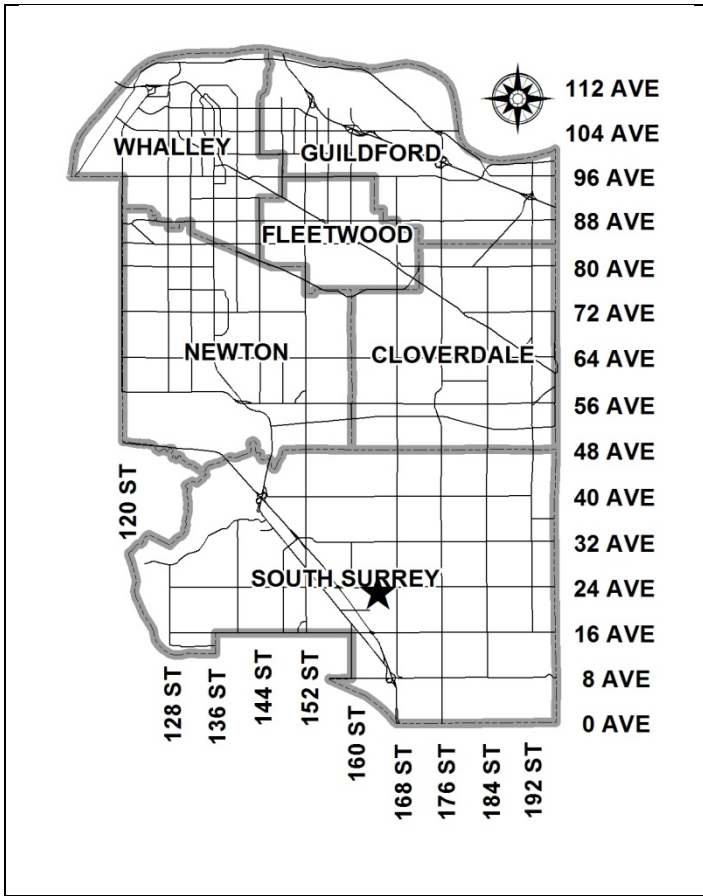


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0065-00

Planning Report Date: July 22, 2013



PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

in order to permit a 74 unit townhouse development.

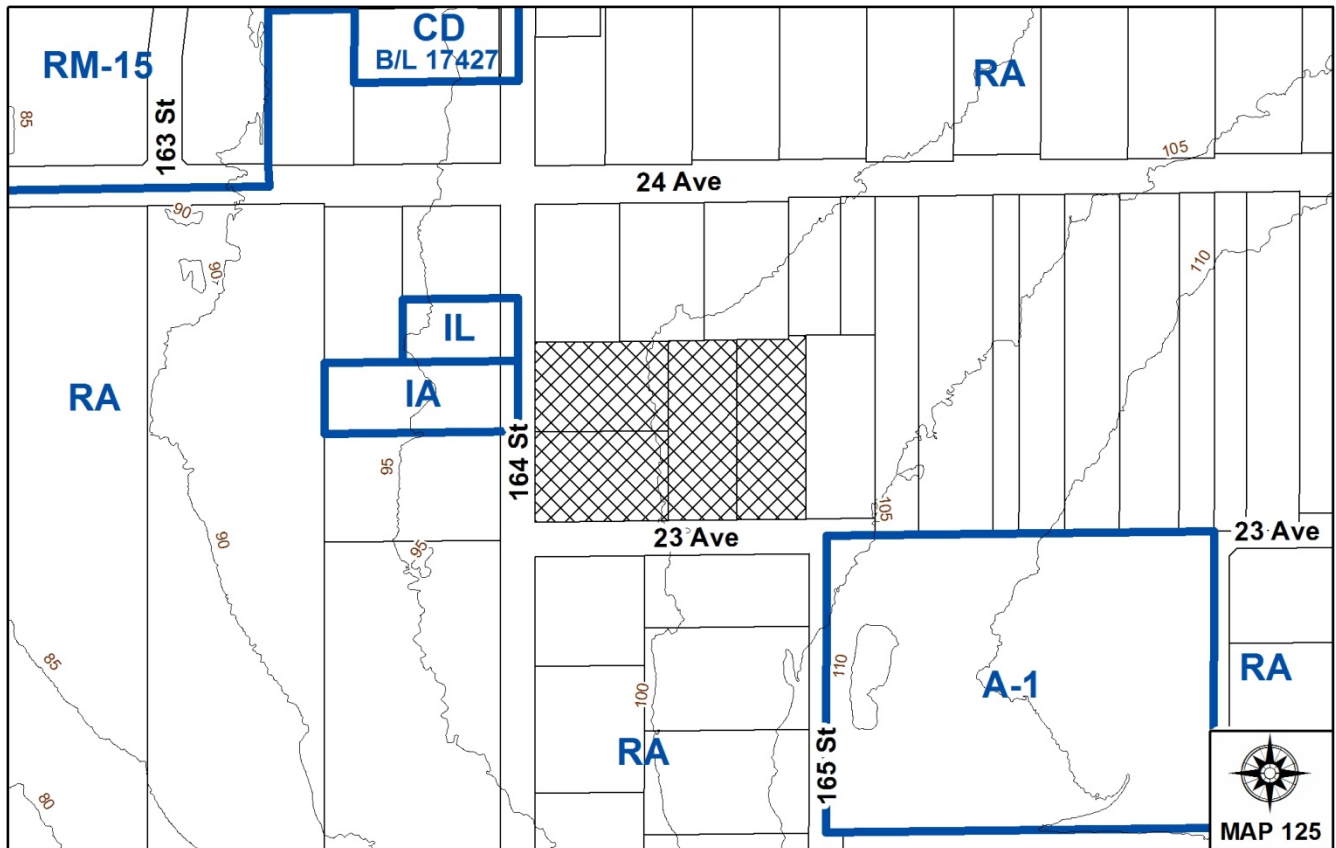
LOCATION: 2348 - 164 Street, 16437, 16457 and 16467 - 23 Avenue.

OWNER: Huan Sheng Zhong et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Cluster Residential (10-15 upa) and Multiple Residential (15-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Development Variance Permits are required for reduced front, rear and side yard building setbacks and to vary the height of stairs encroaching on a required setback.

RATIONALE OF RECOMMENDATION

- The proposed OCP amendment was anticipated as part of the normal approval process for applications in the Sunnyside Heights NCP in order to achieve the approved land use designations and density.
- Complies with the Sunnyside Heights NCP.
- Proposed tree retention is reasonable and includes the best quality trees.
- The project requires Development Variance Permits to reduce the front, rear and side yard setback requirements of the RM-30 Zone. The proposed setbacks are supportable because they are in accordance with the setbacks prescribed in the Sunnyside Heights NCP and they allow for both a desirable site plan and tree preservation.
- The project requires a Development Variance Permit to vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of seven (7) risers. The proposed encroachment is reasonable and allows a desired architectural form to be achieved despite the sloping grades on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7913-0065-00 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 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7913-0065-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0065-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.88 metres (9.45 ft.) for the north property line;
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.39 metres (11.12 ft.) for the south and east property lines;
 - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.80 metres (9.18 ft.) for the west property line;
 - (d) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement; and
 - (e) to vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of seven (7) risers.
6. 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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

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:

 15 Elementary students at Pacific Heights Elementary School
 7 Secondary students at Earl Marriott Secondary School

 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer, 2014.

 (Appendix III)

Parks, Recreation & Culture: Parks, Recreation and Culture has no objection to the proposal.

Surrey Fire Department: The Fire Department has no concerns with the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Suburban/Cluster Residential (10-15 upa) and Multiple Residential (15-25 upa)	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwelling.	Suburban/ Cluster Residential (10-15 upa)	RA
South (Across 23 Avenue):	Single family dwellings.	Suburban/Medium Density Residential and Cluster Residential (10-15 upa). Under application (No. 7912-0204-00) to permit forty (40) RF-SD lots.	RA
West (Across 164 Street):	Parkside Bakery and Sunnyside Autobody.	Suburban/ Multiple Residential (15-25 upa). Under application (No. 7912-0224-00) to permit a thirty-one (31) townhouse unit development.	RA, IA and IL

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "Suburban" in the Official Community Plan (OCP), "Cluster Residential (10-15 upa)" and "Multiple Residential 15-25 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- An OCP amendment from "Suburban" to "Urban" is required to accommodate this proposal (Appendix VII). In accordance with the NCP, applications in this NCP are required to be accompanied by an OCP amendment to redesignate the lands in order to comply with the NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of four (4) properties currently zoned "One-Acre Residential Zone (RA)". These properties are located in a "Land Consolidation Area" in the Sunnyside Heights NCP.
- The easterly properties on the south side of 23th Avenue are under application (No. 7912-0204-00) to permit forty (40) RF-SD lots. Third reading was granted on April 22, 2013.
- The southerly property on the west side of 164 Street is under application (No. 7912-0224-00) to permit a thirty-one (31) townhouse unit development. Third reading was granted on April 8, 2013.

Proposal

- The proposed zoning is RM-30 and seventy four (74) townhouse units are proposed. The unit density is 22 u.p.a and the floor area ratio (FAR) is 0.85.
- The two most easterly properties (16457 and 16467 23 Avenue) are designated Cluster Residential (10-15 upa) in the Sunnyside Heights NCP and are required to provide 30% open space in return for a density increase up to 25-30 upa on the remaining net developable area of the properties.
- In accordance with the Cluster Residential (10-15 upa) designation in the NCP, the applicant is providing 30% of the area of 16457 and 16467 23 Avenue as open space, which is spread across the entire development site.
- Since 30% open space is proposed to be provided, the density calculations result in a blended density of 22 upa across the site, based on 15-25 upa on the net developable area of the two westerly properties and 25-30 upa on the net developable area of the two easterly properties.
- A 10 metre (33 ft.) drainage corridor will be located adjacent to the west property line, along 164 Street.
- In accordance with the NCP, the proposed setback to the building face is 4.0 metres from the north, south and west property lines. The proposed setback to the building face along the east property line is 5.69 metre (18.66 ft.), which reflects tree preservation.
- Architectural elements, such as front entry porches with wood columns, bay windows and façade articulation project into the setback as follows:
 - Setback from north property line - 2.88 metres (9.45 ft.);
 - Setback from east property line - 3.39 metres (11.12 ft.);
 - Setback from south property line - 3.39 metres (11.12 ft.); and
 - Setback from west property line - 2.80 metres (9.18 ft.).
- These setbacks and other proposed variances are discussed in further detail later in this report.

Access

- The applicant is proposing to dedicate the entire 23A Avenue "Flex Road" right-of-way.
- Two access points to the site are proposed via 23A Avenue.
- The Engineering Department has accepted a reduced pavement width (6.6 metres) for the 23A Avenue "Flex Road" in order to preserve high-quality trees on the north side of the proposed road.
- The applicant will provide cash-in-lieu of construction for half of the design and construction of 165 Street including watermain, sanitary sewer and storm sewer.

Amenity Space

- In accordance with the Zoning By-law, the applicant is proposing to provide 222 sq. m (2,390 sq.ft) of outdoor amenity space.
- The outdoor amenity space includes a basketball half-court, gazebo, community gardens, and children's play area.
- In accordance with the Zoning By-law, the applicant is proposing to provide 222 sq. m (2,390 sq.ft) of indoor amenity space. The indoor amenity building is integrated into the outdoor amenity space and is centrally located on the site.

Trees and Landscaping

- The applicant retained Jim Cadwaladr of M2 Landscape Architecture to provide an arborist report for the subject site. There are 81 by-law sized trees on-site, of which 20 are proposed to be retained and 61 are proposed to be removed. The table below identifies the trees by species and outlines whether the trees are proposed for retention or removal:

Species	Total	Removed	Retained
Red Alder	10	10	0
Douglas Fir	10	0	10
Big Leaf Maple	8	5	3
Spruce	21	17	4
Western Red Cedar	4	1	3
Pine	5	5	0
Willow	1	1	0
Oak	1	1	0
Cherry	2	2	0
Poplar	5	5	0
Chestnut	1	1	0
Birch	4	4	0
Cottonwood	9	9	0
Total	81	61	20

- The site plan was designed around the retention of the good specimen trees, all of which are proposed to be retained.
- Approximately 25% of the tree inventory on the site is proposed for retention. The majority of the on-site trees are of low retentive quality, including alders, poplars and cottonwoods, or are of poor quality.
- The applicant proposes to retain thirteen (13) large, high-quality trees within the south east portion of the site. Curbs and sidewalks will be designed and constructed to achieve retention of these trees.
- Staff are satisfied with the tree preservation achieved in the project.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.

- This will require a total of 174 replacement trees on the subject site. The applicant is proposing to plant 210 replacement trees.
- A comprehensive landscaping package is proposed to include passive recreation areas (sitting benches, community gardens and universally accessible pathways with multiple points of pedestrian access into the site).

PRE-NOTIFICATION

- Pre-notification letters were sent May 31, 2013, to 35 households within 100 metres (328 ft.) of the subject site. Staff received no comments.

DESIGN PROPOSAL AND REVIEW

- The site plan was prepared with the goal to retain the high quality trees on the site.
- The proposed seventy-four (74) two- and three-bedroom townhouse unit project consists of three storey buildings, an indoor amenity area, and outdoor amenity areas, including a basketball half-court and children's play area.
- The east and south east portions of the site reflect tree preservation and contribute towards the 30% open space required under the Cluster Residential (10-15 upa) designation.
- Double car garages will be provided for fourteen (14) of the units. The remaining units are proposed to have a tandem parking arrangement with one internal and one external parking space. Fifteen (15) visitor parking spaces are provided in accordance with the parking requirements for the RM-30 zone.
- The architect is proposing two (2) exterior building colour schemes for variation in building design.
- Cladding materials and colours will consist mainly of:
 - hardi-board panel and siding and shingles in neutral colours;
 - white trim;
 - white window frames, black shutters; and
 - brown and red accent brick.
- Front entry porches with wood columns and entry doors with a walnut finish provide vertical articulation of units along public roadways, internal drive aisles and pedestrian pathways.
- End units are designed to encourage eyes on the public realm through the use of bay windows with extended roofs and varying setbacks to the main building face.
- Flex spaces are proposed at grade fronting sidewalks and internal pathways and open spaces. As a result, all units with tandem parking arrangements include one unenclosed parking space.

- Semi-private uses such as dens and living rooms face the street. Private bedrooms are located on the upper floor.
- Sloped gables are used at the roof ends. Roofing materials will consist of charcoal grey and black asphalt shingles.

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 19, 2013. 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 project is located in the Sunnyside Heights NCP and is consistent with the "Cluster Residential 10-15 upa" and "Medium Density 10-15 upa" designations.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 22 upa (net) • Private community garden plots provided
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Dry swales • Permeable paving • Landscaping with native plant species • Preservation of significant tree stands • Recycling pick-up
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 245 metres (804 ft.) of on-site universally accessible pedestrian pathways
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Setbacks provide pedestrian-scale interface and eyes on the street • All units have a living space at grade for active uses fronting streets, internal pathways and open spaces • Front entries are oriented to the sidewalks or towards green spaces within the site • Playground and recreation area provided with basketball half-court and walking paths • Provision of outdoor gathering space and passive recreation opportunities • Indoor amenity space provided with multi-purpose rooms and fitness areas
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A

7. Education & Awareness (G1-G4)	• N/A
----------------------------------	-------

BY-LAW VARIANCES AND JUSTIFICATION

(a) The Sunnyside NCP states that:

in order "to encourage eyes on the public realm, reduced setbacks are encouraged. Setbacks of 2.0 metres (6.6 ft.) to the verandas or porches, and 4.0 metres (13.1 ft.) to the front door of units are recommended for units fronting onto a street or trail". The building face of the proposed townhouse units are setback a minimum of 4.0 (13.1 ft.) metres from all property lines. A number of architectural elements project into the setback, including entry porches, entry porch roof overhangs, entry bumpouts, entry bumpout roof overhangs, bay windows and bay window overhangs. As such, the following variances are requested:

- To reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 2.80 metres (9.18 ft.) for the west property line;
 - 3.39 metres (11.12 ft.) for the south and east property lines; and
 - 2.88 metres (9.45 ft.) for the north property line.

Applicant's Reasons:

- The projections into the building setback property provide character and create a visually interesting streetscape.

Staff Comments:

- The proposed setback to the building face is 4.0 metres (25 ft.), in accordance with the NCP. Only the individual architectural elements extend beyond 4.0 metres (25 ft.), and these provide for interaction with the public realm, and visual surveillance of the street.
- Staff support the proposed variances.

(b) Requested Variance:

- To vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.

Applicant's Reasons:

- The unenclosed parking space is to allow for living space fronting public roads pathways and private open space.

Staff Comments:

- Having living space at street level along frontages and along internal pathways and open spaces is a desirable urban design objective, as it assists in promoting interaction with the public realm as well as casual surveillance of the street and internal gathering spaces.
- Staff support the proposed variance.

(c) Requested Variance:

- To vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of seven (7) risers.

Applicant's Reasons:

- Additional stair risers are required to provide access into some units due to the topography of the site.

Staff Comments:

- Due to the topography of the site, additional stair risers are required for some units. The elevations have been reviewed by staff and are acceptable since the overall architecture and urban design intent are maintained.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Sunnyside Heights NCP Map
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7913-0065-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms/da

\\file-server1\net-data\csdc\generate\areaproduct\save\12670453008.doc
DRV 7/18/13 12:02 PM

Information for City Clerk

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

1. (a) Agent: Name: Kevin Dhaliwal
 Legendary Developments Ltd
 Address: 216, 18525 - 53 Avenue
 Surrey, BC V3S 7A4

 Tel: 778-574-0777

2. Properties involved in the Application
 - (a) Civic Addresses: 2348 - 164 Street
 16437, 16457 and 16467 - 23 Avenue

 - (b) Civic Address: 2348 - 164 Street
 Owner: Huan Sheng Zhong
 PID: 000-742-023
 Lot 30 Section 13 Township 1 New Westminster District Plan 36854

 - (c) Civic Address: 16437 - 23 Avenue
 Owner: Yixuan Song
 PID: 007-420-749
 Lot 31 Section 13 Township 1 New Westminster District Plan 36854

 - (d) Civic Address: 16457 - 23 Avenue
 Owner: Glen W Thomson
 Zahia E Thomson
 PID: 007-420-765
 Lot 32 Section 13 Township 1 New Westminster District Plan 36854

 - (e) Civic Address: 16467 23 Ave
 Owner: Wolf-Juergen Walfried Kurth
 PID: 007-420-790
 Lot 33 Section 13 Township 1 New Westminster District Plan 36854

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. 7913-0065-00 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-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		16518.2 sq.m.
Gross Total		3069.8 sq.m.
Road Widening area		
Undevelopable area		13448.4 sq.m.
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	40%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		71%
SETBACKS (in metres)		
Front	7.5 (North, future access road)	4.0
Rear	7.5 (South, 23rd Ave)	4.0
Side #1 (N,S,E, or W)	7.5	5.08
Side #2 (N,S,E, or W)	7.5	4.0
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	13m / 3 storeys	13m / 3 storeys
Accessory	11m / 2 storeys	11m / 2 storeys
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		6
Three Bedroom +		68
Total		74
FLOOR AREA: Residential		11363.9 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		11363.9 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)	60 u.p.h. / 24 u.p.a.	43 u.p.h. / 18 u.p.a.
# of units/ha /# units/acre (net)	75 u.p.h. / 30 u.p.a.	54 u.p.h. / 22 u.p.a.
FAR (gross)	0.9	0.69
FAR (net)	0.9	0.85
AMENITY SPACE (area in square metres)		
Indoor	222 sq.m.	222 sq.m.
Outdoor	222 sq.m.	222 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2 per unit = 12	12
3-Bed	2 per unit = 12	136
Residential Visitors	0.2 per unit = 15	15
Institutional		
Total Number of Parking Spaces	163	163
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		81%
Size of Tandem Parking Spaces width/length	Driveway: min. length 6m Garage: 3.2m x 6.1m	Driveway: 2.74m x 6.0m Garage: 3.4m x 6.1m

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

ESSENCE AT THE HAMPTONS A RESIDENTIAL ROWHOUSE DEVELOPMENT

16437, 16457 & 1644-67 23RD AVENUE & 2348 164TH STREET
SURREY, BC



DEVELOPMENT PERMIT
JUNE 17, 2013

CDP (P) SHEET REVISED. THIS DRAWING MUST NOT BE SCALE. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE DIRECTED OR WRITTEN BY THE ARCHITECT. THIS DRAWING IS THE SOLE RESPONSIBILITY OF ROBERT GILCOZD ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:
DATE: 10/23/13
DESCRIPTION: ISSUED FOR CIP REVIEW
DATE: 11/08/13
DESCRIPTION: ISSUED FOR CIP



Robert Gilcozd Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@gilcozdarchitecture.com



ESSENCE AT THE HAMPTONS
164th Street & 23rd Avenue
Surrey, B.C.

DESIGN:	SS	DRAWN BY:	RC
SCALE:	AS NOTED	PROJECT NO.:	RCA 267

COVER SHEET

PREPARED:	DATE:
-	AO.100

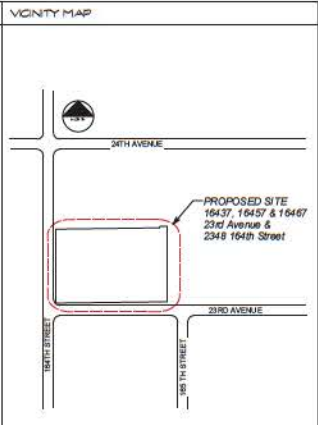
APPENDIX II

SITE STATISTICS			
ZONING:			
CURRENT PROPOSED:	RA RM-30		
	S.F.	ACRE	
GROSS SITE AREA:	177,800	4.08	
DEDICATIONS: NONE	39,043	0.79	
TOTAL NET SITE AREA:	144,757	3.32	
ALLOWED PROPOSED:			
F.S.R.	0.9 = 130,280.76 S.F.	0.85 = 122,319.6 S.F.	
LPA:	30 LPA (100 UNITS)	22 LPA (74 UNITS)	
SETBACKS:			
	REQUIRED:	PROPOSED:	
NORTH (23A Avenue):	7.5m	4.0m	
SOUTH (23rd Avenue):	7.5m	4.0m	
EAST (Adjacent Lot):	7.5m	5.00m	
WEST (164th Street):	7.5m	4.0m	
BUILDING HEIGHT:			
	3 STORES	3 STORES	
	13 m	13 m	
LOT COVERAGE:			
	49.577 a.f. Footprint	45.0%	34.2%
OPEN AREA:			
	LOT 16487 & 16487:	75664 a.f. 30%	- 30%
		22899 a.f.	22899 a.f.
INDOOR AMENITY:			
	3 1/2 Per Unit	240 m2 (2588 a.f.)	244 m2 (2658 a.f.)
OUTDOOR AMENITY:			
	3 1/2 Per Unit	240 m2 (2588 a.f.)	244 m2 (2658 a.f.)
PARKING:			
	RESIDENTS: 2 per Unit	148	148
	VISITOR: 0.2 per Unit	15	15

UNIT AREAS									
UNIT	TYPE	GROUND FLOOR	MAN. FLOOR	UPPER FLOOR	DEDUCT	NET AREA	# OF UNITS	TOTAL AREA	
A1	3 BED + 2 BATH	82.64 sq ft	636.5 sq ft	636.6 sq ft	270.3 sq ft	1,805.0 sq ft	4	7,220.0 sq ft	
A2	3 BED + 2 BATH	84.0 sq ft	636.5 sq ft	636.6 sq ft	270.3 sq ft	1,805.0 sq ft	1	1,805.0 sq ft	
A3	3 BED + 2 BATH	84.0 sq ft	636.5 sq ft	636.6 sq ft	270.3 sq ft	1,805.0 sq ft	2	3,610.0 sq ft	
B1	3 BED + 2 BATH + 1 FLK	98.0 sq ft	636.0 sq ft	624.6 sq ft	286.0 sq ft	1,542.6 sq ft	22	34,047.2 sq ft	
B2	3 BED + 2 BATH + 1 FLK	87.0 sq ft	648.7 sq ft	644.0 sq ft	284.6 sq ft	1,690.0 sq ft	5	8,450.0 sq ft	
B3	3 BED + 2 BATH + 1 FLK	98.0 sq ft	636.0 sq ft	617.6 sq ft	284.6 sq ft	1,542.6 sq ft	3	4,627.8 sq ft	
B4	3 BED + 2 BATH + 1 FLK	87.6 sq ft	657.7 sq ft	650.0 sq ft	289.5 sq ft	1,684.8 sq ft	6	10,108.8 sq ft	
B5	3 BED + 2 BATH + 1 FLK	87.6 sq ft	701.2 sq ft	690.0 sq ft	289.5 sq ft	1,660.3 sq ft	3	4,980.9 sq ft	
C1	3 BED + 2 BATH	639.5 sq ft	636.5 sq ft	637.7 sq ft	522.8 sq ft	1,386.9 sq ft	5	6,934.5 sq ft	
D1	3 BED + 2 BATH	482.0 sq ft	636.5 sq ft	636.5 sq ft	596.0 sq ft	1,167.2 sq ft	1	1,167.2 sq ft	
E1	3 BED + 2 BATH	64.0 sq ft	619.0 sq ft	636.6 sq ft	519.0 sq ft	1,098.6 sq ft	1	1,098.6 sq ft	
E2	3 BED + 2 BATH	795.5 sq ft	619.0 sq ft	636.6 sq ft	473.7 sq ft	2,093.5 sq ft	1	2,093.5 sq ft	
F1	3 BED + 2 BATH	850.0 sq ft	687.9 sq ft	687.7 sq ft	454.4 sq ft	2,171.2 sq ft	1	2,171.2 sq ft	
F2	3 BED + 2 BATH	878.2 sq ft	693.7 sq ft	697.8 sq ft	468.2 sq ft	2,250.9 sq ft	1	2,250.9 sq ft	
Units with 'T' signify 8th Unit types									74

PROJECT TEAM CONTACT LIST			
CLIENT			
LEGENDARY DEVELOPMENTS #216 16625 53rd AVENUE SURREY, BC V3R 7A4 Contact: Kevin Chalvat	T: 778 574-0777 F: 778 574-0775 email: kevin@legendaryliving.ca		
ARCHITECT - MAIN CONTACT			
ROBERT GILCOZD ARCHITECTURE INC. 200-2339 COLUMBIA STREET VANCOUVER, BC V5Y 3Y3 Contact: Robert Gilcozd (Sharon Sealoff)	T: 604.687.4741 F: 604.687.4641 email: rob@gilcozdarchitecture.com email: sharon@gilcozdarchitecture.com		
LANDSCAPE			
HQ LANDSCAPE ARCHITECTURE 220-26 LORNE MEWS NEW WESTMINSTER, BC V3M 3L7 Contact: Thomas Kyle	T: 604.553-0044 email: Thomas.Kyle@hqla.com		
CIVIL			
ADLN & MARTIN CONSULTANTS LTD. 201-12446 82ND AVENUE SURREY, BC, V3W 3E9 Contact: Derek Hill	T: 604.597-8058 email: DHill@adlmartin.com		

DRAWING LIST	
A0.00	COVER SHEET
A1.00	SITE PLAN
A1.01	SITE SECTIONS
A1.02	SITE SECTIONS
A2.00	BUILDING 1 FLOOR PLANS
A2.01	BUILDING 1 ELEVATIONS
A2.02	BUILDING 2 FLOOR PLANS
A2.03	BUILDING 2 ELEVATIONS
A2.04	BUILDING 3 FLOOR PLANS
A2.05	BUILDING 3 ELEVATIONS
A2.06	BUILDING 4 FLOOR PLANS
A2.07	BUILDING 4 ELEVATIONS
A2.08	BUILDING 5 FLOOR PLANS
A2.09	BUILDING 5 ELEVATIONS
A2.10	BUILDING 6 FLOOR PLANS
A2.11	BUILDING 6 FLOOR PLANS
A2.12	BUILDING 6 ELEVATIONS
A2.13	BUILDING 7 FLOOR PLANS
A2.14	BUILDING 7 ELEVATIONS
A2.15	BUILDING 8 FLOOR PLANS
A2.16	BUILDING 8 FLOOR PLANS
A2.17	BUILDING 8 ELEVATIONS
A2.18	BUILDING 9 FLOOR PLANS
A2.19	BUILDING 9 FLOOR PLANS
A2.20	BUILDING 9 ELEVATIONS
A2.21	BUILDING 10 FLOOR PLANS
A2.22	BUILDING 10 ELEVATIONS
A2.23	BUILDING 11 FLOOR PLANS
A2.24	BUILDING 11 ELEVATIONS
A2.25	BUILDING 12 FLOOR PLANS
A2.26	BUILDING 12 ELEVATIONS
A2.27	BUILDING 13 FLOOR PLANS
A2.28	BUILDING 13 ELEVATIONS
A2.29	BUILDING 14 FLOOR PLANS
A2.30	BUILDING 14 FLOOR PLANS
A2.31	BUILDING 14 ELEVATIONS
A2.32	AMENITY FLOOR PLANS & ELEVATIONS
A2.33	STREET ELEVATIONS
A2.34	STREET ELEVATIONS
A3.00	UNIT A1 & A2 PLANS
A3.01	UNIT A2 & A3E PLANS
A3.02	UNIT B1 PLANS
A3.03	UNIT B2 & B3 PLANS
A3.04	UNIT B4E & B5E PLANS
A3.05	UNIT C1 PLANS
A3.06	UNIT D1 PLANS
A3.07	UNIT E1E & E2E PLANS
A3.08	UNIT F1E PLANS
A3.09	UNIT F2E PLANS
A4.00	COLOR SCHEME A
A4.01	COLOR SCHEME B



DATE PLOTTED: 10/23/2013 10:58:00 AM PROJECT: 2013-001 ESSENCE AT THE HAMPTONS

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE REPRODUCED, REPRODUCED OR MODIFIED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT COZZO ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
10.03.13	ISSUED FOR CIV. REVIEW
11.08.13	ISSUED FOR CIV. REVIEW
10.03.13	RE-ISSUED FOR CIV. REVIEW



RCA
 Robert Cozzo Architecture Inc.
 200 - 2330 Columbia Street
 Vancouver, B.C.
 Canada V6V 3Y3
 Tel: (604) 687-4741
 Fax: (604) 687-4661
 adm@rcaarchitecture.com

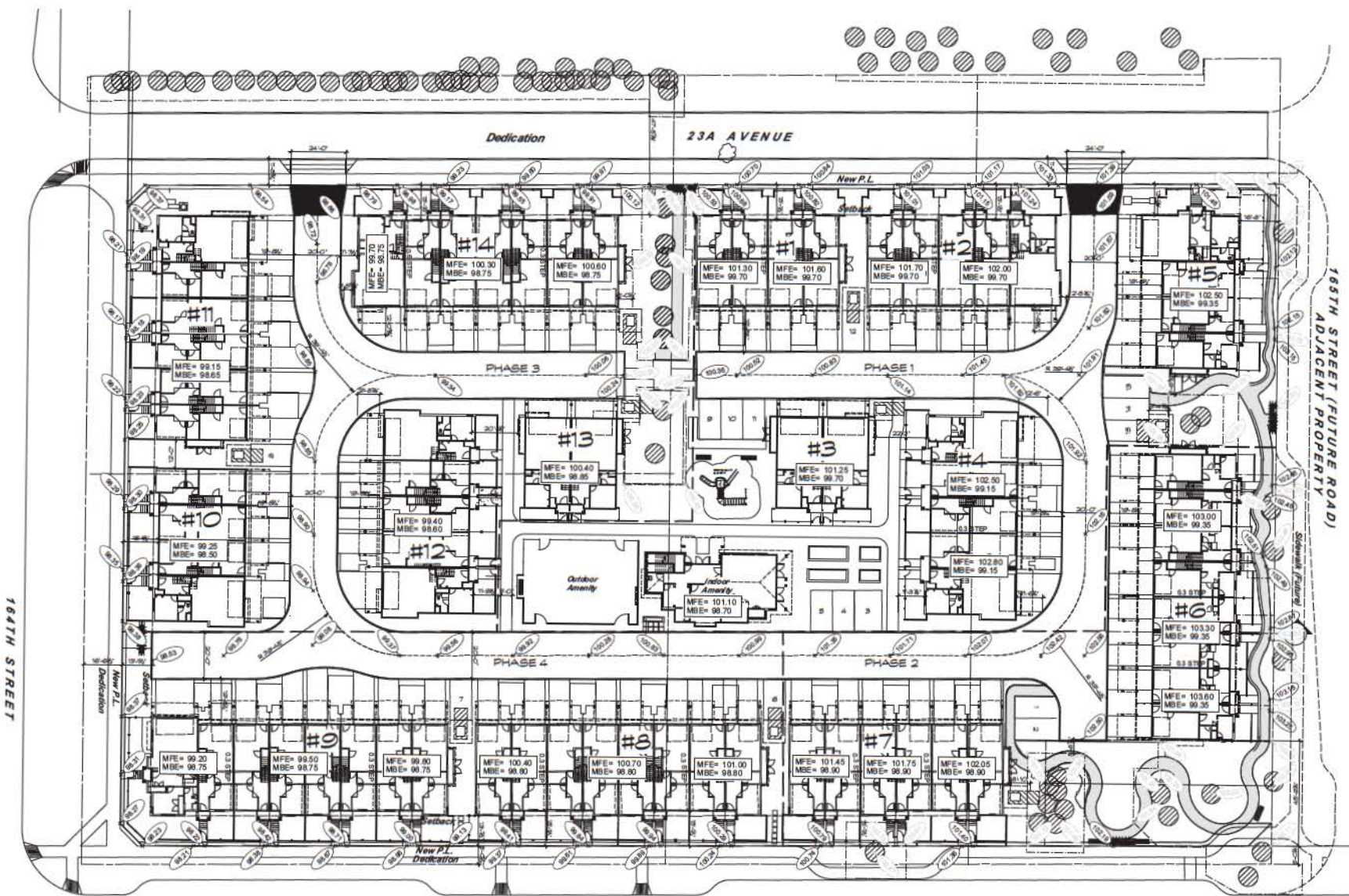
ESSENCE
 AT THE HAMPTONS
 QUALITY DESIGN AND
 CONSTRUCTION
 LEGENDARY

ESSENCE
 THE HAMPTONS
 164th Street & 23rd Avenue
 Surrey, B.C.

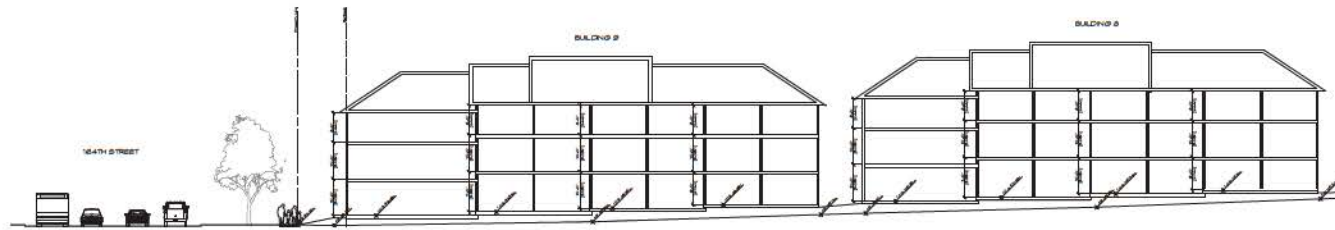
DATE	NO.	ISSUE NO.
	NW	00
	SE	00
	1" = 20'	RCA-267

SITE PLAN

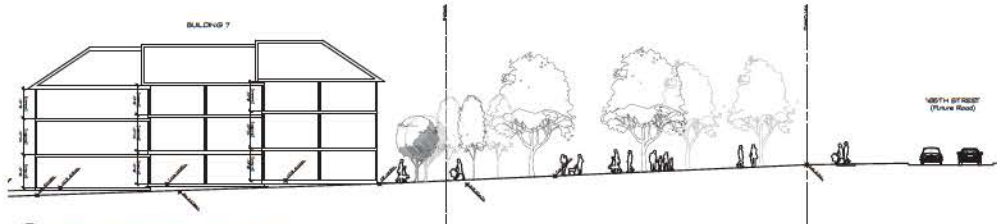
SCALE	NO.
-	A1.00



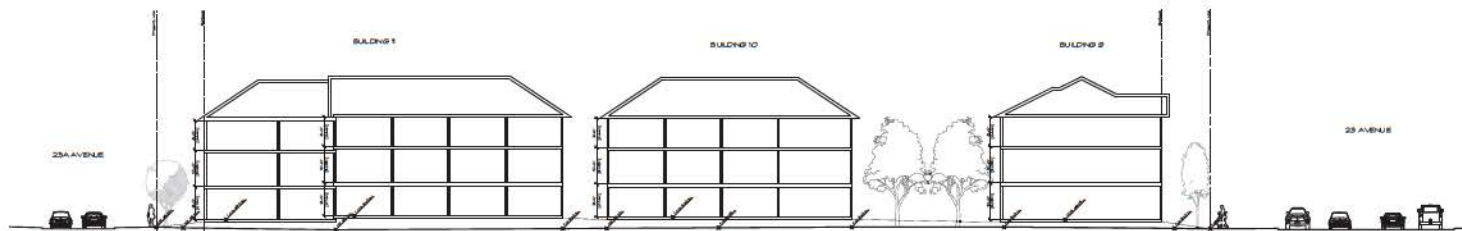
- GENERAL NOTES:**
- FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADING REFER TO CIVIL DRAWINGS BY ARLIN & HAZEN.
 - REFER TO LANDSCAPE DRAWINGS BY THE LANDSCAPE ARCHITECTURE FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING, SITE SURFACE TREATMENTS, LANDSCAPE STEPS, SITE FENCING & TRELLIS.
 - ALL OFFSITE TREES SHOWN FOR REFLECTION REVIEW BY CITY OF SURREY ARBORIST AND LAND DEVELOPMENT DEPARTMENT TO DETERMINE WHICH TREES ARE TO BE REMOVED.
 - ALL PROPOSED TREE PROTECTION ZONES AND TREES MARKED TO BE RETAINED ARE PRELIMINARY. ARBORIST TO CONFIRM.
 - FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.
 - ALL SITE BOUNDARIES, AREAS, AND PROPERTY LINES ARE APPROPRIATE AND TO BE VERIFIED BY SURVEYOR.



1A 23RD AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



1B 23RD AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



2 164TH ST. STREET ELEVATION
SCALE 1/8" = 1'-0"

COPYRIGHT RESERVED. THIS DOCUMENT MUST NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF ROBERT COZZI ARCHITECTURE INC. AND ITS CONTENTS ARE TO BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	REVISION:
11.08.13	ISSUED FOR I.P.



RCA
Robert Cozzi Architecture Inc.
 200 - 2336 Columbia Street
 Vancouver, B.C.
 Canada V5T 2T3
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@roccoarchitecture.com

ESSENCE
 AT THE HAMPTONS
 A COLLECTION OF ELITE LUXURY HOMES
 LEGENDARY

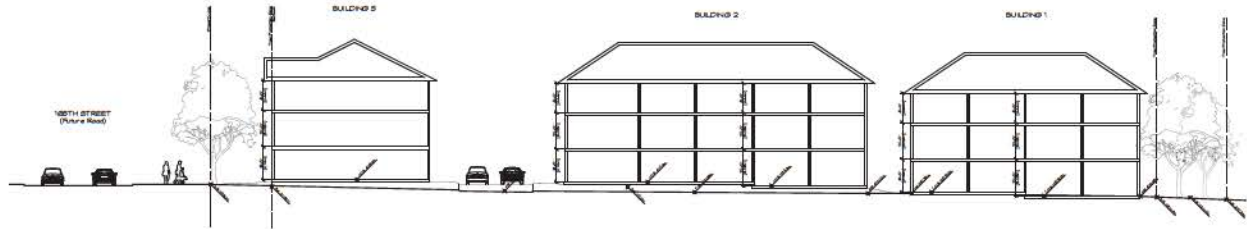
PROJECT
ESSENCE THE HAMPTONS
 164th Street & 23rd Avenue
 Surrey, B.C.

DATE: NV	DESIGN: SS
SCALE: 1/8" = 1'-0"	PROJECT: RCA-267

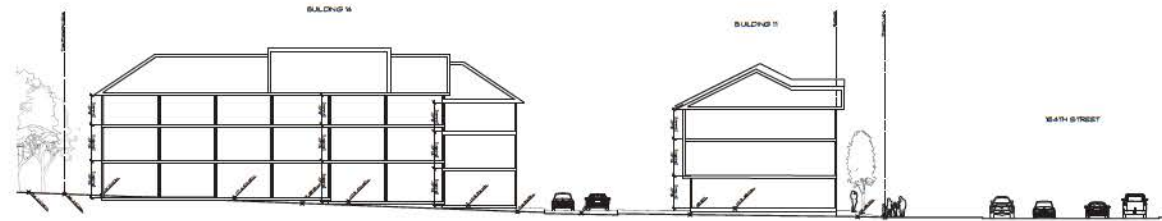
SITE SECTIONS

SECTION:	SECTION:
-	A1.01

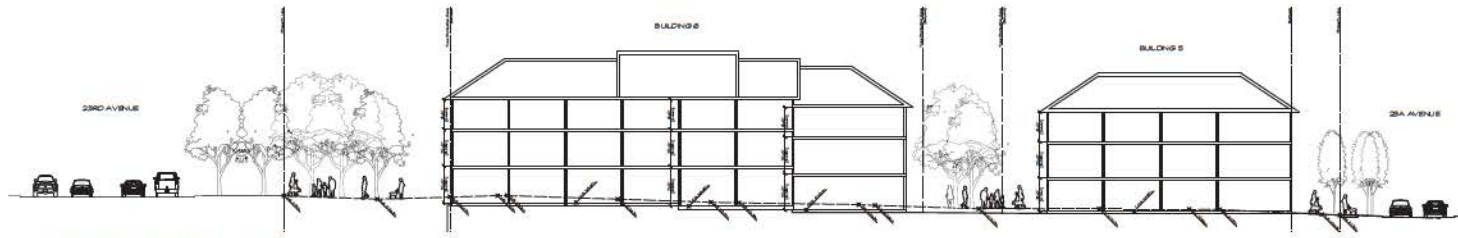
COPYRIGHT RESERVED. THIS DOCUMENT MUST NOT BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF ROBERT COCCOZZI ARCHITECTURE INC. AND ITS CONTENTS, AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



1A 23A AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



1B 23A AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



2 165TH ST. STREET ELEVATION
SCALE 1/8" = 1'-0"

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	REVISION:
11.08.13	ISSUED FOR C.P.



RCA
Robert Coccozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5T 2T3
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rccocozziarchitecture.com

ESSENCE
 AT THE HAMPTONS
 A COLLECTION OF ELITE LUXURY HOMES
 LEGENDARY

PROJECT
ESSENCE THE HAMPTONS
 164th Street & 23rd Avenue
 Surrey, B.C.

DATE: NV	DESIGN: SS
SCALE: 1/8" = 1'-0"	PROJECT: RCA-267

SITE SECTIONS

REVISION:	SECTION:
-	A1.02

CONFIDENTIAL: THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT COCCOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
10/29/13	ISSUED FOR D.P. REVIEW
11/06/13	ISSUED FOR D.P.



RCA
 Robert Coccozzi Architecture Inc.
 200 - 2336 Columbia Street
 Vancouver, B.C.
 Canada V6J 3Y3
 Tel: (604) 687-4741
 Fax: (604) 687-4841
 adm.in@ccocozziarchitecture.com

ESSENCE
 AT THE HAMPTONS
 A COLLECTION OF
 CIRCLE ROW HOMES
 LEGENDARY

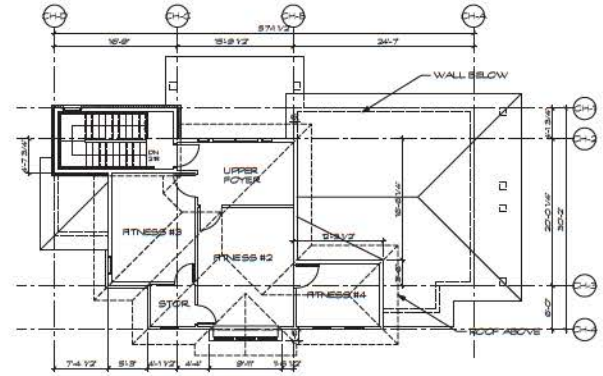
PROJECT:
ESSENCE THE HAMPTONS
 164th Street & 23rd Avenue
 Surrey, B.C.

DATE:	REV:	PROJECT:	NO:
10/29/13	01	ES	56

SCALE:
 1/8" = 1'-0"
 PROJECT NO:
 RCA 267

DESCRIPTION:
AMENITY FLOOR PLANS & ELEVATIONS

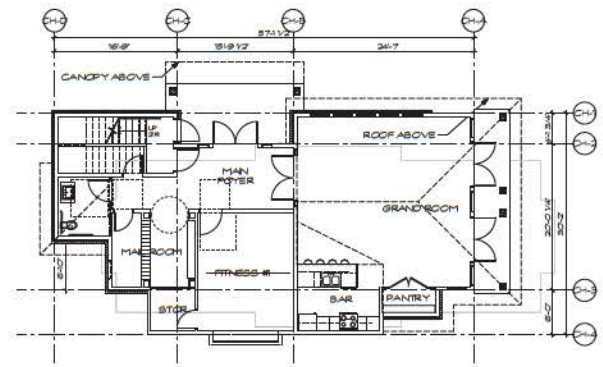
REVISION:	DATE:
-	A2.32



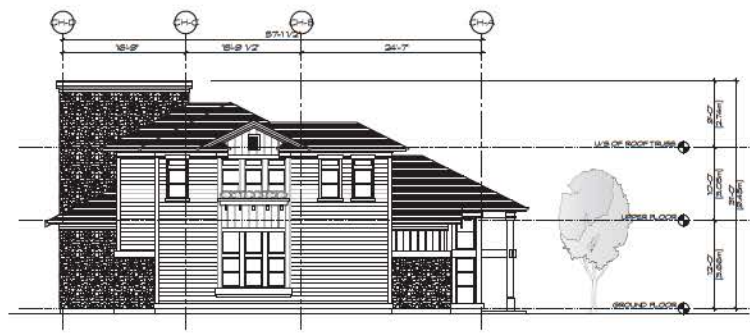
1 UPPER FLOOR
 SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"



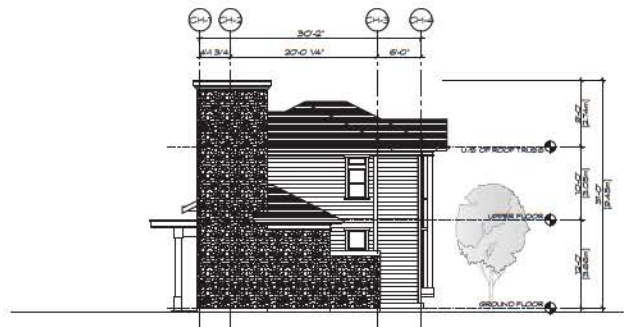
2 GROUND FLOOR
 SCALE: 1/8" = 1'-0"



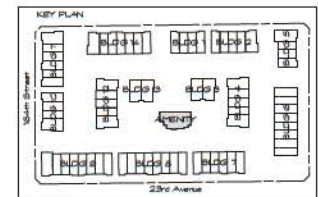
5 REAR ELEVATION (NORTH)
 SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"



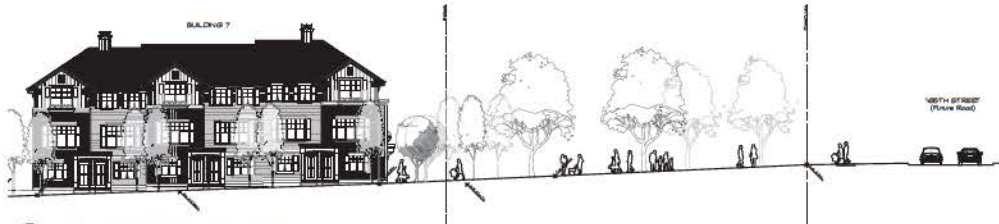
6 SIDE ELEVATION (WEST)
 SCALE: 1/8" = 1'-0"



THE OFFICE OF ARCHITECT ROBERT COCCOZZI ARCHITECTURE INC. PHONE: (604) 687-4741



1A 23RD AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



1B 23RD AVE. STREET ELEVATION
SCALE 1/8" = 1'-0"



2 164TH ST. STREET ELEVATION
SCALE 1/8" = 1'-0"

COPYRIGHT RESERVED. THIS DOCUMENT MUST NOT BE COPIED, VARIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF ROBERT COZZI ARCHITECTURE INC. AND IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION.

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:
DATE: 11.08.13
REVISION:
ISSUED FOR: P.P.



RCA

Robert Cozzoli Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5T 3T3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@robertcozzoliarchitecture.com

ESSENCE
AT THE HAMPTONS
A COLLECTION OF ELITE HOMES
LEGENDARY

PROJECT:
ESSENCE THE HAMPTONS
164th Street & 23rd Avenue
Surrey, B.C.

DATE: NV	DESIGN: SS
SCALE: 1/8" = 1'-0"	PROJECT: RCA-267

PROJECT TITLE:
STREET ELEVATIONS

REVISION: -	SETTING: A2.33
----------------	-------------------

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CONSIDERED UNLESS THEY ARE PERMITTED IN WRITING BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF ROBERT COZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.



1A 23A AVE. STREET ELEVATION
SCALE: 1/8" = 1'-0"



1B 23A AVE. STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 165TH ST. STREET ELEVATION
SCALE: 1/8" = 1'-0"

REVISION:	
NO.	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
11.08.15	ISSUED FOR I.P.



RCA
Robert Cozzi Architects Inc.
200 - 2336 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@rcozziaarchitecture.com



ESSENCE OF THE HAMPTONS
165th Street & 23rd Avenue
Surrey, B.C.

PLAN:	NOV	DRAWN BY:	SS
SCALE:	1/8" = 1'-0"	PROJECT NO.:	RCA-287
PROJECT TITLE:			
STREET ELEVATIONS			

REVISION NO.:		ISSUE NO.:	A2.34
---------------	--	------------	-------

COPYRIGHT RESERVED. THIS DOCUMENT MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT NOTICE OR PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF RCBM ARCHITECTS. PHOTOGRAPHY AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.










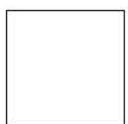












REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	DESCRIPTION
1	06.03.13	ISSUED FOR P. REVIEW
2	08.03.13	ISSUED FOR A. REVIEW
3	17.05.13	ISSUED FOR P.P.



		ROOF SHINGLES IKO CAMBRIDGE DUAL BLACK			MASONRY CLADDING HEBRON ARCHITECTURAL RED			CONCRETE CAPS & SILLS
		PAINTED FASCIA & TRIMS WHITE			GUTTERS KAYCAN WHITE			PAINTED WOOD DOORS STAINED WALNUT FINISH
		PAINTED HORIZONTAL SIDING JAMES HARDIE EVENING BLUE			DOWNPIPES KAYCAN BLACK			VINYL DOUBLE-GLAZED WINDOWS & SLIDERS WHITE FRAME
		PAINTED BOARD & BATTEN JAMES HARDIE WHITE			PAINTED SHUTTERS, RAILINGS BLACK			

RCA
Robert Ciccuzzi Architecture Inc.
200 - 2336 Columbia Street
Vancouver, B.C.
Canada V5T 3T3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@rcccazlar.chitecture.com

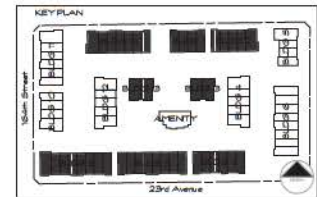
ESSENCE
AT THE HAMPTONS
A COLLECTION OF
LUXURY HOMES
LEGENDARY

ESSENCE
THE HAMPTONS
164th Street & 23rd Avenue
Burnaby, B.C.

PLAN:	NW	DESIGN:	SS
SCALE:	3/16" = 1'-0"	PROJECT:	RCA-267

**COLOUR
SCHEME A**

REVISION:	-	SETTING:	A4.00
-----------	---	----------	-------



COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF RICHARD COZZI ARCHITECTURE INC. AND IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	DESCRIPTION
02/03/23	ISSUED FOR D.P. REVIEW	
30/05/23	ISSUED FOR D.P. REVIEW	
17/08/23	ISSUED FOR D.P.	



RCA
 Robert Cozzoli Architecture Inc.
 200 - 2336 Columbia Street
 Vancouver, B.C.
 Canada V5T 3T3
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rcozzoliarchitecture.com

ESSENCE
 AT THE HAMPTONS
 A COLLECTION OF LUXURY HOMES
 LEGENDARY










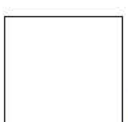

PROJECT
ESSENCE THE HAMPTONS
 164th Street & 23rd Avenue
 Burnaby, B.C.

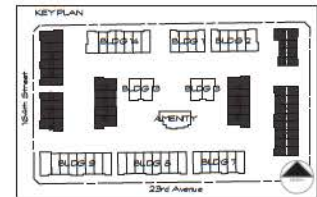
TEAM: NVV	DESIGN: SS
SCALE: 3/16" = 1'-0"	PROJECT: RCA-267

COLOUR SCHEME B

REVISION:	SHEET:
-	A4.01



- | | | | | | |
|----------|---|----------|---|----------|---|
| A |  ROOF SHINGLES
IKO CAMBRIDGE DUAL BLACK | E |  MASONRY CLADDING
HEBRON ARCHITECTURAL CHOCOLATE | J |  CONCRETE CAPS & SILLS |
| B |  PAINTED FASCIA & TRIMS
WHITE | F |  GUTTERS
KAYCAN WHITE | K |  PAINTED WOOD DOORS
STAINED WALNUT FINISH |
| C |  PAINTED HORIZONTAL SIDING
JAMES HARDIE ARCTIC WHITE | G |  DOWNPIPES
KAYCAN BLACK | L |  VINYL DOUBLE-GLAZED WINDOWS & SLIDERS
WHITE FRAME |
| D |  PAINTED BOARD & BATTEN
JAMES HARDIE WHITE | H |  PAINTED SHUTTERS, RAILINGS
BLACK | | |

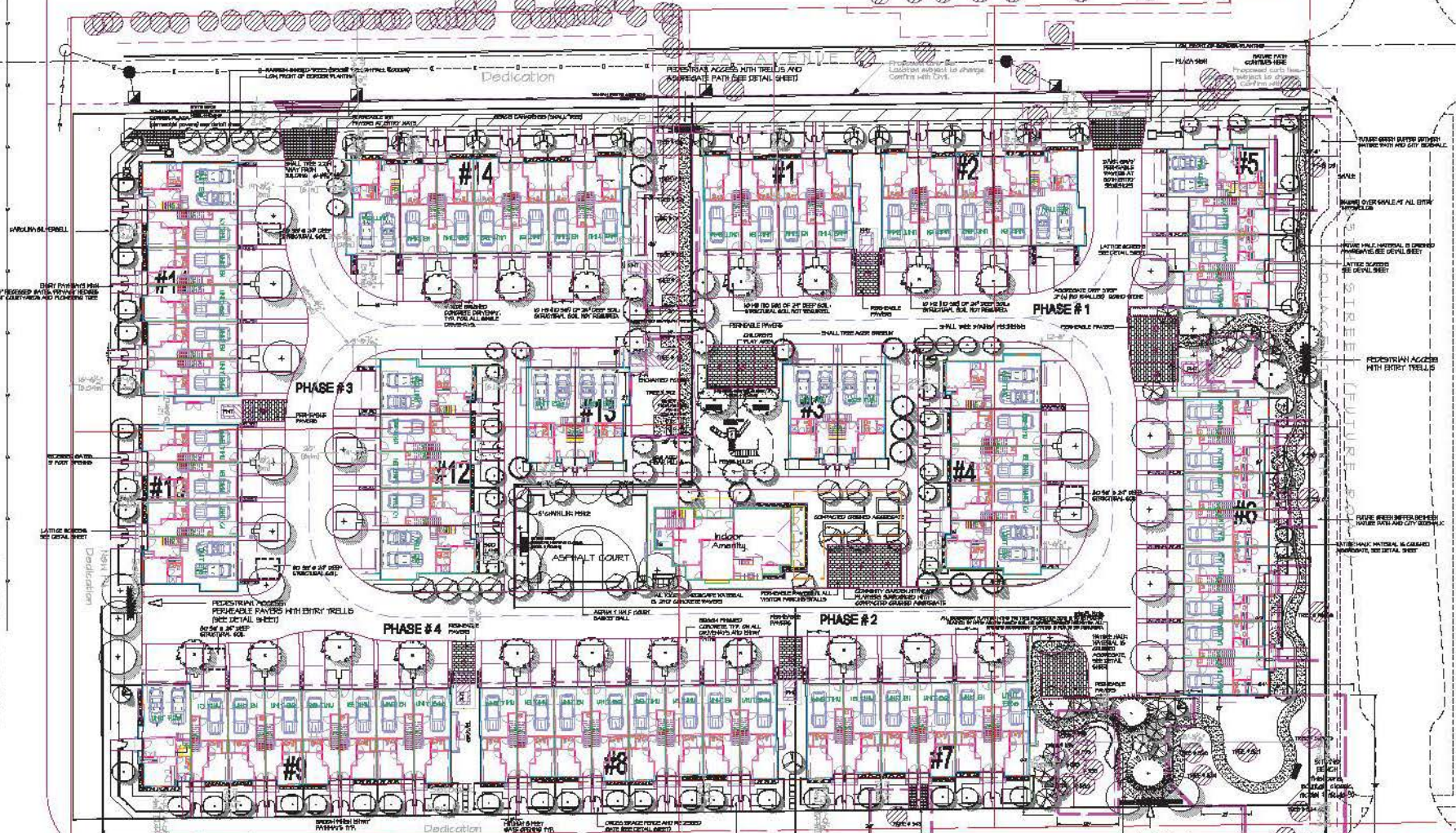


TREE SCHEDULE

NO.	TREE SYMBOL	SCIENTIFIC NAME	COMMON NAME	MS 408 NUMBER	19001
1	(Symbol)	ACER CHINENSIS	WATER HAWK	30-H-000-0	STED-CLAMP
2	(Symbol)	ACER FRAXINUS	WITCHAMOUND	30-H-000-0	ACRY GAL. 800
3	(Symbol)	ACER RUBRA VARIETATIS	COLOURADO RED WARP	30-H-000-0	ACRY GAL. 800
4	(Symbol)	ACER THORNTONII PACIFIC BRANCH	WISCONSIN STREET WARP	30-H-000-0	600 GAL. 600 B&P
5	(Symbol)	ADONISQUILLON PERSICIFOLIA	DOUGLASS YEW	30-H-000-0	300 GAL. 300 B&P
6	(Symbol)	CAESALPINA GOMPEZI	ROSEY PINKY REBECCA	30-H-000-0	500 GAL. 500 B&P
7	(Symbol)	CHAMAECYPARIS THYRSIFOLIA	NORFOLK CEDAR	30-H-000-0	300 GAL. 300 B&P
8	(Symbol)	FRAXINUS EUROPAEA	FRAXINUS	30-H-000-0	300 GAL. 300 B&P
9	(Symbol)	QUERCUS ILEX	GREEN LEAF YEW	30-H-000-0	300 GAL. 300 B&P

NOTES: * PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE BENCHMARK LATEST EDITION. CROWN SPREADS ASSUMED AS PER LOCAL STANDARDS. IDENTIFY PLANT SPECIES AND COMMON NAME FOR THE PHASE IN WHICH THEY ARE TO BE PLANTED. * SPECIES TO BE PLANTED MUST BE SPECIFICALLY IDENTIFIED TO THE SUPPLIER. * ALL PLANTS MUST BE PLANTED WITHIN THE SPECIFIED PHASES AND MUST BE PLANTED WITHIN THE SPECIFIED PHASES AND MUST BE PLANTED WITHIN THE SPECIFIED PHASES. * ALL PLANTS MUST BE PLANTED WITHIN THE SPECIFIED PHASES AND MUST BE PLANTED WITHIN THE SPECIFIED PHASES. * ALL PLANTS MUST BE PLANTED WITHIN THE SPECIFIED PHASES AND MUST BE PLANTED WITHIN THE SPECIFIED PHASES.

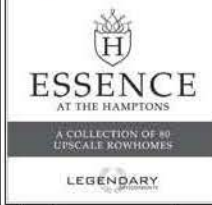
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCES FROM BRITISH COLUMBIA. PROVIDE CERTIFICATION UPON DELIVERY.



Copyright reserved. This drawing and design is the property of M2 Landscape Architecture and shall not be reproduced or used for other projects without their prior written consent.



#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1			

PROJECT: **ESSENCE THE HAMPTONS**
164 TH STREET AND 23RD AVE.
SURREY BC

DRAWING TITLE: **SITE PLAN**

DATE: 2023	DRAWING NUMBER: 1
SCALE: 1/8"=1'-0"	
DRAWN BY: [Signature]	
DESIGN BY: [Signature]	
CHECKED BY: [Signature]	

MSLA PROJECT NUMBER: JCB NO 23 001

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

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

DATE: **July 9, 2013** PROJECT FILE: **7813-0065-00**

RE: **Engineering Requirements
Location: 16437/16457/16467 - 23 Avenue, 2348 - 164 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.042 metre fronting 164 Street for 30 m collector road.
- Dedicate 2.442 metres fronting 23 Avenue for 25 m collector road.
- Dedicate 14.50 metre fronting 23A Avenue for 14.5 m flex road.
- Dedicate 3.0m x 3.0m corner cut at all intersections.
- Provide a 0.5 metre SROW fronting 23A Avenue, 23 Avenue and 164 Street.

Works and Services

- Construct east half of 164 Street to the collector standard.
- Construct north half of 23 Avenue to local standard.
- Construct south half of 23A Avenue to local flex standard.
- Construct water, sanitary sewer and storm sewer to service the development
- Provide on-site stormwater management features as specified in NCP/ISMP.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR



Wednesday, May 29, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0065 00

SUMMARY

The proposed 74 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	15
Secondary Students:	7

September 2012 Enrolment/School Capacity

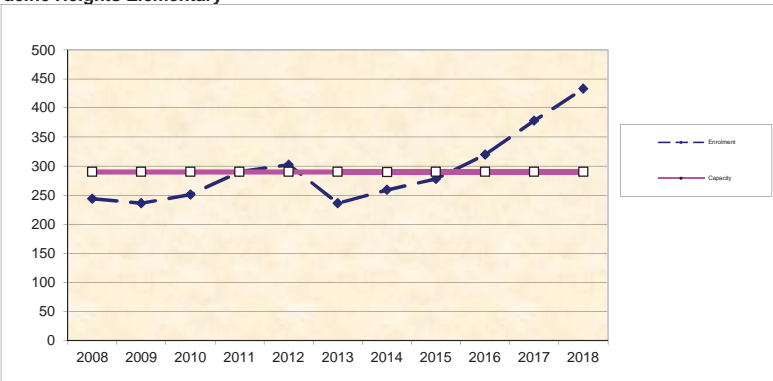
Pacific Heights Elementary	
Enrolment (K/1-7):	43 K + 259
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

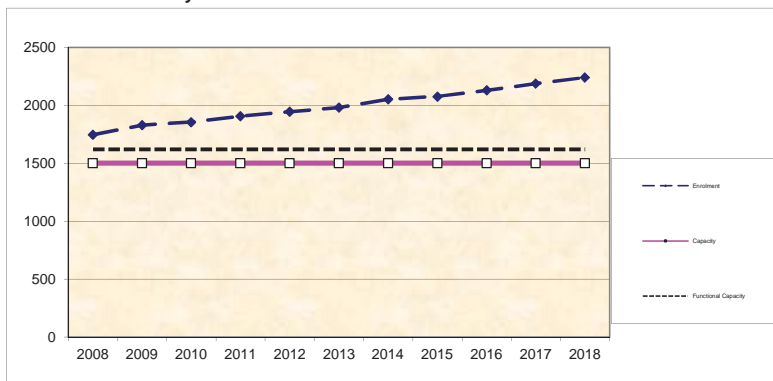
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) is under construction on 28th Avenue near 160th Street and is expected to open in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has also been purchased south of 24th Avenue - Site #206 on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #5 priority (funding year is 2014 - yr. 3) in the districts 2012-2016 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #13 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

Pacific Heights Elementary



Earl Marriott Secondary



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

TREE PRESERVATION SUMMARY

Surrey Project #:
 Project Location: 164th St & 23rd Ave., Surrey
 M2 Project #: 13003 **REVISED July 12, 2013**
 Register Landscape Architect / Arborist Jim Cadwaladr, M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on Feb. 13, 2013. 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 at the intersection of 164 Street & 23 Avenue.
- b. The site has 4 residential lots.
- c. The lots are treed to a medium density.
- d. The trees are a mixture of introduced and native species. There are a number of Douglas-Fir and Western Red-Cedar.
- e. The adjacent lots to the north & east have existing trees of by law size. There are 6 Giant Redwoods on northern adjacent lot (REM 27, Plan 36854), as well as a Lawson's Cypress hedge along the southern edge of the property at 23rd Ave. & a Cedar hedge along the northern part of Subject Property Lot 32, Plan 36854.
- f. There are no street trees on city property along 23rd Ave or 164th Street.

2. Summary of Proposed Tree Removal and Replacement

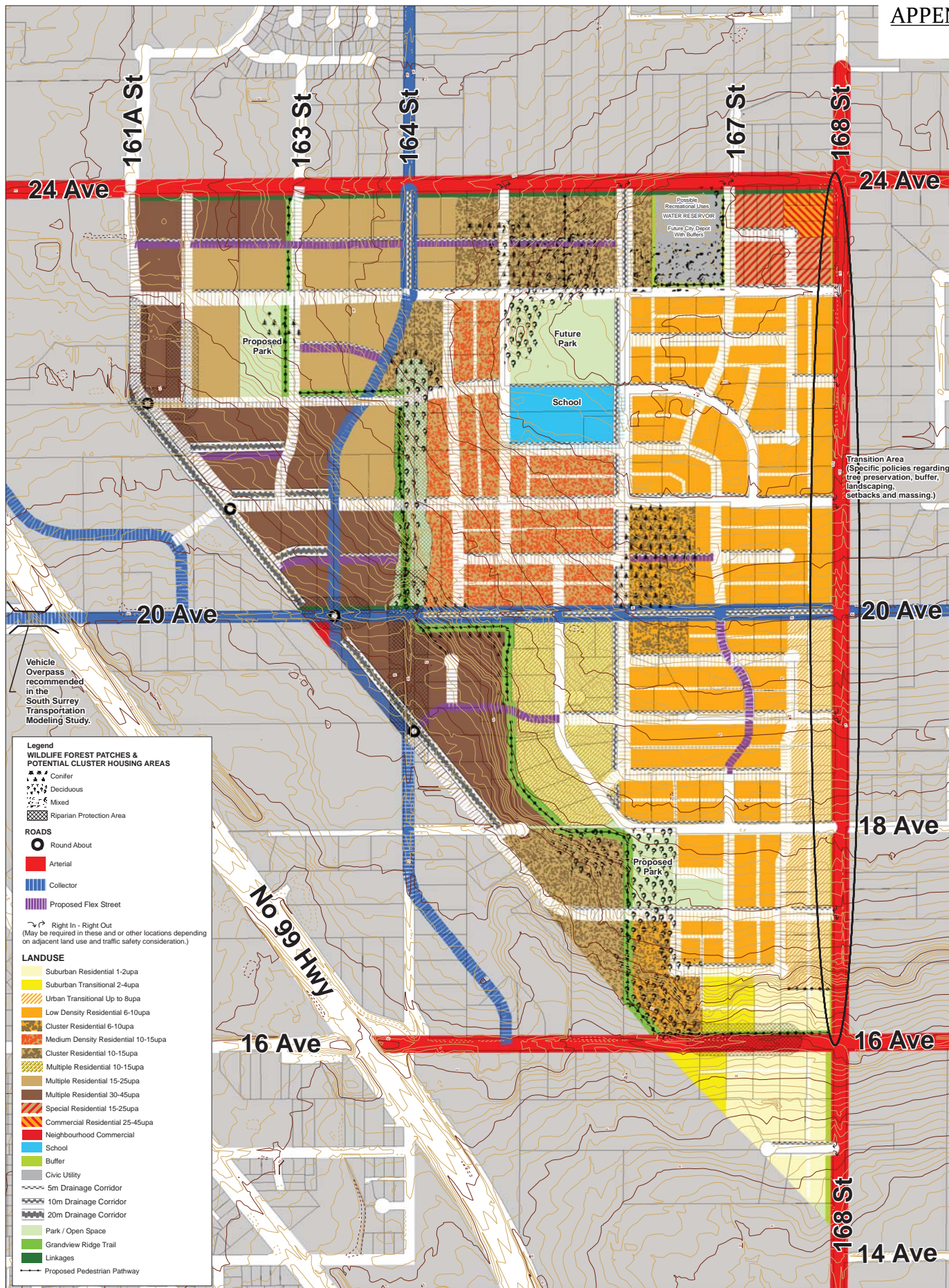
○ Number of Protected Trees Identified	120(A)
○ Number of Protected Trees declared to be hazardous due to natural causes	0 (B)
○ Number of Protected Trees to be Removed	100(C)
○ Number of Trees to be Retained (A-B-C)	20(D)
○ Number of Replacement Trees Required @ 2:1 (74 trees)	148(E1)
○ Number of Replacement Trees Required @ 1:1 (25 trees)	26(E2)
○ Total Number of Replacement Trees Required	174(E3)
○ Number of Replacement Trees Proposed	- 210(F)
○ Number of Replacement Trees in Deficit (E – F)	- (G)
○ Total Number of Protected and Replacement Trees (D+F)	- 230(H)
○ Number of Lots Proposed in Project	N/A (I)
○ Average Number of Trees / Lot (H/I)	N/A (J)

3. Tree Survey and Preservation Plan

Tree Survey / Arborist Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Jim Cadwaladr**
ISA Certified Arborist #PN-7310A
M2 Landscape Architecture
Feb. 13, 2013,
Rev Feb 25, 2013
Rev May 30, 2013
Rev June 25, 2013
Rev July 12, 2013



Transition Area
(Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

Legend

WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS

- Conifer
- Deciduous
- Mixed
- Riparian Protection Area

ROADS

- Round About
- Arterial
- Collector
- Proposed Flex Street
- Right in - Right Out (May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)

LANDUSE

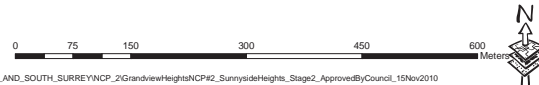
- Suburban Residential 1-2upa
- Suburban Transitional 2-4upa
- Urban Transitional Up to 8upa
- Low Density Residential 6-10upa
- Cluster Residential 6-10upa
- Medium Density Residential 10-15upa
- Cluster Residential 10-15upa
- Multiple Residential 10-15upa
- Multiple Residential 15-25upa
- Multiple Residential 30-45upa
- Special Residential 15-25upa
- Commercial Residential 25-45upa
- Neighbourhood Commercial
- School
- Buffer
- Civic Utility
- 5m Drainage Corridor
- 10m Drainage Corridor
- 20m Drainage Corridor
- Park / Open Space
- Grandview Ridge Trail
- Linkages
- Proposed Pedestrian Pathway

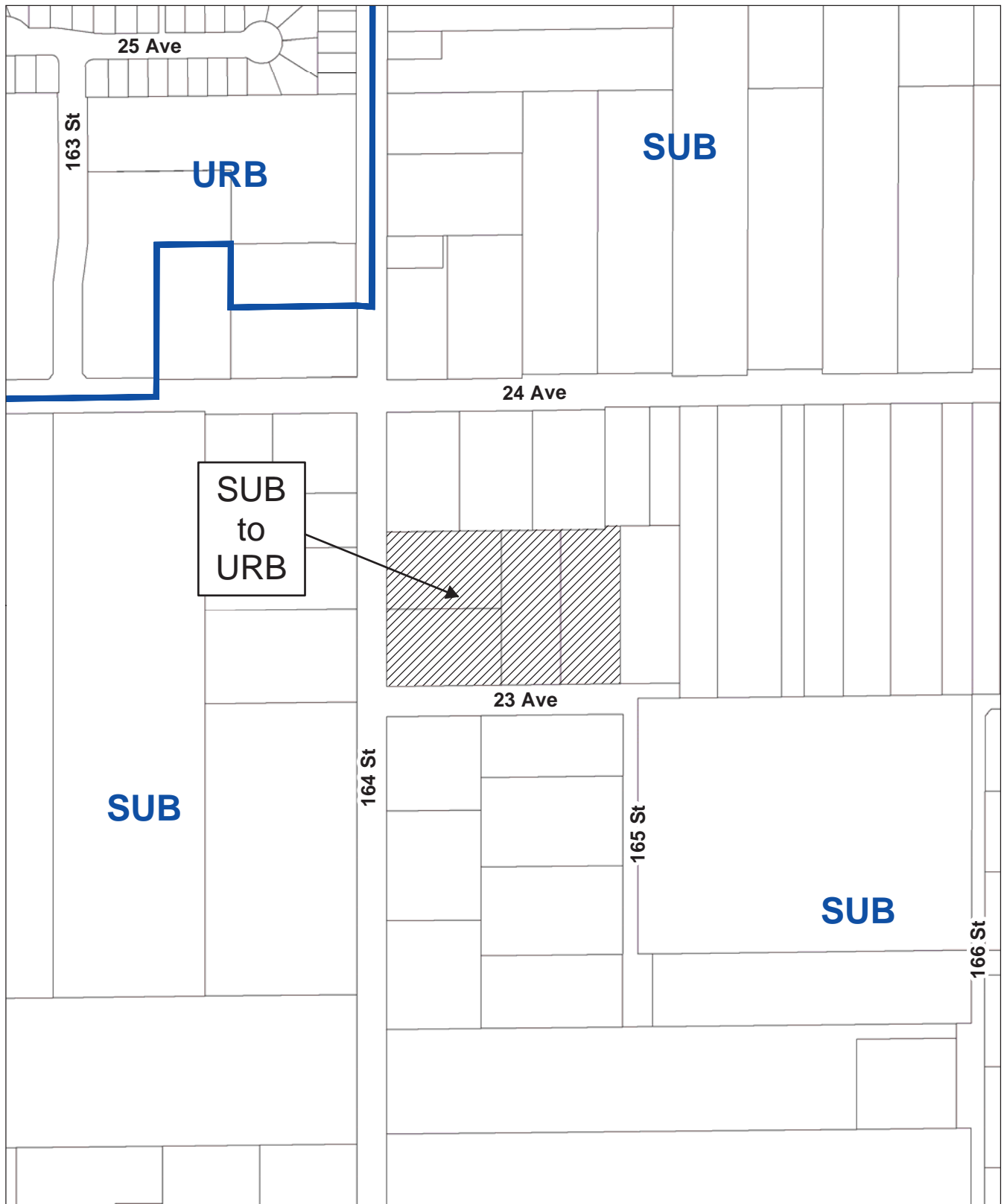
Grandview Heights NCP Area #2 (Sunnyside Heights)

Stage 2 Land Use Concept

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 11 April 2011





OCP Amendment 7913-0065-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0065-00

Issued To: GLEN W THOMSON
ZAHIA E THOMSON

("the Owner")

Address of Owner: 16457 - 23 Avenue
Surrey, BC V4P 2S5

Issued To: WOLF-JUERGEN W KURTH

("the Owner")

Address of Owner: 16467 - 23 Avenue
Surrey, BC V3S 0L8

Issued To: HUAN S ZHONG

("the Owner")

Address of Owner: 2348 - 164 Street
Surrey, BC V4B 4Z5

Issued To: YIXUAN SONG

("the Owner")

Address of Owner: 16437 - 23 Avenue
Surrey, BC V3S 0L8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-742-023
Lot 30 Section 13 Township 1 New Westminster District Plan 36854

2348 - 164 Street

Parcel Identifier: 007-420-749
Lot 31 Section 13 Township 1 New Westminster District Plan 36854

16437 - 23 Avenue

Parcel Identifier: 007-420-765
Lot 32 Section 13 Township 1 New Westminster District Plan 36854

16457 - 23 Avenue

Parcel Identifier: 007-420-790
Lot 33 Section 13 Township 1 New Westminster District Plan 36854

16467 - 23 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the property line is varied:
- i. from 7.5 metres (25 ft.) to 3.39 metres (11.12 ft.) for the south and east property lines;
 - ii. from 7.5 metres (25 ft.) to 2.88 metres (9.45 ft.) for the north property line; and
 - iii. from 7.5 metres (25 ft.) to 2.80 metres (9.18 ft.) for the west property line;
- (b) In Sub-section H.5 (b) of Part 22 Multiple Residential 30 Zone (RM-30), the enclosure of tandem parking spaces is varied to allow one outside tandem parking space for each unit, as shown on Schedule A; and

- (c) In Subsection 4 of Part 17 General Provisions, more than three (3) stair risers are permitted to encroach into the *building setback* area, to a maximum of seven (7) stair risers.
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0065-00 (A) through to and including 7913-0065-00 (B) (the "Drawings") which are attached hereto and form 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.
 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

COPYRIGHT RESERVED. THIS DRAWING MUST NOT BE SCALED. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECTS. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ROBERT CICOZZI ARCHITECTURE INC. AND CAN BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION:

NO.	DATE	DESCRIPTION

FOR C.D.P. REVIEW
FOR C.D.P.
FOR C.D.P.

Minimum setback
varied to 3.39 m
(11.12 ft.)

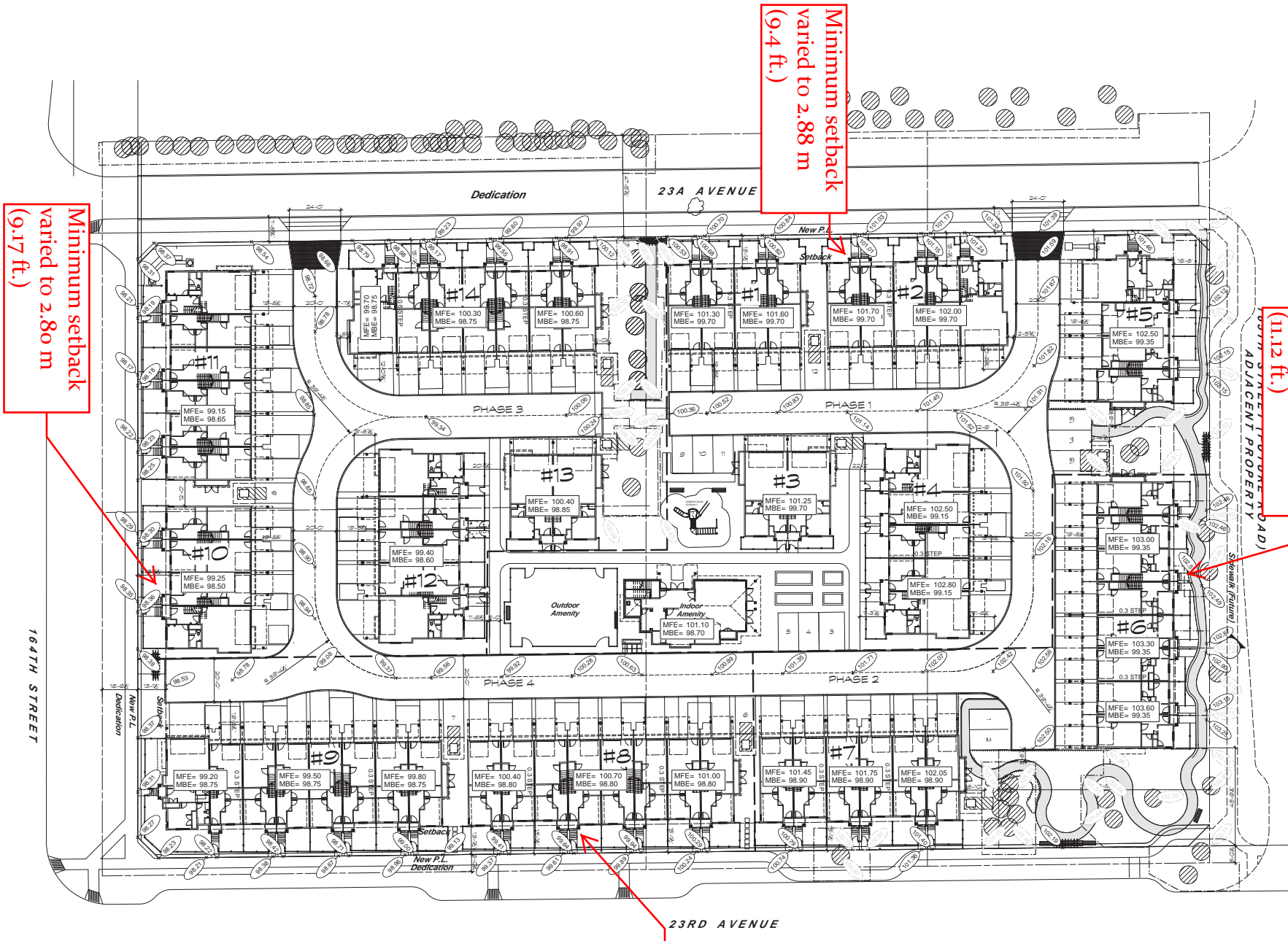
RCA
Robert Cicozzi Architecture Inc.
200 - 2336 Columbia Street
Vancouver, B.C.
Canada V6T 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4841
admin@rcaarchitecture.com

ESSENCE
AT THE HAMPTONS
A COLLECTION OF 50
LUXURY RESIDENCES
LEGENDARY

ESSENCE
THE HAMPTONS
164th Street & 23rd Avenue
Burrich, B.C.

DATE:	NW	DATE:	SS
SCALE:	1 = 20	PROJECT NO.:	RCA287

SCHEDULE A
7913-0065-00 (A)



Minimum setback
varied to 2.80 m
(9.17 ft.)

Minimum setback
varied to 2.88 m
(9.4 ft.)

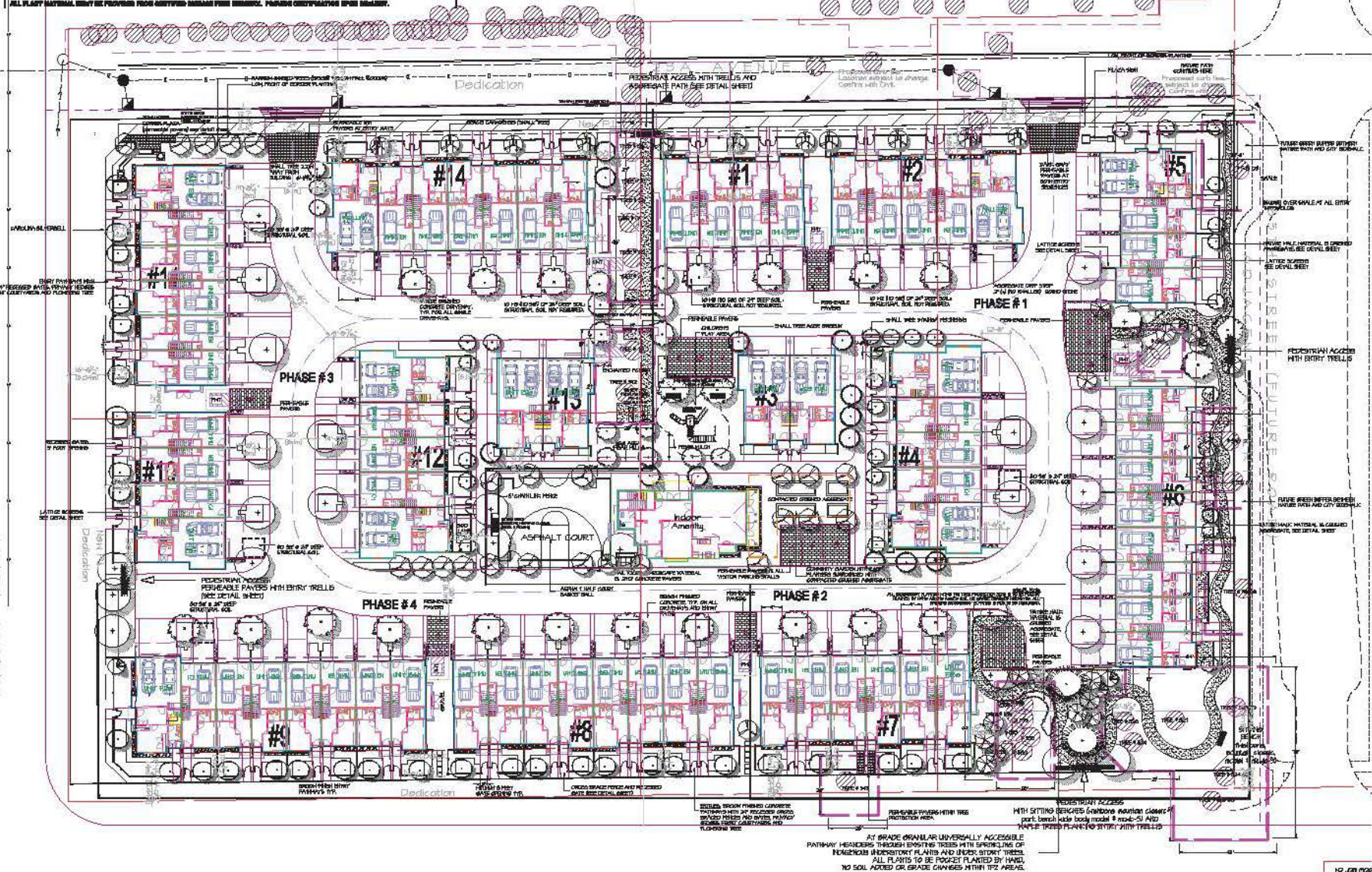
Minimum setback
varied to 3.39 m
(11.12 ft.)

- GENERAL NOTES:**
1. FOR DETAILED ON-SITE ROAD DESIGN AND SITE GRADINGS REFER TO CIVIL DRAWINGS BY APLN & MARTIN.
 2. REFER TO LANDSCAPE DRAWINGS BY TD LANDSCAPE ARCHITECTURE FOR DETAILS INCLUDING BUT NOT LIMITED TO PLANTING, SITE SURFACE TREATMENTS, LANDSCAPE STRIPS, SITE FENCING & TREES.
 3. ALL OFFSITE TREES SHOWN FOR RETENTION PENDING REVIEW BY CITY OF BURRICH ARBORIST AND LAND DEVELOPMENT DEPARTMENT TO DETERMINE WHICH TREES ARE TO BE RETAINED.
 4. ALL PROPOSED TREE PROTECTION ZONES AND TREES MARKED TO BE RETAINED ARE PRELIMINARY. ARBORIST TO CONFIRM.
 5. FINISHED GRADE TO SLOPE AWAY FROM BUILDING PERIMETER AT 2% MINIMUM IN ALL DIRECTIONS.
 6. ALL SITE BOUNDARIES, AREAS, AND PROPERTY LINES ARE APPROXIMATE AND TO BE VERIFIED BY SURVEYOR.

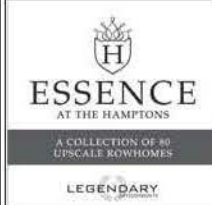


TREE SCHEDULE		MS 408 NUMBER	19001
NO	SYMBOL	SYMBOL NAME	PLANTING SIZE / HEIGHT
1	ACACIA	ACACIA	30" HDB, 3" DB
2	ACER	ACER	30" HDB, 3" DB
3	ACER	ACER	30" HDB, 3" DB
4	ACER	ACER	30" HDB, 3" DB
5	ACER	ACER	30" HDB, 3" DB
6	ACER	ACER	30" HDB, 3" DB
7	ACER	ACER	30" HDB, 3" DB
8	ACER	ACER	30" HDB, 3" DB
9	ACER	ACER	30" HDB, 3" DB
10	ACER	ACER	30" HDB, 3" DB
11	ACER	ACER	30" HDB, 3" DB
12	ACER	ACER	30" HDB, 3" DB
13	ACER	ACER	30" HDB, 3" DB
14	ACER	ACER	30" HDB, 3" DB
15	ACER	ACER	30" HDB, 3" DB
16	ACER	ACER	30" HDB, 3" DB
17	ACER	ACER	30" HDB, 3" DB
18	ACER	ACER	30" HDB, 3" DB
19	ACER	ACER	30" HDB, 3" DB
20	ACER	ACER	30" HDB, 3" DB

NOTES: * PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE REVISED LATEST EDITION. GROWTH RATES ARE SPECIFIED AS PER LOCAL GROWERS. SEASONAL PLANTING AND CARE INSTRUCTIONS ARE THE PROPERTY OF THE GROWER. * SEEDS IN THIS SCHEDULE ARE SPECIFIED AS PER LOCAL GROWERS. * SEEDS IN THIS SCHEDULE ARE SPECIFIED AS PER LOCAL GROWERS. * SEEDS IN THIS SCHEDULE ARE SPECIFIED AS PER LOCAL GROWERS. * SEEDS IN THIS SCHEDULE ARE SPECIFIED AS PER LOCAL GROWERS.



220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: **ESSENCE THE HAMPTONS**
164 TH STREET AND 23RD AVE.
SURREY BC

DRAWING TITLE: **SITE PLAN**

192 JOB 0001

7913-0065-00 (B)