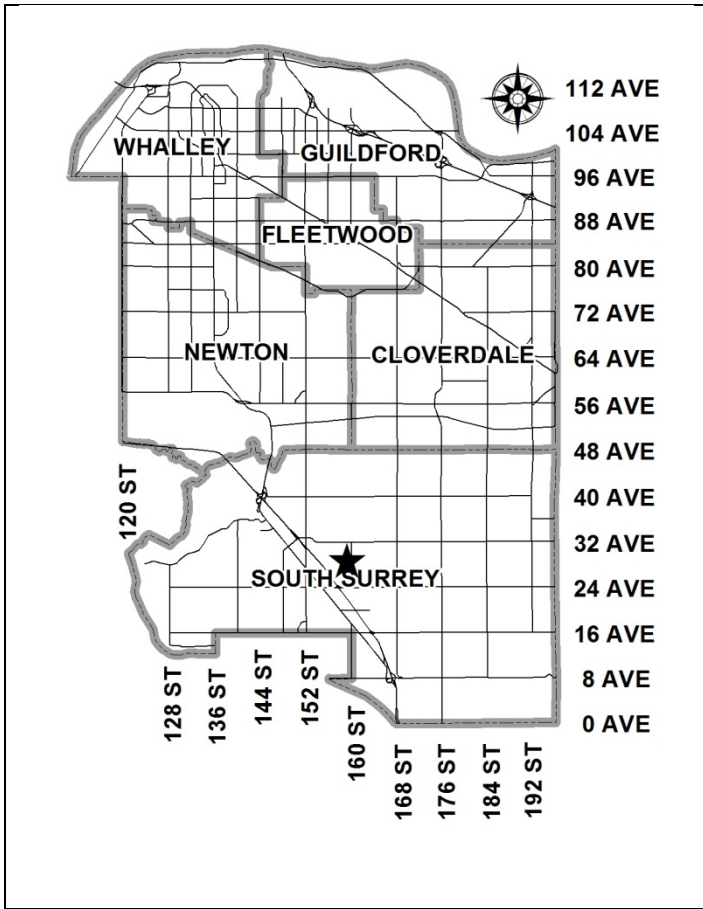


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0089-00

Planning Report Date: February 3, 2014



**PROPOSAL:**

- **Rezoning** a portion of the subject property from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 70-unit townhouse project.

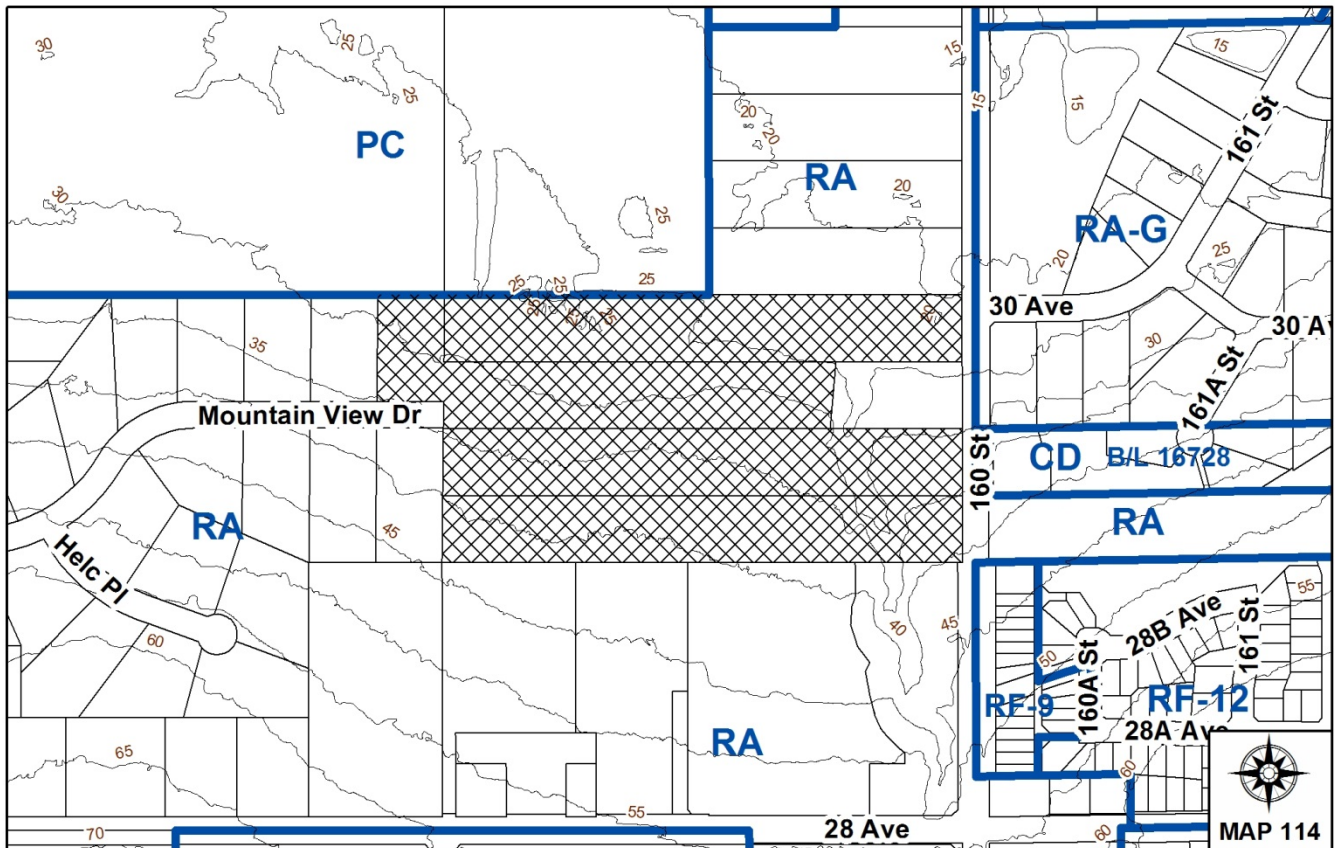
**LOCATION:** 15789 - Mountain View Drive  
 2907, 2933, 2987 - 160 Street

**OWNER:** Cressey Grandview Holdings Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Cluster Housing 6 - 8 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation proposed under application no. 7911-0269-00, which is currently at Third Reading.
- Complies with the NCP Designation proposed under application no. 7911-0269-00, which is currently at Third Reading.
- The proposed form and character of the townhouses are appropriate for this area of the North Grandview Heights NCP.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A, Block B, Block C and Block D on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7913-0089-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0089-00 generally in accordance with the attached drawings (Appendix II).
3. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (e) 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;
  - (f) completion of the subdivision proposed under application no. 7911-0269-00; and
  - (g) the applicant address any possible shortfall in replacement trees.

### REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements identified in application no. 7911-0269-00.

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

14 Elementary students at Sunnyside Elementary School  
7 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 April 2015.

(Appendix V)

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

**SITE CHARACTERISTICS**

Existing Land Use: Single family residential.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (across proposed Mountain View Drive):	Proposed townhouses under Application No. 7907-0078-00 and proposed City Park	Suburban / Cluster Housing (6-8upa)	RA
East:	Single family residential and riparian area	Suburban / Cluster Housing 6-8 upa, Environmental Area	RA
South:	Sunnyside Elementary School	Suburban / Existing Elementary School	RA
West:	Proposed single family residential under Application No. 7911-0269-00	Suburban / Cluster Housing (6-8upa)	RA

**DEVELOPMENT CONSIDERATIONS****Background**

- The applicant, Cressey Development Group, assembled a 13.1 hectare (32.3 acre) site consisting of 10 properties in the North Grandview Heights NCP and applied for a rezoning for single family residential, OCP and NCP amendments and subdivision under File No. 7911-0269-00. File No. 7911-0269-00 was presented to Council on March 11, 2013 and received Third Reading on April 8, 2013.



- Under File No. 7911-0269-00 the applicant is proposing a subdivision to create 78 single family small lots, 1 childcare centre lot, and 3 lots for future townhouse development (Appendix VII). The 3 townhouse sites are not being rezoned or given a Development Permit under File No. 7911-0269-00. The applicant intended to apply separately for rezoning and a Development Permit for the townhouse sites, as per the subject application.
- Under File No. 7911-0269-00, the applicant proposed an OCP Amendment from "Suburban" to "Urban" and an NCP amendment from "Cluster Housing 6-8 upa" to "Multiple Residential 15-25 upa" for the 3 proposed townhouse sites, including the subject site. Given the changes in the marketplace since 2008 (the trend toward smaller units/smaller parcels), the provision of more road and riparian land on the subject site than the NCP proposed, and the close proximity to the new school under construction, the applicant is proposing to increase the gross unit density from 6-8 upa to approximately 8.9 upa. No significant concerns were expressed by residents in the vicinity regarding the proposed NCP amendment.
- Under the subject application, the applicant is applying for a rezoning from RA to CD (based on RM-15) and a Development Permit to permit the development of a 70-unit townhouse development. Within the large Cressey land assembly, the subject 1.48 hectares (3.65 acres) townhouse site is situated adjacent to Wills Brook and the newly constructed Sunnyside Elementary School.

#### CD By-law

- The applicant is proposing a CD Zone for the site, based on the RM-15 Zone. The table below outlines the differences between the RM-15 Zone and the proposed CD Zone:

	<b>RM-15 Zone</b>	<b>Proposed CD Zone</b>
Maximum Unit Density	37 uph (15 upa)	48 uph (20 upa)
Maximum Floor Area Ratio (FAR)	0.60	0.75
Setbacks	7.5m (25 ft) from all property lines.	3.5m (11.5 ft) along 159 Street; 3.0m (10 ft) along Mountain View Drive, with 1.3m (4.3 ft) allowed for roof overhang; 1.8m (6 ft) east yard; and 7.6m (25 ft) south yard
Building Height	Principal Building: 11m (36 ft) Accessory Building: 11m (36 ft)	Principal Building: 12m (39 ft) Accessory Building: 13m (43 ft)
Parking	No parking spaces are permitted within the setback area.	1 parking space is permitted within the setback area.
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	1 hectare (2.47 acres)

- The CD Zone proposes a higher unit density at 48 uph (20 upa) versus 37 uph (15 upa) and a higher floor area ratio (FAR) of 0.75 versus an FAR of 0.60 as in the RM-15 Zone. The proposed density is typical of contemporary townhouse development and conforms with the NCP designation of "Multiple Residential 15-25 upa" that was endorsed under File No. 7911-0269-00.

- Setback relaxations along 159 Street and Mountain View Drive bring the buildings closer to the street and allow for a better street presence. The easterly setback relaxation is along the Wills Brook riparian area and are side yard conditions. The geometry of the easterly property line means that the setback is narrow in some areas (1.8 metres/6 feet) and quite wide (up to 12 metres/39 feet) in other areas.
- The applicant is proposing to increase the height by 1 metre (3 feet) from 11 metres (36 feet) to 12 metres (39 feet). The applicant is proposing a slightly different unit type for some of the units. These units, in the centre of the townhouse blocks, have a loft bedroom that is largely contained within the roofline of the building.
- The applicant is also proposing to increase the height of the amenity building by 2 metres (7 feet) from 11 metres (36 feet) to 13 metres (43 feet). This increase in height is due to the proposed decorative tower feature on the amenity building.
- The applicant is proposing to place one visitor parking space within the setback area on the easterly portion of the site, along the Wills Brook riparian area. This proposed parking space will not impact the neighbouring property or the streetscape.

#### Access, Pedestrian Circulation & Parking

- Vehicular access is proposed from one location along Mountain View Drive and two locations along 159 Street. Three (3) accesses are needed due to the site's steep topography, as the drive aisles follow the contours to avoid steep internal drive aisles.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing a north-south pathway on the site that will link the units with the main outdoor amenity area and the amenity building. Each unit is also connected to several main pathways that allow for circulation through the site and to the City sidewalk.
- The applicant is proposing to provide 140 resident parking spaces and 14 visitor parking spaces. The Zoning By-law requirement for resident and visitor parking spaces is satisfied.

#### Amenity Space

- The Zoning By-law requires that 210 sq.m. (2,260 sq. ft.) of indoor amenity area and 210 sq.m. (2,260 sq. ft.) of outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 613 sq.m. (6,600 sq.ft.) of indoor amenity space in a very nicely designed amenity building. The proposed building is located in the north portion of the site, along Mountain View Drive, and will be a landmark at the Mountain View Drive entrance to this newly developing area of North Grandview Heights. The amenity building is proposed to serve all 3 of the applicant's townhouse sites in their land assembly and their 78 single family lots as well. The amenity space contains a gym, exercise room and pet wash area on the ground floor and a great room, kitchen, lounge area, billiards room, coffee bar and a multi-purpose room on the second level.

- On the south side of the amenity building a lap pool, play pool, hot tub and pool deck area are proposed. An outdoor fireplace, patio dining area, barbeque shelter and children's play area are also proposed adjacent to the amenity building. In addition, there are a few other smaller children's play areas and lawn and seating areas scattered throughout the site. The total outdoor amenity area provided is 569 sq.m. (6,125 sq.m.).

### DESIGN PROPOSAL AND REVIEW

- The development consists of 12 buildings containing 70 dwelling units in total. Twenty-four (24) of the units are proposed to have a double-car garage while 46 of the units are proposed to have a tandem parking arrangement.
- The steep topography of the site has influenced the site layout, as the drive aisles follow the contours to avoid overly steep drive aisles and buildings that would need to be multi-stepped. This has meant that the units along the street have their sidewalls to the street, but the applicant has designed these units to address the street with entrances along the street, connections to the sidewalk and also windows that provide casual surveillance of the street.
- The buildings are well-articulated, use varying roof pitches and finishing details like wood brackets for an attractive overall design. The exterior materials include hardie plank, wood shingles, stone veneer and frosted glazing on the decks.

### Landscaping

- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. The drive aisles are proposed to be lined with shrubs and trees, which will greatly enhance the appearance of the drive aisles.
- Various lawn and play areas are scattered throughout the site. There are several benches, bike racks and mail kiosk locations as well.
- Special paving (unit pavers) is proposed at the vehicular entrances. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

### Trees

- The applicant has provided an arborist assessment for the site. There are a total of 192 by-law sized trees on the subject site. Trees in the proposed riparian setback area have been documented as part of the larger development application, no. 7911-0269-00.
- Of the 192 trees on the property, 155 are alder and cottonwood which have low retention value.
- Two (2) trees, both western redcedar, are proposed for retention. The two trees are located near the amenity building.
- Grading requirements and the overall health of the trees means that additional tree retention on this property is not viable.

- The table below offers a summary of the types of trees on the site, excluding the proposed park area:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Bigleaf maple	6	0	6
Bitter cherry	1	0	1
Black cottonwood	36	0	36
Black walnut	1	0	1
Douglas fir	1	0	1
Paper birch	10	0	10
Red alder	110	0	119
Western hemlock	1	0	1
Western redcedar	17	2	15
<b>Total</b>	<b>192</b>	<b>2</b>	<b>190</b>

- The applicant is proposing to plant 220 trees on the site; 225 replacement trees are required. The applicant intends to plant all 225 required replacement trees on the property. If all the replacement trees cannot be accommodated on-site, a contribution to the Green City Fund will be required.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 22, 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"> <li>The site is located within the North Grandview Heights NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Absorbent soils greater than 30 cm (1 foot) in depth, roof downspout connection, natural landscaping, sediment control devices, perforated pipe systems, and permeable pavement/surfaces are proposed.</li> <li>Composting areas will be provided and recycling, composting and organic pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>On-site pedestrian paths will be provided with specific pedestrian lighting.</li> <li>Bike racks, showers and change facilities will be provided.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Outdoor and indoor amenity space and recreation space is proposed.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The typical notifications to area residents occurred (ie. development proposal 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 September 12, 2013 and staff received two phone calls. No concerns were expressed.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Zoning Block Plan
Appendix V.	School District Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Overall Site Plan for Cressey Land Assembly (File No. 7911-0269-00)
Appendix VIII.	CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/da

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## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD (based on RM-15)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		1.48 ha/3.65 ac
Road Widening area		
Undevelopable area		
Net Total		1.48 ha/3.65 ac
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	34%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12m	11.5m
Accessory	13m	12.3m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		70
Total		
<b>FLOOR AREA: Residential</b>		10,774 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		10,774 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)		
# of units/ha /# units/acre (net)	48 uph/20 upa	47 uph/19 upa
FAR (gross)		
FAR (net)	0.75	0.73
AMENITY SPACE (area in square metres)		
Indoor	210 sq.m.	613 sq.m.
Outdoor	210 sq.m.	569 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	140	140
Residential Visitors	14	14
Institutional		
Total Number of Parking Spaces	154	154
Number of disabled stalls		
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
---------------	----	---------------------------------	-----



**ANTICIPATED ZONING CLASSIFICATION**

Multiple Residential 30 zone

**WILLS BROOK TOWNHOMES**

Site Area 14,796 SM 3.646 acres 158,835 SF  
 Anticipated Density 78 units (22.3 U/P A)

Proposed Density  
 74 townhomes @ 15' wide  
 2 storey clubhouse @ 6000 SF

**GREENWAY TOWNHOMES (FUTURE)**

Site Area 11,148 SM 2.755 acres 119,906 SF  
 Anticipated Density 60 units (21.8 U/P A)

Proposed Density  
 62 townhomes @ 15' wide

**MOUNTAIN VIEW TOWNHOMES (FUTURE)**

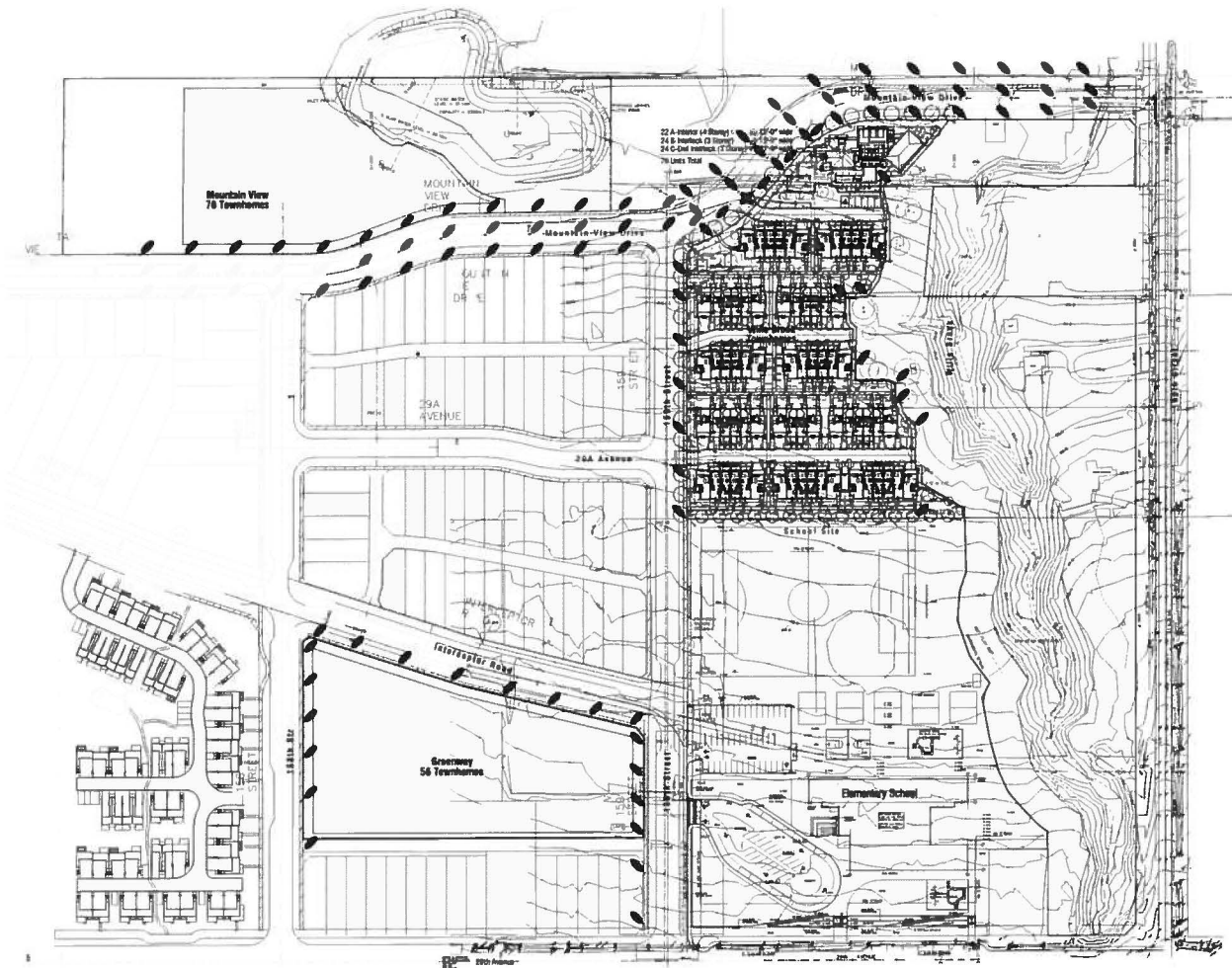
Site Area 10,780 SM 2.667 acres 116,130 SF  
 Anticipated Density 58 units (21.76 U/P A)

Proposed Density  
 48 townhomes @ 15' wide

**TOTAL TOWNHOME DEVELOPMENT (FUTURE)**

Site Areas 36,118 SM 8.926 acres 394,866 SF  
 Anticipated Density 196 units

Proposed Density  
 182 townhomes plus 6000 SF clubhouse



**RAYMOND LETKEMAN**  
 ARCHITECTURE  
 308-670-8888 31 VANDERBILT B.C. V6S2P7  
 1st fl. 308-670-8888 Fax 308-670-8891

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Revised:  
 April 22, 2013  
 Issued for Zoning and Development Permit  
 October 10, 2013  
 Re-issued for Zoning and Development Permit

**North  
 Grandview  
 Heights**  
 Surrey, B.C.

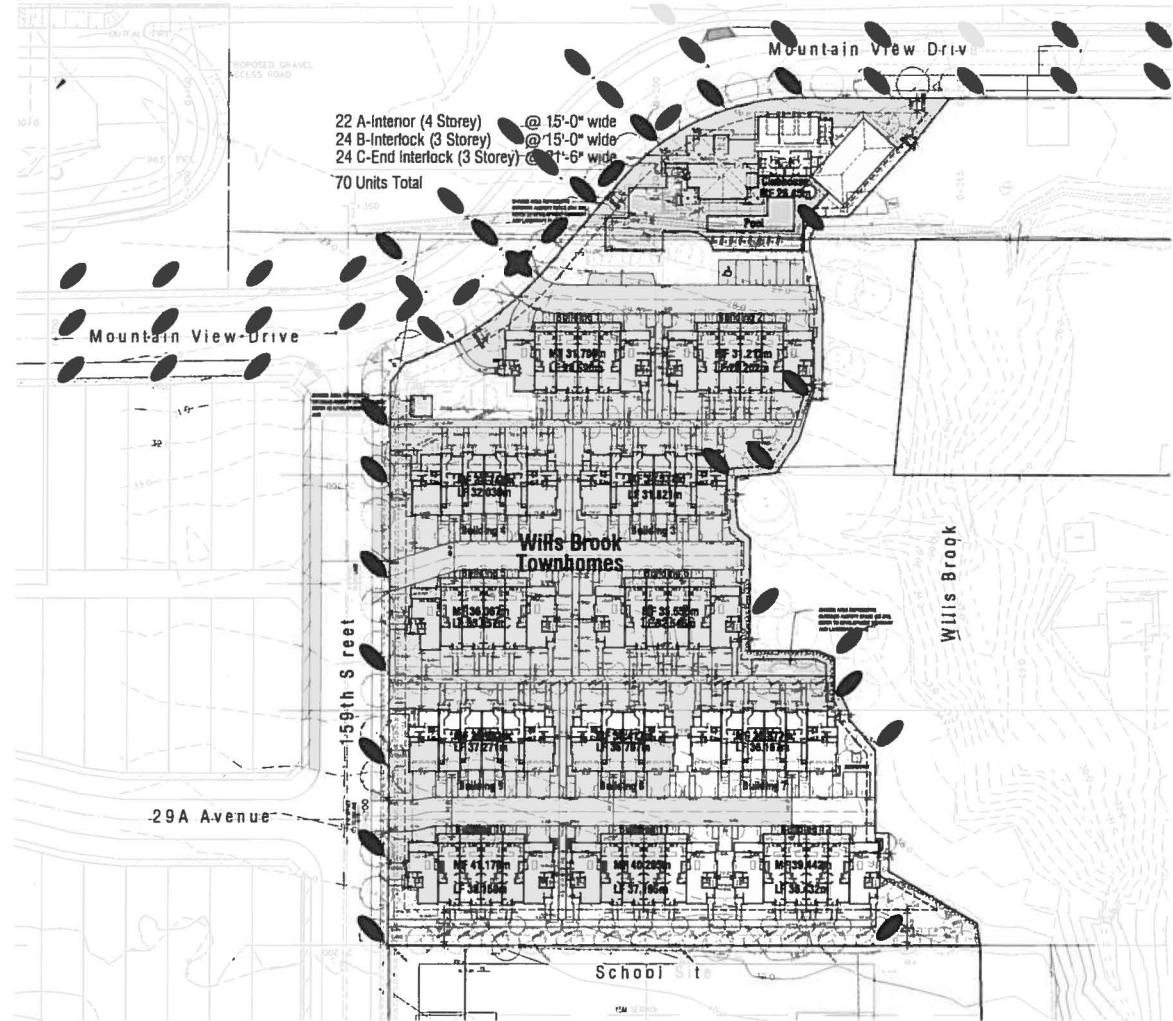
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**Appendix II**

Context Plan S 1

# Development Summary

CITY ADDRESS	700								
LEGAL DESCRIPTION	000								
ZONING CLASSIFICATION	Comprehensive Development Zone (CDZ)								
SITE AREA (including the proposed driveway)	3.26 Acres 140,000 SF								
ALLOWED FAR	0.75								
PROPOSED FAR (includes the driveway & garage)	0.75								
ALLOWED DENSITY	300 U/AC								
PROPOSED DENSITY	150 U/AC								
ALLOWED LOT COVERAGE	40 %								
PROPOSED LOT COVERAGE (includes setbacks, not includes the driveway)	35 %								
REQUIRED SETBACKS	1, 4, 8								
PROPOSED SETBACKS (Refer to Site Plan)	1, 4, 8								
ALLOWED PHYSICAL BUILDING HEIGHT	40 ft								
PROPOSED PHYSICAL BUILDING HEIGHT (Refer to elevations)	40 ft								
ALLOWED RESIDENT BUILDING HEIGHT	35 ft								
PROPOSED RESIDENT BUILDING HEIGHT (Refer to elevations)	35 ft								
REQUIRED OFF-STREET PARKING SPACES	300 SP								
PROPOSED OFF-STREET PARKING SPACES	370 SP								
REQUIRED OFF-STREET PARKING SPACES	300 SP								
PROPOSED OFF-STREET PARKING SPACES	370 SP								
PROPOSED DEVELOPMENT									
Type	Level Floor	Min Floor	Upper Floor	Lot Floor	Area	Units	Total Area	Count	Coverage
A	00	00	00	00	1,000	10	22,500 SF	80 U	18,270 SF
A1	271	000	000	000	1,000	8	15,100 SF	185 U	8,800 SF
B	00	00	00	00	1,210	14	18,300 SF	92 U	16,300 SF
C1	271	000	000	000	1,700	10	17,800 SF	92 U	7,200 SF
C	000	000	000	000	1,200	11	19,800 SF	135 U	9,800 SF
C Int	200	000	000	000	1,200	8	8,100 SF	125 U	2,500 SF
C2	000	000	000	000	1,710	8	12,100 SF	102 U	6,870 SF
C3 Int	000	000	000	000	1,200	2	2,400 SF	125 U	1,900 SF
TOTAL NUMBER OF UNITS & AREA						70	118,000 SF	914 U	64,070 SF
PROPOSED RESIDENTY PARKING	2.0 car/unit		140 car						
PROPOSED VISITOR AND GUEST PARKING	0.2 car/unit		14 car						
PROPOSED TOTAL PARKING			154						



Prepared:  
 April 22, 2013  
 Issued for Zoning and Development Permit  
 October 18, 2013  
 Re-issued for Zoning and Development Permit

**North Grandview Heights**  
 Surrey, B.C.

Site Plan

1" = 40'  
 October 18, 2013

Building Colour (Refer to drawing Sk-1.5):

- Scheme 1 (Greenbrier Beige BM HC-79) ~ Buildings 3, 4, 8, 10 & 12
- Scheme 2 (Chestertown Buff BM HC-9) ~ Buildings 2, 5, 7
- Scheme 3 (Raintree Green BM CC-560) ~ Buildings 1, 6, 9 & 11



Asphalt Shingles  
Weathered Wood



Benjamin Moore HC-103 Cromwell Gray  
All fascias, window trims, braces, beams, posts



Benjamin Moore HC-79 Greenbrier Beige  
HardiPlank Lap-Siding (Scheme 1)



Benjamin Moore HC-9 Chestertown Buff  
HardiPlank Lap-Siding (Scheme 2)



Benjamin Moore CC-560 Raintree Green  
HardiPlank Lap-Siding (Scheme 3)



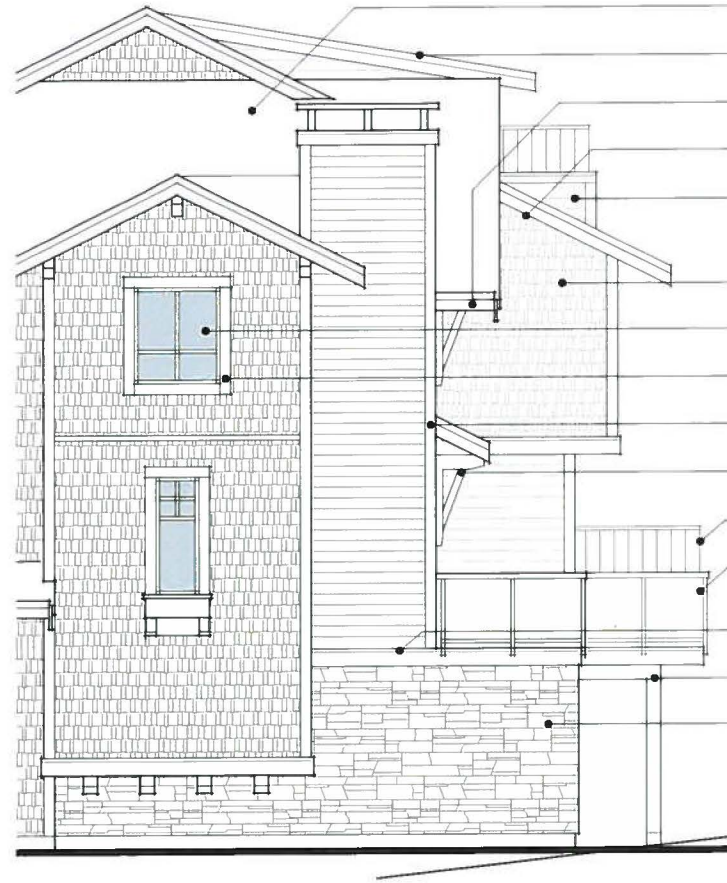
Cloverdale Beige Cedar Semi Transparent  
Wall Shingles



Cloverdale Blue Ash Semi Transparent  
Entry Door, Man Door & Garage Door



Cultured Stone  
Pro-fit Alpine Ledgestone Mojave



- Pitch Roof:** Asphalt roof shingles  
Pabco Premier, Weathered Wood
- Gable Fascias:** 2x4 on 2x10 wood, painted  
Benjamin Moore HC-103 Cromwell Gray
- Fascias:** 2x10 wood, painted  
Benjamin Moore HC-103 Cromwell Gray
- Soffit:** HardiSoffit, Vented Smooth, painted  
Benjamin Moore HC-79 Greenbrier Beige
- Wall Siding:** Hardiplank Lap Siding, Smooth, painted  
Benjamin Moore HC-79 Greenbrier Beige (Scheme 1)  
Benjamin Moore HC-9 Chestertown Buff (Scheme 2)  
Benjamin Moore CC-560 Raintree Green (Scheme 3)
- Shingle Siding:** Wood shingles, semi transparent stain  
Cloverdale Beige Cedar
- Window:** Vinyl frames, Tan  
Refer to windows schedule
- Window Trims:** 2x6 wood, painted  
Benjamin Moore HC-103 Cromwell Gray
- Corner Trims:** Vertical 2x6 wood, painted  
To match adjacent wall colour
- Braces:** Wood, painted  
Benjamin Moore HC-103 Cromwell Gray
- Privacy Screen:** Wood slats, painted  
To match adjacent wall colour
- Guard Rail:** Aluminum rails, posts & pickets  
w/ inset frosted glazing  
Benjamin Moore HC-166 Kendall Charcoal
- Flashing:** Pre-finished aluminum  
Match adjacent colour, by Gentek
- Beams & posts:** Wood, painted  
Benjamin Moore HC-103 Cromwell Gray
- Stone Veneer:** Cultured Stone  
Mojave Pro-fit Alpine Ledgestone
- Doors:** Fibreglass, stained  
Cloverdale Blue Ash
- Garage Doors:** Fibreglass, stained  
Cloverdale Blue Ash

## North Grandview Heights

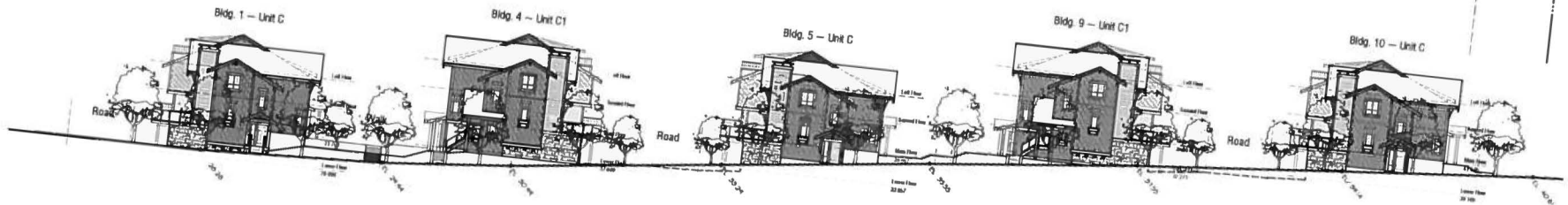
Sumey, B.C.

### Colour & Material Schedule

3/8" = 1'-0"  
October 10, 2013

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Revisions:  
 April 27, 2013  
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 October 18, 2013  
 Re-issued for Zoning and Development Permit

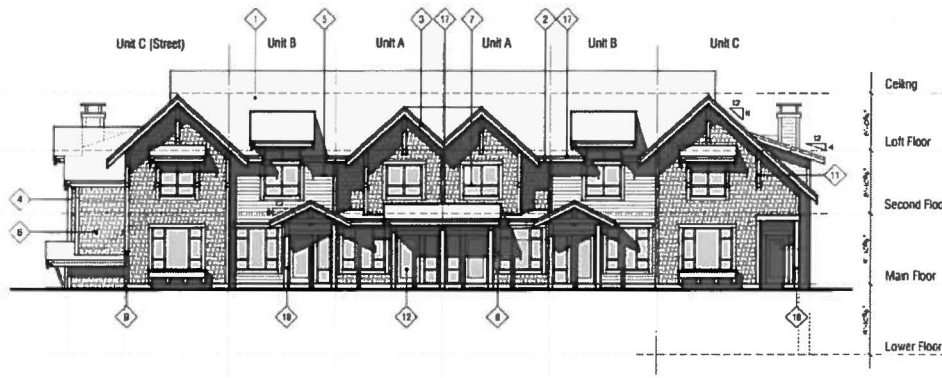


159th Street Elevation

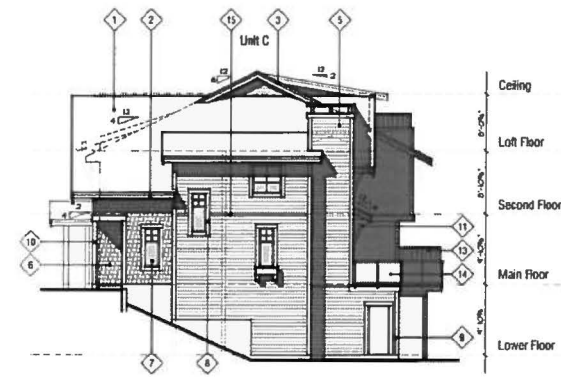
**North  
 Grandview  
 Heights**  
 Surrey, B.C.

**Streetscape Elevations**  
 1/8" = 1'-0"  
 October 18, 2013

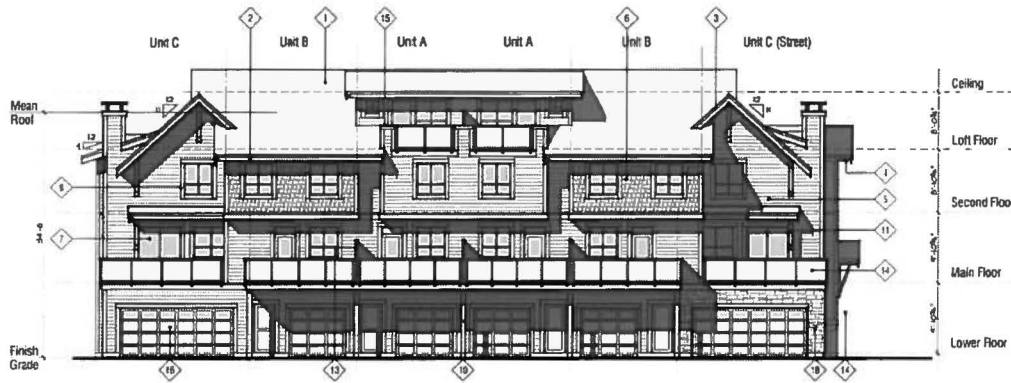
**Streetscape Elevations Sk-1.6**



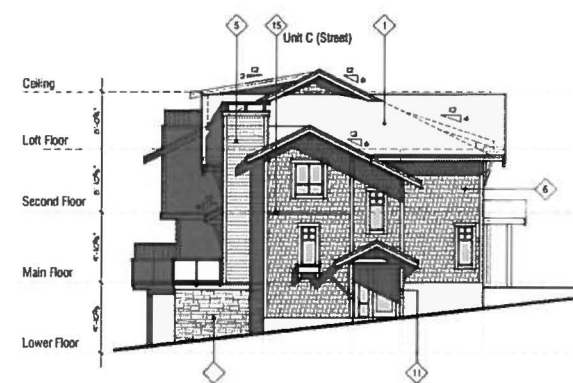
6-Plex South Elevation



6-Plex East Elevation  
(Building 5)



6-Plex North Elevation



6-Plex West Elevation

**Exterior Finish Legend**

◆ Pitch Roof	Asphalt roof shingles	Patco Premier, Weathered Wood	◆ Shingle Siding	Wood Shingles, stained	◆ Clovevale Beige Cedar Street Transparent	◆ Braces	Wood painted	Benjamin Moore HC-183 Cromwell Gray	◆ Garage Door	Fiberglass overhead door	◆ Clovevale Blue Ash
◆ Fascias	2 x 10 wood, painted	Benjamin Moore HC-103 Cromwell Gray	◆ Windows	Vinyl frames, refer to schedule	Tan	◆ Entry Door	Fiberglass door w/ glazing, refer to schedule, stained	Clovevale Blue Ash	◆ Gutter & RVL	Pre-finished aluminum	◆ Manufacturer standard Charcoal
◆ Gable Fascias	2 x 4 on 2 x 10 wood, painted	Benjamin Moore HC-103 Cromwell Gray	◆ Window Trims	2x6 wood, painted	Benjamin Moore HC-103 Cromwell Gray	◆ Privacy Screen	Wood slats painted	To match adjacent wall colour	◆ Stone Veneer	Cultured Stone	◆ Mojave Pro-Fit Alpine Laegestone
◆ Soffit	HardiSoft® Panel varized Smooth, painted	Benjamin Moore HC-79 Greenbrier Beige	◆ Corner Trims	Vertical 2x6 wood, painted	To match adjacent wall colour	◆ Guard Rail	Aluminum rails, posts & pockets w/ w/ as et frost glazing	Benjamin Moore HC-166 Kendall Charcoal			
◆ Wall Siding	Hardiplank Lap Siding Smooth, painted	Benjamin Moore HC-79 Greenbrier Beige (Scheme 1) HC-9 Charleston Ball (Scheme 2) CC-560 Raintree Green (Scheme 3)	◆ Beams & Posts	Wood, painted	Benjamin Moore HC-103 Cromwell Gray	◆ Raising	Pre-finished aluminum	To match adjacent wall colour			

Building 10 (Sim. 1, 2, 6, 11, 12)

6-Plex Elevations (3 & 4 storeys) Sk-2.4



Project: 18-2513  
 Issued for Zoning and Development Permit  
 October 18, 2013  
 Re Issued for Zoning and Development Permit

**North  
Grandview  
Heights**

Surrey, B.C.

**6-Plex Building  
Elevations**

1/8" = 1'-0"  
 October 18, 2013





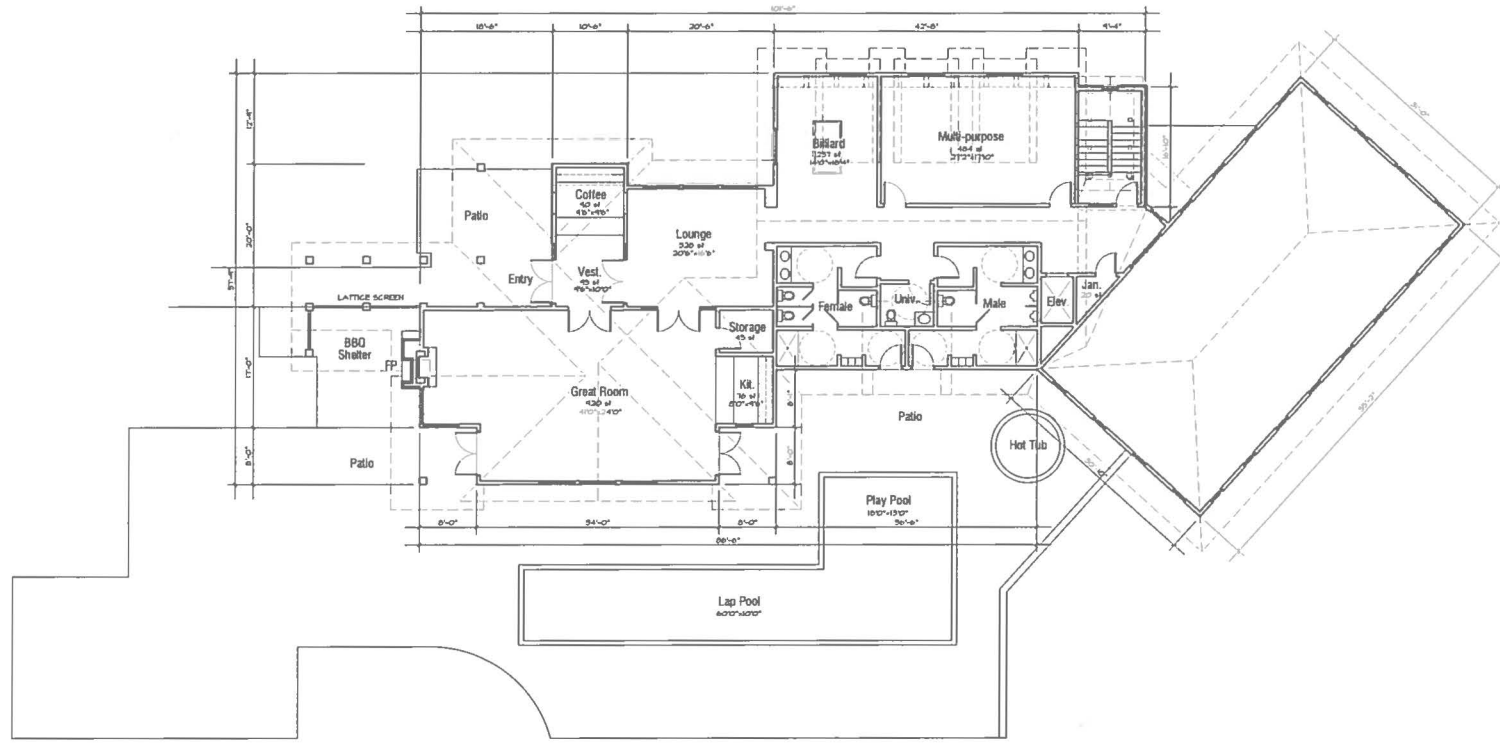
  
**RAYMOND LETKEMAN**  
 ARCHITECTS INC.  
 200 415 Number 51, Vancouver, B.C. V6Z 2M1  
 Tel: 604 681 5279 Fax: 604 681 8887

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Issued:  
 April 27, 2013  
 Issued for Zoning and Development Permit  
 October 18, 2013  
 Re-issued for Zoning and Development Permit

**North  
 Grandview  
 Heights**  
 Surrey, B.C.

**Building 9 Renderings**  
 October 18, 2013

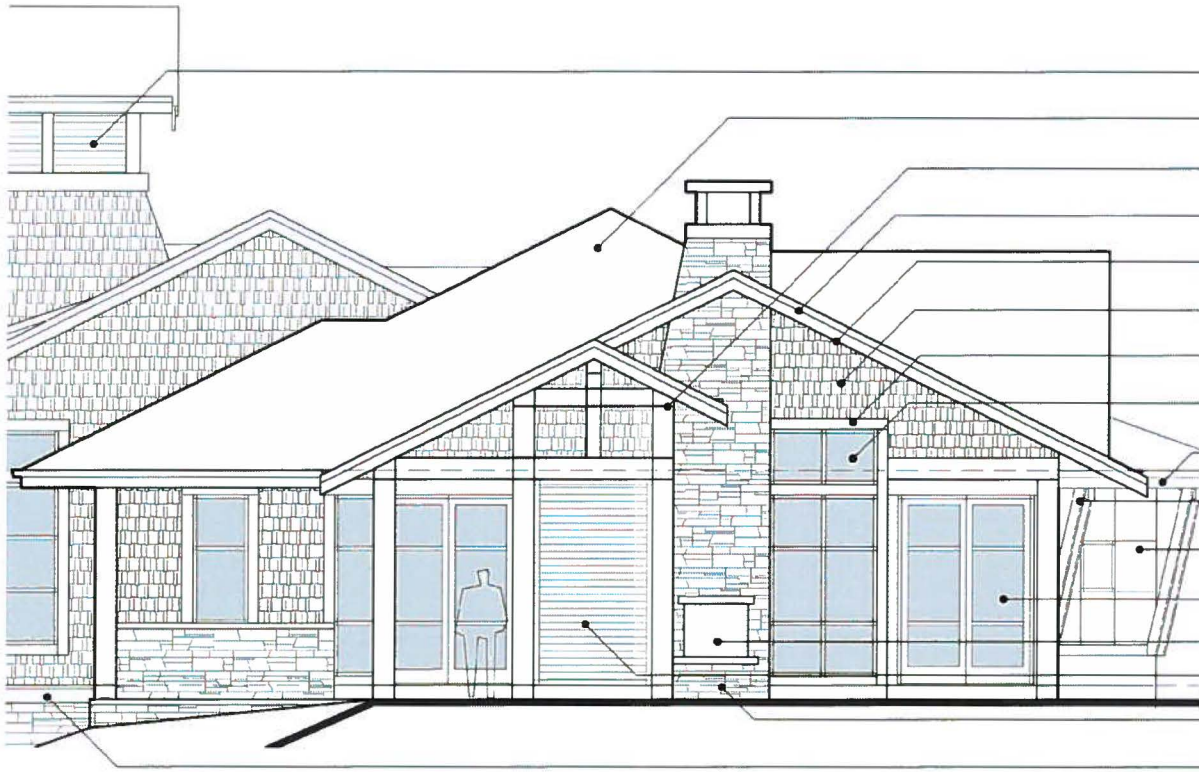


**Main Floor Plan**  
 3,717 sq ft

**North  
 Grandview  
 Heights**  
 Surrey, B.C.

**Clubhouse  
 Main Floor Plan**  
 1/8" = 1'-0"  
 October 10, 2013





- Louvers:** Wood slats, painted  
Benjamin Moore 2134-30 Iron Mountain
- Pitch Roof:** Asphalt roof shingles  
Pabco Premier, Mocha
- Beams & posts:** Wood, painted  
Benjamin Moore 2134-30 Iron Mountain
- Gable Fascias:** 2x4 on 2x10 wood, painted  
Benjamin Moore 2134-30 Iron Mountain
- Soffit:** HardiSoffit, Vented Smooth, painted  
Benjamin Moore HC-79 Greenbrier Beige
- Shingle Siding:** Wood shingles, semi transparent stain  
Cloverdale Beige Cedar
- Window Trims:** 2x6 wood, painted  
Benjamin Moore 2134-30 Iron Mountain
- Window:** Aluminum frames, double glazing  
Benjamin Moore 2134-30 Iron Mountain
- Fascias:** 2x10 wood, painted  
Benjamin Moore 2134-30 Iron Mountain
- Braces:** Wood, painted  
Benjamin Moore 2134-30 Iron Mountain
- Wall Panels:** HardiPanel Smooth w/ fry reglet system, painted  
Benjamin Moore HC-79 Greenbrier Beige
- Doors:** Fibreglass, stained  
Cloverdale Beige Cedar
- Barbeque:** Built-in outdoor barbeque
- Wood Screen:** Wood slats, painted  
Benjamin Moore 2134-30 Iron Mountain
- Stone Veneer:** Cultured Stone  
Mojave Pro-fit Alpine Ledgestone
- Belly Bands:** 2x10 wood, painted  
Benjamin Moore 2134-30 Iron Mountain



Pabco Premier Mocha  
Asphalt Shingles Roof



Cloverdale Beige Cedar Semi Transparent  
Wall Shingles



Benjamin Moore HC-79 Greenbrier Beige  
HardiSoffit, HardiPanel



Benjamin Moore 2134-30 Iron Mountain  
Louvres, Fascias, Trims, Braces, Screen

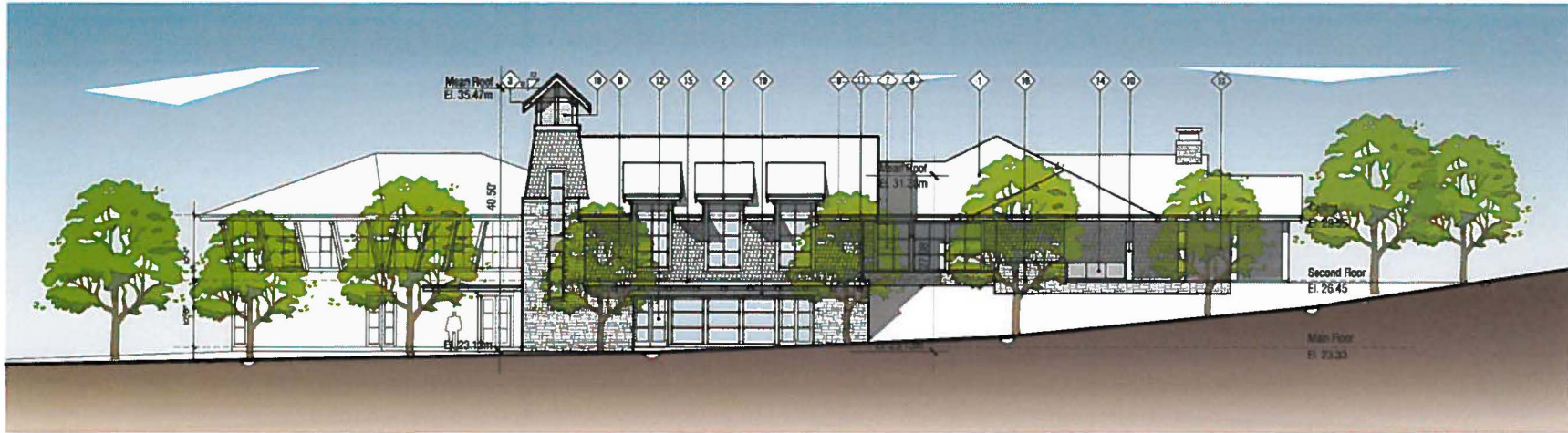


Cultured Stone  
Pro-fit Alpine Ledgestone Mojave

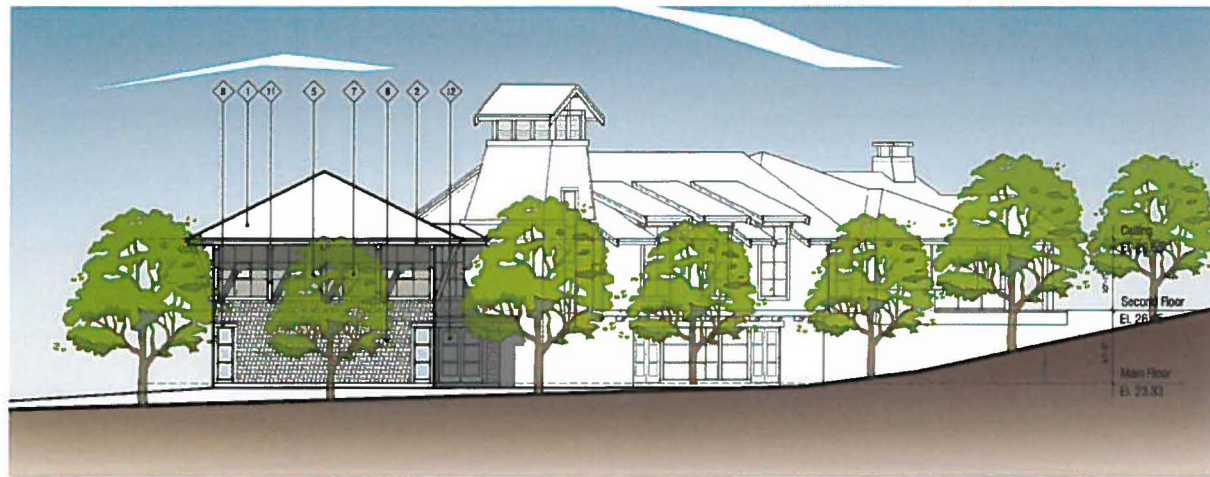
**North  
Grandview  
Heights**  
 Surrey, B.C.

**Clubhouse  
Material & Colour**  
 3/8" = 1'-0"  
 October 18, 2013





North Elevation



Northeast Elevation

Exterior Finish Legend

◆ Pitch Roof	Asphalt roof shingles	Palco Premier, Mocha	◆ Shingle Siding	Wood Shingles, stained	Cloverdale Beige Cedar Semi Transparent	◆ Braces	Wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Stone Veneer	Cultured Stone	Mogre Pro-Fit Alpine LedgeStone
◆ Fascias	2 x 10 wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Windows	Alum. frames, refer to schedule	Benjamin Moore 2134-30 Iron Mountain	◆ Doors	Fiberglass w/ glazing, refer to schedule	Cloverdale Beige Cedar Semi Transparent	◆ Gutter & R/W	Pre-finished aluminum	Manufacturer standard Charcoal
◆ Gable Fascias	2 x 4 on 2 x 10 wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Window Trims	2x6 wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Privacy Screen	Wood slats, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Louvers	Wood slats, painted	Benjamin Moore 2134-30 Iron Mountain
◆ Soffit	HardiSoffit Panel vented Smooth, painted	Benjamin Moore HC-79 Greenbrier Beige	◆ Belly Band	2x10 wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Guard Rail	Aluminum rails, posts & pickets w/ inset frost glazing	Benjamin Moore 2134-30 Iron Mountain	◆ Concrete Lintel	Pre-cast concrete	Natural finish
◆ Wall Panels	HardiPanel Smooth w/ fry riglet system, painted	Benjamin Moore HC-79 Greenbrier Beige	◆ Beams & Posts	Wood, painted	Benjamin Moore 2134-30 Iron Mountain	◆ Flashing	Pre-finished aluminum	To match adjacent wall colour			

**RAYMOND LETKEMAN**  
 ARCHITECTURE  
 388 W. 11th St. Vancouver, B.C. V5Y 1S2  
 TEL: 604.683.2222 FAX: 604.683.2227

Project: Clubhouse Elevations  
 Date: April 22, 2013  
 Status: For Zoning and Development Permit  
 October 18, 2013  
 As Issued for Zoning and Development Permit

**North Grandview Heights**  
 Surrey, B.C.

**Clubhouse Elevations**  
 1/8" = 1'-0"  
 October 18, 2013

Clubhouse Elevations Sk-6.5



  
**RAYMOND LETKEMAN**  
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Revised:  
 April 22, 2013  
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 October 18, 2013  
 Re Issued for Zoning and Development Permit

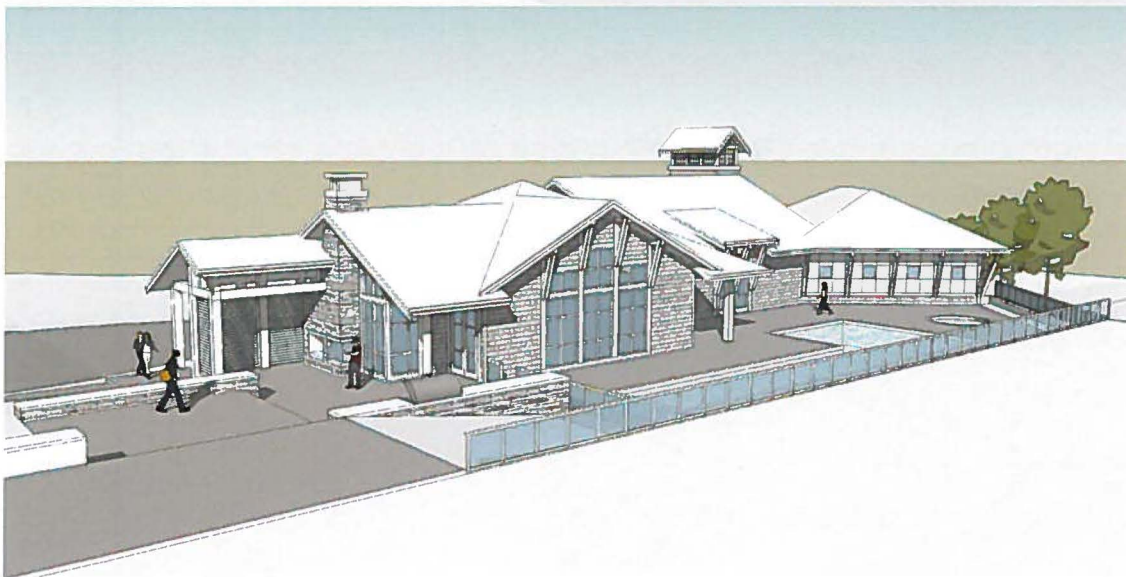
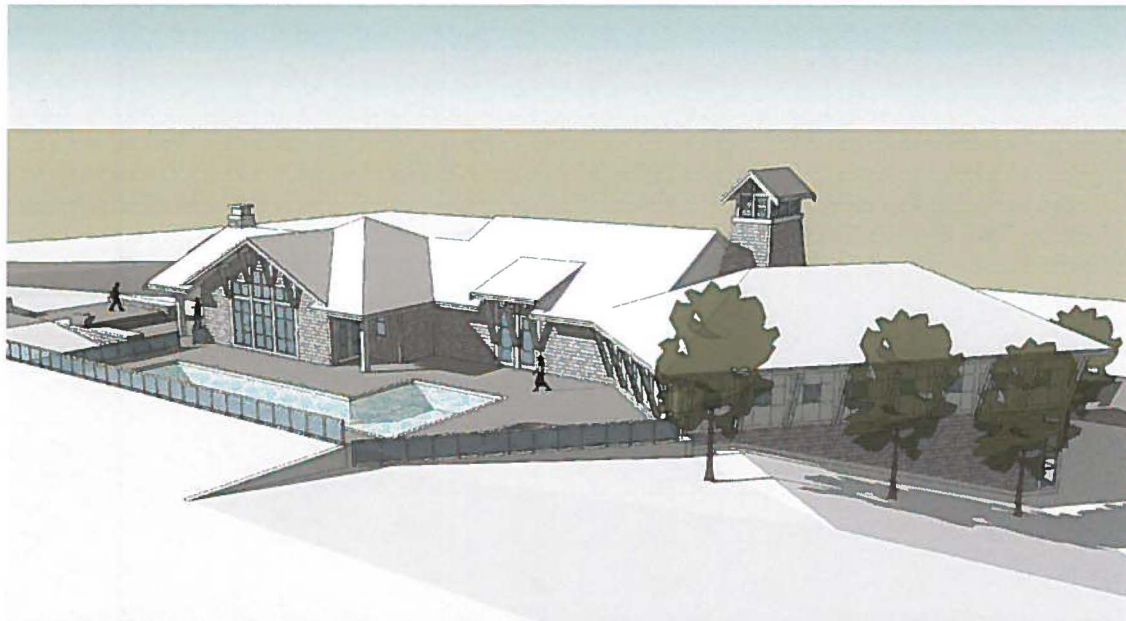
**North  
 Grandview  
 Heights**  
 Surrey, B.C.

**Clubhouse Renderings**

October 18, 2013

Clubhouse Renderings Sk-6.8





**RAYMOND LETKEMAN**  
ARCHITECTS

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Revised:  
April 27, 2013  
Submitted for Zoning and Development Permit  
October 18, 2013  
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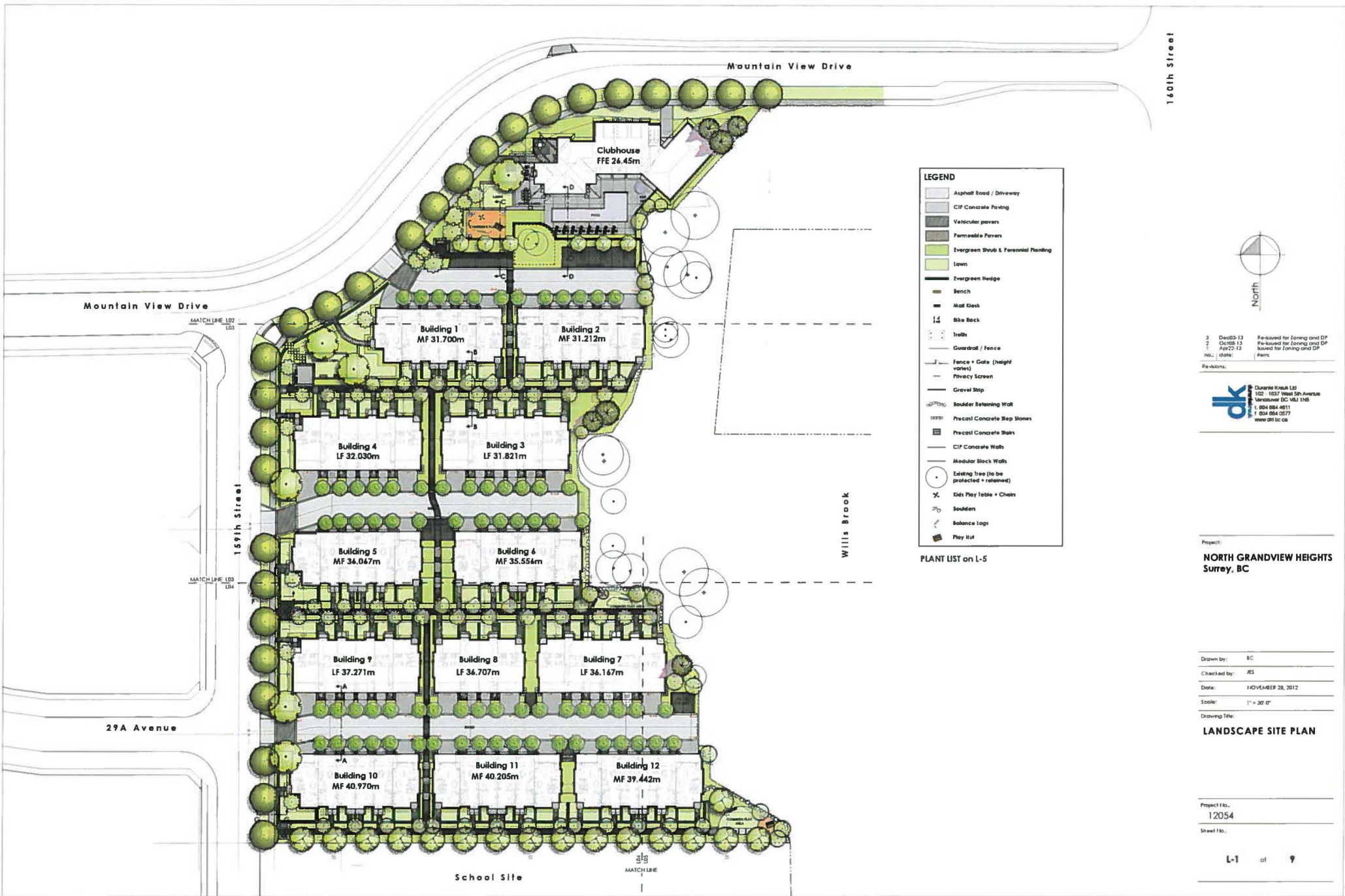
**North  
Grandview  
Heights**

Surrey, B.C.

**Clubhouse Renderings**

October 18, 2013

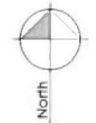
Clubhouse Renderings Sk-6.9



**LEGEND**

- Asphalt Road / Driveway
- CIP Concrete Paving
- Vehicular pavers
- Permeable Pavers
- Evergreen Shrub & Perennial Planting
- Lawn
- Evergreen Hedge
- Bench
- Mail Kiosk
- Bike Rack
- Trellis
- Guardrail / Fence
- Fence + Gate (height varies)
- Privacy Screen
- Gravel Step
- Boulder Retaining Wall
- Precast Concrete Step Stones
- Precast Concrete Steps
- CIP Concrete Walls
- Modular Block Walls
- Existing Tree (to be protected + retained)
- Kids Play Table + Chain
- Boulder
- Balance Logs
- Play Hut

PLANT LIST on L-5



3 Dec03-13 Re-issued for Tearing and DP  
 2 Oct08-13 Re-issued for Tearing and DP  
 1 Apr02-13 Issued for Tearing and DP  
 no. (date) #errc

Revisions:

**dk** Creative Kneib Ltd  
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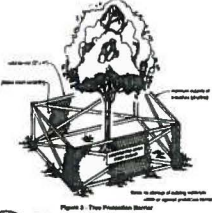
Project:  
**NORTH GRANDVIEW HEIGHTS**  
**Surrey, BC**

Drawn by: BC  
 Checked by: RS  
 Date: NOVEMBER 28, 2012  
 Scale: 1" = 30' 0"

**LANDSCAPE SITE PLAN**

Project No.:  
 12054  
 Sheet No.:



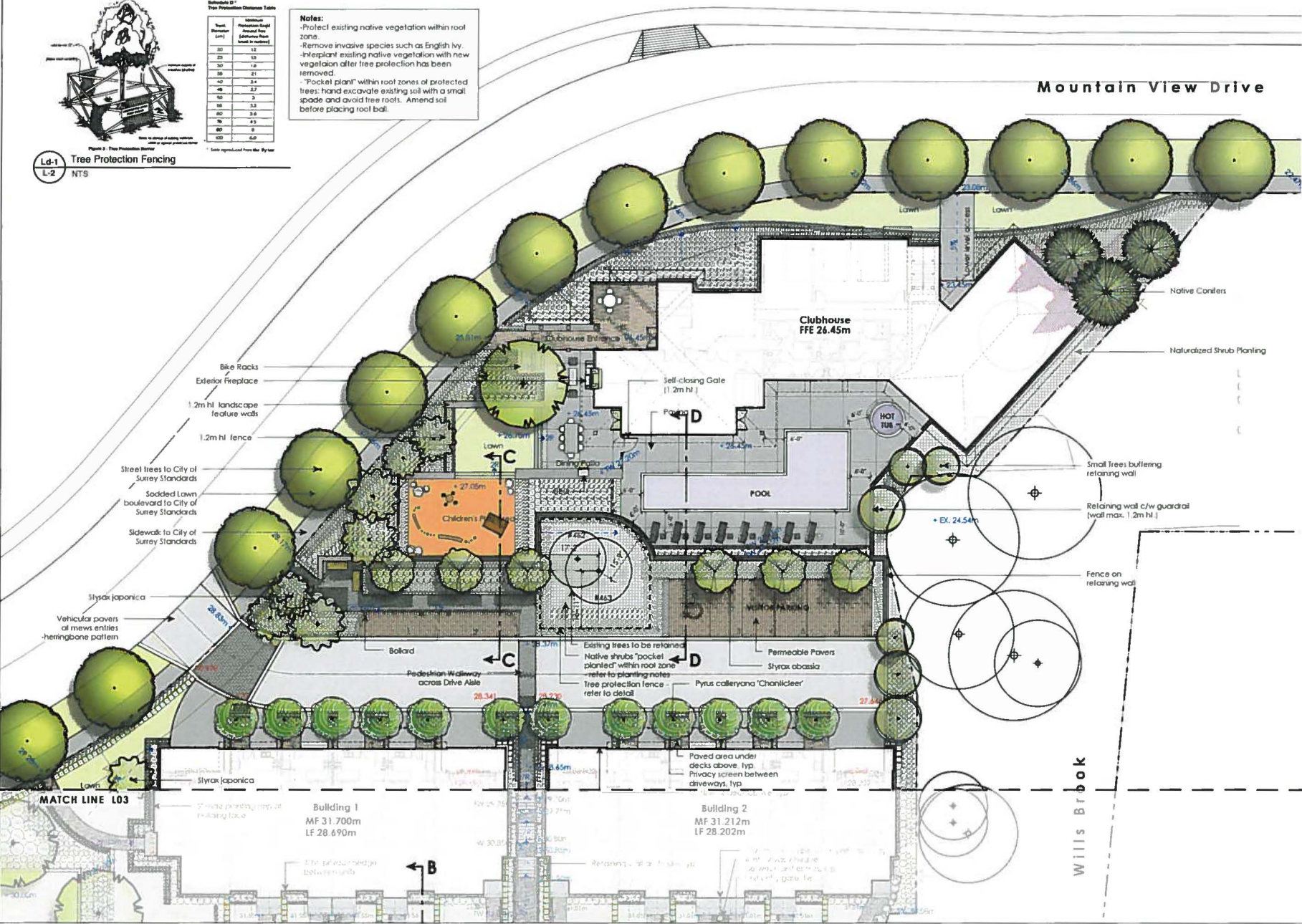


**Table 1 - Tree Protection Fence**

Tree Species	Minimum Protection Length (m)	Minimum Protection Width (m)
20	1.2	1.2
25	1.5	1.5
30	1.8	1.8
35	2.1	2.1
40	2.4	2.4
45	2.7	2.7
50	3.0	3.0
55	3.3	3.3
60	3.6	3.6
65	3.9	3.9
70	4.2	4.2
75	4.5	4.5
80	4.8	4.8
85	5.1	5.1
90	5.4	5.4

**Notes:**  
 -Protect existing native vegetation within root zone.  
 -Remove invasive species such as English Ivy.  
 -Replant existing native vegetation with new vegetation after tree protection has been removed.  
 -"Pocket plant" within root zones of protected trees: hand excavate existing soil with a small spade and avoid tree roots. Amend soil before placing root ball.

Ld-1 Tree Protection Fencing  
 L-2 NTS



3 Dec 03-13  
 2 Dec 08-13  
 1 Apr 22-13

revised for zoning and LP  
 revised for zoning and LP  
 based on zoning and LP

max. | date: | sheet: |

Revisions:



Project:  
**NORTH GRANDVIEW HEIGHTS  
 Surrey, BC**

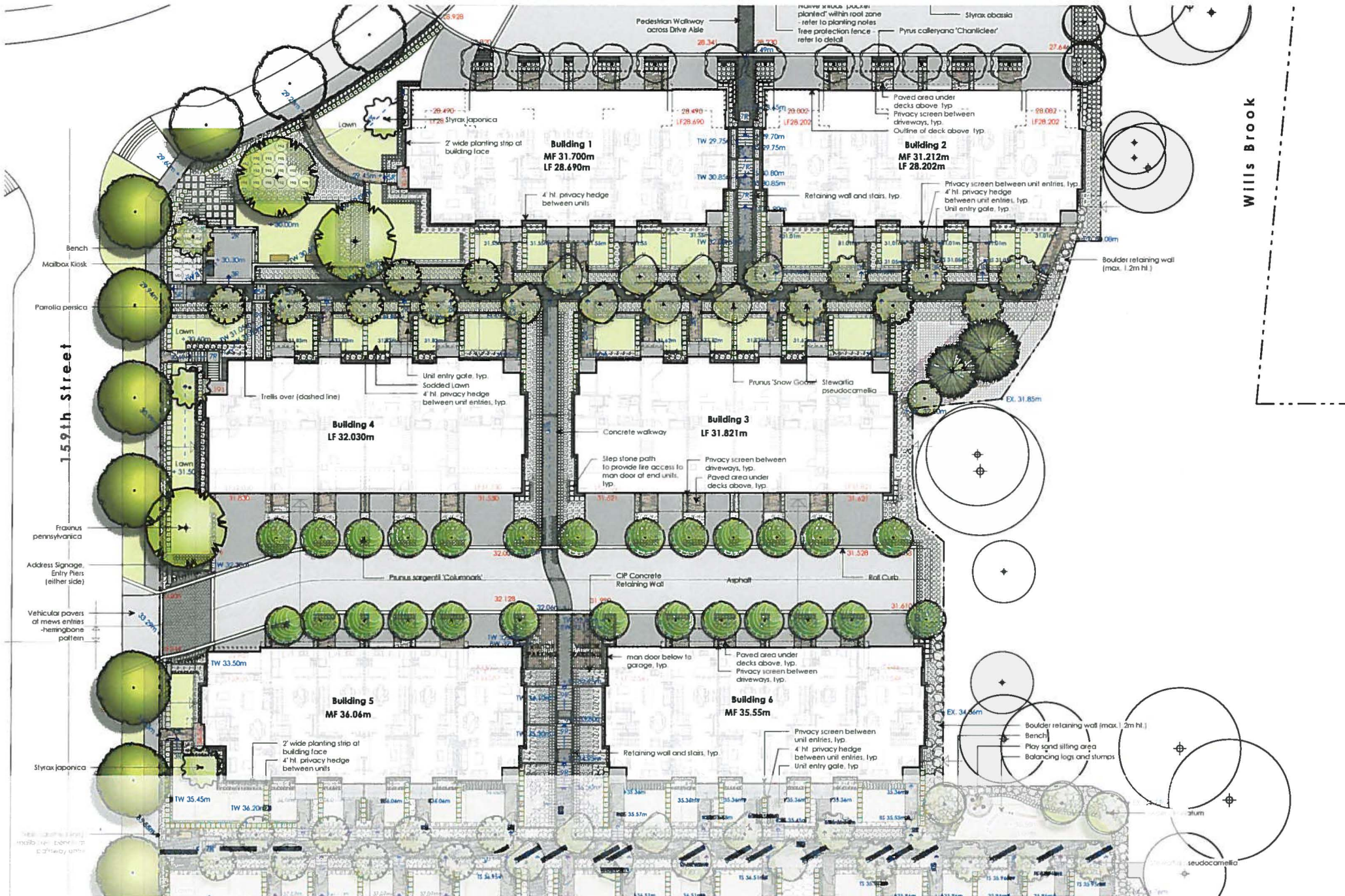
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 Issue and by: BS  
 Date: NOVEMBER 09, 2012  
 Scale: 3/32" = 1'-0"

Drawing Title:  
**Landscape Layout Plan  
 Clubhouse**

Project No.:  
**12054**

Sheet No.:





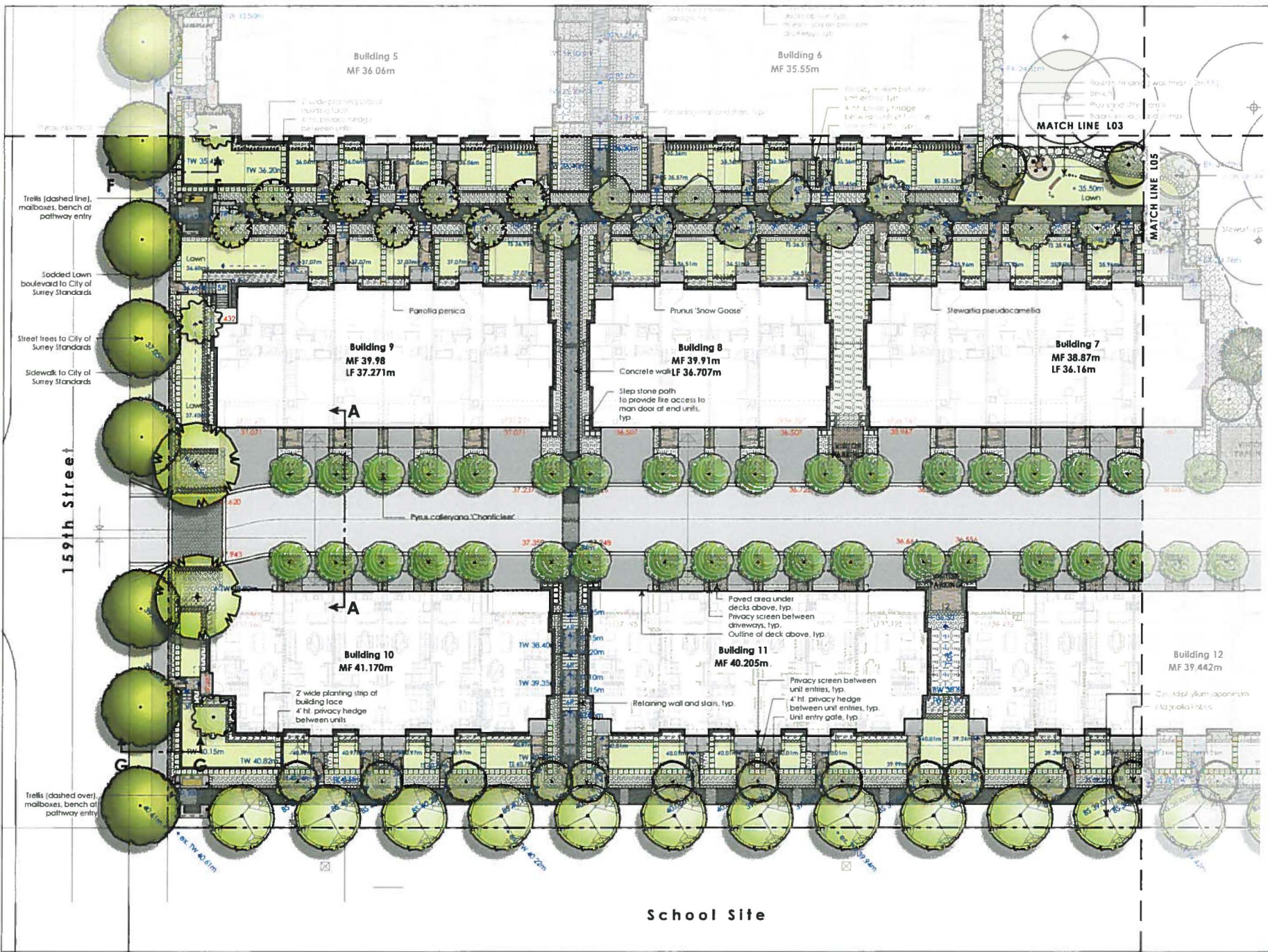
Willis Brook

15.9th Street

- Bench
- Mailbox Kiosk
- Panorla persica
- Fraunus pennsylvanica
- Address Signage, Entry Piers (either side)
- Vehicular pavers of news entries -herringbone pattern
- Syrax japonica

- Boulder retaining wall (max. 1.2m ht.)
- Bench
- Play sand filling area
- Balancing logs and stumps





3 Dec 03-13 reviewed for Funding and EIP  
 2 Feb 08-13 reviewed for Funding and EIP  
 1 Aug 20-13 based for Funding and EIP  
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 f: (416) 881-1111  
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Revised:

3 Dec 03-13 reviewed for Funding and EIP  
 2 Feb 08-13 reviewed for Funding and EIP  
 1 Aug 20-13 based for Funding and EIP  
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 f: (416) 881-1111  
 www.dk.ca

Revised:



Project:  
**NORTH GRANDVIEW HEIGHTS**  
**Surrey, BC**

Drawn by:	BC
Check and by:	RS
Scale:	MEYER 10/1, 2017
Scale:	3/32" = 1'-0"

Drawing Title:  
**Landscape Layout Plan**  
**Southwest (Buildings 7-12)**

Page 1 No.:  
**12054**





### PLANT LIST

Trees		Qty.	Botanical Name	Common Name	Size
16	Acer circinatum	16	Acer circinatum	Vine Maple	2.5m Ht B+B
27	Acer x freemanii 'Autumn Blaze'	27	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	14cm cal. B+B
16	Cercidiphyllum japonicum	16	Cercidiphyllum japonicum	Katsura Tree	10cm cal. B+B
8	Fraxinus pennsylvanica	8	Fraxinus pennsylvanica	Green Ash	14cm cal. B+B
14	Magnolia kobus	14	Magnolia kobus	Kobushi Magnolia	6cm cal. B+B
14	Panola persica	14	Panola persica	Persian Ironwood	6cm cal. B+B
15	Prunus 'Snow Goose'	15	Prunus 'Snow Goose'	Snow Goose Cherry	6cm cal. B+B
26	Prunus sargentii 'Columnaris'	26	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	6cm cal. B+B
46	Pyrus calleryana 'Chanticleer'	46	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	6cm cal. B+B
12	Stewartia pseudocamellia	12	Stewartia pseudocamellia	Japanese Stewartia	6cm cal. B+B
12	Styrax japonica	12	Styrax japonica	Japanese Snowbell	2.5m Ht B+B
8	Styrax obasica	8	Styrax obasica	Fragrant Snowbell	6cm cal. B+B
6	Tsuga canadensis	6	Tsuga canadensis	Eastern Hemlock	2.5m Ht. B+B

Shrubs		Qty.	Botanical Name	Common Name	Size	Spacing
940	Azalea 'Hino Red'	940	Azalea 'Hino Red'	Hino Red Azalea	#2 pot	450mm o.c.
630	Azalea japonica 'Hino White'	630	Azalea japonica 'Hino White'	Hino White Azalea	#2 pot	450mm o.c.
320	Calluna vulgaris	320	Calluna vulgaris	Winter Heather	#1 pot	300mm o.c.
55	Cistus x corbariensis	55	Cistus x corbariensis	White Rock Rose	#2 pot	450mm o.c.
70	Daphne 'Eternal Fragrance'	70	Daphne 'Eternal Fragrance'	Eternal Fragrance Daphne	#2 pot	450mm o.c.
360	Erica carnea 'Springwood Pink'	360	Erica carnea 'Springwood Pink'	Pink Heath	#1 pot	300mm o.c.
415	Erica carnea 'Springwood White'	415	Erica carnea 'Springwood White'	White Heather	#1 pot	300mm o.c.
690	Gaultheria shallon	690	Gaultheria shallon	Salal	#2 pot	450mm o.c.
80	Hydrangea quercifolia	80	Hydrangea quercifolia	Oak Leaf Hydrangea	#4 pot	1200mm
285	Lavandula angustifolia	285	Lavandula angustifolia	Lavender	#2 pot	450mm o.c.
790	Nandina domestica 'Gulf Stream'	790	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	#2 pot	450mm o.c.
590	Nepeta racemosa 'Walker's Low'	590	Nepeta racemosa 'Walker's Low'	Catmint	#2 pot	450mm o.c.
165	Perovskia atriplicifolia 'Little Spire'	165	Perovskia atriplicifolia 'Little Spire'	Russian Sage	#2 pot	450mm o.c.
1415	Polystichum munium	1415	Polystichum munium	Western Swordfern	#2 pot	450mm o.c.
320	Prunus laurocerasus 'Otto Luyken'	320	Prunus laurocerasus 'Otto Luyken'	Dwarf English Laurel	#2 pot	600mm o.c.
95	Rhododendron 'Blue Baron'	95	Rhododendron 'Blue Baron'	Blue Baron Rhododendron	#3 pot	600mm o.c.
165	Rhododendron 'Cunningham's White'	165	Rhododendron 'Cunningham's White'	Cunningham's White Rhododendron	#3 pot	600mm o.c.
90	Rhododendron 'Daphnoides'	90	Rhododendron 'Daphnoides'	Daphnoides Rhododendron	#3 pot	600mm o.c.
390	Rhododendron williamsianum	390	Rhododendron williamsianum	Williams Rhododendron	#3 pot	600mm o.c.
105	Rhododendron 'Yaku Princess'	105	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	#3 pot	600mm o.c.
490	Sarcococca hookeriana var. humilis	490	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 pot	450mm o.c.
150	Skimmia japonica 'Rubella'	150	Skimmia japonica 'Rubella'	Rubella Skimmia	#2 pot	450mm o.c.
235	Stachys byzantina	235	Stachys byzantina	Lamb's Ear	#1 pot	300mm o.c.
1045	Thuja 'Smaragd'	1045	Thuja 'Smaragd'	Cedar Hedge	6' Ht	20' oc (RB to RB)
150	Vaccinium ovatum	150	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	600mm o.c.
3	Viburnum x bodnantense 'Dawn'	3	Viburnum x bodnantense 'Dawn'	Winter Flowering Viburnum	#5 pot	1200mm o.c.
155	Viburnum linus 'Spring Bouquet'	155	Viburnum linus 'Spring Bouquet'	Spring Bouquet Viburnum	#2 pot	600mm o.c.

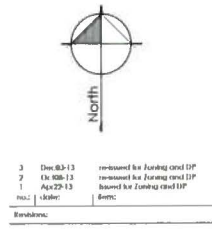
  

Grasses/Perennials		Qty.	Botanical Name	Common Name	Size	Spacing
940	Aristolophylos uva-ursi	940	Aristolophylos uva-ursi	Bearberry	#1 pot	300mm o.c.
175	Calamagrostis 'Karl Foerster'	175	Calamagrostis 'Karl Foerster'	Karl Foerster Featherreed Grass	#2 pot	600mm o.c.
770	Carex 'Evergold'	770	Carex 'Evergold'	Variiegated Sedge	#1 pot	300mm o.c.
955	Carex 'Ice Dance'	955	Carex 'Ice Dance'	Variiegated Sedge	#1 pot	300mm o.c.
225	Echinacea purpurea	225	Echinacea purpurea	Purple Coneflower	#1 pot	300mm o.c.
190	Epimedium x rubrum	190	Epimedium x rubrum	Bishop's Hat	#1 pot	300mm o.c.
50	Festuca glauca 'Bijah Blue'	50	Festuca glauca 'Bijah Blue'	Bijah Blue Fescue	#1 pot	300mm o.c.
245	Heuchera 'Green Spice'	245	Heuchera 'Green Spice'	Green Spice Coral Bells	#1 pot	300mm o.c.
425	Heuchera 'Key Lime'	425	Heuchera 'Key Lime'	Key Lime Pie	#1 pot	300mm o.c.
330	Liriope muscari 'Variiegata'	330	Liriope muscari 'Variiegata'	Variiegated Lilyturf	#1 pot	300mm o.c.
460	Liriope muscari	460	Liriope muscari	Lilyturf	#1 pot	300mm o.c.
165	Miscanthus sinensis 'pupureus'	165	Miscanthus sinensis 'pupureus'	Flame Grass	#2 pot	450mm o.c.
1050	Pachysandra terminalis	1050	Pachysandra terminalis	Pachysandra	#1 pot	300mm o.c.
275	Pennisetum alopecuroides 'Hamel'	275	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	#2 pot	450mm o.c.
315	Phlox 'snowflake'	315	Phlox 'snowflake'	Snowflake Creeping Phlox	#1 pot	300mm o.c.

#### Planting Notes

- All plants / planting to be as per current BCNTA/BCSLA Landscape Standards
- All landscape to be irrigated with automatic irrigation system to IABC Standards
- Plant selection subject to availability at the time of planting.
- All plant substitutes to be pre-approved by Landscape Architect
- "Pocket plant" within root zones of protected trees: hand excavate existing soil with a small spade and avoid tree roots. Amend soil before placing root ball.



**dk** Durkin Kneib Ltd  
 102 - 1037 West 8th Avenue  
 Vancouver BC V6H 1Y6  
 T 604 684 4811  
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Project: **NORTH GRANDVIEW HEIGHTS**  
 Surrey, BC

**Landscape Layout Plan**  
**Southeast (Building 12)**

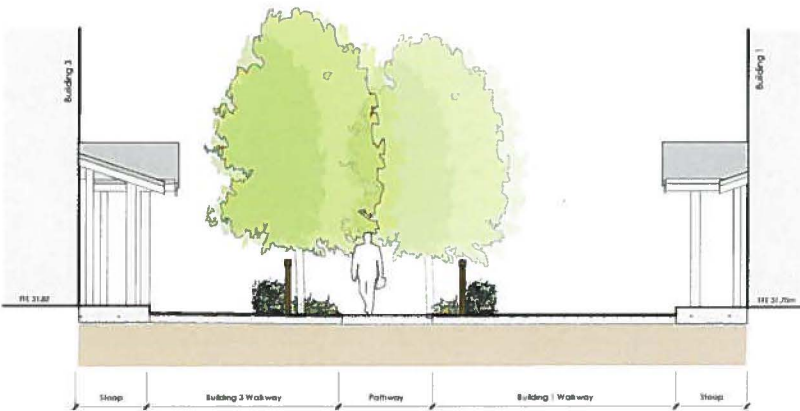
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 Sheet No.:





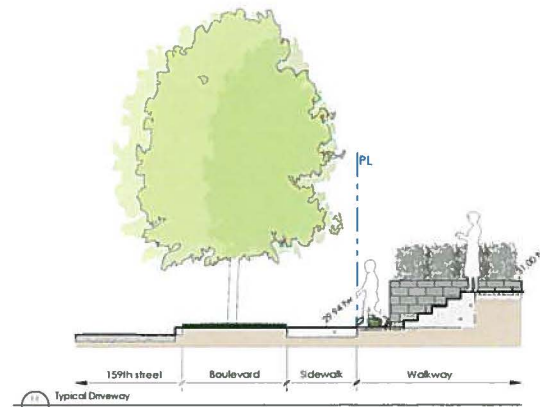
1.1 Typical Driveway

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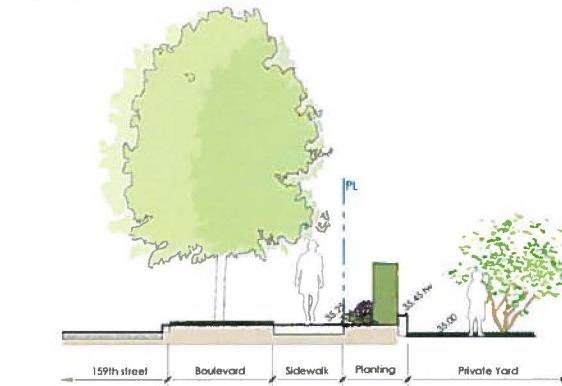
1.2 Views

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



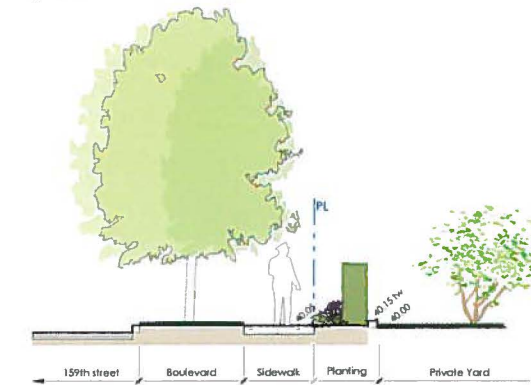
1.3 Typical Driveway

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



1.4 Typical Driveway

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



1.5 Typical Driveway

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



3 Dec03-13 Re-issued for Forming and DP  
 2 Oct08-13 Re-issued for Forming and DP  
 1 Apr22-13 Issued for Forming and DP

no. | date: | item:  
 Revisions:



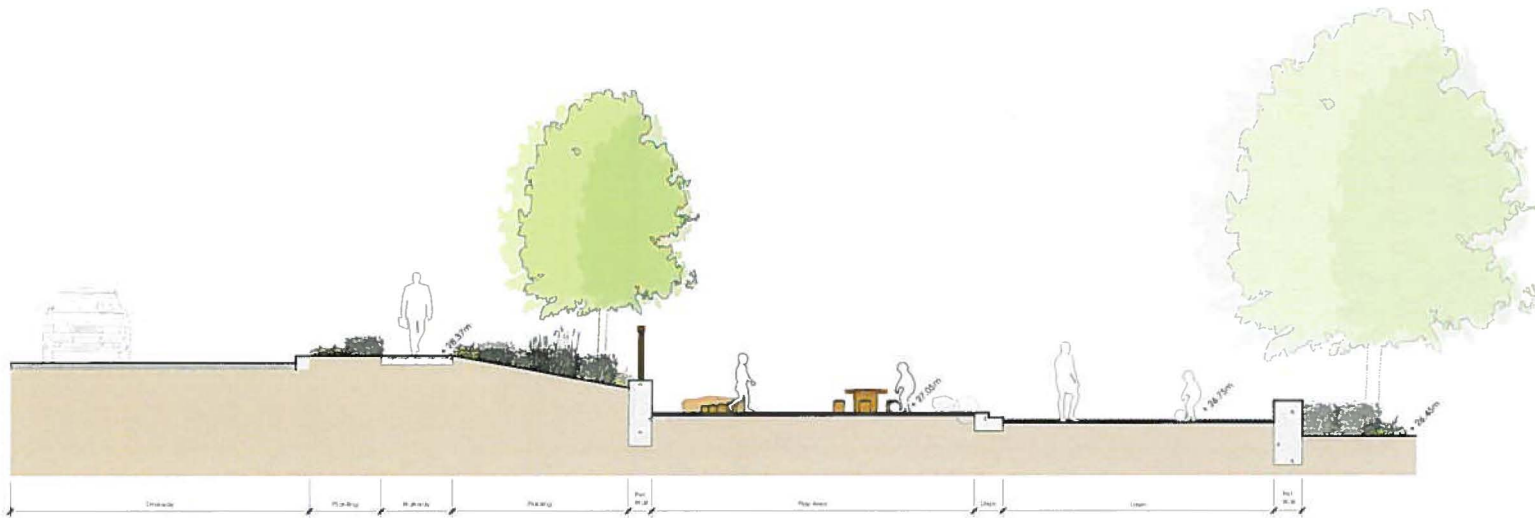
Dunette Kneib Ltd  
 102 - 1627 West 59th Avenue  
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 T 604 684-4011  
 F 604 684-0277  
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Project:  
**NORTH GRANDVIEW HEIGHTS  
 Surrey, BC**

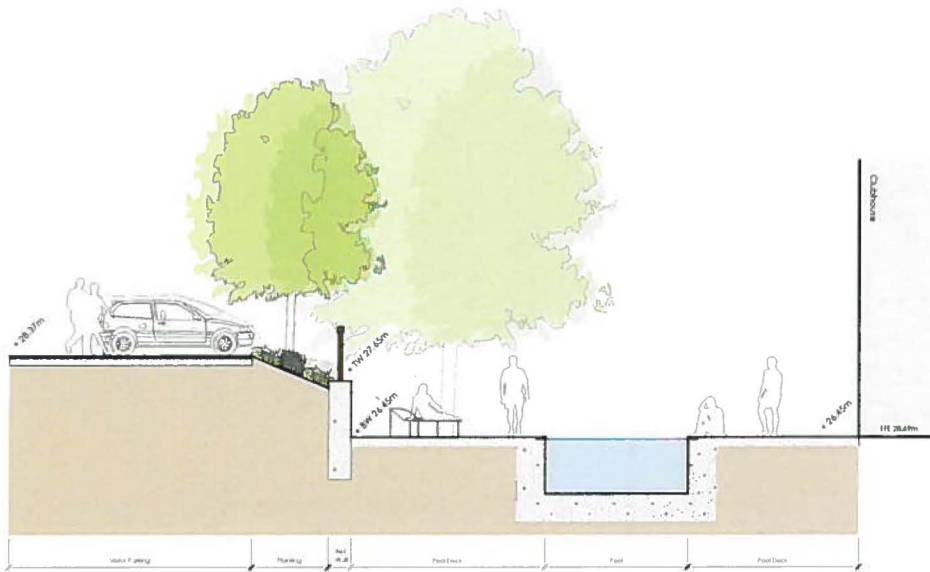
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 Scale: 1/16" = 1'-0"

**Landscape Sections**

Project No.:  
**12054**  
 Sheet No.:



101 Play Area  
Scale: 1/4" = 1'-0"



102 Clubhouse Pool  
Scale: 1/4" = 1'-0"



3 Dec03-13 Re-issued for zoning and DP  
2 Oct09-13 re-issued for zoning and DP  
1 Apr02-13 issued for zoning and DP  
no. | date | item:

Revisions:

**dk** Daniels Kraus Ltd  
102 - 1637 West 8th Avenue  
Vancouver BC V6J 1H5  
T 604 684 4811  
F 604 684 0577  
www.dkf.bc.ca

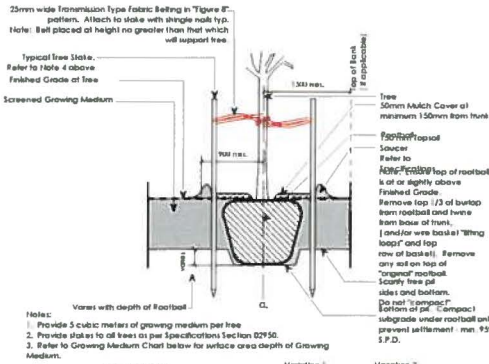
Project:  
**NORTH GRANDVIEW HEIGHTS  
Surrey, BC**

Drawn by: BC  
Checked by: JES  
Date: NOVEMBER 9th, 2012  
Scale: 1/4" = 1'-0"

Drawing Title:  
**Landscape Sections**

Project No.:  
**12054**  
Sheet No.:

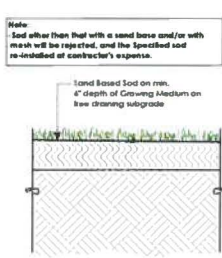
- General Notes:
1. Do not cut live Leader.
  2. Protect tree from damage during planting. Ensure rootball protected from sun, frost or desiccation.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging"
  4. All above trees to be staked with 2" 100mmD x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to stake/road on free pit centreline.
  5. Provide min. 5 cubic meters of growing medium per tree.
  6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



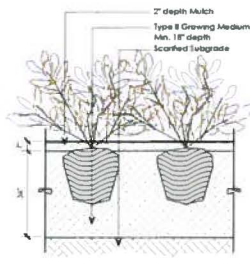
- Notes:
1. Provide 5 cubic meters of growing medium per tree
  2. Provide stakes to all trees as per Specifications Section 02950.
  3. Refer to Growing Medium Chart below for surface area depth of Growing Medium.

Depth of Growing Medium (mm)	Area (M <sup>2</sup> )	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

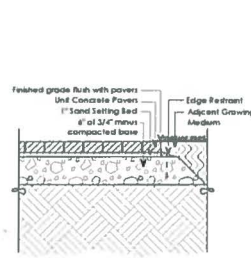
Ld-1 L-5 Deciduous Tree Planting on Grade  
NTS



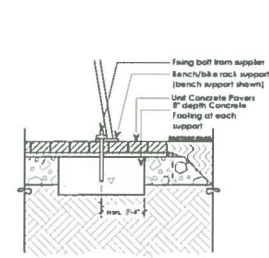
Ld-3 L-5 Lawn on Grade  
scale 1" = 1'-0"



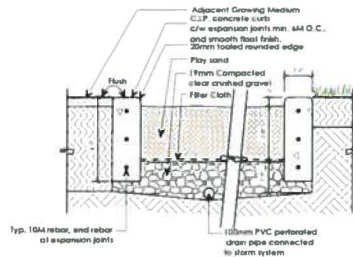
Ld-4 L-5 Planting on Grade  
scale 1" = 1'-0"



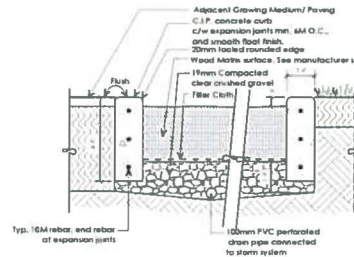
Ld-5 L-5 Unit Concrete Pavers on Grade  
scale 1" = 1'-0"



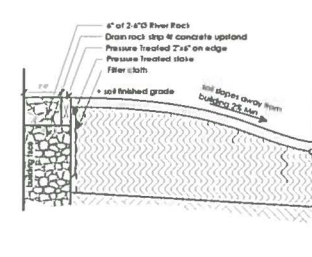
Ld-6 L-5 Bench / Bike Rack Mounting Detail  
scale 1" = 1'-0"



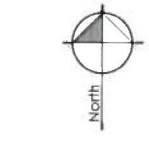
Ld-7 L-5 Sand Play Surface on Grade  
scale 1" = 1'-0"



Ld-8 L-5 Wood Matrix Play Surface on Grade  
scale 1" = 1'-0"



Ld-9 L-5 River Rock Drain Strip at Building Face  
scale 1" = 1'-0"

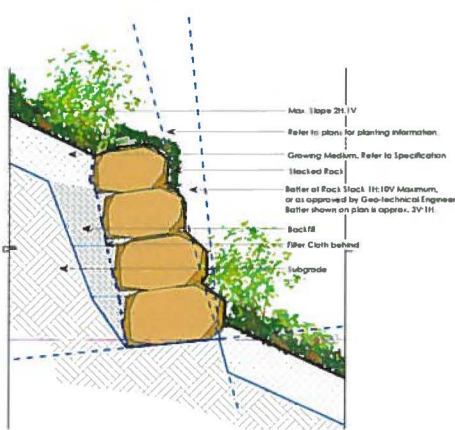


3 Dec-03-13 Re-issued for Laming and DP  
2 Dec-09-13 Re-issued for Laming and DP  
1 Apr-12-12 Issued for Laming and DP  
NS / Date: / Item:

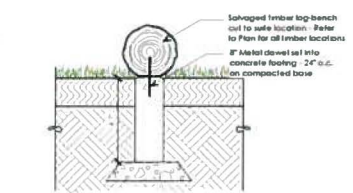
Revisions:

DK Creative Plans Ltd  
102 - 1637 West 8th Avenue  
Vancouver BC V6L 1N5  
1 604 684 4811  
1 604 684 0877  
www.dp.ca

Note: Refer to Structural Engineer's and Geo-technical Engineer's drawings for additional information.



Ld-2 L-6 Boulder Stack Wall on Grade  
scale 1/2" = 1'-0"



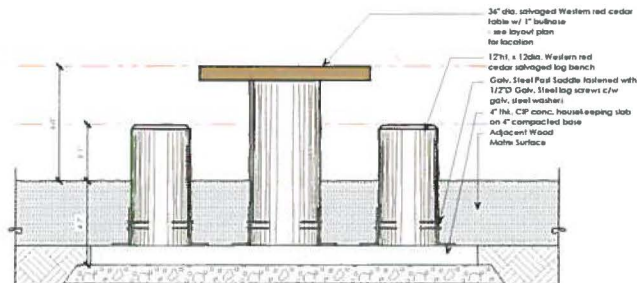
Ld-10 L-5 Salvaged Timber Log at Play Area  
scale 1" = 1'-0"



Ld-11 L-6 Salvaged Timber Stump at Play Area  
scale 1" = 1'-0"

General Notes:

1. Provide stamped Engineer Shop Drawings for all specified metal/ wood connections.
2. All timbers to be Western Red Cedar #1 grade timber, S4S, lengths to suit.
3. Salvaged timber log, smooth sanded and repacked by contractor for any sharp edges, or abnormalities.
4. Do not Stain



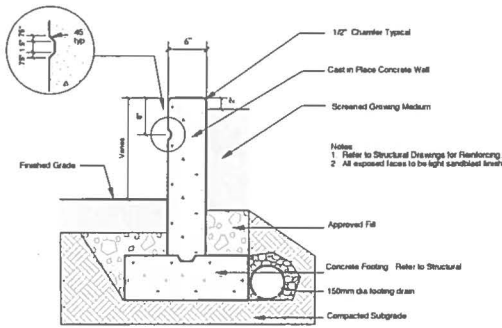
Ld-12 L-6 Wood Table and Chair at Play Area  
scale 1" = 1'-0"

Project:  
**NORTH GRANDVIEW HEIGHTS  
Surrey, BC**

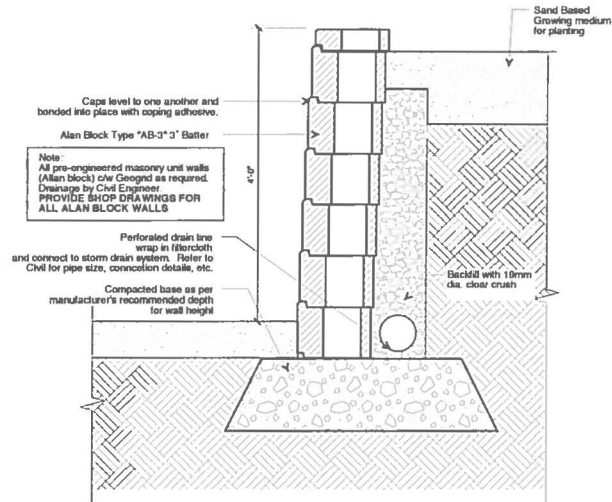
Drawn by: BE  
Checked by: JES  
Date: NOVEMBER 9th, 2012  
Scale: 1/16" = 1'-0"  
Drawing title:

**Landscape Details**

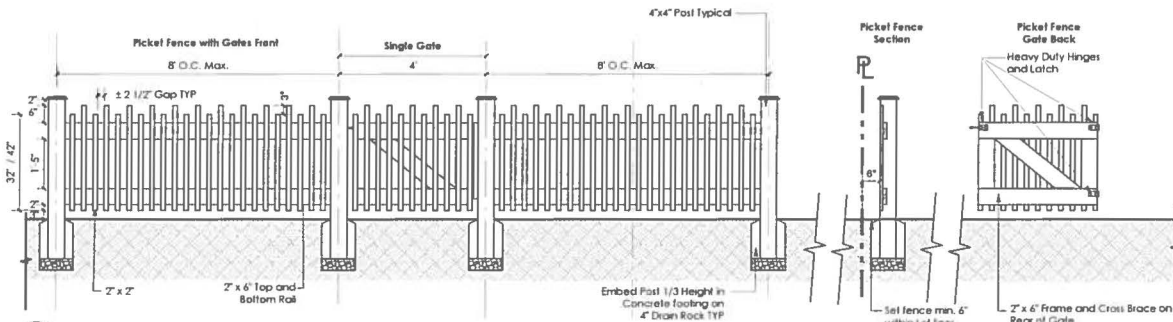
Project No:  
12054  
Sheet No.:



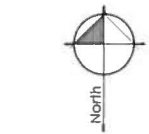
Ld-13 Concrete Retaining Wall  
scale 1" = 1'-0"



Ld-14 Allan Block Retaining Wall  
scale 1" = 1'-0"



Ld-15 Picket Fence 36"-42" ht  
scale 1/2" = 1'-0"



3 Dec03-13 Re-issued for zoning and DP  
2 Oct08-13 re-issued for zoning and DP  
1 Apr22-13 issued for zoning and DP  
no. / date: / rev:  
Revisors:



Project:  
**NORTH GRANDVIEW HEIGHTS  
Surrey, BC**

Drawn by: BC  
Checked by: JES  
Date: NOVEMBER 9th, 2012  
Scale: 1/16" = 1'-0"

Drawing title:  
**Landscape Details**

Project No:  
**12054**  
Sheet No:



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

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

DATE: **December 10, 2013**

PROJECT FILE: **7813-0089-00**

---

RE: **Engineering Requirements  
Location: 15789 Mountain View Drive, 2907, 2933 and 2987 - 160 Street**

### REZONE

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

Subject to successful completion and acceptance of Project 7811-0269-00, there are no further road dedication issues or additional road dedication required as part of this application.

#### *Works and Services*

Subject to successful completion and acceptance of Project 7811-0269-00, the following issues are to be addressed as a condition of the proposed rezone:

- Provide stormwater analysis to ensure stormwater management targets of the NCP are still achieved with this increased land use density (especially for the downstream affected watercourses and downstream lowland areas).
- Construct 7.30 metre wide concrete letdowns for each of the two driveway accesses on 159 Street, and for the one driveway access to Mountain View Drive. Stamped and colorization of driveways within road dedication will not be allowed.
- Construct adequately sized water, sanitary and storm service connections to service the proposed development.
- Pay applicable Water and Drainage DWA Levies relative to the construction of the low pressure water system and construction of the community detention pond; works proposed under Project 7811-0269-00.
- Register applicable legal documents, including Restrictive Covenant (RC) for onsite sustainable drainage features, onsite water quality inlet, and Section 219 RC to restrict construction of gate at the Mountain View Drive access

A Servicing Agreement is required prior to Rezone to address issues noted above.

### DEVELOPMENT PERMIT

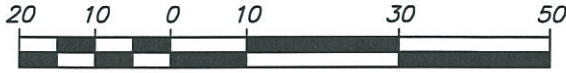
The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- 100% cash payment required for the Water, Sanitary and Drainage DCCs relative to DCCFEA 8111-0269-00-1; 8205-0250-00; 8306-0126-00-1; and 8311-0269-00-1.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1

# SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW OVER LOT 4, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN EPP



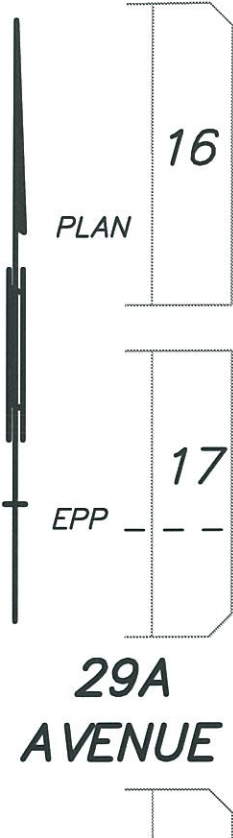
SCALE 1 : 1000  
ALL DISTANCES ARE IN METRES

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 31st DAY OF JANUARY, 2014.

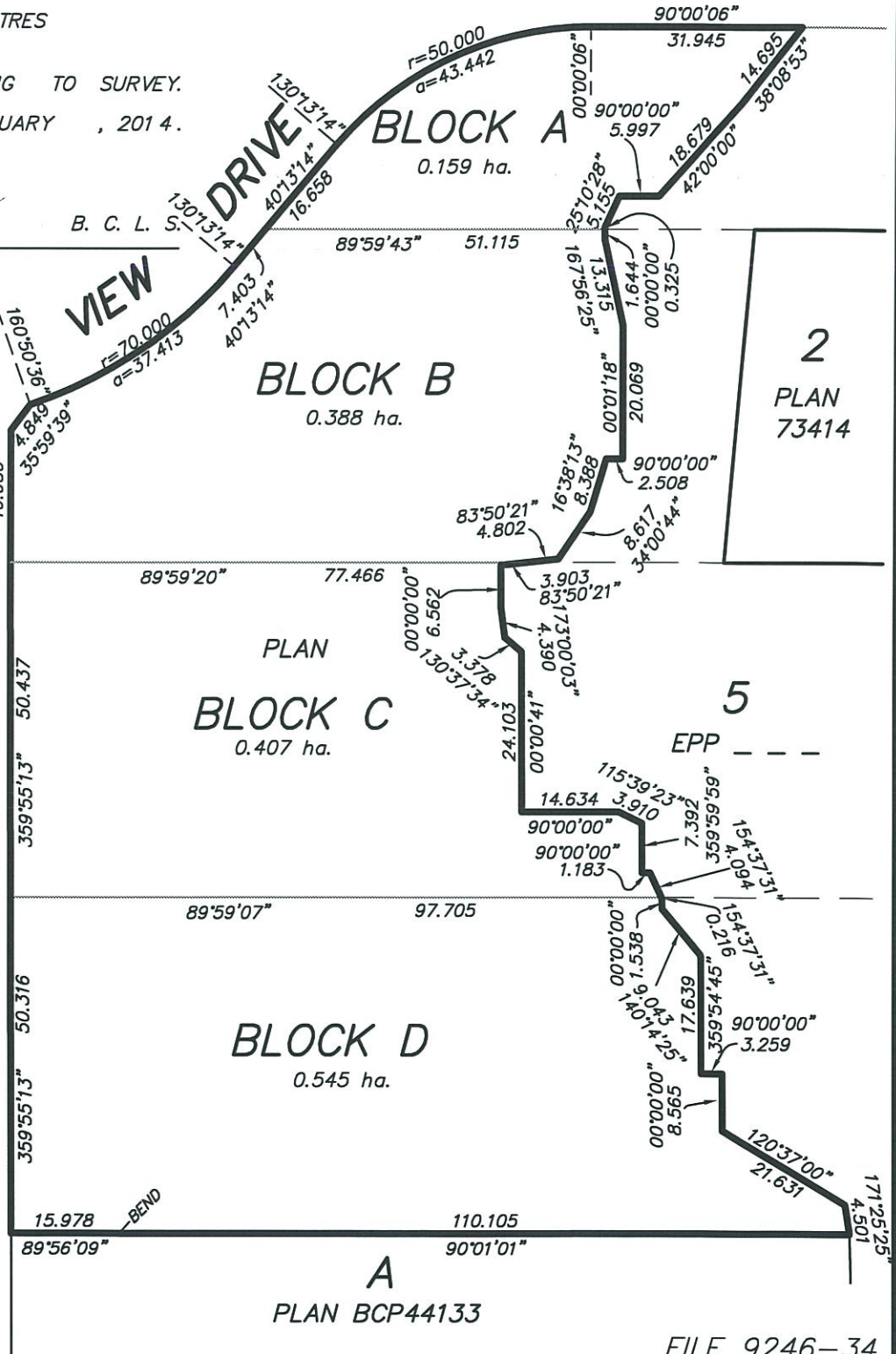


Appendix IV

MOUNTAIN



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189





Tuesday, November 12, 2013  
**Planning**

**School Enrolment Projections and Planning Update:**

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

A new elementary school to replace Sunnyside Elementary opened in September 2013 at 160 St. on 28 Ave in north west Grandview Area (Site #202). Boundary changes have been made to provide enrolment moves to Sunnyside Elementary and the new school opened in September, 2013. The old site of Sunnyside Elementary on 28th Ave at 152nd Ave has been closed. Both the regular program and Montessori district program enrolment currently at the old school have moved to the new Sunnyside Elementary School location. The new elementary school includes a neighbourhood learning centre for community use. The School District has recently acquired a new secondary school site in the North Grandview Area, and has included a new secondary school as a high priority in the five year capital plan. The new secondary school is subject to capital project approval by the Ministry and is needed to relieve overcrowding at Earl Marriott Secondary and Semiahmoo Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the revised catchment in North Grandview Area will feed the new secondary school after it opens (estimated within five years). The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7913 0089 00

**SUMMARY**

The proposed 70 townhouse units are estimated to have the following impact on the following schools:

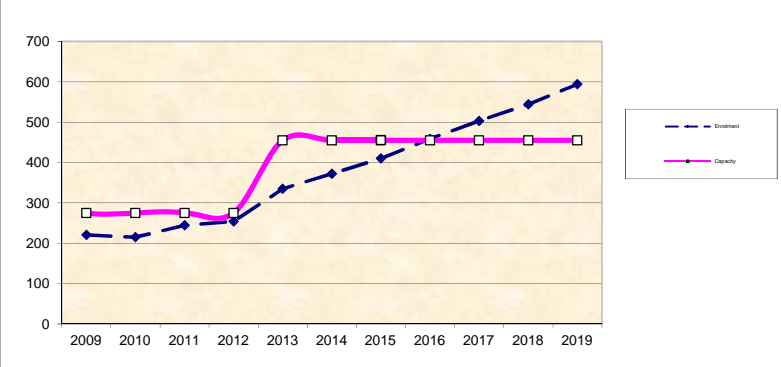
**Projected # of students for this development:**

Elementary Students:	14
Secondary Students:	7

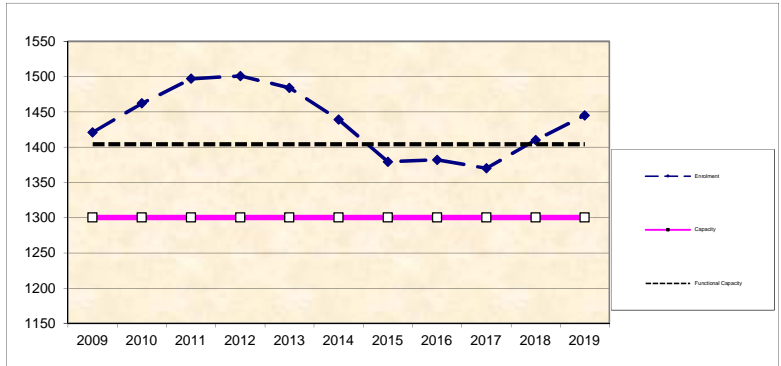
**September 2013 Enrolment/School Capacity**

<b>Sunnyside Elementary</b>	
Enrolment (K/1-7):	55 K + 280
Capacity (K/1-7):	80 K + 375
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1484
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**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.

**TREE PRESERVATION SUMMARY**

Project Location: 2987,2933,2907 160th Street and 15787 Mountain View Drive, Surrey BC.

Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist’s Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: This report retains to only the Willsbrook development site. This area is approximately is 3.658 acres. Excluding the trees that were affected by and included in the previous subdivision application 11-0269-00 that was for the remainder of the site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	192	(A)
Number of Protected Trees declared high risk due to natural causes	_____	(B)
Number of Protected Trees to be removed	192	(C)
Number of Protected Trees to be Retained	2	(D)
Number of Replacement Trees Required ( Trees at 1:1 (156) + Trees at 2:1 (35))	226	(E)
Number of Replacement Trees Proposed	_____	(F)
Number of Replacement Trees in Deficit ( E-F )	_____	(G)
Total Number of Protected and Replacement Trees on Site ( D+F)	_____	(H)
Number of Lots Proposed in the Project	_____	(I)
Average Number of Trees per Lot ( H / I )	_____	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:



Jan 17, 2013

Arborist

Date

Note that the information contained in this table is approximate




Cressey (Grandview) Development LLP

North Grandview Heights  
Development Application

28th Ave / 160th St., Surrey

## PROPOSED LAND USE CONCEPT

-  Single Family Residential (small lot)
-  Townhouse
-  Neighbourhood Park  
- includes pond & surrounding environmental area
-  Environmental Area
-  Windfirm Expansion Area
-  Sidewalk
-  Multi-Use Path
-  Watercourse Top-of-Bank (surveyed)
-  Site Boundary

Site Area: 13.1 ha / 32.3 ac

Single Family - 79 lots

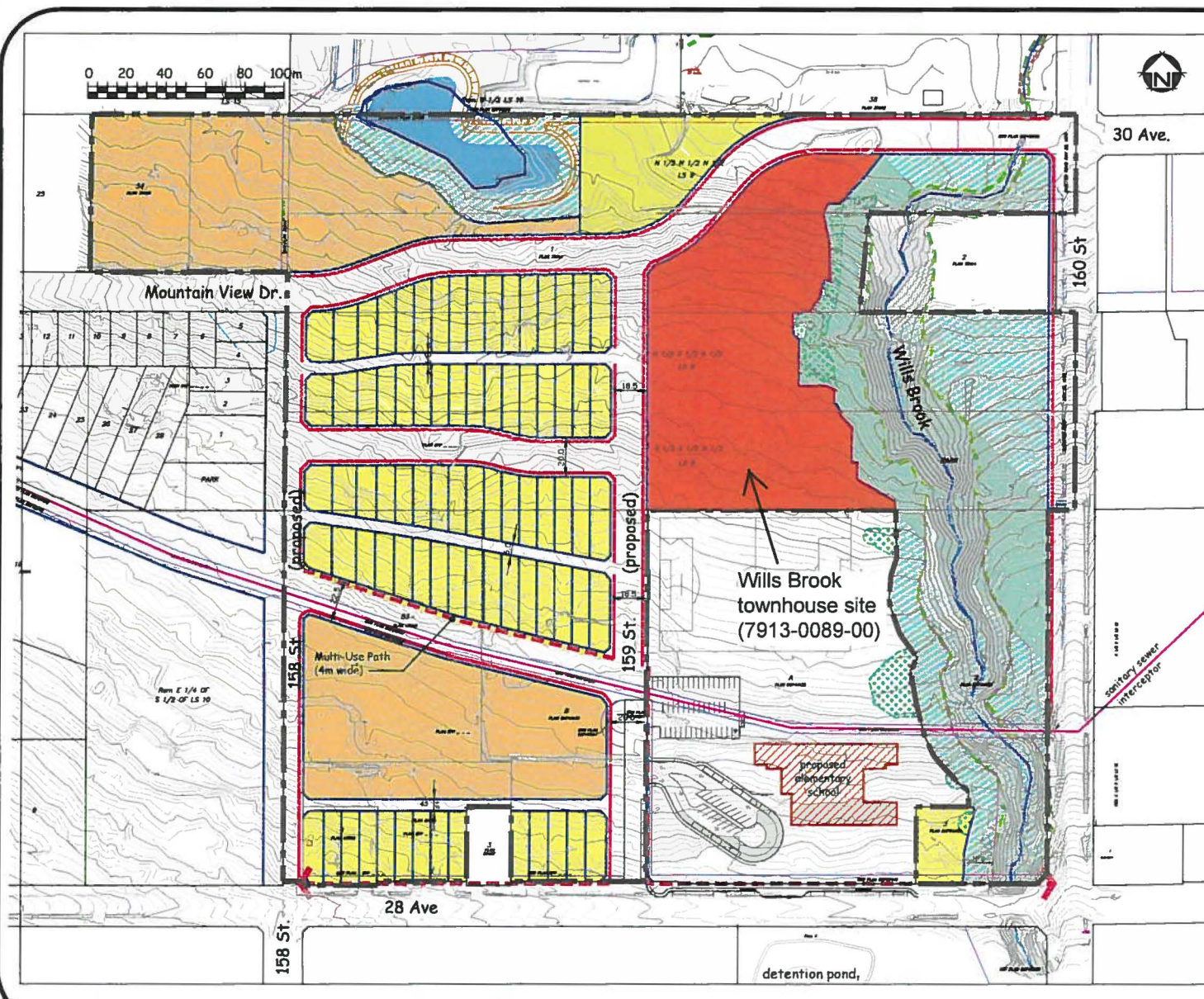
Townhouses - 210 units  
289 housing units

- This plan is conceptual only and may change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
  - Full environmental, geotechnical and soil assessments.
  - Legal and topographical survey.
  - Tree survey and assessment.
  - Park dedication requirements or cash in lieu of.
  - School site acquisition requirements and/or charges.
  - Storm water detention requirements.
  - Road dedication requirements.
  - Environmentally sensitive areas and setback requirements
  - Building locations.
  - Right-of-way and/or easement requirements.

Map



Project 10-250  
25 Oct 2013



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CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000", as amended

.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 013-216-457

North Half Of The North Half Of The North Half Legal Subdivision 9 Section 23 New Westminster District, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 6<sup>th</sup> day of December, 2013, containing 0.159 hectares, called Block A

Portion of 2987 - 160 Street

Portion of Parcel Identifier: 006-322-417

Lot 1 Section 23 Township 1 New Westminster District Plan 73414, as shown on the Survey Plan attached hereto as Schedule A, containing 0.388 hectares, called Block B.

Portion of 15789 - Mountain View Drive

Portion of Parcel Identifier: 013-216-481

North Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township 1 New Westminster District, as shown on the Survey Plan attached hereto as Schedule A, containing 0.407 hectares, called Block C

Portion of 2933 - 160 Street

Portion of Parcel Identifier: 013-216-503

South Half Of The South Half Of The North Half Legal Subdivision 9 Section 23 Township 1 New Westminster District, as shown on the Survey Plan attached hereto as Schedule A, containing 0.545 hectares, called Block D

Portion of 2907 - 160 Street

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For the purpose of *building* construction:

1.
  - (a) The *floor area ratio* shall not exceed 0.75; and
  - (b) The *unit density* shall not exceed 48 *dwelling units* per hectare [20 upa].
2. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<b>Use</b>	<b>Setback</b> West Yard (159 Street)	North Yard (Mountain View Drive)	Side Yard (East)	South Yard
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.5 m. [11.5 ft.]	3.0 m.* [10 ft.]	1.8 m. [6 ft.]	7.6 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

\*Roof canopy is permitted to be set back 1.3 metres (4.3 feet).

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 12 metres [39 ft.].
2. *Accessory buildings and structures:*
  - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 13 metres [43 ft.].
  - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking**

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A minimum of 50 percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Only 1 *parking space* is permitted within the required *setbacks*.
4. *Tandem parking* shall be permitted as follows:
  - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;

- (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
- (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
1.0 hectare [2.47 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

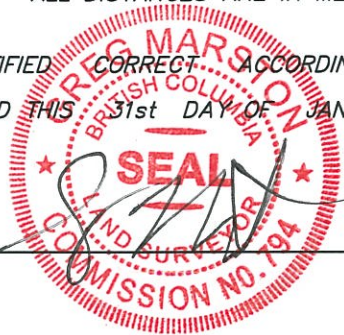


# SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW OVER LOT 4, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN EPP

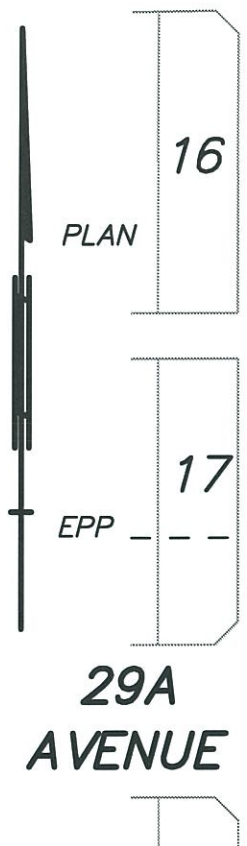


SCALE 1 : 1000  
ALL DISTANCES ARE IN METRES

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 31st DAY OF JANUARY, 2014.



MOUNTAIN



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

