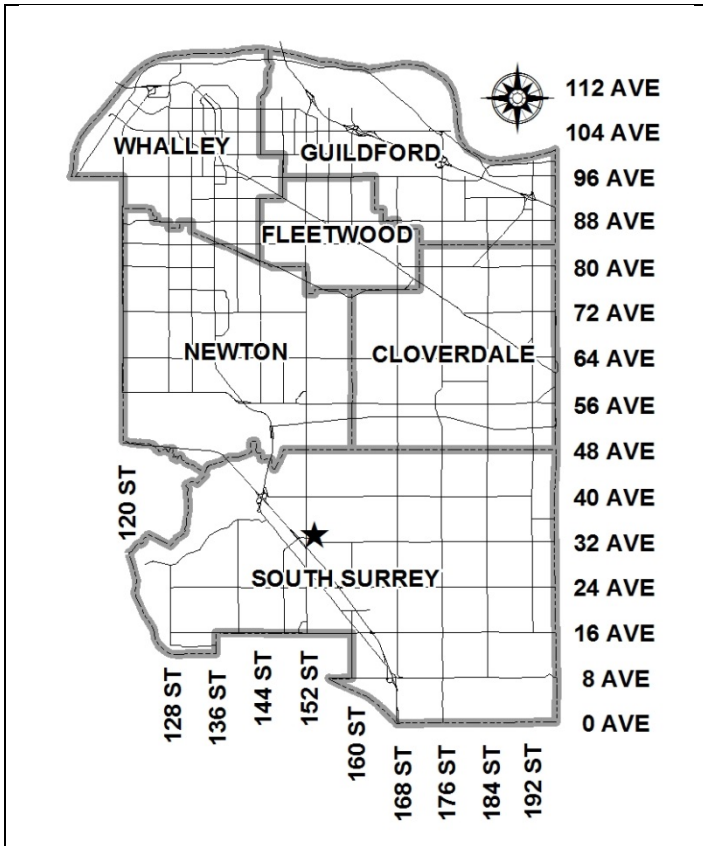


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0019-00

Planning Report Date: March 31, 2014

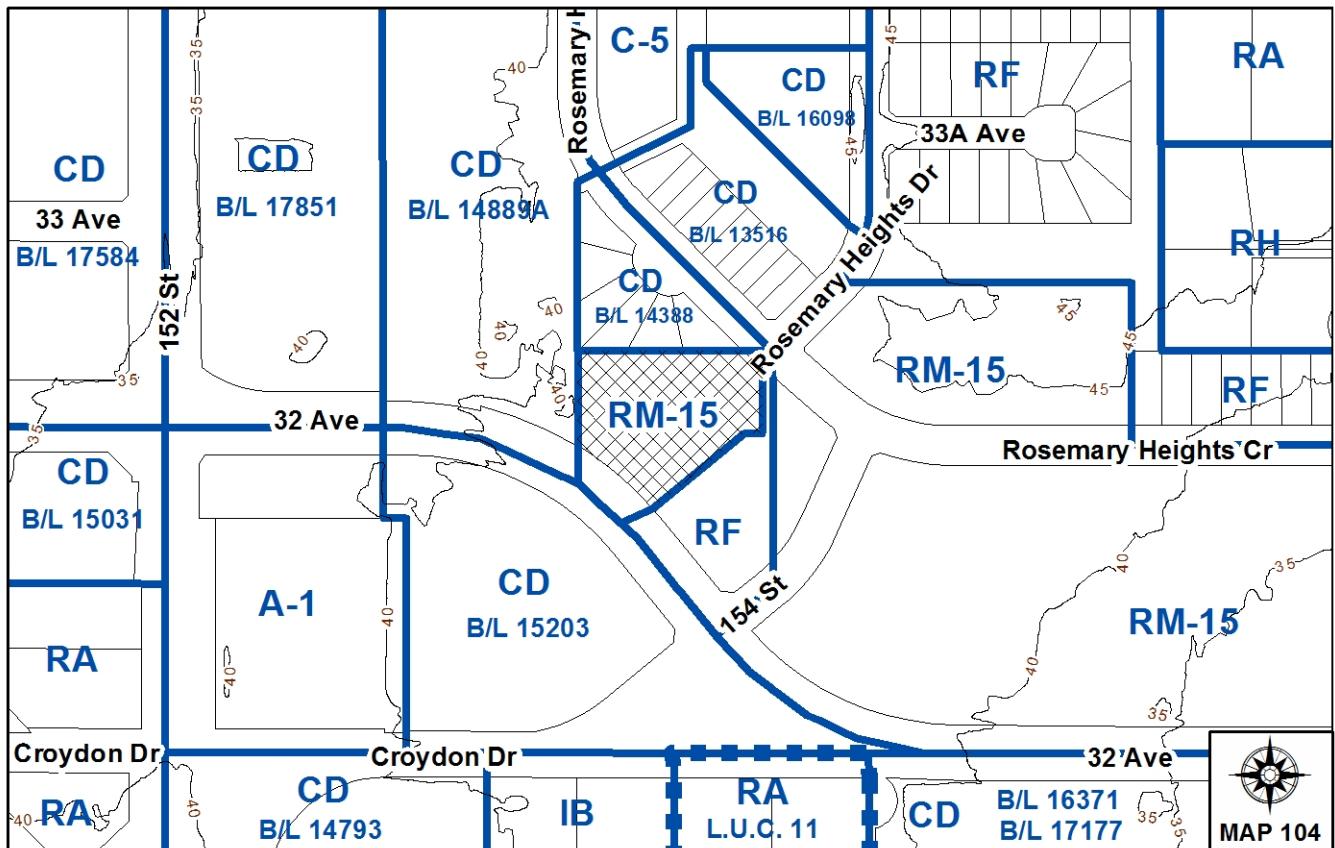


PROPOSAL:

- **Development Permit amendment**
- **Development Variance Permit**

in order to permit changes to the overall site layout, architecture and landscaping and an increase in the number of townhouse units.

LOCATION: 3303 - Rosemary Heights Crescent
OWNER: Rosemary Gate Properties Ltd.
ZONING: RM-15
OCP DESIGNATION: Urban
NCP/LAP DESIGNATION: Townhouses (15 upa max)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to allow three (3) visitor parking spaces to be located within the setback of the RM-15 Zone and to reduce the side yard setbacks of the RM-15 Zone.

RATIONALE OF RECOMMENDATION

- A Development Permit was issued on the proposed development in July, 2013. Due to a change in ownership, the applicant is proposing amendments to the Development Permit (No. 7912-0311-00).
- The proposed density, which is within the RM-15 Zone, and the building form are appropriate for this part of Rosemary Heights.
- The proposed changes to the exterior façade of the townhouse units are considered positive and reflect a high-quality design by providing a more traditional building form for this part of Rosemary Heights.
- The variances do not impact the liveability of the project, and have little impact on adjacent neighbours.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0019-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0019-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback from the west property line of the RM-15 Zone from 7.5 metres (25 ft.) to 5.26 metres (17.26 ft.);
 - (b) to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.); and
 - (c) to allow three (3) visitor parking spaces to be located within the setback of the RM-15 Zone.
3. Council instruct staff to resolve the following issues prior to approval:
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) resolution of the interface along the Pioneer Greenway to the satisfaction of the General Manager, Parks Recreation and Culture;
 - (e) submission of an acoustical report for the units adjacent to 32 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (f) 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.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

School District: Projected number of students from this development:

4 Elementary students at Morgan Elementary School
2 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 Fall, 2014.

(Appendix V)

Parks, Recreation & Culture:

Parks has some concerns about the interface of the development with the Pioneer Greenway. Building designs and site planning should consider CPTED principles adjacent to the Pioneer Greenway. The applicant will work with Parks staff to resolve these concerns.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Rosemary Heights Crescent):	Single family dwellings.	Urban/Single Family Small Lots.	CD (By-law No. 14388)
East:	Fire Hall No. 17	Urban/Institutional	RF
South (Across 32 Avenue):	Multi-tenant commercial building.	Industrial/Business Park.	CD (By-law No. 15203)
West:	Single family strata development.	Urban/Townhouses	CD (By-law No. 14889A)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 3303 - Rosemary Heights Crescent and is presently designated "Urban" in the Official Community Plan (OCP), "Townhouses (15 upa)" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP) and is currently zoned "Multiple Residential (15) Zone (RM-15)".
- The property was rezoned to RM-15 in July, 2013 under File No. 7912-0311-00. A Development Permit (DP) for a 14-unit townhouse project and Development Variance Permit (DVP) to vary

the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) were issued in conjunction with the rezoning.

- At the time, the applicant was proposing an overall density of 10.4 upa (25.7 uph) and floor area ratio of 0.51, which complied with the RM-15 Zone.
- The townhouse development consisted of 14 three-storey, 3-bedroom townhouse units, with an average floor area of 221 square metres (2,379 sq.ft.) per dwelling unit.
- The building design included flat roofs, strong horizontal expression, significant glazing as well as roof decks and fully enclosed double garages.
- Continuation of the 3 metre (9.8 ft.) wide Pioneer Greenway was proposed along the southern property line.
- The outdoor amenity area exceeded the minimum required under the RM-15 Zone and was centrally located.

Current Proposal

- Six (6) additional units are proposed, increasing the total number of units to twenty (20). The proposed density is 15.47 upa (38.2 uph) and floor area ratio of 0.6, which complies with the RM-15 Zone.
- The proposed townhouse development consists of 20 ground-oriented units (all 3-bedroom) in 5 three-storey buildings with an average gross floor area of 160 square metres (1,730 sq. ft.) per dwelling unit.
- The applicant further proposes to modify the internal layout to provide a greater variety of floor plans which appeal to potential homebuyers.

DESIGN PROPOSAL AND REVIEW

Access and Pedestrian Circulation

- The current layout maintains a single vehicle access point from Rosemary Heights Crescent at the northeast corner of the subject property.
- As with the previous proposal, the applicant will construct the 3 metre (9.8 ft.) wide Pioneer Greenway (pedestrian walkway) within an existing statutory right-of-way along the southern boundary of the subject property, on 32 Avenue.
- A connection will be provided from the Pioneer Greenway into the outdoor amenity area.

Design, Form and Character of Proposed Townhomes

- The units fronting 32 Avenue (i.e. Building 2 and Building 3) have generous private outdoor areas and are setback a minimum of 7.5 metres (25 ft.) from 32 Avenue. These units will be screened from 32 Avenue by trees, shrubs and a concrete fence.

- The townhouse buildings along the southern boundary of the subject property
- The buildings include a uniform colour scheme of dark hardie panel siding, light hardie panel accents, white fascia and trim, decorative louvers, wood grain doors, interesting rooflines, and accents that provide variation in the building façade.
- Corner units have been designed with one-storey entry vestibules. A variance to reduce the side yard setback for these one-storey elements is required for Units 12 and 13.
- The 5 units in Building 1 have a fully-enclosed tandem parking arrangement, while the remaining 15 units in Buildings 2-5 all have double garages, located side-by-side, for a total of 40 spaces. In addition, 4 visitor stalls are provided for a total of 44 parking spaces on-site, in accordance with the Zoning By-law.
- The exterior design changes reflect a high-quality design by providing a more traditional building form for this part of Rosemary Heights.

Proposed Landscaping and Outdoor Amenity Space

- The outdoor amenity area is roughly 60 square metres (646 sq. ft.) and meets the minimum requirement of the By-law. The outdoor amenity is designed to connect to the Pioneer Greenway walkway on the southern boundary of the site and will be screened from 32 Avenue by trees, shrubs, and other landscaping.
- In addition to the formal outdoor amenity, the applicant proposed to landscape the setback areas to create a larger continuous outdoor amenity. A gazebo is provided for passive recreation.
- A concrete fence is proposed along the northern edge of the statutory right-of-way to separate the public from the private realm.
- The applicant proposes to install significant landscaping which includes trees, flowering shrubs, substantial groundcover and grassed areas to soften the hardscapes, delineate walkways, demarcate driveway entrances as well as define the transition between the public realm and semi-private spaces.

PRE-NOTIFICATION

The Development Proposal Sign was installed on-site on February 5, 2013. Staff received comments from an adjacent neighbour via telephone and email. The resident is concerned with the proposed DP amendment and preferred the density, architecture, and site plan approved under the original DP (7912-0311-00). Specifically, the resident is concerned with:

Building Height

The flat roof design approved under the original DP (7912-0311-00) resulted in a lower overall building height. The increased building height will result in increased shadowing of the resident's south-facing rear yard.

The Zoning By-law defines the building height as "the average level between the eaves and ridge of a gable, hip or gambrel roofed building". Building 4, which is adjacent to the residences north of the subject site, is approximately 10 metres in height. The maximum building height under the RM-15 Zone is 11 metres, therefore the proposed buildings are in compliance with the Zoning By-law.

Landscaping and Visual Screening

The original DP showed the replacement trees along the north property planted on the existing berm to provide a visual barrier. The proposed DP amendment does not include the retention of the berm.

The applicant has agreed to plant up-sized trees along the north property line to provide a visual barrier for adjacent residences.

Parking

The original DP (7912-0311-00) included double car garages for all units. The proposed DP amendment includes fully tandem parking arrangements for 5 units. The resident is concerned that the tandem parking space will be converted to habitable space in the future and there will not be sufficient on-site parking.

Only 5 units in Building 1 have a fully-enclosed tandem parking arrangement, while the remaining 15 units in Buildings 2-5 all have double garages, located side-by-side, for a total of 40 spaces. In addition, 4 visitor stalls are provided for a total of 44 parking spaces on-site, in accordance with the Zoning By-law. A Section 219 Restrictive Covenant will be registered on title to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space as a condition of DP issuance.

ADVISORY DESIGN PANEL

The development application was not referred to the Advisory Design Panel (ADP) for review. The proposed exterior changes and landscape plans were reviewed by City staff and deemed acceptable.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 19, 2014. 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	<ul style="list-style-type: none"> • Consistent with Rosemary Heights Central NCP

(A1-A2)	
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • 15 upa • Each unit has its own private rear yard • An outdoor amenity area is provided
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils \geq mm in depth • On-lot infiltration trenches and/or sub-surface chambers • Rain barrels • Composting pickup available • Recycling pickup available • Organic waste pickup available
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Pedestrian connection to 32 Avenue with lighted pathways • Bus route on 32 Avenue
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Passive recreation space • Outdoor community gathering space
6. Green Certification (F1)	<ul style="list-style-type: none"> • No
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Sustainable features document will be given to new owners • Sustainability features include engineered wood products, recycled materials, low VOC finishing products, recycled wood waste, modern building techniques to reduce waste, high efficiency furnaces, hot water tanks and appliances, natural gas cooking appliances, LowE windows.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum setback from the west property line of the RM-15 Zone from 7.5 metres (25 ft.) to 5.26 metres (17.26 ft.).

Applicant's Reasons:

- The entrance vestibules provide interesting articulation and contribute to a high-quality architectural design.

Staff Comments:

- The proposed setback variance is to accommodate entrance vestibules. The majority of the building is setback 7.5 metres (25 ft.).
- These entrance vestibules are small one-storey elements which have minimal impact on adjacent rear yards. The setback from the rear of the dwelling on the adjacent lot to the projection on Unit 13 is 6.3 metres (20.67 ft.). The projection on Unit 12 is adjacent to an open area on the adjacent site.

(b) Requested Variance:

- To reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.).

Applicant's Reasons:

- This variance was previously approved under Development Permit No. 7912-0311-00.

Staff Comments:

- The subdivision that created the subject site (Application No. 7912-0311-00) required that a panhandle be created to achieve frontage for the Fire Hall on Rosemary Heights Crescent, in accordance with Engineering requirements. This proposed panhandle creates a pinch point for the rear yard setback of unit #1, resulting in 1.5 metre (4.9 ft.) setback for a portion of the rear yard.
- The proposed panhandle area is not required by the Fire Department for access and will be landscaped appropriately to enhance the rear yard condition of unit #1.
- The proposed variance to the setback to unit #1 does not negatively affect the usability of the rear yard of unit #1.
- This variance was previously approved under Development Permit No. 7912-0311-00.

(c) Requested Variance:

- To permit three (3) visitor parking stalls to be located within the setback.

Applicant's Reasons:

- Only a portion of the three (3) visitor parking stalls is located within the setback. A 4th visitor parking stall is located outside of the setback.

Staff Comments:

- The three (3) visitor parking stalls are located partially within the setback, however they will be screened with landscaping and vegetation from Rosemary Heights Crescent and adjacent residences.

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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7914-0019-00
- Appendix V. School Board Comments

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/da

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Information for City Clerk

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

1. (a) Agent: Name: Brad Hughes
 Rosemary Gate Properties Ltd
 Address: 16811 - 60 Avenue
 Surrey, BC V3S 1T1

 Tel: 604-830-8626 - Primary
 604-830-8626 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 3303 - Rosemary Heights Crescent

 - (b) Civic Address: 3303 - Rosemary Heights Crescent
 Owner: Rosemary Gate Properties Ltd
 PID: 029-141-346
 Lot 1 Section 26 Township 1 New Westminster District Plan EPP31571

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0019-00 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 issuance of the Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-15

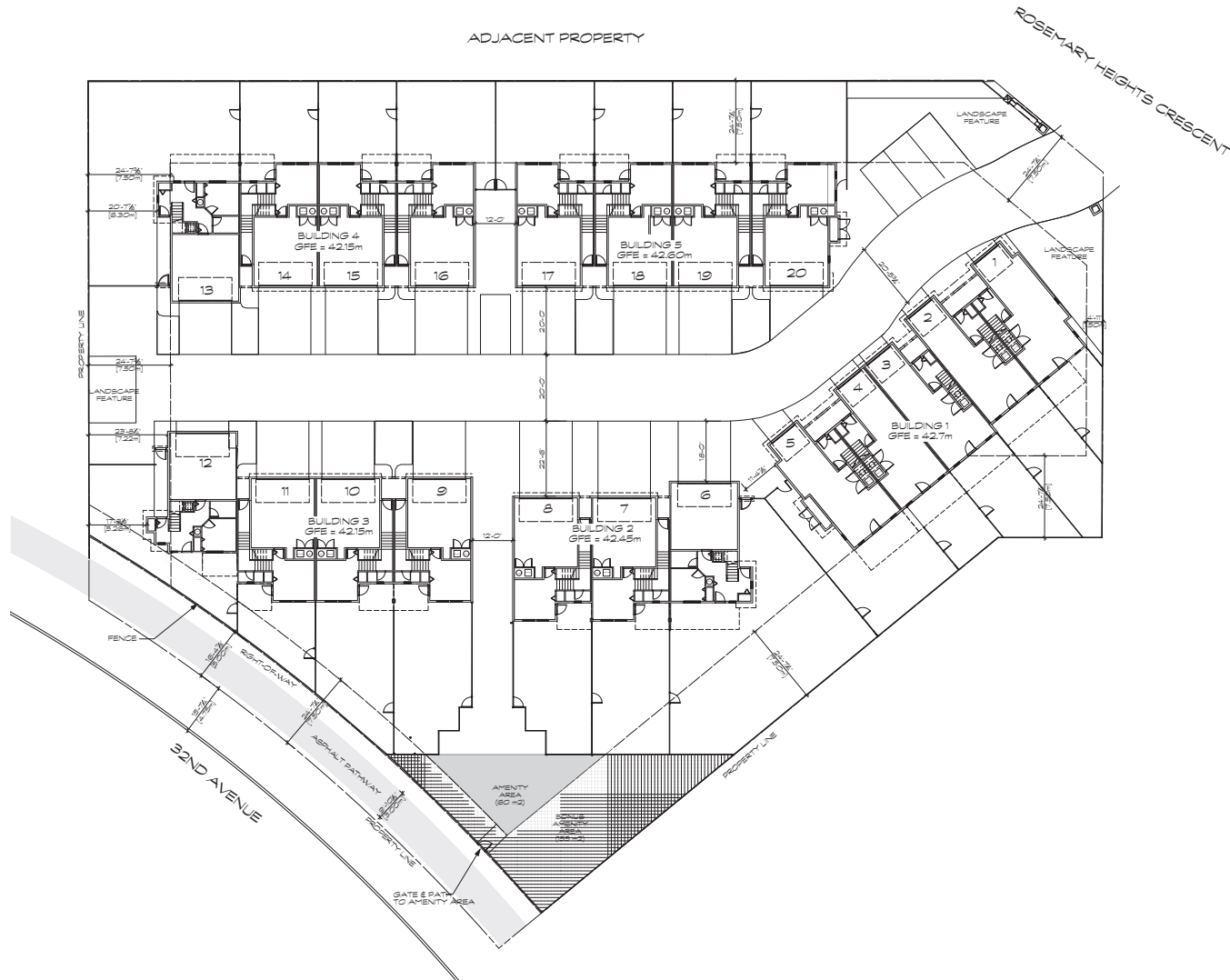
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,467.9 m ²
Road Widening area		
Undevelopable area		
Net Total		5,467.9 m ²
LOT COVERAGE (in % of net lot area)	60%	60%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	7.5 m
Side #1 (W)	7.5 m	5.26 m
Side #2 (E)	7.5 m	1.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	11 m / 3 storeys	10.15 m / 3 storeys
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		20
Total		20
FLOOR AREA: Residential	3,280.7 m ²	3,278.7 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,280.7 m ²	3,278.7 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	15 upa	15.47 upa
# of units/ha /# units/acre (gross)	15 upa	15.47 upa
# of units/ha /# units/acre (net)	0.6	0.6
FAR (gross)	0.6	0.6
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	60 m ²	60 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	40	40
Residential Visitors	4	4
Institutional		
Total Number of Parking Spaces	44	44
Number of disabled stalls		0
Number of small cars		0
Tandem Parking Spaces: Number / % of Total Number of Units		5 units / 25% of total units
Size of Tandem Parking Spaces width/length		3.2 m x 6.1 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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DATE	DESCRIPTION



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Robert Cicozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
 Tel: (604) 687-4741
 Fax: (604) 687-4841
 admin@cicozziarchitecture.com

PROJECT:
TOWNHOMES
 3303 Rosemary Heights Crescent
 Surrey, BC

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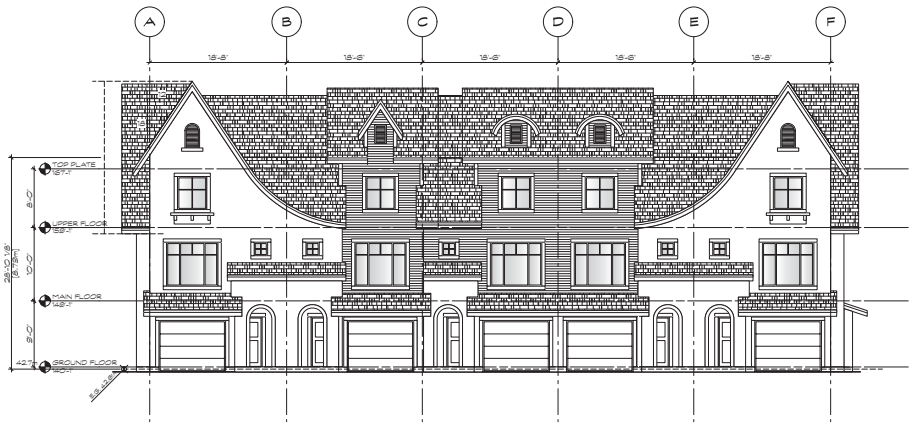
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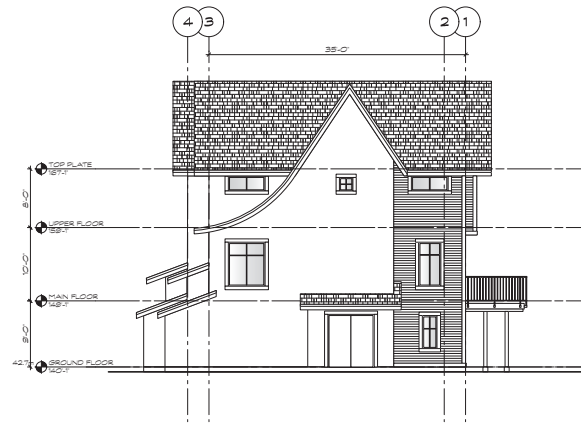
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Building 1**

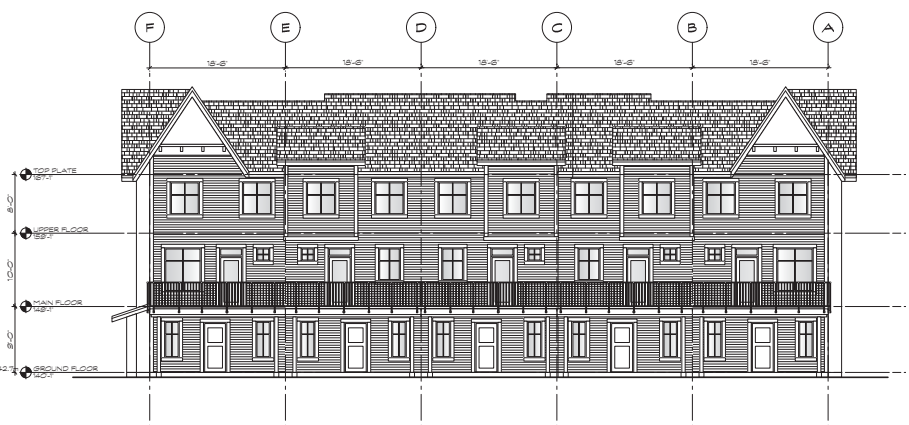
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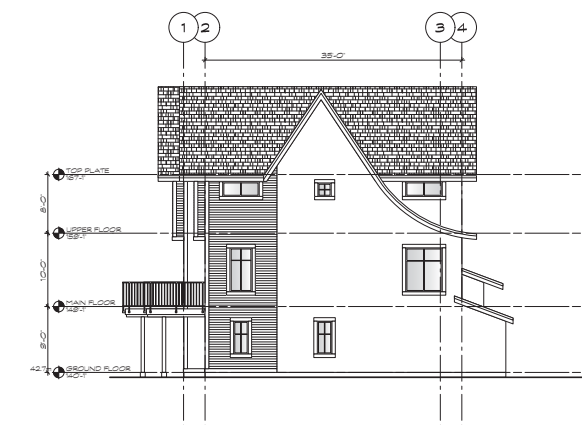
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3 BUILDING 1 - SOUTHWEST ELEVATION
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2 BUILDING 1 - SOUTHEAST ELEVATION
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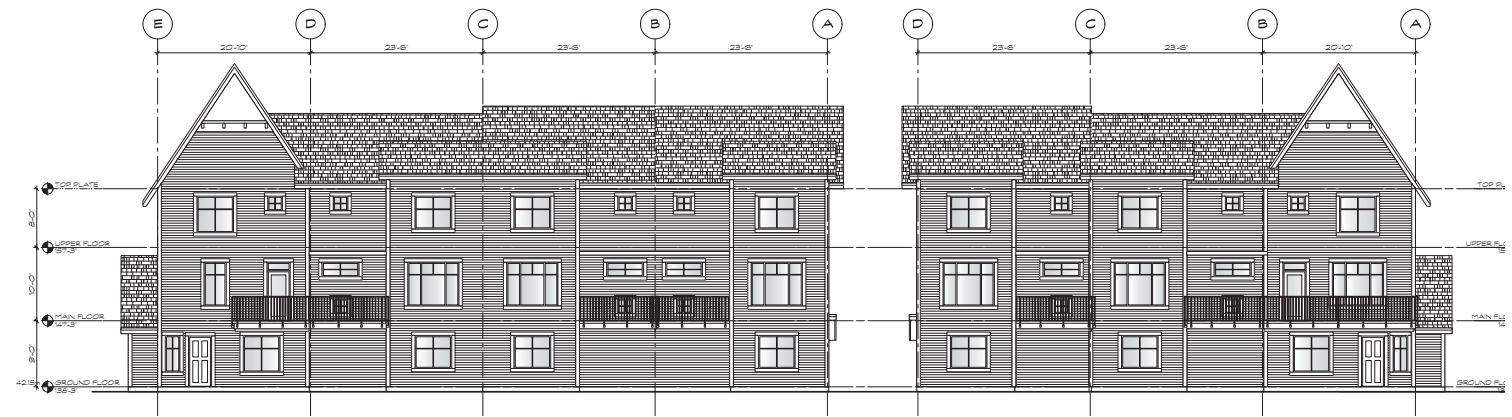


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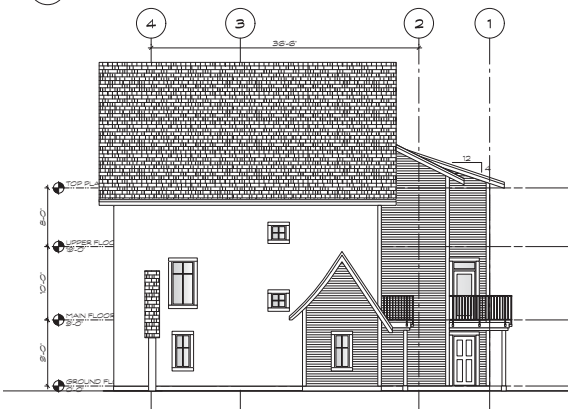
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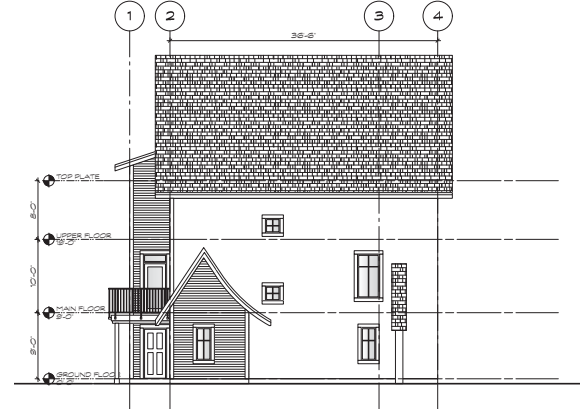
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2 BUILDING 2 & 3 - SOUTH ELEVATION
SCALE 1/8"=1'-0"



3 BUILDING 3 - WEST ELEVATION
SCALE 1/8"=1'-0"



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

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DATE	DESCRIPTION



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Robert Cicozzi Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4841
admin@cicozziarchitecture.com

PROJECT:
TOWNHOMES
3303 Rosemary Heights Crescent
Surrey, BC

DRAWN:	CHECKED BY:
SCALE:	PROJECT NO:

SHEET TITLE:
**ELEVATIONS
Buildings 2 & 3**

REVISION NO:	SHEET NO:
-	A4.1

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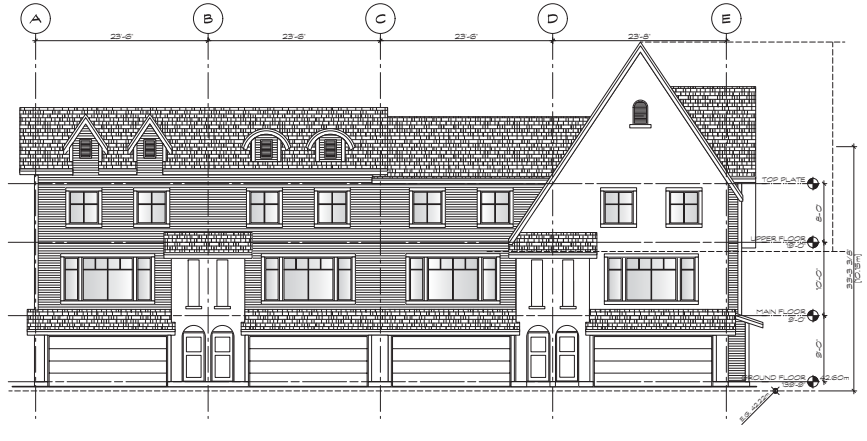
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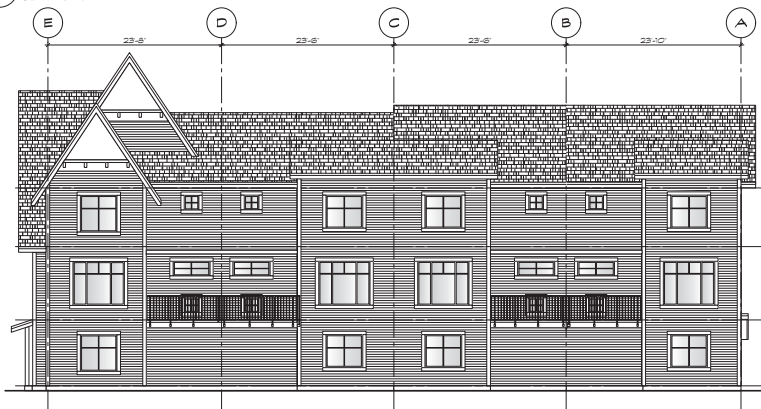
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 Vancouver, B.C.
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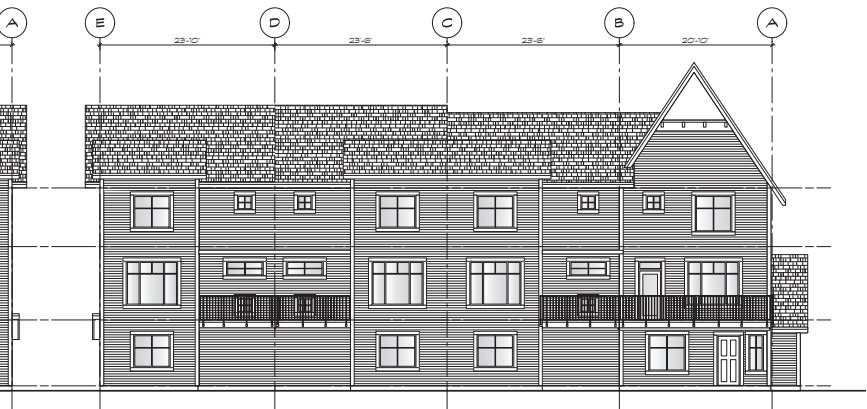
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2 BUILDING 4 & 5 - NORTH ELEVATION
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3 BUILDING 5 - EAST ELEVATION
 SCALE 1/8"=1'-0"



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

PROJECT:
TOWNHOMES
 3303 Rosemary Heights Crescent
 Surrey, BC

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ELEVATIONS
 Buildings 4 & 5

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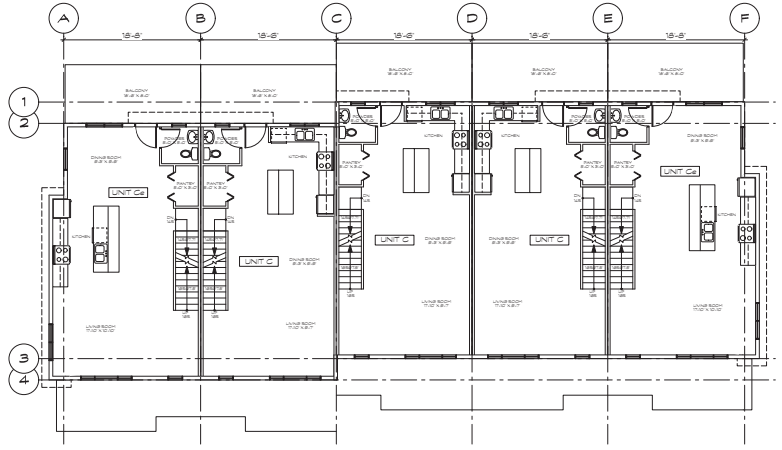
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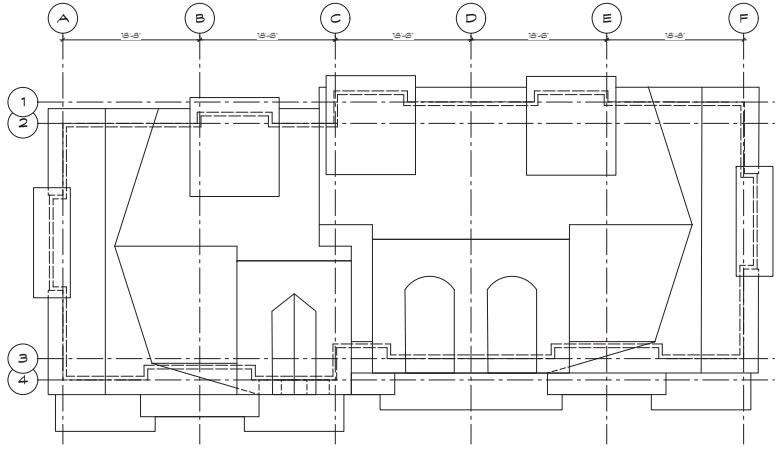
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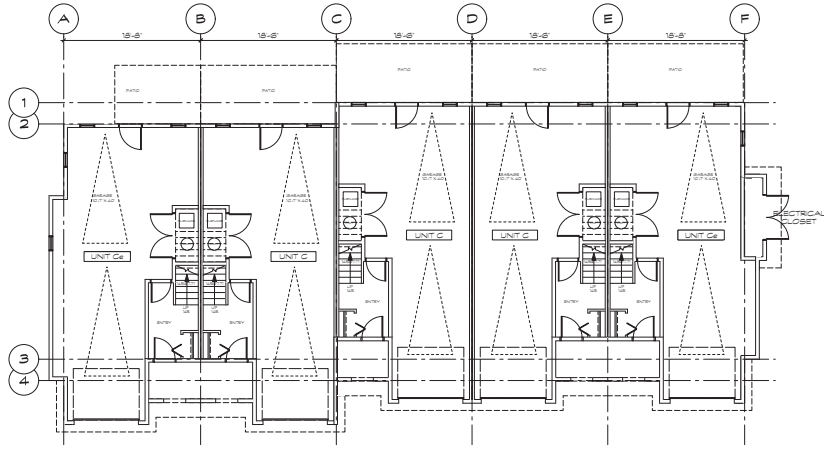
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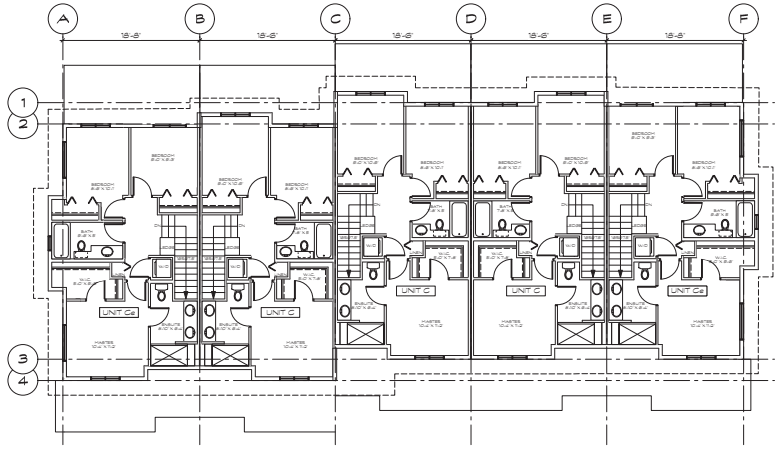
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4 BUILDING 1 - ROOF PLAN
 SCALE 1/8"=1'-0"



1 BUILDING 1 - GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"



3 BUILDING 1 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"

PROJECT:
TOWNHOMES
 3303 Rosemary Height Crescent
 Surrey, BC

DRAWN:	CHECKED BY:
SCALE: 1/8" = 1'-0"	PROJECT NO: 307

SHEET TITLE:
**Floor Plans
 Building 1**

REVISION NO.:	SHEET NO.:
-	A2.0

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REVISION:

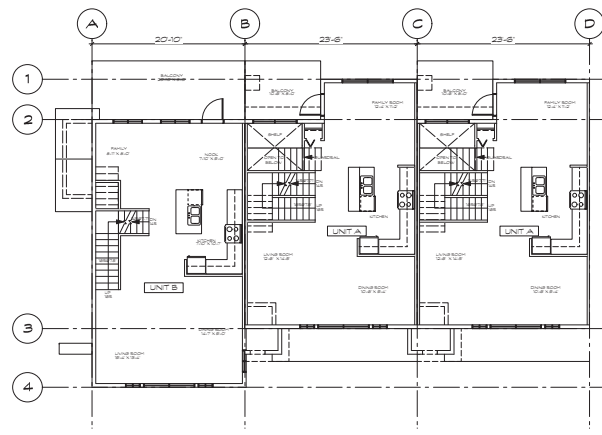
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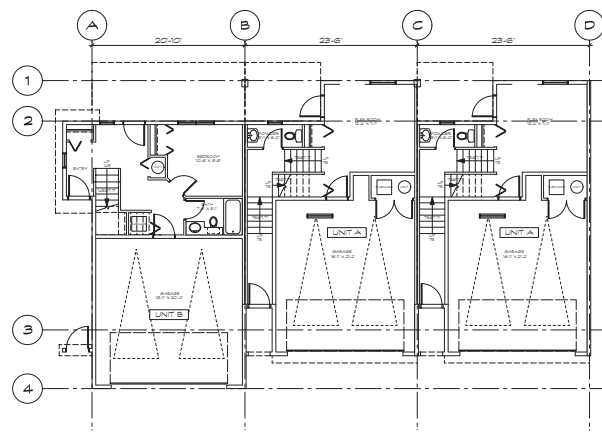
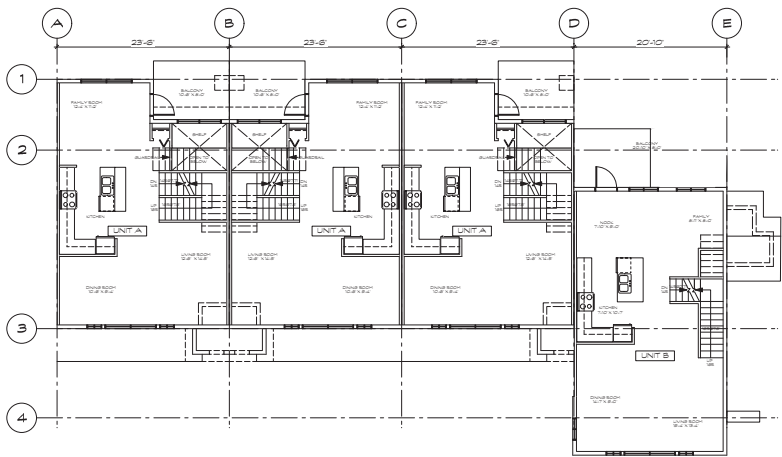
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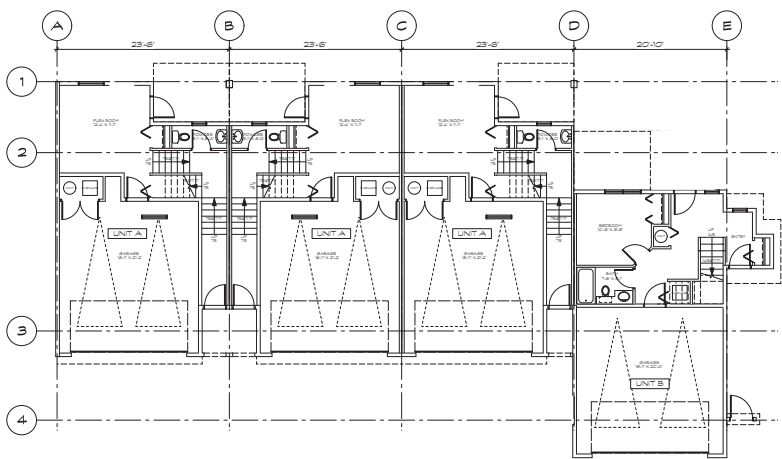
RCA
Robert Cicozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
 Tel: (604) 687-4741
 Fax: (604) 687-4841
 admin@cicozziarchitecture.com



2 BUILDING 2 & 3 - MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"



1 BUILDING 2 & 3 - GROUND FLOOR PLAN
 SCALE 1/8"=1'-0"



PROJECT:
TOWNHOMES
 3303 Rosemary Height Crescent
 Surrey, BC

DRAWN:	CHECKED BY:
SCALE:	PROJECT NO: 307

SHEET TITLE:
**Floor Plans
 Buildings 2 & 3**

REVISION NO: -	SHEET NO: A2.1
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REVISION:

NO.	DATE	DESCRIPTION

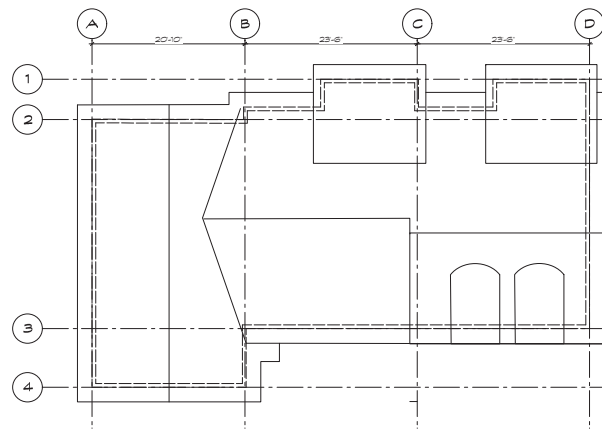
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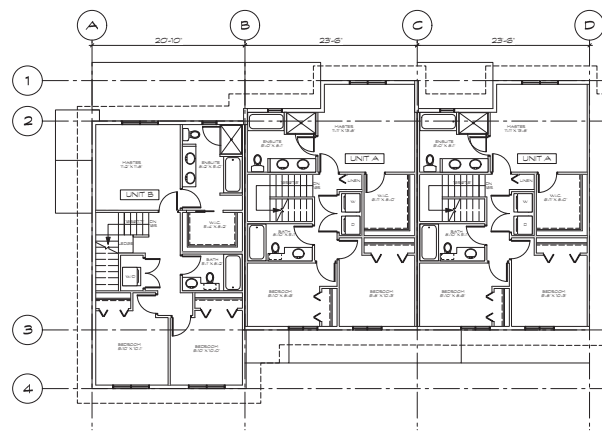
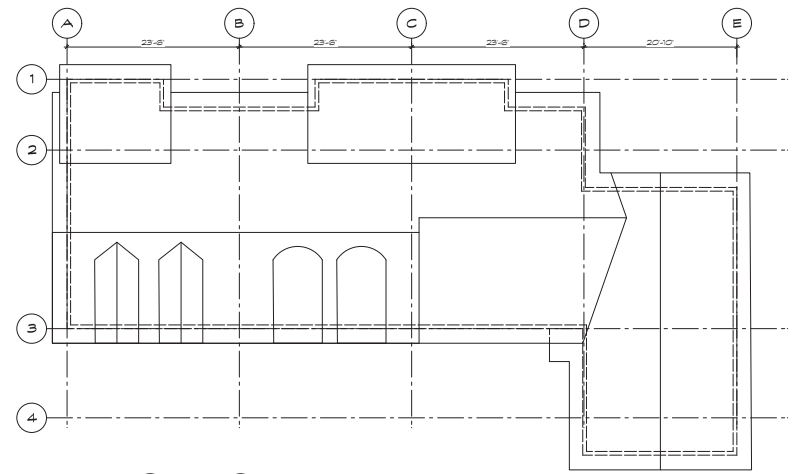


RCA

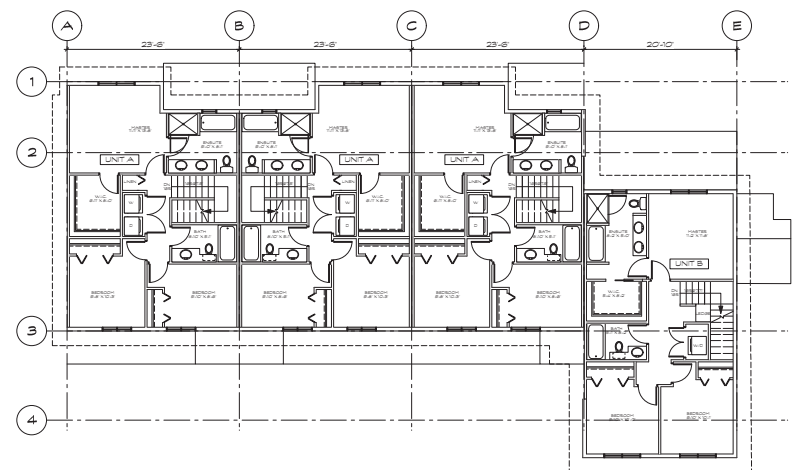
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2 BUILDING 2 & 3 - ROOF PLAN
 SCALE 1/8"=1'-0"



1 BUILDING 2 & 3 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"



PROJECT:
TOWNHOMES
 3303 Rosemary Height Crescent
 Surrey, BC

DRAWN:	CHECKED BY:
SCALE:	PROJECT NO. 307

SHEET TITLE:
**Floor Plans
 Buildings 2 & 3**

REVISION NO.:	SHEET NO.:
-	A2.2

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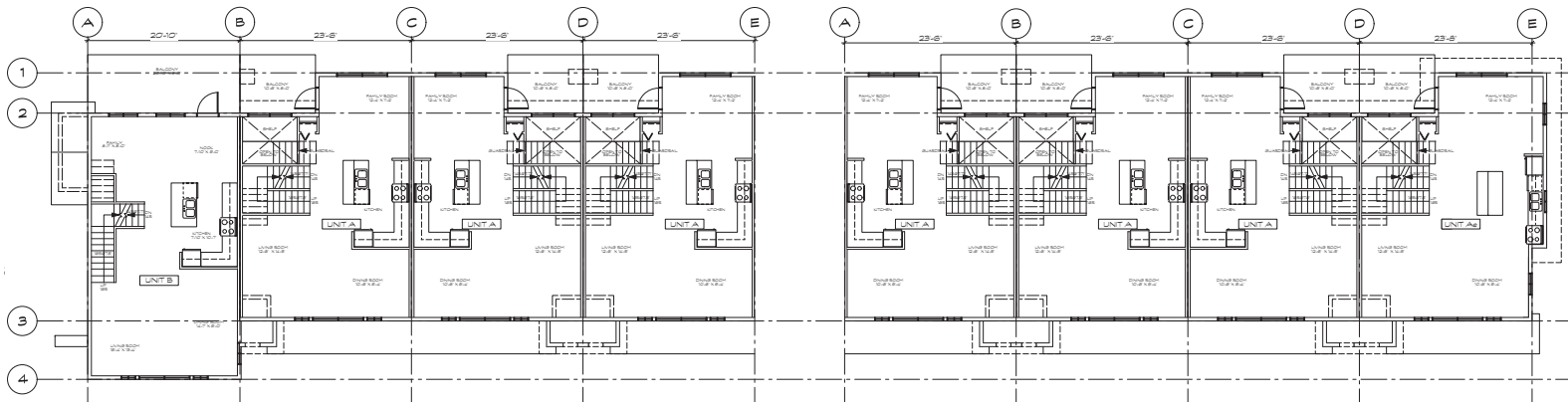
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NO.	DATE	DESCRIPTION

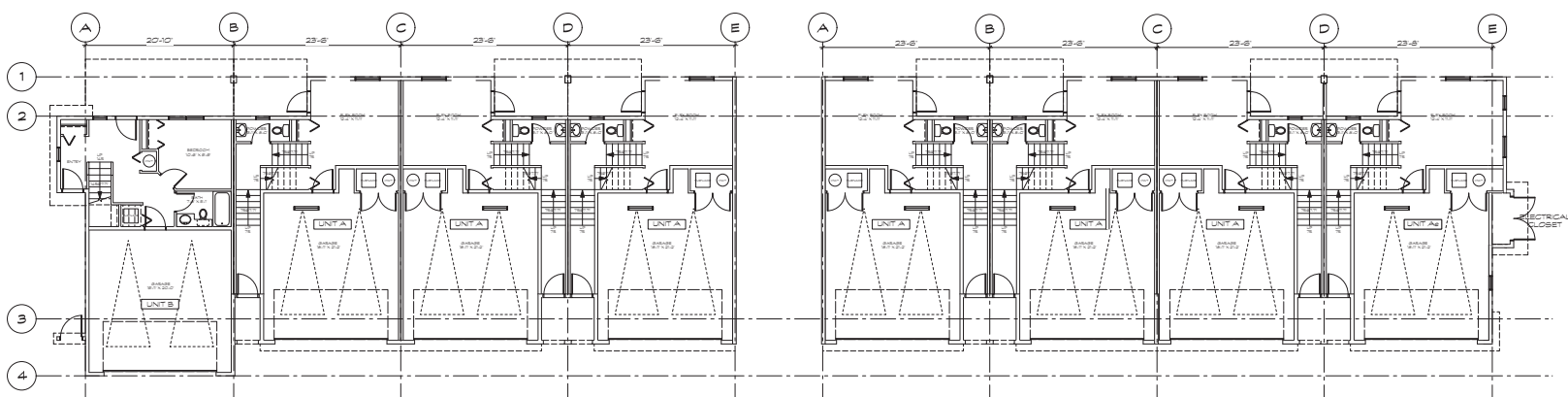
ISSUE:

DATE	DESCRIPTION

SCALE:



2 BUILDINGS 4 & 5 - MAIN FLOOR PLAN
SCALE 1/8"=1'-0"



1 BUILDINGS 4 & 5 - GROUND FLOOR PLAN
SCALE 1/8"=1'-0"

PROJECT:
TOWNHOMES
3303 Rosemary Height Crescent
Surrey, BC

DRAWN: _____ CHECKED BY: _____
SCALE: _____ PROJECT NO: 307

SHEET TITLE:
**Floor Plans
Buildings 4 & 5**

REVISION NO: - SHEET NO: **A2.3**

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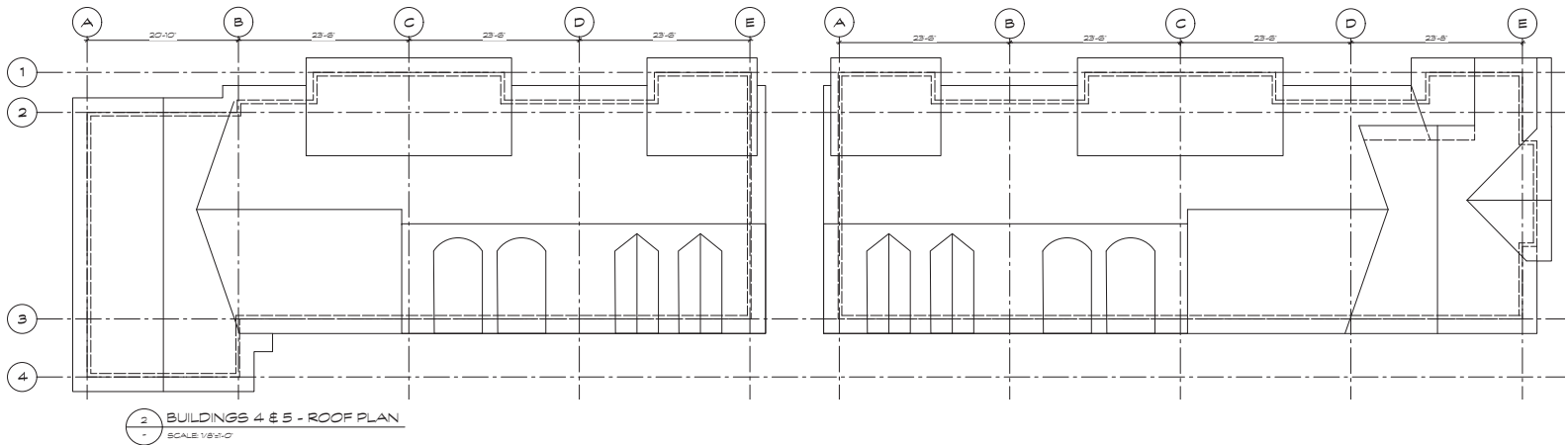
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ISSUE:

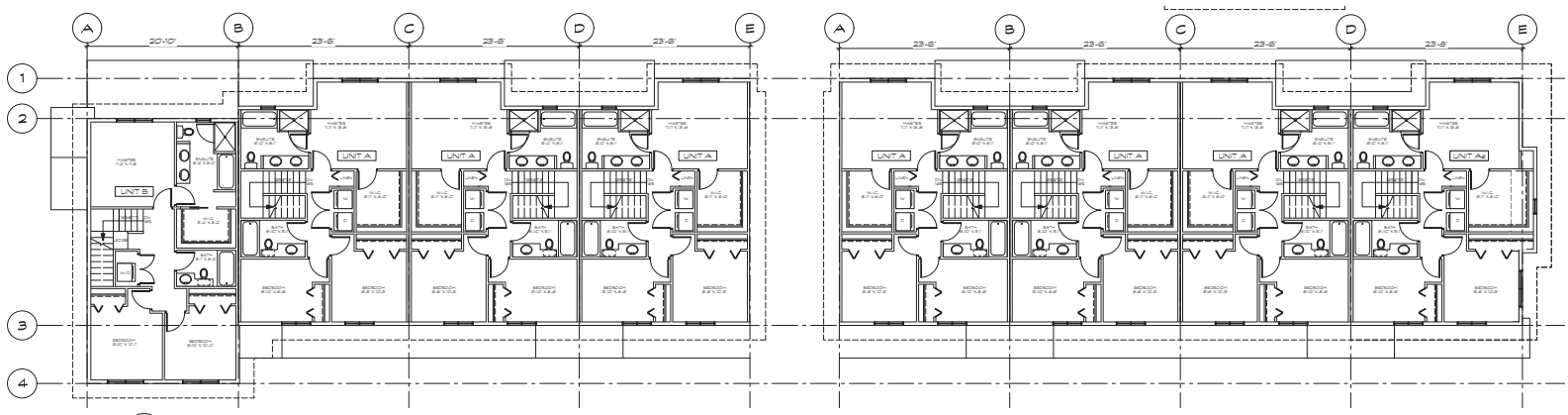
DATE	DESCRIPTION



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Robert Cicozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
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2 BUILDINGS 4 & 5 - ROOF PLAN
 SCALE 1/8"=1'-0"



1 BUILDINGS 4 & 5 - UPPER FLOOR PLAN
 SCALE 1/8"=1'-0"

PROJECT:
TOWNHOMES
 3303 Rosemary Height Crescent
 Surrey, BC

DRAWN: _____ CHECKED BY: _____
 SCALE: _____ PROJECT NO: 307

SHEET TITLE:
**Floor Plans
 Buildings 4 & 5**

REVISION NO: - SHEET NO: **A2.4**

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#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.
1	14 MAR 24	ISSUED FOR DP	HY
2	14 MAR 24	ISSUED FOR DP	HY
3	14 MAR 24	REVISED FOR LANDSCAPE PLAN	HY
4	14 MAR 24	REVISED FOR LANDSCAPE PLAN	HY
5	14 FEB 21	REVISED PER CLIENT COMMENT	HY
6	14 JUL 21	REV. PER SITE PLAN	MTLM
7	18 SEP 21	PER CLIENT MEETING	TK

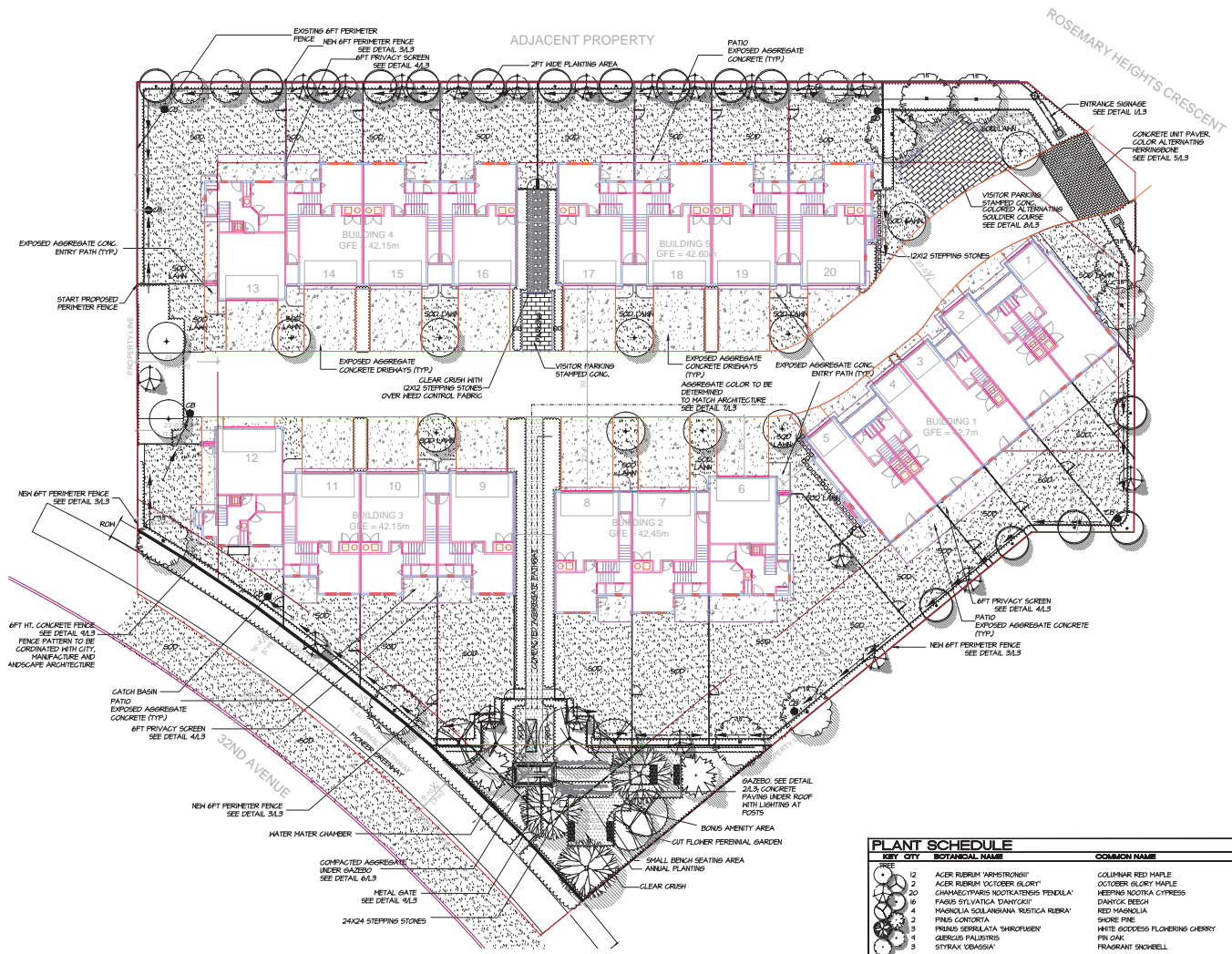
SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
32nd Ave. and Rosemary Heights Crescent, Surrey, BC

DRAWING TITLE:
TREE PLAN

DATE: 2023, NOV 6	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	L1
DRAWN: TK	
DESIGN: TK	
CHKD: MTLM	OF 4
MZLA PROJECT NUMBER: 18-072	

18072-100P-19



PLANT SCHEDULE				MZ JOB NUMBER	18-072
NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
12	2	ACER RUBRUM 'ARHSTRONQII'	GOLDMAR RED MAPLE	6CM CAL 15M STD B&B	
2	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL 2M STD B&B	
20	2	CHAMAECITRIS NODIFLORA 'PINKLAX'	HEERING NODIA CYPRUSS	25M HI B&B	
10	4	FABUS SYLVATICA 'DANTICOF'	DANTIC BEECH	6CM CAL B&B	
4	1	HABRULIA SOLANMANA 'RUSTICA RIBERA'	RED HAWKELIA	6CM CAL B&B	
2	2	PINUS CONTORTA	SHORE PINE	24 HI B&B	
3	3	PRUNUS SERRULATA 'SHIROFUJEN'	WHITE BLOSSOM FLOWERING CHERRY	6CM CAL 12M STD B&B	
5	1	QUERCUS PALUSTRIS	PIN OAK	6CM CAL 12M STD B&B	
3	3	STYRAX 'OBASSALA'	FRAGRANT SNOWBALL	6 CM CAL B&B	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *** SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONS. REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HANLAND AND TRAGER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

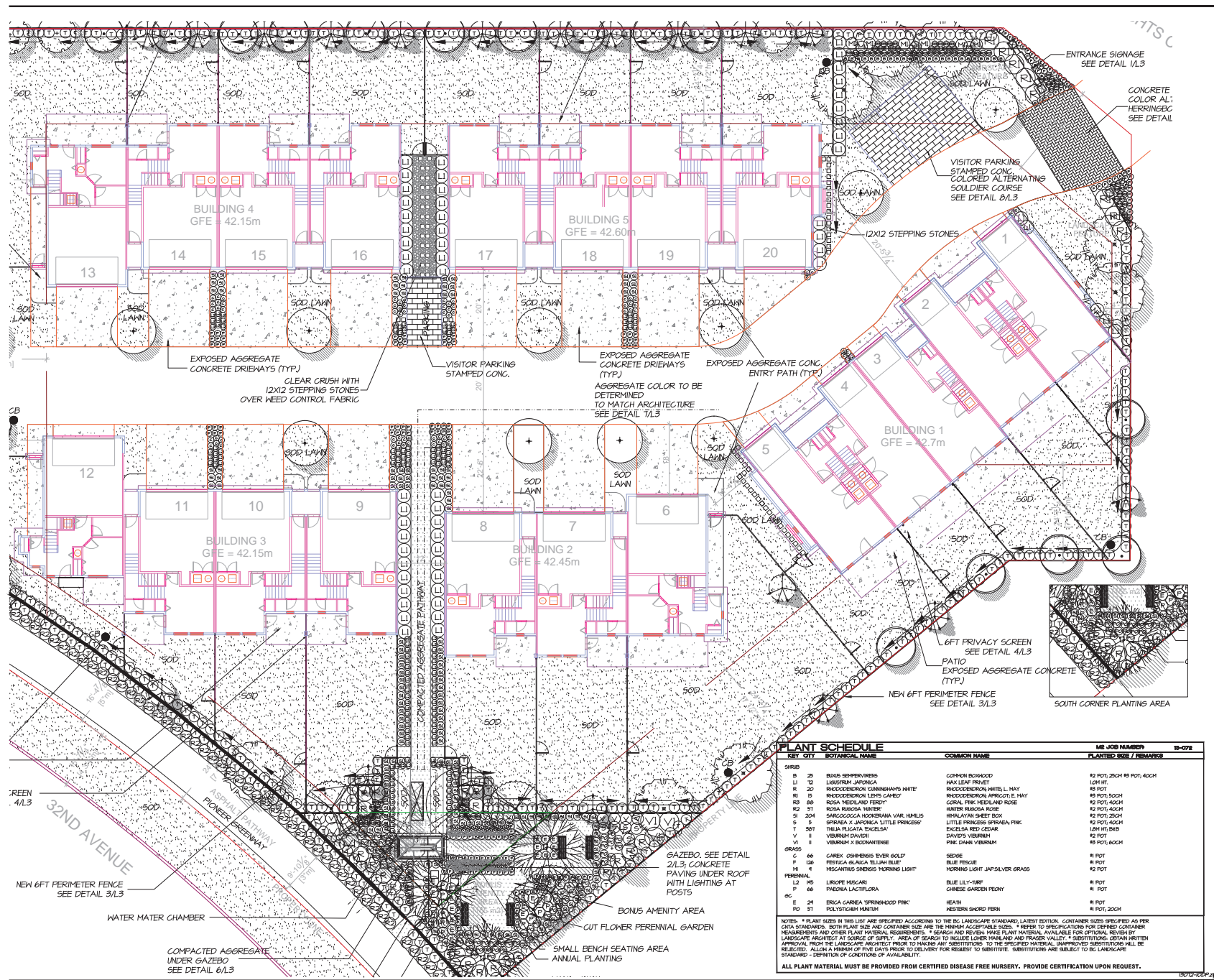
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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		ISSUED FOR DP	MY
2		ISSUED FOR DP	MY
3		REVISED FOR LANDSCAPE PLAN	MY
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100		REVISED FOR LANDSCAPE PLAN	MY



PLANT SCHEDULE		MS JOB NUMBER	IS-072
KEY	SYMBOL	PLANTED SIZE / FINISHES	
SHRUB			
B	25	ELIUS SEPPERVIRENS	COMMON BOWWOOD
L	12	LIPODENDRON JAPONICA	HAKU-LEAF PRIVET
R	20	RHOXODENDRON GANNINGHARPS WHITE	RHOXODENDRON WHITE L. MAY
RI	15	RHOXODENDRON LEIBS CAPEZ	RHOXODENDRON APPROX. L. MAY
R2	10	ROSA WEDGWOOD PRISTY	GORAL PINK WEDGWOOD ROSE
R3	51	ROSA RUBOSA WINTER	WINTER RUBOSA ROSE
S	204	SARGOLLOCA MODERNA VAO MAMUS	HIMALAYAN SHEET BOX
S	5	SPRAEA X JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRAEA PINK
T	501	TALIA FILICATA EXCELSA	EXCELSA RED CEDAR
V	1	VEURBAN DAVICI	DAVITS VEURBAN
V	11	VEURBAN X BOONHARTENSE	PINK DAWN VEURBAN
GRASS			
G	66	CAREX OSHRENSIS EVER GOLD	SEED
F	108	FESTUCA ALBICA BLUVA BLUE	BLUE FESCUE
H	16	HESICANTIS SHRENSIS MORNING LIGHT	MORNING LIGHT JAP/SILVER GRASS
PERENNIAL			
L2	102	LIRIOPE HESICARI	BLUE LILY-TREE
P	66	PAEDONIA LACTIFLORA	CHINESE GARDEN PEONY
DC	21	ERICA CARNEA 'SPRINGWOOD PINK'	HEATH
PD	51	POLYSTICHUM MUNITZII	WESTERN SHARD FERN

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE B.C. LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH POT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. AREA OF SEARCH TO INCLUDE LOWER HANLANDS AND PIONEER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO B.C. LANDSCAPE ARCHITECT'S DEFINITION OF CONDITIONS OF AVAILABILITY.

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

PROJECT:

TOWNHOUSE DEVELOPMENT
32nd Ave. and Rosemary Heights Crescent, Surrey, BC

DRAWING TITLE:

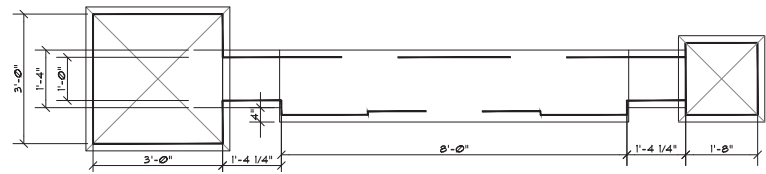
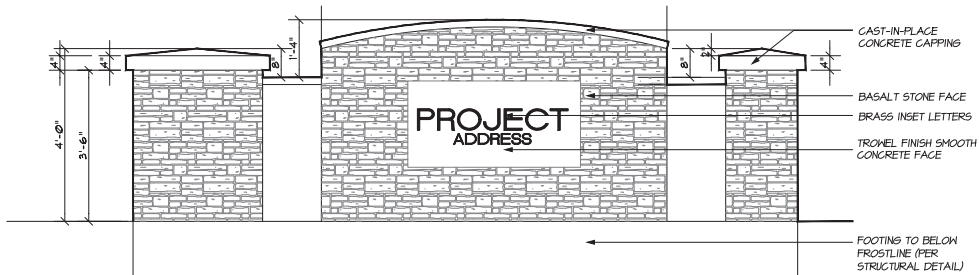
SHRUB PLAN

DATE: 2008 NOV 6
SCALE: 3/32"=1'-0"

DRAWN: TK
DESIGN: TK
CHK'D: MTLM

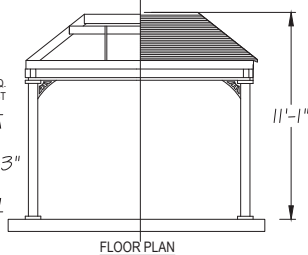
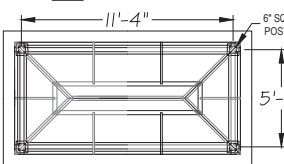
M2LA PROJECT NUMBER: IS-072

OF 4



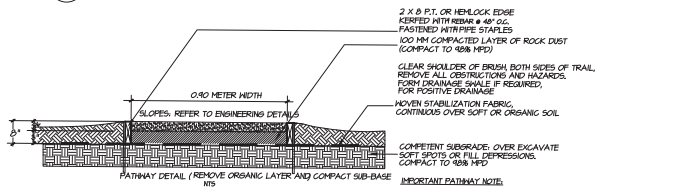
1 ENTRANCE SIGNAGE
SCALE: 1/2"=1'-0"

ROOF FRAMING PLAN

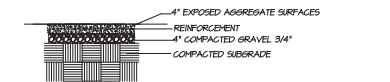


FLOOR PLAN
1/2"=1'-0"

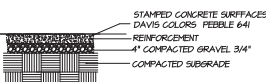
2 GAZEBO PLAN/ELEVATION
SCALE:



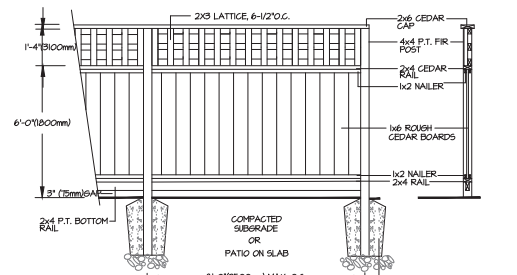
6 COMPACTED AGGREGATE PATHWAY
SCALE: NTS



7 EXPOSED AGGREGATE CONCRETE
SCALE: NTS

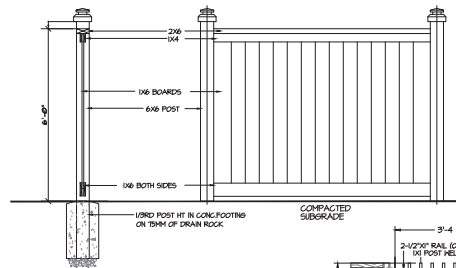


8 STAMPED CONCRETE
SCALE: NTS

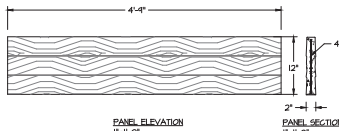


- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM).
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3'-6".

3 6FT SOLID FENCE W/ LATTICE
SCALE: 1/2"=1'-0"



4 PRIVACY SCREEN FENCE
SCALE:



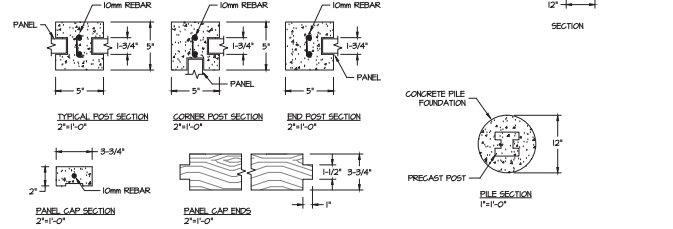
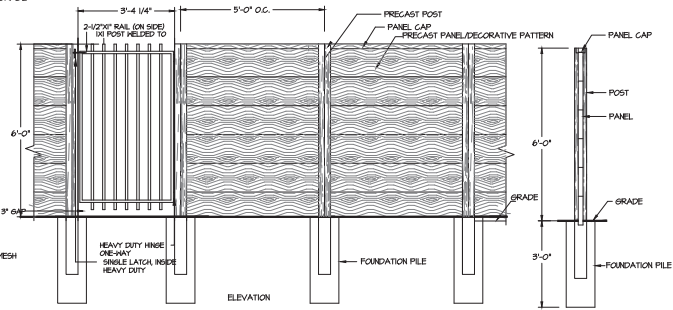
PANEL ELEVATION
1/4"=1'-0"

- NOTES:
1. ALL CONSTRUCTION TO CONFORM TO LOCAL BUILDING DEPARTMENT CODES.
 2. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 3. ALL FOUNDATIONS ARE TO BE LOCATED IN UNDISTURBED SOIL OR COMPACTED FILL.
 4. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A615, GRADE 40.
 5. ALL COMPONENTS ARE MANUFACTURED FROM 100% CONCRETE AND COLOURED THROUGHOUT.
 6. APPROVAL OF THE ENGINEER REQUIRED WHEN THE WALL IS TO BE USED UNDER A CONDITION WHERE THE SPECIFICATIONS ARE DIFFERENT.
 7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE.
 8. ALL COMPONENTS TEXTURED AND HIGH RELIEF TO RESEMBLE WOOD.

- NOTE: CONCRETE FENCE FENCE PATTERN TO BE COORDINATED WITH CITY, MANUFACTURE AND LANDSCAPE ARCHITECTURE.
- NOTES: METAL GATE
1. METAL GALVANIZED ALUMINUM PICKETS
 2. SMOOTH RIED ALL JOINTS
 3. FINDER GOAT METAL PER OWNER/ARCH. APPROVAL



5 CONCRETE UNIT PAVER
SCALE: 1/2"=1'-0"



9 CONCRETE FENCE/METAL GATE
SCALE: 1/2"=1'-0"

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#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.
1	11/20/24	ISSUED FOR DP	HY
2	11/20/24	ISSUED FOR DP	HY
3	11/20/24	REVISED FOR LANDSCAPE PLAN	HY
4	11/20/24	REVISED FOR LANDSCAPE PLAN	HY
5	11/20/24	REVISED PER CLIENT COMMENT	HY
6	11/20/24	REV. PER SITE PLAN	MTLM
7	11/20/24	PER CLIENT MEETING	TK

SEAL:

PROJECT:
TOWNHOUSE DEVELOPMENT
32nd Ave. and Rosemary Heights Crescent, Surrey, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 2024 DEC 02 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: TK
DESIGN: TK
CHECK: MTLM
M2LA PROJECT NUMBER: 18-072

L3

OF 4

INTER-OFFICE MEMO

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

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

DATE: **March 21, 2014** PROJECT FILE: **7814-0019-00**

RE: **Engineering Requirements
Location: 3303 Rosemary Heights Crescent**

DEVELOPMENT PERMIT

The site is the subject of project 7812-0311-00 for which a Service Agreement has been entered into with the City of Surrey. The Developer is to ensure all works and services pertaining to the MUP, access location/alignment, and modifications to Rosemary Heights Crescent conform to the accepted Servicing Agreement Design Drawings under Surrey Project 7812-0311-00.



Rémi Dubé, P.Eng.
Development Services Manager

CE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0019-00

Issued To: ROSEMARY GATE PROPERTIES LTD
("the Owner")

Address of Owner: 16811 - 60 Avenue
Surrey, BC V3S 1T1

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: 029-141-346
Lot 1 Section 26 Township 1 New Westminster District Plan EPP31571
3303 - Rosemary Heights Crescent

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 21 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the west property line is varied from 7.5 metres (25 ft.) to 5.26 metres (17.26 ft.);
 - (b) In Section F of Part 21 of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum setback from the east property line is varied from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.).
 - (c) In Section H of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, three (3) visitor parking stalls are permitted within the north and west side yard setbacks.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0019-00 (A) through to and including 7914-0019-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

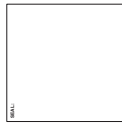
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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REVISION	
NO.	DESCRIPTION

ISSUE	
NO.	DESCRIPTION



RCA
Robert Ciccozzi Architecture Inc.
 200 - 2338 Columbia Street
 Canada V3Y 3Y3
 Tel: (604) 897-4841
 Fax: (604) 897-4841
 admin@ciccozziarchitecture.com

TOWNHOMES
 3303 Rosemary Heights Crescent
 Surrey, BC

PROJECT	
NO.	DESCRIPTION

Schedule A
 7914-0019-00 (A)

Portion of visitor parking stalls permitted within north and west setback

Setback to Unit 1 varied to 1.5 metres (4.9 ft.)

Setback to Unit 13 varied to 6.3 metres (20.67 ft.)

Setback to Unit 12 varied to 5.26 metres (17.26 ft.)

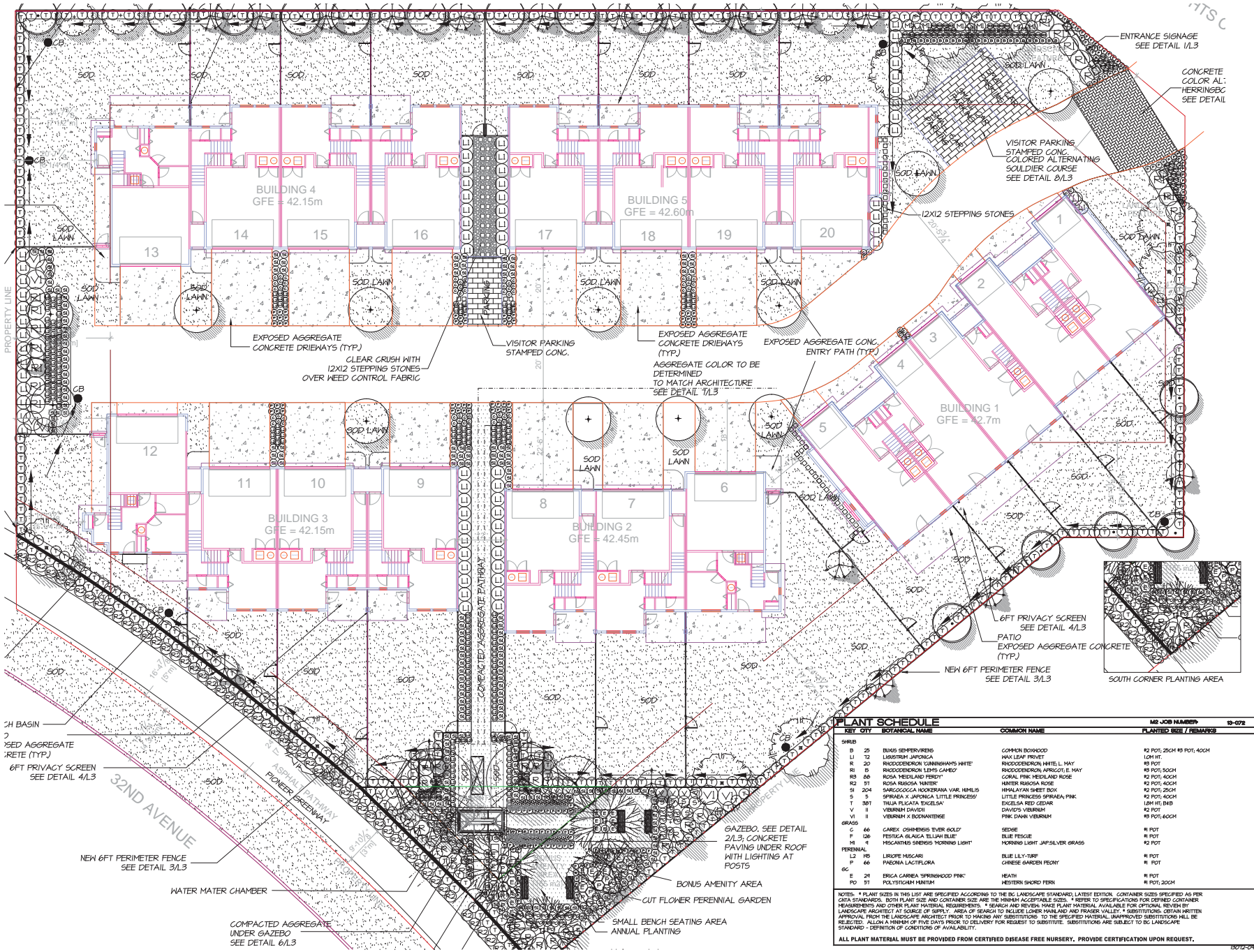


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#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

NO.	DATE	REVISION DESCRIPTION	DR.
1		BUDGET PER CLIENT MEETING	TK
2		REV PER NEW SITE PLAN	MJLM
3		REVISED PER CLIENT COMMENT	MY
4		REVISED PER LANDSCAPE PLAN	MY
5		REVISED FOR LANDSCAPE PLAN	MY
6		REVISED FOR CP	MY



KEY	CITY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER	IS-072
S	25	BUNUS SEMPERVIRENS	COMMON BROOMWOOD	#2 POT, 25CM X3 POT, 40CM	
L	12	LIBOSTRUM JAPONICA	HAWK LEAF FROST	#10H POT	
R	20	RHOCHODENDRON GANNINGHAMS WHITE	RHOCHODENDRON WHITE L. MAY	#5 POT	
R	18	RHOCHODENDRON LEVIS GARDNER	RHOCHODENDRON PRICOT'S MAY	#5 POT, 50CM	
R	60	ROSA HEIDLAND FERD?	CORAL PINK HEIDLAND ROSE	#2 POT, 40CM	
R2	51	ROSA REGINA HANITER	HANITER ROSA ROSE	#2 POT, 40CM	
R	204	SARGOLLOCA HOOKERIANA VAR. HMLIS	HIMALAYAN SHEET BOX	#2 POT, 25CM	
S	5	SPRANEA X JAPONICA LITTLE PRINCESS?	LITTLE PRINCESS SPRANEA, PINK	#2 POT, 40CM	
T	38T	TILIA FALGATA 'ROSESA'	EGGLESSA RED CEDAR	1.8M H, 10B	
V	11	VEIBURNUM DAVIDI	DAVID'S VEIBURNUM	#2 POT	
V	11	VEIBURNUM X BOENANTHENSE	PINK DAN VEIBURNUM	#2 POT, 60CM	
O					
G	66	CAREX OSHINGENSIS 'EYER GOLD'	SEDGE	#1 POT	
F	126	FESTUCA ELAGIA TILLAM BLUE	BLUE FESCUE	#2 POT	
M	4	MESANTHUS SNEEGUS 'MORNING LIGHT'	MORNING LIGHT JAPANESE GRASS	#2 POT	
P					
PERENNIAL					
L2	195	LIRIOPE HISCARI	BLUE LILY-TURT	#1 POT	
G	66	PAEONIA LACTIFLORA	CHINESE GARDEN PEONY	#1 POT	
E	21	ERICA CARREA 'SPRINGWOOD PINK'	HEATH	#1 POT	
P	51	POLYSTICHUM HANITUM	WESTERN SWORD FERN	#1 POT, 20CM	

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

PROJECT:
TOWNHOUSE DEVELOPMENT
32nd Ave. and Rosemary
Heights Crescent, Surrey,
BC

DRAWING TITLE:
SHRUB PLAN

DATE: 2018 NOV 6
SCALE: 3/32"=1'-0"
DRAWN: TK
DESIGN: TK
CHKD: MJLM
M2LA PROJECT NUMBER: 18072-0019-00

7914-0019-00 (B)



Tuesday, February 25, 2014
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0019 00

SUMMARY

The proposed 20 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2013 Enrolment/School Capacity

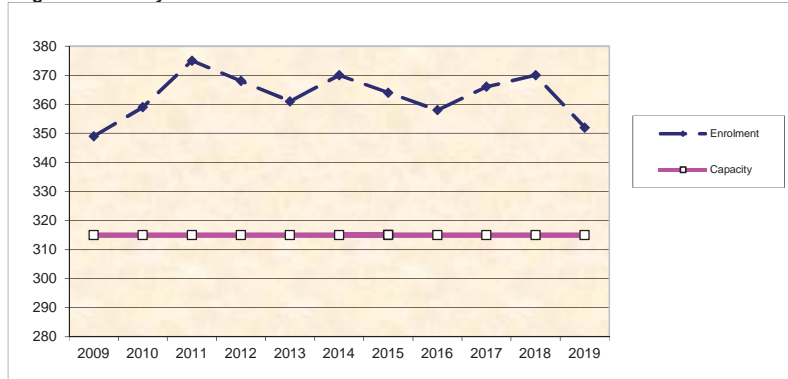
Morgan Elementary	
Enrolment (K/1-7):	40 K + 321
Capacity (K/1-7):	40 K + 275
Earl Marriott Secondary	
Enrolment (8-12):	1927
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

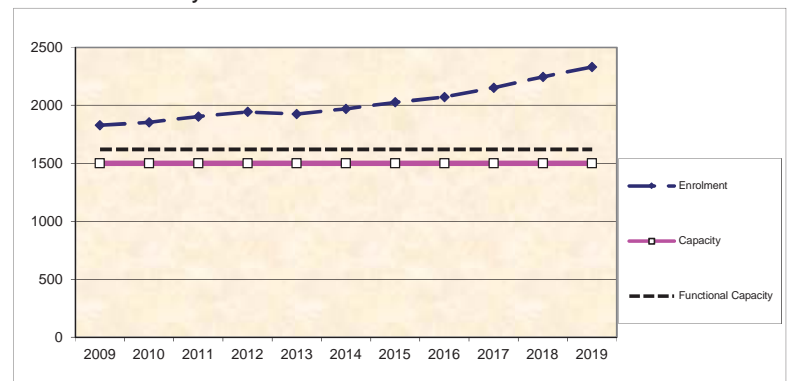
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school on 28th Ave near the intersection with 160th Street opened in September 2013, which replaced Sunnyside elementary. Boundary moves have been approved from Morgan Elementary to Sunnyside Elementary. The capacity for Morgan Elementary below does not include one modular classroom building, which has been located on the site to assist with capacity needs resulting from full day kindergarten implementation in 2011 (Ministry of Education recognizes the modular as part of the schools capacity at 60K + 275 = 335). There is also a portable classroom on site. A proposed addition to Rosemary Heights Elementary has been included as #2 priority in the 2013-2017 Five Year Capital Plan to help relieve overcrowding at local schools. Earl Marriott Secondary has 8 portables on site and has implemented extended day programming to accommodate student growth. The School District has recently purchased a new secondary school site in North Grandview Area and has also submitted a request for funding of a new North Grandview Area Secondary School as its #3 priority in the 2013-2017 Five year Capital Plan to accommodate long term secondary school enrolment growth in South Surrey.

Morgan 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.