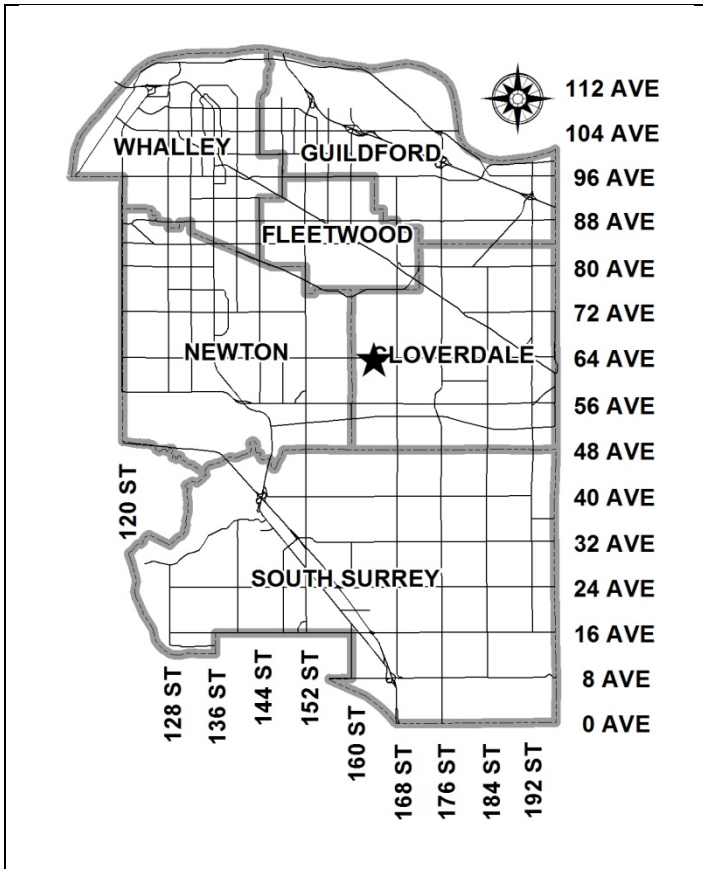


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0105-00

Planning Report Date: July 8, 2013

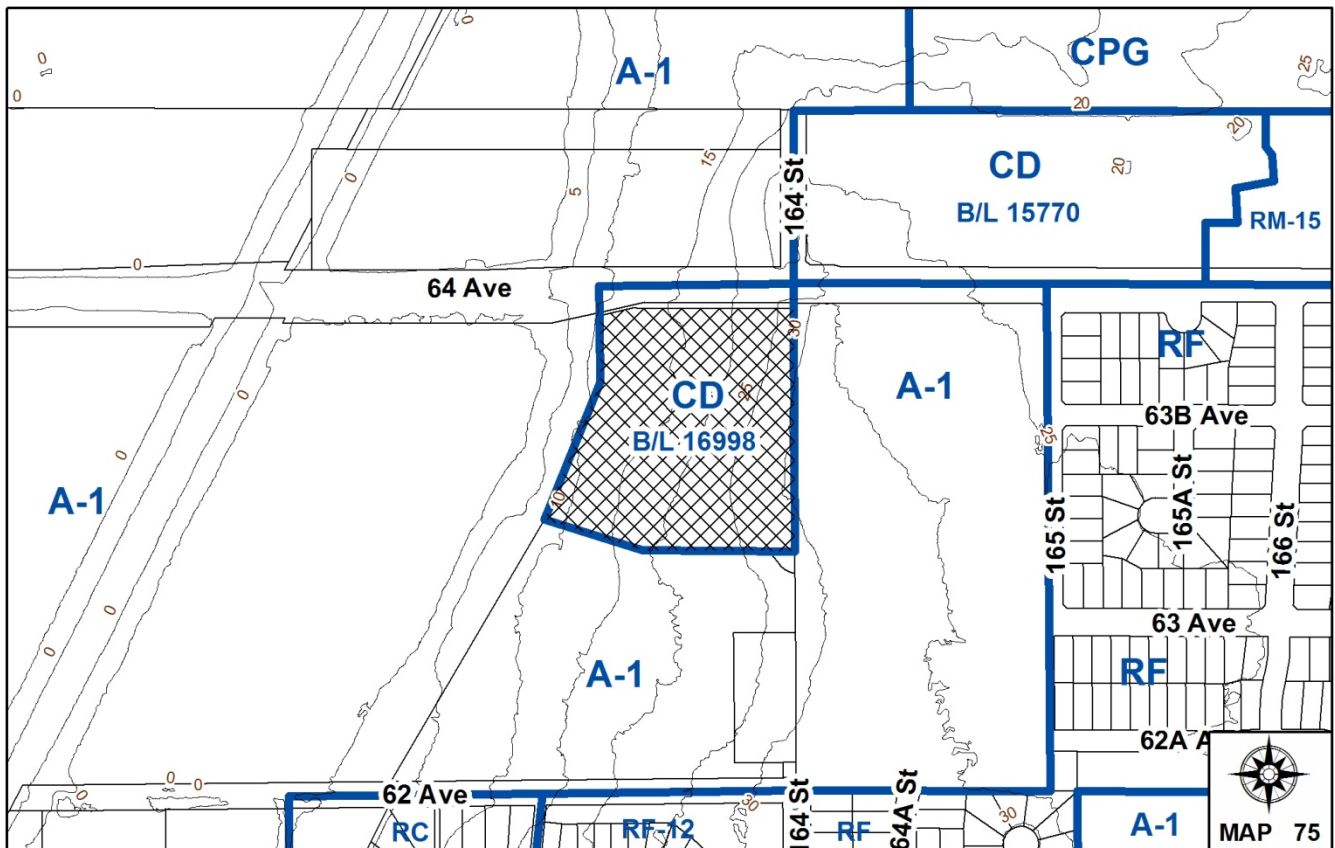


PROPOSAL:

- Development Permit
- Heritage Revitalization Agreement

in order to permit the development of 253 residential units in 4 apartment buildings, along with the retention and restoration of the existing heritage farm structures.

LOCATION: 16390 - 64 Avenue
OWNER: 0740156 BC Ltd.
ZONING: CD (By-law No. 16998)
OCP DESIGNATION: Multiple Residential
NCP DESIGNATION: Townhouses/Apartments 35 u.p.a.



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Introduce a new Heritage Revitalization Agreement By-law to protect three historically significant buildings on the Bose Farm property.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the current zoning of the property (CD By-law No. 16998), which was approved on March 11, 2013.
- Complies with the NCP Designation.
- The proposal does not significantly deviate from the Development Permit and Heritage Revitalization Agreement that were previously approved for this site under Application No. 7907-0115-00, on March 11, 2013.
- The subject site is under new ownership, and they have requested modifications to address current market conditions.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0105-00 generally in accordance with the attached drawings (Appendix II).
2. Heritage Revitalization Agreement By-law No. 17645, which was approved under Application No. 7907-0115-00, be repealed upon adoption of the new Heritage Revitalization Agreement By-law.
3. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bose Farmhouse, Barn and Dairy Building (Appendix V).
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit guest suites in the amenity building from being converted into market residential units;
 - (d) discharge of statutory right-of-way E2011-0373 for public access along the internal public walkways; and
 - (e) registration of a statutory right-of-way for public access along the public walkways to reflect the re-aligned north/south pedestrian path that bisects the site.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	No concerns.
Heritage Advisory Commission (HAC):	The HAC passed a recommendation on May 29, 2013, that Council approve a new Heritage Revitalization Agreement (HRA) for the Bose Farmhouse, Barn and Dairy Building.

SITE CHARACTERISTICS

Existing Land Use: Existing unoccupied farm buildings which are part of the historic Bose Farm. The barn, dairy building and farmhouse are on the City's Heritage Registry and are subject to an HRA.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 64 Avenue):	Existing single family house on a large multi-acreage property.	OCP: Agricultural	A-1
East:	Partially treed agricultural parcel with six heritage buildings and is under application No. 7911-0330-00 (Third Reading).	OCP: Suburban and Urban NCP: Suburban Residential Cluster 2 upa and Urban Residential	A-1 (proposed rezoning to RF-12 and RM-30)
South:	Park (Bose Heritage Forest).	OCP: Suburban NCP: Suburban Residential Cluster 2 u.p.a.	A-1
West:	Agricultural land within the ALR.	OCP: Agriculture	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The 3.2-hectare (8 ac.) subject property is located at 16390 – 64 Avenue, in West Cloverdale North, and considered the western portion of the former Henry Bose Farm site. The eastern portion of the former Henry Bose Farm site, which is the 7.78-hectare (19.2 ac.) site to the east, is under application (application no. 7911-0330-00 at Third Reading) for 65 single family lots, a future townhouse site (including three heritage buildings) and a park.
- The subject property was created under land development application No. 7907-0115-00, which was approved by Council on March 11, 2013. Application No. 7907-0115-00 was comprised of a number of aspects, including: an OCP Amendment from Suburban to Multiple Residential, an NCP Amendment from Suburban Residential Cluster 2 upa to Townhouse/Apartments 35 upa, rezoning from A-1 to CD (By-law No. 16998) and a subdivision. To protect heritage buildings on the site, a Heritage Revitalization Agreement By-law (No. 17645) and Development Permit No. 7907-0115-00 were also approved.
- In conjunction with the approvals on the subject site, the forested site to the south was transferred to the City as parkland.
- Following the approvals by Council, the subject property was sold. The new owners have submitted a new application to replace the Development Permit and Heritage Revitalization Agreement approved under Application No. 7907-0115-00 in order to permit changes to the design of the project to make it more marketable with respect to current market conditions.

Proposal

- A new Development Permit is proposed to replace existing Development Permit No. 7907-0115-00. Amendments are also being proposed with respect to the heritage buildings on the site and, therefore a new Heritage Revitalization Agreement (HRA) is proposed to replace the existing HRA (By-law No. 17645).
- The key differences and similarities between the proposed Development Permit and the existing Development Permit No. 7907-0115-00 are summarized in the table below:

	Proposed Development Permit	Existing Development Permit No. 7907-0115-00
Density / Height		
Number of residential units / buildings.	253 residential units / 4 buildings	253 residential units / 4 buildings
Main floor elevation height (Buildings #1 through 4)	Building #1: 22 m. (72 ft.) Building #2: 23 m. (75 ft.) Building #3: 22 m. (72 ft.) Building #4: 16 m. (52 ft.)	Building #1: 21 m. (69 ft.) Building #2: 23 m. (75 ft.) Building #3: 22 m. (72 ft.) Building #4: 15 m. (50 ft.)
Number of storeys (Buildings #1 through 4).	Building #1: 3 to 4 storeys Building #2: 4 storeys Building #3: 4 storeys Building #4: 4 storeys	Buildings #1 to 4: 3 to 4 storeys
Floor area ratio (FAR).	0.75	0.77
Parking		
Number of residential parking spaces.	414	400
Number of visitor parking spaces.	53	58
Number of underground parking levels.	Buildings #1 to 3: 1 Building #4: 2	Buildings #1 to 4: 2
Number of parkade entries.	3	6
Amenity Space		
Indoor amenity space.	1,161 sq. m. (12,500 sq. ft.)	976 sq. m. (10,500 sq. ft.)
Outdoor amenity space.	2,238 sq. m. (24,000 sq. ft.)	2,109 sq. m. (22,700 sq. ft.)
Heritage Buildings		
Number of heritage buildings proposed for retention.	3	3
Number of residential units / guest units proposed in the historic Bose Farmhouse.	0 / 2	2 / 0

- The proposed development satisfies all the minimum requirements of the existing CD Zone (By-law No. 16998) and no variances are required.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Site Layout and Building Design

- The proposed development generally maintains the overall character and design style of the development that was approved on March 11, 2013, under Application No. 7907-0015-00.
- The proposal still consists of four, 4-storey apartment buildings surrounding a central courtyard.
- Similar to the existing Development Permit, the proposed apartment buildings will be designed to address the grade of the land. The proposed building designs will continue to reflect elements of the historic farmhouse on the site, including the roof gables and shingle accents.
- The primary changes that are proposed to the buildings and lot grading include:
 - Building No. 1 at the north-east portion of the site has been reconfigured into an "L" shape from a "U" shape (Appendix III);
 - Under the approved Development Permit, the ends of each building tapered from 4 storeys to 3 storeys. Under the proposed development permit, Building No. 1 will taper from 4 storeys to 3 storeys, but the other three buildings are all fully 4 storeys in height, with no stepped ends;
 - Building No. 1 has 4 storeys facing the east property line, compared to 3 storeys in the approved Development Permit;
 - Some of the exterior façades of the proposed buildings have been simplified by pairing neighbouring decks, eliminating chimneys, and applying a repetitive pattern of similarly sized windows; and
 - Additional excavation is proposed along the eastern portion of the site, where the proposed grade will meet the existing grade along the east property line, then slope towards the west. In order to accommodate the excavation, two terraced retaining walls are proposed, adjacent to proposed Building No. 1 and Building No. 2.

Circulation and Parking

- Proposed vehicular access remains the same as the approved Development Permit, with primary access coming from 64 Avenue. When the site to the east (Application No. 7911-0330-00 / Third Reading) is developed, an additional access point will be provided from a new 63 Avenue.

- The internal driveway has been slightly reconfigured from what was originally approved, and is now oriented in a more linear north/south direction, compared to a slightly curved and angled orientation under the existing Development Permit.
- All proposed visitor parking is to be located at grade along the internal road. Permeable paving is proposed for the at-grade parking.
- All required resident parking continues to be accommodated underground.

Landscaping

- The proposed landscaping generally remains the same as the approved Development Permit, which includes the following key features:
 - The landscape design builds on the agricultural character of the site. The proposed orchard planting with meadow grasses along 64 Avenue help to maintain the site's agricultural character from the street. Garden plots are proposed at the centre of the development site, surrounding the relocated farmhouse;
 - Ground level units have private fenced yards to emphasize territoriality of the semi-private outdoor spaces;
 - Rustic landscape materials are used throughout the site, such as boulder retaining walls, timber and stone fencing and entry features, and weathered unit pavers. Historic photographs of the site influenced the design of the entry trellis and heritage rock gardens; and
 - A planted drainage swale is proposed along the south and west boundaries for storm water management.
- As part of the new Development Permit, a mini barn for barn owls is proposed in the northwest corner of the site. The applicant retained a cupola from one of the existing barns that was removed, and intends to restore it to be used as a mini barn for barn owls.

Amenity Space and Heritage Buildings

- The proposed development is required to provide 759 square metres (8,170 sq.ft.) of indoor amenity space based on 3 square metres (32 sq. ft.) per unit. The development proposes 1,161 square metres (12,500 sq.ft.) of indoor amenity space, which will be situated in the renovated barn and historic farmhouse. The indoor amenity space exceeds the minimum amount required under the Zoning By-law and provided in the previously approved Development Permit No. 7907-0015-00.
- Indoor amenity spaces include a lounge, kitchen, library, crafts rooms, fitness rooms and media rooms.
- The proposed development is required to provide 759 square metres (8,170 sq.ft.) of outdoor amenity space based on 3 square metres (32 sq. ft.) per unit. The development proposes 2,238 square metres (24,000 sq.ft.) of outdoor amenity space, which will include garden plots and walkways.

- The amenity lawn area adjacent to the garden plots is slightly larger than the amenity lawn in the existing Development Permit. The lawn area is also oriented further away from Building No. 4, which will create more privacy for residents of Building No. 4 compared to the orientation of the amenity lawn in the existing Development Permit. An outdoor seating area has been incorporated between the garden plots and the children's play area.
- The community garden area has been reduced in size and there are fewer garden plots.
- The applicant is still proposing to retain, restore and adapt the Bose Farmhouse, Dairy Building and Barn into new uses including a guest suite, gardener's shed and amenity building, with only the following minor changes to Development Permit No. 7907-0115-00:
 - The historic Bose Farmhouse will be reoriented to a north/south direction, which reflects its historic orientation. It will contain two guest suites and amenity space instead of market housing. The basement is proposed to be replaced with a crawl space, which will eliminate the need for new windows, while retaining the historic windows; and
 - A later addition that was made to the Dairy building is proposed to be removed, while a loading dock is now proposed to be reinstated.
- The Heritage Advisory Commission (HAC) reviewed the application. The HAC had no comments on the proposed changes to the Bose Farmhouse, Dairy Building and Barn, and found the proposed changes to be acceptable.
- The applicant will be required to enter into a Heritage Revitalization Agreement with the City to reflect the proposed changes to the heritage buildings. The existing Heritage Revitalization Agreement (No. 17645) will be repealed once the new Heritage Revitalization Agreement has been adopted.

ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

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. Proposed Site Plan, Building Elevations, and Landscape Plans
- Appendix III. Redlined site plan showing proposed changes to the layout
- Appendix IV. Heritage Advisory Commission Minutes (Draft)
- Appendix V. Proposed Heritage Revitalization Agreement By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

\\file-server1\net-data\cscd\generate\areaproduct\save\16103083050.doc
DRV 7/4/13 9:50 AM

Information for City Clerk

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

1. (a) Agent: Name: Colin Hogan
 Focus Architecture Inc.
 Address: 1528 - McCallum Road, Unit 109
 Abbotsford, BC V2S 8A3

 Tel: 604-853-5222 - Work
 604-853-5222 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 16390 - 64 Avenue

 - (b) Civic Address: 16390 - 64 Avenue
 Owner: 0740156 BC Ltd., Inc. No. 0941515
 Director Information:
 Terry Chong
 Ross Elliott

 No Officer Information Filed

 PID: 029-041-341
 Lot 1 Section 12 Township 2 New Westminster District Plan EPP27945

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a Heritage Revitalization Agreement By-law, which is attached as Appendix V.

 - (b) File the appropriate notice, upon final adoption of the by-law, at the Land Title Office and
 with the Minister in accordance with Section 966 of the Local Government Act.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 16998)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		32,083 sq. m.
CD Zoned portion used for calculations		29,428 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	26%
Paved & Hard Surfaced Areas		26%
Total Site Coverage		52%
SETBACKS (in metres)		
North	7.5 m.	14 m.
South	7.5 m.	7.5 m.
East	7.5 m.	14.17 m.
West	17.0 m.	18.25 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	16.7 m.	16.7 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		73
Two Bedroom		180
Three Bedroom +		
Total	253	253
FLOOR AREA: Residential		22,048 sq. m.
FLOOR AREA: Commercial		NA
Retail		
Office		
Total		
FLOOR AREA: Industrial		NA
FLOOR AREA: Institutional		NA
TOTAL BUILDING FLOOR AREA		22,048 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)		86 upha / 35 upa
FAR (gross)		
FAR (net)	0.80	0.749
AMENITY SPACE (area in square metres)		
Indoor	759 sq. m.	1,161 sq. m.
Outdoor	759 sq. m.	2,238 sq. m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	94.9	95
2-Bed	270	319
3-Bed		
Residential Visitors	50.6	53
Institutional		
Total Number of Parking Spaces	415.5	467
Number of disabled stalls	5	11
Number of small cars	104	20
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES	Tree Survey/Assessment Provided	YES
---------------	-----	---------------------------------	-----

MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: CD (By-law No. 16998)

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
North	14 m.		
South		31.25 m.	7.5 m.
East	14 m.	16.78 m.	
West			
Building Height (in metres/storeys)	13.8 m. / 4 storeys	9.46 m. / 4 storeys	14.6 m. / 5 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom	21	29	13
Two Bedroom	44	31	43
Three Bedroom +			
TOTAL FLOOR AREA	5,450 sq. m.	4,743 sq. m.	5,021 sq. m.

Required Development Data	Building #4
SETBACK (in metres)	
North	
South	11.28 m.
East	
West	18.25 m.
Building Height (in metres/storeys)	16.70 m. / 5 storeys
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE	
Bachelor	
One Bedroom	10
Two Bedroom	62
Three Bedroom +	
TOTAL FLOOR AREA	6,834 sq. m.

City of Surrey file number:
13-0105

UNIT SUMMARY - BUILDING 1					GROSS BUILDING AREA - BUILDING 1		GROSS AREA SUMMARY - ALL BLDGS		UNIT SUMMARY BY BEDROOMS		
UNIT	UNIT TYPE	UNIT AREA (sq.R)	# OF UNITS	TOTAL AREA (sq.R)	LEVEL	AREA (sq.R)	BUILDING	AREA (sq.R)	UNIT TYPE	# OF UNITS	RATIO
A	JR 1 BED	444	4	1,776	NTAL		BUILDING 1	58,870	JR 1	8	3%
B	1 BED	561	4	2,244	MAIN	1,038	BUILDING 2	51,062	1 BED	4	1%
B1	1 + DEN	688	4	2,752			BUILDING 3	54,046	2 + DEN	28	1%
B2	1 + DEN	690	2	2,760			BUILDING 4	73,363	TOTAL 1 BED	72	29%
C	JR 2 + DEN	758	2	1,516			TOTAL	237,339	JR + DEN	36	15%
C1	2 BED	828	6	4,968			RESIDENTIAL TOTAL	66,678	2 + DEN	77	32%
C2	2 BED	840	4	3,360			UG LEVEL 1	35,264	TOTAL 2 BED	180	71%
C2a	2 + DEN	840	4	3,360					TOTAL	253	100%
C3	2 BED	657	11	7,227							
D1	2 BED	622	3	1,866							
D2	2 + DEN	81	8	648							
E	2 + DEN	434	4	1,736							
TOTAL					58,870						

UNIT SUMMARY - BUILDING 2					GROSS BUILDING AREA - BUILDING 2	
UNIT	UNIT TYPE	UNIT AREA (sq.R)	# OF UNITS	TOTAL AREA (sq.R)	LEVEL	AREA (sq.R)
A	JR 1 BED	444	4	1,776	MAIN FLOOR	12,782
B	1 BED	561	4	2,244	SECOND FLOOR	12,782
B1	1 + DEN	688	4	2,752	THIRD FLOOR	12,782
B2	1 + DEN	690	2	2,760	FOURTH FLOOR	12,782
C	JR 2 + DEN	758	2	1,516		
C1	2 BED	828	6	4,968		
C2	2 BED	840	4	3,360		
C3	2 BED	657	11	7,227		
D	2 + DEN	81	8	648		
E	2 + DEN	434	4	1,736		
TOTAL					32,182	

UNIT SUMMARY - BUILDING 3					GROSS BUILDING AREA - BUILDING 3	
UNIT	UNIT TYPE	UNIT AREA (sq.R)	# OF UNITS	TOTAL AREA (sq.R)	LEVEL	AREA (sq.R)
A	JR 1 BED	444	4	1,776	UG1 RESIDENTIAL	6,441
B1	1 + DEN	688	4	2,752	MAIN FLOOR	1,328
B2	1 + DEN	690	2	2,760	SECOND FLOOR	13,308
C	JR 2 + DEN	758	2	1,516	THIRD FLOOR	13,327
C1	2 BED	828	6	4,968	FOURTH FLOOR	7,438
C2	2 BED	840	4	3,360		
C3	2 BED	657	11	7,227		
D	2 + DEN	81	8	648		
E	2 + DEN	434	4	1,736		
TOTAL					64,848	

UNIT SUMMARY - BUILDING 4					GROSS BUILDING AREA - BUILDING 4	
UNIT	UNIT TYPE	UNIT AREA (sq.R)	# OF UNITS	TOTAL AREA (sq.R)	LEVEL	AREA (sq.R)
B1	1 + DEN	688	4	2,752	UG1 RESIDENTIAL	6,671
B2	1 + DEN	690	2	2,760	MAIN FLOOR	18,391
C	JR 2 + DEN	758	2	1,516	SECOND FLOOR	18,391
C1	2 BED	828	6	4,968	THIRD FLOOR	18,391
C2	2 BED	840	4	3,360	FOURTH FLOOR	10,318
D	2 + DEN	81	8	648		
D1	2 BED	622	3	1,866		
D2	2 + DEN	81	12	972		
D3	2 + DEN	81	4	324		
D4	2 + DEN	81	13	1,053		
E	2 + DEN	434	4	1,736		
Ea	2 + DEN	1,079	4	4,312		
Eb	2 + DEN	1,084	4	4,336		
TOTAL					73,881	

UNIT SUMMARY - ALL BUILDINGS						GROSS BUILDING AREA - AMENITY	
UNIT	UNIT TYPE	UNIT AREA (sq.R)	BLDG 1	BLDG 2	BLDG 3	BLDG 4	TOTAL
A	JR 1 BED	4	4	4	4	4	8
B	1 BED	12	18	8	10	20	58
B1	1 + DEN	3	8	5	10	20	46
B2	1 + DEN	3	4	4	4	14	35
C	JR 2 + DEN	2	4	4	4	14	35
C1	2 + DEN	8	8	12	12	40	72
C2	2 BED	4	4	4	4	16	36
C2a	2 + DEN	4	4	4	4	16	36
C3	2 BED	11	8	19	19	57	126
C3a	2 BED	8	8	8	8	32	72
D	2 + DEN	3	4	4	4	15	35
D1	2 BED	3	4	4	4	15	35
D1a	2 BED	4	4	4	4	16	36
D1b	2 BED	4	4	4	4	16	36
D2	2 + DEN	8	8	12	12	40	72
D2a	2 + DEN	8	8	12	12	40	72
D3	2 + DEN	8	8	12	12	40	72
E	2 + DEN	4	4	4	4	16	36
Ea	2 + DEN	4	4	4	4	16	36
Eb	2 + DEN	4	4	4	4	16	36
E1	2 + DEN	8	8	8	8	32	72
TOTAL						12,498	

GROSS BUILDING AREA - AMENITY	
BUILDING	AREA (sq.R)
POTATO BARN	6,228
DAIRY BARN	3,887
AMENITY	4,312
TOTAL	14,427

GROSS BUILDING AREA - AMENITY	
LEVEL	AREA (sq.R)
MAIN FLOOR	1,368
UPPER FLOOR	625
TOTAL	1,993

AMENITY AREA SUMMARY	
TOTAL AREA (sq.R)	12,498

SITE RECONCILIATION	
ZONE	CD
LOT AREA	345,347 sq.R (132,283 m ²) (7,828 sq ft) (2,288 ha)
NET SITE AREA	318,771 sq.R (123,426 m ²) (7,272 sq ft) (2,049 ha)
AREA ZONED CD (BLOCK 'A')	(Assessors Areas Designated)
FLOOR AREA RATIO (FAR)	0.8
ALLOWABLE PROPOSED	61,748
PERMITTED	237,330 sq.R (93,836 m ²) (21,771 sq ft) (6,117 ha)
PERMITTED	233 sq
ALLOWABLE	233 sq

INDOOR AMENITY SPACE	
REQUIRED	PROVIDED
233 sq x 3.0 m = 700 m ² (61,770 sq.R)	1,181 m ² (112,488 sq.R)

OUTDOOR AMENITY SPACE	
REQUIRED	PROVIDED
233 sq x 3.0 m = 700 m ² (61,770 sq.R)	2,298 m ² (214,060 sq.R)

PARKING	
REQUIRED	PROVIDED
RESIDENT (73 sq x 1.31 = 1180 sq x 1.5)	= 364 @ = 305
VISITOR PARKING SPACES	= 50 @ = 51
TOTAL PARKING SPACES	= 418
CVC PARKING SPACES	= 5
SMALL SPACES ALLOWED	= 104
EVSE STORAGE SPACES	= 304
RESIDENT (CONCEALED) UPG	= 414
VISITOR PARKING SPACES	= 53
TOTAL PARKING SPACES	= 467
CVC PARKING SPACES	= 11
SMALL PARKING SPACES	= 30
EVSE STORAGE SPACES	= 304

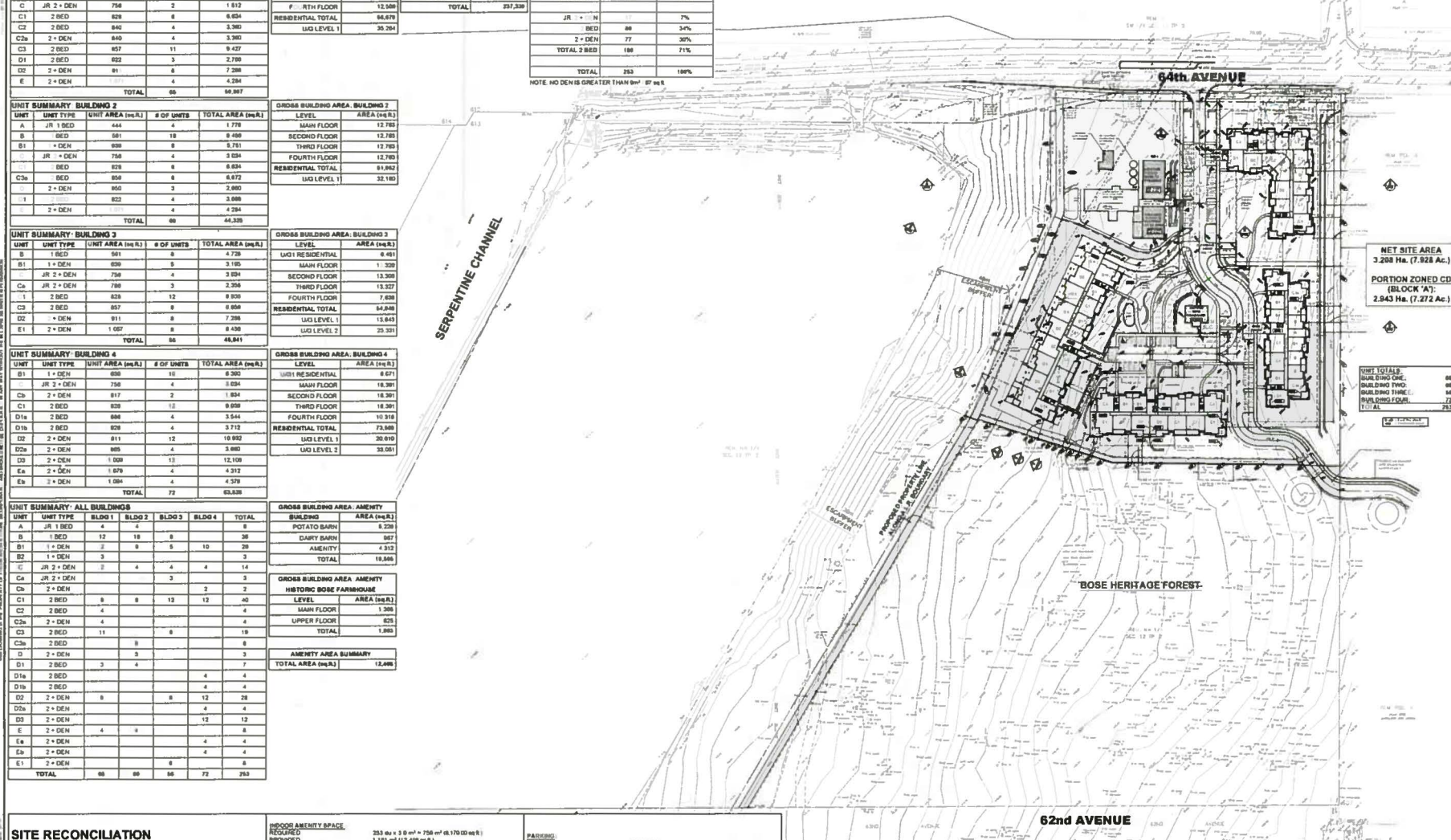
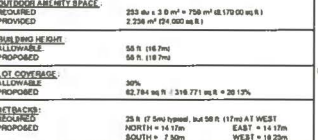
LOT COVERAGE	
ALLOWABLE	PROVIDED
58 R (16.7%)	62,784 sq.R (318,771 sq.R) = 20.12%

SETBACKS	
REQUIRED	PROVIDED
25 R (7.5m) TYPICAL, but 50 R (15m) AT WEST	25 R (7.5m) TYPICAL, but 50 R (15m) AT WEST
NORTH = 14.17m	EAST = 14.17m
SOUTH = 7.50m	WEST = 18.29m

LEGAL DESCRIPTION	
LOT	DESCRIPTION
101	NE 1/4 SECTION 12 TOWNSHIP 12 RANGE 2
102	NEW WESTMINSTER DISTRICT PLAN 1727545

CIVIC ADDRESS	
16390-64TH AVENUE	SURREY, B.C.
P.L.N. 029-041-341	

OVERALL SITE PLAN	
SCALE	1" = 80'-0"

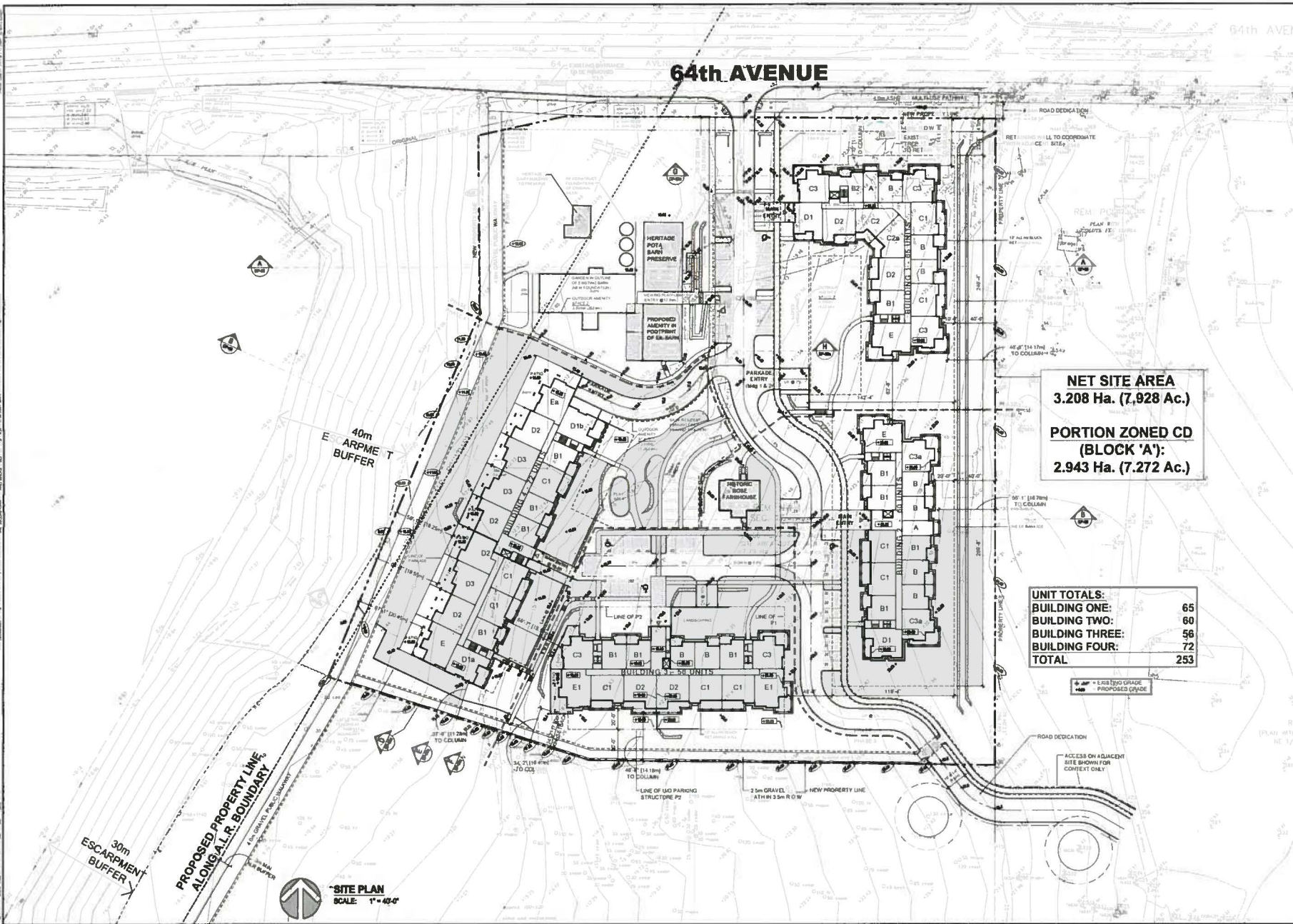


NET SITE AREA	3,208 Ha. (7,828 AC.)
PORTION ZONED CD (BLOCK 'A')	2,943 Ha. (7,272 AC.)
NET TOTALS:	
BUILDING ONE	66
BUILDING TWO	89
BUILDING THREE	84
BUILDING FOUR	72
TOTAL	211

DATE	APPROVED BY
June 15, 2010	CP Planner
June 11, 2010	CP Planner
May 21, 2010	Reviewed for Development Permit
REVISIONS	
PROJECT	
THE RIDGE	
AT BOSE FARMS	
LOCATION	
16390 - 64th Avenue	
Surrey, BC	
DRAWING TITLE	
OVERALL SITE PLAN	
DRAWN	CHECKED
JKN / AL / MS	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-01	0705A



FOCUS ARCHITECTURE INCORPORATED
109 - 1538 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 844-633-5222 Fax: 844-633-5242
email: info@focus.ca
Colin A. Hagan Architect ABC
Janis J. Koppell Architect ABC AIBC



64th AVENUE

NET SITE AREA
3.208 Ha. (7,928 Ac.)

PORTION ZONED CD (BLOCK 'A'):
2.943 Ha. (7,272 Ac.)

UNIT TOTALS:

BUILDING ONE:	65
BUILDING TWO:	60
BUILDING THREE:	56
BUILDING FOUR:	72
TOTAL	253

SITE PLAN
SCALE: 1"=40'-0"

City of Surrey file number:
13-0105

June 28, 2019
CP Revision
June 11, 2019
CP Revision
May 21, 2018
Revised for Development Permit

REVISIONS

PROJECT
THE RIDGE
AT BRISL JARMA

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE

SITE PLAN

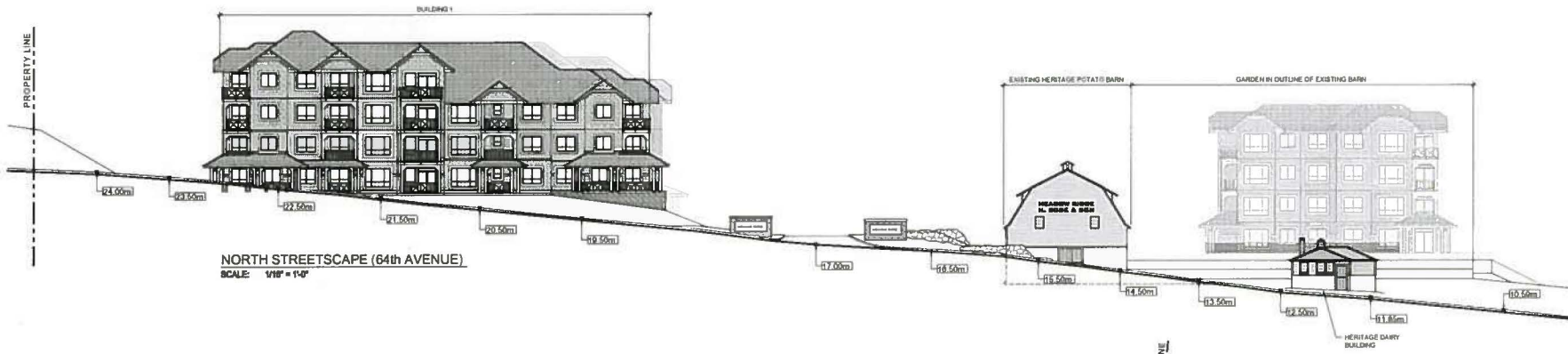
DRAWN	CHECKED
JON / AL / MS	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-02	0705A



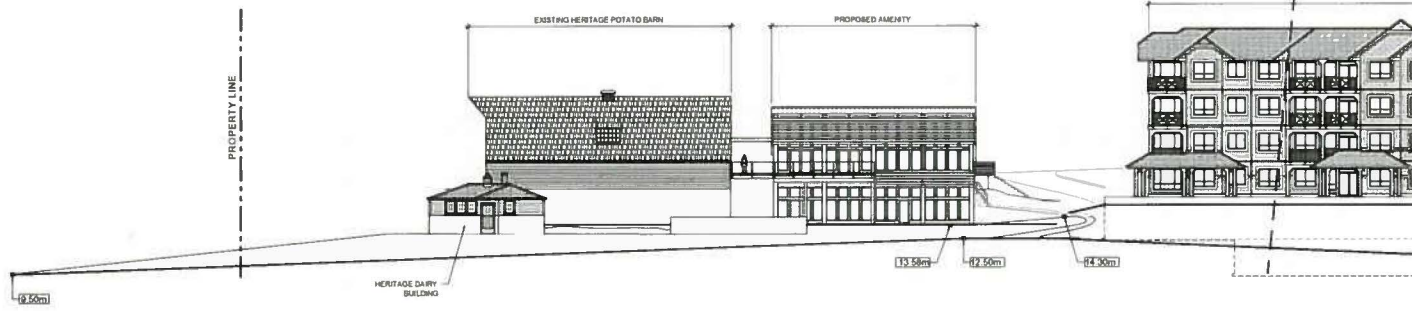
100 - 1528 McCallum Road
Abbotsford, BC V2S6A3
Tel: 604.853.5222 Fax: 604.853.5443
email: info@focus.ca

Colin A. Hogan Architect ABC
Janice A. Gougeon Architect ABC MBAC

City of Surrey file number:
13-0105



NORTH STREETScape (64th Avenue)
SCALE: 1/16" = 1'-0"



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



WEST STREETScape (continued)
SCALE: 1/16" = 1'-0"

June 28, 2010
27' Revision
June 11, 2010
28' Revision
May 19, 2010
Revised for Development Plans

REVISIONS

PROJECT
THE RIDGE
AT BIRCH LAKE

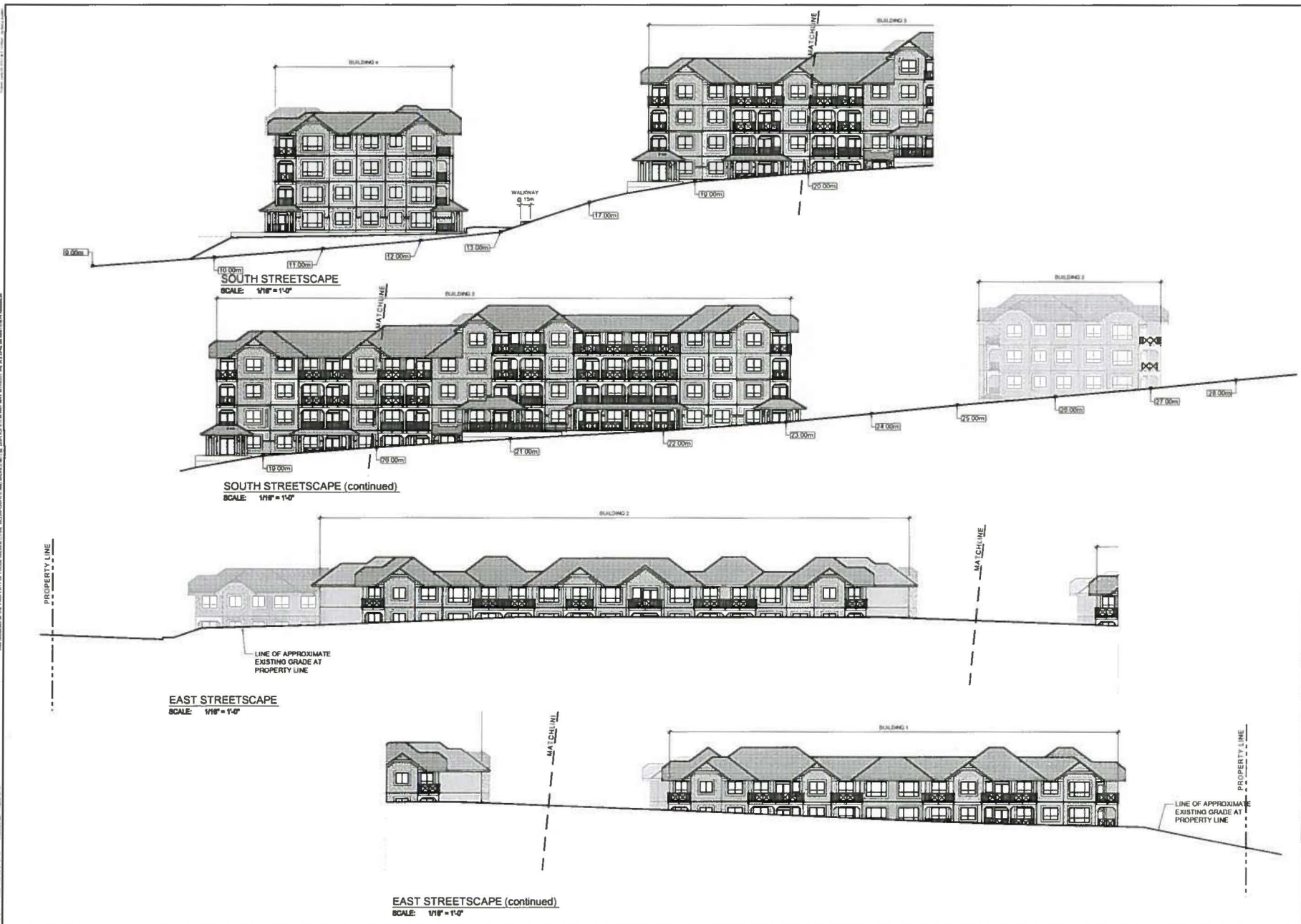
LOCATION:
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
NORTH & WEST STREETSAPES

DRAWN	CHECKED
AL	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-04	0705A



109 - 1538 MacCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5222 Fax: 604.853.5442
e-mail: info@focus.ca
Celia A. Hagan ARCHITECT ABC
Janis A. Skene ARCHITECT ABC, MAAAC



City of Surrey file number:
13-0105

June 28, 2010
DP Revision
June 11, 2010
DP Revision
May 21, 2010
Revised for Development Permit

REVISIONS

PROJECT

THE RIDGE
AT BULL FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE

**SOUTH & EAST
STREETSCAPES**

DRAWN

CHECKED

AL

SCALE

DATE

AS NOTED

March 24, 2009

SHEET NO.

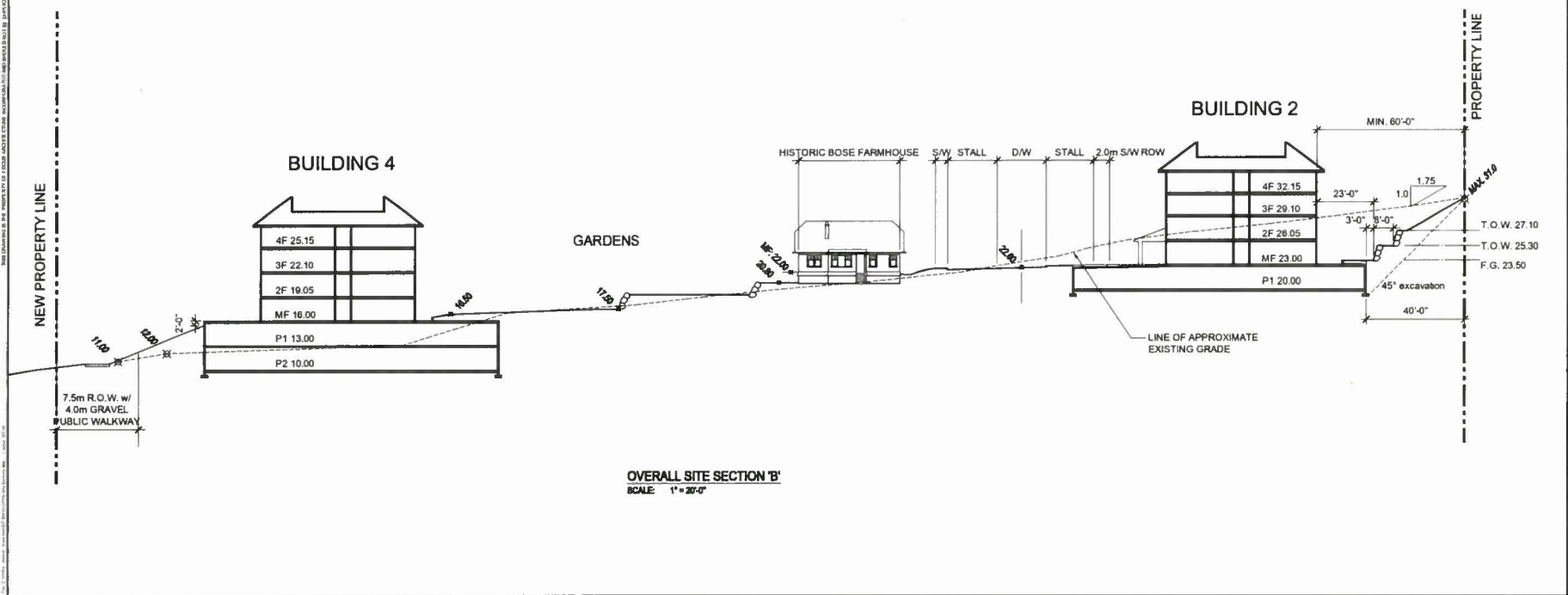
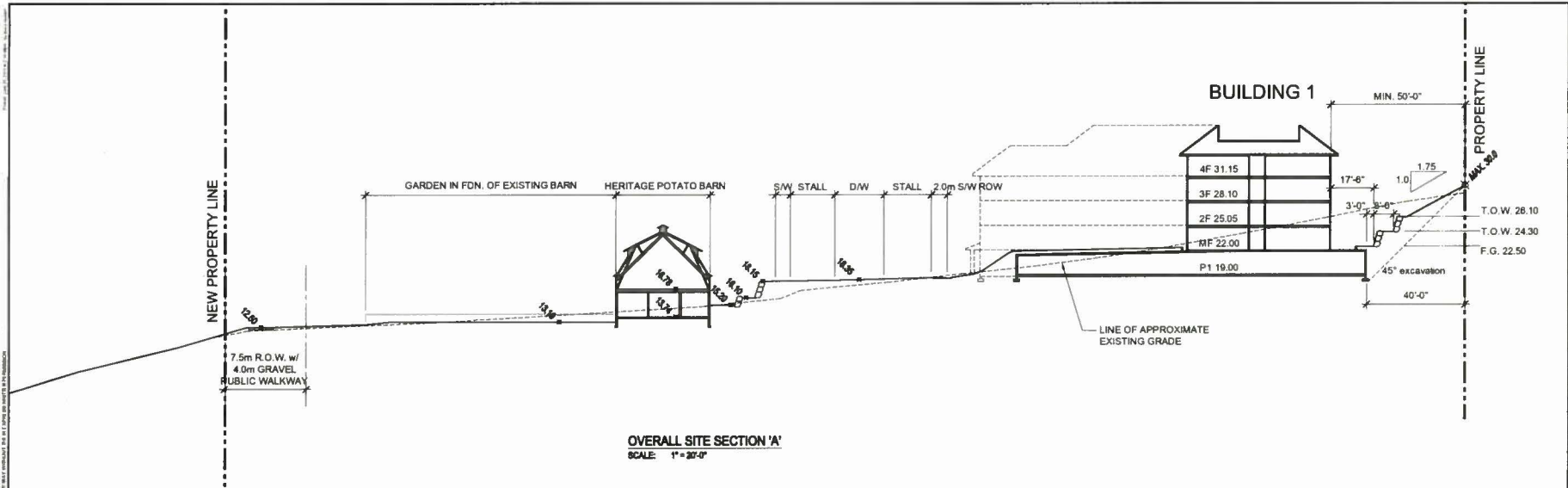
FILE NO.

DP-05 0705A



**FOCUS
ARCHITECTURE
INCORPORATED**

109 - 1528 McCallum Road
Abbotsford, BC V2S 6A3
Tel: 866-883-3222 Fax: 866-883-5443
email: info@focus1.ca
Cuth A. Hegen Architect ABC
Arnell L. Knappe Architect ABC 109AC



City of Surrey file number:
13-0105

June 28, 2013
CIP Revision
June 11, 2013
CIP Revision
May 21, 2013
Pre-Submittal for Development Permit

REVISIONS

PROJECT
THE RIDGE
AT BOSE FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

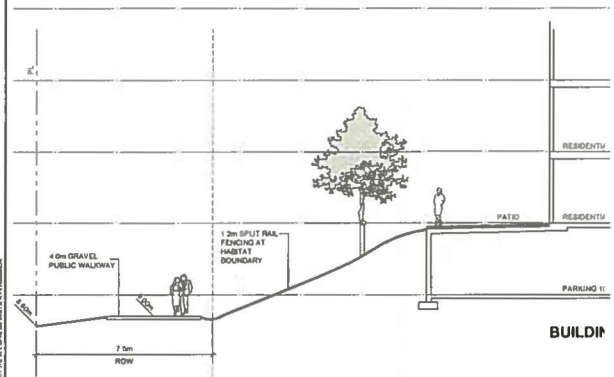
SITE SECTIONS

DRAWN	CHECKED
AL / MS	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-06	0705A

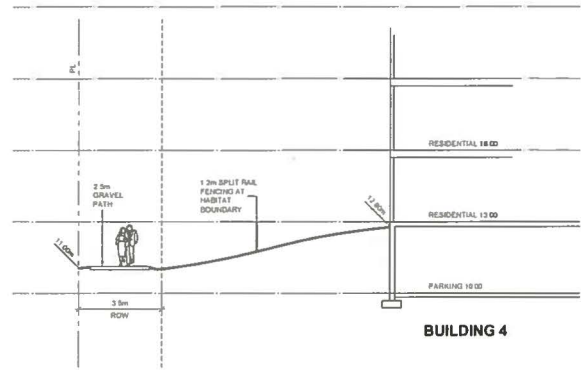


109 - 1528 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.3322 Fax: 604.853.3442
email: info@focus.ca
Colin A. Hagen Architects INC.
Jerrisa L. Knappe Architect INC. INC.

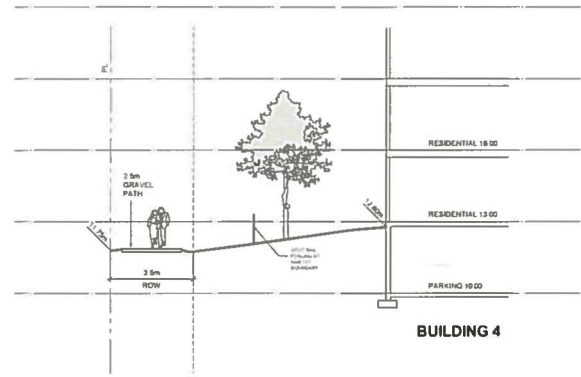
THIS DRAWING IS THE PROPERTY OF FOCUS ARCHITECTURE INCORPORATED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FOCUS ARCHITECTURE INCORPORATED.



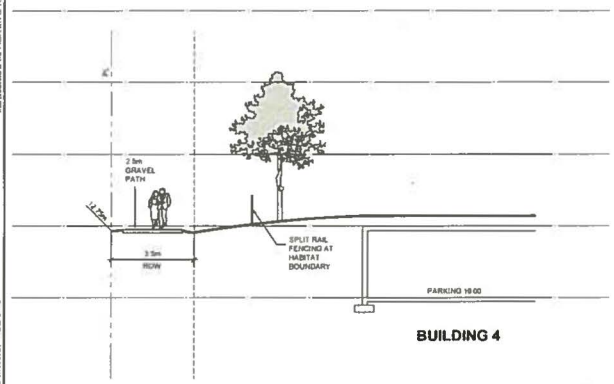
SITE DETAIL 'C'
SCALE: 1/8" = 1'-0"



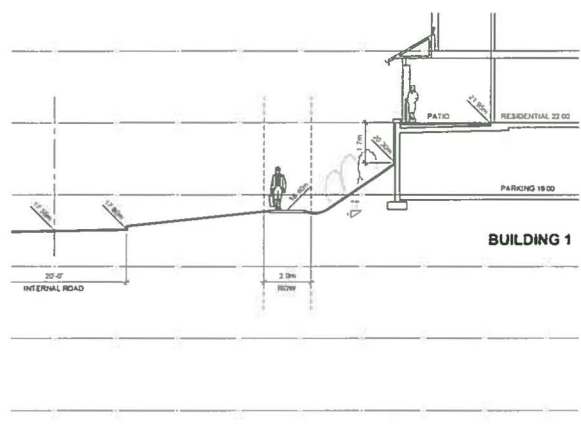
SITE DETAIL 'D'
SCALE: 1/8" = 1'-0"



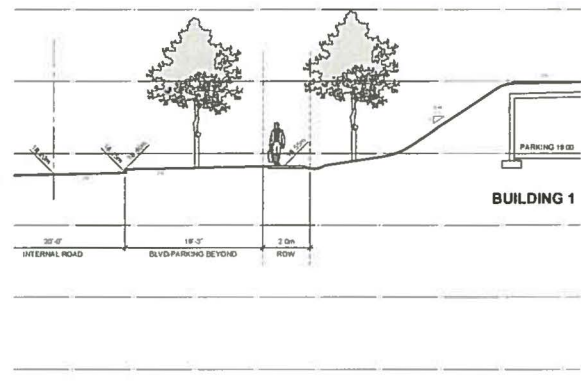
SITE DETAIL 'E'
SCALE: 1/8" = 1'-0"



SITE DETAIL 'F'
SCALE: 1/8" = 1'-0"



SITE DETAIL 'G'
SCALE: 1/8" = 1'-0"



SITE DETAIL 'H'
SCALE: 1/8" = 1'-0"

City of Surrey file number:
13-0165

June 28, 2019
 CP Revisions
 June 11, 2019
 CP Revisions
 May 21, 2019
 Revisions for Development Permit

REVISIONS

PROJECT

THE RIDGE

AT BULLY HARBOR

LOCATION

16390 - 64th Avenue
Surrey, BC

DRAWING TITLE

SITE DETAILS

DRAWN

CHECKED

MS

SCALE

DATE

AS NOTED

March 24, 2009

SHEET NO

FILE NO

DP-06a

0705A



FOCUS
ARCHITECTURE
INCORPORATED

109 - 1538 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 844.833.3322 Fax: 844.833.3443

email: info@focus.ca

Colin A. Hagen Architect ABC
Jerrisa J. Kuyvels Architect ABC WBC

City of Surrey file number:
13-0105

June 28, 2009
DP Revision
June 11, 2009
DP Revision
May 21, 2009
Revised for Development Permit

REVISIONS

PROJECT

THE RIDGE
AT BILL VARES

LOCATION
16390 - 64th Avenue
Surrey, BC

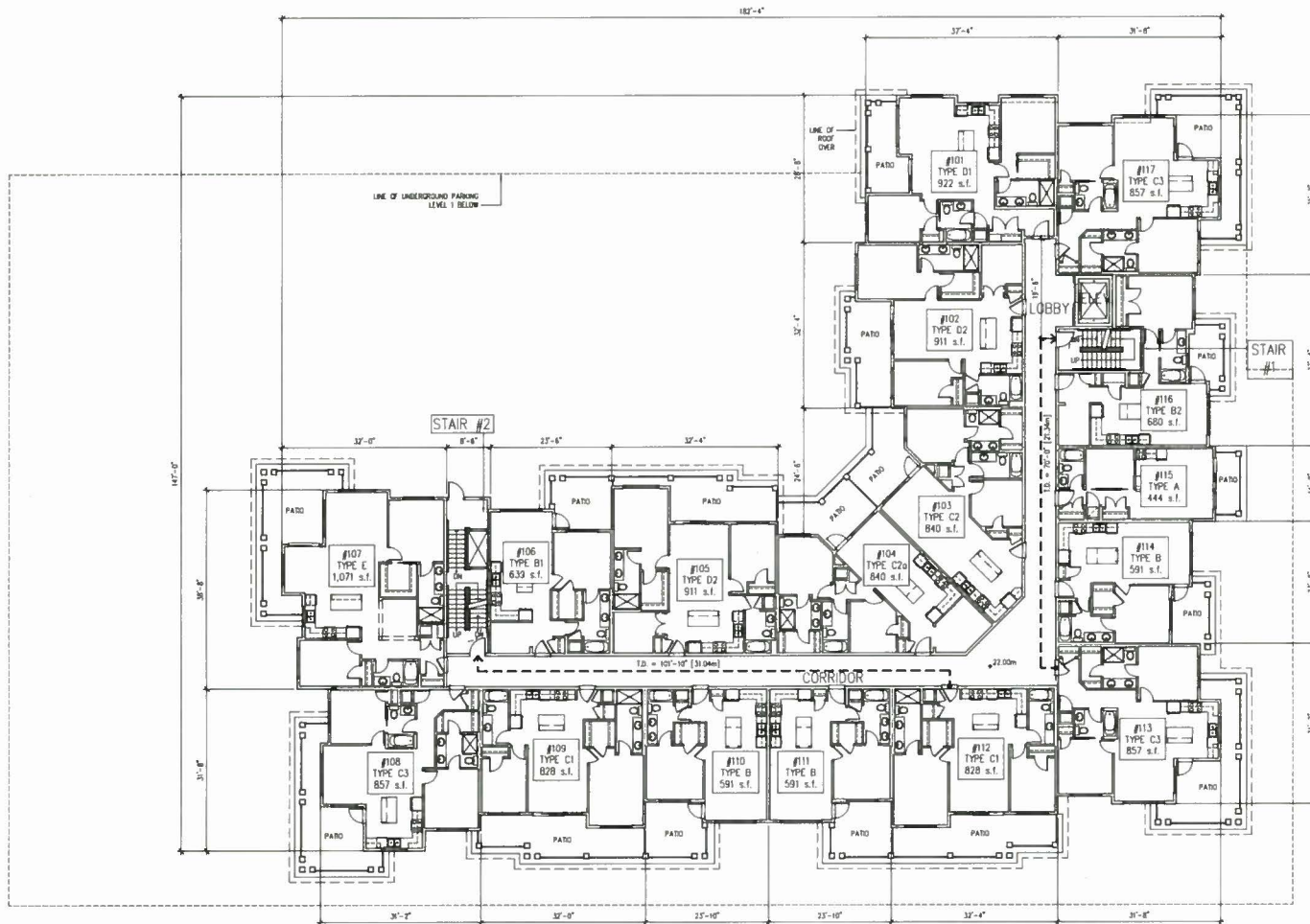
DRAWING TITLE
**BUILDING ONE:
MAIN FLOOR
PLAN**

DRAWN / CHECKED
AL / RW / MS / CH
SCALE / DATE
AS NOTED / March 24, 2009

SHEET NO. / FILE NO.
DP-08 / 0705A



109 - 1520 McCollum Road
Abbotsford, BC V2S 8A3
Tel: 866.633.3333 Fax: 866.633.3442
e-mail: info@focusal.ca
Cath A. Hagan Architects ABC
Jerrisa L. Knapik Architects ABC MBAC



MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

BUILDING #1	
UNDERGROUND LEVEL 1:	35,264 sq. ft.
1 1/2 LOBBY:	977 sq. ft.
MAIN FLOOR:	15,038 sq. ft.
SECOND FLOOR:	15,038 sq. ft.
THIRD FLOOR:	15,038 sq. ft.
FOURTH FLOOR:	12,559 sq. ft.

City of Surrey file number:
13-0165



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



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

ELEVATION LEGEND		
① BOARD & BATTEN SIDING	④ ALUMINUM STOREFRONT WINDOW / DOOR	⑧ 8" CONTINUOUS ALUMINUM CLITTER ON 2x10 PAINTED COMB FACED WOOD FASCIA
② PAINTED HARD PANEL	⑤ 1x2 WOOD TRIM	⑨ 40 YEAR REINFORCED FIBERGLASS ASPHALT SHINGLES
③ WOOD SHINGLES	⑥ PREFINISHED METAL FLASHING AS REQUIRED	⑩ 4" HIGH PREFINISHED ALUMINUM QUADRANT, 1x4 PAINTED WOOD TRIM
⑦ SEaled DOUBLE GLAZED P.V.C. WINDOWS	⑦ 2x10 PAINTED WOOD TRIM	⑪ 4" HIGH PREFINISHED ALUMINUM QUADRANT, 1x4 PAINTED WOOD TRIM
⑧ 1x4 WOOD TRIM	⑧ PREFINISHED METAL FLASHING OVER 1x4 PAINTED WOOD TRIM	⑫ 2x12 PAINTED WOOD TRIM
⑨ PREFINISHED METAL FLASHING AS REQUIRED	⑨ 2x12 PAINTED WOOD TRIM	⑬ 2x8 PAINTED WOOD TRIM
⑩ SEaled DOUBLE GLAZED P.V.C. SLIDING DOOR	⑩ 2x8 PAINTED WOOD TRIM	⑭ 2x8 PAINTED WOOD TRIM
⑪ 1x4 WOOD TRIM	⑪ PREFINISHED METAL FLASHING AS REQUIRED	⑮ 2x8 PAINTED WOOD TRIM
⑫ PREFINISHED METAL FLASHING AS REQUIRED		⑯ 2x8 PAINTED WOOD TRIM

REVISIONS

NO.	DATE	DESCRIPTION
1	June 28, 2010	CP Revision
2	June 11, 2010	CP Revision
3	May 21, 2010	Revised for Development Panel

THE RIDGE
AT BRISTOL PARK

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
BUILDING ONE - NORTH & EAST ELEVATIONS

DRAWN
RW

CHECKED
CH

SCALE
AS NOTED

DATE
March 24, 2009

SHEET NO. FILE NO.
DP-13 0705A



100 - 1538 McCallum Road
Abbotsford, BC V2S 8A5
Tel: 604.853.5322 Fax: 604.853.5443
email: info@focus.ca
Colin A. Hagan Architect ABC
Janine J. Kuyveler Architect ABC MBAC



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



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

ELEVATION LEGEND

- | | | |
|--|---|---|
| ① BOARD & BATTEN SIDING | ⑥ ALUMINUM STOREFRONT WINDOW / DOOR
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED | ⑩ 5" CONTINUOUS ALUMINUM GUTTER
ON 2x12 PAINTED COMB FACED WOOD FASCIA |
| ② PAINTED HARD PANEL | ⑦ 2x12 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING OVER
1 1/4" PAINTED WOOD TRIM | ⑪ 40 YEAR RED-IMPREGNATED FIBERGLASS ASPHALT SHINGLES |
| ③ WOOD SHINGLES | ⑧ SEALED DOUBLE GLAZED P.V.C. WINDOWS
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED | ⑫ 47" HIGH PREFINISHED ALUMINUM QUADRANT
w/ GLASS INSERTS |
| ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED | ⑨ 2x12 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | ⑬ APPROXIMATE LOCATION OF GRADE |
| ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED | ⑦ 2x8 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | |

City of Surrey file number:
13-0105

June 05, 2010
17' Revisions
June 11, 2010
17' Revisions
May 21, 2010
Revised for Development Permit

REVISIONS
PROJECT

THE RIDGE
AT BOSSIE FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING ONE:
SOUTH & WEST
ELEVATIONS**

DRAWN RW	CHECKED CH
SCALE AS NOTED	DATE March 24, 2009
SHEET NO. DP-14	FILE NO. 0705A



109 - 1538 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 804.883.3222 Fax: 804.883.5442
e-mail: info@focus.ca
Colin A. Hagen Architect ABC
Janine A. Knapton Architect ABC MMAC

City of Surrey file number:
13-0105

June 28, 2010
CP Revisions
June 11, 2010
CP Revisions
May 21, 2010
Mechanical for Development Permit

REVISIONS

PROJECT
THE RIDGE
AT BOSS FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

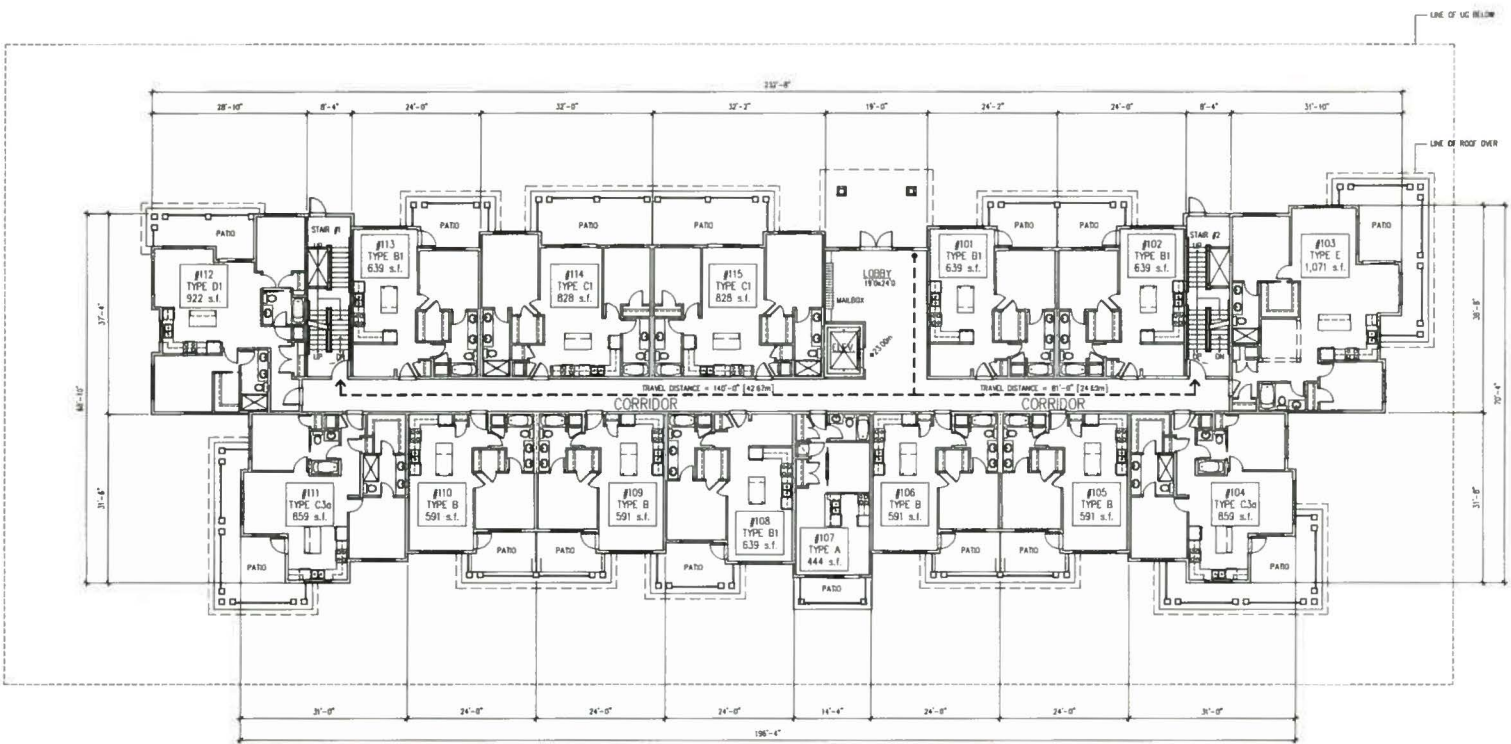
DRAWING TITLE
**BUILDING TWO:
MAIN FLOOR
PLAN**


DRAWN AL / RW / MS
SCALE AS NOTED
SHEET NO. DP-16
CHECKED CH
DATE March 24, 2009
FILE NO. 0705A



109 - 1528 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604-853-3322 Fax: 604-853-5442
email: info@focus.ca

Colin A. Hegen Architect ABC
Janella S. Cougle Architect ABC BSEC



 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

BUILDING #2	
UNDERGROUND LEVEL 1:	32,180 sq. ft.
MAIN FLOOR:	12,763 sq. ft.
SECOND FLOOR:	12,763 sq. ft.
THIRD FLOOR:	12,763 sq. ft.
FOURTH FLOOR:	12,763 sq. ft.

City of Surrey file number:
13-0105



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



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

ELEVATION LEGEND

- | | | |
|---|--|---|
| ① BOARD & BATTEN SIDING | ④ ALUMINUM STOREFRONT WINDOW / DOOR
④w/ 1x8 WOOD TRIM
④w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑥ 8" CONTINUOUS ALUMINUM OUTLETTER
⑥w/ 2x10 PAINTED COMB FACED WOOD FASCIA
⑥w/ 60 YEAR REINFORCED FIBERGLASS ASPHALT SHINGLES |
| ② PAINTED HARDY PANEL | ⑦ 2x10 PAINTED WOOD TRIM
⑦w/ PREFINISHED METAL FLASHING OVER
⑦w/ 1x4 PAINTED WOOD TRIM | ⑦ 42" HIGH PREFORMED ALUMINUM GUARDRAIL
⑦w/ GLASS INSERTS |
| ③ WOOD SHINGLES | ⑧ 2x12 PAINTED WOOD TRIM
⑧w/ PREFINISHED METAL FLASHING | ⑧ APPROXIMATE LOCATION OF GRADE |
| ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
④w/ 1x8 WOOD TRIM
④w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑨ 2x8 PAINTED WOOD TRIM
⑨w/ PREFINISHED METAL FLASHING | |
| ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
⑤w/ 1x8 WOOD TRIM
⑤w/ PREFINISHED METAL FLASHING (AS REQUIRED) | | |

John DL 2010
 JLP Revision
 John YL 2010
 JLP Revision
 Mark AL 2010
 Revision for Development Permit
 REVISIONS
 PROJECT
THE RIDGE
 AT BAYL FARMS

LOCATION
 16390 - 64th Avenue
 Surrey, BC
 DRAWING TITLE
**BUILDING TWO:
 NORTH & EAST
 ELEVATIONS**

DRAWN AL	CHECKED
SCALE AS NOTED	DATE March 24, 2009
SHEET NO DP-21	FILE NO 0705A

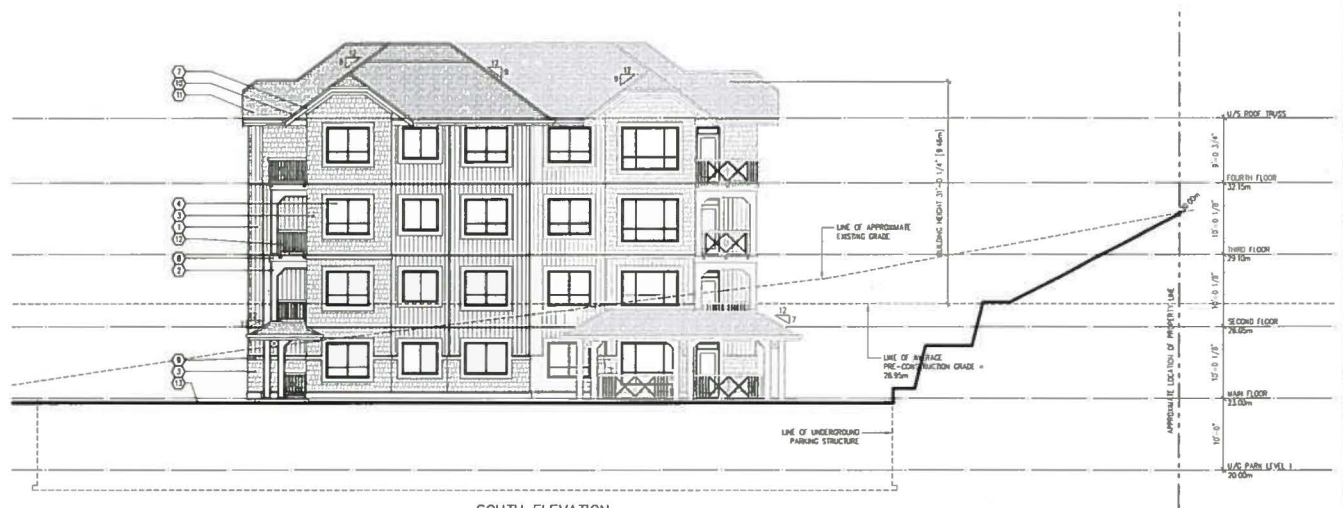


1099 - 1328 McCallum Road
 Abbotsford, BC V2S 8A3
 Tel: 604.853.5222 Fax: 604.853.5443
 email: info@focus.ca
 Colin A. Hagan Architect ABC
 James J. Knappe Architect ABC AIBC

City of Surrey file number:
13-0105



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



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

ELEVATION LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ① BOARD & BATTEN SIDING ② PAINTED HARD PANEL ③ WOOD SHAKES ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
w/ 1 1/2" WOOD TRIM
w/ PREFINISHED METAL FLASHING AS REQUIRED | <ul style="list-style-type: none"> ⑥ ALUMINUM SLIDING WINDOW / DOOR
w/ 1 1/2" WOOD TRIM ⑦ 2x10 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING OVER
1 1/2" PAINTED WOOD TRIM ⑧ 2x12 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING ⑨ 2x6 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | <ul style="list-style-type: none"> ⑩ 1" CONTINUOUS ALUMINUM GUTTER
ON 2x10 PAINTED COMB FACED WOOD FASCIA ⑪ 40 YEAR REINFORCED FIBERGLASS ASPHALT SHAKES ⑫ 42" HIGH PREFINISHED ALUMINUM GUARDRAIL
w/ GLASS INSERTS ⑬ APPROXIMATE LOCATION OF GRADE |
|---|---|---|

June 28, 2013
CIP Revision
June 11, 2013
CIP Revision
May 21, 2013
Preparation for Development Permit

PROJECT

THE RIDGE
AT BRAD FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING TWO:
SOUTH & WEST
ELEVATIONS**

DRAWN
AL

CHECKED

SCALE
AS NOTED

DATE
March 24, 2009

SHEET NO.
DP-22

FILE NO.
0705A

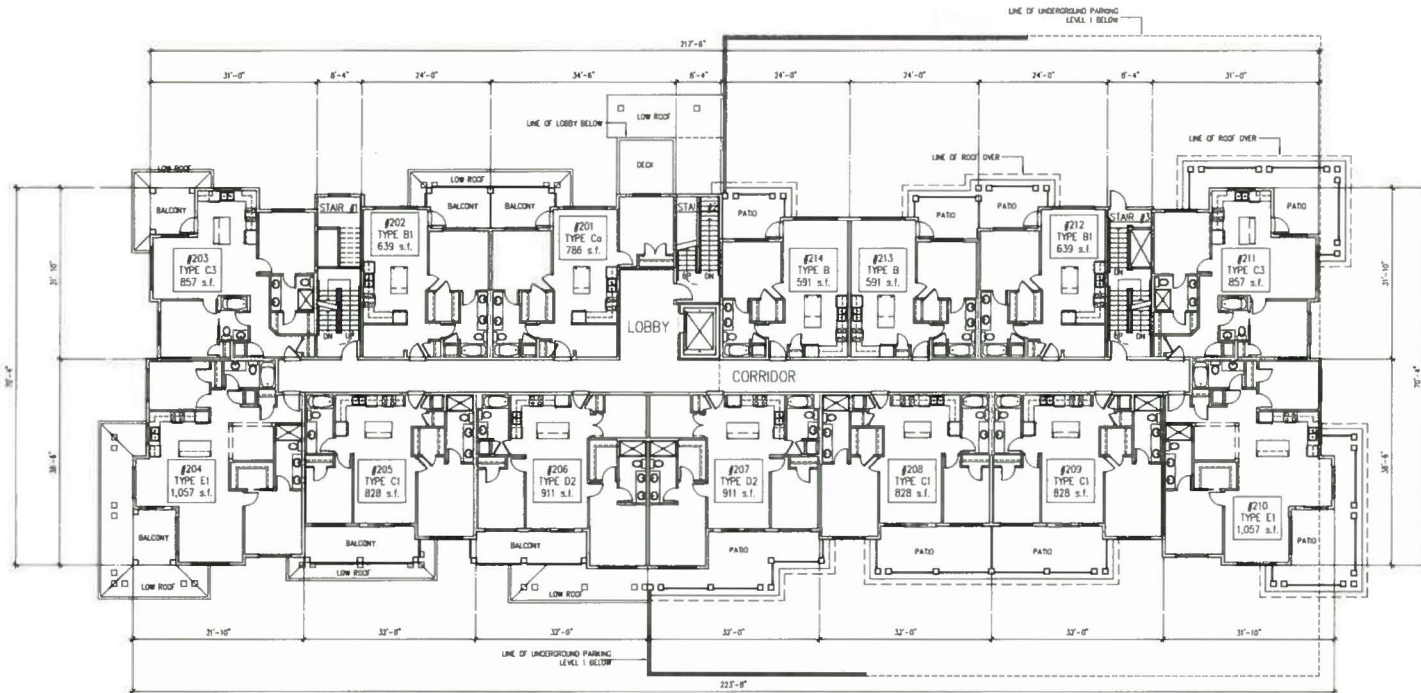


109 - 1528 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 894.853.5233 Fax: 894.853.5442

email: info@focus.ca

Colin A. Hagan Architect AIBC
Jerrin A. Knappke Architect AIBC

City of Surrey file number:
13-0105



 MAIN FLOOR PLAN
SCALE: 3/32" = 1'-0"

June 28, 2013
CP Revisions
June 11, 2013
CP Revisions
May 21, 2013
Prepared for Development Plans

REVISIONS

PROJECT

THE RIDGE
AT BASS LAKE

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING THREE:
MAIN FLOOR PLAN**

DRAWN CHECKED

AL

SCALE DATE

AS NOTED March 24, 2009

SHEET NO. FILE NO.

DP-25 0705A



FOCUS
ARCHITECTURE
INCORPORATED

109 - 1528 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.5223 Fax: 604.853.5442
email: info@focus.ca

Colin A. Hagan Architect ABC
Jennifer L. Kuyper Architect ABC MBAC

BUILDING #3	25,331 sq. ft.
UNDERGROUND LEVEL 2	13,843 sq. ft.
UNDERGROUND LEVEL 1	6,451 sq. ft.
UG1 RESIDENTIAL	13,326 sq. ft.
MAIN FLOOR	13,306 sq. ft.
SECOND FLOOR	13,327 sq. ft.
THIRD FLOOR	7,638 sq. ft.
FOURTH FLOOR	

City of Surrey file number:
13-0105

June 28, 2010
DP Resubmit
June 17, 2010
DP Resubmit
July 21, 2010
Re-issued for Development Permit

THE RIDGE
AT BURN FARMS

16390 - 64th Avenue
Surrey, BC
WING
**BUILDING THREE:
SOUTH & EAST
ELEVATIONS**

DRAWN: AL
SCALE: AS NOTED
SHEET NO: DP-30
CHECKED: []
DATE: March 24, 2009
FILE NO: 0705A



109 - 1328 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.3222 Fax: 604.853.3442
email: info@focus.ca
Colin A. Hagan Architect ABC
Janis L. Knappich Architect ABC MNAC



EAST ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

ELEVATION LEGEND

- | | | |
|--|---|---|
| ① BOARD & BATTEN SIDING | ④ ALUMINUM STOREFRONT WINDOW / DOOR
w/ 1/4" WOOD TRIM
w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑧ 6" CONTINUOUS ALUMINUM GUTTER
ON 2x10 PAINTED COMB FACED WOOD FASCIA |
| ② PAINTED HARDY PANEL | ⑤ 2x10 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING OVER | ⑨ 40 YEAR REINFORCED FIBERGLASS ASPHALT SHINGLES |
| ③ WOOD SHINGLES | ⑥ 2x12 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | ⑩ 4" HIGH PREFINISHED ALUMINUM QUADRANT w/ GLASS INSERTS |
| ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
w/ 1/4" WOOD TRIM
w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑦ 2x8 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | ⑪ APPROXIMATE LOCATION OF GRADE |
| ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
w/ 1/4" WOOD TRIM
w/ PREFINISHED METAL FLASHING (AS REQUIRED) | | |



WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"

ELEVATION LEGEND

- | | | |
|--|--|--|
| ① SHIMS & BATTEN BOND | ⑩ ALUMINUM SHIM-FRONT WINDOW / DOOR
w/ 1/8" WOOD TRIM | ⑪ CONTINUOUS ALUMINUM GUTTER |
| ② PAINTED HARD PANEL | ⑪ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑫ 40 YEAR REINFORCED FIBERGLASS ASPHALT SHINGLES |
| ③ WOOD SHINGLES | ⑬ 2x10 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING OVER | ⑬ 4" HIGH PREFINISHED ALUMINUM GUARDRAIL
w/ GLASS INSERTS |
| ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
w/ 1/8" WOOD TRIM
w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑭ 1x4 PAINTED WOOD TRIM | ⑭ APPROXIMATE LOCATION OF GRADE |
| ⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
w/ 1/8" WOOD TRIM
w/ PREFINISHED METAL FLASHING (AS REQUIRED) | ⑮ 2x12 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | |
| | ⑯ 2x8 PAINTED WOOD TRIM
w/ PREFINISHED METAL FLASHING | |

June 28, 2010
2P Final Review
June 31, 2010
2P Final Review
May 21, 2010
Permitted for Development Permit

REVISIONS

PROJECT

THE RIDGE
AT BUSH FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING THREE:
NORTH & WEST
ELEVATIONS**

DRAWN: AL

CHECKED: DATE

AS NOTED: March 24, 2009

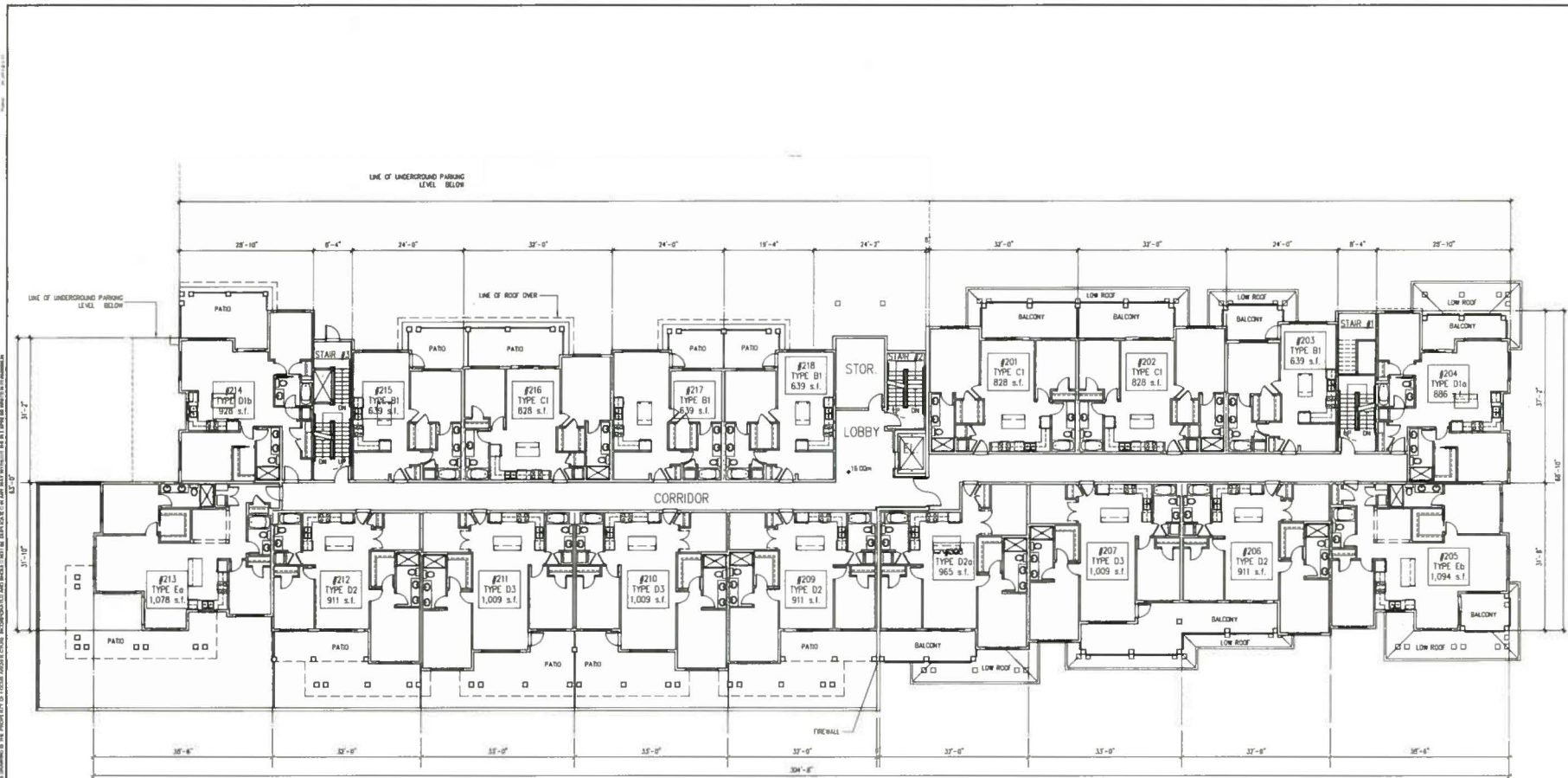
SHEET NO. FILE NO.

DP-31 0705A



109 - 1538 McCallum Road
Abbotsford, BC V2S 8A3
Tel: 604.853.1523 Fax: 604.853.1403
email: info@focus1.ca

Colin A. Hagan Architect AIBC
Jamie A. Knappke Architect AIBC MBAC




MAIN FLOOR PLAN
 SCALE: 3/32" = 1'-0"

City of Surrey file number:
13-0105

June 28, 2018
 DP Revision
 June 11, 2018
 DP Revision
 May 01, 2018
 Re-issued for Development Permit

REVISIONS
 PROJECT
THE RIDGE
 AT BAYVIEW PARK

LOCATION
 16390 - 64th Avenue
 Surrey, BC
 DRAWING TITLE
**BUILDING FOUR:
 MAIN FLOOR
 PLAN**

DRAWN CHECKED
 AL / RW / MS
 SCALE DATE
 AS NOTED March 24, 2009
 SHEET NO. FILE NO.
DP-35 0705A



109 - 1328 McCollum Road
 Abbotsford, BC V2S 8A3
 Tel: 604.853.3222 Fax: 604.853.5403
 email: info@focusi.ca
 Colin A. Hagan Architect ABC
 Jennifer A. Knappke Architect ABC MRAC

BUILDING #4	
UNDERGROUND LEVEL 2:	33,051 sq. ft.
UNDERGROUND LEVEL 1:	20,510 sq. ft.
UG1 RESIDENTIAL:	8,071 sq. ft.
MAIN FLOOR:	18,391 sq. ft.
SECOND FLOOR:	18,391 sq. ft.
THIRD FLOOR:	18,391 sq. ft.
FOURTH FLOOR:	10,316 sq. ft.

City of Surrey file number:
13-0105



SOUTH ELEVATION
SCALE: 3/32"=1'-0"



WEST ELEVATION
SCALE: 3/32"=1'-0"

ELEVATION LEGEND			
① BOARD & BATTEN SIDING OR 1x8 WOOD TRIM	④ ALUMINUM ST. GREY FINISH WINDOW / DOOR OR 1x8 WOOD TRIM	⑧ 6" CONTINUOUS ALUMINUM GUTTER ON 3x10 PAINTED COMB FACED WOOD FASCIA	⑫ 48" YEAR REINFORCED FIBERGLASS ASPHALT SHINGLES
② PAINTED HARDI PANEL	⑤ PREFINISHED METAL FLASHING (AS REQUIRED)	⑨ 42" HIGH PRE-FINISHED ALUMINUM QUADRANT OR GLASS INSERTS	⑬ APPROXIMATE LOCATION OF GRADE
③ WOOD SHINGLES	⑥ 2x10 PAINTED WOOD TRIM OR PREFINISHED METAL FLASHING OVER 1x4 PAINTED WOOD TRIM		
④ SEALED DOUBLE GLAZED P.V.C. WINDOWS OR 1x8 WOOD TRIM OR PREFINISHED METAL FLASHING (AS REQUIRED)	⑦ 2x12 PAINTED WOOD TRIM OR PREFINISHED METAL FLASHING		
⑤ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR OR 1x8 WOOD TRIM OR PREFINISHED METAL FLASHING (AS REQUIRED)	⑧ 2x8 PAINTED WOOD TRIM OR PREFINISHED METAL FLASHING		

June 05, 2013
CP Revisions
June 11, 2013
CP Revisions
May 21, 2013
Revised for Development Permit

REVISIONS

PROJECT

THE RIDGE
AT HILL FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

DRAWING TITLE
**BUILDING FOUR:
SOUTH & WEST
ELEVATIONS**

DRAWN	CHECKED
AL	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-40	0705A



FOCUS
ARCHITECTURE
INCORPORATED

109 - 1328 McCollum Road
Abbotsford, BC V2S 2S6
Tel: 800.483.3333 Fax: 804.853.5443
e-mail: info@focus.ca

Colin A. Hagan Architect ASBC
Jerrisa J. Knapples Architect ASBC

City of Surrey file number:
15-0105



NORTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"

ELEVATION LEGEND

- | | | |
|---|--|--|
| ① BOARD & BATTEN SIDING | ⑧ ALUMINUM SETOFF/RIGHT WINDOW / DOOR
@ 1x8 WOOD TRIM
@ PREFINISHED METAL FLASHING AS REQUIRED | ⑩ 6" CONTINUOUS ALUMINUM GUTTER
@ 2x10 PAINTED COMB FACED WOOD FASCIA |
| ② PAINTED HARD PANEL | ⑨ 40 YEAR PREFINISHED METAL FLASHING OVER
1x4 PAINTED WOOD TRIM | ⑪ 40 YEAR RED/FORCED FIBERGLASS ASPHALT
SHINGLES |
| ③ WOOD SHINGLES | ④ SEALED DOUBLE GLAZED P.V.C. WINDOWS
@ 1x8 WOOD TRIM
@ PREFINISHED METAL FLASHING AS REQUIRED | ⑫ 47" HIGH PREFINISHED ALUMINUM GUARDRAIL
@ GLASS INSERTS |
| ④ SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
@ 1x8 WOOD TRIM
@ PREFINISHED METAL FLASHING AS REQUIRED | ⑤ 2x10 PAINTED WOOD TRIM
@ 2x8 PAINTED WOOD TRIM
@ PREFINISHED METAL FLASHING | ⑬ APPROXIMATE LOCATION OF GRADE |

June 28, 2010
CIP Revisions
June 11, 2010
CIP Revisions
May 21, 2010
Revised for Development Permit

REVISIONS

PROJECT
THE RIDGE
AT BUSH FARMS

LOCATION
16390 - 64th Avenue
Surrey, BC

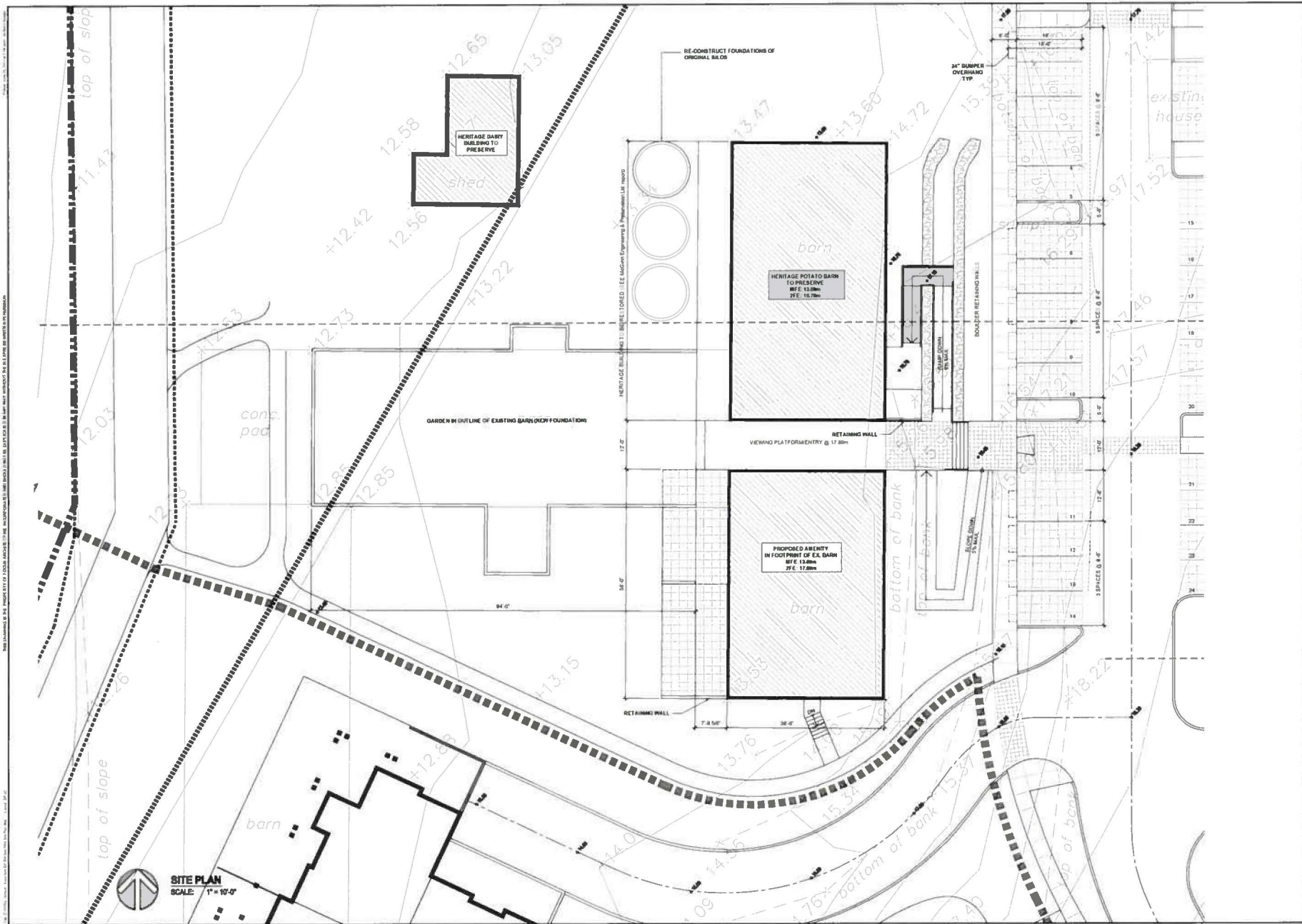
DRAWING TITLE
**BUILDING FOUR:
NORTH & EAST
ELEVATIONS**

DRAWN: AL	CHECKED:
SCALE: AS NOTED	DATE: March 24, 2009
SHEET NO: DP-41	FILE NO: 0705A



109 - 1528 McCallum Road
Abbotsford, BC V2S 6A3
Tel: 604.853.3322 Fax: 604.853.3440
e-mail: info@focus.ca

Colin A. Hagan Architect ABC
Jerrisa A. Knapples Architect ABC MBAC




SITE PLAN
 SCALE: 1" = 10'-0"

City of Surrey file number:
13-0105

June 26, 2010
 CP Revision
 June 11, 2010
 CP Revision
 June 01, 2010
 (Re-submitted for Development Permit)

REVISIONS
 PROJECT
THE RIDGE
 AT ROSE FARMS

LOCATION
 16390 - 64th Avenue
 Surrey, BC

DRAWING TITLE
ENLARGED AMENITY SITE PLAN

DRAWN	CHECKED
HK	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-42	0705A



109 - 1528 McCallum Road
 Abbotsford, BC V2S8A3
 Tel: 604.853.3222 Fax: 604.853.3442
 email: info@focus.ca
 Colin A. Hagen Architect ABC
 Jennie A. Houghton Architect ABC, MBAC

City of Surrey file number:
13-0105

June 06, 2011
DP Revisions
June 11, 2012
DP Revisions
May 01, 2009
Revised for Development Permit

REVISIONS

PROJECT

THE RIDGE

AT BIRCH FARMS
- R.F.P. -

LOCATION

16390 - 64th Avenue
Surrey, BC

DRAWING TITLE

AMENITY BUILDING ELEVATIONS

DRAWN CHECKED

HK

SCALE DATE

AS NOTED March 24, 2009

SHEET NO. FILE NO.

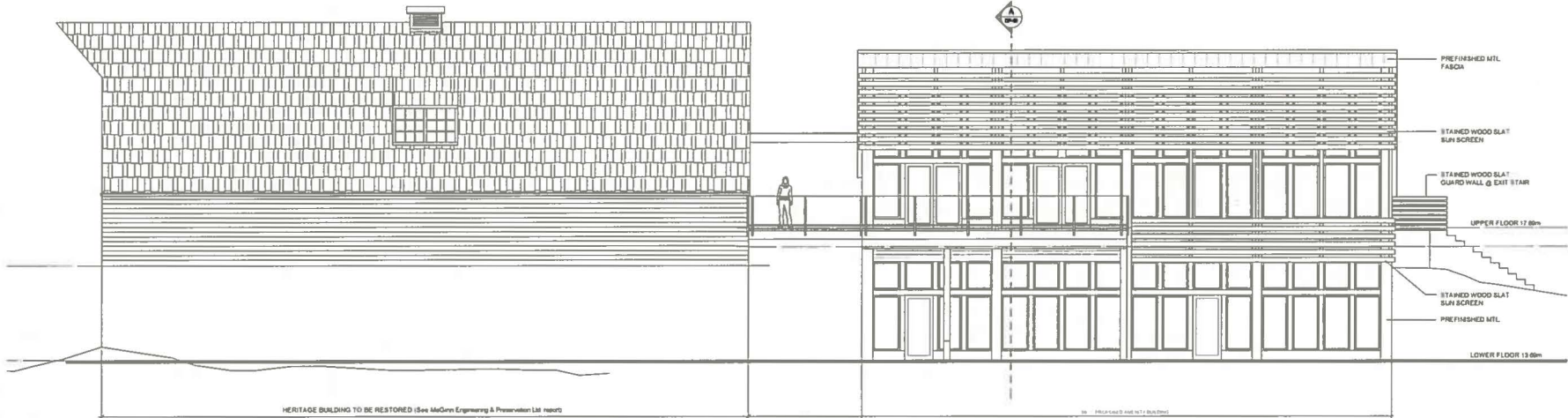
DP-45 0705A



109 - 15238 McCallum Road
Abbotsford, BC V2S 6A3
Tel: 866.853.5222 Fax: 866.853.5443

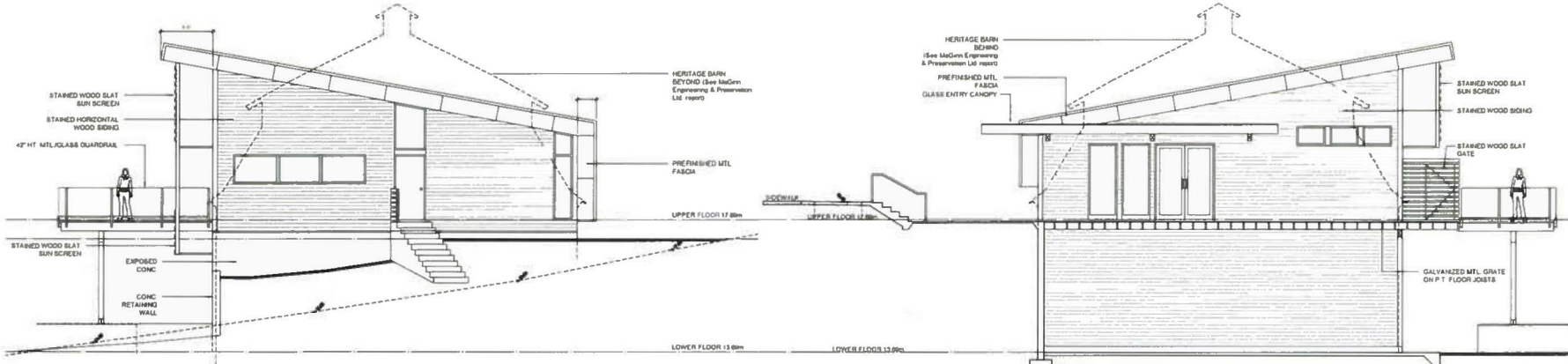
email: info@focus1.ca

Colin A. Hagan Architect ABC
Janis J. Knapik Architect ABC MRAC



HERITAGE BUILDING TO BE RESTORED (See McGinn Engineering & Preservation Ltd report)

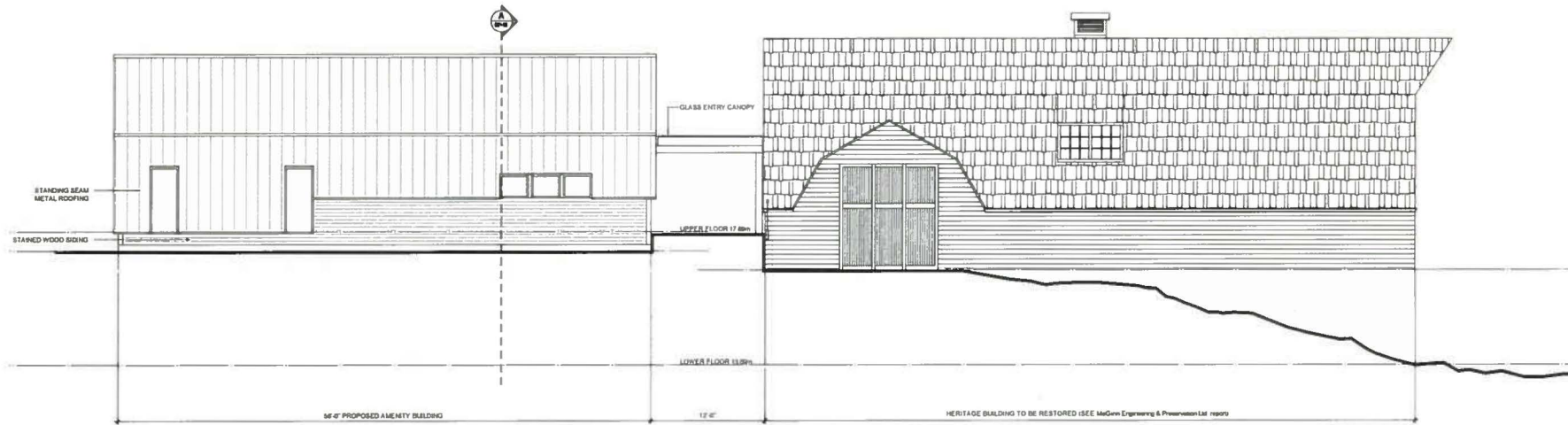
WEST ELEVATION
SCALE: 3/16" = 1'-0"



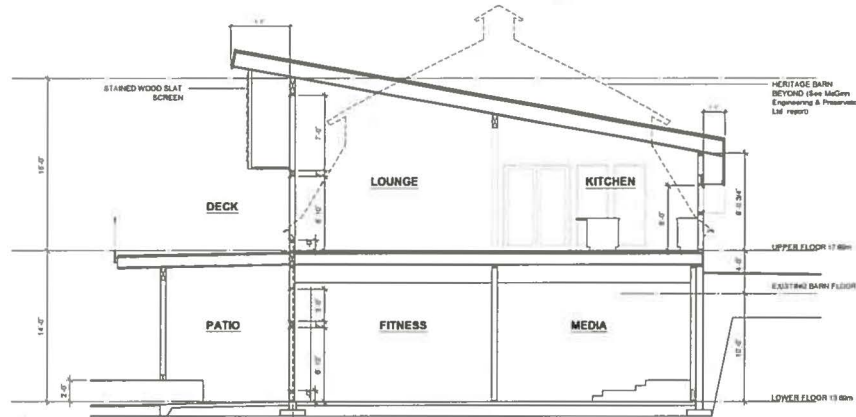
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

City of Surrey file number:
13-0105



EAST ELEVATION
SCALE: 3/16" = 1'-0"



SECTION - A
SCALE: 3/16" = 1'-0"

June 28, 2013
CP Revisions
June 11, 2013
CP Revisions
May 21, 2010
Professional for Development Permit

REVISIONS

PROJECT

THE RIDGE
AT 8435 FARMS

LOCATION

16390 - 64th Avenue
Surrey, BC

DRAWING TITLE

**AMENITY BUILDING
ELEVATIONS**

DRAWN

HK

SCALE

AS NOTED

SHEET NO.

DP-46

CHECKED

DATE

March 24, 2009

FILE NO.

0705A



**FOCUS
ARCHITECTURE
INCORPORATED**

109 - 1538 McCallum Road
Abbotsford, BC V2S8A3
Tel: 604.853.5223 Fax: 604.853.5443

e-mail: info@focus.ca

Collin A. Hagan Architect AIBC
Janine A. Knappell Architect AIBC AIBC

INDEX

L1 Landscape Concept Plan
 L2 Landscape Grading Plan
 L3 Landscape Planting Plan

L3.1 Precedents & Materials
 L3.2 Details - Fences
 L3.3 Details - Paving
 L3.4 Details - Furnishing
 L3.5 Details - Planting

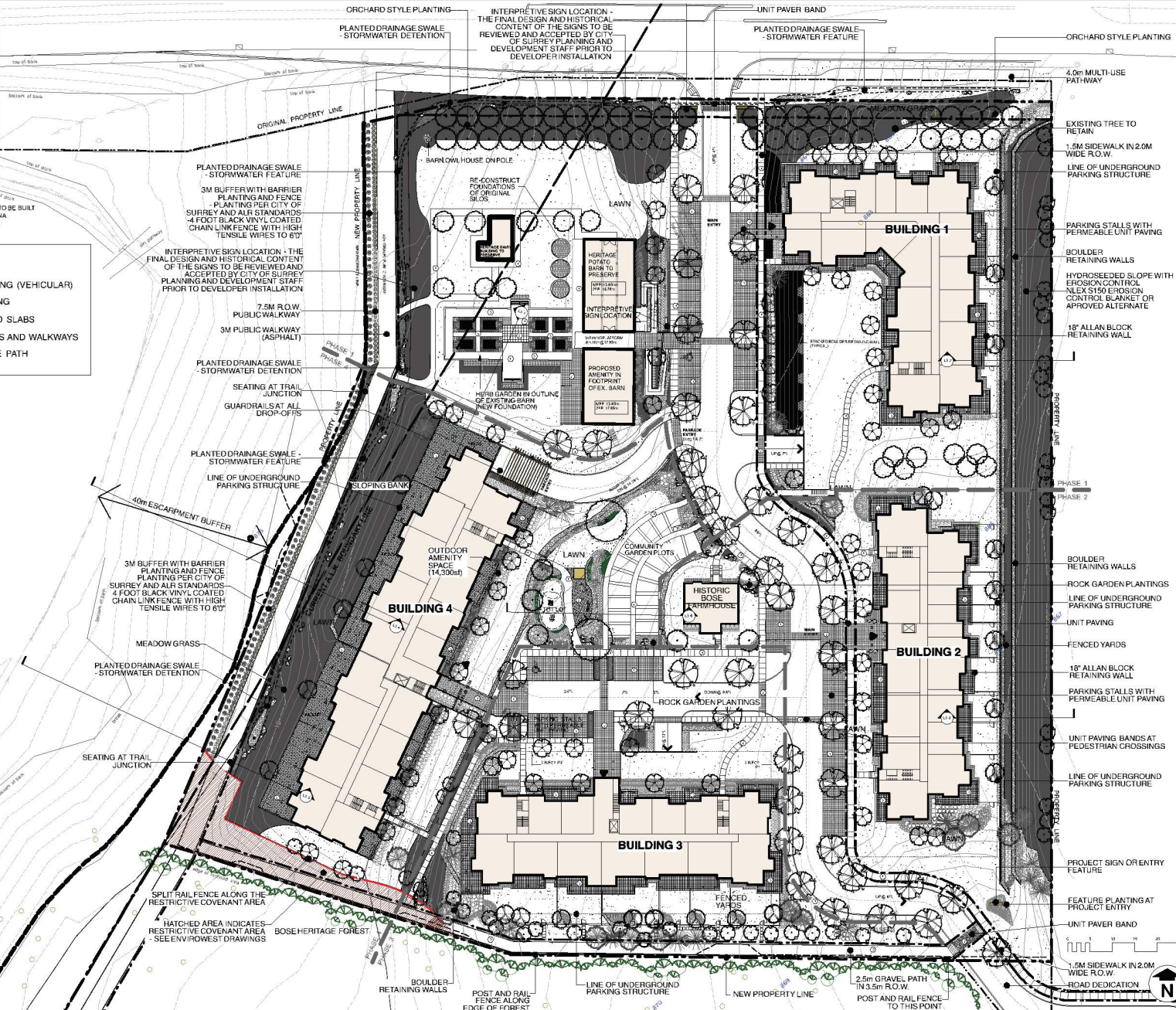
L3.6 Plan Enlargements
 L3.7 Plan Enlargements
 L3.8 Plan Enlargements

L4 Plant Palette
 L5 Landscape Sections

PAVING TYPE KEY

- 1 PERMEABLE UNIT PAVING (VEHICULAR)
- 2 VEHICULAR UNIT PAVING
- 3 ARCHITECTURAL PATIO SLABS
- 4 CONCRETE SIDEWALKS AND WALKWAYS
- 5 CRUSHED AGGREGATE PATH

NOTE: ALL LANDSCAPE INSTALLATION IS TO BE BUILT TO THE STANDARDS OF THE BCSA / BCSNA LANDSCAPE STANDARD (LATEST EDITION)



ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE IS PROHIBITED FOR REPRODUCTION WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THESE DRAWINGS FOR CONFORMANCE AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE DISCIPLINES.

NO.	DATE	REVISION/ISSUE
16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	AIC REVISIONS
7	09 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR AIC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
NO.	DATE	REVISION/ISSUE

PROJECT
THE RIDGE
 AT BOSE FARMS
 Surrey, BC FILE # 7909-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



SHARP & DIAMOND
 LANDSCAPE ARCHITECTURE INC.
 100-10000 100th Street, Suite 100
 Surrey, BC V3R 1G8
 Canada Tel: 604-591-1337
 Fax: 604-591-1337
 info@sharpanddiamond.com

DRAWING
Landscape Concept

DRAWING NUMBER
L1

SCALE	PROJECT NUMBER	
1:400	06-093	
DRAWN	CHECKED	START DATE
TMC	DS	JANUARY 2009



ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE IS RESTRICTED TO PROVIDED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL ADVISE THE DESIGNER FOR INFORMATION AND TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARRY
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	02 JULY 2009	ISSUED FOR ALC REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
NO.	DATE	REVISION/ISSUE

PROJECT
THE RIDGE
 AT ROSE FARMS
 Surrey, BC FILE # 7909-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



SHARP & DIAMOND
 Landscape Architecture Inc.
 1250 WESTERN AVENUE, SUITE 200
 VANCOUVER, BC V6E 3K7
 TEL: 604-271-1111 FAX: 604-271-1112
 WWW.SHARPANDDIAMOND.COM

DRAWING
Landscape Grading

DRAWING NUMBER
L2

SCALE
 1:400

PROJECT NUMBER
 06-093

DRAWN
 TMC

CHECKED
 DS

START DATE
 JANUARY 2009

PLANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
01	Amelanchier	White Wych	Normal 300	as shown
02	Asplenium	Rock Fern	Normal 300	as shown
03	Asplenium	Rock Fern	Normal 300	as shown
04	Asplenium	Rock Fern	Normal 300	as shown
05	Asplenium	Rock Fern	Normal 300	as shown
06	Asplenium	Rock Fern	Normal 300	as shown
07	Asplenium	Rock Fern	Normal 300	as shown
08	Asplenium	Rock Fern	Normal 300	as shown
09	Asplenium	Rock Fern	Normal 300	as shown
10	Asplenium	Rock Fern	Normal 300	as shown
11	Asplenium	Rock Fern	Normal 300	as shown
12	Asplenium	Rock Fern	Normal 300	as shown
13	Asplenium	Rock Fern	Normal 300	as shown
14	Asplenium	Rock Fern	Normal 300	as shown
15	Asplenium	Rock Fern	Normal 300	as shown
16	Asplenium	Rock Fern	Normal 300	as shown
17	Asplenium	Rock Fern	Normal 300	as shown
18	Asplenium	Rock Fern	Normal 300	as shown
19	Asplenium	Rock Fern	Normal 300	as shown
20	Asplenium	Rock Fern	Normal 300	as shown
21	Asplenium	Rock Fern	Normal 300	as shown
22	Asplenium	Rock Fern	Normal 300	as shown
23	Asplenium	Rock Fern	Normal 300	as shown
24	Asplenium	Rock Fern	Normal 300	as shown
25	Asplenium	Rock Fern	Normal 300	as shown
26	Asplenium	Rock Fern	Normal 300	as shown
27	Asplenium	Rock Fern	Normal 300	as shown
28	Asplenium	Rock Fern	Normal 300	as shown
29	Asplenium	Rock Fern	Normal 300	as shown
30	Asplenium	Rock Fern	Normal 300	as shown
31	Asplenium	Rock Fern	Normal 300	as shown
32	Asplenium	Rock Fern	Normal 300	as shown
33	Asplenium	Rock Fern	Normal 300	as shown
34	Asplenium	Rock Fern	Normal 300	as shown
35	Asplenium	Rock Fern	Normal 300	as shown
36	Asplenium	Rock Fern	Normal 300	as shown
37	Asplenium	Rock Fern	Normal 300	as shown
38	Asplenium	Rock Fern	Normal 300	as shown
39	Asplenium	Rock Fern	Normal 300	as shown
40	Asplenium	Rock Fern	Normal 300	as shown
41	Asplenium	Rock Fern	Normal 300	as shown
42	Asplenium	Rock Fern	Normal 300	as shown
43	Asplenium	Rock Fern	Normal 300	as shown
44	Asplenium	Rock Fern	Normal 300	as shown
45	Asplenium	Rock Fern	Normal 300	as shown
46	Asplenium	Rock Fern	Normal 300	as shown
47	Asplenium	Rock Fern	Normal 300	as shown
48	Asplenium	Rock Fern	Normal 300	as shown
49	Asplenium	Rock Fern	Normal 300	as shown
50	Asplenium	Rock Fern	Normal 300	as shown
51	Asplenium	Rock Fern	Normal 300	as shown
52	Asplenium	Rock Fern	Normal 300	as shown
53	Asplenium	Rock Fern	Normal 300	as shown
54	Asplenium	Rock Fern	Normal 300	as shown
55	Asplenium	Rock Fern	Normal 300	as shown
56	Asplenium	Rock Fern	Normal 300	as shown
57	Asplenium	Rock Fern	Normal 300	as shown
58	Asplenium	Rock Fern	Normal 300	as shown
59	Asplenium	Rock Fern	Normal 300	as shown
60	Asplenium	Rock Fern	Normal 300	as shown
61	Asplenium	Rock Fern	Normal 300	as shown
62	Asplenium	Rock Fern	Normal 300	as shown
63	Asplenium	Rock Fern	Normal 300	as shown
64	Asplenium	Rock Fern	Normal 300	as shown
65	Asplenium	Rock Fern	Normal 300	as shown
66	Asplenium	Rock Fern	Normal 300	as shown
67	Asplenium	Rock Fern	Normal 300	as shown
68	Asplenium	Rock Fern	Normal 300	as shown
69	Asplenium	Rock Fern	Normal 300	as shown
70	Asplenium	Rock Fern	Normal 300	as shown
71	Asplenium	Rock Fern	Normal 300	as shown
72	Asplenium	Rock Fern	Normal 300	as shown
73	Asplenium	Rock Fern	Normal 300	as shown
74	Asplenium	Rock Fern	Normal 300	as shown
75	Asplenium	Rock Fern	Normal 300	as shown
76	Asplenium	Rock Fern	Normal 300	as shown
77	Asplenium	Rock Fern	Normal 300	as shown
78	Asplenium	Rock Fern	Normal 300	as shown
79	Asplenium	Rock Fern	Normal 300	as shown
80	Asplenium	Rock Fern	Normal 300	as shown
81	Asplenium	Rock Fern	Normal 300	as shown
82	Asplenium	Rock Fern	Normal 300	as shown
83	Asplenium	Rock Fern	Normal 300	as shown
84	Asplenium	Rock Fern	Normal 300	as shown
85	Asplenium	Rock Fern	Normal 300	as shown
86	Asplenium	Rock Fern	Normal 300	as shown
87	Asplenium	Rock Fern	Normal 300	as shown
88	Asplenium	Rock Fern	Normal 300	as shown
89	Asplenium	Rock Fern	Normal 300	as shown
90	Asplenium	Rock Fern	Normal 300	as shown
91	Asplenium	Rock Fern	Normal 300	as shown
92	Asplenium	Rock Fern	Normal 300	as shown
93	Asplenium	Rock Fern	Normal 300	as shown
94	Asplenium	Rock Fern	Normal 300	as shown
95	Asplenium	Rock Fern	Normal 300	as shown
96	Asplenium	Rock Fern	Normal 300	as shown
97	Asplenium	Rock Fern	Normal 300	as shown
98	Asplenium	Rock Fern	Normal 300	as shown
99	Asplenium	Rock Fern	Normal 300	as shown
100	Asplenium	Rock Fern	Normal 300	as shown

NOTE: ALL LANDSCAPE INSTALLATION IS TO BE TO THE STANDARDS OF THE BC S/LA (BCS/LA) LANDSCAPE STANDARD (LATEST EDITION)



ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE BC S/LA (BCS/LA) AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL DISCREPANCIES AND DISCREPANCIES TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DETAILS. DIMENSIONS FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND INTERIOR DESIGN DETAILS. DIMENSIONS FOR INFORMATION RELATING TO THESE DISCIPLINES.

NO.	DATE	REVISIONS/ISSUE
16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	09 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
2	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
1	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09

PROJECT
THE RIDGE
AT BOSE FARMS
Surrey, BC FILE # 7909-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



DRAWING
Landscape Planting

DRAWING NUMBER
L3

SCALE
1:400

PROJECT NUMBER
06-093

DRAWN
TMC

CHECKED
DS

START DATE
JANUARY 2009

ORCHARD



RESIDENT GARDEN PLOTS



HERITAGE ROCK GARDEN



FARM HERITAGE MOTIFS



STORMWATER SWALES



PAVING



OLD COUNTRY STONE
STANDARD AND PERMEABLE
8-7/8" x 7-1/8" x 2-3/8"
90 DEGREE HERRINGBONE
PATTERN

FARM CHARACTER MATERIALS AND STRUCTURES



YORKTOWN BENCH WITH CHIPPENDALE BACK



CALLISTO LIGHT
FIXTURE



LOOPY BIKE RACK



YORKTOWN TRASH BIN



ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWING. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURE INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THESE DRAWINGS FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	12 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL - JULY 9, 09
NO	DATE	REVISIONS/ISSUE

SEAL

PROJECT
THE RIDGE
AT ROSE FARMS
Surrey, BC
FILE # 7909-0115-00

FOR
REMPEL
DEVELOPMENT
GROUP

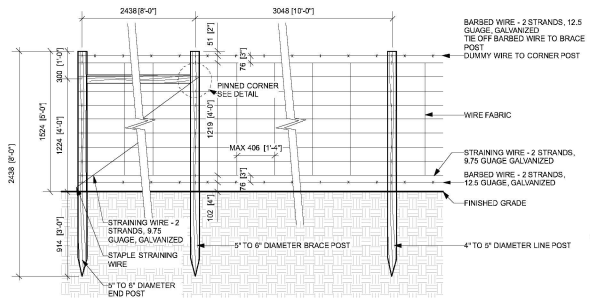


SHARP & DIAMOND
Landscape Architecture Inc.
822 - 1401 West Broadway
Surrey, BC
Canada V3R 1Y6
Tel: 604.585.1233
Fax: 604.585.1207
info@sharpanddiamond.com

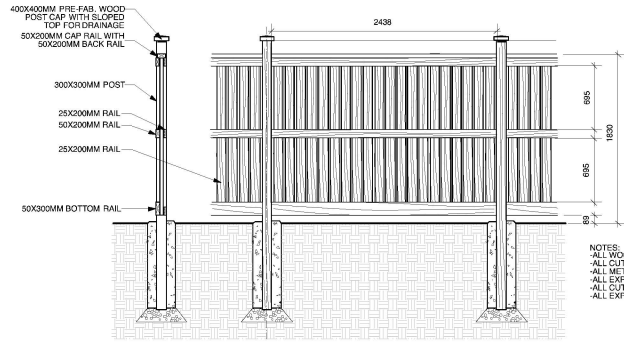
DRAWING
**Landscape
Precedents &
Materials**

DRAWING NUMBER
L3.1

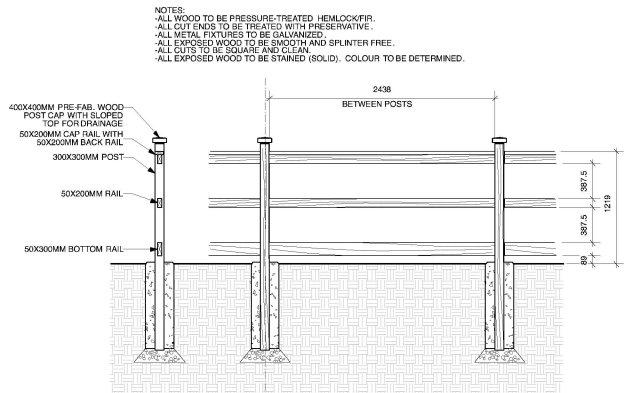
SCALE	PROJECT NUMBER
AS SHOWN	06-093
DRAWN	STARTY DATE
TMC	JANUARY 2009



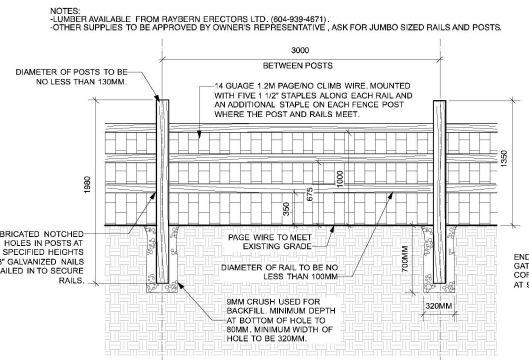
1 WIRE FABRIC FENCE WITH TWO STRANDS OF BARBED WIRE (OFF SITE FOR ALR)
Scale: 1:25



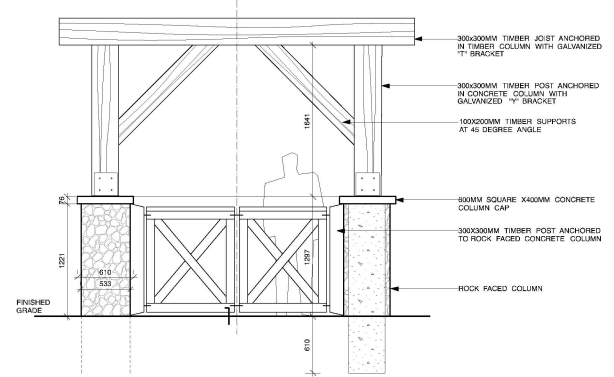
2 PRIVACY SCREEN
Scale: 1:25



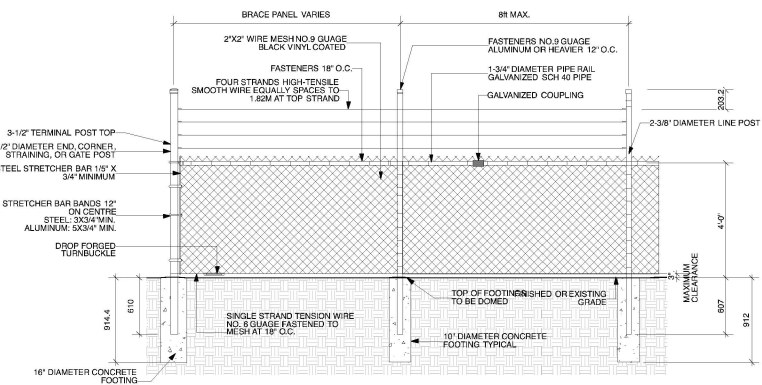
3 POST AND RAIL FENCE
Scale: 1:25



4 PARKS STANDARD THREE RAIL SPLIT FENCE (FOR ALONG RC AREA)
Scale: 1:25



5 TRELLIS
Scale: 1:25



6 CHAIN LINK FENCE ALONG THE RESTRICTIVE COVENANT AREA (OFF SITE FOR ALR)
Scale: 1:25

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL ENGINEERS AND REPORT ALL WORKING AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS.

THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THESE DRAWINGS FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE SHEETS.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	28 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED FOR SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	ISSUED FOR ALC COMMENTS
8	08 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL - JULY 8, 09
NO	DATE	REVISIONS/ISSUE

SEAL

PROJECT
THE RIDGE
AT BOSE FARMS
Surrey, BC
FILE # 7809-0115-00

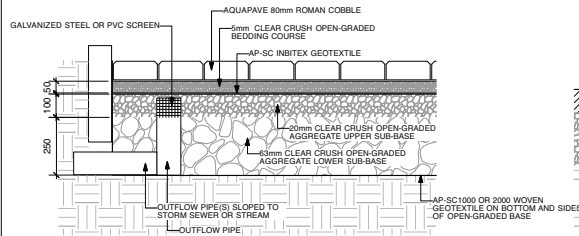
FOR
REMPEL DEVELOPMENT GROUP



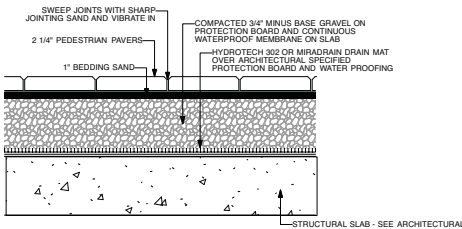
SHARP & DIAMOND
LANDSCAPE ARCHITECTURE
802 - 461 West Broadway
Vancouver, BC
C0A0 1S5-1R6
TEL: 604-681-2200
FAX: 604-681-2207
FID# 9040-0000000

DRAWING
Landscape Details
DRAWING NUMBER
L3.2

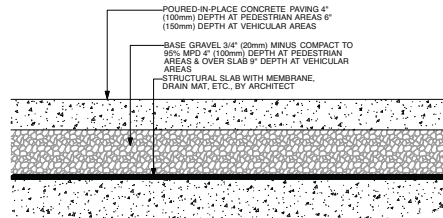
SCALE	PROJECT NUMBER
AS SHOWN	06-093
DRAWN TMC	CHECKED DS
START DATE	JANUARY 2009



1 AQUAPAVE FULL EXFILTRATION SYSTEM
Scale: 1:10

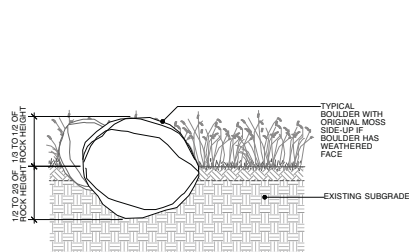


2 PEDESTRIAN CONCRETE UNIT PAVERS - ON SLAB
Scale: 1:10

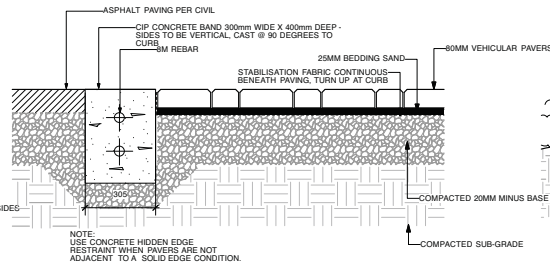


NOTES:
1) PLACE EXPANSION JOINTS AT PAVING INTERFACE WITH THE PROPERTY LINE, CHANGES IN MATERIAL, CHANGES IN ELEVATION, AND AT 16' +/- SPACING IN LARGE AREAS OR CONTINUOUS RUNS.
2) USE TRAFFIC RATED POURED-IN-PLACE CONCRETE AND EXPOSED AGGREGATE PAVING IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS.
3) DRAIN MAT TO BE A MINIMUM 30,000 PSF COMPRESSIVE STRENGTH IN VEHICULAR AREAS.

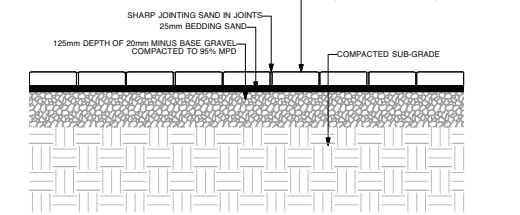
3 BROOM FINISHED CONCRETE PAVING - ON SLAB
Scale: 1:10



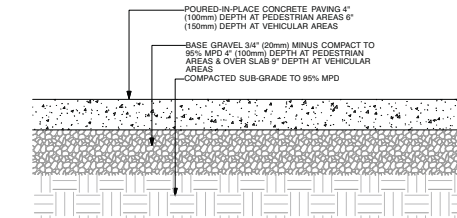
4 BOULDER PLACEMENT - TYPICAL
Scale: 1:20



5 VEHICULAR CONCRETE UNIT PAVERS AT GRADE
Scale: 1:10

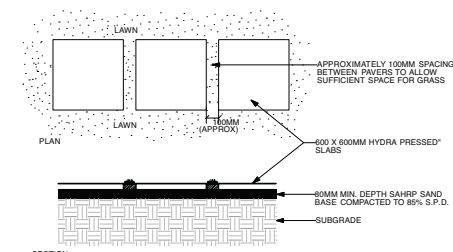


6 PEDESTRIAN UNIT PAVING - ON GRADE
Scale: 1:10

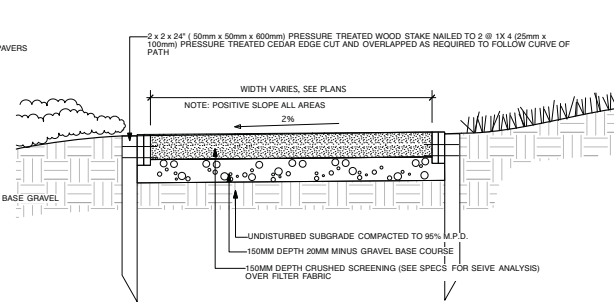


NOTES:
1) PLACE EXPANSION JOINTS AT PAVING INTERFACE WITH THE PROPERTY LINE, CHANGES IN MATERIAL, CHANGES IN ELEVATION, AND AT 16' +/- SPACING IN LARGE AREAS OR CONTINUOUS RUNS.
2) USE TRAFFIC RATED POURED-IN-PLACE CONCRETE AND EXPOSED AGGREGATE PAVING IN ALL VEHICLE AREAS TO THICKNESS INDICATED ON CIVIL DRAWINGS.

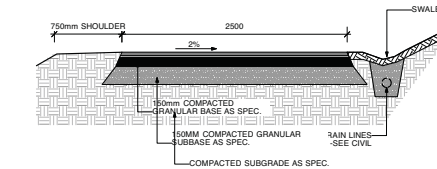
7 BROOM FINISHED CONCRETE PAVING - ON GRADE
Scale: 1:10



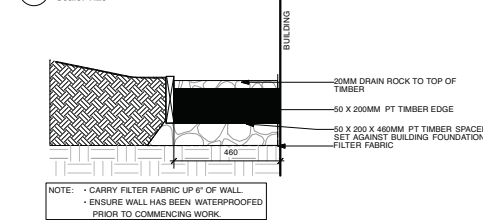
8 PAVER SLABS IN LAWN
Scale: 1:20



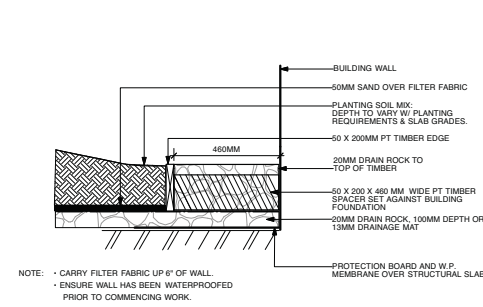
9 CRUSHED GRAVEL PATH WITH WOOD EDGING
Scale: 1:10



10 ASPHALT PATHWAY
Scale: 1:25



11 GRAVEL / TIMBER DRIP EDGE ON GRADE
Scale: 1:10



12 GRAVEL / TIMBER DRIP EDGE ON SLAB
Scale: 1:10

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER. DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY PERSONS USING THESE DRAWINGS FOR ANY OTHER PURPOSES SHOULD REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	28 APR 2013	OP AMENDMENT
13	29 JAN 2013	REVISIONS TO SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ASP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 9, 09

NO	DATE	REVISIONS/ISSUE

PROJECT
THE RIDGE
AT ROSE FARMS
Surrey, BC
FILE # 7809-0115-00

FOR
REMPEL DEVELOPMENT GROUP

FOCUS ARCHITECTURE

SHARP & DIAMOND
Landscape Architecture Inc.
602 - 1471 West Broadway
Vancouver, B.C.
Canada V6H 1R6
Tel: 604-681-1333
Fax: 604-681-1337
info@sharpanddiamond.com

DRAWING
**Landscap
Details**

DRAWING NUMBER
L3.3

SCALE AS SHOWN	PROJECT NUMBER 06-093
DRAWN TMC	CHECKED DS
STARTY DATE JANUARY 2009	

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY LAWS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THESE DRAWINGS FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	TOP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 9, 09
NO	DATE	REVISIONS/ISSUE

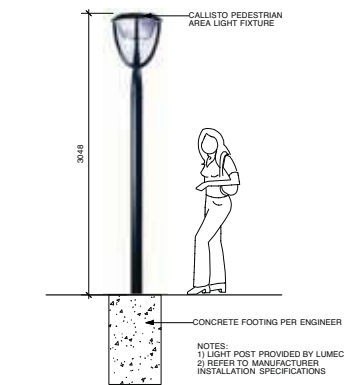
PROJECT
THE RIDGE
 AT ROSE FARMS
 Surrey, BC
 FILE # 7909-0115-00

FOR
REMPEL DEVELOPMENT GROUP

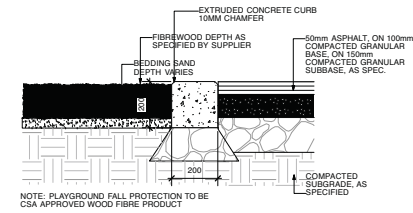


SHARP & DIAMOND
 Landscape Architecture Inc.
 822 - 1401 West Broadway
 Vancouver, BC V6H 1R6
 Canada V6H 1R6
 Tel: 604.681.0300
 Fax: 604.681.0307
 info@sharpdiamond.com

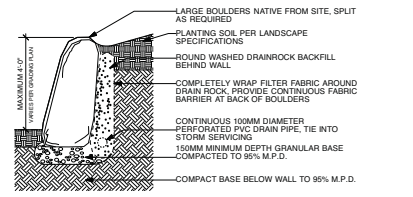
DRAWING
Landscape Details
 DRAWING NUMBER
L3.4
 SCALE
 AS SHOWN
 PROJECT NUMBER
 06-093
 DRAWN
 TMC
 CHECKED
 DS
 STARTY DATE
 JANUARY 2009



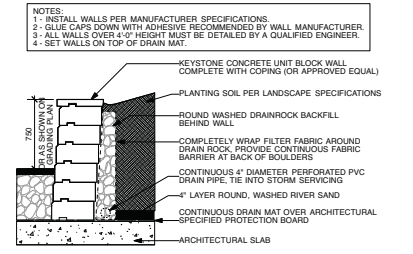
1 CALLISTO LIGHT POST
 Scale: 1:20



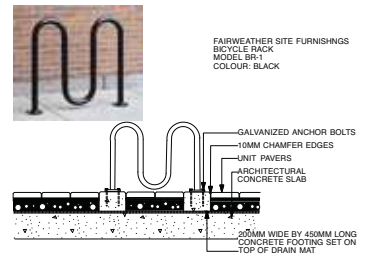
2 PLAYGROUND EDGE DETAIL
 Scale: 1:10



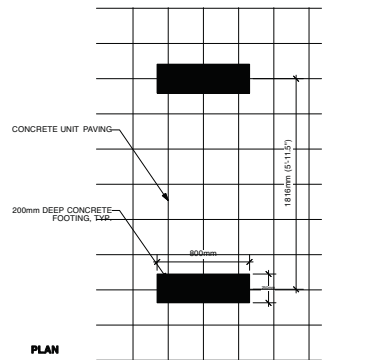
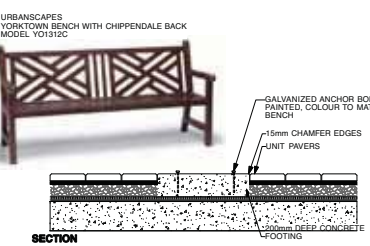
3 BOULDER RETAINING WALL
 Scale: 1:20



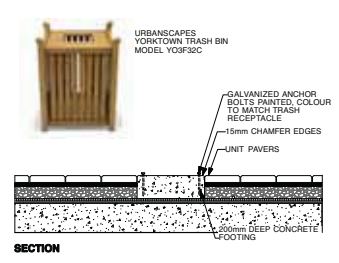
4 CONCRETE UNIT BLOCK RETAINING WALL ON SLAB
 Scale: 1:20



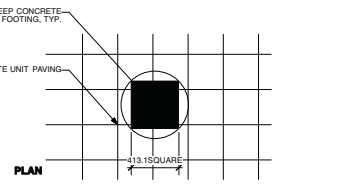
5 BIKE RACK INSTALLATION - UNIT PAVING ON SLAB
 Scale: 1:20



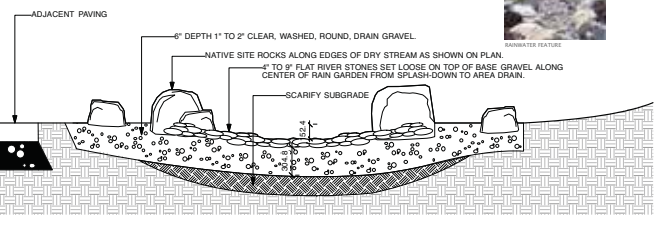
6 BENCH INSTALLATION - UNIT PAVING ON SLAB
 Scale: 1:20



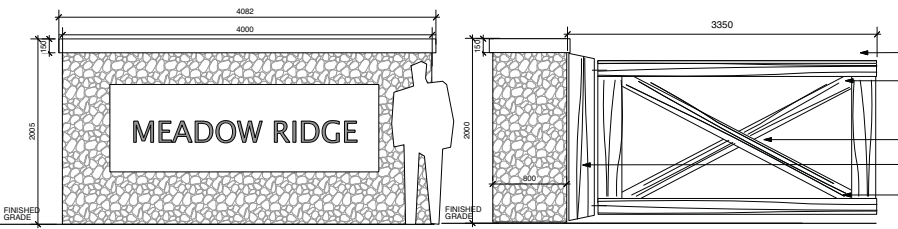
SECTION



7 TRASH INSTALLATION - UNIT PAVING ON SLAB
 Scale: 1:20



9 LANDSCAPE SWALE/WATER DETENTION
 Scale: 1:20



8 ENTRY FEATURE
 Scale: 1:20

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY-LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR AND ANY PERSON USING THESE DRAWINGS FOR INFORMATION ARE ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THESE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	28 APR 2013	SP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 9, 09

NO	DATE	REVISIONS/ISSUE

PROJECT

THE RIDGE
AT ROSE FARMS

Surrey, BC

FILE # 7809-0115-00

FOR

REMPEL DEVELOPMENT GROUP

FOCUS ARCHITECTURE

SHARP & DIAMOND
Landscape Architect v14.1 Inc

602 - 1401 West Broadway
Vancouver, BC
Canada V6H 1R6

Tel: 604-683-1200
Fax: 604-683-1201
info@sharpanddiamond.com

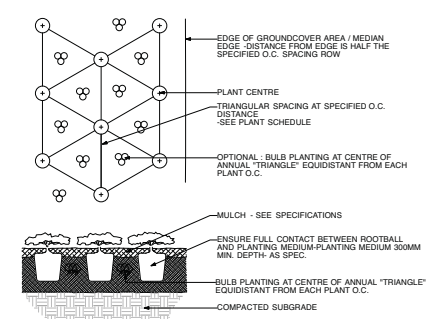
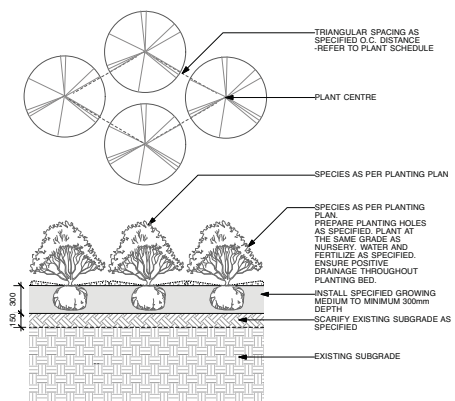
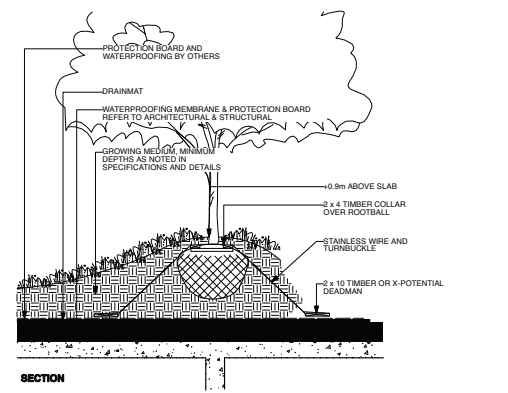
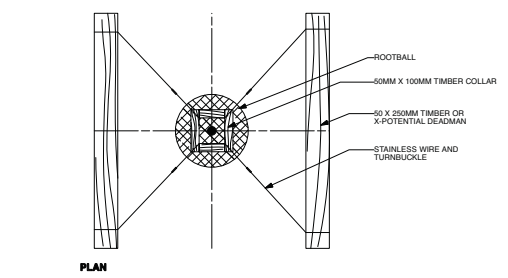
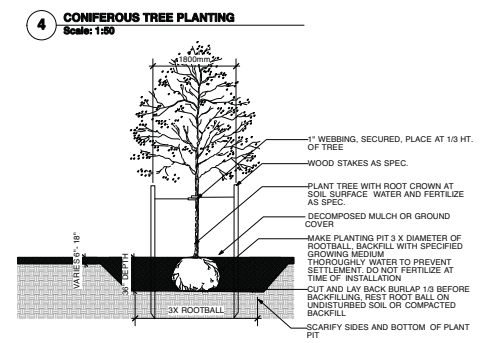
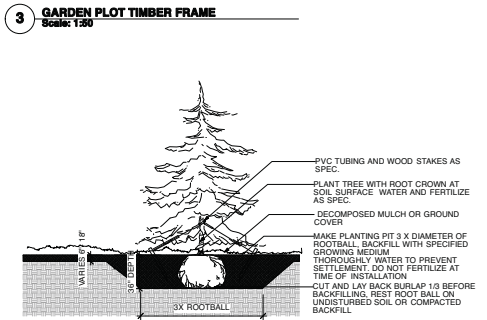
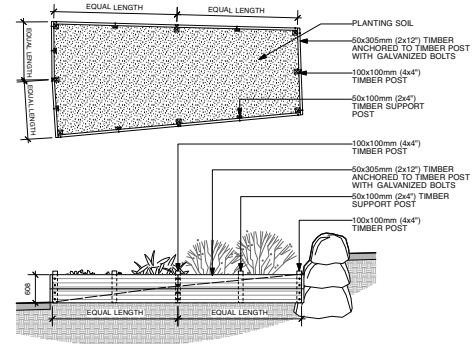
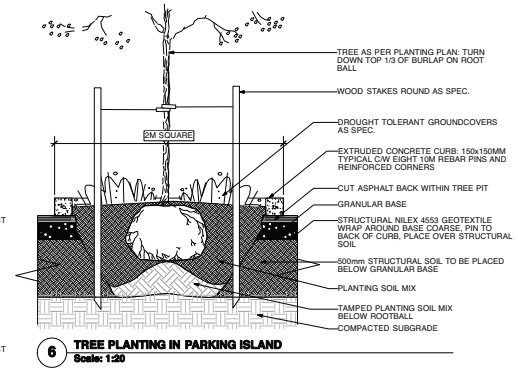
DRAWING

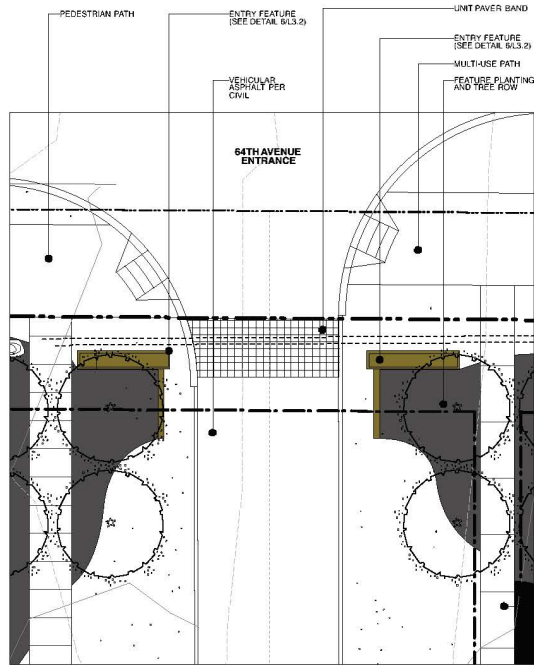
Landscape Details

DRAWING NUMBER

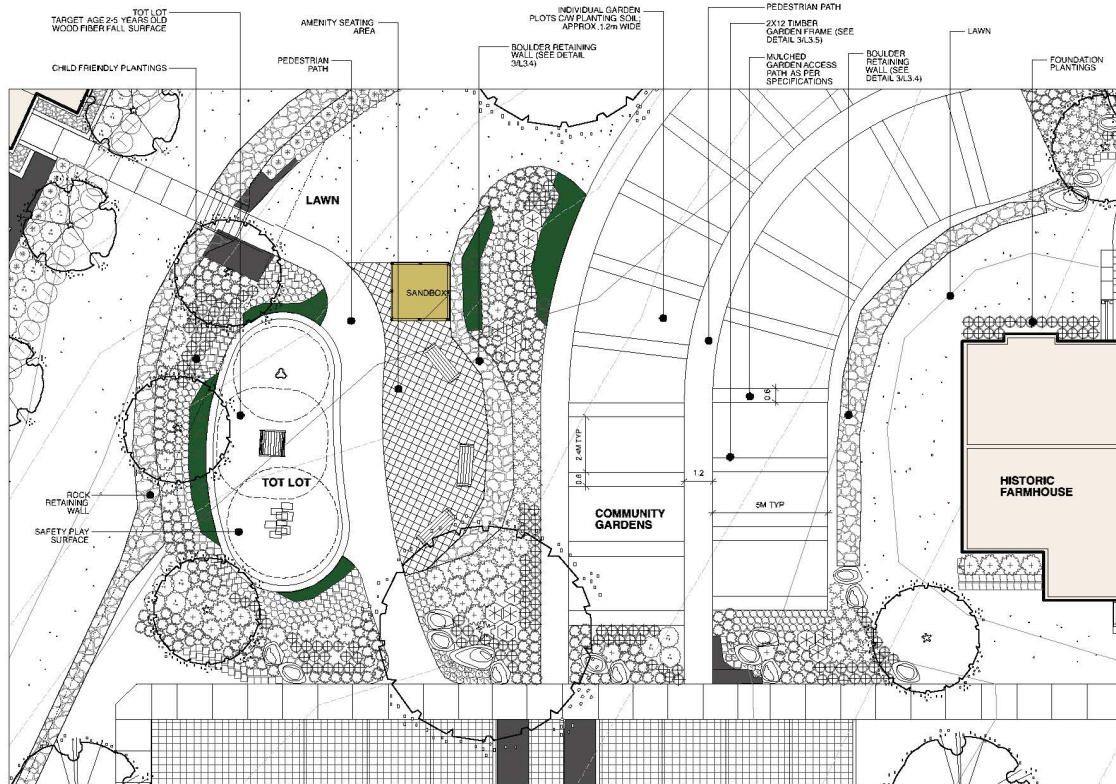
L3.5

SCALE	PROJECT NUMBER
AS SHOWN	06-093
DRAWN	STARTY DATE
TMC	JANUARY 2009
DS	

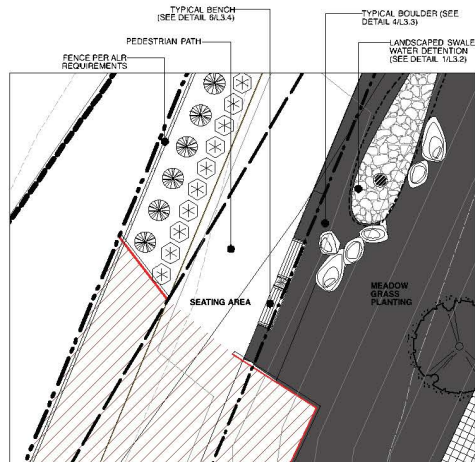




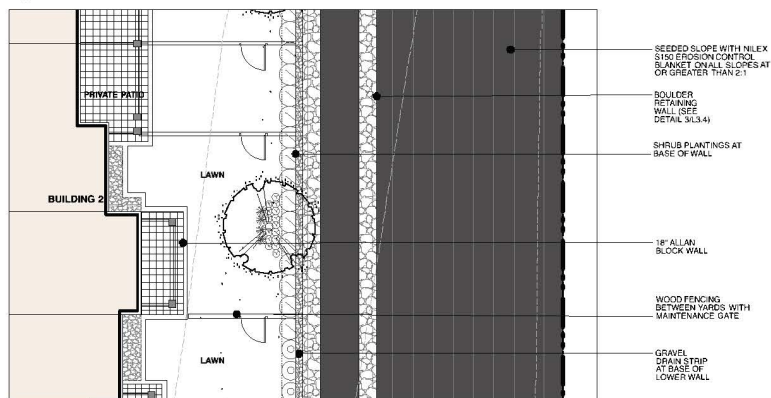
1 PLAN ENLARGEMENT - 64TH AVENUE ENTRANCE
1:100



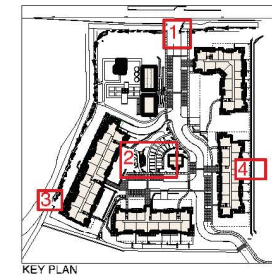
2 PLAN ENLARGEMENT - COMMUNITY GARDENS + TOT LOT
1:100



3 PLAN ENLARGEMENT - PEDESTRIAN WALKING PATH
1:100



4 PLAN ENLARGEMENT - BUILDING 2 PRIVATE YARD
1:100



ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH CODES AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOT. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
DO NOT SCALE THE DRAWINGS
THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR INFORMATION AND ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

NO.	DATE	REVISIONS/ISSUE
16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	09 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	27 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL: JULY 8, 09
2		
1		

PROJECT
THE RIDGE
AT ROSE FARMS
Surrey, BC
FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.

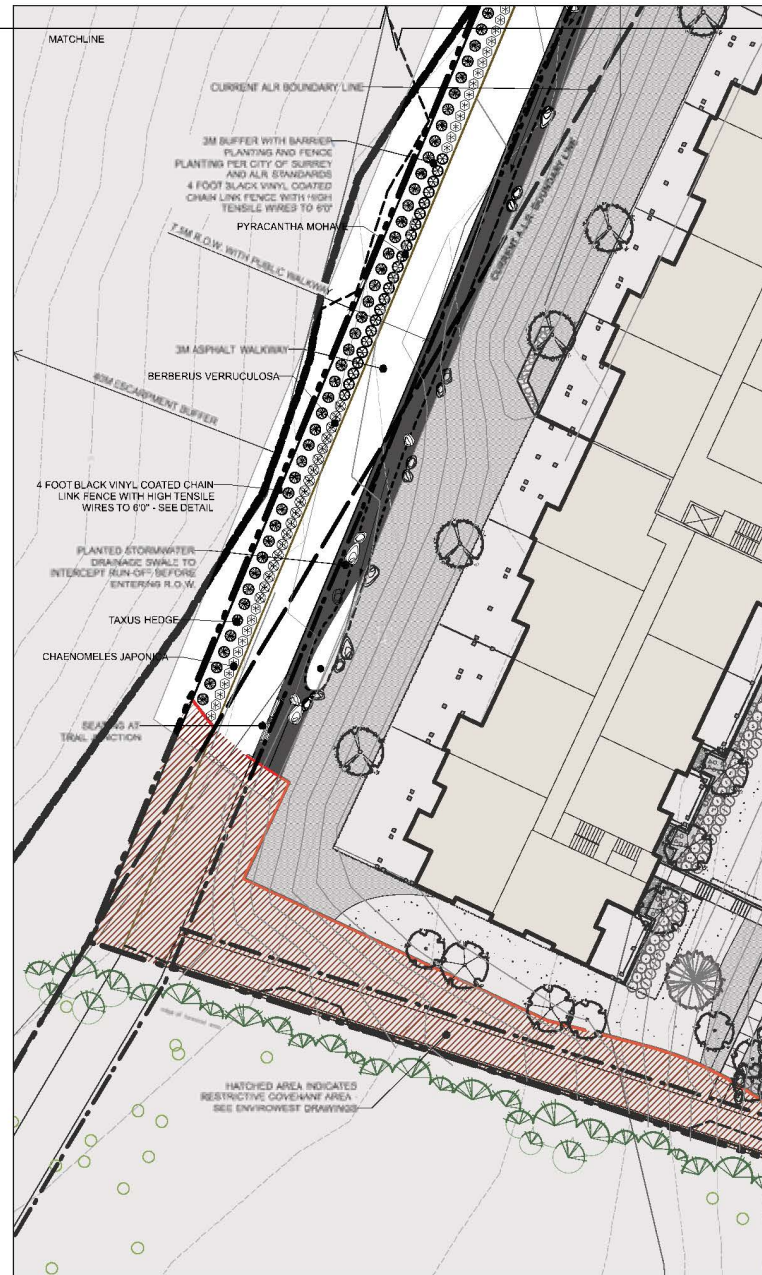
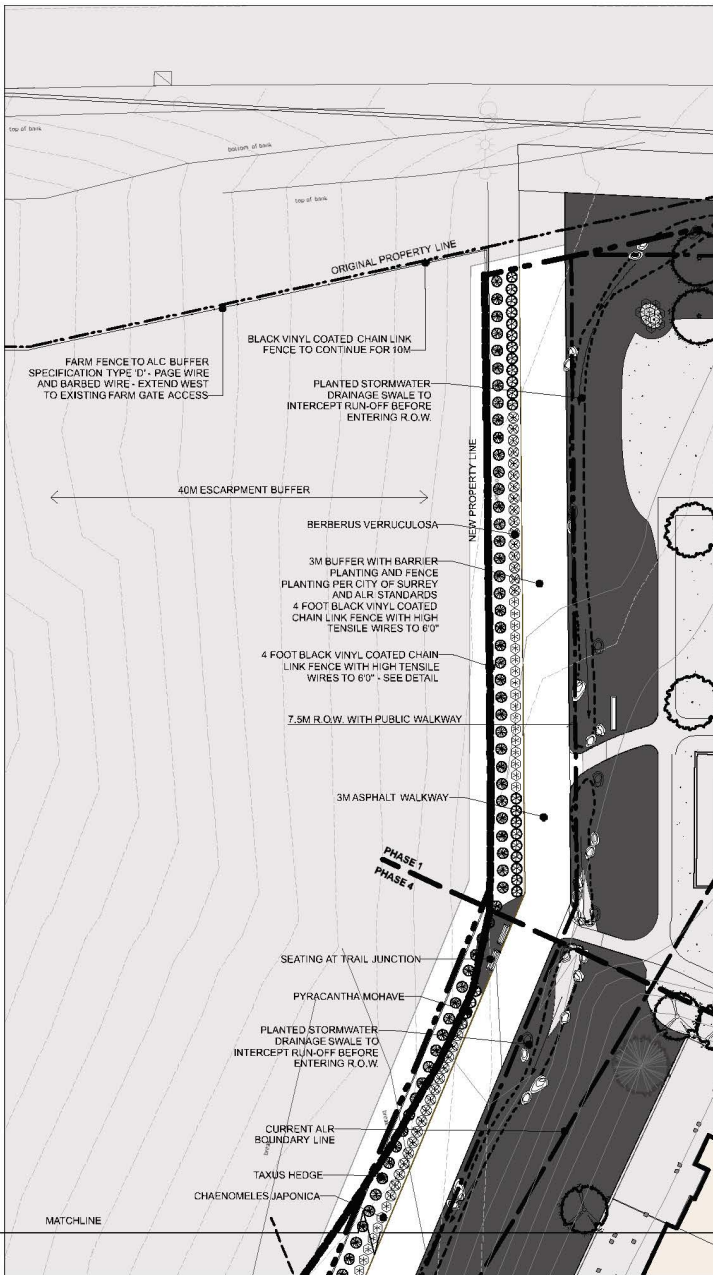


SHARP & DIAMOND
Landscape Architecture Inc.
102-16700 Brudenell
Duncan, BC
V2M 4G4

DRAWING
Plan Enlargements
DRAWING NUMBER
L3.6

SCALE
1:100
PROJECT NUMBER
06-093
DRAWN
TMC
CHECKED
DS
START DATE
JANUARY 2009





ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE WITH THE CITY OF SURREY AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL DISCREPANCIES AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR INFORMATION AND ADVISED TO REFER TO THE CONTRACT DOCUMENTS FOR MECHANICAL, ELECTRICAL, PLUMBING, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DETAILS. DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARR
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	09 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
NO.	DATE	REVISIONS/ISSUE

SEAL

PROJECT
THE RIDGE
 AT BOSE FARMS
 SURREY, BC
 FILE # 7509-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



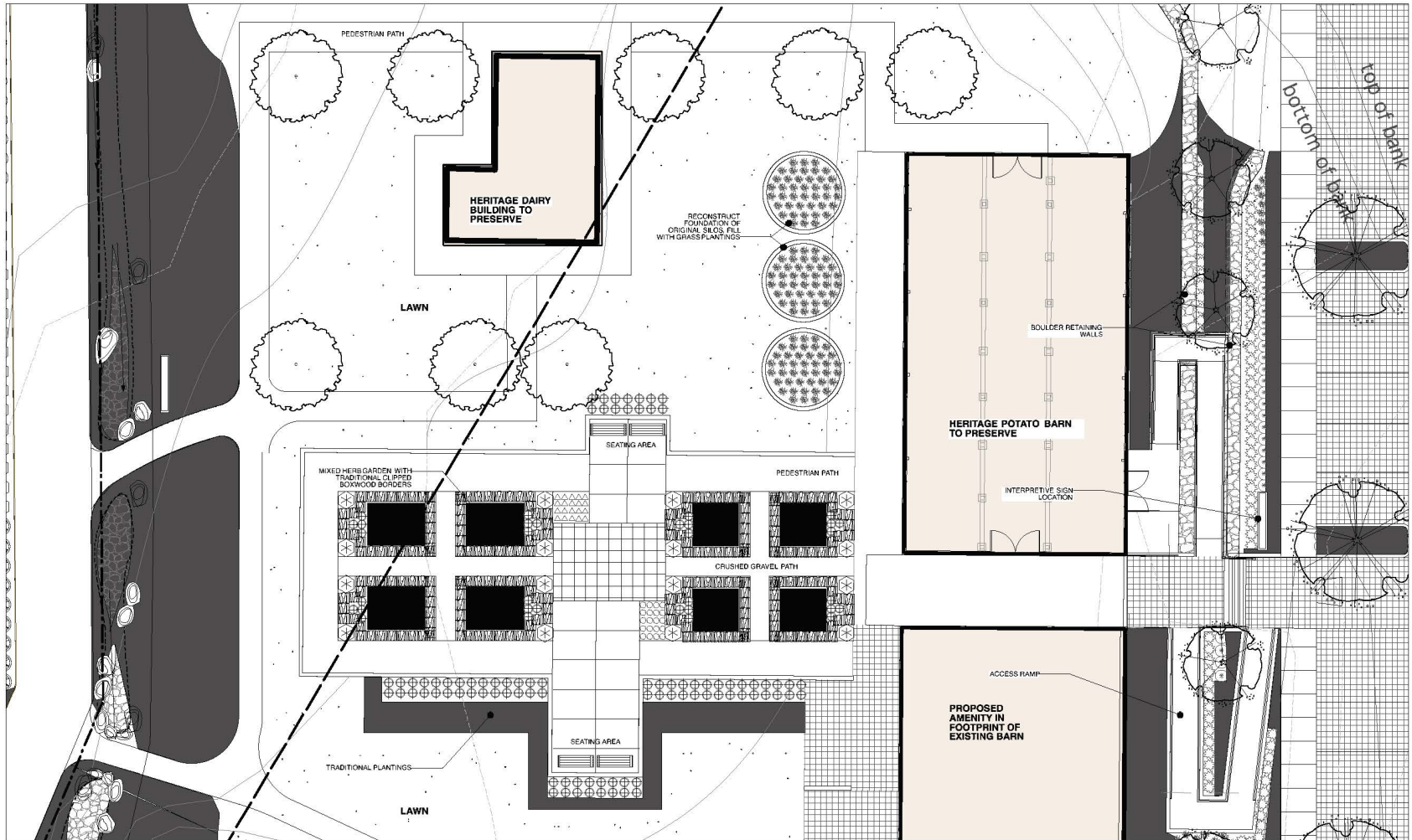
SHARP & DIAMOND
 Landscape Architecture Inc.
 102-165 West Broadway
 Victoria, BC
 V8W 2E4
 Tel: 250-383-3300
 Fax: 250-383-3301
 www.sharpanddiamond.com

DRAWING
ALR Landscape

DRAWING NUMBER
L3.7

SCALE: 1:200
 PROJECT NUMBER: 06-093
 DRAWN: TMC
 CHECKED: DS
 START DATE: JANUARY 2009





ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND REPORT ALL DISCREPANCIES AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION FOR INFORMATION AND ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DETAILS DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	29 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	09 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ADP REVISIONS
3	2 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
NO.	DATE	REVISIONS/ISSUE

SEAL

PROJECT
THE RIDGE
AT BOSE FARMS
Surrey, BC FILE # 7909-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



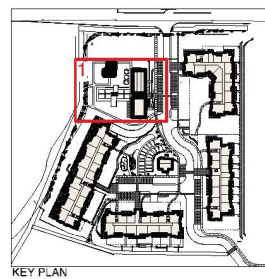
SHARP & DIAMOND
Landscape Architecture Inc.
102-16700 Fraserway, Suite 200
Surrey, BC V3W 2G8
Tel: 604-591-1111 Fax: 604-591-1112

DRAWING
Plan Enlargements

DRAWING NUMBER
L3.8

SCALE	PROJECT NUMBER
1:100	06-093
DRAWN TMC	CHECKED DS
START DATE	JANUARY 2009

1 PLAN ENLARGEMENT - HERITAGE BUILDINGS AND HERB GARDEN
1:100



TREES



Acer circinatum
Vine Maple



Pseudotsuga menziesii
Douglas Fir



Thuja plicata
Western Red Cedar



Malus fusca
Crabapple



Pyrus calleryana 'Aristocrat'
Ornamental Pear



Liquidambar styraciflua
Sweetgum



Prunus pissardi nigra
Black Cherry



Paulownia tomentosa
Empress Tree



Styrax japonicus
Japanese Snowbell



Polystichum munium
Western Sword Fern



Cornus stolonifera
Red Twig Dogwood



Symphoricarpos alba
Snowberry



Gaultheria shallon
Salal



Vaccinium ovatum
Evergreen Huckleberry



Rosa
Rose

SHRUBS



Cornus sericea flaviramea
Yellow Twig Dogwood



Amelanchier alnifolia
Saskatoon Berry



Spirea x bumalda
Bumalda Spirea



Ribes sanguineum
Red Flowering Currant



Lavendula angustifolia 'hidcote'
Lavender



Erica carnea 'Springwood Pink'
Pink Heather



Arctostaphylos uva-ursi
Kinnikinnick



Pachysandra terminalis
Japanese Spurge



Fragaria chiloensis
Beach Strawberry



Helictotrichon sempervirens
Blue Oat Grass



Pennisetum alopecuroides 'Hameln'
Hameln Fountain Grass



Achillea millefolium
Yarrow

GROUNDCOVERS, GRASSES, PERENNIALS



Hemerocallis 'Stella D'oro'
Daylily



Rudbeckia hirta
Black-eyed Susan



Echinacea purpurea
Purple Cone Flower



Dicentra spectabilis
Common Bleeding Hearts



Phlox douglasii 'Boothman's variety'
Moss Phlox



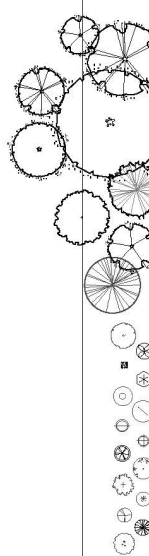
Aster maritima
Sea Pink



Thymus praecox 'Coccineus'
Red Creeping Thyme



Cotoneaster
Cotoneaster



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
48	Acer circinatum	Vine Maple	5cm cal., B&B	as shown
41	Liquidambar styraciflua	Liquidambar	7cm cal., B&B	as shown
31	Malus fusca	Pacific Crab Apple	5cm cal., B&B	as shown
2	Paulownia tomentosa	Empress Tree	Specimen	as shown
52	Prunus pissardi nigra	Flowering Plum	3m. ht., B&B	as shown
14	Pseudotsuga menziesii	Douglas Fir	3m. ht., B&B	as shown
16	Pyrus calleryana 'Aristocrat' or 'Chanticlee Aristocrat or Chanticleer Pear		7cm cal., B&B	as shown
51	Styrax japonica	Japanese Snowbell	7cm cal., B&B	as shown
13	Thuja plicata	Western Red Cedar	3m. ht., B&B	as shown

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
47	Amelanchier alnifolia	Saskatoon Berry	#5 pot	42" o.c.
66	Berberis verruculosa	Warty Barberry	#2 pot	40" o.c.
216	Buxus microphylla 'Winter Beauty'	Korean Boxwood	#2 pot	20" o.c.
108	Chaenomeles japonica	Flowering Quince	#2 pot	40" o.c.
236	Cornus sericea flaviramea	Yellowtwig Dogwood	#5 pot	36" o.c.
365	Cornus stolonifera	Red Osier Dogwood	#5 pot	36" o.c.
187	Gaultheria shallon	Salal	#2 pot	24" o.c.
490	Lavandula angustifolia	English Lavender	#2 pot	24" o.c.
48	Pyracantha mollis	Magaya Firethorn	#2 pot	40" o.c.
40	Ribes sanguineum	Red-Flowering Currant	#5 pot	36" o.c.
56	Rosa gymnocarpa	Baldhip Rose	#5 pot	36" o.c.
501	Spiraea bumalda	Spiraea	#2 pot	24" o.c.
156	Symphoricarpos alba	Snowberry	#2 pot	24" o.c.
98	Taxus brevifolia	Pacific Yew	#2 pot	60" o.c.
227	Vaccinium ovatum	Evergreen Huckleberry	#5 pot	36" o.c.

GROUND COVERS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
804	Arctostaphylos uva-ursi	Kinnikinnick	4"(10cm) pot	18" o.c.
210	Convallaria majalis	Lily Of The Valley	4"(10cm) pot	18" o.c.
807	Cotoneaster dammeri	Little Leaf Cotoneaster	#1 pot	18" o.c.
260	Erica carnea	Heather	#2 pot	24" o.c.
1,979	Fragaria vesca	Woodland Strawberry	4"(10cm) pot	18" o.c.
446	Pachysandra terminalis	Japanese Spurge	4"(10cm) pot	18" o.c.

PERENNIALS, GRASSES AND FERNS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
58	Achillea millefolium	Yarrow	4"(10cm) pot	24" o.c.
213	Aster maritima	Sea Pink	4"(10cm) pot	12" o.c.
96	Dicentra spectabilis	Old Fashioned Bleeding heart	4"(10cm) pot	24" o.c.
76	Echinacea purpurea	Purple Cone Flower	4"(10cm) pot	24" o.c.
282	Helictotrichon sempervirens	Blue Oat Grass	#2 pot	24" o.c.
731	Hemerocallis 'Stella D'Oro	Stella D'Oro Daylily	4"(10cm) pot	12" o.c.
428	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#2 pot	24" o.c.
220	Polystichum munium	Western Sword Fern	#2 pot	24" o.c.
310	Phlox douglasii	Douglas Phlox	4"(10cm) pot	12" o.c.
326	Rudbeckia hirta	Black Eyed Susan	4"(10cm) pot	24" o.c.
4418 ≈2	Meadow Grass + Wildflower Mix			

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with BC Landscape Standard, latest edition.
- 3) All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Thumus builder'.

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE CODES AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE OWNER.

DO NOT SCALE THE DRAWING.

THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORMATION FOR INFORMATION AND ADVISED TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER DESIGN DOCUMENTS FOR INFORMATION RELATING TO THESE DOCUMENTS.

NO.	DATE	REVISIONS/ISSUE
16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	26 APR 2013	DP AMENDMENT
13	25 JAN 2013	REVISED SECONDARY RECORDS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUN 2011	REVISED PER CITY COMMENTS
5	05 JAN 2010	ISSUED FOR ALC REVISIONS
4	22 JULY 2009	ISSUED FOR ALC REVISIONS
3	2 JULY 2009	REVISIONS TO ADVISORY RECORDS
2		
1		

PROJECT

THE RIDGE

AT BOSE FARMS
A-10-1

Surrey, BC FILE # T909-0115-60

FOR

REMPEL DEVELOPMENT GROUP



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE & PLANNING
102-100 West Beaver Creek Rd. Suite 100
Richmond, BC V6X 3E9
Tel: 604.273.8888 Fax: 604.273.8889

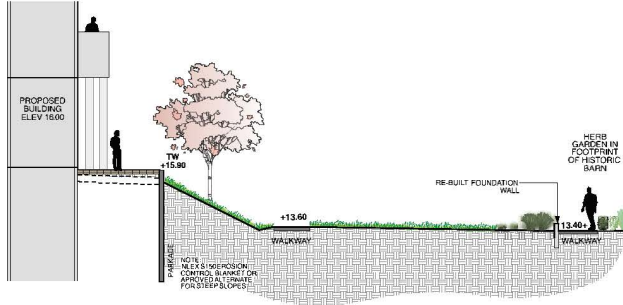
DRAWING

Plant Palette

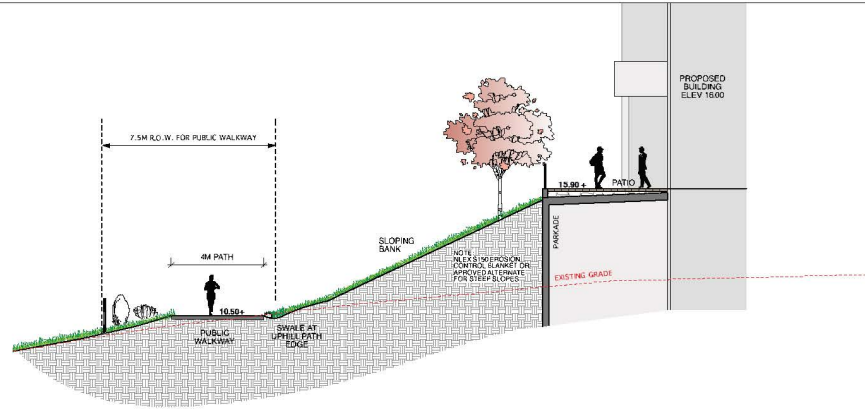
DRAWING NUMBER

L4

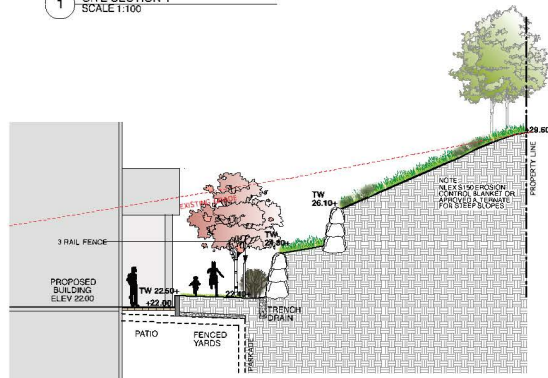
SCALE	PROJECT NUMBER	
NTS	06-093	
DRAWN	CHECKED	START DATE
TMC	DS	JANUARY 2009



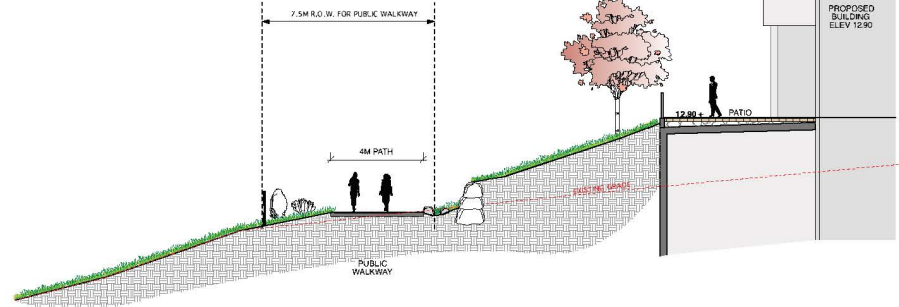
1 SITE SECTION 1
SCALE 1:100



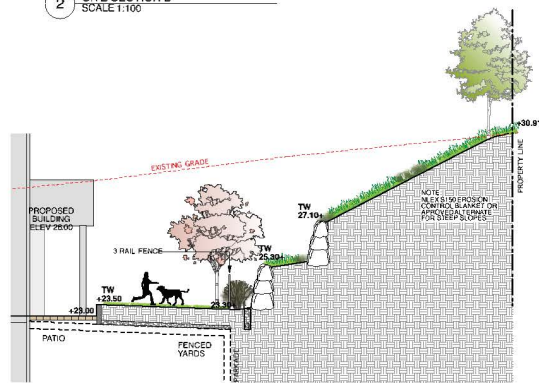
4 SITE SECTION 4
SCALE 1:100



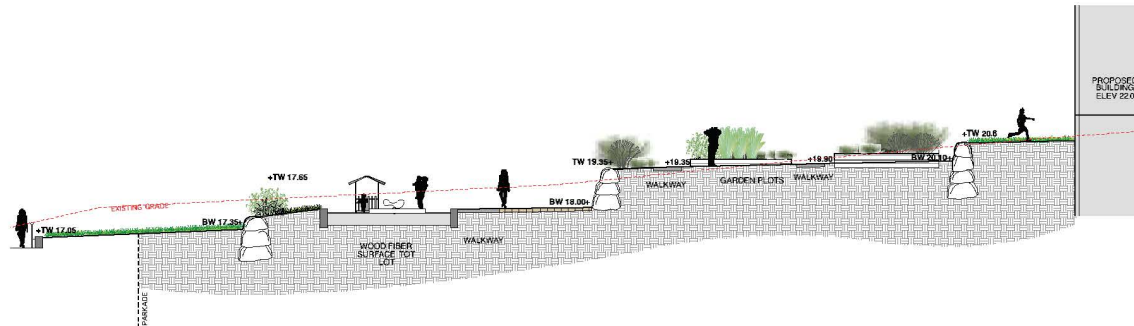
2 SITE SECTION 2
SCALE 1:100



5 SITE SECTION 5
SCALE 1:100



3 SITE SECTION 3
SCALE 1:100



6 SITE SECTION 6
SCALE 1:100

ALL RIGHTS RESERVED. PROPERTY OF SHARP & DIAMOND LANDSCAPE ARCHITECTURE & PLANNING. USE IS PERMITTED FOR PRINTING WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DOCUMENTS FOR CONFORMANCE AND BY LAWS AND SHALL ADVISE THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THEY MAY NOTE. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DO NOT SCALE THE DRAWINGS. THESE DRAWINGS ARE INTENDED FOR LANDSCAPE ARCHITECTURAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS FOR INFORMATION AND ADVISE TO REFER TO ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, SPRINKLER, ELECTRICAL, AND INTERIOR DESIGN DISCIPLINE DRAWINGS FOR INFORMATION RELATING TO THOSE DISCIPLINES.

16	21 JUN 2013	REVISED PER CITY COMMENTS
15	21 MAY 2013	REVISED PER CITY COMMENTS
14	28 APR 2013	DP AMENDMENT
13	28 JAN 2013	REVISED SECONDARY ACCESS
12	05 APR 2012	HERITAGE REVISIONS
11	02 MAR 2012	REVISED HISTORIC BARN
10	02 DEC 2011	REVISED PER CITY COMMENTS
9	27 OCT 2011	REVISED PER CITY COMMENTS
8	06 OCT 2011	ALC REVISIONS
7	08 AUG 2011	REVISED PER CITY COMMENTS
6	13 JUL 2011	REVISED PER CITY COMMENTS
5	15 JAN 2010	ISSUED FOR ALC REVISIONS
4	02 JULY 2009	ISSUED FOR ADP REVISIONS
3	02 JULY 2009	SUBMISSION TO ADVISORY DESIGN PANEL, JULY 8, 09
NO.	DATE	REVISIONS/ISSUE

SEAL

PROJECT
THE RIDGE
AT ROSE FARMS
Surrey, BC
FILE # 7969-0115-00

FOR
RDG MEADOWRIDGE DEVELOPMENT LTD.



SHARP & DIAMOND
LANDSCAPE ARCHITECTURE INC.
1150 WESTERN AVENUE, SUITE 100
SURREY, BC V4L 1C7
604-273-1111
info@sharpanddiamond.com

DRAWING
Landscape Sections

DRAWING NUMBER
L5

SCALE
AS SHOWN

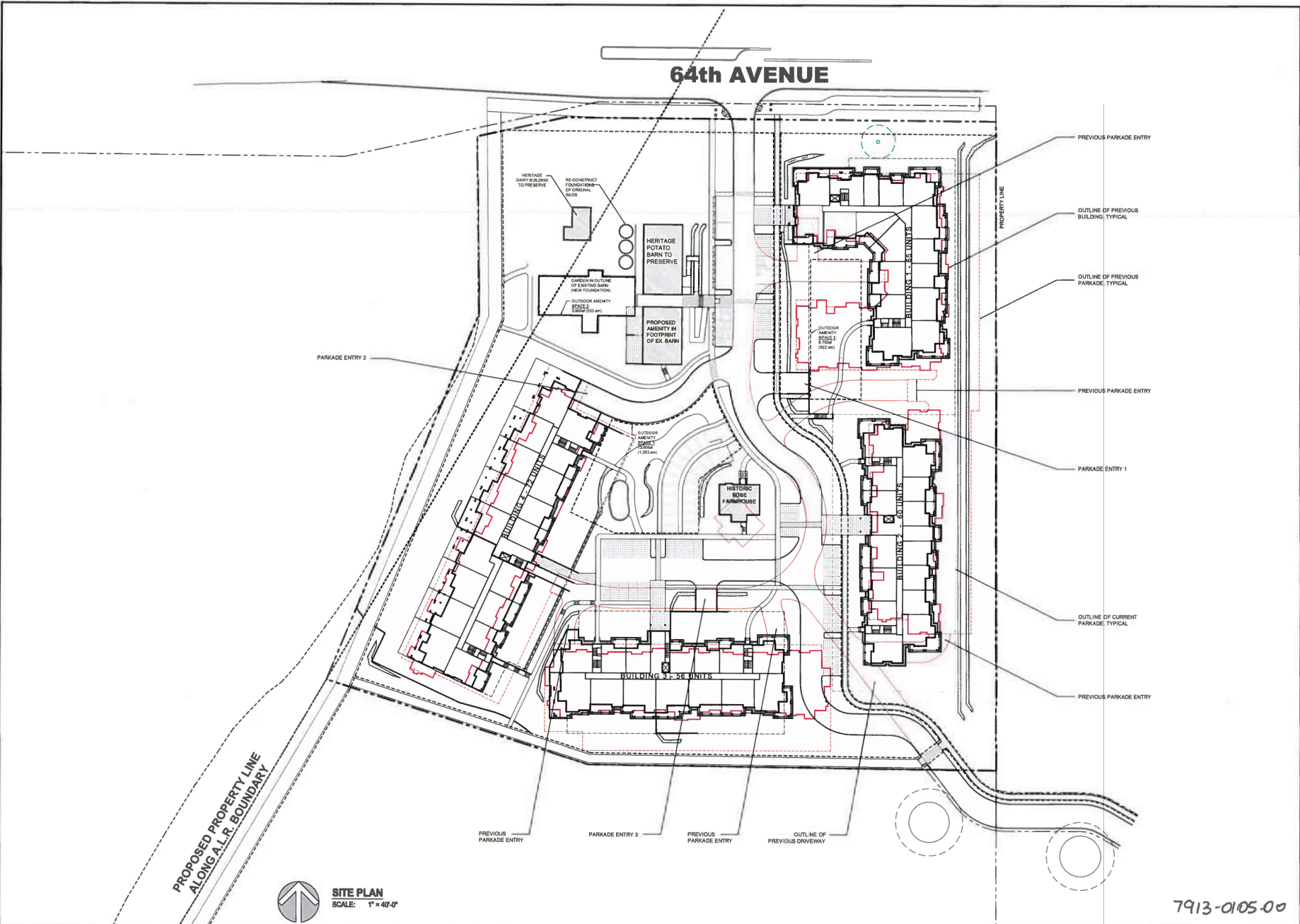
PROJECT NUMBER
06-093

DRAWN
TMC

CHECKED
DS

START DATE
JANUARY 2009

THIS DRAWING IS THE PROPERTY OF FOCUS ARCHITECTURE INCORPORATED AND SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF FOCUS ARCHITECTURE INCORPORATED.



**PROPOSED PROPERTY LINE
ALONG A.L.R. BOUNDARY**


SITE PLAN
 SCALE: 1" = 40'-0"

7913-0105-00

July 21, 2019 The Council for Development Permit	
REVISIONS	
PROJECT THE RIDGE AT ROSE FARMS	
LOCATION 16390 - 64th Avenue Surrey, BC	
DRAWING TITLE SITE PLAN: COMPARISON TO PREVIOUS APPLICATION	
DRAWN	CHECKED
JKN / AL / MS	
SCALE	DATE
AS NOTED	March 24, 2009
SHEET NO.	FILE NO.
DP-02X	0705A
	
109 - 1528 McCallum Road Abbotsford, BC V2S 8A3 Tel: 604.853.5222 Fax: 604.853.5440	
e-mail: info@focus1.ca Colin A. Hogan Architect AIBC James J. Kappelle Architect AIBC MNAIC	

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT****(a) Meadow Ridge Farm (16390 – 64 Avenue)**

Proposed amendments to the Conservation Strategy for Meadow Ridge Farm
File: 6800-14

The following comments were made:

- The developer of the Meadow Ridge Farm property has applied for a new development permit and revised HRA to accommodate changes to the conservation strategy.
- The farmhouse is to be re-oriented towards 64 Avenue.
- The farmhouse, which was proposed to be used as two residential units, is now proposed to be used as two guest suites and additional amenity space.
- The farmhouse will no longer have a basement thus will require no new windows.
- The Dairy building will be changed slightly: the block wall foundation (that was likely a later addition) will be removed and the original larger loading dock will be reinstated.
- Changes to the site plan are minimal. The shape of the building at 64 Avenue will be changed from a U-shape to an L-shape.
- The internal road will be reworked.
- The underground parkade is going to be one level rather than two levels.
- The Heritage Forest has already been dedicated to the City.

It was

Moved by Commissioner Hart

Seconded by Commissioner Tannen

That the Surrey Heritage Advisory Commission:

1. receive this report as information;
2. recommend to the General Manager, Planning and Development that staff be directed to revise the Heritage Revitalization Agreement (HRA) for Meadow Ridge Farm to reflect the revised Conservation Strategy; and
3. recommend to the General Manager, Planning and Development that the proposed revised HRA for Meadow Ridge Farm be forwarded to Council for consideration once outstanding items are resolved to staff's satisfaction.

Carried

CITY OF SURREY

BY-LAW NO.

A by-law to enter into a heritage revitalization agreement

.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 27 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;
- B. The Council considers that certain lands, premises and improvements have *heritage value* and *heritage character* and ought to be conserved, which are situate within the City and described as:

Parcel Identifier: 029-041-341
 Lot 1 North West Quarter Section 12 Township 2 New Westminster District Plan EPP27945
 16390 - 64 Avenue
 (the "Lands");

- C. The owner of the Lands and the City of Surrey have agreed on the nature, character and extent of the *heritage value* and *heritage character* of the Lands and on the nature, extent and form of conservation necessary to protect the *heritage value* and *heritage character* of the Lands;
- D. The owner of the Lands intends to have a strata titled development of the Lands and has agreed that in order to ensure the protection of the *heritage value* and *heritage character* of the Lands, certain provisions must be in place, including the requirement for notice to be placed on title to any strata lots created by the filing of a strata plan in respect of all or part of the Lands (the "Strata Lots").

NOW THEREFORE, the City Council of the City of Surrey, in open meeting assembled, enacts as follows:

1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement appended to this By-law as Schedule "I" (the "Heritage Revitalization Agreement"), in respect of the Lands.

2. The Mayor and the City Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement and to register a notice on the title to the Lands and to each of the Strata Lots.

3. Schedule "I" forms a part of this By-law.

4. This By-law may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2013, No. ."

READ A FIRST, SECOND AND THIRD TIME on the day of , 2013.

READ A THIRD TIME ON THE day of , 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2013.

_____ MAYOR

_____ CLERK

SCHEDULE "I"

[To City of Surrey Heritage Revitalization Agreement By-law, 2013, No.]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the ____ day of _____, 2013

BETWEEN:

0740156 B.C. LTD., INC.NO. 0941515
107, 19789 - 92A Avenue
Langley, BC V1M 3B3

(the "Owner")

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,
and having offices at 14245 - 56 Avenue
Surrey, BC V3X 3A2

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 029-041-341
Lot 1 North West Quarter Section 12 Township 2 New Westminster District Plan EPP27945
16390 - 64 Avenue

(the "Lands");

- B. The Owner and the City consider that the Lands, including the improvements and features on the Lands, have *heritage value* and *heritage character*;
- C. The Owner and the City desire to conserve the *heritage value* and *heritage character* of the Lands;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Lands, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Lands;

- E. The owner has agreed to the terms for compensating the City for the loss in heritage value in accordance with Section 2(f) of this Agreement in the event the heritage improvements or features on the Lands are moved or destroyed other than through natural causes;
- F. The improvements or features on the Lands which have *heritage value* and *heritage character* which both the Owner and City desire to conserve have been described by text, photographs, plans and drawings attached as Schedule "A" (the "Conservation Plan") to this Agreement and Schedule "B" (the "B. McGinn Plan");
- G. The improvements or features identified in the Conservation Plan as the Potato and Machinery Storage Barn, the Dairy Building, and the Henry John (Harry) Bose Farmhouse (the "Buildings") are listed on the Surrey Heritage Register and the Owner and the City consider that the Buildings have *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Lands also apply to the Buildings.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby by the parties acknowledged) the Owner and the City covenant and agree with one another pursuant to Section 966 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), as follows:

Conservation Plan

- 1. (a) The Conservation Plan forms a part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.
- (b) Part I of the Conservation Plan identifies, details and describes the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character*. Part II of the Conservation Plan sets out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Lands that have *heritage value* and *heritage character*. Part III of the Conservation Plan sets out the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Agreement, including, but not limited to: the foundation; roof structure and cladding; building envelope, wood detailing and trims; interior conditions; and the site and landscaping.

Owner's Obligations to Protect, Conserve, Maintain and Rebuild

- 2. The Owner covenants and agrees that:
 - (a) No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be *altered* including

alterations required or authorized by this Agreement, except as agreed to in writing by the City.

- (b) Each action of relocation, restoration, rehabilitation, replication, repair, replacement or maintenance, required by Parts I, II and III of the Conservation Plan, shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan.
- (c) All improvements identified in Part I and II of the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan and the "B. McGinn Plan".
- (d) In the event any one or more of the Buildings is damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the Buildings to their original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Buildings. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the Buildings shall reflect the character-defining elements and design components including, but not limited to: the tradition of agricultural use on the property; the terraced hillside site of the barn and dairy, and above it, the house; the views to the west across the lowland; the remains of the painted sign "Meadowcrest Farm/H. Bose & Sons", originally Meadow Ridge; the form, massing and materials of the barn; features of the barn, including the split shake gambrel roof with projecting peaks at the ends, horizontal wood drop siding with vertical trim, the interior wood arched truss frame and the heavy timber framing in the lower level of the potato barn; the interior fittings of the dairy building and loading dock for milk cans associated with the dairy operation; the dairy building, including its massing, pair of hipped roofs, materials and detailing (horizontal wood siding and 9-pane wood-sash windows; the farmhouse, including its massing, gabled roof form with canted ridge ends (modified after a chimney fire in the late 1930s), materials and detailing (shingle walls and 3-over-1 wood-sash windows); and the farmhouse landscape all as subject to approval by the City Architect or designate.
- (e) In the event any one or more of the Buildings is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Buildings. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the Buildings. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. If the design is not an exact replica, the massing and the style shall be similar to the original building, and a heritage alteration permit shall be required before a building permit can be issued for reconstruction to take place. The construction of the replica or replacement of the Buildings shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.

- (f) In the event that any one or more of the Buildings is destroyed, in addition to the construction of a replica (to be constructed as per the B. McGinn Plan), the Owner covenants and agrees to compensate the City for the loss in heritage value to the community in the amount of \$110,297.85 for each building indexed to the Vancouver Consumer Price Index (CPI) with 2013 being the base year, except that if the Buildings are destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.
- (g) As the Buildings are currently vacant and unoccupied, the Owner of the Lands agrees to maintain the integrity and security of the Buildings and Lands including but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors. The Owner of the Lands must provide in writing a 24-hour emergency contact number and confirm the security measures are in place. If the Owner fails to secure the Buildings, the City may and is authorized to undertake the necessary works to secure the Buildings, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands with reasonable notice for the purpose of undertaking the necessary works to secure the Buildings and to conduct an inspection to determine that the security measures continue to be in place.
- (h) As the Buildings are currently vacant and unoccupied, the Owner agrees to post a sign that reads as follows:

PROTECTED HERITAGE SITE

No Vandalism or Removal of Materials

(Maximum individual penalty: \$50,000 and 2 years Imprisonment)

If the Owner fails to post the required sign, the City may and is authorized to post the sign, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands.

- (i) Once the Buildings are occupied, there must be appropriate security measures in place to maintain the integrity and security of the Buildings and Lands. Should the Buildings become vacant and unoccupied for a period of 30 days or more, the requirements in 2(g) apply, including the right of the City to carry out the necessary works at the expense of the Owner, unless otherwise agreed to in writing by the City. The Owner of the Lands must also provide in writing a 24-hour emergency contact number and confirm that the security measures are in place.
- (j) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that will be in breach of the restrictions and requirements of this Agreement.

- (k) Where required by the City in a heritage alteration permit, the Owner shall provide a security to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan.
- (l) The Owner may apply to the City for funding including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 25 of the Community Charter, S.B.C. 2003, c.26 (the "Community Charter". For the purposes of City of Surrey Heritage Sites Financial Assistance By-law, 2003, No. 15099, each Building shall be considered a separate City Heritage Site as that term is defined in the by-law.
- (m) If the intent is to have a strata titled development, the Owner as the owner developer will insure that the maintenance requirements discussed in this Agreement will be set out within the by-laws governing the strata titled development before the first meeting of the owners of the strata development. The by-laws that reflect these maintenance requirements, and the maintenance requirements themselves, shall not be changed without the prior written consent of the City.

Variation to By-laws

- 3. No variation to by-laws are applicable to the Lands.

Construction and Maintenance

- 4. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on, or features of the Lands identified in the Conservation Plan as having *heritage value* and *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

- 5. In no case shall the City be liable or responsible in any way for:
 - (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Lands; or
 - (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements of this Agreement, wrongful or negligent failure or omission to comply with its restrictions and requirements, or refusal, omission or failure of the

City to enforce or require compliance by the Owner with the restrictions or requirements or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

6. The Owner shall at all times, in complying with the restrictions or requirements of this Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to persons or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

Modification

7. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner.

Indemnity

8. The Owner shall at all times indemnify and save harmless the City and its elected and appointed officials, employees, contractors and agents of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, or breach or nonperformance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of this Agreement, or by reason of any work or action of the Owner in performance of its obligations, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

9. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the Local Government Act and the Community Charter, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully relocate, restore, rehabilitate, replace, repair or maintain the building, structure, improvements on or features of the Lands having *heritage value* and *heritage character* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any relocation, restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan, and Sections 2 and 4 of this Agreement.

No Waiver

11. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default or any previous written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies to the City.

Statutory Authority and Proprietary Rights

12. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive by-law enacted by the City, or permit, license or *approval*, granted, made or issued hereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.

Compliance with Laws

13. Despite any provision of this Agreement, the Owner shall comply with all laws, including by-laws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation of this Agreement to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

Notice

14. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: City Clerk
CITY OF SURREY
14245 - 56 Avenue
Surrey, BC V3X 3A2

If to the Owner:

0740156 B.C. LTD., INC.NO. 0941515
107, 19789 - 92A Avenue
Langley, BC V1M 3B3

Any party may at any time give notice in writing to the other of any change of address and after the third day of giving of the notice, the address specified in the notice shall be the address of the party for the giving of notices.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within 15 days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new address to which notices are to be sent.

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and any determination pursuant to Section 1(a) of this Agreement, may require that the matter be decided and determined by binding arbitration as follows:
- (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
 - (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;

- (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties;
 - (f) The arbitrator shall award the prevailing party full compensation for all costs and expenses of the arbitrator, costs and fees of the proceedings and solicitor-client costs and expenses; and
 - (g) The arbitrator shall issue a final decision regarding the dispute within twenty-five (25) business days after the arbitrator's appointment, subject to extension of that time by agreement of the parties.
16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and wherever possible, when an inspection of the Lands is undertaken, the City shall provide reasonable notice to the Owner.

Headings

17. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any of its provisions.

Schedules

18. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

19. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

20. Terms used in this Agreement that are italicized are defined in the Local Government Act, and the Heritage Conservation Act, R.S.B.C. 1996, Chapter 187, as amended, re-enacted or consolidated from time to time and any successor statute, and shall take their meaning from those Acts.

Successors Bound

21. All restrictions, rights and liabilities imposed upon or given to the respective parties under this Agreement shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements on the part of the Owner.

Notice to be Filed

22. Notice of this Agreement and amendments to it will be filed in the Land Title Office and once filed, this Agreement and amendments will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

0740156 B.C. LTD., INC.NO. 0941515
by its authorized signatory

Terry Chong

CITY OF SURREY

Dianne Watts
Mayor

Jane Sullivan
City Clerk

v:\wp-docs\admin & policy\13data\apr-jun\06100956es.docx
DRV 6/10/13 10:02 AM

SCHEDULE "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Meadow Ridge Farm History and Heritage Value

Description

The historic place is the Henry John (Harry) Bose (Meadow Ridge) Farm at 16390 64 Avenue in Surrey. The property is comprised of a historic farmhouse on an upper slope of the property, a T-shaped gambrel roofed historic barn built in stages from 1936, a Dairy Building on the north side of the barn, a gable-roofed lower loafing barn addition to the west of the historic barn, and a front and rear barnyard. Adjoining the historic barnyard to the south is the Bose Heritage Forest, a tract of mature forest land with significant regional and community value.

Heritage Value

The property has value for its association with a local and prominent Surrey pioneer family, for its record of technological innovation, for its association with an important early builder, for the barn being an excellent surviving example of a 'textbook' barn, and for being prominent landmark agricultural buildings on a busy thoroughfare. Specifically:

1. The farm was operated by three generations of the Bose family for over a century. Henry Bose acquired the property in Surrey Centre in 1892 and this property in 1900 and was an important and influential personage in Surrey's history. He served as Councillor, Reeve (1905-10) and Police Magistrate for thirty-five years. He was founding member of the Farmer's Institute, the Surrey Cooperative Association and the Cloverdale Odd Fellows Lodge and he was Secretary-Treasurer of the Lower Fraser Valley Agricultural Association. Bose Road, which is now 64th Avenue, was named after him. Henry Bose's sons Harry and Norman assumed responsibility for the farm as Henry got more involved in community activities, with Harry acquiring some of the land in 1940. When Henry died in 1951, the two sons formed a partnership to run the farm. In 1963 this partnership was dissolved and Harry and his wife Freda operated the farm, while Norman farmed his own property to the directly to the east of the Meadow Ridge Farm. Harry's sons Roger and Bob, the third generation of Boses with a direct connection to the farm, were also business and community leaders. Roger focused on operating the farm, while Robert (Bob) Bose was Mayor of Surrey from 1987 to 1996 and served as a municipal councillor until 2011.
2. The original barn was built in 1936 for potato and machinery storage in support of the extensive potato farming operation. The ground floor of this original barn is of concrete exterior wall construction with a wood stud and interior plank interior liner, specifically built for potato storage. The heavily beamed main floor was used for machinery storage. Subsequent to 1936, the original barn was extended south, presumably as a milking barn with hay storage above. In 1939, the west milking barn was constructed as a state-of-the-art stanchion milking barn. This barn was equipped

with a rail-mounted manure hopper system to facilitate manure handling and disposal, as well as foot pedal operated water faucets at each stanchion. The latest in automated milking machinery was employed and the Dairy building was constructed with a large concrete water tank along the southeast wall set-up for a continuous through-put of ground water for refrigeration of multiple five gallon cans of milk, prior to loading and transport from the loading dock. The south extension of the original barn was used as a calving barn on the ground floor and hay storage above. A loft hopper was constructed with surviving gate equipment to facilitate metering of feed to the ground floor.

3. A heritage landscape assessment has been undertaken by Sharp & Diamond Landscape Architecture Inc., as part of this study. Their research and findings confirm that the Bose Heritage Forest is regionally significant as few large forest tracts have survived in metropolitan areas and the forest has significant potential passive recreational value to local residents. The forest has a long community use history and is home to a wide variety of fauna, including grey owls and barn owls. In addition to establishing the qualitative value of the forest, the farmhouse landscape was assessed. Of particular note were the rockery and pocket orchard.
4. The 1-1/2 storey clipped gable farmhouse dates from the 1926 and was built for Harry and Freda Bose, where they raised their four children. The dormer on the north side of the house was an addition, as was the kitchen extension.

2. Character Defining Elements

Key character defining elements can be summarized as follows:

- Tradition of agricultural use on the property;
- The terraced hillside site of the barn and dairy, and above it, the house;
- The views to the west across the lowland;
- The remains of the painted sign "Meadowcrest Farm/H. Bose & Sons", originally Meadow Ridge;
- The form, massing and materials of the barn, including the complex plan, which reflects the stages of growth, and the siting within the sloping hillside allowing access to both levels of the 1936-39 barn from grade;
- Features of the two 1930s portions of the barn, including the split shake gambrel roof with projecting peaks at the ends, horizontal wood drop siding with vertical trim, the interior wood arched truss frame and the heavy timber framing in the lower level of the potato barn;
- The interior fittings of the Dairy building and loading dock for milk cans associated with the dairy operation;
- The Dairy building, including its massing, pair of hipped roofs, materials and detailing (horizontal wood siding and 9-pane wood-sash windows);
- The farmhouse, including its massing, gabled roof form with canted ridge ends (modified after a chimney fire in the late 1930s), materials and detailing (shingle walls and 3-over-1 wood-sash windows); and
- The farmhouse landscape.

3. Existing Appearance and Features

A. The Barn

The Barn features:

- Horizontal wood drop cladding with vertical trim.
- Split-shake cross-gabled gambrel (double-sloped) roof with projecting peaks and smaller lower cross-gabled projections, shed roof dormers continuous with upper slope of main roof. Gabled vents on main ridge.
- Ribbon windows on main level. Hopper operation.
- Interior wood arch truss frame.
- Heavy timber framing on the lower level of the potato barn.



Refer to the following plans and elevations in the B. McGinn Plan: 1A1-01, 1A1-02, 1A2-01, 1A2-02, 1A3-01, 1A3-02

B. The Dairy Building

The simple, utilitarian Dairy Building features:

- Horizontal wood drop cladding.
- L-shaped massing.
- Square 9-pane wood sash windows with hopper operation.
- Cross-hipped low profile shingle roof.
- Square pyramid roofed cupola on main ridge. Boxed eaves.



Refer to the following plans and elevations in the B. McGinn Plan: 1A1-03

C. The Henry John (Harry) Bose Farmhouse

The 1 ½ story farmhouse features:

- Gabled roof with canted ridge ends.
- Shingle walls.
- 3-over-1 wood sash windows.
- Red brick chimneys.

Refer to the following plans and elevations in the B. McGinn Plan:
1A1-04, 1A2-03



PART II – MAINTENANCE, STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

The relocation and restoration of the Buildings, including works that are consistent with Part III – Restoration Standards and Specifications, may commence at any time following the adoption of a by-law to enter into this Agreement and the issuance of a building permit authorizing the works.

B. Maintenance Strategy

The strategy to ensure ongoing conservation of the Buildings shall consist of a Maintenance Plan and a Funding Strategy.

The Maintenance Plan shall be prepared with input from an Architect who is acceptable to the City, and who is knowledgeable in the restoration of heritage buildings. Issues to be addressed include water penetration and damage from sun, wind, weather and animals. Maintenance includes painting or staining, sealing, weather-stripping and the like.

The Funding Strategy shall include, but is not limited to, whether or not the Owner intends to absorb all the costs, undertake fund raising or seek government financial incentives, including those incentives available from the City.

The Owner shall submit a Maintenance Plan and Funding Strategy for review and approval by the General Manager, Planning and Development and the Heritage Advisory Commission within one year of the adoption of a by-law to enter into this Agreement.

If the intent is to have a strata titled development, the Owner as the owner developer will insure that the maintenance requirements discussed in this Agreement will be set out within the by-laws governing the strata titled development before the first meeting of the owners of the strata development. The by-laws that reflect these maintenance requirements, and the maintenance requirements themselves, shall not be changed without the prior written consent of the City.

The Maintenance Plan and Funding Strategy for the Buildings shall include, but not be limited to, the following:

- (a) A description and a time schedule for the restoration, renovations, additions, stabilization, repair, and replacement of the exterior elements, *landscaping* or other identified works on the Lands that constitute the character-defining elements and as identified in Part III – Restoration Standards and Specifications;
- (b) A description and time schedule for the ongoing maintenance of the elements, *landscaping* or other identified works on the Lands and other relevant details. Maintenance includes: painting, staining and sealing of the exterior cladding and trims, weather stripping, re-roofing, replacement of windows, doors and exterior cladding or trims to match the existing materials;
- (c) Ongoing maintenance of *landscaping*;
- (d) A colour scheme for the exterior of the Buildings;
- (e) A description of any matters noted in Part III – Restoration Standards and Specifications or in the plans attached to this Agreement as requiring further details; and
- (f) A financial plan detailing the funding for the restoration and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

Refer to Section 9.0 Preventative Maintenance Plan in the B. McGinn Plan.

C. Amending an Established Maintenance Strategy

An Owner may apply to the City to amend an existing Maintenance Plan and Funding Strategy. Any amendment is subject to approval by the General Manager, Planning and Development and if deemed necessary by the General Manager Planning and Development, the approval of the Heritage Advisory Commission.

2. Standards

The "Standards and Guidelines for the Conservation of Historic Places in Canada", established under the Historic Places Program or successor guidelines as may be approved by the City, are to apply to all construction, maintenance, restoration or renovation works undertaken under Parts II or III on the Buildings.

Refer to Section 4.0 Conservation Standard Assessment in the B. McGinn Plan.

3. Timing and Phasing

With respect to the phasing or timing of commencement or completion of action applying to the Lands, the restorations to the Buildings shall commence with the issuance of a building permit for the development on the Lands. The restorations to the Buildings may be done concurrently with the development. The restorations to the Potato and Machinery Storage Barn and the Dairy Building shall be included and completed in the first phase of development. The Owner shall insure that the restorations to the Potato and Machinery Storage Barn and the Dairy Building are completed and a final occupancy permit or equivalent for the Buildings shall be issued before occupancy being granted to the residential units forming the first phase of development. Should the restoration of the Potato and Machinery Storage Barn and the Dairy Building be less than 50% completed within the first phase of development, a bond equal to the full construction costs must be provided to the City. The restorations to the Henry John (Harry) Bose Farmhouse shall be completed in the second phase of development. The Owner shall insure that the restorations to the Henry John (Harry) Bose Farmhouse are completed and a final occupancy permit or equivalent for the Henry John (Harry) Bose Farmhouse shall be issued before occupancy being granted to the residential units forming the second phase of development. Should the restoration of the Henry John (Harry) Bose Farmhouse be less than 50% completed within the second phase of development, a bond equal to the full construction costs must be provided to the City.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the Buildings, structures, or the exterior appearance of the Buildings, features on the Lands identified in the Conservation Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:
- (a) Changes to the Conservation Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Buildings;
 - (b) Restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent architect acceptable to the City with experience in restoration of heritage buildings; or

- (c) Simple repair and maintenance of existing elements not affecting the building structure, exterior or interior appearance of the Buildings.
- C. A heritage alteration permit shall be required for alterations including, but not limited to, the following:
 - (a) Changes to the structure of the Buildings;
 - (b) Changes to the exterior appearance of the Buildings;
 - (c) Replacement of existing elements and/or construction of additions;
 - (d) Changes to the external appearance of the Buildings due to interior renovations.

If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 4.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the recommendation of the General Manager of Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

5. Building Permit Approval

Construction, alterations or other actions to be authorized by a building permit shall be consistent with the Conservation Plan, the B. McGinn Plan, and/or heritage alteration permits sanctioning construction, alterations or other actions.

As the Buildings are recognized as a historic site, Building Code equivalencies may be used to lessen visual impacts on the historical appearance or authenticity of the Buildings. To utilize Building Code equivalencies, the Owner shall retain a qualified architect that is acceptable to the City Architect.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

A. The Potato and Machinery Barn

1. Foundation:

Test pits have been dug as select areas of the Barn perimeter and preliminary geotechnical advisement is for a sectional underpinning for the Barn exterior foundation wall. A new concrete slab on grade will be installed on the interior. The east wall of the Barn is, essentially, a retaining wall and needs to be structurally braced on the interior. Steel, diagonally braced frames will be installed along the east wall, as shown in the drawings included in the B. McGinn Plan.

Refer to section 3.4.1.1 Foundation in the B. McGinn Plan.

2. Roof Structure and Cladding:

It is expected to be able to retain the Potato and Machinery Barn trusses, beams and rafters as they are, and augment the structure through tension rods or cables, thereby preserving the structurally expressive character of the interior space.

It is likely that all of the roof boards will need replacement. A new roof surface of custom long split shakes will be installed.

Refer to section 3.4.1.2 Roof Structure and Cladding in the B. McGinn Plan.

3. Building Envelope, Exterior, Wood Detailing and Trims:

Cladding on the Potato and Machinery barn will be retained and preserved where in reasonable condition, and selectively replaced where deteriorated. The building cladding and trim will be prepared and painted the original colours.

Following full photo documentation and colour analysis, the surviving gable-end painted signage will be carefully outlined and professionally re-painted by hand, exactly replicating the original colours, lettering, and overall effect.

Original windows exposed to 64th Avenue and the two original shed dormers on the east and west elevations with their wood muntined windows will be restored.

Rooftop ventilators rooftop ventilators and other distinctive features, such as the electrical conductor connections near the east barn doors and the wires/wire frames/conductors (2 sets) located on the north elevation of the barn will be retained and restored.

Existing Barn doors will be restored, utilizing as much original fabric as possible.

New construction will include a butt-glazed south wall of the potato barn to allow a dramatic view of the barn's interior structure from the shared entry and breezeway with the amenity building.

The body (wood siding) shall be painted with Benjamin Moore 2143-70 Simply White. The trim (window frames, casing, fascia, soffit, and eaves) shall be painted with Benjamin Moore 2043-10 Absolute Green.

Refer to section 3.4.1.3 Building Envelope, Exterior, Wood Detailing and Trims in the B. McGinn Plan.

4. Interior Condition:

Except as provided for in this Conservation Plan, changes to the interior of the Potato and Machinery Storage Barn that affect the exterior appearance are not permitted without prior issuance of a heritage alteration permit.

For all practical purposes, the existing Potato and Machinery Barn interior character will be preserved; contemporary lateral upgrades will be discreetly located, but exposed to view. Surviving interior fittings from the Dairy Barn and Calving Barn, such as the manure hopper system and foot pedal operated valves at each stanchion, will be salvaged for possible re-use as artifacts comprising part of the Interpretive Exhibit in the Dairy Building.

Refer to section 3.4.1.4 Barn Interior Construction in the B. McGinn Plan.

5. New Construction:

New construction will include a butt-glazed south wall of the potato barn to allow a dramatic view of the barn's interior structure from the shared entry and breezeway with the amenity building.

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

6. Landscaping:

Landscaping shall reflect the farmhouse landscape including, but not limited to: orchard plantings along 64 Avenue; community garden plots; and replica rockeries.

Landscaping in the vicinity of the Potato and Machinery Storage Barn shall be planted and maintained as required in the development permit issued by Council for the Lands.

7. Accessory Buildings and Structures:

No additions or placement of accessory buildings or structures shall be permitted within 3 metres of the Potato and Machinery Storage Barn or the recall of the 1939 barn addition/silos without first obtaining a heritage alteration permit.

8. Plans and Elevations:

The plans and elevations attached to the B. McGinn Plan form part of this Heritage Conservation Plan.

These attachments depict the above described and additional details regarding the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Conservation Plan.

Refer to the following plans and elevations in the B. McGinn Plan: L3.8, 2A1.01, 2A1.02, 2A2.01, 2A2.02, 2A4-01

9. Other:

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

B. The Dairy Building

1. Foundation:

The Dairy Building shall be restored to its original 1948 appearance and retained in its original location. The building interiors do not require structural upgrade. Concrete spread footings will be installed to support the re-constructed west deck.

Refer to section 3.4.2.1 Foundation in the B. McGinn Plan.

2. Roof Structure and Cladding:

A new roof surface of No. 1 Red cedar sawn shingles will be installed. New regletted step flashing in enamelled sheet iron will be installed at the chimney.

Refer to section 3.4.2.2 Roof Structure and Cladding in the B. McGinn Plan.

3. Building Envelope, Exterior, Wood Detailing and Trims:

The Dairy Building is in fairly good condition, requiring basic maintenance to the envelope. The exterior of the Dairy building will be restored to its 1948 original appearance, including the re-instatement of the west deck and the missing support post and stair.

Missing window sashes shall be replaced and existing window frames shall be repaired to match existing. Windows shall be selectively reglazed. All wood windows shall be prepared and repainted. Missing panes shall be replaced with period glass (salvaged rolled glass from the early twentieth century).

The existing wood panel sliding door shall be repaired with a new bottom trim board. The existing hanger and rail assembly shall be reconditioned. The existing damaged gutter shall be replaced. The existing brick masonry chimney shall be repointed and cleaned.

The body (wood siding) shall be painted with Benjamin Moore 2143-70 Simply White. The trim (window frames, casing, fascia, soffit, and eaves) shall be painted with Benjamin Moore 2043-10 Absolute Green.

Refer to section 3.4.2.3 Building Envelope, Exterior, Wood Detailing and Trims in the B. McGinn Plan.

4. Interior Condition:

Except as provided for in this Conservation Plan, changes to the interior of the Dairy Building that affect the exterior appearance are not permitted without prior issuance of a Heritage Alteration Permit.

Minor electrical and plumbing upgrades are permitted to allow the re-use of the building as a gardener's shed and secure on-site location for interpretive panels.

Refer to section 3.4.2.4 Interior Condition in the B. McGinn Plan.

5. New Construction:

New construction not provided for in this Conservation Plan will be subject to a Heritage Alteration Permit.

6. Landscaping:

Landscaping shall reflect the farmhouse landscape including, but not limited to: orchard plantings along 64 Avenue; community garden plots; and replica rockeries.

Landscaping in the vicinity of the Dairy Building shall be planted and maintained as required in the development permit issued by Council for the Lands.

7. Accessory Buildings and Structures:

No additions or placement of accessory buildings or structures shall be permitted within 3 metres of the Dairy Building without first obtaining a heritage alteration permit.

8. Plans and Elevations:

The plans and elevations attached to the B. McGinn Plan form part of this Heritage Conservation Plan.

These attachments depict the above described and additional details regarding the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Conservation Plan.

Refer to the following plans and elevations in the B. McGinn Plan: 2A1-03

9. Other:

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

C. The Henry John (Harry) Bose Farmhouse

1. Foundation:

The Henry John (Harry) Bose Farmhouse will be relocated from its current location to a new central location and set on a new reinforced concrete foundation with crawlspace. Existing wood windows at the crawlspace level will be retained and restored as necessary.

Refer to section 3.4.3.1 Foundation in the B. McGinn Plan.

2. Roof Structure and Cladding:

A new No. 1 red cedar sawn shingle roof surface will be installed on the farmhouse. New enamelled sheet steel step flashing will be installed on the existing brick chimneys. The fireplace chimney will be braced and moved with the house, but the furnace chimney is too tall and slender to sustain a move and will be dismantled and rebuilt with the original salvaged brick. The fireplace brick chimney will be repointed and cleaned in the relocated location. The fireplace chimney will be set on a new concrete foundation integral to the foundation wall and the furnace chimney will be supported on framing within the attic.

Refer to section 3.4.3.2 Roof Structure and Cladding in the B. McGinn Plan.

3. Building Envelope, Exterior, Wood Detailing and Trims:

The farmhouse requires some sash replacement and reglazing and new exterior paint. Some selective wood shingle cladding replacement and brick masonry repointing/cleaning are required.

Apart from a new rear stair and a reconfigured rear porch and door, the building's exterior superstructure shall be restored to its original appearance.

The body (shingle siding) shall be painted with Benjamin Moore 2043-10 Absolute Green. The trim (window frames, casing, fascia, soffit, eaves, and wood siding at basement level) shall be painted with Benjamin Moore 2143-70 Simply White.

Refer to section 3.4.3.3 Building Envelope, Exterior, Wood Detailing and Trims in the B. McGinn Plan.

4. Interior Condition:

Except as provided for in this Conservation Plan, changes to the interior of the Henry John (Harry) Bose Farmhouse that affect the exterior appearance are not permitted without prior issuance of a Heritage Alteration Permit.

Most of the interiors are original, including doors and hardware, and have strong heritage character. The interior window casings shall be retained and reused in the rehabilitation. Where possible, existing fir flooring and baseboard will be retained.

Refer to section 3.4.3.4 Interior Condition in the B. McGinn Plan.

5. New Construction:

New construction not provided for in this Conservation Plan will be subject to a Heritage Alteration Permit.

6. Landscaping:

Landscaping shall reflect the farmhouse landscape including, but not limited to: orchard plantings along 64 Avenue; community garden plots; and replica rockeries.

Landscaping in the vicinity of the Farmhouse shall be planted and maintained as required in the development permit issued by Council for the Lands.

7. Accessory Buildings and Structures:

No additions or placement of accessory buildings or structures shall be permitted within 3 metres of the Henry John (Harry) Bose Farmhouse without first obtaining a heritage alteration permit.

8. Plans and Elevations:

The plans and elevations attached to the B. McGinn Plan form part of this Heritage Conservation Plan.

These attachments depict the above described and additional details regarding the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Conservation Plan.

Refer to the following plans and elevations in the B. McGinn Plan: 2A1-04, 2A1-05, 2A2-03

9. Other:

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Schedule "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

v:\wp-docs\admin & policy\13data\apr-jun\06100956es.docx
DRV 6/10/13 10:02 AM

SCHEDULE "B"

Meadow Ridge Development Conservation Plan

by McGinn Engineering & Preservation Ltd. / Barry McGinn Architect, June 2013

Meadow Ridge Development Conservation Plan on File