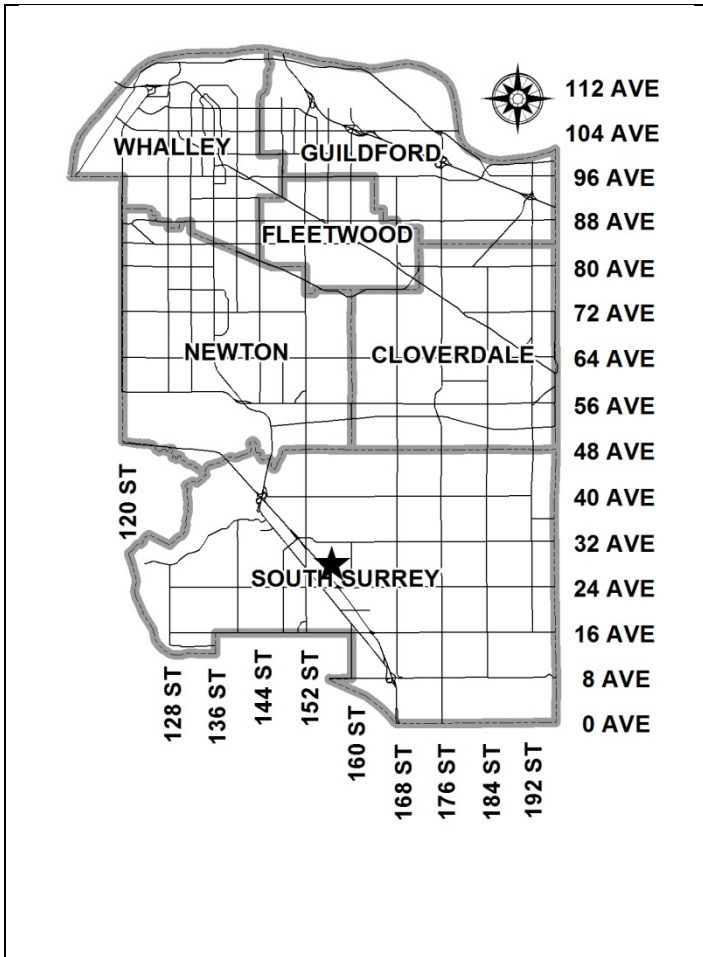


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0083-00

Planning Report Date: May 12, 2014



PROPOSAL:

- **OCP amendment** from "Suburban" to "Urban"
- **NCP amendment** from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"
- **Rezoning** from RA to CD (based on RM-15)
- **Development Permit**

in order to permit the development of a 156-unit townhouse project.

LOCATION:

15647, 15683, 15705, 15747 - 28 Avenue; 2855, 2875, 2885 - Helc Place; 2850 - 156 Street; 15610, 15640 - Mountain View Drive

OWNER:

Zenterra Grandview Titleco Ltd.

ZONING:

RA

OCP DESIGNATION:

Suburban

NCP DESIGNATION:

Cluster Housing (6-8 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning
- Approval to draft Development Permit.
- Council file By-law Nos. 16632 (OCP Amendment) and 16633 (Rezoning) that are currently at Third Reading as part of File No. 7907-0374-00.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban", and an NCP Amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" for a portion of the site.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.
- There is an application on the majority of the site (File No. 7907-0374-00) for 58 townhouse units that received Third Reading in April 2008. The applicant advises that market conditions have changed, limiting the desire for the larger 2 storey with master bedroom on the main floor townhouses that were originally proposed. The applicant has also acquired 3 more adjacent parcels, providing a larger land assembly. As such, the applicant has submitted a new application with smaller units and is proposing a higher number of units, at 156 units.
- The applicant is proposing significant tree retention by retaining 124 good quality trees on the site.
- Given the changes in the marketplace since 2008, significant tree retention and the close proximity to a newly built elementary school, the increase in unit density and the corresponding NCP amendment proposal is supportable.
- The proposed form and character of the townhouses are appropriate for this area of the North Grandview Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file By-law Nos. 16632 and 16633 and close Application No. 7907-0374-00 and all applications associated with this project.
2. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7913-0083-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
7. Council pass a resolution to amend North Grandview Heights NCP to redesignate the land from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" when the project is considered for final adoption.

REFERRALS

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

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

31 Elementary students at Sunnyside Elementary School
16 Secondary students at Semiahmoo Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: The applicant is required to construct a 4 metre (13 feet) greenway on the north side of 28 Avenue. A 2.7 metre (9 feet) statutory right-of-way (SRW) is required along 28 Avenue to accommodate the greenway.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots and single family residential lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (adjacent):	Single family residential.	Suburban/Cluster Housing 6-8 upa	RA
North (across Helc Place):	Single family homes, under application no. 7911-0287-00 for single family, at 3 rd Reading.		
North (across Mountain View Drive):	Single family homes, under application no. 7907-0363-00 for townhouses, at 3 rd Reading.		
East	Single family residential, under application no. 7911-00255-00 for townhouses, at 3 rd Reading.	Suburban/Cluster Housing 6-8 upa	RA
South (across 28 Avenue):	Townhouse development.	Multiple Residential/ Medium Density 10-15 upa and Medium-High Density 20-30 upa	RM-30 & CD By-law No. 17608

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West (adjacent):	Single family residential.	Suburban/Cluster Housing 6-8 upa	RA
West (across 156 Street):	Townhouses.	Multiple Residential/ Multiple Residential (15-25 upa)	RM-30 & CD By-law No. 17457

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) Amendment from "Suburban" to "Urban", and a Neighbourhood Concept Plan (NCP) Amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max". The OCP Amendment is necessary to accommodate development at a density higher than 5 units per hectare (2 units per acre) and it was acknowledged that the OCP would need amending as development proposals came forward in the North Grandview Heights NCP.
- There is an application on the majority of the site (File No. 7907-0374-00) for 58 townhouse units that received Third Reading in April 2008. The applicant advises that market conditions have changed, limiting the desire for the larger 2 storey with master bedroom on the main floor townhouses that were originally proposed. The applicant has also acquired 3 more adjacent parcels, providing a larger land assembly. As such, the applicant has submitted a new application with smaller units and is proposing a higher number of units, at 156 units.
- There is a new elementary school (Sunnyside Elementary) just east of the subject site which is expected to be a draw for younger families. This supports the proposal to increase the density on the site with unit types that are more attractive to younger families as opposed to focusing solely on "empty-nesters".
- The adjacent property to the east has a similar application (File No. 7911-0255-00, currently at Third Reading) for an increase in density from a previous 2007 application that was at Third Reading. On both the subject site and the neighbouring application to the east the proposed unit density is very similar (15/16 upa) and the proposed floor area ratio (FAR) is very similar (0.68/0.69) as well.
- The applicant is proposing significant tree retention by retaining 124 good quality trees on the site, which constitutes 30% of the non-alder/cottonwood by-law sized trees on the site.
- The applicant is dedicating an 8-metre (26 feet) wide walkway that will provide a connection between Helc Place and 28 Avenue. The walkway was not identified in the NCP or in the previous file, but will aid pedestrian circulation in this area of North Grandview Heights.
- Given the changes in the marketplace since 2008, the provision of a new walkway, significant tree retention, and the proximity to the newly built elementary school, the increase in unit density and the corresponding NCP Amendment proposal is supportable.
- No significant concerns were expressed by residents in the vicinity regarding the proposed NCP amendment and rezoning.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of 10 parcels located in the North Grandview Heights NCP in an area bounded by 28 Avenue, 156 Street, Mountain View Drive and Helc Place. The site is 4.31 hectares (10.65 acres) in gross area. The parcel is zoned "One-Acre Residential Zone (RA)" and is designated "Suburban" in the Official Community Plan (OCP) and "Cluster Housing (6-8upa)" in the North Grandview Heights NCP.
- There is an older application on the subject site (File No. 7907-0374-00) for 58 townhouse units that received Third Reading in April 2008. The applicant is proposing to close this application and requests that Council file the by-laws associated with this application.
- The subject application is proposing to retain a slightly higher number of trees (124) versus the 120 trees proposed for retention under the previous File No. 7907-0374-00. In addition, the subject application is providing an 8-metre (26 feet) wide pedestrian link between Helc Place and 28 Avenue, and also a 2.7-metre (9 feet) wide Statutory Right-of-Way along 28 Avenue for a multi-use pathway along 28 Avenue. Neither the walkway or the multi-use pathway was proposed under the previous File No. 7907-0374-00.
- The applicant is proposing a rezoning from RA to "Comprehensive Development Zone (CD)" [based on "Multiple Residential 15 Zone (RM-15)"] and a Development Permit to allow for development of a 156-unit townhouse complex. The applicant is proposing a consolidation from 10 parcels to 1 parcel, with the lot being "hooked" over the proposed 8-metre (26 feet) wide walkway connecting Helc Place to 28 Avenue.
- The applicant is proposing to provide 312 resident parking spaces and 39 visitor parking spaces, which exceeds the minimum parking requirements of the Zoning By-law by 8 stalls.

CD By-law

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

	RM-15 Zone	Proposed CD Zone
Maximum Unit Density	37 uph (15 upa)	38 uph (15 upa)
Maximum Floor Area Ratio (FAR)	0.60	0.70
Lot Coverage	45%	40%
Setbacks	7.5m (25 ft) from all property lines.	East yard - 3.4m (11 ft). Along north-south walkway - 1.6m (5 ft). All other setbacks are 4.5m (15 ft).
Minimum Parcel Size	2,000 sq.m. (0.5 acres)	7,500 sq.m. (1.85 acres)

- The CD Zone proposes a slightly higher net unit density at 38 uph (15 upa) versus 37 uph (15 upa) permitted in the RM-15 Zone. The gross unit density, which is the density approach used in the NCP, is 36 uph (15 upa). Thus the proposed NCP amendment is to "Townhouses 15 upa max". A floor area ratio (FAR) of 0.70 is proposed, which is higher than the FAR of 0.60 permitted in the RM-15 Zone.

- The CD Zone includes a maximum lot coverage of 40% which is less than the maximum lot coverage in the RM-15 Zone (45%).
- Setback relaxations along 28 Avenue, Helc Place, Mountain View Drive and 156 Street bring the buildings closer to the street and allow for a better street presence. The easterly and westerly side yard setbacks are a side yard condition which decreases the impact on the neighbouring properties, one of which is currently being redeveloped to townhouses, and the other which has redevelopment potential. The setback relaxations along the proposed north-south walkway through the site do not impact any adjacent properties.

Access & Pedestrian Circulation

- Vehicular access is proposed from three different locations. Accesses are proposed on 28 Avenue, 156 Street and Helc Place. Due to the topography of the site and the site plan geometry these drive aisles will not be internally connected. The Fire Department has requested that the site be given 3 separate addresses to reflect the separate entrances.
- All of the street-fronting units are proposed to have individual pedestrian access to the street. The applicant is also proposing a pathway system throughout the site that will link the units with the various green spaces and the indoor amenity building.
- The applicant will be providing a 2.7 metre (9 feet) statutory right-of-way to allow for the construction of a 4 metre (13 feet) wide greenway along 28 Avenue. In addition, the applicant will be providing an 8-metre (26 feet) wide walkway through the site that will connect Helc Place with 28 Avenue.

Amenity Space

- The Zoning By-law requires that 468 sq.m. (5,040 sq. ft.) of indoor amenity area and 468 sq.m. (5,040 sq. ft.) of outdoor amenity area be provided for this project, based on 3 sq.m. (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 472 sq.m. (5,080 sq.ft.) of indoor amenity space centrally located on the site, surrounded by green space. The amenity space contains a large multi-purpose room, a kitchen area, washrooms, an exercise room, games room, theatre room and an indoor hockey room. The mail kiosk for the complex is located at the main entry.
- The applicant is proposing to provide approximately 7,800 sq.m. (84,000 sq.ft.) of outdoor amenity space, located throughout the site. The primary goal of the open space is retention of existing mature trees, whilst also accommodating cardio stations, children's play equipment, picnic tables and benches.

TREES

- Michael Mills, ISA Certified Arborist of Michael J. Mills Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	10	10	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	53	49	4
Paper Birch	30	30	0
Black Locust	3	3	0
Cherry	3	3	0
Apple	1	1	0
Dogwood	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Douglas Fir	211	129	82
Western Red Cedar	73	44	29
Western Hemlock	26	18	8
Spruce	3	3	0
Cypress	3	3	0
Monkey Puzzle (small)	2	1	1
Total (excluding Alder and Cottonwood Trees)	410	286	124
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		582	
Total Retained and Replacement Trees		706	

- The Arborist Assessment states that there are a total of 410 protected trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 2% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 124 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 582 replacement trees on the site. The applicant is proposing 582 replacement trees, meeting City requirements.
- During the detailed engineering design phase the elimination of parking pockets and reduction in boulevard width will be considered to retain significant trees along the road frontages.
- The new trees on the site will consist of a large variety of trees including maples, dogwoods, magnolias, spruce, pine and douglas fir.

- Landscaping plans have been received and are generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas.
- A 1.2 metre (4 feet) high transparent wood rail fence with brick pillars is proposed along 28 Avenue, 156 Street, Mountain View Drive and Helc Place. Special paving (unit pavers) is proposed for near the main entrances. No garbage enclosure is proposed as garbage and recycling will be picked up at each unit.

DESIGN PROPOSAL AND REVIEW

- The development consists of 28 buildings containing 156 dwelling units. Ninety-six (96) units (62%) are proposed to have a double-car garage while the remaining 60 units (38%) are proposed to have a tandem parking arrangement.
- The applicant is proposing a mix of unit sizes. Smaller units are proposed in the western portion of the site while medium and larger units are proposed in the central and eastern portion of the site. The applicant is also proposing 5 adaptable units (with room for an elevator) that allow for “ageing in place”.
- All of the street-fronting units contain active living space on the ground floor which promotes interaction with the public realm. These units have front doors facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The positioning of the buildings across the site was strongly influenced by efforts to retain trees and also accommodate the steep grade on the site. The proposed units along 28 Avenue have been positioned to provide articulation along the building face, enhancing the streetscape.
- The exterior materials include hardie siding, wood shingle siding, brick, and wood and hardie trim. Asphalt shingles are proposed for the roof. Six (6) colour schemes are proposed, utilizing dark blues, greys, gold, and red brick. Swooping gable lines are proposed to add visual interest to the facades.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 29, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is located within the North Grandview Heights NCP.
2. Density & Diversity (B1-B7)	• n/a

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils greater than 30 cm (1 foot) in depth, natural landscaping, and permeable pavement/surfaces are proposed. • The applicant is proposing to retain 124 on-site trees. • Recycling pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • On-site pedestrian paths will be provided. • Bicycle parking will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street-fronting townhouses will be oriented to the street, to provide surveillance. • 5 units are proposed to be adaptable units. • 40 units are proposed to have a “master on main” design which promotes “ageing in place”. • Outdoor and indoor amenity space is proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents occurred (ie. development proposal signage and pre-notification letters).

ADVISORY DESIGN PANEL

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

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

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

PRE-NOTIFICATION

Pre-notification letters were sent on June 28, 2013 and staff received 2 phone calls and 2 letters.

- One caller was looking for information about the application and had no concerns about the subject application. The caller did express concerns that 156 Street is narrow and dangerous.

(The subject application will provide a further widening of 156 Street and the applicant will upgrade the boulevard to the ultimate standard, which includes the construction of a sidewalk.)

- The other caller was concerned about traffic impacts during construction and the increase of traffic in the area.

- One unidentified letter indicated concerns about the proposed development including increased density in the area, loss of habitat, and increase in traffic.
- A neighbouring landowner indicated concerns over a branch from the subject site that had apparently fallen on a phone line.

(Staff provided the neighbour with the applicant's contact information and the applicant indicated he would send his arborist out to the site to investigate.)

Based on the small volume of feedback received, it was deemed that a PIM was not required for the subject application.

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.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed NCP Amendment Map
Appendix VII.	Proposed OCP Redesignation Map
Appendix VIII.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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Information for City Clerk

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

1. (a) Agent: Name: Rick Johal
 Zenterra Grandview Titleco Ltd.
 Address: Suite 1500, 13450 – 102 Avenue
 Surrey, BC
 V3T 5X3

 Tel: 604-788-7975

2. Properties involved in the Application
 - (a) Civic Address: 15683 - 28 Avenue
 15647 - 28 Avenue
 15705 - 28 Avenue
 15747 - 28 Avenue
 2855 - Helc Place
 2875 - Helc Place
 2885 - Helc Place
 2850 - 156 Street
 15610 - Mountain View Drive
 15640 - Mountain View Drive
 - (b) Civic Address: 15683 - 28 Avenue
 Owner: Zenterra Grandview Titleco Ltd
 PID: 000-997-510
 Lot 5 Legal Subdivision 10 Section 23 Township 1 New Westminster District Plan 33453
 - (c) Civic Address: 15647 - 28 Ave
 Owner: Zenterra Grandview Titleco Ltd
 PID: 000-483-672
 Lot 7 Section 23 Township 1 New Westminster District Plan 36924
 - (d) Civic Address: 15705 - 28 Avenue
 Owner: Zenterra Grandview Titleco Ltd
 PID: 007-445-377
 Lot 8 Section 23 Township 1 New Westminster District Plan 36924
 - (e) Civic Address: 15747 - 28 Avenue
 Owner: Zenterra Grandview Titleco Ltd
 PID: 007-445-415
 Lot 9 Section 23 Township 1 New Westminster District Plan 36924

- (f) Civic Address: 2855 - Helc Place
Owner: Zenterra Grandview Titleco Ltd
PID: 007-445-423
Lot 10 Section 23 Township 1 New Westminster District Plan 36924
- (g) Civic Address: 2875 - Helc Place
Owner: Zenterra Grandview Titleco Ltd
PID: 006-290-795
Lot 11 Section 23 Township 1 New Westminster District Plan 36924
- (h) Civic Address: 2885 - Helc Place
Owner: Zenterra Grandview Titleco Ltd
PID: 007-445-440
Lot 12 Section 23 Township 1 New Westminster District Plan 36924
- (i) Civic Address: 2850 - 156 Street
Owner: Zenterra Grandview Titleco Ltd
PID: 001-711-814
Lot 13 Section 23 Township 1 New Westminster District Plan 36924
- (j) Civic Address: 15610 - Mountain View Drive
Owner: Zenterra Grandview Titleco Ltd
PID: 007-445-458
Lot 14 Section 23 Township New Westminster District Plan 36924
- (k) Civic Address: 15640 - Mountain View Drive
Owner: Zenterra Grandview Titleco Ltd
PID: 007-445-466
Lot 15 Section 23 Township 1 New Westminster District Plan 36924

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) File By-law Nos. 16632 and 16633 and close Application No. 7907-0374-00 and all applications associated with this project.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on RM-15)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		43,094 sq.m./10.65 ac
Road Widening and Walkway area		1,480 sq.m.
Net Total		41,614 sq.m./ 10.28 ac
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	36%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
North	4.5m	4.5m
East	3.4m	3.4m
South	4.5m	4.5m
West	4.5m	4.5m
Along North-South Walkway	1.6m	1.6m
BUILDING HEIGHT (in metres/storeys)		
Principal	11.5m	11.5m
Accessory	9m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		156
Total		
FLOOR AREA: Residential		28,655 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		28,655 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)	38 uph/15 upa	37.5 uph/15.2 upa
FAR (gross)		
FAR (net)	0.70	0.69
AMENITY SPACE (area in square metres)		
Indoor	468 sq.m.	472 sq.m.
Outdoor	468 sq.m.	7,800 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	312	312
Residential Visitors	31	39
Institutional		
Total Number of Parking Spaces	343	351
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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ISSUE:

NO.	DATE	DESCRIPTION
1	28.04.14	100 CORNER CUT

ISSUE:

NO.	DATE	DESCRIPTION
1	24.02.14	DP
2	08.04.14	DP REVISION



RCA

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

PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE & 156 ST
 SURREY, BC

DATE: SW	CHECKED BY: RC
SCALE: 1:500	PROJECT NO.: RCA-271

SHEET TITLE:
SITE PLAN PHASING

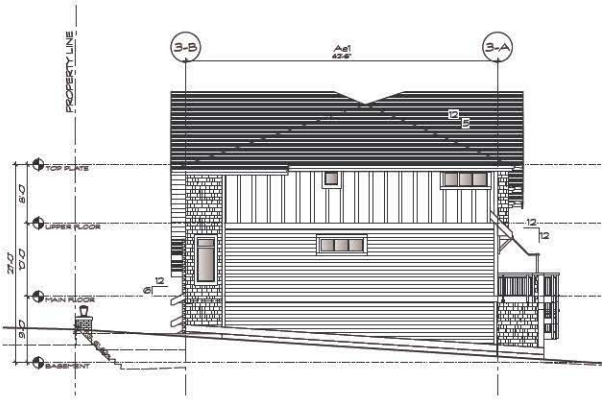
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1 SITE PLAN - PHASING
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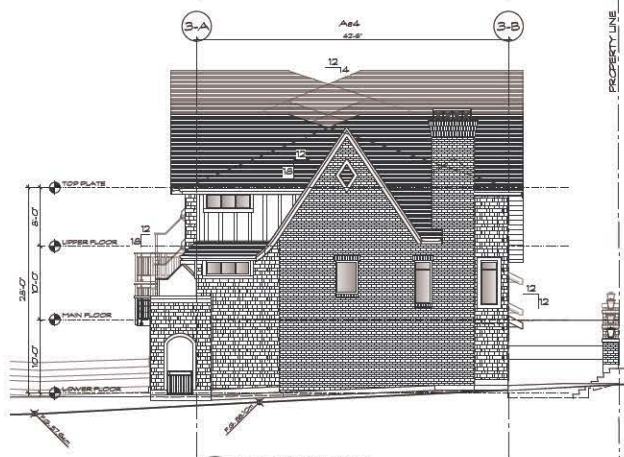
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SCALE: 1/8" = 1'-0"



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



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
24.02.24	D.P.
08.04.24	D.P. RESUBMISSION

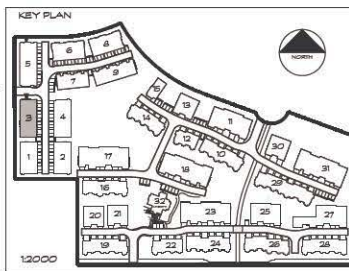
MAIL

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admin@ciccozziarchitecture.com

PROJECT:
ZENTERRA GRANDVIEW
28TH AVE AND 156 ST.
SURREY, B.C.

MATERIALS LEGEND

◊ → BRICK	◊ → PREFINISHED GARAGE DOOR
◊ → PAINTED 6" HARDIE BOARD	◊ → PREFINISHED ALUMINUM RAILINGS
◊ → PAINTED WOOD SHINGLES	◊ → PREFINISHED ALUMINUM GUTTERS
◊ → PAINTED WOOD TRIM	◊ → VINYL WINDOWS & PATIO DOORS
◊ → PAINTED WOOD TRIM & POST	◊ → PREFINISHED ALUMINUM PLANTER CASE
◊ → PREFINISHED METAL ENTRY DOORS	◊ → PREFINISHED ALUMINUM CHIMNEY CAP
	◊ → ASPHALT SHINGLES



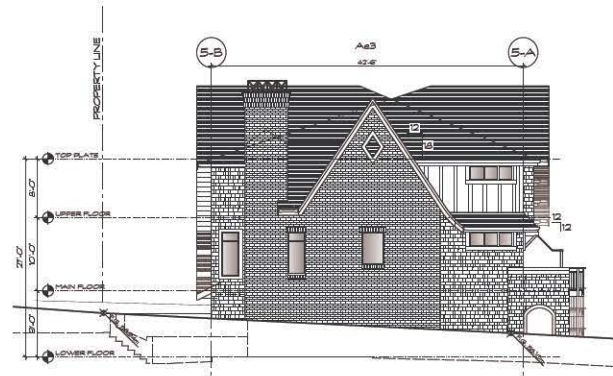
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SHEET TITLE: BUILDING 3 ELEVATIONS

CHECKED BY: SW
PROJECT NO.: RCA 271

REVISION NO.: -
SHEET NO.: A2.05



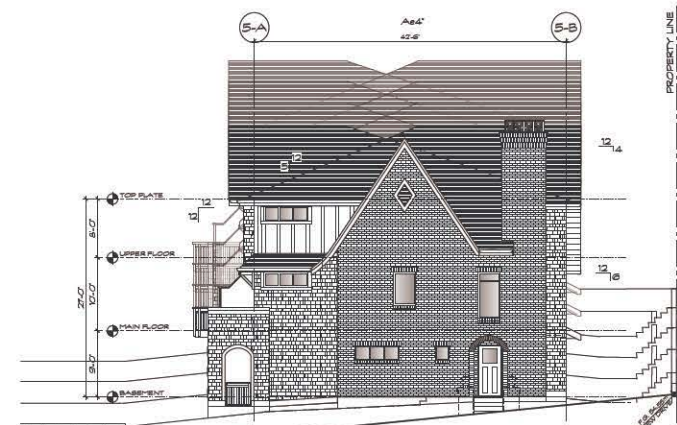
1 FRONT ELEVATION
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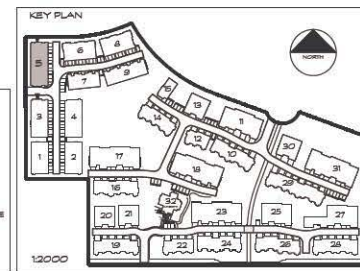
2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



- MATERIALS LEGEND**
- ◊ BRICK
 - ◊ PAINTED 6" HARDIE SIDING
 - ◊ PAINTED WOOD SHINGLES
 - ◊ PAINTED HARDIE TRIM
 - ◊ PAINTED WOOD TRIM & POST
 - ◊ PREFINISHED METAL ENTRY DOORS
 - ◊ PREFINISHED GARAGE DOOR
 - ◊ PREFINISHED ALUMINUM RAILINGS
 - ◊ PREFINISHED ALUMINUM GUTTERS
 - ◊ VINYL WINDOWS & PATIO DOORS
 - ◊ PREFINISHED ALUMINUM PLANTER CASE
 - ◊ PREFINISHED ALUMINUM CHIMNEY CAP
 - ◊ ASPHALT SHINGLES

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NO.	DATE	DESCRIPTION

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DATE	DESCRIPTION
24.02.24	D.P.
08.04.24	D.P. RE-SUBMISSION

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 admin@ciccozziarchitecture.com

PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, B.C.

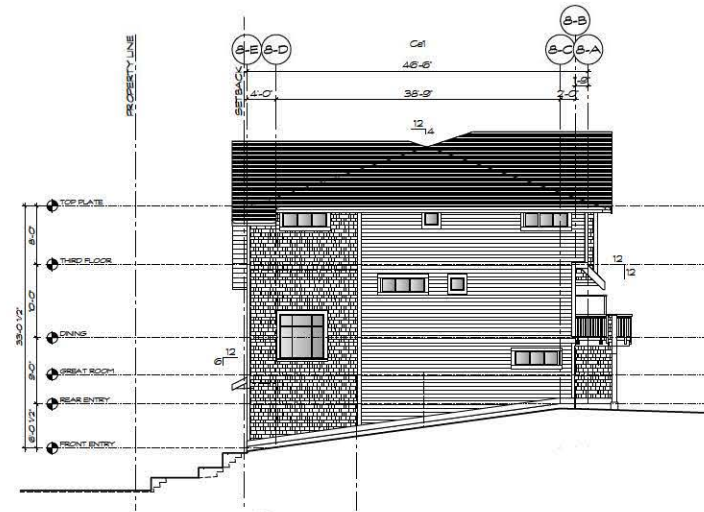
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SHEET TITLE:
BUILDING 5 ELEVATIONS

REVISION NO.: -	SHEET NO.: A2.10
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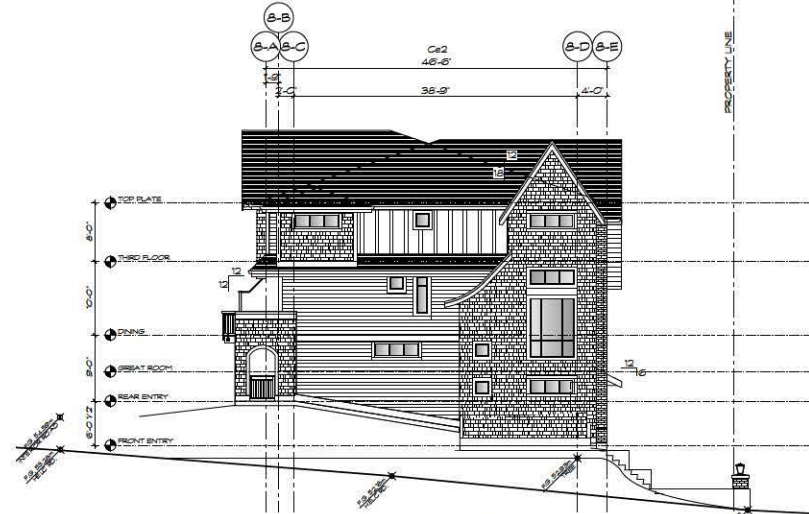
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SCALE 1/8" = 1'-0"



2 SIDE ELEVATION
SCALE 1/8" = 1'-0"



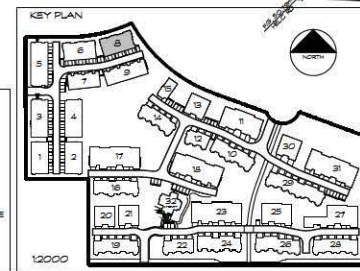
3 REAR ELEVATION
SCALE 1/8" = 1'-0"



4 SIDE ELEVATION
SCALE 1/8" = 1'-0"

MATERIALS LEGEND

◊	BRICK	◊	REFINISHED GARAGE DOOR
◊	PAINTED 6" HARDI SOLO	◊	REFINISHED ALUMINUM RAILINGS
◊	PAINTED WOOD SHINGLES	◊	REFINISHED ALUMINUM GUTTERS
◊	PAINTED HARDI TRIM	◊	VINYL WINDOWS & PATIO DOORS
◊	PAINTED WOOD TRIM & POST	◊	REFINISHED ALUMINUM PLANTER CASE
◊	REFINISHED METAL ENTRY DOORS	◊	REFINISHED ALUMINUM CHIMNEY CAP
		◊	ASPHALT SHINGLES



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PROJECT:
ZENTERRA GRANDVIEW
28TH AVE AND 156 ST.
SURREY, B.C.

DRAWN: DG **CHECKED BY:** SW
SCALE: 1/8" = 1'-0" **PROJECT NO.:** RCA 271
SHEET TITLE:
BUILDING 8 ELEVATIONS

REVISION NO.: - **SHEET NO.:** A2.16

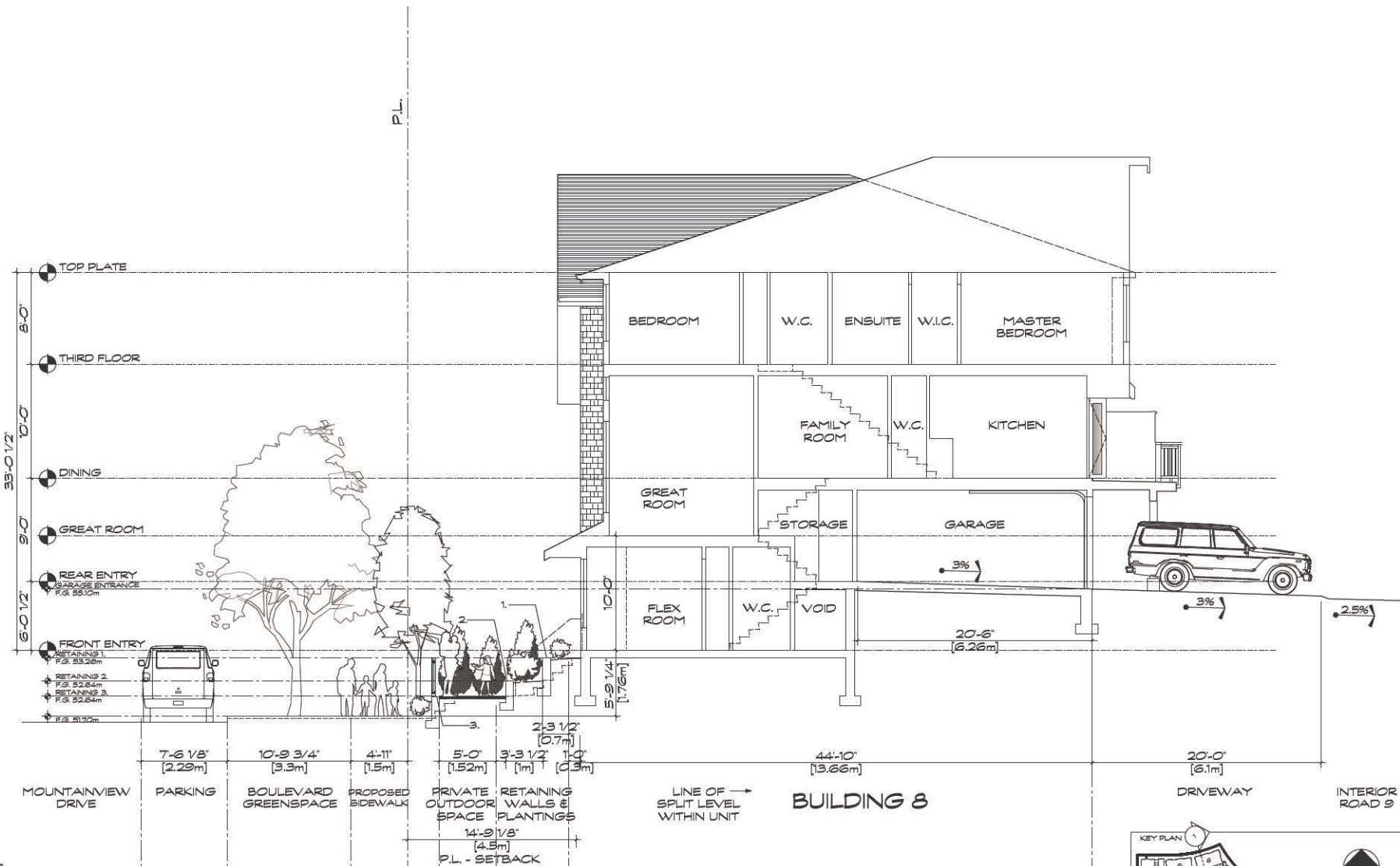
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DATE:		DESCRIPTION:	
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08.04.14			



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1 BUILDING 8 SECTION
 SCALE 1/4" = 1'-0"

PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, B.C.

DRAWN: DG	CHECKED BY: SW
SCALE: 1/4" = 1'-0"	PROJECT NO.: RCA 371

SHEET TITLE:
BUILDING 8 SECTION (DP RE-SUBMISSION)

REVISION NO.: -	SHEET NO.: A2.16 B
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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
24.02.24	DIP
08.04.24	DIP RESUBMISSION

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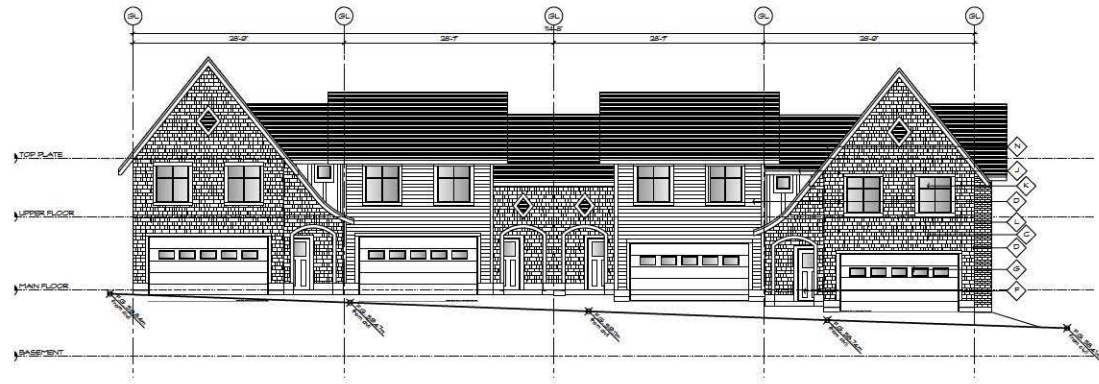
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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, B.C.

DRAWN: RT / DGP	CHECKED BY: SW
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA 271

SHEET TITLE:
BUILDING 11 ELEVATIONS

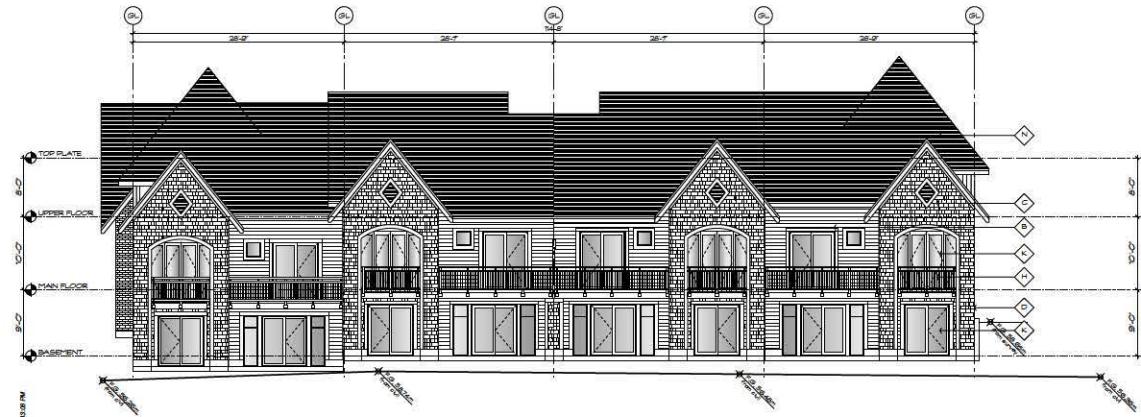
REVISION NO.: -	SHEET NO.: A2.25
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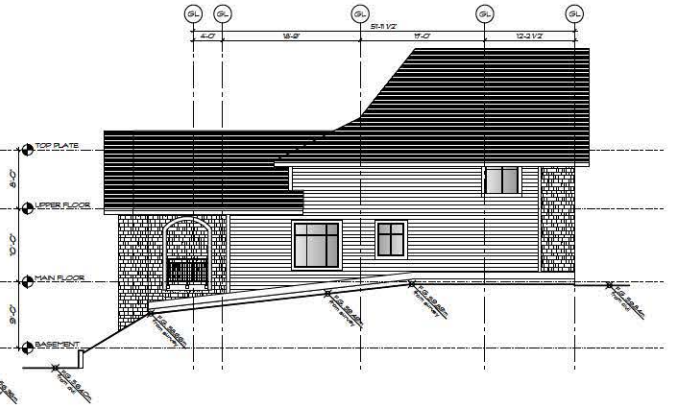
1 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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

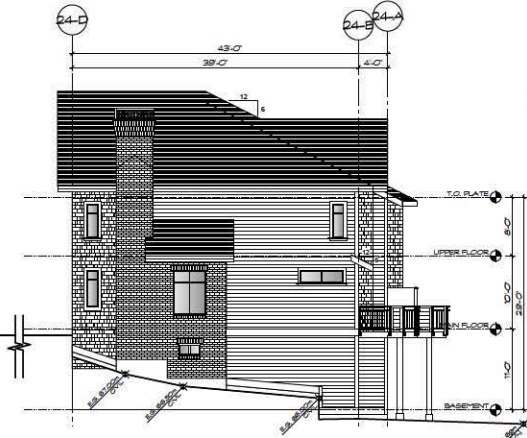
MATERIALS LEGEND

◊ → BRICK	◊ → PREFINISHED GARAGE DOOR
◊ → PAINTED 6" HARDIE SIDING	◊ → PREFINISHED ALUMINUM RAILINGS
◊ → PAINTED WOOD SHINGLES	◊ → PREFINISHED ALUMINUM GUTTERS
◊ → PAINTED HARDIE TRIM	◊ → VINYL WINDOWS & PATIO DOORS
◊ → PAINTED WOOD TRIM & POST	◊ → PREFINISHED ALUMINUM PLANTER CAGE
◊ → PREFINISHED METAL ENTRY DOORS	◊ → PREFINISHED ALUMINUM CHIMNEY CAP
	◊ → ASPHALT SHINGLES

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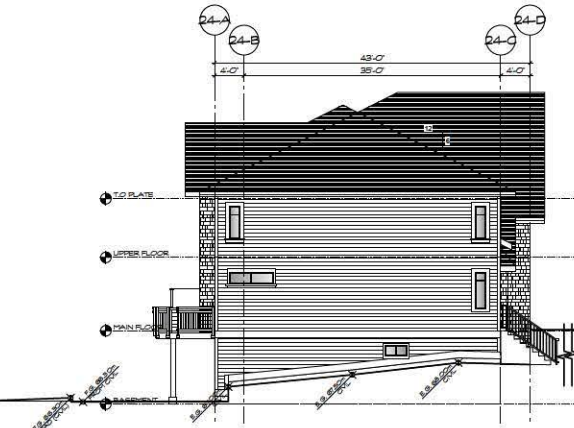
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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DATE	DESCRIPTION
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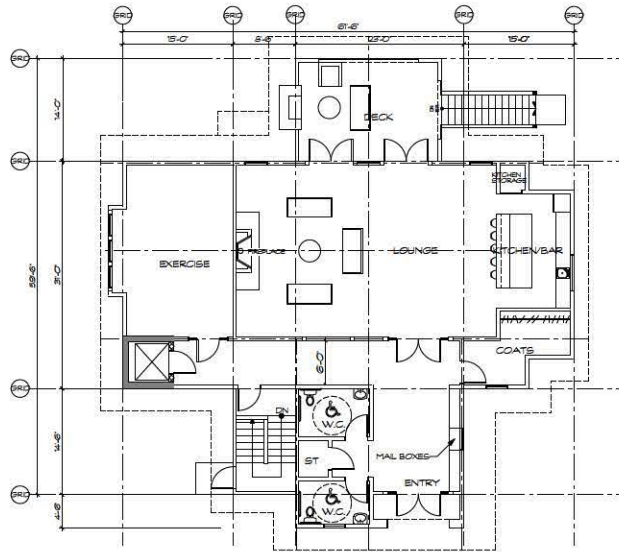
PROJECT:
ZENTERRA GRANDVIEW
28TH AVE & 156 ST.
SURREY, BC

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SCALE:	PROJECT NO.:

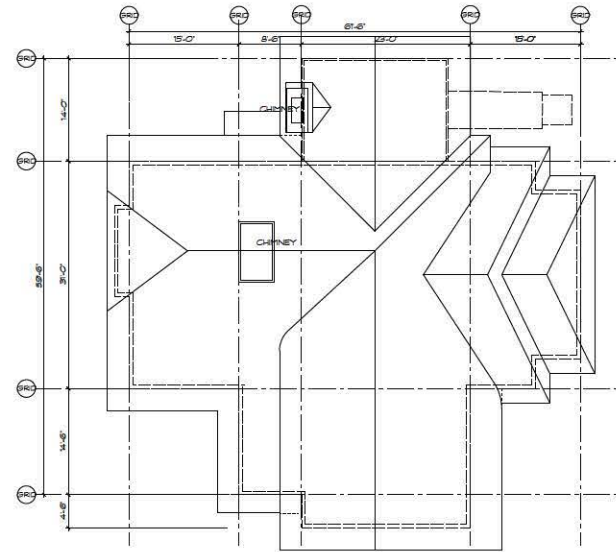
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BUILDING 24 ELEVATIONS

REVISION NO.:	SHEET NO.:
-	A2.57

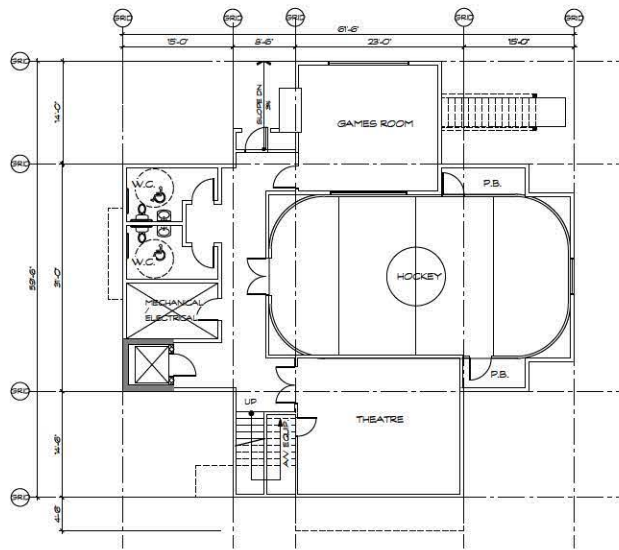
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2 MAIN FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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

REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
24.02.14	DIP
08.04.14	DIP RESUB-MISSON



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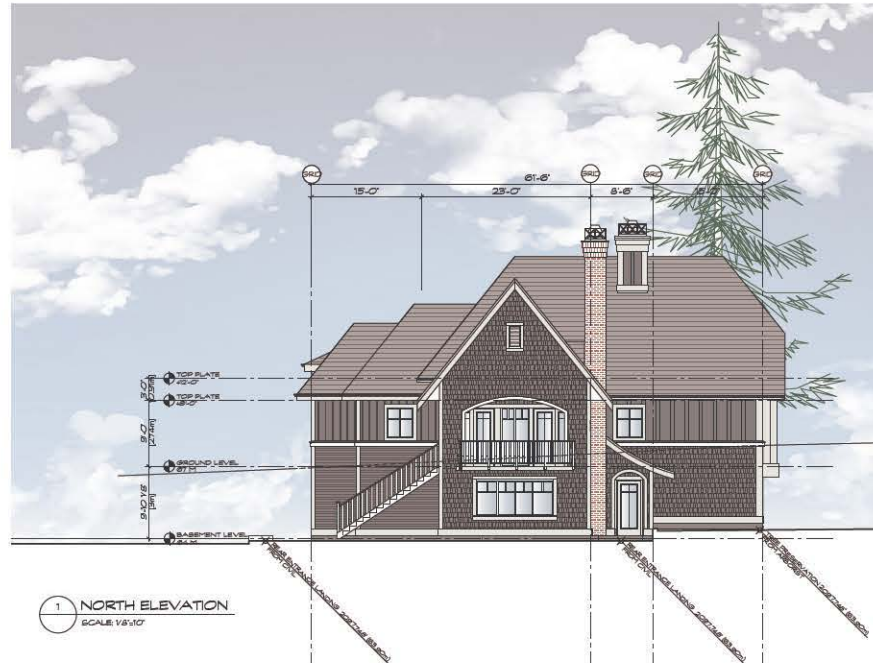
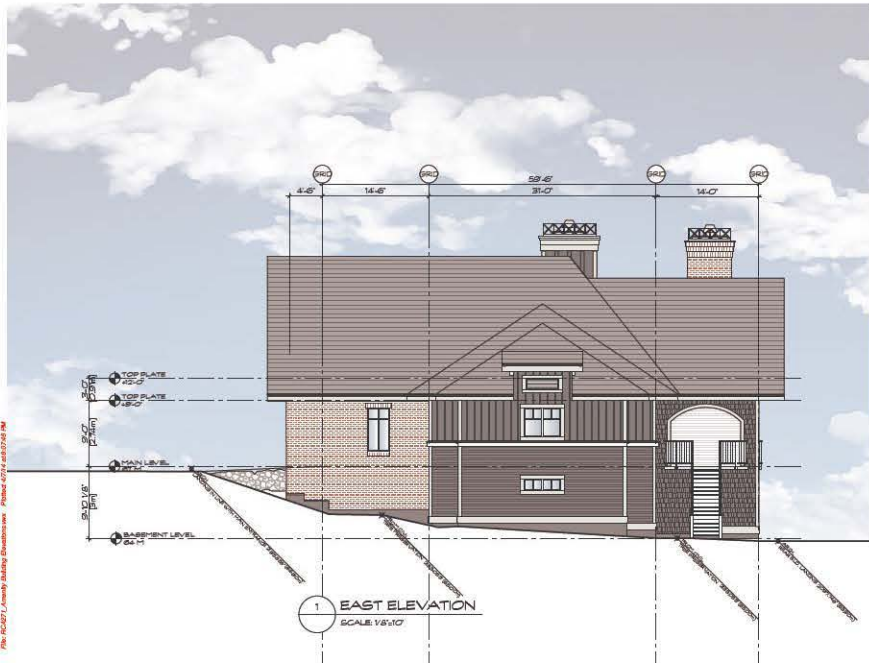
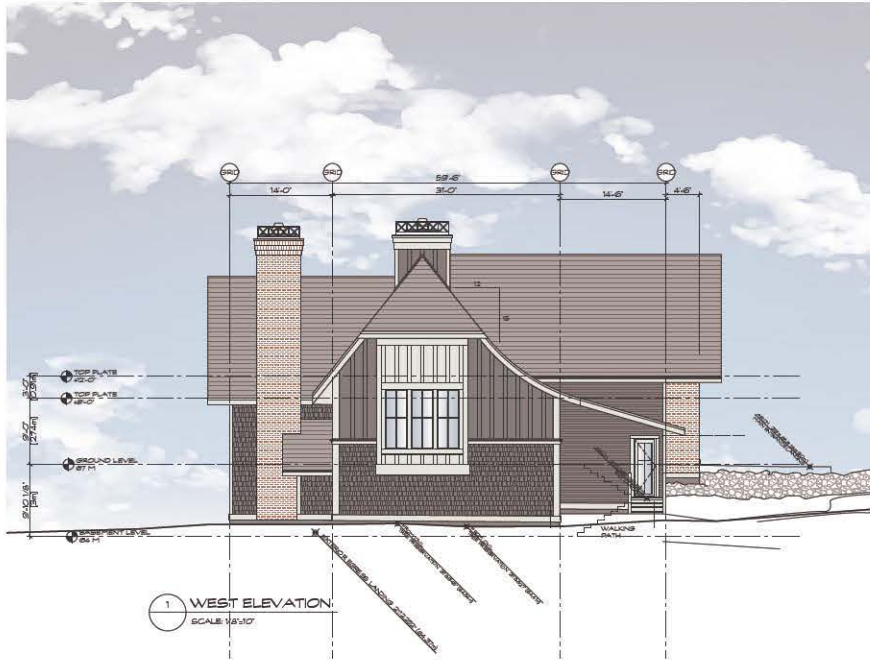
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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, BC

DRAWN: LD	CHECKED BY: SW
SCALE: 1/8" = 1'-0"	PROJECT NO.: RCA271

SHEET TITLE:
AMENITY PLANS

REVISION NO.: -	SHEET NO.: A2.78
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08.04.24	2/3 REVISION



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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, BC

DRAWN: LD	CHECKED BY: RC
SCALE: 1/8"=1'-0"	PROJECT NO.: RCA271

SHEET TITLE:
Amenity Elevations

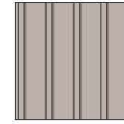
REVISION NO.: -	SHEET NO.: A2.79
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File: RCA271_Amenity Building Elevations - 2024.02.24.14.45.00.dwg



PAINTED VERTICAL BOARD & BATTEN

JAMES HARDIE
PAINTED - HC-169



HORIZONTAL (HARDI) SIDING

JAMES HARDIE
PAINTED - BM 2121-20



SHINGLED SIDING

JAMES HARDIE
PAINTED - BM 2121-20



SHINGLED SIDING

JAMES HARDIE
PAINTED - BM 2049-30



BRICK CLADDING

IXL HEBRON BRICK
BRANDYWINE



PAINTED WOOD TRIM & BRACES

JAMES HARDIE
ARCTIC WHITE



ASPHALT ROOF SHINGLES

IKO-DUAL BLACK



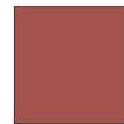
VINYL WINDOWS & SLIDING DOORS

WHITE



ENTRANCE DOORS

BM CC-66



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08.04.24	EXP REVISION



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PROJECT:

ZENTERRA
GRANDVIEW
28TH AVE & 156 ST.
SURREY, BC

DRAWN: LD CHECKED BY: SW

SCALE: 3/8" = 1'-0" PROJECT NO.: RCA 271

SHEET TITLE:

COLOUR
SCHEME 2

REVISION NO. SHEET NO.:

- A4.01

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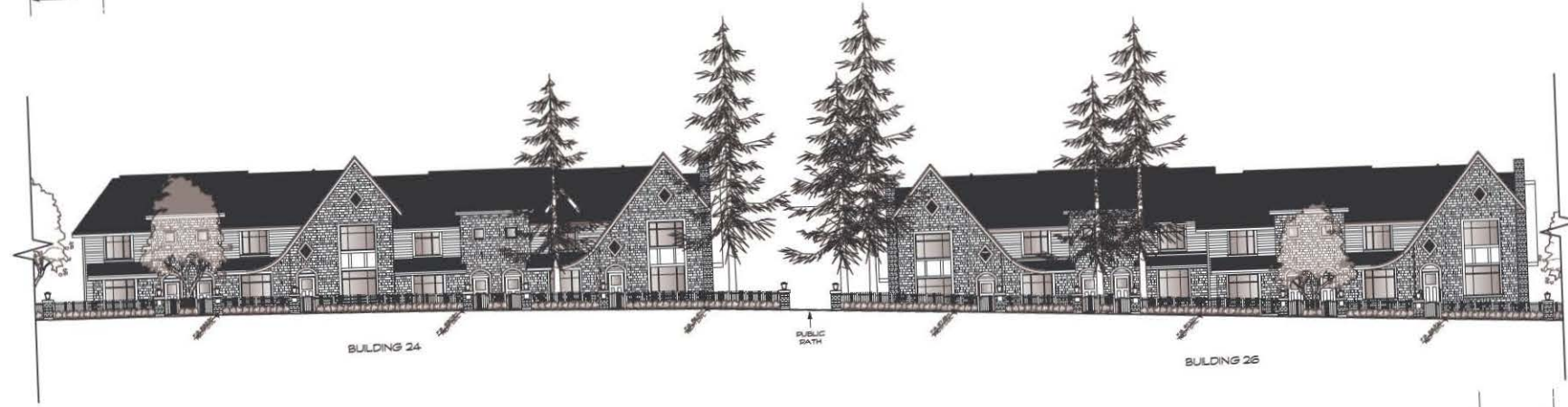
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DATE	DESCRIPTION
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08.04.24	DP Re-submission



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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, BC

DATE: 07	DESIGNED BY: GW
SCALE: 3/32" = 1'-0"	PROJECT NO.: RCA 271
28 AVENUE STREETScape	

REVISION NO.: -	SHEET NO.: A5.00
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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, BC

DRAWN BY:	CHKD BY:
SCALE:	PROJECT NO.:
3/32" = 1'-0"	RCA 271

SHEET TITLE:
**156TH & MOUNTAIN VIEW
 STREETSCAPE**

REVISION:	SHEET NO.:
-	A5.01

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NO.	DATE	DESCRIPTION

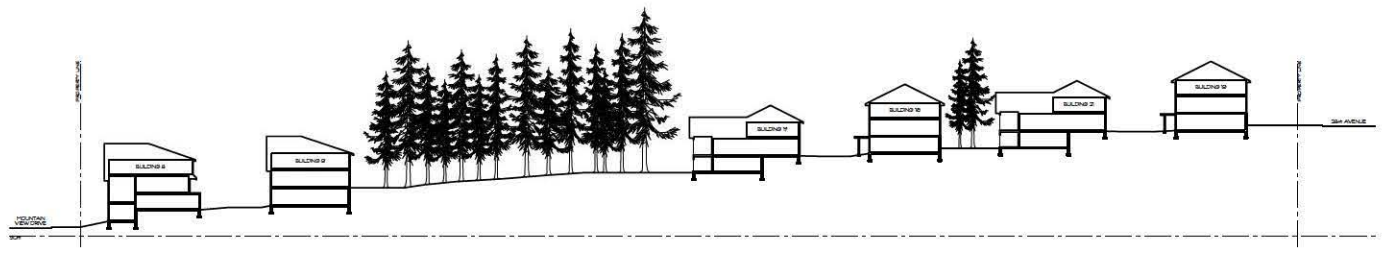
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DATE	DESCRIPTION
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08.04.14	DIP REVISION

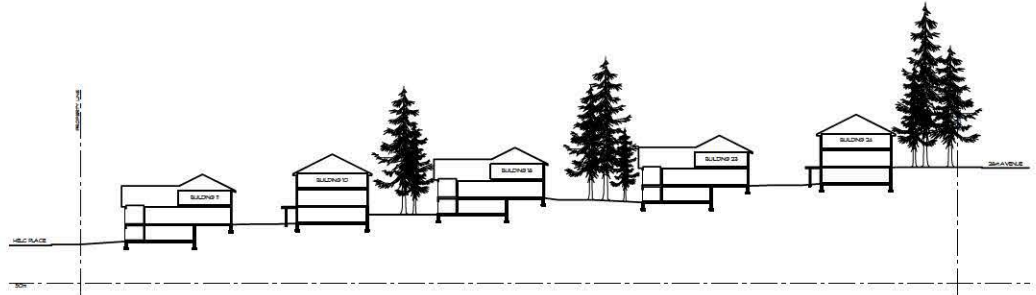


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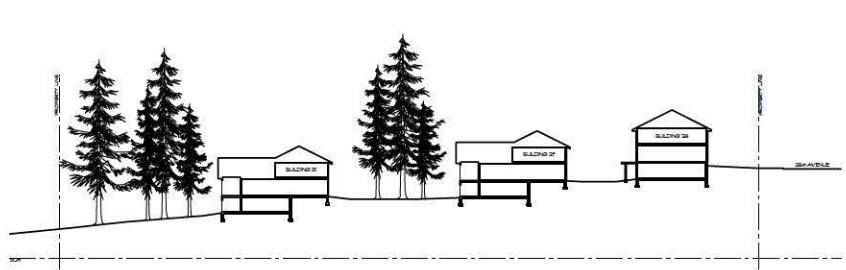
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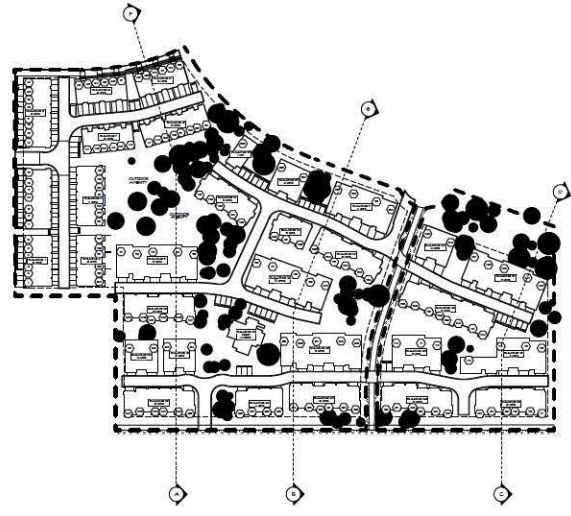
SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE & 156 ST
 SURREY, BC

DRAWN: LD	CHECKED BY: RC
SCALE: 1/32"=1'-0"	PROJECT NO.: RCA-071
SHEET TITLE: Site Sections	

REVISION NO.: -	SHEET NO.: A5.02
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EAST
VEHICULAR ENTRY

BUILDING 11

BUILDING 13



BUILDING 15

BUILDING 9

BUILDING 8

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
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PROJECT:
ZENTERRA GRANDVIEW
 28TH AVE AND 156 ST.
 SURREY, BC

DRAWN BY:	CHECKED BY:
SCALE:	PROJECT NO.:
3/32" = 1'-0"	RCA 271

SHEET TITLE:
HELIC PLACE STREETScape

REVISION NO.:	SHEET NO.:
-	A5.03

PLANT SCHEDULE

PMG PROJECT NUMBER: 13040

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
24		ACER BIERBERIANII	TREBBI MAPLE	6" CH CAL. 15' STD
44		ACER CAPILLIFOLIA	STRIFE BARK MAPLE	5" CH CAL. 15' STD
71		ACER GRISEBACHII	VINE MAPLE	3" HPI
17		ACER DAVIELI	DAVIS MAPLE	50" CAL. 20" STD. 8'4" HPI
4		ACER GREENI	PAPERBARK MAPLE	6" CH CAL. 15" STD. 8'4" HPI
15		ACER PALMATHI	JAPANESE MAPLE	5" CH CAL. - 8'4" HPI
14		ACER RUBROVIRENS 'BONOBONO'	GLAZED REDBUD MAPLE	6" CH CAL. 15" STD. 8'4" HPI
12		ACER SHIRASAGHAWAII AKERII	BULLDOGS MAPLE	2" HPI 8'4" HPI
8		AMELUS & ANCELEDBA 'ANTHUS SPINESCENS'	ANTHUS SPINESCENS HORSE CHESTNUT	6" CH CAL. 15" STD. 8'4" HPI
82		CERCIDIPHYLLUM JAPONICUM 'TINKLE'	HEERING GAYLARDY IRIS	6" CH CAL. 15" STD. 8'4" HPI
26		CERIS CANADENSIS 'TORMEY PANTY'	TRETTI PINKY REDBUD	5" CH CAL. 15" STD. 8'4" HPI
41		CORUS ALBA 'NADIR'	PIRE ALBA CORNUS	3" HPI 8'4" HPI
23		CORUS NIPALICA 'WHITE JUNE'	WHITE CORNUS CORNUS	5" CH CAL. 15" STD. 8'4" HPI
11		HAGNELIA GRANIFLORA	EVERGREEN HAGNELIA	5" CH CAL. - 8'4" HPI
16		HAGNELIA 'LANS RED'	LANS RED HAGNELIA	5" CH CAL. 15" STD. 8'4" HPI
27		HAGNELIA 'YELLOW BIRD'	YELLOW BIRD HAGNELIA	5" CH CAL. 15" STD. 8'4" HPI
11		PIEA ORIENTALIS 'SKYLANDS'	SKYLANDS ORIENTAL SPRUCE	15" HPI
8		PIEA PICEA 'VAIBERIKENSIS PYRAMID'	VAIBERIKENSIS PYRAMID LIME TREE PINE	3" HPI 8'4" HPI
5		PIEAUS SERRULATA 'MINDOGAMA'	MINDOGAMA FLORENCE CHERRY	6" CH CAL. 15" STD. 8'4" HPI
34		PIEDOTUSA HENRIEII	DOUGLAS FIR	3" HPI 8'4" HPI
17		PIERIS GALEATA 'SIBIRIALLER'	CHERRY BELL PEAR	6" CH CAL. 15" STD. 8'4" HPI
14		SIBIRIARIA PREDICANELLIA	JAPANESE SIBIRIARIA	5" CH CAL. 15" STD. 8'4" HPI
28		SYZYA JAPONICA	JAPANESE SPINEBELL	5" CH CAL. 15" STD. 8'4" HPI

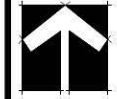
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED ORGANIC FREE NURSERY.

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Suite C100 - 4185 58th Street
Burnaby, British Columbia, V5C 0B9
P: 604 294-0011 ; F: 604 294-0022

SCALE:



1	14MAR19	CITY PERMIT	DD
2	14MAR19	AS PER NEW AMOUNT REPORT	DD
3	14MAR14	REV SITE PLAN	DD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

ZENTERRA GRANDVIEW
28TH AVENUE & 156 STREET
SURREY, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 13.APRIL.22 DRAWING NUMBER:
SCALE: 1"=50'-0"
DRAWN: RH **L1**
DESIGN: RH
CHKD: PC **OF 12**



INTER-OFFICE MEMO

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

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

DATE: **May 6, 2014** PROJECT FILE: **7813-0083-00**

RE: **Engineering Requirements
Location: 2850 156 Street, 15610/40 Mountain View Drive, 2855/75/85 Helc Place,
15647/83 and 15705/47 28 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

NCP AMENDMENT

Engineering supports the NCP Amendment subject to the rezone/subdivision requirements below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres along 28 Avenue for ultimate 24.0 metre Collector Road Standard.
- Dedicate 3.0 metre x 3.0 metre corner cuts at all the intersections.
- Provide a 2.700 metre Statutory Right-of-Way (SRW) for the Grandview Greenway.
- Provide a 0.500 metre SRW along 156 Street, Helc Place and Mountain View Drive.
- Dedicate 8.000 metre wide walkway between Helc Place and 28 Avenue

Works and Services

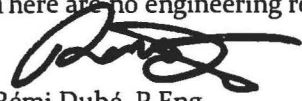
Subject to completion of the North Grandview Heights Detention Pond "B" by project 7811 - 0269-00, the applicant is required to provide the following works and services:

- Construct north side of 28 Avenue to the ultimate Collector Road Standard complete with 4.0 metre wide Multi-Use Pathway.
- Construct east half of 156 Street to ultimate 20.0 metre Through Local Road Standard.
- Construct corresponding frontage works at 2830 156 Street (*NCP Amendment Requirement*)
- Construct south half of Helc Place and Mountain View Drive to 20.0 m Local Road Standard.
- Construct a 3.0 metre wide concrete MUP between Helc Place and 28 Avenue.
- Provide on-site sustainable drainage features as per the NCP requirements.
- Construct a drainage mains, sanitary sewers and water mains and connections to service the site.
- Pay all applicable DCC Front enders, latecomers and other related servicing fees.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager
CE



Monday, July 15, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0083 00

SUMMARY

The proposed 156 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	31
Secondary Students:	16

September 2012 Enrolment/School Capacity

Sunnyside Elementary

Enrolment (K/1-7):	37 K + 217
Capacity (K/1-7):	20 K + 250

Semiahmoo Secondary

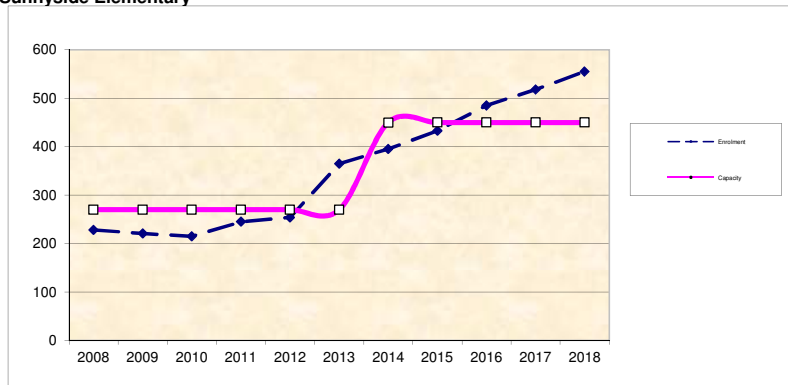
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

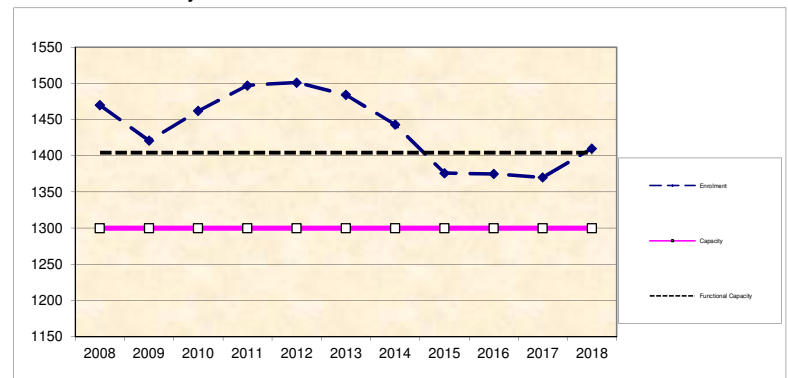
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school to replace Sunnyside Elementary is under construction, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The school district will open the new school in September 2013 and the current site of Sunnyside Elementary is being closed. Both the regular program and Montessori district program enrolment currently at the old school will move to the new Sunnyside Elementary School. Boundary changes will be phased in after the enrolment moves from Sunnyside Elementary to the replacement school. The majority of new growth in the Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below shows the new elementary school with a larger 450 capacity opening in September 2013. The new elementary school includes a neighbourhood learning centre for community use. The School District has recently acquired a new secondary school site, and has included a new secondary school as a high priority in the five year capital plan. The new secondary school is subject to capital project approval by the Ministry and is needed to relieve overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the revised catchment in North Grandview Area will feed the new secondary school after it opens (estimated within five years). The proposed development will not have an impact on these projections.

Sunnyside Elementary



Semiahmoo Secondary



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

Updated March 18th, 2014

Zentanna Grandview, 28th Ave & 156th Street, Surrey
 MJM File # 1242

4.0 Tree Preservation Summary:

Surrey Project # DP# 7913-0083-00
 Project Location: - 2885 , 2875 & 2855 Helc Place
 - 15647, 15683, 15705 & 15747 28th Ave
 - 15610 & 15640 Mountain View Drive.
 - 2850 156th Street
 Certified Arborist Michael J Mills Consulting / MJM File #1242

Assessment of the existing trees was completed for this proposal in January 2013. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site
 - a. The subject site is located on the south side of 28th Ave in the Grandview area of south Surrey.
 - b. The site is comprised of 10 single family lots. 155 multi-family units have been proposed.
 - c. Tree retention will be focused on the higher value Douglas firs within the open amenity spaces.
 - d. The following summary totals include only the trees within the development area.

2. Summary of Proposed Tree Removal and Replacement

o	Number of Protected Trees Identified	420	(A)
o	Number of Protected Trees declared to be hazardous due to natural causes (dead)	11	(B)
o	Number of Protected Trees to be Removed	296	(C)
o	Number of Trees to be Retained	124	(D)
o	Number of Replacement Trees Required		
o	1:1 replacement = 10 trees	10	
o	2:1 replacement = 286 x 2	572	
	Total number of replacement trees required	582	(E)
o	Number of Replacement Trees Proposed	582	(F)
o	Number of Replacement Trees in Deficit (E – F)	0	(G)
o	Total Number of Protected and Replacement Trees (D+F)	706	(H)
o	Number of units in Project	155	(I)
o	Average Number of Trees / unit (H/I)	4.5	

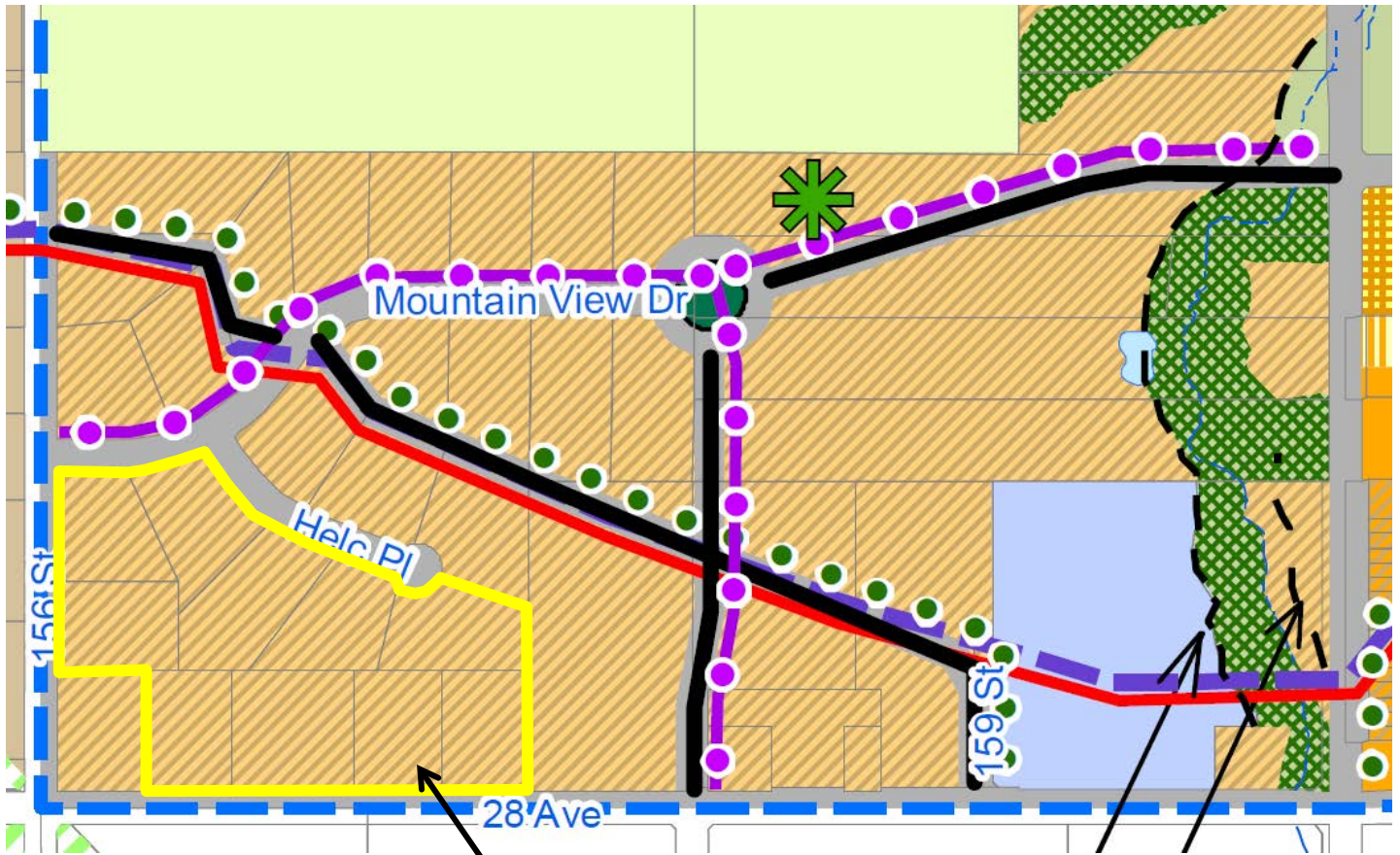
3. Tree Survey and Preservation Plan

- Tree Survey Plan is attached to the arborist report.
 Refer to PMG Landscape Architects L-2 Tree Management Plan for the location of the retained.
 Tree replacement information will be provided at a later date by PMG.

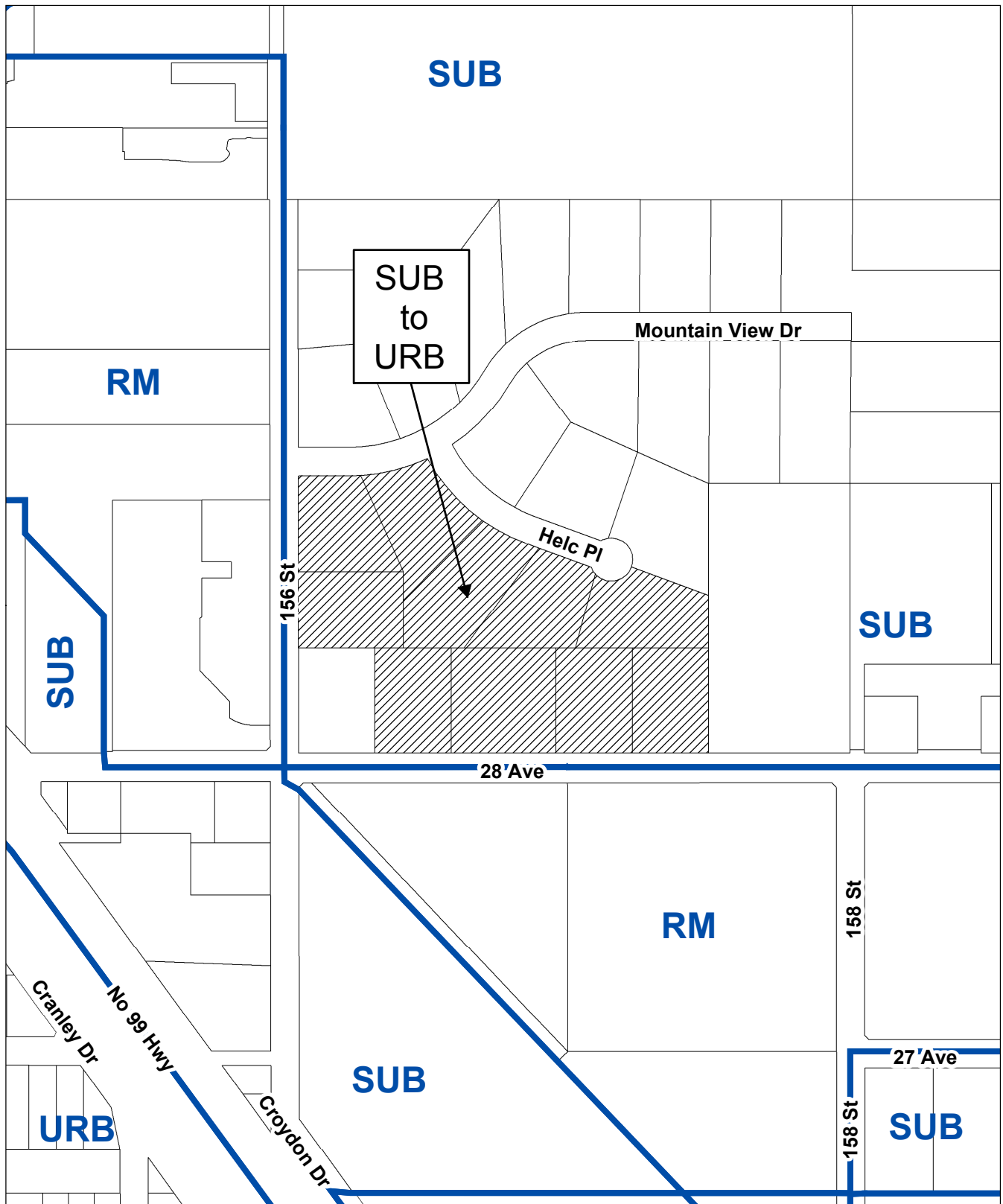
The 61 trees removed due to Road right of ways taken by Surrey have been included in the above tree totals.
 Tree replacement information provided by PMG Landscape Architects
 Street trees have not been included in tree replacement number.

Summary and plan prepared and submitted by: Michael J Mills
 ISA Certified Arborist #PN0392
 Michael J Mills Consulting

7913-0083-00
NCP Amendment Map



From "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"



OCP Amendment 7913-0083-00
Proposed amendment from Suburban to Urban



CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-997-510
 Lot 5 Legal Subdivision 10 Section 23 Township 1 New Westminster District Plan 33453
 15683 - 28 Avenue

Parcel Identifier: 000-483-672
 Lot 7 Section 23 Township 1 New Westminster District Plan 36924
 15647 - 28 Avenue

Parcel Identifier: 007-445-377
 Lot 8 Section 23 Township 1 New Westminster District Plan 36924
 15705 - 28 Avenue

Parcel Identifier: 007-445-415
 Lot 9 Section 23 Township 1 New Westminster District Plan 36924
 15747 - 28 Avenue

Parcel Identifier: 007-445-423
 Lot 10 Section 23 Township 1 New Westminster District Plan 36924
 2855 - Helc Place

Parcel Identifier: 006-290-795
Lot 11 Section 23 Township 1 New Westminster District Plan 36924
2875 - Helc Place

Parcel Identifier: 007-445-440
Lot 12 Section 23 Township 1 New Westminster District Plan 36924
2885 - Helc Place

Parcel Identifier: 001-711-814
Lot 13 Section 23 Township 1 New Westminster District Plan 36924
2850 - 156 Street

Parcel Identifier: 007-445-458
Lot 14 Section 23 Township New Westminster District Plan 36924
15610 - Mountain View Drive

Parcel Identifier: 007-445-466
Lot 15 Section 23 Township 1 New Westminster District Plan 36924
15640 - Mountain View Drive

(hereinafter referred to as the "*Lands*")

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

A. Intent

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

B. Permitted Uses

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

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:

- (a) Do not constitute a singular use on the *lot*; and
- (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

- 1. (a) The *floor area ratio* shall not exceed 0.70; and
 - (b) The *unit density* shall not exceed 38 *dwelling units* per hectare [15 upa].
- 2. The indoor *amenity space* required in Sub-section J.1 (b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

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

Use	Setback	<i>West Yard*</i>	<i>North Yard</i>	<i>East Yard*</i>	<i>South Yard</i>	Along North-South Walkway
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 ft.]	3.4 m. [11 ft.]	4.5 m. [15 ft.]	1.6 m. [5 ft.]

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

*Excluding the *setback* along the north-south walkway on the *Lands*.

2. Notwithstanding Sub-section E.17.(b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than 3 risers may encroach into the required *setback*.

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 11.5 metres [38 ft.].
2. *Accessory buildings and structures:*
 - (a) *Indoor amenity space buildings:* The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) *Other accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

2. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C. 6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. A minimum of 50 percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* shall be permitted as follows:
 - (a) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (b) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot* entrances/exits.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

J. Special Regulations

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

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
7,500 sq.m. [1.85 acres]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-15 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

_____ MAYOR

_____ CLERK

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