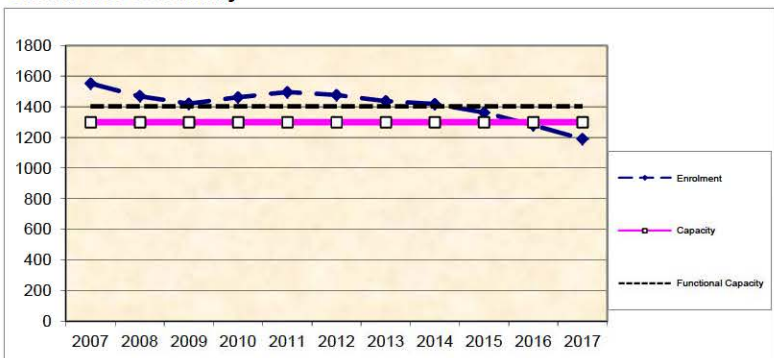
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school to replace Sunnyside Elementary is in the building permit stage, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district will close the current site of Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move to the new Sunnyside Elementary School. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

Sunnyside Elementary



Semiahmoo Secondary



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0078-00

Issued To: 0769274 B.C. LTD.
("the Owner")

Address of Owner: #1500, 13450 – 102 Avenue
Surrey, BC
V3T 5X3

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: 008-499-446
Lot 38 Section 23 Township 1 New Westminster District Plan 37952
3005 - 160 Street

Parcel Identifier: 008-499-454
Lot 39 Section 23 Township 1 New Westminster District Plan 37952
3031 - 160 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Part 21, Multiple Residential 15 Zone (RM-15) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) to reduce the minimum southerly yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for building face and 4.5 metres (15 ft.) for columns for Buildings 1, 4 and 13, and to 5.7 metres (19 ft.) for building face and 3.8 metres (12 ft.) for columns for Building 10;

- (b) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 3.0 metres (10 ft.) for columns for Building 11 and to 5.0 metres (16 ft.) for building face and to 2.6 metres (9 ft.) for columns for Building 12;
 - (c) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 6, 7 and 8;
 - (d) to reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 1 and 3;
 - (e) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for Building 13;
 - (f) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 13; and
 - (g) To reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for columns for Building 2.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7907-0078-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
 6. 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.
 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 8. 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.
 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 10. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



SITE RECONCILIATION

LEGAL DESCRIPTION:
 LOT 58 AND 59, SECTION 23, TOWNSHIP 1
 N.W.D. PLAN 3995

CIVIC ADDRESS:
 305 and 303 160th STREET
 SURREY, BC

ZONING INFORMATION:
 ZONE: EXISTING: RA
 PROPOSED: CD based on RM15

NCP: EXISTING: CLUSTER HOUSING (6-4 up) BASED ON GROSS

LOT AREA:
 GROSS SITE AREA = 207,462.62 sq. ft. (19,274 m²) = 4.765 Ac. (1,027 Ha)
 ROAD DEDICATION = 5,501.98 sq. ft. (. 511 m²) = 0.126 Ac. (0.091 Ha)
 ENVIRONMENTAL DEDICATION = 91,905.51 sq. ft. (8,491 m²) = 2.137 Ac. (0.759 Ha)
 NET SITE AREA = 120,369.73 sq. ft. (11,182 m²) = 2.783 Ac. (1,118 Ha)

SETBACKS REQUIRED: 15.0m FROM ALL LOT LINES
 PROPOSED: 5.0m FROM EAST LOT LINES
 5.0m FROM NORTH LOT LINES (EXCEPT 2.50m @ 8LDO 13)
 5.0m FROM SOUTH LOT LINES

LOT LINES	SETBACK	TO COLUMNS	TO BLDG FACES
SOUTH BLDG 10	1.13	4.45m	6.00m
NORTH BLDG 6, 7, 8	2.56m	2.56m	4.95m
WEST BLDG 11	3.03m	3.03m	4.95m
WEST BLDG 12	2.65m	2.65m	5.00m
EAST BLDG 1	2.50m	2.50m	4.95m
EAST BLDG 3	2.50m	2.50m	4.95m

LOT DENSITY:
 FLOOR AREA RATIO:
 ALLOWABLE: 0.60 OF NET LOT AREA = 72,216 sq. ft. (6,704.62 m²) / 120,369.73 sq. ft.
 PROPOSED: 0.58 OF NET LOT AREA = 45,482 sq. ft. (4,226.42 m²) / 120,369.73 sq. ft.

UNITS PER HECTARE:
 ALLOWABLE: 37 UPHa (15 up/ac)
 PROPOSED: 29 UNITS / 1.118 Ha (2,783 up/ac) = 25.94 UPHa (10,556 up/ac)

LOT COVERAGE:
 ALLOWABLE: 45.00%
 PROPOSED: 40.49% = 49,729.99 sq. ft. / 120,369.73 sq. ft.

BUILDING HEIGHT: ALLOWABLE: 11.00m (36.00 ft.)
 PROPOSED: max. 7.26m (23.79 ft.) - BLDG 10

OPEN SPACE: ON GROSS SITE AREA:
 PROVIDED: 2.15% = 44,527.17 sq. ft. (4,138.34 m²) / 207,462.62 sq. ft. (19,273.60 m²)
 ON NET SITE AREA:
 PROVIDED: 34.1% = 44,227.17 sq. ft. (4,138.34 m²) / 120,369.73 sq. ft. (11,161.69 m²)

AMENITY SPACE:
 OUTDOOR: REQUIRED: 3.00 m² (32.00 sq. ft.) PER UNIT x 29 = 87 m² (928 sq. ft.)
 PROVIDED: 99.78 m² (1,074 sq. ft.)

INDOOR: REQUIRED: 3.00 m² (32.00 sq. ft.) PER UNIT x 29 = 87 m² (928 sq. ft.)
 PROVIDED: 16.61 m² (180 sq. ft.)
 (provides cash-in-lieu for remainder)

PARKING: RESIDENT: REQUIRED: 2 STALLS PER UNIT x 29 UNITS = 58 STALLS
 PROVIDED: 58 STALLS

VEHICLE: REQUIRED: 0.2 STALLS PER UNIT x 29 UNITS = 5.8 STALLS
 PROVIDED: 9 STALLS (INCL 1 HIC)

NO.	DATE	REVISIONS
5	May 17, 2012	Planning Comments
4	Apr. 3, 2012	Revised for DP
3	Feb. 3, 2012	Revised for Planning review
2	Jan 11, 2012	Revised for ERC review
1	Dec 18, 2011	Revised for preliminary review
	Nov. 2, 2011	Revised for preliminary review

REVISIONS:
 CONSULTANTS

PROJECT
 29 UNIT TOWNHOUSE DEVELOPMENT
 Hearthstone Village
 Trademark Homes

LOCATION
 3005 & 3031 - 160th Str
 Surrey, BC

DRAWING TITLE
 SITE PLAN

DRAWN YR/CL: DP-01
CHECKED FILE NO: 100
SCALE AS NOTED
DATE 2011/11



109 - 1528 McCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604.853.5222 Fax: 604.853.5442

Colin A. Hogan Architect ABC
 James J. Kaupfle Architect ABC, MMBC
 Dave Boswell BD/ABC/ASCT

LOT COVERAGE SUMMARY

BUILDING #	# of UNITS	LOT COVERAGE
1	2	3,497 sq.ft. 324.98 m ²
2	2	3,426 sq.ft. 318.29 m ²
3	3	5,140 sq.ft. 477.52 m ²
4	2	3,294 sq.ft. 305.02 m ²
5	2	3,229 sq.ft. 299.98 m ²
6	2	3,358 sq.ft. 311.97 m ²
7	2	3,350 sq.ft. 314.94 m ²
8	3	5,140 sq.ft. 477.52 m ²
9	2	3,185 sq.ft. 294.04 m ²
10	3-AMENITY	4,991 sq.ft. 460.89 m ²
11	2	3,416 sq.ft. 317.35 m ²
12	2	3,416 sq.ft. 317.35 m ²
13	2	3,294 sq.ft. 305.02 m ²
TOTAL	29-AMENITY	48,729 sq.ft. 4,527.07 m ²

FLOOR AREA SUMMARY

UNIT TYPE	# OF UNITS	BASEMENT	MAIN	UPPER	GARAGE	LIVING AREA	TOTALS FOR FAR	SITE TOTALS FOR FAR
A1a-3 BED	12	1,126 sq.ft.	1,127 sq.ft.	0 sq.ft.	401 sq.ft.	2,253 sq.ft.	209.31 m ²	1,320 sq.ft. 121.96 m ²
A1b-3 BED	9	1,126 sq.ft.	1,127 sq.ft.	0 sq.ft.	411 sq.ft.	2,228 sq.ft.	209.31 m ²	1,330 sq.ft. 122.95 m ²
A2-3 BED	2	1,086 sq.ft.	1,087 sq.ft.	0 sq.ft.	401 sq.ft.	2,173 sq.ft.	201.88 m ²	1,488 sq.ft. 138.24 m ²
A2a-2 BED+1 DEN	1	1,406 sq.ft.	1,087 sq.ft.	0 sq.ft.	411 sq.ft.	2,173 sq.ft.	201.88 m ²	1,488 sq.ft. 138.17 m ²
B-2 BED+1 DEN	2	1,158 sq.ft.	1,162 sq.ft.	0 sq.ft.	406 sq.ft.	2,320 sq.ft.	215.53 m ²	1,588 sq.ft. 145.67 m ²
C-3 BED	1	718 sq.ft.	719 sq.ft.	801 sq.ft.	389 sq.ft.	2,226 sq.ft.	207.92 m ²	1,919 sq.ft. 178.28 m ²
C1-3 BED	1	712 sq.ft.	713 sq.ft.	773 sq.ft.	389 sq.ft.	2,195 sq.ft.	202.92 m ²	1,882 sq.ft. 174.54 m ²
C1a-3 BED	1	732 sq.ft.	718 sq.ft.	777 sq.ft.	388 sq.ft.	2,227 sq.ft.	206.89 m ²	1,903 sq.ft. 175.87 m ²
TOTAL	29							45,482 sq.ft. 4,226.47 m ²

Schedule A
7907-0078-00

City of Surrey

TREE PRESERVATION SUMMARY

Surrey Project # DP#7907-0078-00
 Project Location: 3005 – 3031 160th Street
 Certified Arborist **Michael J Mills Consulting** / MJM File #1204

Assessment of the existing trees was prepared for this proposal in November of 2012. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located on the west side of 160th Street in the Morgan Creek area of south Surrey.
- b. The site is comprised of 2 single family lots. 29 multi family units have been proposed.
- c. Tree retention will be extensive due to the presence of two riparian areas where all of the existing trees will be retained. The highest value tree on the site, a Monkey Puzzle tree, was relocated in June of this year to ensure it would be preserved.
- d. The following summary totals include only the trees within the development area.

2. Summary of Proposed Tree Removal and Replacement

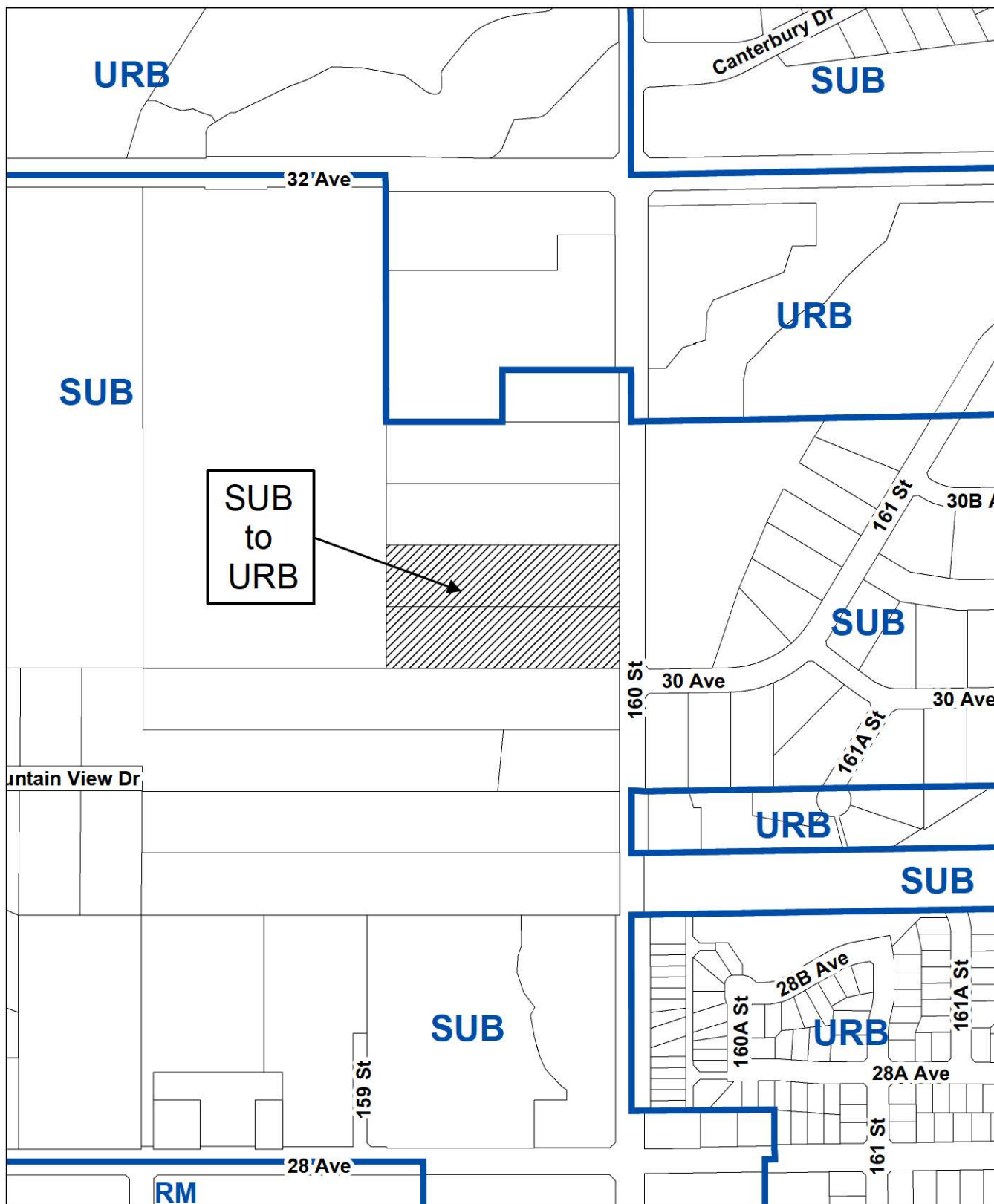
○	Number of Protected Trees Identified	47	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes (dead)		(B)
○	Number of Protected Trees to be Removed	45	(C)
○	Number of Trees to be Retained (1 retained, 1 relocated)	2	(D)
○	Number of Replacement Trees Required		
○	1:1 replacement = 18 trees	18	
○	2:1 replacement = 27 x 2	54	
○	Total number of replacement trees required	72	(E)
○	Number of Replacement Trees Proposed 3 / lot	83	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	87	(H)
○	Number of units in Project	29	(I)
○	Average Number of Trees / Lot (H/I)	3	

3. Tree Survey and Preservation Plan

Tree Survey Plan is attached to the arborist report.

Tree replacement information provided by PMG Landscape Architects (Nov 27th 2012)
 Street trees have not been included in tree replacement number.

Summary and plan prepared and submitted by: **Michael J Mills**
ISA Certified Arborist #PN0392
Michael J Mills Consulting
November 28th, 2012



OCP Amendment 7907-0078-00

Proposed amendment from Suburban to Urban



