

# INTER-OFFICE MEMO

TYPE OF MEETING: RCLV
MEETING DATE: June 10, 2019

TO:

Mayor & Council

SEE AGENDA ITEM: D.1

FROM:

General Manager, Planning & Development Department

DATE:

June 10, 2019

FILE.

7914-0255-00

RE:

Agenda Item D.1, June 10, 2019 Regular Council - Land Use

Development Application No. 7914-0255-00

3375 Morgan Creek Way & 15711 - 32 Avenue (Rosemary Heights)

This memorandum provides information regarding the status of Development Application No. 7914-0255-00.

Development Application No. 7914-0255-00 is on the June 10, 2019 Regular Council - Land Use agenda for consideration by Council. This project was referred back to staff at the April 3, 2017 Regular Council - Public Hearing meeting, to work with the developer to address the neighbourhood concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context. The project has not received Third Reading.

Since the April 3, 2017 Public Hearing, the applicant has made revisions to the apartment portion of the proposal and has conducted additional consultation with the community, as discussed in the Planning Report. However, despite the attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not.

Consequently, staff recommend that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

The applicant would prefer the project to be given a new Public Hearing, and staff have identified that option in the Planning Report in the conclusion section. Should Council feel there is merit in the revised proposal, Council could consider setting a date for a new Public Hearing for Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19188 and Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2000, No. 13973, Amendment Bylaw, 2017, No. 19189 in order to hear directly from area residents.

Jean Lamontagne General Manager

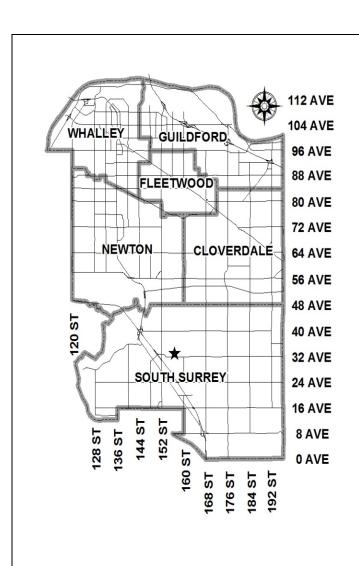
c.c.

Planning & Development Department

- City Manager

CLERKS DEPT.
7914-0955-00
JUN 1 0 2019

DI RCLU, 1010,19



City of Surrey ADDITIONAL PLANNING COMMENTS File: 7914-0255-00

Planning Report Date: June 10, 2019

#### PROPOSAL:

- NCP Amendment to introduce a new land use designation: Low-Density Apartments (3-Storeys)
- NCP Amendment from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
- Rezoning 3375 Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30 and a portion of 15711 32 Avenue from CD (By-law No. 13973) to RM-15 and RM-30
- Amending CD By-law No. 13973 to include a portion of 3375 Morgan Creek Way
- Development Permit
- Development Variance Permit

to allow for a lot line adjustment and the development of 46 townhouses and 51 apartment units.

LOCATION: 3375 - Morgan Creek Way

15711 - 32 Avenue

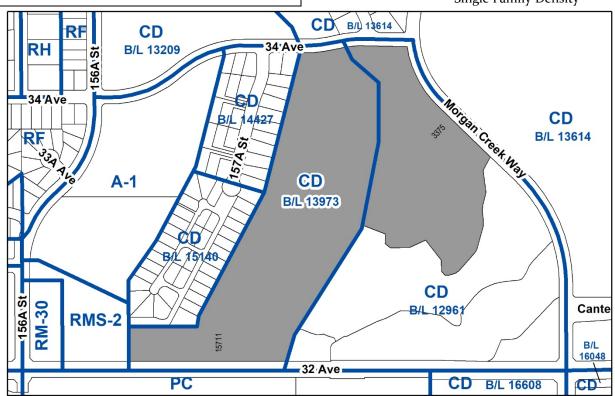
**OWNER:** Morgan Creek Holdings Inc.

**ZONING:** CD (By-law Nos. 12961 and 13973)

OCP DESIGNATION: Urban

NCP DESIGNATION: Golf Course and Clustering and

Single Family Density



#### **RECOMMENDATION SUMMARY**

The Planning & Development Department recommends that this application be referred back
to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of
development for the entire project.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the Rosemary Heights Central NCP:
  - o Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"

#### RATIONALE OF RECOMMENDATION

- At the April 3, 2017 Regular Council Public Hearing meeting, Council considered the subject application and passed the following motion (RES.R17-966):
  - That Application No. 7914-0255-00 be referred back to staff to work with the developer to address the neighbourhood concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context.
- Most of the concerns expressed at the April 3, 2017 Regular Council Public Hearing meeting were in regard to the apartment component of the project. Following the Public Hearing, the applicant revised the apartment plans by modifying massing, increasing setbacks and enhancing the building design (Appendix I). In addition, the applicant has conducted consultation with the surrounding community through a Public Information Meeting (including comment sheet feedback), and also through a web-based survey.
- However, despite the attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not. This is evidenced by the website survey results, which indicated approximately half of respondents (45%) had concerns about the proposal moving forward, which in staff's opinion falls short of Council's direction "to address concerns raised during the Public Hearing".
- Consequently, staff recommend that this application be referred back to staff to work with the
  applicant on revisions to the proposal to reflect a townhouse form of development for the
  entire project.

#### RECOMMENDATION

The Planning & Development Department recommends that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

#### **BACKGROUND**

# **Proposal**

- The subject site consists of two properties:
  - O The western property, at 15711 32 Avenue (7.39 hectares (18.3 acres) in area) is the Morgan Creek Golf Course (Fairway Nos. 10 and 11), is designated Urban in the Official Community Plan (OCP) and "Golf Course" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP)" and is zoned "Comprehensive Development Zone (CD)" (By-law No. 13973); and
  - o The eastern property, at 3375 Morgan Creek Way (4 hectares (9.88 acres) in area) is a vacant lot at the corner of 34 Avenue and Morgan Creek Way, is designated Urban in the OCP and "Clustering at Single Family Density" in the Rosemary Heights Central NCP and is zoned "Comprehensive Development Zone (CD)" (By-law No. 12961).
- The applicant proposes a lot line adjustment between the Golf Course and the vacant lot, to allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) vacant lot, and to transfer surplus golf course land (to the east of the existing golf cart pathway) to the development site. This will increase the developable area of the subject site from 4.0 hectares (9.88 acres) to 4.4 hectares (10.8 acres).
- On the vacant property at 3375 Morgan Creek Way, the applicant proposes to develop 46 townhouse units and two 3-storey apartment buildings (containing 51 apartment units) for a total of 97 units. To facilitate the proposal the following are required:
  - O An amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to introduce a new land use designation "Low-Density Apartments (3-Storeys)", and redesignate a portion of the site from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density";
  - o A rezoning to permit the proposed townhouse and apartment units;
  - o A Development Permit for the proposed townhouse and apartment units; and
  - o A Development Variance Permit for various setback relaxations.

• The project proposes a total of 97 units, which is moderately higher than the 79 units envisioned for the site under General Development Permit No. 7996-0089-00 in 1996 (Appendix II). However, because of the lot line adjustment with the golf course, the development site is being increased in size by 0.4 hectares (1 acre). The overall proposed density of the project is 9 units per acre (upa), which is a slight increase from the 8 upa approved under Development Permit No. 7996-0089-00.

• The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". There are public benefits to the proposal, including increasing housing stock diversity within this area of Surrey and providing an opportunity for area residents to age in place, both of which are desirable Planning objectives and help contribute toward ensuring complete communities. For this reason, staff supported the proposal in the initial Planning Report to Council dated March 6, 2017 (Appendix III).

#### **Process**

- Development Application No. 7914-0255-00 was previously considered by Council at the March 6, 2017 Regular Council Land Use Meeting (Appendix II), where First and Second Reading of the associated by-laws was granted (Council Resolution Nos. R17-647, R17-648, R17-650 and R17-651).
- At the April 3, 2017 Regular Council Public Hearing meeting, area residents raised concerns with regard to character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses, parking, and the impact of the proposed development on surrounding property values. Following the Public Hearing, Council referred the subject development application back to staff "to work with the developer to address the concerns raised during the Public Hearing portion of the meeting regarding completion of the neighbourhood being in keeping with the neighbourhood context".

# **DISCUSSION**

# Site Plan Modifications & Revised Proposal

- Following the April 3, 2017 Regular Council Public Hearing meeting, the applicant made several modifications to the proposal in response to the concerns expressed by area residents, including:
  - o reduced building heights and roof lines on the proposed apartment buildings (to reduce building massing concerns);
  - o increased building setbacks, added landscape planting buffers along the Deer Run drive aisle and added landscape buffer planting along the north of the site, along 34 Avenue, including significant specimen trees (to reduce interface concerns); and
  - o revised end elevations, materials and cladding on the apartment buildings to break up the horizontal lines and added vertical elevation lines (to reduce building massing concerns) (Appendix I).

• The project revisions were presented to the community at a Public Information Meeting (PIM) on October 23, 2017.

# October 23, 2017 Public Information Meeting

- On October 23, 2017, the applicant held a new Public Information Meeting (PIM) (the third PIM for this project) at the Morgan Creek Golf Clubhouse at 3500 Morgan Creek Way.
- Public Information Meeting notices were sent by the applicant to property owners within 100 metres of the subject site. Approximately 308 property owners were notified of the meeting. Although 140 residents signed in at the meeting, approximately 156 residents are estimated to have attended.
- The applicant presented visual materials, sections, drawings and renderings to illustrate the setbacks and design modifications that the applicant had made.
- The setback along 34 Avenue was increased by 2.6 metres as a result of comments that had previously been received from area residents, resulting in a 7.0 metre (23 ft.) setback to the building face.
- The lot line adjustment will allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) lot (the development site). The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).
- Attendees were invited to complete a comment sheet and 40 comment sheets were received from 48 individuals. A summary of the comment sheet responses is as follows:
  - o 85% (34 respondents) support development in the neighbourhood in general with 17.5% (7 respondents) opposed to any development in the neighbourhood and 2.5% (1 respondent) expressing neither support nor opposition (neutral).
  - 80% (32 respondents) have confidence in the Morgan Creek Developer's commitment to quality material and design for the proposal while 17.5% (7 respondents) do not.
     2.5% (1 respondent) did not respond to this question.
  - o 77% (31 respondents) support the project and 20% (8 respondents) are opposed to the project, with 2.5% (1 respondent) expressing neither support nor opposition (neutral); and
  - 72.5% (29 respondents) feel that the increased landscaping, reduction in building heights and roof line and increased building setbacks are an improvement to the plan presented to Council on March 6, 2017 while 22.5% (9 respondents) do not feel that the site plan modifications and revised proposal are an improvement to the plan previously presented before Council. 2.5% (1 respondent) was unsure about whether the site plan modifications and revised proposal is an improvement to the plan presented before Council in March 6, 2017 and another 2.5% (1 respondent) did not respond to this question.

• Staff were present at this meeting and noted that the majority of the attendees appeared supportive of the revised proposal. Following the meeting, staff were satisfied that the applicant had reasonably addressed the concerns raised during the Public Hearing.

- However, in the weeks following the PIM, staff received a significant number of emails (70+) from area residents in opposition to the proposal.
- The applicant expressed concerned that the emails received in opposition to the proposal after
  the PIM were sent by residents who likely did not attend the PIM and therefore were not
  aware of the proposed modifications to the proposal. While this may have been the case, staff
  advised the applicant that the opinions and comments provided in these emails could not be
  disregarded.
- In an effort to ensure that all Morgan Creek residents were informed of the changes to the proposal, the applicant developed a website which contained a detailed explanation of the revised proposal, including all relevant drawings and building elevations and included a survey to seek feedback from Morgan Creek residents.

# Morgan Creek Pinehurst Website and Survey (May/June 2018)

- In order to provide an overview of the revised development proposal and attempt to address any potential misunderstanding of the project details, the applicant prepared a website which provided graphic and visual information to assist the public in understanding more technical items of the site plan (i.e. setback variances proposed between internal property lines). The website contained a survey to allow area residents to provide feedback.
- The website included the following information:
  - o Clarification of the proposed lot line adjustment to the golf course;
  - o Clarification of the proposed densities and mix of housing types;
  - Clarification regarding the proposed Pinehurst and Deer Run interface, including the proposed plan versus the original 1997 Development Plan and an accurate crosssection of the interface;
  - o Clarification of the proposed setback variance on 34 Avenue;
  - o Information addressing overflow and on-street parking concerns;
  - o Illustrations of the proposed condominium height relative to existing housing forms in the neighbourhood;
  - o Illustrations of the proposed form and character of the condominium buildings;
  - o An overview of the changes made to the proposed site plan; and
  - o An overview of the demographic projections and impact on school capacity.

• Letters were sent to 536 properties within Morgan Creek inviting them to review the website and provide their feedback through the online survey. Of 303 respondents, 49% (148 respondents) indicated that they were not concerned with the proposal moving forward, and 45% (137 respondents) indicated that they were concerned with the proposal moving forward and the remaining 6% (18 respondents) were undecided.

- In addition to the survey responses, staff received 26 emails opposing the proposal and 2 emails in favour of the proposal.
- Staff cross-referenced the emails received in opposition to the proposal against the list of names and email addresses of those Morgan Creek residents who completed the online survey and found that the majority of the emails received in opposition to the proposal were sent by residents who did not complete the survey. It is not clear whether those respondents had the opportunity to review the detailed explanation of the revised proposal, including all relevant drawings and building elevations, or whether those residents did not review the website and were therefore not aware of the proposed modifications to the proposal.

# Phone Calls Received

• Since December 2018 staff have received 3 phone calls regarding the subject proposal. Two (2) of the callers had no concerns and generally supported the proposal. One (1) caller did not support the apartment portion of the proposal.

#### Petition Received June 4, 2019

- On June 4, 2019 staff received a petition in favour of the proposed development from the residents of the Deer Run townhouse complex located immediately south of the subject site at 3355 Morgan Creek Way. This property was developed in the late 1990s as part of Development Application No. 7996-0089-00.
- The petition indicates that the proposed development fills an important need in the community and will enable area residents to "down-size" and yet remain in their community. Of the 80 units in the Deer Run townhouse complex, 71 units (89 %) have signed the petition in support of the proposed project.

#### **CONCLUSION**

Despite several attempts to engage with the community and to provide clear information about the proposed development, the applicant has not been able to identify a clear consensus for whether the proposal is supported or not. This is evidenced by the website survey results, which saw a relatively high participation rate, with 303 out of 536 property owners responding to the question of whether they wanted to see this project move forward. This survey indicated approximately half of respondents (45%) had concerns about the proposal moving forward, which in staff's opinion falls short of Council's direction "to address concerns raised during the Public Hearing".

Consequently, staff recommend that this application be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

Should Council feel there is merit in the revised proposal, Council could consider setting a date for a new Public Hearing for Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19188 and Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2000, No. 13973, Amendment Bylaw, 2017, No. 19189 in order to hear directly from area residents.

# <u>INFORMATION ATTACHED TO THIS REPORT</u>

The following information is attached to this Report:

Appendix I. Revised Site Plan, Building Elevations, and Perspective Appendix II. General Development Permit No. 7996-0089-00 Site Plan

Appendix III. March 6, 2017 Planning Report

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

KB/cm



[1]

[1]

NOTE: PROVIDE PERMEABLE PAVERS ON ALL VISITOR PARKING STALLS

0.942

-382.9

9.81 U.P.A. 24.24 U.P.ha

-0.038

-0.095

-4.121

APARTMENT '1' (25 UNITS) PARKADE LEVEL: ELEV. 19.420m (EL. 63.71')

DEVELOPMENT DATA

OVERALL SITE DATA:

AREA SUBTRACTED AT TIME OF PROPERTY LINE RE-ALIGNMI

PROPOSED NEW TOTAL SITE AREA OF TOWNHOUSE PROJECT

LEGAL DESCRIPTION:

ROAD DEDICATION

PROPOSED TOWNHOUSE UNI

TOTAL PROPOSED UNITS

 $\underbrace{ \text{OVERALL CONCEPTUAL SITE PLAN} }_{\text{SCALE } 1^{\circ} - 40^{\circ} 9^{\circ}}$ 

ELEV. 18.886m (EL. 61.96' 10 UNITS / FL. ELEV. 22.620m (EL. 74.21) (LOBBY ELEV. 22.09m (EL. 72.46')

SECOND LEVEL: 10 UNITS / FL. ELEV. 25.741m (EL. 84.45')

THIRD LEVEL: 5 UNITS / FL. ELEV. 29.167m (EL. 95.69")

AFTER RE-ALIGNMENT: 97 UNITS / 10.748 ACRE

PLAN LMP2604

MORGANCRESCENT

074229MJ

UNIT #

20' ROAD TYP

TEE BOX

APPROX. LOCATION OF EXISTING 4-PLEX AT DEER RUN

THE PERSON

THE STATE OF

EXISTING 3-PLEX

AT DEER RU

LOCATION OF LOCATION OF ALTDEER RUN

LOCATION OF EXISTING 3-PLEX

CANAL A

OCATION OF EXISTING

APPROX.

APPROX.
LOCATION
OF EXISTING
F-PLEX AT
DEER RUN'

APPROX. LOCATION OF EXISTING 4-PLEX AT 'DEER RUN'

DETACHED GARAGE

APPROX. LOCATION OF EXISTING 4-PLEX AT 'DEER RUN'

LOCATION OF EXISTING 3-PLEX AT 'DEER RUN'

LOCATION OF EXISTING DUPLEX AT 'DEER RUN'



ENTS : OVERALL CONCEPTUAL MORGAN CREEK

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: FAX: EMAIL: 1 (604) 597-7100 (604) 597-2099

CLIENT NO. SHEET NO. AC-1.01 PROJECT NO. REV. NO. 15004





# 

LINE OF GRADE AT PROPERTY LINE

# REAR ELEVATION - 34th AVENUE

9CALE : 8/82\* = 1'-0"



SIDE ELEVATION

5CALE - 3/32" = 1'-0"

#### SCHEDULE OF FINISHES

- (I) CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- 2 WHITE VINYL FRAMED WINDOWS C/W WOOD TRIM - STORM GREY
- POWDER COAT ALIMINIM GUARDRAIL- BLACK
  C/M TEMPERED GLASS PANELS
- 4) CEDAR SOFFITS CLEAR SEAL
- (5) FIBER-CEMENT PANEL SIDING OFF WHITE
- (6) LEDGESTONE VENEER CLADDING GREY
- (1) FIBER-CEMENT FASCIA STORM GREY
- 0
- 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- (4) 2xi2 WOOD TRIM BOARD STORM GREY
- (O) 2x8 WOOD TRIM BOARD STORM GREY
- (II) COLUMNS -LEDGESTONE VENEER GREY C/W 2x8 WOOD TRIM - CLEAR SEAL
- (3) STRUCTURAL WOOD CLAD BEAM CLEAR SEAL

CONCRETE SLAB

(4) 2x12 ABOVE 2x8 MOOD GABLE FASCIA - CLEAR SEAL

- ∞

CO4-AC-43-49\_1-APT-dec

CLENT: MORGAN CREEK HOLDINGS LTD.	DESIGN : M.D.
PROJECT :	DRAWN:
MULTI-FAMILY DEVELOPMENT	
3375 MORGAN CREEK WAY, SURREY, B.C.	DATE:
SHEET CONTENTS :	
APARTMENT '2'	SCALE :
BUILDING ELEVATIONS	3/32" = 1'-0"

barnett dembek



PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

CLIENT NO. SHEET NO. AC-4.02

PROJECT NO. REV. NO. 15004

APARTMENT '2'



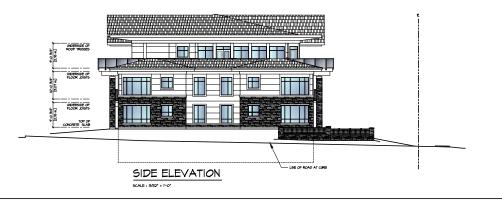
#### FRONT ELEVATION - PART A

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



# FRONT ELEVATION- PART B

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



#### SCHEDULE OF FINISHES

- O CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- 2 WHITE VINYL FRAMED WINDOWS C/W WOOD TRIM - STORM GREY
- POWDER COAT ALUMINUM GUARDRAIL- BLACK C/W TEMPERED GLASS PANELS
- (4) CEDAR SOFFITS - CLEAR SEAL
- (5) FIBER-CEMENT PANEL SIDING - OFF WHITE
- 6 LEDGESTONE VENEER CLADDING - GREY (7) FIBER-CEMENT FASCIA - STORM GREY
- 3 I/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- 2xI2 WOOD TRIM BOARD STORM GREY
- **(9)** (0) 2x8 WOOD TRIM BOARD - STORM GREY
- COLUMNS -LEDGESTONE VENEER GREY C/W 2x8 WOOD TRIM CLEAR SEAL
- STRUCTURAL WOOD CLAD BEAM CLEAR SEAL
- (4) 2x12 ABOVE 2x8 WOOD GABLE FASCIA CLEAR SEAL

THE SOLE PROPERTY OF BRONELT DEMBER ADDITIONS, AND MAY MOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASEL, COPPRIGHT INFRINGEMENT INCLUSES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CAMADA COPYRIGHT ACT R.S.C. 1970.							
DE TH CA	AS EREOF NADA	GAINS INTO	ED A ANY ROGHT	ND C MAT ACT	CNVE ERIAL R.S.O	RSIO FOR 197	N M N
ISSUED FOR	ADVISOR DESCN PANEL	KOROCT 23/17 PM					
à	M.D.	M.D.					
DATE	MAY 3, 2016	OCT. 17, 2017					
ISSUE	1	2					
	BINGONS AS HIR HUMAING DIBT, COMMINGS						
g	M.D.		L			L	L
£	IMC		L			L	L
DATE	OCT 17, 2017						
EV.	1						

	_
	7
	Т
	┙

DESIGN : M.D.	DRAWN:		DATE:	Oct. 20 17	SCALE :	3/92 = 1- <i>O</i> *	
CLIBNT: MORGAN CREEK HOLDINGS LTD.	PROJECT :	MULTI-FAMILY DEVELOPMENT	3315 MORGAN CREEK WAY, SURREY, B.C.	SHEET CONTENTS	APARTMENT '2'	BUILDING ELEVATIONS	

barnett dembek



PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

CLIENT NO. SHEET NO. AC-4.03 PROJECT NO. 15004 **(A)** 

APARTMENT '2'





STREET SIDE



ENTRY SIDE



THE SULE PROPERTY OF BOWNETT OF BOWNETT OF BOWNET OF BUSING WIGHLY OR IN PART WITHOUT LICENCE SEMBLY PROFESSION OF SIGNAT INFRINGEMENT INCLUDES IDEAS CANADA AND CONVERSION THEREOF INTO JAY MATERIAL FORM CANADA COPYRENT ACT R.S.C. 1970.						
ISSUED FOR						
ΒY						
DATE						
SSLE						
a.						
e,xo				L		L
W.				L		L
DATE						
REVN						



MILTI-FAMILY DEVELOPMENT 3375 MORGAN CREEK MAY, SURREY, B.C.

barnett dembek

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

CLIENT NO. SHEET NO. AC-6.1 PROJECT NO. REV. NO.



CA	HADA	COPY	MOCH	ACT	R.S.O	FOR 197	Ď.
NO.4 CENSSI	AIMISORY DESICN PANEL						
, 16	WD						
DATE	MAY3.2016						
anssı	1						
g							
NJO							
DATE							
REVA							

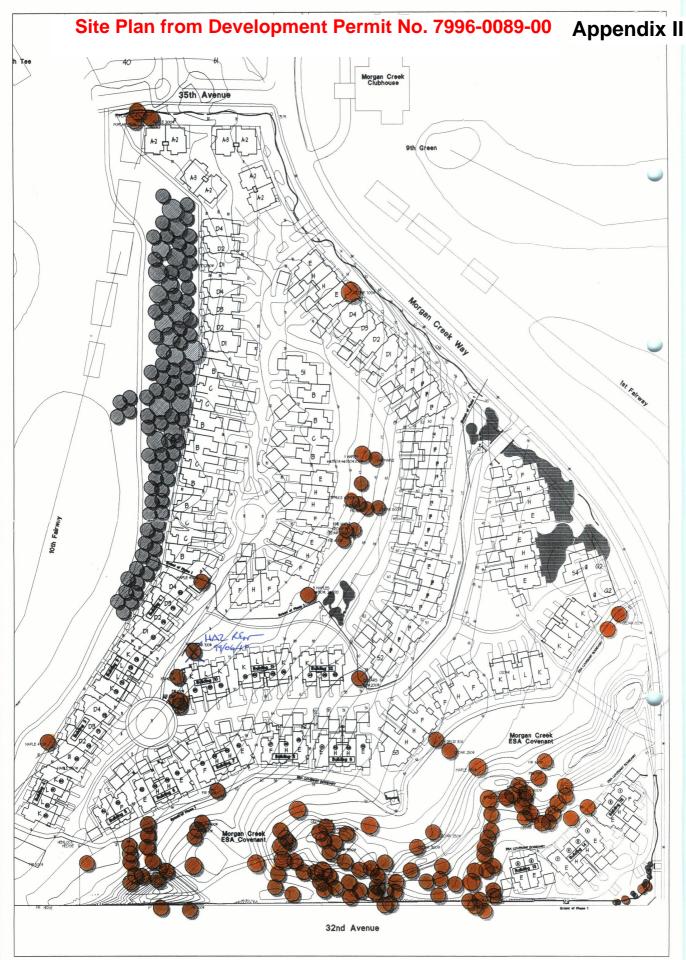
MLTI-FAMILY DEVELOPMENT 3315 MORGAN CREEK WAY, SURVEY, B.C. NEWS : 3D VIEWS CLIENT: MORGAN CREEK HOLDINGS LTD.

barnett dembek

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

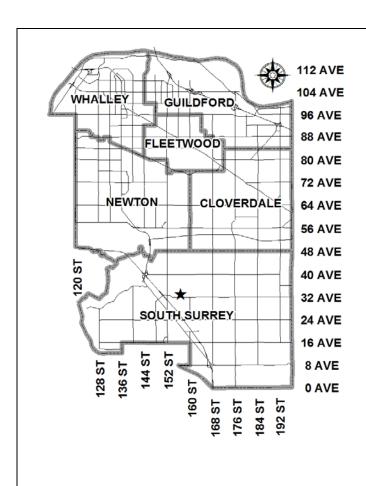
CUENT NO. SHEET NO. AC-6-2

PROJECT NO. ISOO4



Morgan Creek - Townhouse Development Existing Trees to be Retained

Scale 1" = 120'-0"



# Appendix III

# PLANNING & DEVELOPMENT REPORT

File: 7914-0255-00

Planning Report Date: March 6, 2017

#### PROPOSAL:

- NCP Amendment to introduce a new land use designation: Low-Density Apartments (3-Storeys)
- NCP Amendment from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
- Rezoning 3375 Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30 and a portion of 15711 – 32 Avenue from CD (By-law No. 13973) to RM-15 and RM-30
- Amending CD By-law No. 13973 to include a portion of 3375 Morgan Creek Way
- Development Permit
- Development Variance Permit

to allow for a lot line adjustment and the development of 46 townhouses and 51 apartment units.

LOCATION: 3375 - Morgan Creek Way and

15711 - 32 Avenue

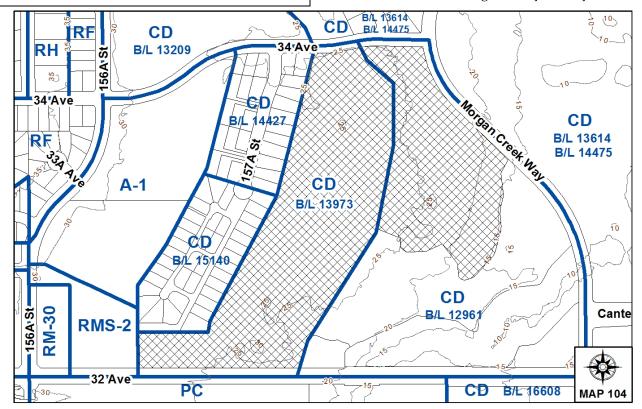
**OWNER:** Morgan Creek Holdings Inc.

**ZONING:** CD (By-law Nos. 12961 and 13973)

**OCP DESIGNATION:** Urban

NCP DESIGNATION: Golf Course and Clustering at

Single Family Density



# **RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for:
  - o Rezoning; and
  - o Amendment to CD By-law No. 13973.
- Approval to draft Development Permit No. 7914-0255-00.
- Approval for Development Variance Permit No. 7914-0255-00 to proceed to Public Notification.

#### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires the following amendments to the Rosemary Heights Central Neighbourhood Concept Plan:
  - Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density"
- The applicant is proposing to reduce the side yard setbacks of the RM-15 Zone and to reduce the front and side yard setbacks of the RM-30 Zone in certain locations.

#### **RATIONALE OF RECOMMENDATION**

- The proposal complies with the site's Official Community Plan (OCP) Designation.
- The proposal partially complies with the site's designation in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The townhouse component of the project occupies 75% of the site area, and will remain as Clustering at Single Family Density.
- The proposed amendments to the Rosemary Heights Central NCP have been requested in order to achieve the required land use designation and density for the proposed apartments, and to accommodate a proposed lot line adjustment between the golf course and the proposed development site.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low
  to high densities to meet the diverse needs and lifestyles of future residents and to achieve a
  balanced and integrated social structure". The apartment form offers a different product type
  which addresses specific housing stock supply and diversity and provides an opportunity for
  local residents to age in place.
- The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form.

• The project proposes a total of 97 units, which is moderately higher than the 79 units approved for the site under Development Permit No. 7996-0089-00 in 1996. However, because of the lot line adjustment with the golf course, the development site is being increased in size by 0.4 ha (1 acre). Consequently, the overall density of the project is 9 upa, which is a slight increase from the 8 upa approved under Development Permit No. 7996-0089-00.

- The apartment buildings are limited to three stories and with a proposed height of 12 metres (39 ft.), are below the maximum height of 13 metres (43 ft.) which is permitted under the RM-30 Zone. Furthermore, the top (third) floor has been set back significantly from the first two stories on both buildings to help reduce the massing of the building.
- The proposed variances are supportable as they are mostly side yard conditions or relate to internal lot lines between the proposed townhouse and apartment sites. The majority of the required building setbacks are proposed to be met or exceeded for the project.

#### RECOMMENDATION

The Planning & Development Department recommends that:

- a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (15) Zone (RM-15)" and to rezone Block C and Block D, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law No. 12961) and "Comprehensive Development Zone (CD)" (By-law No. 13973), respectively, to "Multiple Residential (30) Zone (RM-30)";
- a By-law be introduced to rezone Block E, as shown on the Survey Plan (Appendix IX) from "Comprehensive Development Zone (CD)" (By-law Nos. 12961) to "Comprehensive Development Zone (CD)" (By-law No. 13973), and to amend Comprehensive Development By-law No. 13973, by replacing the subdivision plan Schedule I with a new Schedule I (Appendix XI);
  - and a date be set for Public Hearing.
- 3. Council authorize staff to draft Development Permit No. 7914-0255-00 generally in accordance with the attached drawings (Appendix II).
- 4. Council approve Development Variance Permit No. 7914-0255-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
    - 4 metres (13 ft.) for Building 8; and
    - 6 metres (20 ft.) for Building 15.
  - (b) to reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9;
  - (c) to reduce the minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15;
  - (d) to reduce the minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16;
  - (e) to reduce the minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16;
  - (f) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2; and
  - (g) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.

- 5. 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 to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (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;
  - (h) registration of a "no-build" Section 219 Restrictive Covenant along the west portion of the townhouse site, and to notify future owners of the risks associated with living adjacent to the golf course, and to indemnify the City in relation to this; and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- 6. Council pass a resolution to introduce new land use designation: "Low-Density Apartments (3-Storeys)" in the Rosemary Heights Central Neighbourhood Concept Plan; and to redesignate portions of the land from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density".

Should Council have concerns about proceeding to Public Hearing, Council may select Option 2, discussed in the "Project Evaluation" section of this report, and refer the application back to staff to work with the applicant to achieve greater community support for the proposal.

# **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:** 

22 Elementary students at Morgan Elementary School 10 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

of 2019.

Parks, Recreation &

Culture:

No concerns.

# **SITE CHARACTERISTICS**

**Existing Land Use:** Vacant property and Morgan Creek Golf Course

# Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34 Avenue):	Single family dwellings	Suburban / N/A	CD (By-law Nos. 13614 and 14475)
East (Across Morgan Creek Way):	Morgan Creek Golf Course	Suburban / N/A	CD (By-law Nos. 13614 and 14475)
South:	Townhouse site (Deer Run)	Urban / Clustering at Single Family Density	CD (By-law No. 12961)
West:	Single family dwellings	Urban / Clustering at Single Family Density and Compact Single Family/Cluster	CD (By-law Nos. 14427 and 15140)

# **DEVELOPMENT CONSIDERATIONS**

# **Background**

• The subject site consists of two properties:

o The western property, at 15711 – 32 Avenue, is the Morgan Creek Golf Course (Fairway Nos. 10 and 11), is designated Urban in the Official Community Plan (OCP) and "Golf Course" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP)" and is zoned "Comprehensive Development Zone (CD)" (By-law No. 13973); and

- o The eastern property, at 3375 Morgan Creek Way, is a vacant lot at the corner of 34 Avenue and Morgan Creek Way, is designated Urban in the OCP and "Clustering at Single Family Density" in the Rosemary Heights Central NCP and is zoned "Comprehensive Development Zone (CD)" (By-law No. 12961).
- The golf course property is 7.39 hectares (18.3 acres) and the vacant property is 4 hectares (9.88 acres). The total site area is 11.39 hectares (28.18 acres).

# **Current Proposal**

- The applicant proposes a lot line adjustment between the Golf Course and the vacant lot (Appendix II). This lot line adjustment will require an amendment to CD By-law No. 13973 to reflect the new lot line.
- The lot line adjustment is proposed to allow one of the tee boxes for Fairway No. 10 to be located within the golf course property, as it is currently located on the adjacent (easterly) vacant lot, and to transfer surplus golf course land (to the east of the existing golf cart pathway) to the development site. This will increase the developable area of the subject site from 4.0 hectares (9.88 acres) to 4.4 hectares (10.8 acres).
- On the vacant property, the applicant proposes to develop 46 townhouse units and two 3-storey apartment buildings, containing a total of 51 units. The proposal requires rezoning to RM-15 for the townhouse portion of the site and RM-30 for the apartment portion of the site.
- An amendment to the Rosemary Heights Central NCP to redesignate a portion of the site from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course", and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density" is required to reflect this increase in density, and the lot line adjustment along the golf course (Appendix VIII).
- Development Permit No. 7914-0255-00, if approved, will replace the existing General Development Permit (No. 7996-0089-00) on the vacant property.
- Morgan Creek Holdings is the applicant and has been responsible for the design and development of the entire Morgan Creek Golf Course community.

#### Rationale for NCP Amendment

• The NCP designation of the vacant lot is "Clustering at Single Family Densities" (14.8 units per hectare or 6 units per acre), which would allow for a total of 60 units. However, a General Development Permit (No. 7996-0089-00), was approved in 1996 for the subject site and for the Deer Run townhouse development to the south with a total of 159 units: 80 at "Deer Run" (which have been constructed), and 79 units at "Pine Hurst" (the subject site) at an overall density of 20 units per hectare, or 8 upa.

• With the lot line adjustment, the development site is 4.4 hectares (10.8 acres) in area. The proposed increase in the number of units represents a density of 14.8 units per hectare (6 units per acre) for the proposed townhouses, and 42 units per hectare (17 units per acre) for the proposed apartments for a total overall density of 22.2 units per hectare (9 units per acre) across the site.

- The proposal requires the following amendments to the Rosemary Heights Central NCP:
  - o Introduce a new land use designation: "Low-Density Apartments (3-Storeys)"; and
  - Amendments from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)", and "Golf Course" and from "Golf Course" to "Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density".
- The NCP amendments are proposed in order to achieve the required land use designation and density to accommodate the proposed lot line adjustment and apartments. Most of the site will remain as Clustering at Single Family Density.
- The proposed apartments are reasonably low density (17 units per acre) and are requested by the applicant in response to changes in market demand, product differentiation and demographics.
- The height of the proposed apartments is limited to 3 storeys and is proposed to be 12 metres (39 ft.), which is 1 metre (3.3 ft.) above the maximum height of 11 m (36 ft.) which is permitted under the existing CD Zone (By-law No. 12961) and 1 metre (3.3 ft.) below the maximum height of 13 m (43 ft.) which is permitted under the proposed RM-30 Zone. The top (third) storey is also significantly setback from the first two stories, which helps to reduce the massing of the buildings.
- The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form density.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure".
- The applicant has indicated that there is demand from existing area residents for master-on-main, lock-and leave, low maintenance units with secure (underground) parking in this area.
- The apartment form offers a different product type which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.

#### PUBLIC CONSULTATION

# March 20, 2015 Public Information Meeting

• The applicant held a Public Information Meeting (PIM) on March 25, 2015 at the Morgan Creek Clubhouse at 3500 - Morgan Creek Way.

- Approximately 308 property owners were notified of the meeting. Although only 133 residents signed in at the meeting, approximately 200 residents are estimated to have attended.
- Attendees were invited to complete a comment sheet.
- Comments were received from 23 attendees, 9 of which were opposed to the proposed development.
- Some residents had comments regarding details of the design, however the main concern was about the apartment form and the proposed increase in density.

#### **Pre-Notification Letter**

Pre-notification letters were sent on December 8, 2016 to 308 households within 100 metres (328 ft.) of the subject site. To date, staff have received 3 letters, 22 emails and 5 phone calls as follows:

- 23 area residents expressed concern about the proposal. Of those, 6 expressed general concern with or opposition to the proposal, 15 were specifically opposed to the proposed apartment use, 1 was concerned about parking and 1 was concerned about the height of the proposed apartment building.
- 3 area residents expressed support for the proposal.
- 4 area residents had general questions about the proposal and did not express any concerns.

Staff also received a letter signed by 29 residents of Collingwood Crescent, 34 Avenue and 157A Street in opposition to the proposed apartment building form. The concerns identified through the pre-notification process and at the PIM held by the applicant, included character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses, parking, and the impact of the proposed development on surrounding property values.

As a result of the correspondence received by staff, the applicant was directed to hold a second PIM.

# February 1, 2017 Public Information Meeting

- A second PIM was held on February 1, 2017 at the Morgan Creek Clubhouse at 3500 Morgan Creek Way.
- Approximately 308 property owners were notified of the meeting. Although only 89 residents signed in at the meeting, approximately 150 residents are estimated to have attended.
- Attendees were invited to complete a comment sheet.
- Comments were received from 37 attendees. A summary of the responses is as follows:

o 48% of respondents support the project as a whole (including the mix of townhouses and apartments) with 43.2% opposed to the project and 8.1% expressing neither support nor opposition (neutral); and

- o 45.9% of respondents support the proposed apartment units with 40.5% opposed to the proposed apartment units and 13.5% expressing neither support nor opposition (neutral). Of those that oppose the apartment units, 80% would support a proposal for 100% townhouse units of a smaller size with the same number of overall units as is currently being proposed.
- The concerns identified by residents were similar to those raised through the pre-notification process. The following is a summary of the main issues raised by area residents at both PIMs; with staff comment noted in italics:
  - o increasing the density above the maximum 6 units per acre (14.8 units per hectare) that is permitted under the site's existing "Clustering at Single Family Densities" NCP designation;

The subject site is the last remaining undeveloped site within the Morgan Creek Golf Course community.

The proposed development largely fits into the site's existing NCP designation of "Clustering at Single Family Densities"; the NCP amendments are required only for the lot line adjustment and to permit the apartment land use and density at the north east portion of the site.

The density for the apartment portion of the site is 17 units per acre, which is effectively a townhouse density. A General Development Permit (No. 7996-0089-00) that was approved in 1996 for the subject site at an overall density of 20 units per hectare (8 units per acre). The overall density for the proposed townhouse and apartment mix is marginally higher than the density approved in 1996 under the General DP at 22.2 units per hectare (9 units per acre).

 Character and "fit" of the apartment building form relative to the surrounding single family dwellings and low-density townhouses.

The site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to a higher residential density. The apartment form offers a different product type which addresses specific housing stock supply and diversity and provides an opportunity for local residents to age in place.

Concentrating units within the apartment buildings provides more area for green space and landscaping.

Parking – concerns the proposal will add to on-street parking congestion in the area.
 Many residents pointed out that they already experience parking shortages along
 Morgan Creek Way during events and tournaments at the Morgan Creek Golf Course.

The elevation change and extensive landscaping between Morgan Creek Way and the proposed townhouse and apartment buildings makes parking along Morgan Creek Way to access the development inconvenient.

Although they are only required to provide 1.5 parking spaces for each apartment unit, the applicant is proposing to provide 2 parking spaces for each apartment unit. The applicant is proposing to provide 194 resident parking spaces for the townhouse and apartment units, exceeding the By-law requirement of 169 resident parking spaces by 25 spaces. The applicant is also proposing to provide 53 visitor parking spaces, well in excess of the By-law requirement of 19 visitor spaces.

Traffic – concerns that adding more people to the area will increase traffic, specifically along 32 Avenue.

The proposed development will produce approximately 55 to 60 vehicular trips in the peak hour.

32 Avenue is an arterial road that will ultimately be widened to 5 lanes (2 travel lanes in each direction) to provide additional capacity. Currently, the widening of 32 Avenue, from 154 Street/Croydon Drive to 160 Street, is in the City's 10 Year Servicing Plan as a long term project (7-10 years).

o The proposal will devalue the existing properties in the neighbourhood.

From a Planning perspective, individual property values are not a key consideration in the review of proposed development. Irrespective of current property values, the development proposal meets the City's long-terms goals of balanced and integrated social structures, vibrant and diverse communities and ageing in place.

• Staff received a petition with 22 signatures from residents of the Deer Run development who are concerned about the height of the proposed buildings along the Deer Run interface, given the fact that the grade of the subject site is higher than that of Deer Run.

Townhouse units were always envisioned along the Deer Ruin interface. The units will be higher than the Deer Run units because of the existing grade of the subject site. The proposed height of the townhouse units, at 10.2 metre (33 ft.) is below the maximum height of 11 m (36 ft.) which is permitted under both the existing CD Zone (By-law No. 12961) and the proposed RM-15 Zone.

The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.

Non-bylaw size, decorative trees were planted on the subject site when Deer Run was developed. Although these trees are not protected by bylaw, they are proposed to be retained.

#### PROJECT EVALUATION

• The community is essentially split in its view of the proposed development, with a slight leaning towards support for the project. As the project involves an amendment to the approved NCP, there are two options available for Council's consideration:

**Option 1:** Advance the project to Public Hearing to hear directly from area residents.

<u>OR</u>

**Option 2:** Refer the project back and direct staff to work with the applicant to achieve greater community support for the proposal.

- This application proposes an NCP amendment. Many area residents have reservations about the proposed apartment building form and wish to see a development form that is in keeping with the approved NCP. In response to these concerns, the applicant has designed the buildings so that they are in keeping with the character of Morgan Creek.
- The applicant has responded to concerns about the building form of the proposed apartment buildings by:
  - o setting the top (third) storey back significantly from the first two stories on both buildings;
  - providing a generous 7.5 metre (25 ft.) wide landscape buffer and setting the apartment buildings back a minimum of 9.0 metres (30 ft.) along Morgan Creek Way; and
  - o by retaining the existing 7.5 metre (25 ft.) tall hedge along 34 Avenue.
- The Rosemary Heights Central NCP advocates for "a variety of housing types ranging from low to high densities to meet the diverse needs and lifestyles of future residents and to achieve a balanced and integrated social structure". There is a public benefit in allowing this application to proceed, including increasing housing stock diversity within this area of Surrey and providing an opportunity for area residents to age in place, both of which are desirable Planning objectives and help contribute toward ensuring complete communities.
- The proposed NCP amendments are required to achieve the apartment land use designation and density and to accommodate the proposed lot line adjustment. Approximately 75% of the site will remain as Clustering at Single Family Density, in accordance with the existing NCP designation. The apartments are proposed at a low density (17 units per acre / 42 units per hectare), and the site's location at the easternmost edge of the Rosemary Heights Central NCP area, with golf course lands on either side (to the east and west) lends support to the apartment building form.

# **Conclusion**

Based on the above, staff is of the view that there is sufficient merit to the proposal, and accordingly, recommends that Council approve Option 1, to allow the application to proceed to Public Hearing.

#### DESIGN PROPOSAL AND REVIEW

# Access, Pedestrian Circulation & Parking

- The applicant is proposing to split the subject site into two separate development sites: one for the townhouse units and one for the apartment buildings. This will ensure that separate stratas can address the different aspects of each building type.
- Two points of access are proposed from Morgan Creek Way for the overall project: one drive aisle is proposed to the south of the apartment site and the other is proposed in between the two apartment buildings. Both drive aisles feature central landscape dividers and gatepost elements. Shared access easements are required between the two sites.
- 194 resident parking spaces are proposed, exceeding the By-law requirement of 169 resident parking spaces, based on 1.5 parking spaces per apartment unit and 2 parking spaces per townhouse unit. In addition, each townhouse unit is proposed to have a parking apron that can accommodate another 2 parking spaces.
- 53 visitor parking spaces are proposed, exceeding the By-law requirement of 19 visitor spaces.
- In total, 247 resident and visitor parking spaces are proposed to be provided with an additional 92 parking spaces within the driveways of the townhouse units.
- Generous front yards and open spaces between buildings results in an open and extensively landscaped site while pedestrian pathways throughout the site provide connectivity and circulation within.

#### Deer Run Interface

- The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.
- Non-bylaw size, decorative trees were planted on the subject site when Deer Run was
  developed. Although these trees are not protected by by-law, they are proposed to be
  retained.
- Where necessary, a landscaped, low, and in some instances tiered retaining wall is provided to increases the aesthetic buffering between the subject site and the Deer Run development.
- No vehicular access between Deer Run and the subject site is proposed, therefore ensuring privacy and maximizing the opportunity for landscaping between the developments.
- Townhouse units are proposed adjacent to Deer Run. The proposed apartment buildings have been deliberately sited away from Deer Run, along Morgan Creek Way, across from the Morgan Creek golf course Clubhouse and parking lot.

# Morgan Creek Way Interface

• The two apartment buildings have the majority of their frontage along Morgan Creek Way. A generous, 7.5 metre (25ft.) wide landscape buffer is proposed along Morgan Creek Way. This, combined with a total 9.0 metre (30 ft.) building setback, provides for a sensitive integration of the apartments within the Morgan Creek community, and to emphasize the parkway entrance into the community. The two-storey Clubhouse and parking lot are located on the east side of Morgan Creek Way.

# **Golf Course Interface**

- The applicant retained Donald V.S. Duncan to provide an independent third-party assessment of the safety, architectural design and landscape layout of the proposed townhouse development in relation to the interface with the golf course.
- The applicant has modified the architectural and landscape design as follows, in accordance with the consultant's recommendations:
  - o A 7.5 metre (25 ft.) building setback is provided for the townhouses that back onto the Morgan Creek golf course. These large, detached units have an "angled" orientation, which is designed to reduce the impact of errant golf balls from Fairway 10;
  - o The majority of the existing trees between the golf course and the proposed residential development are proposed to be retained; and
  - Approximately 30 new trees are proposed to be planted on the subject site, along the golf course interface. In addition, landscaping is proposed at the rear of the individual units and between units along the golf course.
- In order to help protect the City from future liability related to the golf course operations and future homes, a Section 219 Restrictive Covenant will be registered to notify future owners of the risks associated with living adjacent to a golf course and to indemnify the City of this liability.

#### 34 Avenue Interface

- The shortest leg of Apartment Building 2 fronts 34 Avenue. The existing 7.5 metre (25 ft.) tall hedge along 34 Avenue is proposed to be retained, which effectively screens the first two floors of the building.
- There is one single family dwelling adjacent to the proposed apartment site, on the opposite (north) side of 34 Avenue. The home fronts Collingwood Crescent with very few window openings on 34 Avenue and a tall hedge along its south property line. The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).

# **Amenity Space**

• The Zoning By-law requires that 291 square metres (3,132 sq. ft.) of both indoor and outdoor amenity space be provided for this project, based on 3 square metres (32 sq. ft.) per dwelling unit.

- The Morgan Creek Golf Course Clubhouse amenity building is located across 34 Avenue and Morgan Creek Way, just east of the subject site. A Section 215 covenant is registered on the title of the subject site and the Deer Run townhouse site to the south, which provides for access to this indoor amenity space for residents of both sites.
- In addition to use of the Clubhouse amenity space, the applicant is proposing to provide a 139 square metre (1,496 square foot) indoor amenity building, consisting of an exercise area, washrooms and a lounge, on the subject site.
- The applicant is proposing to provide 2,570 square metres (27,663 square feet) of outdoor amenity space. The outdoor amenity spaces are located throughout the site and include open, landscaped areas, trellised seating areas, walking paths, a children's play area, a gas fire pit, a decorative water fountain, and BBQ and picnic areas including a covered pavilion.

# Landscaping

- Landscaping includes a mix of trees, shrubs, grasses, perennials and ground cover.
- 300 trees are proposed to be planted on the site, including a mix of maple, dogwood, western red cedar, mountain ash, oak, cypress, cherry, and locust.
- Other plantings include a variety of flowering shrubs, grasses, ground covers and perennials such as lavender, sage and thyme and are used to soften the hard surfaces of the site, mark walkways and driveways and help define the transitions between private and semi-private spaces.
- Undersized, decorative trees were planted on the subject site when the Deer Run townhouses
  were developed. Although these trees are not protected by By-law, they are proposed to be
  retained. Where necessary a landscaped, low, and in some instances tiered retaining wall is
  provided to increase the aesthetic buffering between the subject site and the Deer Run
  townhouse site to the south.
- The existing hedge along 34 Avenue is proposed to be retained. Additional hedging is also proposed.
- Generous landscaping is proposed along Morgan Creek Way to emphasize the parkway entrance to the community. Low, open, cultured stone walls are provided to define the front yard of each unit along Morgan Creek Way and designate between public and private spaces.
- An entry feature, comprised of cultured stone and concrete, is proposed at the southerly site
  entrance on Morgan Creek Way. In addition, central landscaped dividers and gatepost
  elements are proposed for both site entrances.

• Decorative pavers are proposed at the site's entrance, at the intersection of drive aisles and within visitor parking spaces.

• A pedestrian pathway allows for circulation through the site and connection to the City sidewalk.

#### Townhouses

- The townhouse site is 3.2 hectares (7.8 acres) in area, fronting Morgan Creek Way. The Morgan Creek golf course is directly to the west of the site and the Deer Run townhouse development is located directly south of the site.
- Of the 46 proposed townhouse units, 45 contain three-bedrooms and 1 contains five-bedrooms. The typical unit size is 306 square metres (3,297 square feet), including basements. The exception is the one proposed 5-bedroom unit, which is 540 square metres (5,814 square feet). The townhouse units are provided within 23 buildings in detached, duplex, 3-plex and 4-plex forms.
- 28 of the 46 units are proposed to be master-on-main type units.
- The units that interface with the Deer Run townhouses to the south are side unit conditions, which minimizes privacy and overlooking concerns as the units are oriented east-west and not north-south.
- The townhouses that back onto the Morgan Creek golf course are large, detached units that are oriented to reduce the impact of errant golf balls from Fairway 10.
- The overall design of the project follows a contemporary West Coast theme.
- Exterior building cladding consist of Hardi panel siding (warm grey and taupe), horizontal
  Hardi plank siding (warm grey and taupe), vinyl windows (dark brown), manufactured stone
  facing (grey), dark wood columns and trims and "cedar-look" synthetic roof shingles.
  Balconies, finished with dark aluminum railings and tempered glass, are provided for each
  unit.
- All of the units are proposed to have side by side double garages. Additionally, the parking
  aprons provided for each garage are sufficient in size to allow an additional 2 cars to be parked
  within them.
- The golf course will not be altered in any way. The cart path will continue to be the divide between the golf course and the proposed residential development on the subject site.

#### <u>Apartments</u>

- The apartment site is 1.1 hectares (2.7 acres) and fronts both Morgan Creek Way and 34 Avenue. The proposed townhouse units are located to the south of the apartment buildings and the Morgan Creek golf course is located to the west.
- The apartments are proposed in response to a call from the neighbourhood for master-onmain, lock-and leave, low maintenance units with secure (underground) parking.

• The apartment units are contained within two buildings and range in size from 111-214 square metres (1,200-2,300 square feet). 47 of the units are two-bedrooms and 4 units are three-bedrooms.

- The proposed large single story units provide an opportunity for existing residents to downsize while remaining in the community. Further, these units are accessible in the following ways:
  - The underground parking garage is graded such that it is free from steep ramps and other barriers to accessibility. The underground parking garage is linked to the buildings by an elevator;
  - Most units have kitchens and bathrooms that are large enough to be wheelchair friendly; and
  - o Access to the large, private outdoor patios is barrier-free.
- The apartment buildings are limited to three stories. With a proposed height of 12 metres (39 ft.), they are 1 metre (3.3 ft.) above the maximum height of 11 m (36 ft.) which is currently permitted under the existing CD Zone (By-law No. 12961) and 1 metre (3.3 ft.) below the maximum height of 13 m (43 ft.) which is permitted under the proposed RM-30 Zone.
- The top (third) storey on both apartment buildings is set back significantly from the first two stories.
- The west-coast aesthetic of the building is reminiscent of the design of the Morgan Creek Clubhouse and commercial property on 34 Avenue and Rosemary Heights Drive.
- The applicant for the subject application, Morgan Creek Holdings, and the proposed builder, Genex, are responsible for building the Morgan Creek community. The proposed building materials, architectural design and character are in keeping with the high-quality and standards of Morgan Creek.
- Exterior building cladding consist of horizontal fiber-cement plank siding (light grey), fiber-cement panel siding (off white), dark grey wood and window trim, manufactured stone facing (grey) and wood columns, soffits and beams. Large balconies, finished with dark aluminum railings and tempered glass, are provided for each unit. Off-centre roof gables provide visual interest at the roof line and contribute towards the overall west-coast aesthetic.
- Top floor decks are large and stretch beyond the sides and face of the deck and patio below.
- Windows form floor to ceiling glass walls on the rear of the decks where they flank the main living areas within the units, providing ample natural light.
- 2 underground parking spaces are provided for each apartment unit, which exceeds the required rate of 1.5 parking spaces per unit.

#### **TREES**

 Mike 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 Cott	tonwood	d Trees	
Alder	17	7	17	0
Cottonwood	15	5	15	0
	<b>Deciduo</b> Alder and		s wood Trees)	
Paper Birch	4	ļ-	4	О
Big Leaf Maple	12	4	14	0
Willow	1		1	0
	Conifero	us Tree	s	
Douglas Fir	13	3	6	7
Western Red Cedar	7		7	0
Spruce	1		1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	O	33	7	
Additional Retained Non-By-la Sized Trees	ıw-		17	
<b>Total Replacement Trees Prop</b> (excluding Boulevard Street Trees	300			
Total Retained and Replaceme Trees	324			
Contribution to the Green City	N/A			

- The Arborist Assessment states that there are a total of 40 protected trees on the site, excluding Alder and Cottonwood trees. 32 existing trees, approximately 44% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 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.
- Table 1 includes an additional 17 undersized (non-By-law-sized) trees along Morgan Creek Way, which are proposed to be retained.
- 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 98 replacement trees on the site. The applicant is proposing 300 replacement trees, exceeding City requirements.

• The new trees on the site will consist of a variety of trees including maple, dogwood, western red cedar, mountain ash, oak, cypress, cherry, and locust.

• In summary, a total of 324 trees are proposed to be retained or replaced on the site.

# SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 14, 2017. 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
Sustainusinty Criteria	Sustainable Development reacures summary
1. Site Context & Location (A1-A2)	The subject site is located within the Rosemary Heights Central NCP.
	The proposed development is in compliance with the OCP.
	An NCP amendment is proposed.
2. Density & Diversity (B1-B7)	• Permitted gross density is 14.8 uph (6 upa).
	• Proposed gross density is 22.3 uph (9 upa).
	• A mix of 46 ground-oriented townhouses and 51 apartment units are proposed.
	A central rose garden is proposed within the development.
3. Ecology & Stewardship (C1-C4)	Stormwater is proposed to enter the existing detention / habitat pond prior to being discharged into Titman creek.
	• Tree replacement proposed on the site (300 replacement trees) equates to a 350% increase in tree canopy cover.
	Extensive landscaping is proposed.
	Composting areas will be provided on-site.
	Composting and recycling pickup will be made available to residents.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	8 of the proposed units are accessible and adaptable.
	Indoor and outdoor community gathering spaces are proposed.
6. Green Certification (F1)	• N/A

File: 7914-0255-00 Page 20

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness	The applicant has held 2 Public Information Meetings with
(G1-G4)	existing residents and has reasonably addressed concerns
	raised through the Planning and design process.

### ADVISORY DESIGN PANEL

The apartment portion of the proposal was presented to the Advisory Design Panel (ADP) on May 12, 2016. The Panel was generally supportive of the form and massing, including the horizontality of the buildings and in the off-centre gables. The panel had some comments relating primarily to the exterior finishes and the landscaping design. These comments will be addressed by the applicant prior to consideration of Final Adoption.

### **BY-LAW VARIANCE AND JUSTIFICATION**

- (a) Requested Variances:
  - Reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
    - o 4 metres (13 ft.) for Building 8; and
    - o 6 metres (20 ft.) for Building 15.
  - Reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9.
  - Reduce the minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15.
  - Reduce the minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16.
  - Reduce the minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16.
  - Reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2.
  - Reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.

## Applicant's Reasons:

• The reduced setbacks will allow for Buildings 16-23 to be sited on an angle to the golf course in order to reduce the impact of errant golf balls from Fairway 10.

File: 7914-0255-00 Page 21

• 3 of the 6 proposed setback variances relate to the internal lot line between the proposed townhouse and apartment sites which, although they will be separate legal lots with separate stratas, will effectively function as one site.

 The proposed setbacks allow room for increased visitor parking and double car parking aprons.

### **Staff Comments:**

- Proposed setback reductions along the Deer Run interface apply to 3 specific points at which the angle of the buildings relative to the jog in the property line results in a reduced setback. In all 3 cases, these are side yard conditions and the reduced setback is only for a single point (corner) of the building.
- Due to the nature of the proposed setback reductions and the generous landscaping proposed along the Deer Run interface, the proposed setbacks do not negatively impact adjacent units within the Deer Run development.
- The setback reductions that relate to Buildings 9 and 16 relate to the internal lot line between the proposed townhouse and apartment sites. Because the site will function as one, despite separate legal lots and stratas, the setbacks required under the RM-15 Zone are effectively maintained.
- A reduction in the west setback for Apartment Building 2 is supportable as it is a side yard condition and the neighbouring property is the golf course and a reduced setback will not negatively affect its functioning. The tee box on Fairway 10 is located forward in relation to the apartment building, so there is no risk of errant golf balls striking the side of the building.
- The proposed setbacks along 34 Avenue provide sufficient space for the retention of the existing 7.5 metre (25 ft.) tall hedge, which will effectively screen the first 2 stories of the building.
- There is one single family dwelling adjacent to the proposed setback, on the opposite (north) side of 34 Avenue. The home fronts Collingwood Crescent with very few window openings on 34 Avenue and a tall hedge along its south property line. The separation between the face of the proposed apartment building along the south side of 34 Avenue and the existing single family dwelling along the north side of 34 Avenue is approximately 30 metres (100 ft.).
- The 4.5 metre setback to the building face also allows enough space for outdoor patios and decks for each unit.

File: 7914-0255-00 Page 22

## **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 Subdivision Layout, Site Plan, Building Elevations, Landscape Plans

and Perspective

Appendix III. Engineering Summary
Appendix IV. School District Comments

Appendix V. Summary of Tree Survey and Tree Preservation Appendix VI. ADP Comments and Applicant's Response

Appendix VII. NCP Plan (Current) Appendix VIII. NCP Plan (Proposed) Appendix IX. Rezoning Block Plan

Appendix X. Development Variance Permit No. 7914-0255-00 Appendix XI. Amended Schedule I, CD By-law No. 13973

## **INFORMATION AVAILABLE ON FILE**

• Morgan Creek Golf Course Interface Study prepared by Donald V.S. Duncan, dated August 24, 2015.

original signed by Ron Hintsche

Jean Lamontagne General Manager Planning and Development

TH/da

## <u>Information for City Clerk</u>

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

ı. (a) Agent: Name: Maggie Koka

Aplin & Martin Consultants Ltd.

Address: 13450 - 102 Avenue, #1680

Surrey, BC V<sub>3</sub>T <sub>5</sub>X<sub>3</sub>

2. Properties involved in the Application

(a) Civic Address: 3375 - Morgan Creek Way

15711 - 32 Avenue

(b) Civic Address: 3375 - Morgan Creek Way
Owner: Morgan Creek Holdings Inc.

PID: 023-803-843

Lot 2 Section 26 Township 1 New Westminster District Plan LMP33686

(c) Civic Address: 15711 - 32 Avenue

Owner: Morgan Creek Holdings Inc.

PID: 025-185-039

Lot A Section 26 Township 1 New Westminster District Plan LMP51807

- 3. Summary of Actions for City Clerk's Office
  - (a) Introduce By-laws to rezone a portion of the site and amend CD By-law No. 13973.
  - (b) Proceed with Public Notification for Development Variance Permit No. No. 7914-0255-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## **DEVELOPMENT DATA SHEET**

Proposed Zoning: RM-15 (Townhouses)

Requir	ed Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA*	(in square metres)		
Gross Tota			
Ro	ad Widening area		
	developable area		31,786 m²
Net Total			
LOT COVERAGE	(in % of net lot area)		34%
	& Structures		25%
Paved & H	ard Surfaced Areas		59%
Total Site	Coverage		
SETBACKS ( in m	etres)		
Front (Mo	rgan Creek Way)		11.3 M
Rear (Golf	Course)		5.3 m
Side #1 (No	orth)		4.1 m
Side #2 (So	outh)		4.2 M
Side #3 (Ea	ast)		2.9 m
BUILDING HEIGI	HT (in metres/storeys)		
Principal	, , , , , , , , , , , , , , , , , , , ,		10.2 m / 3 storey
Accessory			4.3 m / 1 storey
NUMBER OF RES	IDENTIAL UNITS		
Bachelor			
One Bed			
Two Bedro	oom		
Three Bed	room +		46
Total			
FLOOR AREA: Ro	esidential		
FLOOR AREA: Co	ommercial		
Retail			
Office			
То	tal		
FLOOR AREA: In	dustrial		
FLOOR AREA: In	stitutional		
TOTAL BUILDIN	C EI OOD ADEA		17.482 m²
TOTAL BUILDIN	G PLOOK AKEA		17,482 m²

<sup>\*</sup> 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)		14.47 uph / 5.85 upa
FAR (gross)		
FAR (net)		0.55
AMENITY SPACE (area in square metres)		
Indoor	О	138
Outdoor	138	2,570
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	92	92
Residential Visitors	9	35
Institutional		
Total Number of Parking Spaces	101	127
Number of accessible stalls		
Number of small cars	35	0
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES

## **DEVELOPMENT DATA SHEET**

Proposed Zoning: RM-30 (Apartments)

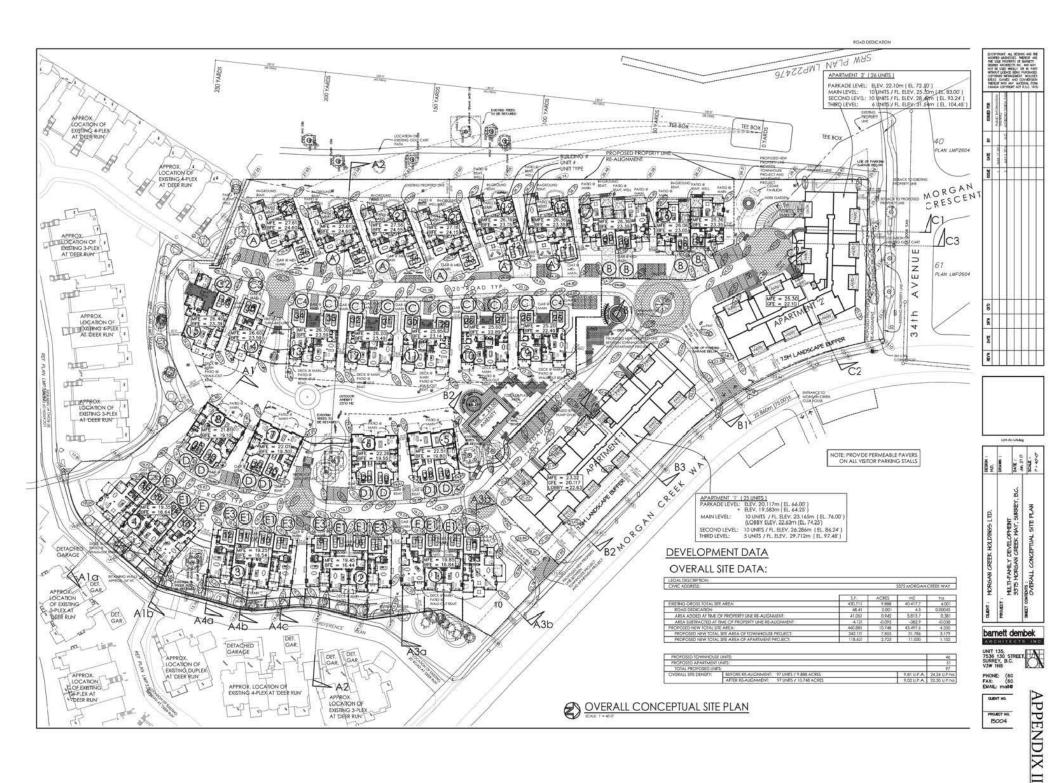
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		11,020 m <sup>2</sup>
Net Total		
LOT COVERAGE (in % of net lot area)		36%
Buildings & Structures		26%
Paved & Hard Surfaced Areas		62%
Total Site Coverage		
SETBACKS (in metres)		
Front (34 Avenue)		3.6 m
Rear		7.5 m
Side #1 (East- Morgan Creek Way)		10.3 M
Side #2 (West)		5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		12 m / 3 storey
Accessory		12 III / 3 Storey
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		47
Three Bedroom +		4
Total		51
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		9,061 m²

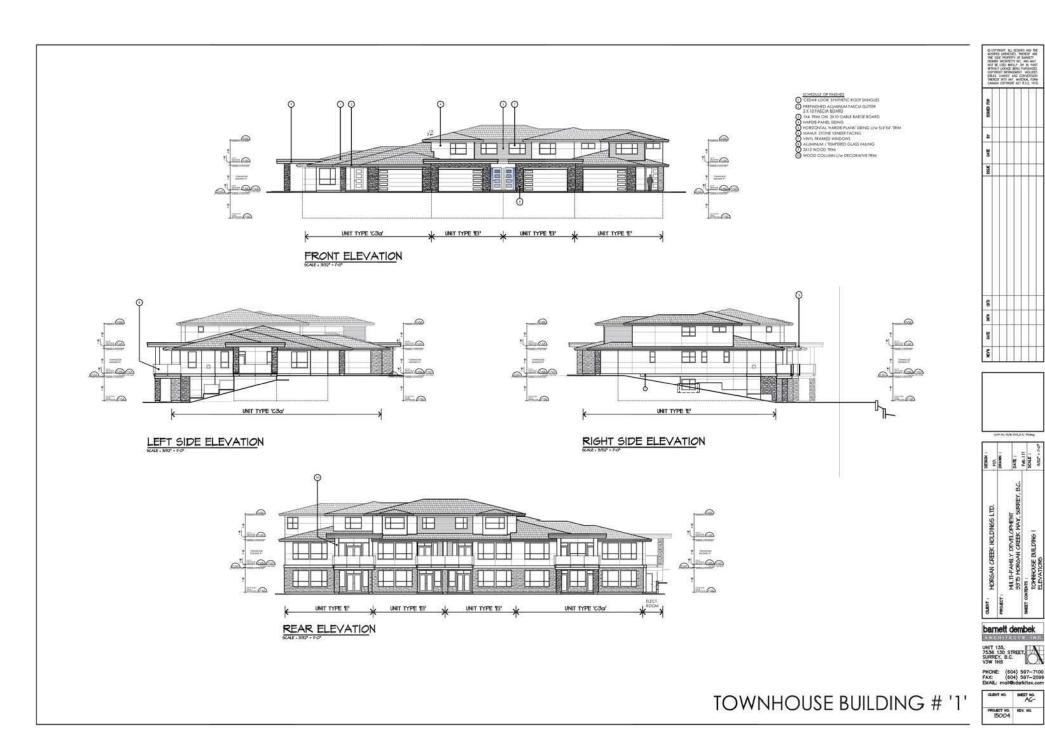
<sup>\*</sup> If the development site consists of more than one lot, lot dimensions pertain to the entire site.

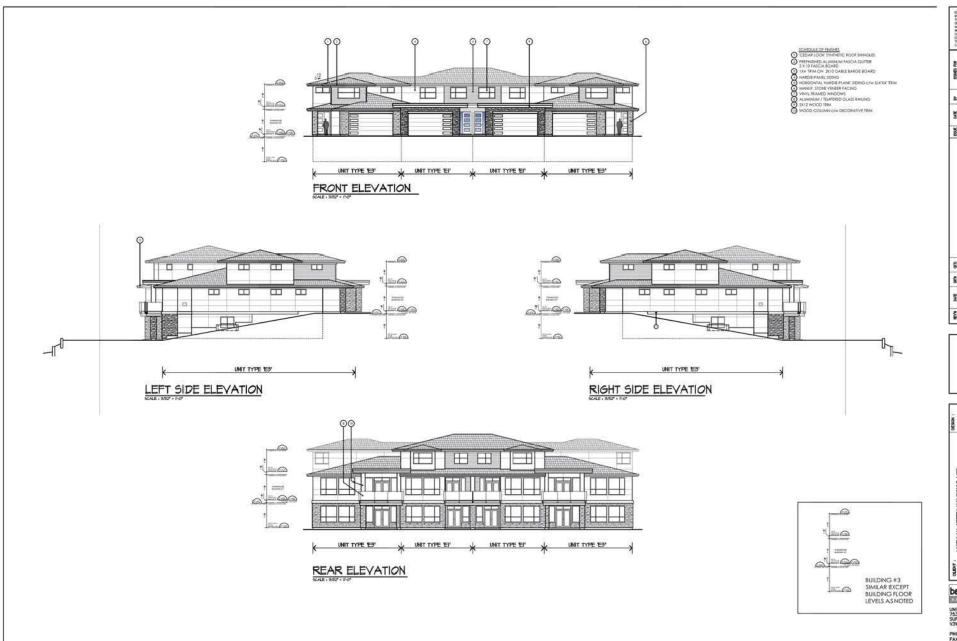
# Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		46.28 uph / 18.7 upa
FAR (gross)		
FAR (net)		0.82
AMENITY SPACE (area in square metres)		
Indoor	О	138
Outdoor	153	2,570
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	71	94
3-Bed	6	8
Residential Visitors	10	18
Institutional		
Total Number of Parking Spaces	87	120
Number of accessible stalls	0	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	YES







TOWNHOUSE BUILDINGS # '2' & '3'

SSUED FOR					
ò	L	L	L	L	ļ
DATE					
BSSE					
8					
8					
DATE					
NEW					

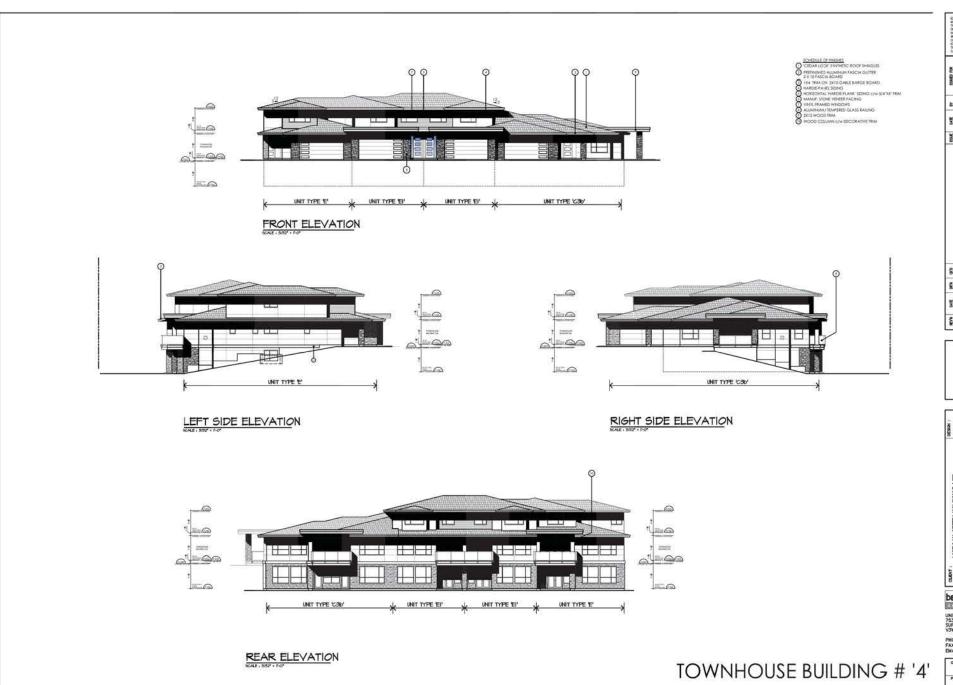
RISAN CREEK HOLDINGS LTD.	HD.
	CRAWN
THEAMLY DEVELOPMENT IS MORGAN CREEK WAY, SURVEY, B.C.	DATE:
	PABILIT
NHOUSE BUILDINGS '2' 4 3"	3037 - 1-0*

CUDIT:	MORSAN CRITIC HOLDINGS LTD.
PROJECT	
	MUTI-FAMILY DEVELOPMENT 33'TS MORGAN CREEK WAY, SURREY, B.C.
SHEET CONTENT	IDAS:
	TOWNHOUSE BUILDINGS '2' ¢ 9' H EVATIONS

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

сывит но. знеет но.



GOOTMONT ALL RESIDES AND SEC.

SHE SOUR RESIDENCE OF SHIRLER

SHE SOUR RESIDENCE OF SHIRLER

SHIP SOUR RESIDENCE OF SHIRLER

SHIP SOUR RESIDENCE OF SHIRLER

SHIP SHIP SHIP SHIP SHIP SHIP SHIP

SHIP SHIP SHIP SHIP SHIP

SHIP SHIP SHIP SHIP

SHIP SHIP SHIP

SHIP SHIP

SHIP SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

SHIP

00\* AC-80% EM, E.S. TRANS

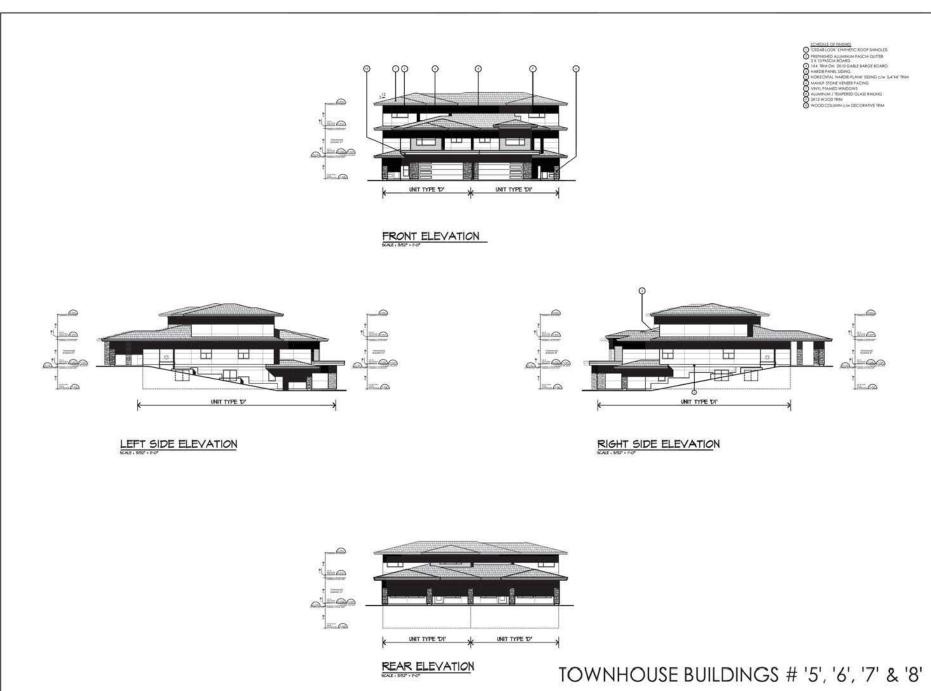
| MORGAN CREEK HOLDINGS LTD. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. | 140. |

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mal@bdarkitex.com

PROJECT NO. SHEET NO. ACPROJECT NO. 15004



COMPARE AL SEDEN ARE AS ELECTRONS OF THE CONTROL OF

COS AC SUB-SIA, EL TRANS

CONTRACTOR TO THE

HORGANI CREEK MOLDINGS LTD.

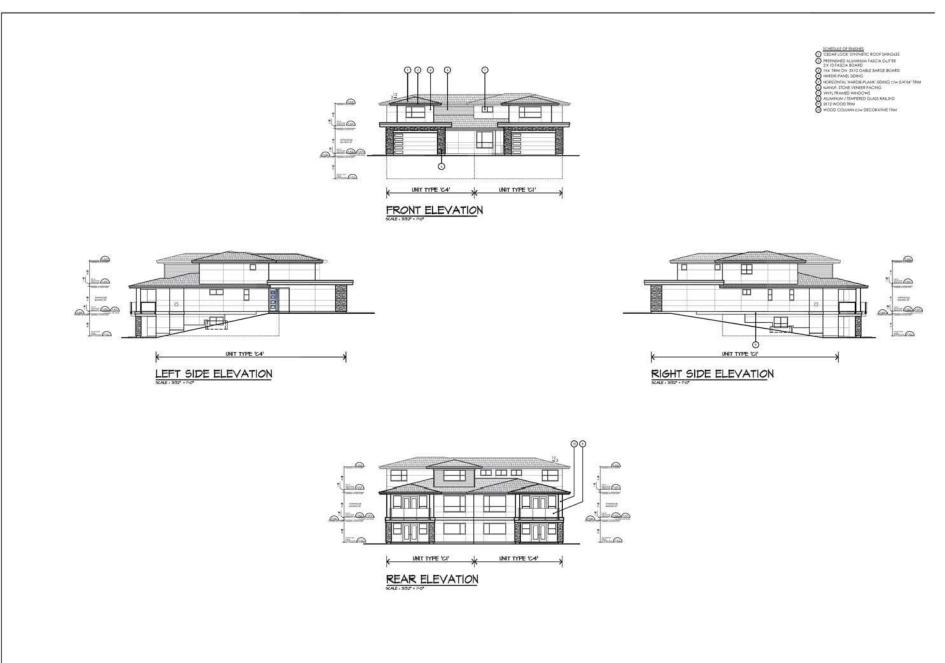
HALTI-FANETY DEVELOPEBIT
BASTE MORGANI CREEK MAY, SINREE, B.C.
BASTE MORGANI CREEK MAY, SINREE, B.C.
BASTE MORGANI CREEK MAY, SINREE, B.C.
BASTE TOWNS STREEK B.C.
BASTE

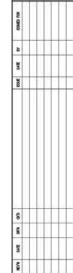
barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mal@bdarkitex.com

CLIDIT NO. SHEET NO. AGPROJECT NO. REV. NO. 15004



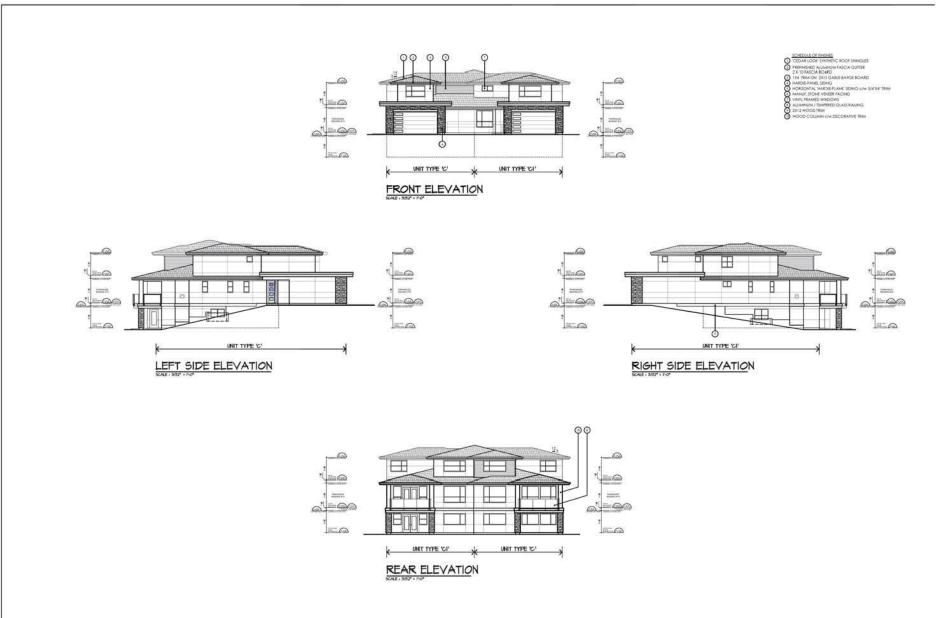


TALIN-EMBLY DEVELOPHENT 39TO HORSAN CREEK WAY, SIRREY, B.C., 39TO HORSEN DILIDINGS 9 4 13 ELEVATIONS ALDIT : MORGAN CREEK HOLDINGS LTD.

barnett dembek

AC-PROJECT HO. HEV. NO. 15004

TOWNHOUSE BUILDINGS '9' & '13'



TOWNHOUSE BUILDINGS '10' , '11' & '12'

2000	SSAED FOR	AS HOUSE HADE	F DOD SHT SH GARN CARN COSP	MI ANT	MO C WALT	ENA R.S.
7888	16	-	H	H	H	H
				L		
	NS N					
	e					
	8					
Š.	DATE					
	NEV)			H	H	

	- 1
	- 1
	- 1
	- 1
	- 1
	- 1

COT-NC ROW-SOT, ET-THANS

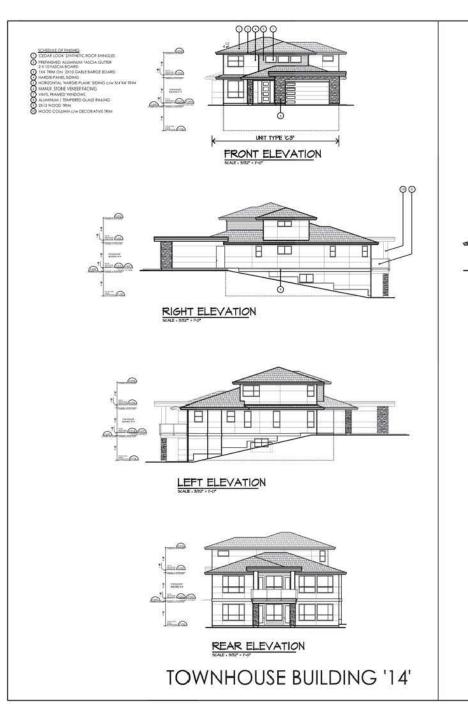
" MORSAN CREEK HOLDINGS LTD.	HD.
10 mm 1 m	DRAWN
MULITAMILT DEVELOPTEN 3375 MORGAN CREEK WAY, SURREY, B.C.	DATE
	Lagran I
TOWNFOUSE BUILDINGS 10, II ¢ 12	SOULE .

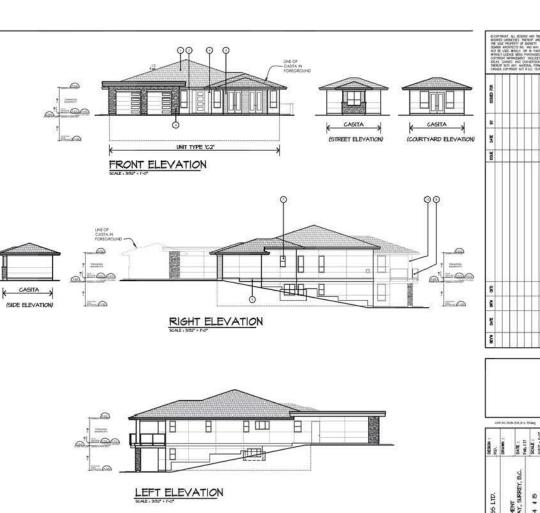
barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-710 FAX: (604) 597-209 EMAIL: mail@bdarkitex.com

GLIENT NO. SHEET NO. AC-PROJECT NO. HEX. NO. 15004







**TOWNHOUSE BUILDING '15'** 

ACTION OF THE WAY SHEET, B.C.

MILITANALY DEVALORES LTD.

MILITANALY DEVALORES TO SHEET, B.C.

SHET CONTROL

SHET

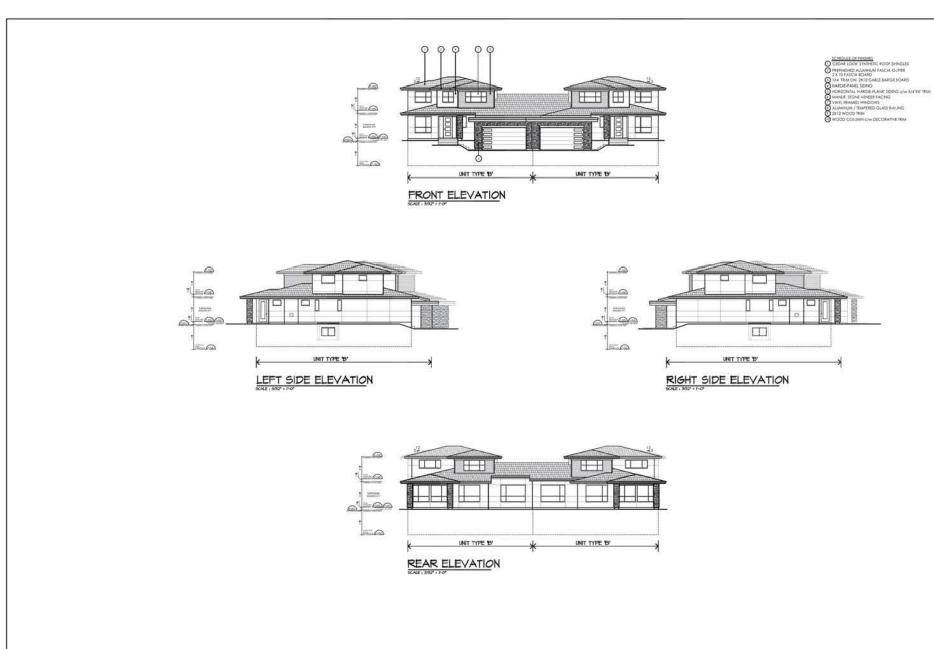
UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2095 EMAIL: mail@bdarkitex.com

GUENT NO. SHEET NO.

ACPROJECT NO. MEY, NO.

15004



TOWNHOUSE BUILDINGS '16' & '17'

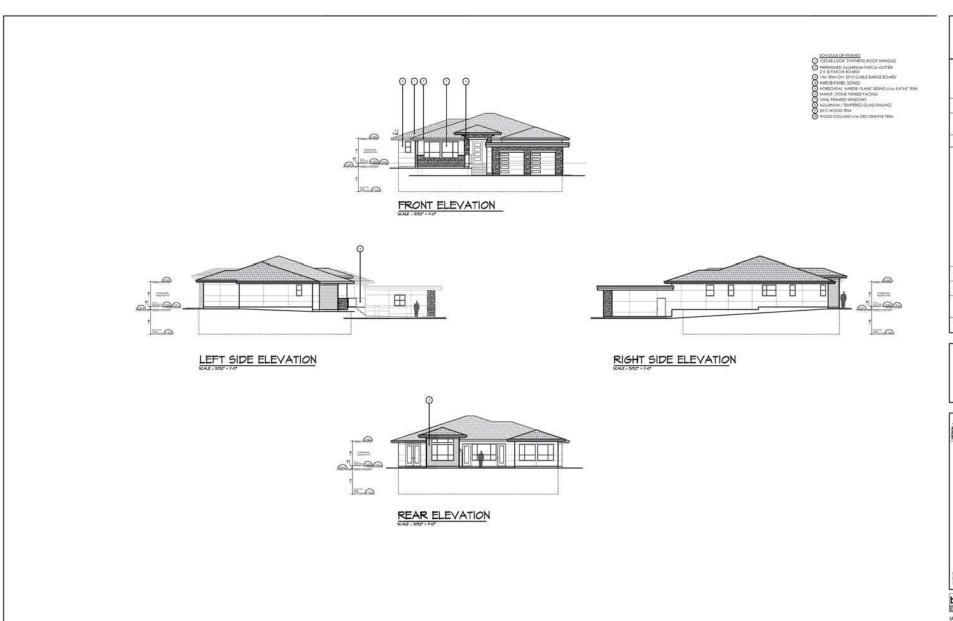


K.

MLTI-FAHLY DEVLOPMENT 3315 MCRGAN CREEK MAY, SIRREY, B.C., 70078 TONNOGE BILLDINGS 16 4 TT ELEVATIONS

barnett dembek UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com



TOWNHOUSE BUILDINGS '18' & '19'
TOWNHOUSE BUILDINGS '20', '21', '22' & '23' (SIMILAR)

200 ENG 200 EN	Ewa .	288
788	288	6 6 6 6
	66	6 8
66		8
-	8	++++

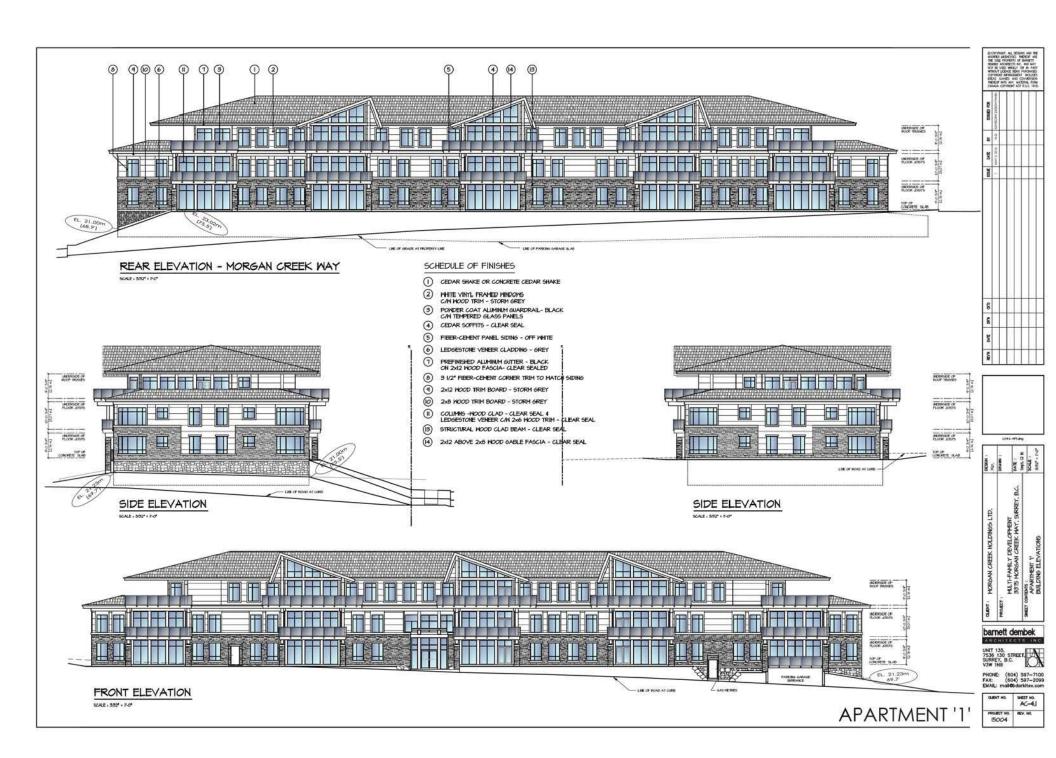


CLD(T.	MORGAN CREEK HOLDINGS LTD.	DESIGN :
STORECT :		CRAWN:
	MLTI-FAMILY DEVELOPMENT 3315 MORGAN CREEK WAY, SURREY, B.C.	DATE :
SHEET CONTENTS	DATE:	700.17
	TOWNKOKE BUILDINGS ID 4 19 H PVATICNS	3037 - 1107

Darnett dembek

PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com

CLIDIT NO. SHEET NO. ACPROJECT NO. REV. NO. 85004





LINE OF GRADE AT -

SIDE ELEVATION

SCALE + 1992" + 1"-0"



cost-setul

| QUENT | HORGAN CREEK HOLDINGS LTD. | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000 | 100.000

barnett dembek

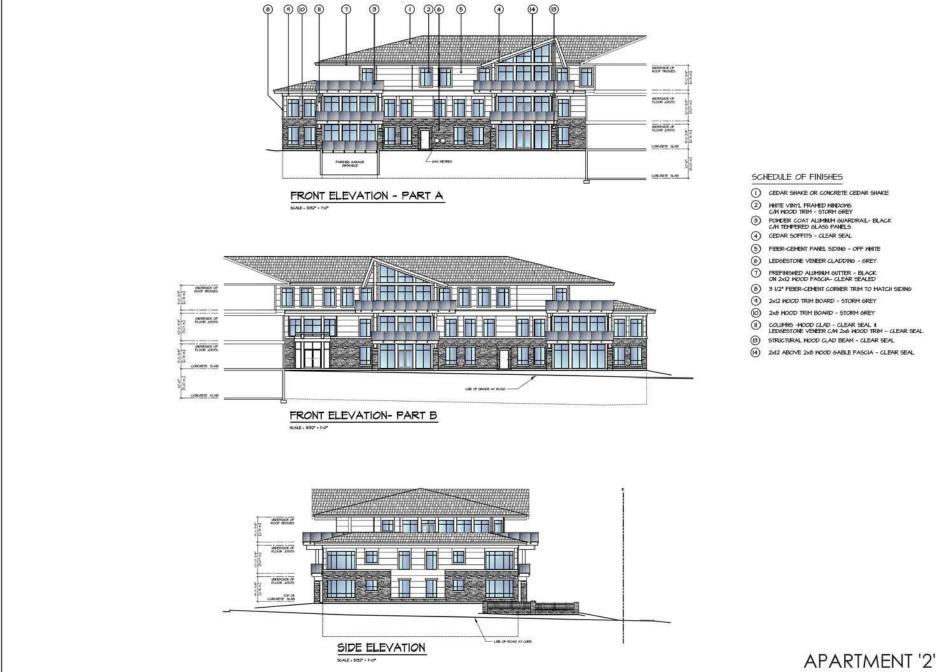


PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mall@cdarkitex.com

OLENT HO. SHEET NO. AG-4.2

PROJECT HO. ISO/O4

APARTMENT '2'





6044-991.bsg

barnett dembek

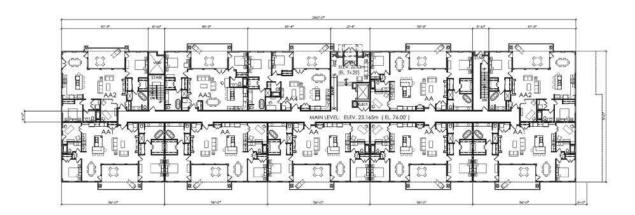


PHONE: (604) 597-7100 FAX: (604) 597-2099 EMAIL: mail@bdarkitex.com





PARKING GARAGE PLAN SOLLE INDICATE INDICATE SING SARAGE PLAN

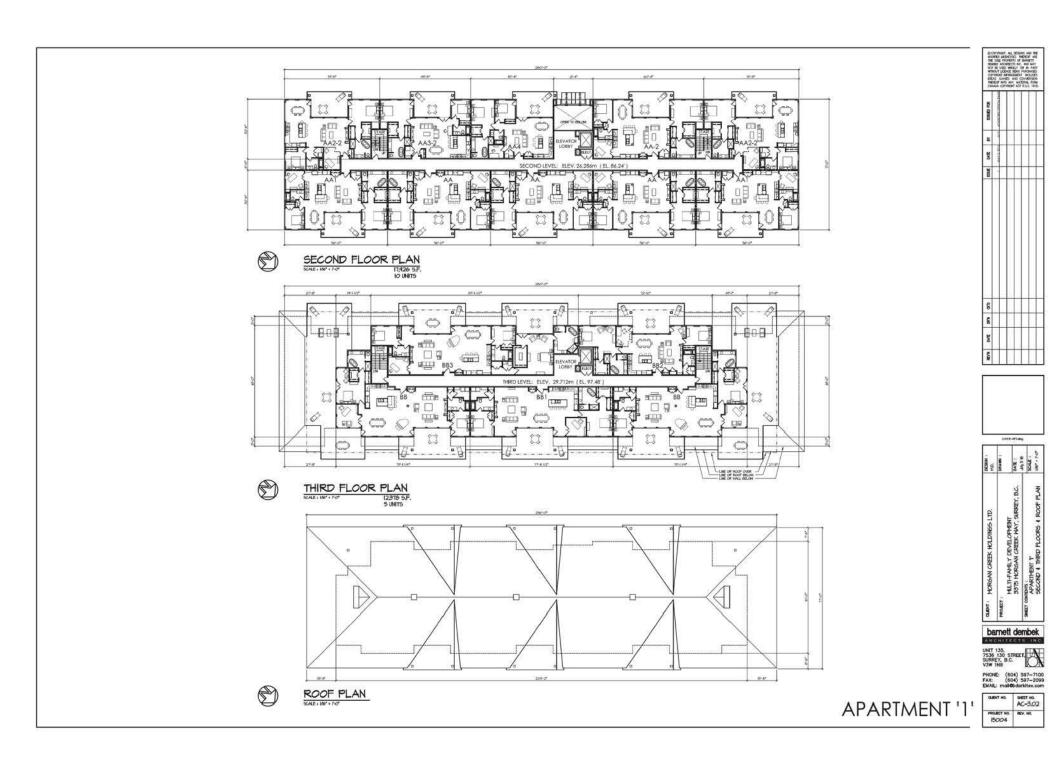




FIRST FLOOR PLAN
SCALE - 100" - 170" 17,040 S.F. 10 UNITS

barnett dembek

SHETT NO. AC-3,01 APARTMENT '1' PROJECT NO. 16V. NO. 15004





Command as although on the works sharped and the works sharped and



MALTI-PARILY DEVELOPENT
3975 HORGAN CREEK WY, SIRREY, B.C. ANY SOUTH
AND SHENCE OF THE STREAM SHEEK STREAM SH

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1HB

PHONE: (604) 597-710 FAX: (604) 597-201 EMAIL: mg8@darkitex.co

GUENT NO. SHEET NO. AC-3,03 PROJECT NO. 15004



CONTRIBUTE ALL STEDERS AND THE COLUMN TO SERVICE THE COLUMN TO SERVICE THE COLUMN TO SERVICE THE COLUMN THE CO



MT: MCRGAN CREEK HOLDINGS LTD: AG.

MET. HALLI-FAMILY DEVELOPMENT
3375 HORGAN CREEK MY, SARREY, BC.

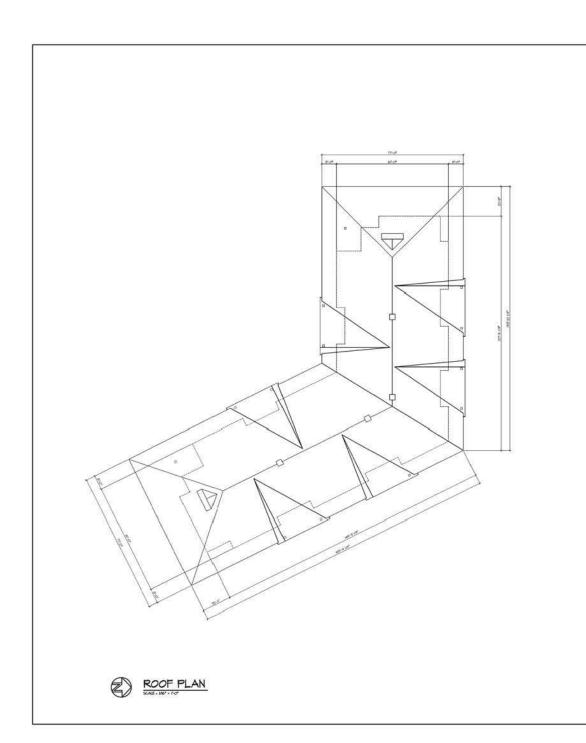
AND ASSEMBLY 2:
SECOND 1 THED PLOORS 1 ROOF FLAN.

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-710 FAX: (604) 597-201 EMAIL: mg8@darkitex.co

одент но. мест но. АС-3.04 Ряодест но. меу. но. 15004



DES NO WIT	OF STEEL STE	AND WAR	MO MC	I DE	PURC	PAS PAS RASE SUDE POR TOR	THY IS
ESSED FOR	ATMOSTER ENGINEER			27.0			
ě	N.D.						
DAR	MAY'S SOL						
ESSE	-						
a							
8					L		L
8							l
DATE							l
MENA					Г		Ť

		٦
		П
		П
		П
		П
		П
		П
_		J
	conewra	

cio	emag	X
DRAME :	DATE:	SCALE:
	ý	

POECT:	OLDT : MORGAN CREEK HOLDINGS LTD. MINIST : MATILFAMILY DEVELOPERT	2 2 2 2
SHEET CONTIDUES APA ROC	3919 KOKSAN CKEEK IVAT, SUNGET, B.C. APARTHERT 2" ROOF PLAN	1 3 3

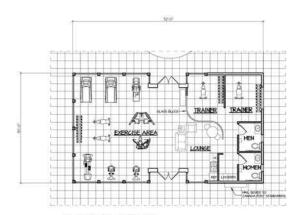
barnett dembek



PHONE: (604) 597-71 FAX: (604) 597-20

APARTMENT '2'

EMAIL MORE	boomitex.com
CLIENT HO.	94EET NO. AC-3.05
PROJECT NO. 15004	REV. NO.



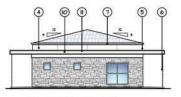
# AMENITY BUILDING



FRONT ELEVATION

SCALE - VO" - 1"-0"





SIDE ELEVATION



#### SCHEDULE OF FINISHES

- (1) CEDAR SHAKE OR CONCRETE CEDAR SHAKE
- 2 LEDGESTONE VENEER CLADDING GREY
- (3) CEDAR SOFFITS CLEAR SEAL
- (4) FIBER-CEMENT PANEL SIDING OFF WHITE
- 3 1/2" FIBER-CEMENT CORNER TRIM TO MATCH SIDING
- 6 BLACK POMDERCOAT CHAIN-DRAIN
- PREFINISHED ALUMINUM GUTTER BLACK ON 2x8 WOOD FASCIA- CLEAR SEALED
- (8) MAIL BOXES TO CANADA POST STANDARDS
- BLACK ANODIZED ALUMINUM STOREFRONT GLAZING
- FIBRE CEMENT FASCIA STORM GREY
- (II) VINYL ROOF MEMBRANE

6 6



DOI-Marty-larg

MONGAN CREEK HOLDINGS LTD.
DEVINE
MULTI-FAMILY DEVELOPMENT 3315 MORGAN CREEK WAY, SIRREY, B.C. DATE:
Sept. 0 inpt. 0 inpt. 0 in
AMENITY BUILDING

barnett dembek

UNIT 135, 7536 130 STREET, SURREY, B.C. V3W 1H8

PHONE: (604) 597-710 FAX: (604) 597-209

CLIENT NO. SHEET NO. AC+2,20

PROJECT NO. HEV. NO. 15004



PLANT SCHEDULE - TOWNHOUSE
KEY GTY BOTANICAL NAME COMMON NAME M2 JOB NUMBER: 15-064 PLANTED SIZE / REMARKS HEDGE HAPLE
PAPERBARK HAPLE
JAPANESE MAPLE
CULHNAR RED HAPLE
KATSUAN SIED
HESTENO NOOTKA CYTRESS
HATE HORDER DOGHOOD
NOONAY SPRUCE
SERSIANI SPRUCE
HANDOOMAK CHERRY ACER CAPPESINE
ACER SRISELM
ACER PALMATIM BLOODGOOD
ACER RISERM MARSINGNON
CERCIOPHYLLIM JAVONCOM
COMMARCHYMAS INCONSTRUMEN
CORNAR EDDIES MRITE HORDER'
PECA AMERICA CORNIA EDDES MATE INJUDES
PICEA ANDES
PICEA CHORICA
FRANS SERRILATA YMMNOSAMAY
SCREUS GARRYMA
SCREAS AKCIPARIA
SCREAS AKCIPARIA
SCREAS AKCIPARIA
TIDARIA PELDOCAMELLIA
TIDARIA SUCELSAY SERIAN SPRICE
AHANGAHA CHERRY
GARRY OAK
GOLDEN LOCIST
HOUNTAIN AGH
JAPANESE STEHARTIA
HESTERN RED CEDAR #3 POT \$2 POT \$2 POT \$3 POT \$3 POT \$3 POT \$5 POT \$6 POT ROSHARINS OFFICINALIS UPRIGHT ABELIA BOHARD GOUCHER. AZALEA JAPONCA MINO CRIPEON CORNUS ALBA 'SLEGANTISSIMA' UPRIGHT ROSEHARY PINK ABELIA AZALEA; SINGLE DEEP CRIPSON VARIESATED SHRUB DOSHOOD CORRA ALPA ELEGANTISCHA 
INTERANERA AMEGNETICIA NINCO BLUE 
INTERANERA AMEGNETICIA SHICARESHI 
INTERNATIONALI 
INTERNATIONALI VARIEGATED SINGE DOSHOOD

RIGHAFT INTERNACEA, RISINGT BLIE
SHONGERH INTERNACEA,
CAPPACT GREGOO (RAPIT HOLLY
LIVENIESE ANEROLEE)A
RICOCOERESCON TELLOPHAY
RICOCOERESCON HITTE E. LINE
HAMALATAN SHEET BOX
LIVENIESE SKILHERA
HICKS TOTALESHAM
HICKS T DAVID'S VIBURIUM PINK DAVIN VIBURIUM GOLD JAPANESE FOREST GRASS HOUDRY FOLISTAIN GRASS CLEHATIS ARHANDII EVERGREEN CLEHATIS NI POT STAKED ARMONE HONORINE JOBERT LAVENDILA ANDUSTROLIA NEPETA X VERANCA DROPHORE' SALVIA OFFICINALIS THYMIS GIRNODORIS HINDFLOHER ENGLISH LAVENDER CATHINT SAGE LEHCH TINHE FI POT B POT BOM POT B POT FI POT BIONTHIS JAPONICUS PALCHA BLANCA HITE CANCLE EXMINIS #2 POT PAGEI HERE PRIVET HONEYSACKLE JAPANESE SPURGE ALASKAN PERN

TOTAL 9 FAUNT CREES IN THIS JUST ANY SPECIFIED ACCOUNTS OF THE CAMPACHARY STREAMS, LATEST ENTITION, CONTINGER VIEW SPECIFICIDE ACT RE ONE STANDARDS. FOR THAT SHE WE COMMAND SIZE OF THE PREMARY ACCOUNTS AND THE STREAMS ACCOUNTS OF THE COMMAND SIZE OF THE PROPERTY OF THE

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

PLM	14.1	SCHEDULE - COI	ADOMINION	M2 JOB NUMBER: 15-084
KEY (	YTO	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
D.m.	8	ACER PALMATUM BLOODGOOD"	JAPANESE HAPLE	2.5H HT; B4B; LFRIGHT FORH
300	10	ACER X FREEHAM MORGAN	HORGAN HAPLE	JOCH GAL; 3H STD; B4B
	8	CERCIDIPHYLLUM JAPONICUM	KATSIRA TREE	6CH CAL; LON STD; B4B
	14	CHAMAECTPARIS NOCTRATENSIS PENDULA"	HEEPING NOOTKA CYTRESS	25H HT: B4B
$\circ$	4	CORNUS EDDIESS SHITE HONDER!	HARTE HONDER DOSHOOD	SCH CALLSTD FORM BIB
	34.	LIRIODENDRON TULIPIFERA	TULIP TREE	LOCH CAL: SH STD; E4B
28	2	PICEA ADRES	NORMAY SPRICE	25H HT; B4B
	10	PICEA CHORIKA	SEREXAN SPRICE	2.541 HT; D4B
	12	FRING SERRILATA "AHANOGANA"	AMANOGAMA CHERRY	SCH CAL, ISH STD; B4B
× KO	11	QUERCUS GARRYANA	GARRY OAK	SCH CAL; ISH STD; 848
$\circ \simeq$	8	ROBINA PSBUDOACACIA TRISIA"	SOLDER LOCUST	SCH CAL; ISH STD; BIB
363	1	STEWARTIA PSELDOCAMELLIA	JAPANESE STEHARTIA	SCH CAL ISH STORIB
84	21	ROSHARING OFFICINALIS UPRIGHT	UPRIGHT ROSEMARY	#5 POT
61	120	ANELIA EDHARD GOICHER	PINC ADELIA	#2 POT
66	60	CORNE ALPA TLEGARISSINA'	VASIFIGATED SHBUE DOSHOOD	#3 POT
H	25	HYDRANGEA GERCIFICUA LITTLE HONEY	LITTLE HONEY HYDRANGEA	#5 POT
HA	TT	HYDRANGEA GUERCIFICUA SNONQUEEN	SNOHOLEEN HYDRANGEA	#3 POT
	112	PERIS JAPONCA MOINTAIN FIRE*	JAPANESE ANDROMEDA	#2 BOT
	219	PRING LISTANCA	PORTUGESE LAUREL	# POT
	91	RHODODENORON GREST	BRODODENDRON YELLOHHAY	• 5 Pot
Fb.	55	RICECCENERON EVENNO GLOR	RICOCOENDRON HISTE: E. LINE	#5 POT-SOON
	105	SARCOCOCCA HOOKERANA VAR. HAME IS	HEMALAYAN SHEET BOX	#2 POT, 25CH
	144	TAXUS X MEDIA MCKSW	HICK'S YEN	#5 POT
	63	VENENAN X BODNANTENSE:	PINE DAVIN VIEWNAM	#5 POT
6RA56	75	Talline To Court Tillock		
	282	HARONECHICOA HACRA 'ALL GOLD'	GOLD JAPANESE FOREST GRASS	■ POT
	451	PENNSERIN ALOPEGRODES HOLDRY	HOUSEY FORTAIN GRASS	#I POT
VIE		Charles and Section 1 and 1	100001100000000000000000000000000000000	
6	10	CLEMATIS ARMANDII	EVERGETTN CLEHATIS	#I POT STAKED
N .		HISTERIA SINENSIS	CHINESE HISTERIA	#2 POT STAKED
PERENNA			Control of the contro	TATOL SITELD
A	125	AVENOME NONORINE LOBERT	HINDFLOHER	* I POT
	28	HOSTA SEBOLDIANA ELEGANS	SHORT CLUSTER HOSTA	III POT, HEAVY SHADE
	258	LAVENDILA ANSISTECLIA	ENGLISH LAVENCER	#I POT
N2	014	NEPETA X VERANCA TROPHORE	CATHINT	BCH POT
19A	24	SALVIA OFFICINALIS	SAGE	• POT
31	36	THYMS CITRIODORUS	LENGTH THORSE	#1 BOT
66	-	mires sumosses	LEFON INTE	-1150
	100	EJORYNIS JAPONICIS PALOMA BLANCA	HARTE CANDLE EXPRINES	#2 POT
	583	HETE PAGE	PAGEL HERE	#2 POT
	132	LONGERA PILEATA	PRIVET HONEYSICKLE	#I POT 25CH
	91	POLYSTICIAN SETFERIM	ALAGKAN FERN	# POT

THEN IT ALL THESE WE BE LIFE ARE SEPECIFED ACCESSION TO BE BY, LARDCLAFF SYMMEND LABRIT SERVICE, CONCERN ARE STEEL SPECIFICAL AS THE OWN SYMMENT SYMMENT SERVICE AS THE OWN SYMMENT SER



LANDSCAPE ARCHITECTURE

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



_			_
		Charles Company of the Company of th	
. 11	TOPERASS	REVISED AS FER HEN SITE PLAN	54%
10	IT.JAN.21	REVISED AS PER CITY COMMENTS	SNC
d:	M-DEC-22	REVISED AS PER CITY CONTENTS	59%
8	BOSTH	ISSUED FOR DP	SPK
7	6H4Y,05	HISLED FOR ACH	576
6	5 ROV.12	PRELIMINARY OF SUBMISSION	544
5	80012	REVISED AS PER NEW GRADES	AS
4	6.5EP17	REVISED AS PER NEW SITE PLAN	-594
3	5,A09,20	REVISED FER MEH ARCH SITE PLAN	146
2	BAID IT	INELPHARY OF SUBHISSION	. Ad
- 14	5.A85.0	PRELIMENARY DESIGN	Ad
NO.	DATE	REVISION DESCRIPTION	DR.

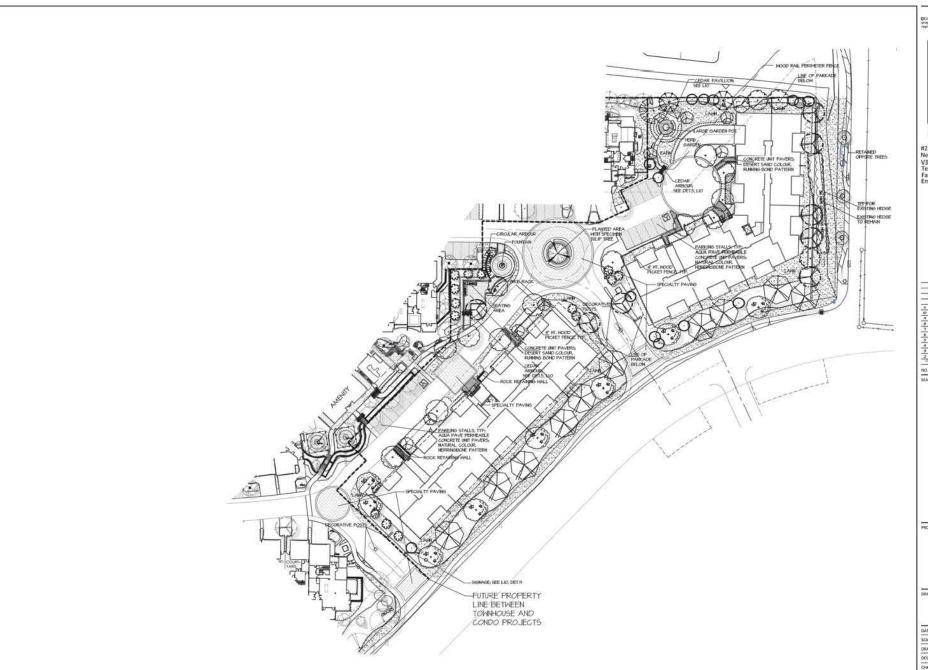
PROJECT:

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

KEY PLAN

DATE:	5A60	DRAWING NUMBER
SCALE	6750	
DRAWN:	A6	1 1
DESIGN:	AR.	
CHCD:	нин	8

5064-Walp M21A PROJECT NUMBER:





#220 - 26 Lorne Mews New Westminster, British Columbia V3M 31.7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com



_	_		_
-			
· A	rareaus	REVISED AS PER NEW SKIE FLAN	SME
10	IT.JAN.2T	REVISED AS PER CITY COMMENTS	59%
4	MDRS.22	REVISED AS PER CITY COMMENTS	(544)
	MICCIM	ISSUED FOR DP	544
7	BHHYOS	ISSUED FOR ACPT	540
6	5/OV2	PRELIMINARY DP SUBMISSION	344
5	5000	REVISED AS FER NEW GRADES	- Ad
4	D.56917	REVISED AS FER NEW SITE PLAN	. 598
9.	5.486.20	REVISED FER NEH ARCH SITE FLAN	M
2	5A65.77	PRELIMINARY OF SUBMISSION	Ad
4	5A630	PRELIMINARY DESIGN	Add
NO.	DATE	REVISION DESCRIPTION	DR.

PINEHURST MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

TREE PLAN CONDO

DATE:	15.AUG.10	DRAWING NUMBER:
SCALE:	192°∗Γ	9 5947004703
DRAWN:	AG	12
DESIGN:	AG	And And
CHK'D:	HILH	OF to
MZLA PRO	DIECT NUMBER	JOB NO 15064



OCopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be



LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews New Westminster, British Columbia V3M 31,7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com



-			_
=			
11	177EB-03	REVISED AS FER NEW SYTE FLAN	SHE
10	IT.JAN.27	REVISED AS PER CITY COMMENTS	540
4	MDEC.22	REVISED AS PER CITY CONTENTS	1940
8	MIDC-TUH	ISSUED FOR DIF	5940
7	BANY (00	ISSUED FOR ADP	540
6	5 ADVIZ	PRELIMINARY DIFFERENCE	3640
5	5000	REVISED AS PER NEW BRADES	. Ad
4	5.9EF17	REVISED AS FER HEH SITE FLAR	5940
3	5.495,30	REVISED PER MEH ARCH SITE PLAN	Ad
2	5A65./3	PRELIMINARY OF SUPPOSION	AS
-4	SABR	PRELIMINARY DESIGN	Ad
NO.	DATE	REVISION DESCRIPTION	DR:

ROJECT

PINEHURST MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

DRAWING TITL

TREE PLAN TOWNHOUSES

DATE:	5A60	DRAWING NUMBER:
SCALE:	192°41'	94 O ACT 83500
DRAWN:	AG	13
DESIGN:	Ag	LU
CHK'D:	HILH	

15084-1429 MZLA PROJECT NUMBER:

TH OF II



OCopyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be



LANDSCAPE ARCHITECTURE

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



_	-		-
=			
.11	TITES CO	AEVISED AS FER HEN SYTE FLAN	SAK
10	IT.JAN.27	REVISED AS PER CITY COMMENTS	SAC
4	# DEC 22	REVISED AS PER CITY CONTENTS	1940
8	MOCTH.	ISSUED FOR DP	5940
1	8.HRY200	ISSUECH FOR ADP	540
6	5/07/2	PRELIMENARY OF SUBHISSION	9940
5	5000	REVISED AS PER NEW BRADES	Ad
4	5.5EF17	REVISED AS FER NEW SITE FLAN	574
9	5.495.30	REVISED PER MEH ARCH SITE PLAN	Ad
2	5A65./7	PRELIMINARY DP SUPPRESSION	AS
-4	SABR	PRELIMINARY DESIGN	Adi
NO.	DATE	REVISION DESCRIPTION	DR:

ROJECT

PINEHURST MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

AWING TITLE

GRADING PLAN CONDO

DATE:	5A60	DRA
SCALE:	692°41'	1
DRAWN:	Ag	
DESIGN:	AG	1
CHK'D:	HILH	

5064-929 MZLA PROJECT NUMBER:

OF 11





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



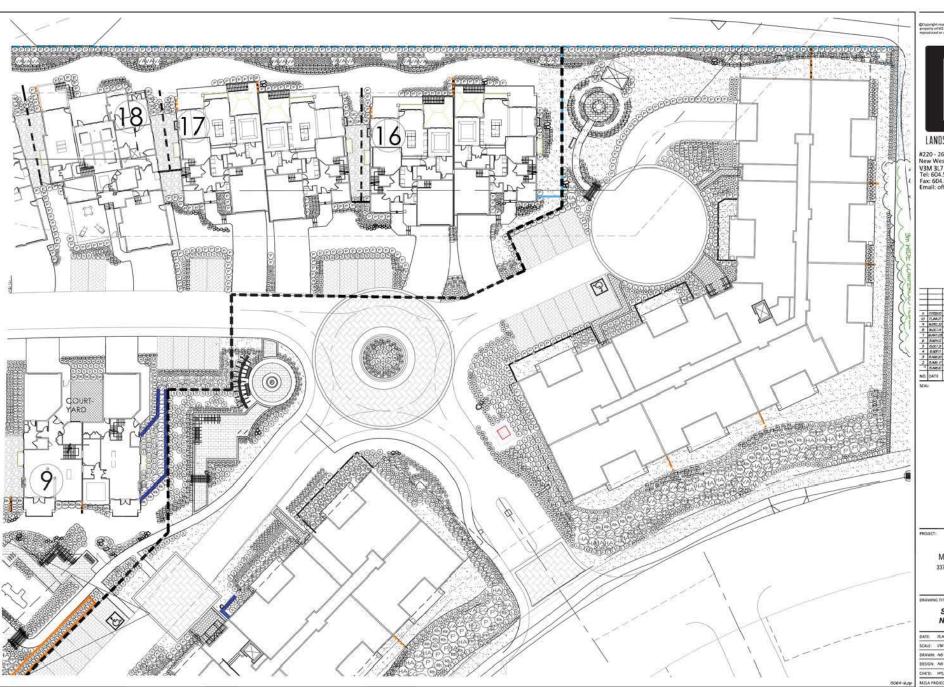
_			_
=			-
T	плевов	REVISED AS PER HEN SVIE FLAN	SMC
10	IT.JAN.27	REVISED AS PER CITY COMMENTS	SAC
4	# DEC 22	REVISED AS PER CITY CONTENTS	SMC
8	MOCTH.	ISSUED FOR DP	5940
7	8.HRY200	ISSUECH FOR ADP	540
6	5/07/2	PRELIMENARY OF SUBHISSION	996
5	5000	REVISED AS PER NEW BRADES	AG
4	5.9EF17	REVISED AS FER NEW SVIE FLAN	1940
9	5.495,30	REVISED PER NEH ARCH SITE PLAN	Ad
2	5A65./7	PRELIMINARY DP SUPPRESSION	AS
-4	SABR	PRELIMINARY DESIGN	Adi
NO.	DATE	REVISION DESCRIPTION	DR:

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

#### GRADING PLAN TOWNHOUSES

DATE:	5A60	DRAWING NUMBER:
SCALE:	692°41'	94 5-2010 - 21
DRAWN:	Ag	15
DESIGN:	Ag	LU
CHK'D:	HILH	

ISO84-HJJP MZLA PROJECT NUMBER:



#220 - 26 Lorne Mews New Westminster, British Columbia V3M 31,7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

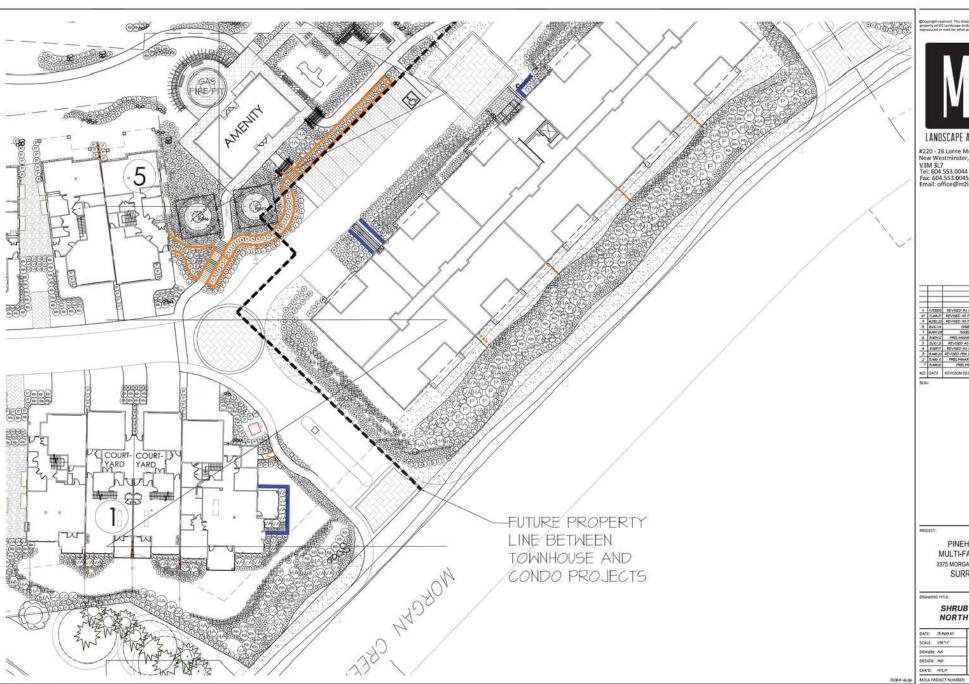
_			
_			_
-	-		_
_	/UPER/28	REVISED AS FER REH SITE FLAN	5940
5	TLAN.27	REVISED AS PER CITY CONNENTS	540
ï	W.DEC.22	REVISED AS PER CITY CONNENTS	3940
5	60004	ISSIED FOR DP	540
7	M-MAY-09	ISSUED FOR ADP	5940
5	BARYIZ	PRELIMINARY DIP SIEPHISSION	5940
г	60012	REVISED AS FER NOI GRADES	Ad
7	656P31	REVISED AS FER NEH SITE FLAN	SHO
7	5,465,20	REVISED PER NEH ARCH SITE PLAN	NO.
7	5A6 JT	PRELIMINARY DF SUBHISSION	Ad
4	BARR	PRELIMINARY DESIGN	Ad
b.	DATE	REVISION DESCRIPTION	DR.

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

SHRUB PLAN NORTH WEST

DATE: ISAUGUO	DRAWING NUMBE
SCALE: 1/6°+1"	2-0-montheeming
DRAWN: AG	16
DESIGN: AG	
CHK'D: MTLM	

MZLA PROJECT NUMBER:





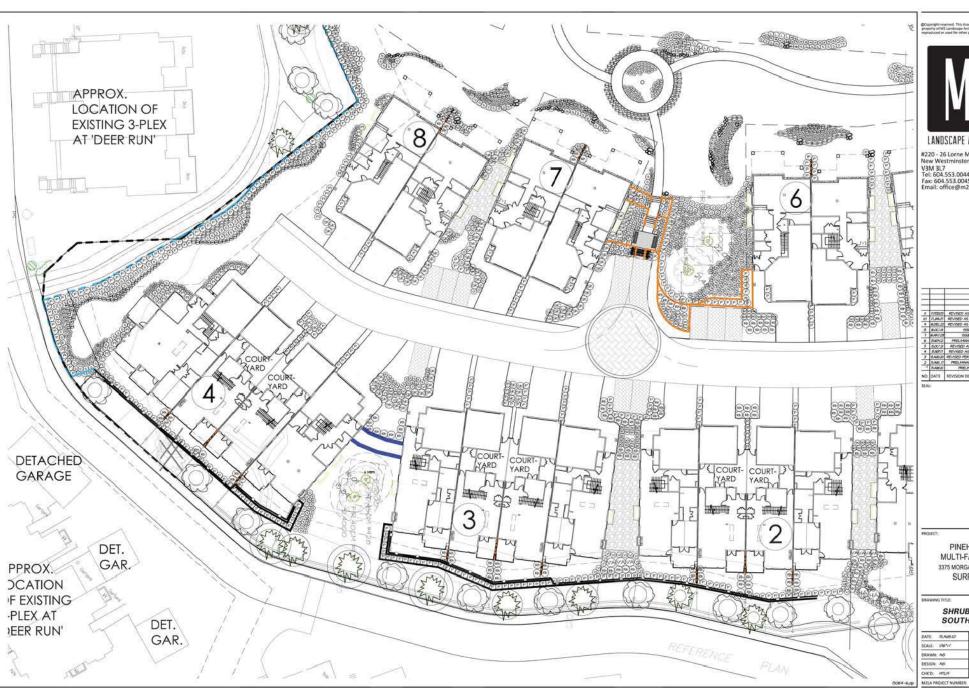
#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

_	_		_
-			_
T	литека	REVISED AS FER NEW SITE FLAN	5940
10	TLJAN.27	REVISED AS PER CITY CONNENTS	SMC
4	#JEC.22	REVISED AS PER CITY CONNENTS	3940
0	BOGSH	ISSUED FOR OF	5940
7	MARY 20	ISSUED FOR ADP	5940
6	8WW12	PRELIMINARY OF SIEPHISSION	5940
5	500-2	REVISED AS FER NOI GRADES	Adi
4	65EP37	REVISED AS FER HEH SITE FLAN	SHC
3	8,4630	REVISED PER NEH ARCH SITE PLAN	NO
2	5A6 J	PRELIMINARY OF SUBHISSION	AG
- 4	5A868	PRELIMINARY DESIGN	AO
NO.	DATE	REVISION DESCRIPTION	DR.

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

SHRUB PLAN NORTH EAST

DATE:	15.A(6.10	DRAV
SCALE:	1/16*11"	
DRAWN	: AØ	
DESIGN	AG	100
CHK'D:	нтын	





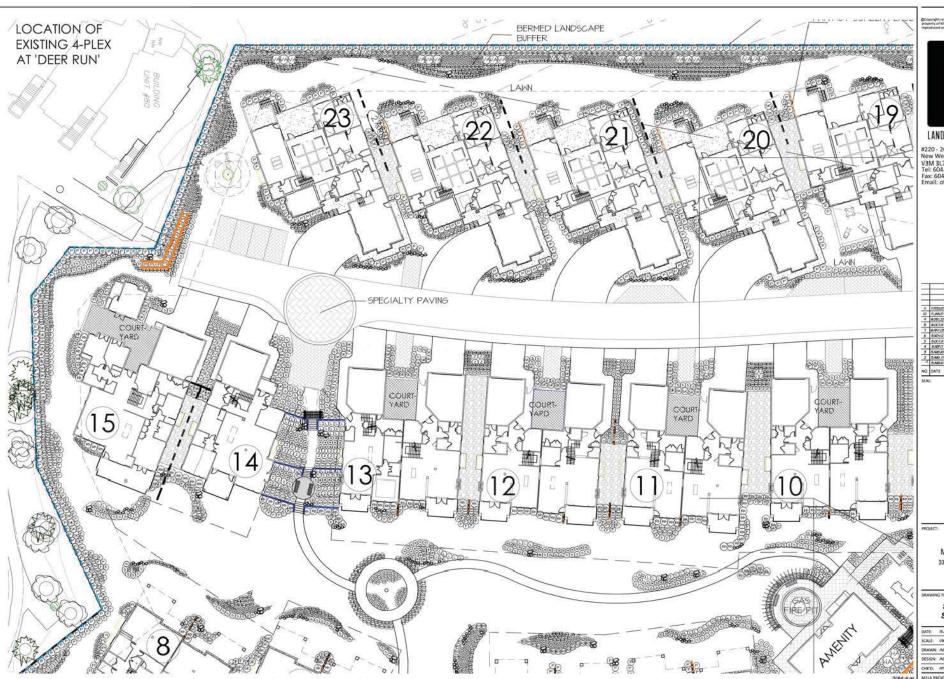
#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

_	-		_
=			
	CUTEROS	REVISED AS FER NEW SITE FLAN	5940
Ю	TLJAN.27	REVISED AS PER CITY CONNENTS	SMC
4	#JEC.22	REVISED AS PER CITY CONNENTS	3940
0	BOGSH	ISSUED FOR OF	5940
7	MARY 20	ISSUED FOR ADP	5940
6	8WW12	PRELIMINARY OF SIEPHISSION	5940
5	50012	REVISED AS FER NOI GRADES	Adi
4	65EPJ7	REVISED AS FER NEH SITE FLAN	SHC
3	8A830	REVISED PER NEH ARCH SITE PLAN	A0
2	5A6 JT	PRELIMINARY DF SUBHISSION	AG
4	5,485,67	PRELIMINARY DESIGN	10
ub.	DATE	REVISION DESCRIPTION	DR.

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

SHRUB PLAN SOUTH EAST

DATE:	15.AU6.IO	DRAWING NUMBER:
SCALE:	1/16*+1"	20-240000000000000000000000000000000000
DRAWN	AG.	18
DESIGN	AG	
CHK'D:	нтын	O O





LANDSCAPE ARCHITECTURE

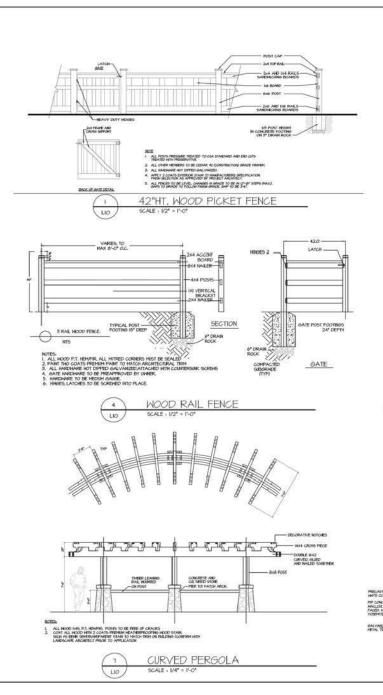
#220 - 26 Lorne Mews New Westminster, British Columbia V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045 Email: office@m2la.com

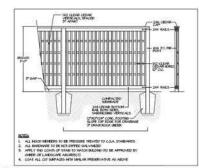
VIIBQ8 1.JAN.21 8.DBC.22	REVISED AS PER NEW SITE PLAN REVISED AS PER CITT COMMENTS	594C
T.JAN.27	REVISED AS PER CITY CONNENTS	
T.JAN.27	REVISED AS PER CITY CONNENTS	
		564
SDBC-22		
	REVISED AS PER CITY CONNENTS	3940
600134	ISSUED FOR DP	SHE
LHAY/CE	ISSUED FOR ACIP	596
SNOVIZ	PRELIMINARY OF SIEMSSION	940
50Ctat	REVISED AS PER NEH GRADES	16
5.5EPJT	REVISED AS FER NEW SITE PLAN	5940
1,465,20	REVISED PER NEW ARCH SITE PLAN	146
TL REAL	PRELIMINARY OF SUBMISSION	A6
5.A06.10	PRELIMINARY DESIGN	146
STAC	REVISION DESCRIPTION	DR.
	MANY CE SACY IZ SACY IZ SACE IZ SACE IZ SACE IZ SACE IZ	MAYOR PRELIMANT OF SEPSION  NOVE PRELIMANT OF SEPSION  SOCIAL REVISED AS PER NEW GRACES  SOBITI REVISED AS PER NEW GITTE FLAN  REVISED PER NEW ARCH STE FLAN  AND IT PRELIMANT OF SEPSION  AND IT PRELIMANT OF SEPSION

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

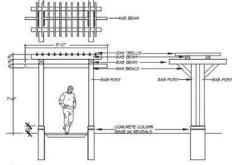
SHRUB PLAN SOUTH WEST

MZEA P	ROJECT NUMBE	R. JOB NO 15064
CHK'D:	HILH	OF
DESIGN	AG	
DRAWN	: Ag	1.9
SCALE:	V/6*+F	
DATE:	5A6.0	DRAWING NUMBER:

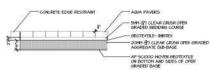


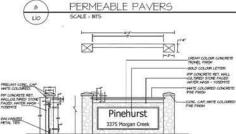


5' HT. PRIVACY SCREEN



CEDAR ARBOUR SCALE : 3/4" = 1'-0'





ENTRY SIGNAGE 5CALE : 3/16" = 1'-0" LIO



FOUNTAIN LANE 2 TIER IN POOL FOUNTAIN BY MASSARELLI



BIKE RACK VICTORIAN BY FRANCES ANDREW

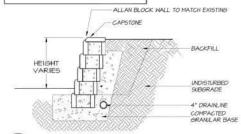
NOTES:

1. SEE ENGINEERING DIMP FOR HEIGHT OF WALLS

2. ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING

3. INSTALL WALL AS FER MANEACTIRERS SPECIFICATIONS

4. WALLS HEIGHT MORE THAN 4 FEET TO BE CALCULATED BY STRUCTURAL PROMEER.



ALLAN BLOCK RETAINING WALL SCALE : 3/4" = 1'-0' LIO



BENCH CENTENNAL BY FRANCES ANDREW



CEDAR PAVILION 12X12' BY LAWN MASTER



PLAY STRUCTURE CHALET BY BIGTOYS



LANDSCAPE ARCHITECTURE

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



_	_		
a	плевиов	REVISED AS PER NEH SITE FLAN	SHE
10	IT.JAN.2T	REVISED AS PER CITY CONNENTS	590
4	MDRS.22	REVISED AS PER CITY CONNENTS	(544)
B	MICCIM	ISSUED FOR DIF	544
7	BHHYOS	ISGED FOR ACF	540
6	5/OV2	PRELIMINARY DP SUBMISSION	3940
5	5000	REVISED AS FER NEH ORADES	- Ad
4	D.96917	REVISED AS FER NEW SITE PLAN	. 1940
9.	5.486.20	REVISED FOR MEH ARCH SITE FLAN	M
2	5A65.77	PRELIMINARY OF SUBHISSION	Ad
4	5A630	PRELIMINARY DESIGN	Add
NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

**PINEHURST** MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY, SURREY ,BC

LANDSCAPE DETAILS

		IOD NO ITOMA
CHK'D:	HTLH	OF
DESIGN:	AG	
DRAWN:	AG	1 10
SCALE:	Ğ.	0 W 19500
DATE:	15.AUG.10	DRAWING NUMBER:

5064-92P

### PART ONE GENERAL REQUIREMENTS PART THREE SOFT LANDSCAPE DEVELOPMENT PART THREE SOFT LANDSCAPE DEVELOPMENT + CONT (BETATORAL OF EXCERNAL PROES). 3. Other to see work on site - profest individual trace or pilet groupings indicated as retained on land. 21. In come instances the Landscape Architect will high trace or areas in results. Studen trace refuel. J. EDIX Day 2 99%. Copyly with all articles in the General Conditions of Contract in conjunction with this section where superconnecting other Contract Decembers. 2 - 6 physical Secretar most his installing to deliberate desiring branchetes. Make to physical Secretar de 2 BC Landscape Shederik 79T3 prepared by the BC Soddy of Leebscape Architech and the BC Leebscape A Amusey As socialise, jointy. All works and extension as set well in the BC Leebscape Shederic selection of the Section of the Section Section of the Section Se 3 to make travel through or within regulation retention program under provinced travel to be re 3 HACTER HEADTHE SPECIALISES & STANDARD SETALS, SEC. 1996 proposed by the Concelling Deginners of Smith Colombia, Ready-block and Head-Construction Association, and the Number Engineer Station A. Donel studgets red. construction automics, or expended automics, will be regulation refusion. 5. Do not park, freel or not the notation within regulation retarding areas. A STANDARD FOR LANDSCAPE BRIGATION SYSTEM RANCE WITH Programs by the brigation industry Association of British Columnia A. In delay, fires, dearing fires or brack burning shall be partially within regulation reduction an 5 HANCE IS TANKE AND ENGINEERING SPECIFICATIONS WHERE MITTED. J. a served but may then on well it test for all proving makes to be used on this disk in report. Provide and pay for funding by an independent feeting healthy are segmented to the settings. Another to feeting the setting and the setti 3 So and cut branches or medical realisted trans without the approval of the Landscape britished 2. Owner recovers the right to fact or ze-held authorists. Contractor respondite to you for helding it assistates do not exect specification. 700. 3.1 Replacement pluriting of applicated value in the distartance will be respired. The cost of the re-General Custombre and or the parametal responsible for the distartance. . Any alternate products differing trees that contained in the contract documents must be pro-approved by the Landscape Architect. 31 A marking little with specify from not extend to be described to be a source of the specific and the following specific and the specific an 3. In situation, where required construction may district subding regulation briended for preserved THE STATE AND ADDRESS OF THE STATE OF THE ST GENGES J. Excert subgrade is proposed to conform the depths specified in Techne 35. Showing Federal largely, sall allow prefere products for a sale full discussed on the planting plans. Shape subgrade the delicate free 2 On obspects covers of 30 from 5 subgrade covers slope by Stime IV1 actions of 124 S H2 below nt proceed regiments. If Start 19 Site tracking Landscape Contract 16 separates in the start of work with Owner's Representative, Site Separates and Landscape Contractor, a monthly is to a belief to review exacted work and it works the accordinate of the solutions and several title confidence to the Landscape Contractor orders and tracelly. 3. One is this harder, included control in grouper or the market of the control in the particle of the control in the contr Scietty the vetter integrals benefitely prior to plotting growing earlier. So callfishs where well forcer that all planting areas are searchly confinence other light composition to fishilately action. 4. Claimate standing valve tree at thinked grades. Provide a smooth, fire and over surface and o partition and minimum gradests defined by the S.C. Landwiger Standard. 3. Construct souther from to the and grade, second and free of caps or high points. Historia slope: Reliabed and health alcoration of healthing to comply with manifold recognisements. At laters Landscape Architect of completion of Birth grade prior to placement of send, and plants of LAGULAPE (Bisbuil). A Related work: Greate profiles and Food Greater, Great areas, Trees Greate and Greatel seets. 3. Takes otherales instructed in the Centract Document, the preparation of the subgrade shall be the respectability of the General Centractor. Placement of growing audies contributes acceptance of the adjuste by the Landscape Centractor, the prolongeous contributes acceptance on the respectability of the Landscape Centractor. 2 was behalded the finish grading and serbac drailings, betterfield any tradings cycleson data consideration of conflict range of valid pair field. 2. Serbanic and the serbanic serba 2. All work and significand cost shall be performed by personal statistic in Lancings contracting its uniform, all personal applying behicles under publicies shall had a contracting interest learned by the appropriate authorities. ${\bf J}$ . A site wish is, required to become familiar with site conditions before bidding and before start of west A Certification of all services before proceeding with any work. 3 (seculise 3.3 the trunching and loci-filling is accordance with engineering defails and specifications. 3.3 Lay strike on prepared lest from to like and grade with invests secoth and from of sign, or high 5. This appropries according to sold annimated damps, the sold damp any value administrate value today. Contras with all televit, provided and took stated and Commons laying plan of whilst and proceed in apprixem direction. Lay perform independing a particulation of the and upop particulation. Lay perform independing a particulation of the and upop particulation. On all direction in a particulation of the independent of independent in a particular by Digitima. On all direction which in the Embedding in page forming particular being a page of the and and in a page of the and and and a page of the and and a page of the and and a page of the and and a page of the and and a page of the and a page of the and and a page of the and an 3 Collect and dispose of all dobris and/or access authoris from landscape operations. Koop panel nethods desired related through investigation of the completed prior to their immediate. A. Where now work contends with ministing, and where ministing work is allowed, tools print to make who transport ministing, and where ministing work is allowed, tools and to whole print to make a content of the cont 5. Scorpetive all exploites and verticanality for a spinious period of one full year from the date of Contitions of Congestion. QUANT (EDM) 15/10; J. Salah Preparativity supply of proving medica proposed for us on this position is an independent of the position. The salah properties of the position is independent of the position of IONNE PEDEN TESTRE 2 Befor to individual cocliens for specific varranties. PART TWO SCOPE OF WORK SCIPE OF WORK 34 Carbon Winger level. Others retire sure; and historiest Supply of growing media regime for the performance of the Carbont. So not level, transport or 3 Other conditions of Central may apply. Centra Scope of Work of New of Hender. Were includes sugally of all multiple files and performing all operations recessary to complete the work is accordance with the drivings and qualifications and generally mainly. If the following. varions areas. 2.1 Thurnophly mic required assentenents infor the half depth of the growing seeline. 3.2 Special micro, may be required for coriens obtaines. Eather to drawing natus for instructions. 3. Place No sensind growing medica in all grant and placing areas. Spread growing medica in unit standing value. 2.5 Supply and plannant of last solicit. 2.5 Militarance of plantal and souther lands are sufficiently fiver. 2.8 SEARCH SINCE Confederated Militarance, Section 2.1. 2.9 Start with with the last this list, and possible for solicity solicity. All Pordian All Pordian All Pordian All Septimization — F Chinal All Septimization of Control All Septi is (proving Medium Contern to EC (undergoe Standard for definitions of imported and on-othe travell. Butter to Table the believ Table and investment of december returns the Links and L 5. Principly spread growing medium/planting self-amount country from, stress and storfactor. 1-78 i. It perfector contact prace areas, feather growing medium set to nothing at edges, and bland info 11-25 3. Philippe grades shall contains to the elevations above or hardscape and oth plans. Person of Dry weight of Growing Pedias. Notice (No.15 AMEA - 500000). A General Proofs grows were noted in the drawings on "Rough Geors". Treat all areas defined beginness to edge of most and losses. large than Lifes: Leader than Lifes: 10 - NX 2 Proposition of Surfaces To EC Cambridge Standard Class 3 Areas Brook proci Section 13.63 23 Class entiting oid by sectional areas of dates over Stan is any discussion. 23 Brookly grade surfaces to allow for adultations goodfood and the position discussion. W-BN 4 - 8X 9 - ZX 3 Time of Seeding Seed from early spring (percently April 1611 to talk that Equipment 186) of each 1-25 1-5N 1 - 200 tealer the Littles Disposed SEI Continue 3. Seed Michael All Ankalise shall be rated as chang perhasan in the Pacific herithwork and are 100. Orange from the country of the Pacific heritage of the Pacific heritage of the 20 K John Francis Pay 50 Keeling Timegram. The Validheel rates on an adultar of Validhousts with 1844 Economic Tumpide Country Wallington. 2 Fertilinan As weark and/or invested company company of contraining Winness Mt. Phosphate (25), and Public Scholate (3) is presentions from the Scholate (3) in presentions from the Scholate (3) in the Scho 3 Line Grand sphatters beston. Net regiments of the B.C. Landscape Statement A - Partition: Nechatical seeding Apply a complete spettleris since release farillites with auctions 3 subjects since codes of 3 by NatiOnScot send using a machinish somewhat. To by NatiOnScot send using a machinish somewhat. A. Prysic Additive Committé emport product le file respiraments et les El, Landrage (Yasher), file additive and pro-approved by the Landrage Architect. Filesamented implicate The Annual Continue Continue Product, Filesamente Laboration Filesamente (Laboration Product), Filesame 2 Seeding Apply seed of a rate of TOUTETHIS count with a mechanist spreader, beingworks a 5 Tand Class, visited page until to meet regardeers of the BC Landscape Shortest J. Asseptaces Provide adequate protection of the seeked array, self-conditions of amoglypes have

motercopies. J. Yay be used as an alternate to mechanical seeding in rough grass areas.

2 For set be used in areas of less select pre-approved by the Lenburge Architect pole to building

A. Protection Excurs that fortilizer in solution does not cope in contact with the hillage of any time dijects not expected in grow-grans. Product exhibits also septement, involving involves contacted on the product of another security contacted on the product of another security countries.

Makk shall consist of right wood fibre or recycled paper fibre designed for hydraulic weeking as for wood fibre substitute shar 1955 by weight Contract to E.C. Lamburges Shanked for weight require

A. Water: Stall be true of any imputition that may have un injurious affect on the success of swell-

3 Proporation and Granding Produce
3.1 In process of Bough Grant County with Section 24 Rough Grant.
3.2 Where approved for one is press of Sents, county with Section 24 Level Arters Solding.

# Composited Back Holds: Thine 0.197 miles (Politeched Lank digs and Place, Free of dends and crisis, dark instruction colour and tree of all self, shares, multi-or other colours madeline. These arrange in colour back will be rejected.

3. (Min Fider). A no biologicalist lifested or other fill risk passerine that will also the passage of wher but out the sell particles. Such as Milliot No. 46, 600,000 million 100,000 millio

31. Plant Markels. To the regardesets of the BC Landscape Shanders. Befor to 31, Plants and Planting. All plant and related and the provided tree is swiffed discuss from statisty. Freehild provided our Michigan.

3. Singular and includes of separated block with in provide engineered division, for all wide signed and underdivisions for all wide, individually, in cases of Lib, or understand of with collectified and on the collection of with collectified provided Engineer block and of engineering services in an experience of the collection of

3. National and Particles of code, and content to all hadres, provided and cod statutus, legalers and belicannel Research country the appropriate and the area.

At Drain Rich. Own, round, bert, derable, and have a business size of Then and containing or exhalat smaller than Hose

A. Mordinesco, by other patent assessments country to country be review as the devotes and described basis.

5 Dramon Patric Countries Schools all PriC seeing class.

	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT	
landicage place on regardation related arrain, author bears of a start—a exerting with the Landscape Architect.  Advil. If the first of previous, comply with hold accepted respirations.  The first of the start of previous comply with hold accepted respirations.  The first of the first of the start of t	# - statements 1. Secretions (Supharitide.com) 2. Secretions 2. Secretio	
	3º Accordoly passure the quantities of each of the activates to be descripted to the activates of each control years and provided to the activates of each control of the activates of each control of the activate of each control of each	
gristin relation great without a review of the proposed encreadment by	Biblishe's curry uniformly over the series of the was to be byth model. Such applicates the product applications on soliding great areas to have uniform series.     One on these of extention and other desire resulting from conting greations from the job ste.	
D. a I.S.A. Certified hyborist using the "Galla for Plant Appraise". Eighth Edition.		
evaluation and of the replacement planting will be the responsibility of the	3. Welformers that shall not be self-or the self-or	
after, certail Lashcage Arabbet for roots grie in commercing	respectably is supply what of an invalid had calculated.  If a supplication of he larged years were in those processing of a profit group species, he expectably of the calculated colorates, the processal and invalidated of the supplication of the profit group species and the first profit group of colorates, the colorate of the supplication of t	
ple, below. When planting is had and done to win thing there, prepare the strading value and contrast to the situ grading and detalogs plans behalf allows. Allows traditions.	3 steel for the firm defined in the resus in this bedroop file behave it proper than it to project helding all indicates to slop or not inclined.  3. Grands behave Cardy with scales 212 Grands finder to cooking report as imperior of the fishing pask and again and confile of proteg pasked by the (settled) pasks and support as imperior of the fishing pask and again and confile of proteg pasked by the (settled) pasks and support as imperior of the fishing pasks and again and confidence of the con	
Content to grades above on the Landscape Drawings. Do not exceed	A Sed Supply Centure to all conditions of this, Landscape Streetery, Section 8, this Standard for Terforms Sed.	
e 75, marinum side singues 1955. Assure profilire dratage les colonties publis.	3. Specified Feripeously areas Riche to Saline 2 below.  Tradez a photograph reposition on annie.	
n da ki kun na sangan kun sa da sa da kan na da ka K	Area Description Guality Grade Region (September 1998) Asian Coprise (SESS) Lane, all areas satisful on description in law in which will be seen for contract for challe	
s medit.	Design Conference Services Services   Design Conference Services   Desig	
s, Planter, Cris Halls.	S. Class The last shall be an defined in Section 2.23, "Advision, Apply of more recommended in required and form, Butter to Section 2.6 for method.	
ididade in bedrage plans, feite Califo bests show in landrage plans for typ, and spotfactives for issuections and other drawage work. I to commoding work, which may not be located on anowings and conduct work sources and he responsible for dissage cassed.	d. Use: Nate and the undertail School 13.3 Market. Any of refer to required of the 1.5 Market in School 13.4 Market. Any of the refer to School 13.4 Market. Any of the School 13.4 Mar	
gh point. Ensure burned of each pipe is in contact with best foreigneed half	Machinero haji kaldenos haddisi, into colda por cellula to 10 day into lichoristi Capalita and all couplets; to home from the land area     the days per harmony view in his force couplets all days and most his can be for the couplet or the cold and the cold an	
uwer yn fedialeit er as dinefed by Landscope Arthfled. De dafalle, stellene Wilme	B. Language of Lan New Tee In the Secretarily and child below, this assessed and spoke a law year and self in recently found weed, below.  Landwage More Tee Child The Secretaries of Tee Child Secretarily and an animal a	
nited laboratory. Provide their results to Lambridge Architect gride to	3. Statem is plainly liquid to show in clashage Plan. 2. When agence of clashage in obtate for liquid and proposition of plaining pair to consecuted of plaining upon tition. 3. When agency is the class of the cla	
un.	A. The of finding A. That I have, drafts and prosotioner only during parties had are normal for such such such such distribution (so office another conditions when separate conditions are titled; to enter reconstructed plants for their more location.	
t or spread growing medium when it is no well that its structure is likely to be	more procedul deptation of plants to their excitodion.	
t or spread provide and as a second first to constrain a state to be	5. Useful  S. Useful by S. State of the S. Ladrope Select. The office alone such as designed to the S. Ladrope Select. The office alone such as designed to the S. Ladrope Select. Select the failure of the spellbudies. S.U. Select the Calculate Select. Select. Their cell Furthy and Select. S. Little Select the Calculate Devo Place is related to the S. Ladrope Select. Select. Select the Calculate Select.	
	Berley     Al Review of the copies and copies and or collection point does not prevent advangent rejection of any or all planting stock of the site.	
aform layer, not exceeding it littings, over afficient subgrade from af	3. Installable; 3. Annual count holdon the Lover Matthind and Privace Yellon; Refer in Real Schedule for any exhamine at area. 3.2 Sough yould of the probability of this sportful plant patients within Report the sould of the Coulturb.	
differ that he at least finite. The width of the real half with cassor shaped	It is individual.     It is individual of the Landscap Architect polar on satisfying solerly divises in the quotient extension of the Landscap Architect of the Architect o	
	Print Spains Licolate     The Age And I have be seen so of the height colors and cost or the sections of the interpretal print print of the first in the seen so of the height colors as the section of the section	
old health culture locations on-site for line locations.)	3. Consider the paragraph according to select the recent first propose services in the selection or content.  3. Consider  3. The condition brades (sensel a second depot deep off is the legal of the residual deal legal halo the width of the residual, according the deal proposed to the selection of the service point.)	
e with the grades.	31 Drokeps of Rading lives 31 Product placely gift, when required is, an opport conflines, break and the side of the granting gift in direc through down stops, and in flad conditions, smoothing the product of produc	
of an rough grass between oil property than of the project including oil	10. Plaining and Fertilizing Prevalence.  20: First of these factors with the rests placed in their related growing position. It buringsed issues are not the log of the half and of any or hid order. In our part buring the man factor to half. Could grow make the log of the half and on any or hid order. In our part buring the man factor to half. Could grow the proper log of these countries.  10: Placing and Fertilizing Prevalence.	
o .	of the planting bins by going fitting the ground states are off the set cycles in his first lates. Little for cold this value. All and an expend in seath fitting.  13. When planting is before all signature on delay have on a position part in wide delayteness of the new tyrelian or setting probe or less than 10. When planting is before all signature on delay have on a position part in wide delayteness of the new tyrelian or setting probe of each free.  23. When the real is to be setting probe of an absolution to 10 cold and other cold consideration of cold and other cold consideration to cold and other delay of cold and other cold consideration to cold and other cold considerations to cold and other cold considerations to cold and other cold considerations to cold and other cold and other cold considerations to cold and other cold considerations to cold and other cold considerations to cold and other co	
of your. Further extensions any be obtained as concurrence of the Landscape	(3) Thinking of These.  (3) This has a "ATM" of these, which is appropriate to marking in appropriate to the continue of it is not. (in and other chair through northall.	
No. 1 grass alches delivered in containers bearing the following information	3. Disage of Year. 3. Disage of Year. 3. Disage of Year. 3. Disage of Year. 3.3. Links The Year. On the case is supposed by basicle registerance. In it of social state. It is not, for not after those principle. 3.3. Links The supposed content. More in an appropriate that the desire with This SY1. Approval probabilished his content. In the case of the principle of the case of the SY1. Approval probabilished his content. In the case of the case o	
n cub just be disent approval.	33) These Sin, and well of Confident Space, the part against agreement to the Confident Space Sp	
Olivers I with New Forces or pro-approved situateds. In 1821 water soluble softrages and a formulation raths of 18-18-18-1828.	Seen. These dark does not of in the brinds with interlays with. Slape effected arms as an oil handle with. Slaves diseased and with a Slaves of Seen Seen Seen Seen Seen Seen Seen See	
seed into the top 1/5" Named of said and lightly compact.	S. Amelian	
ne kom aut. Compty with Saddan 1.7 Mydrosowdiag	3. The challent of all plan admits in the respectably of the Lawlage Certificity.  3.1 The Maria Restrictions	
44	30) The individual of a part admits, the reprofiler of the Lance polaristics.  31) Read Possility Control of the June 1 and 1	
times, skrele, er efter sessaptible vegetetien. De mit sprey sood er nield we wax polish, memment, minters ood strechens time deenge. Where sope Ardinat ook draw for noise at membering application, it puling reported paper material invents.	3.11 The desirability is updated by the property of the property of the figure of the facilitation of complete, before of control of the figure of the facilitation of complete, before of control of the figure of the facilitation of complete, before of control of the figure of the facilitation of control of the facilitation of the facilitatio	
rements.  After one may be harmful fit. The environments.  If the by an identification plate or citizen without in place view on the left is havegomen citery and the salation this story in is honogeness that's  after one property or the salation this story in is honogeness that's  after one or the salation this story in it is honogeness that's  after one or the salation that is not the salation of the salation	32. These hash particular or other or one of the death particular of operative to discuss the area, possible to be about controlled to the death of the death	

ART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

At 1 for digital second, the Landqua bendest reasons to eight in tentre to requested by the second prologous at 2 his colors to design and the second of the

### METALLING LANDSCAPE ON STRUCTURES

Yesty that drakeap and protection material is completely installed and accounting before beginning work. Control Landscape includes that instructions if and is place.

2 Conducts unto with contraction in planters and planter desirgs.
21 Verby that planter draws and plants and positive drawing to east orders in present poor to planting any drak suck or self.

3 Previous drawn and an all through-schale drawn incomers. One 1950 wash, the 1955 Pipe Hills of the drawn made with an appeal to be before death of the control of the con

botal drawners, county to a minimal digits of a "Diffusion attenues should draw II specified, botall should draw as you manufactors": Gover that much be alternate could drive if a specified on through shall with thirt toping of "ISS and of all signs. Which approved of dratings system points to ploting privileg and/or.

5 Plan as even layer of 3 - Stee clear varied page and over filter riders.

These granding and death is depth; specified in Section 15 down for nations under its resolution. Butter to Drawing default for any light visiged filter respired to other grands.
 These granding before one death ends stepped to provide search services benedities at edges. Buff and place highly topother and research filter delay to prevent and those allegating places.

Extension Transformation (Province segretary for the institute of a state of the st

3 Related Standards and Legislation IEC Landscape Standard Salest william Furthfree Code, IEC Protectic Control led.

3. She favious is polition to the impactions of substantial conjuntor, or fitted progress drow applications, and of the end of this paperhies period, there shows drong the III worths scheduling the Conference and a beginning representation of the faviour. Noticities a logicies and reporting procedures and colored to the delayering reporting.

Substitute Propose a schools of anticipated risks and sobalt to designated representative at start-up. Make some operations shall be corried on the growing session but were found but and the marker 20th, become shall ut of her flows of the year any the markers.

Histories Level Copy with B.C. Landsupe Standard, Section 15, Fabra 1, Histories Level "Histories"

The restrict of the property o

3) Startform Remark and some final are set from price with the high grady series by being a collection. Beamed used by the "Res Assistant Series" in the series of the

The second software is the second sec

and the first of the contract of the contract

NO. DATE REVISION DESCRIPTION

LANDSCAPE ARCHITECTURE

New Westminster, British Columbia

#220 - 26 Lorne Mews

Email: office@m2la.com

rel: 604.553.0044 Fax: 604.553.0045

V3M 317

PINEHURST SURREY .BC

LANDSCAPE SPECIFICATIONS

DATE: 3	LAUGIO:	DRAWING NUM
SCALE: N	115	10 0100
DRAWN: A	ø	11
DESIGN: A	0	
CHKD H	ra w	

15064-16.29 M2LA PROJECT NUMBER:

JOB NO 15064

PROJECT-

MULTI-FAMILY DEV. 3375 MORGAN CREEK WAY,

DRAWING TITLE



## INTER-OFFICE MEMO

TO:

Manager, Area Planning & Development

- South Surrey Division

Planning and Development Department

FROM:

**Development Services Manager, Engineering Department** 

DATE:

February 15, 2017

PROJECT FILE:

7814-0255-00

RE:

**Engineering Requirements** 

Location: 15711 32 Ave & 3375 Morgan Creek Way

## NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

Amendments to the Central Rosemary Heights land use plan will warrant review of servicing strategies and downstream infrastructure to ensure adequate capacity is available for the increase in density/impervious area.

## REZONE/SUBDIVISION

## **Works and Services**

- Construct driveway access ensuring 6.0 metre queuing distance.
- Construct any downstream utility improvements deemed necessary by the servicing review.
- Provide Restrictive covenant for on-site storm water management facilities.
- Provide service connections.

A Servicing Agreement is not required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.

Development Services Manager

LR<sub>1</sub>



Tuesday, February 14, 2017 Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 14 0255 00

SUMMARY The proposed 51 apartments

46 townhouse units

are estimated to have the following impact on the following schools:

## Projected # of students for this development:

Elementary Students:	22
Secondary Students:	10

## September 2016 Enrolment/School Capacity

Morgan Elementary	
Enrolment (K/1-7):	43 K + 385
Capacity (K/1-7):	100 K + 375

## Earl Marriott Secondary

1856
1500
1620

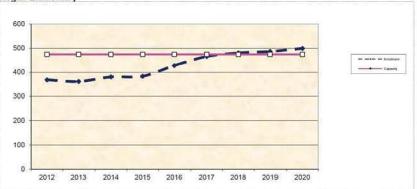
## School Enrolment Projections and Planning Update:

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

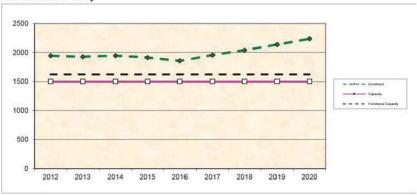
The District recently completed at 2 classroom addition to Rosemary Elementary and 4 classrooms at Morgan Elementary. As of September 2016, the Morgan Elementary catchment area was increased to help relieve the explosive enrolment growth at Sunnyside Elementary. It's expected that Morgan Elementary will once again be over capacity in the near future. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020).

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

### Morgan Elementary



### **Earl Marriott Secondary**



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

Updated January 16, 2017

Pinehurst Multi Family Residential Development (updated to add tpz) 3375 Morgan Creek Way MJM File # 1432

## 4.0 Tree Preservation Summary (on-site bylaw size trees only)

Sur	rey Project No:	1	L4-0255-00						
Address: 3375 Morgan Creek Way									
Registered Arborist: Michael Mills, Michael J Mills Consulting									
	Site Trees (Does perty line.)	not i	nclude smaller	than	bylaw s	size trees al	ong	the south	Number of Trees
	tected Trees Ider	ntifie	d						72
(on-	site and shared t	rees	, including trees	with	in boule	evards and	orop	oosed streets	CA1020
and	lanes, but exclud	ding t	rees in propose	ed ope	en spac	e or ripariar	are	eas)	
Pro	tected Trees to b	e Re	moved						65
	tected Trees to b								7
(exc	cluding trees with	in pr	oposed open s	pace o	or ripari	an areas)			
Tota	al Replacement T	rees	Required:						98
				T					
42)	Alder & Cotton	woo	d Trees Requiri	ng 1 t	o 1 Rep	lacement R	atio	Li	7
	32	Х	one (1)	=	32				
-11	All other Trees	Req	uiring 2 to 1 Re	place	ment Ra	atio	_		
	33	X	two (2)	=	66				
Rep	lacement Trees I	Prop	osed (that mee	t byla	w size	criteria) Fro	m N	/12 La.	300 +/-
Rep	lacement Trees i	n De	ficit						0
Pro	tected Trees to b	e Re	tained in Propo	sed [	Open S	pace / Ripa	rian	Areas]	n/a
Off-	Site Trees	CIV.	1	-		A .			Number of Trees
									0
Pro	tected Off-Site Ti	rees	to be Removed					I.	0
Tota	al Replacement T	rees	Required:						0



## **Advisory Design Panel** Minutes

City Hall 13450 - 104 Avenue Surrey, B.C. THURSDAY, MAY 12, 2016

Time: 5:00 pm

Present:

Chair - L Mickelson S. Forrest M. Younger M. Vance S. Vincent

Guests:

M. Dembek, Barnett Dembek Architect M. Mitchell, M2 Landscape Architecture J. Arora, DF Architecture Inc.

**Staff Present:** 

M. Rondeau, Acting City Architect N. Chow, Urban Designer L. Luaifoa, Administrative Assistant

### RECEIPT OF MINUTES A.

It was Moved by S. Vincent Seconded by M. Younger

That the minutes of the Advisory Design

Panel meeting of April 7, 2016, be deferred.

Carried

#### B. **NEW SUBMISSIONS**

### 1. 4:00PM

File No .: 7914-0255-00

New or Resubmit: New **Last Submission Date:** N/A

Description: NCP amendment, Rezoning and DP for a 3-storey

apartment building

3375 Morgan Creek Way Address:

Developer: Geoff Barker, Nanoose Harbour Holdings Architect: Maciej Dembek, Barnett Dembek Architect Inc **Landscape Architect:** Meredith Mitchell, M2 Landscape Architecture

Planner: Luci Moraes **Urban Design Planner:** Nathan Chow

The Urban Designer presented a brief overview of the project and highlighted the following:

- The site overlooks Morgan Creek Golf Course and is visible along Morgan Creek Way.
- The 3 storey apartment buildings trigger an NCP amendment from townhouse to apartments.

Staff is generally supportive of a variety of housing in the area and would like
to see a contextual response to the neighbourhood scale and predominant
housing forms.

The Project Architect presented an overview of the site plan, building plans, elevations, cross sections and streetscapes and highlighted the following:

- The buildings are set back generously from Morgan Creek way which will enable a fairly significant amount of landscaping to be put in place.
- Entry to the site is via 2 vehicle entries
- The amenity building is a solid, masonry box which has an open glazed box which encloses with an exercise area, washroom, change room, locker room area and two trainer stalls/booths.

**The Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- Landscape design is consistent with the architectural style and consists of cultured stone walls in the front, low metal picket fences in the yards, and use of boulders at the retaining walls, softened with planting.
- The intent is to create a green space that blends in with the existing green space that flows into the golf course area. The existing conditions is an open space with very few existing tress. A considerable amount of tress will be added on the site.

# ADVISORY DESIGN PANEL STATEMENT OF REVIEW Three-storey apartment building

File No. 7914-0255-00

It was Moved by M. Ehman

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

recommend A - that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

## STATEMENT OF REVIEW COMMENTS

## **Building Form and Character**

 Generally support form, massing including the horizontality of the buildings and can see some interest in the off-centre gables.

- The primary exterior materials are broken into each level. Suggest reducing to 2 (two) materials to better transition the horizontality over-emphasis.
   Horizontal siding is deleted. Fibre cement siding only is provided on the top 2 floors.
- For the exposed ends of the buddings at the driveways, suggest break up of lower stone cladding. Use ends at entry to distinguish those elevations.
   Grades are reworked to diminish the exposed extent of lower stone cladding. A central dropped portion of the fibre cement cladding is dropped onto the lower floor elevation.
- Recommend second elevator based on size of buildings given market expectations
   Elevators are not added. One elevator per building for 25 and 26 units respectively, as proposed, is more than adequate.
- Amenity building shows two uses. Suggest revisiting the plans to incorporate a second floor of the building with elevator. A view from upper level of the golf course could be a feature of the project. Consider overlook of the roof as well. The amenity building is retained as one storey to deliberately keep this as a low key structure. The golf course is not visible from this location due to the slope onsite. A hipped concrete tile roof is added to address the overlook concern.

## Landscaping

- Recommend adding more planting at the front yard.
   7.5 m landscape buffer with large scale landscape planting is added along Morgan Creek Way.
- Consider bringing dry-stack horizontal retaining walls down by terracing, for better transition. Organic boulder walls don't work well.
   The retaining walls facing Morgan Creek Way have been removed. The interior walls (facing internal roads) are boulder retaining walls for an optimal integration with the Landscape.
- Recommend revisiting the oval paving area and changing it into a square form.
   Oval area is revised to a square shape.

## **CPTED**

There were no specific CPTED comments.

## Accessibility

- Consider emergency call buttons in the parking lobby elevator. Emergency call buttons to be provided where required by code.
- Recommend power doors where applicable.
   Power doors to be provided where required by code.
- Recommend that 5% of units be wheelchair accessible or wheelchair friendly.

Given the large size of the units, many of the kitchens and bathroom are already sixed up and wheelchair friendly. This specifically applies to units AA1, AA2, BB, BB1, BB2, BB3, BB4, BB5, BB6.

• Ensure amenity areas with washrooms are wheelchair accessible. *Amenity washrooms meet code accessibility requirements.* 

## Sustainability

- Recommend removal of the chimneys if there are not needed. Chimneys removal.
- Encourage the use of permeable paving where possible.
   Permeable paving will be used at the vistor parking spaces
- Encourage use of heat recovery ventilators.

  Conformance with ASHRAE 90.1-2010 will be achieved with CRV units.
- Encourage the use of rainwater use within water feature elements.

  Water features use chemical treated water and are not allowed to connect to storm water, but rather drain into sanitary lines. For this reason we do not wish to add to the sanitary burden onsite. Storm water retention is already accommodated within the Morgan Creek overall development and the low density on this site provides many open landscape areas where rain is suitably retained.

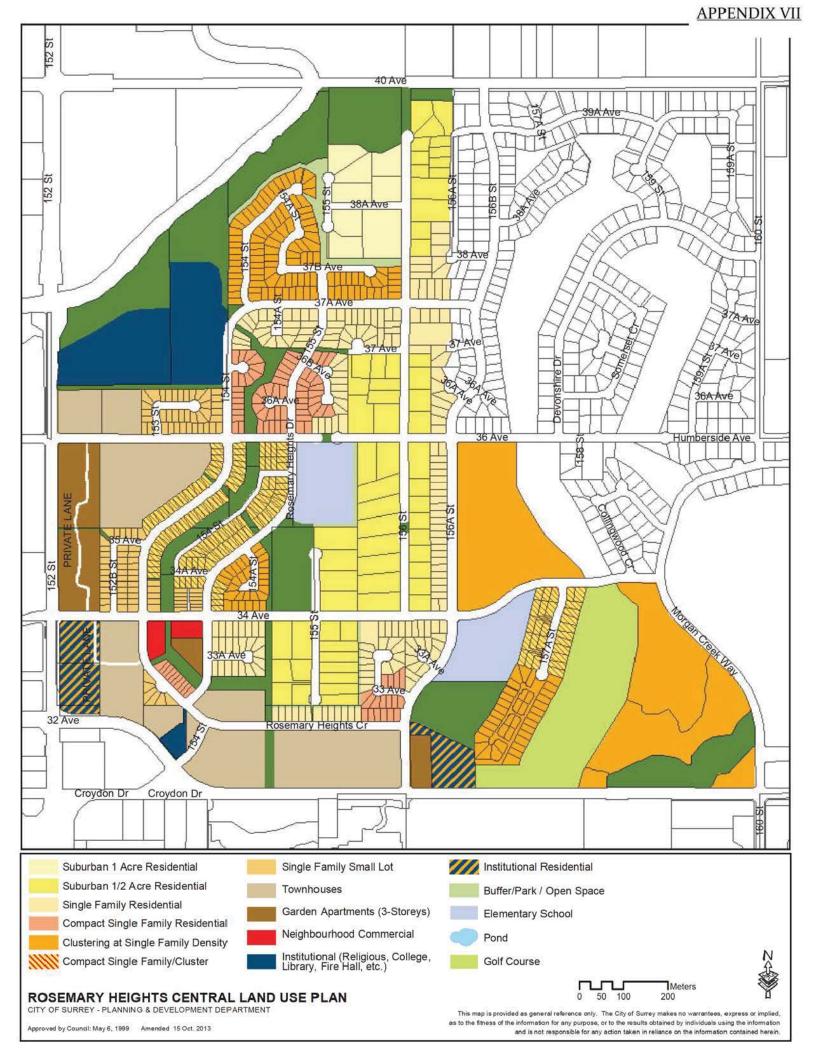
C.	OTHED	COMPETENT	BUCINECC
	OILLI	COMILETERI	DOSHNESS

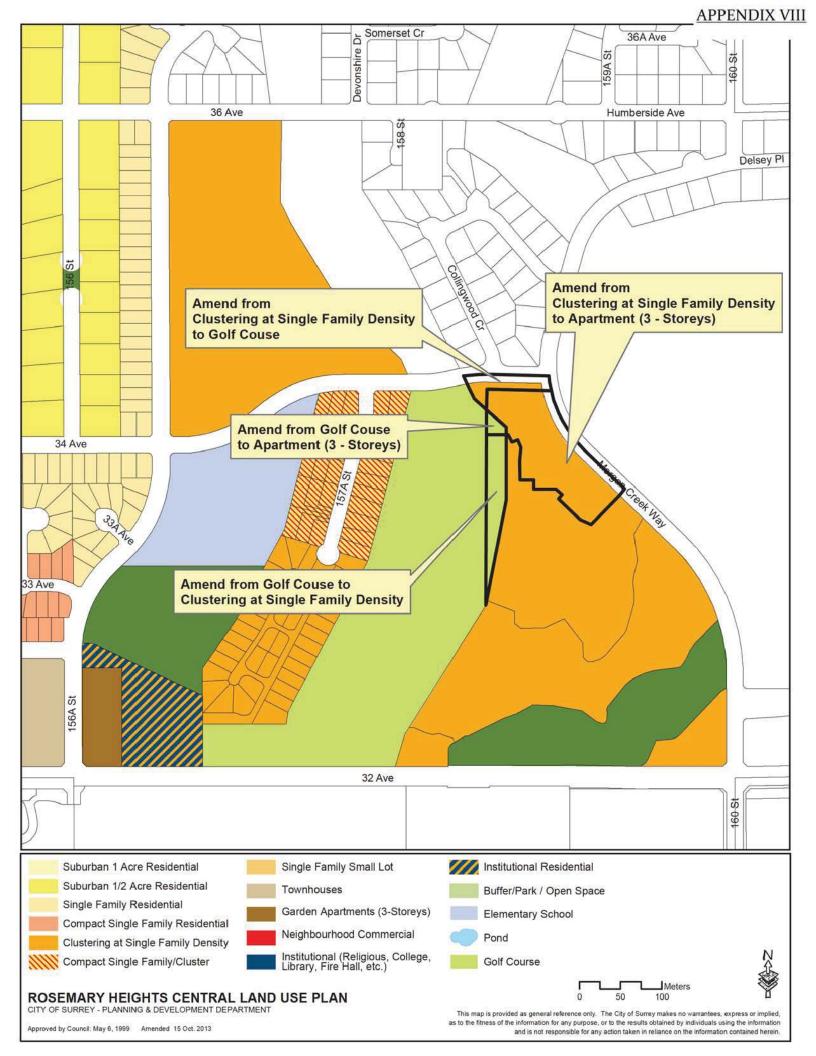
D	MEETING

The next Advisory Design Panel is scheduled for Thursday, May 26, 2016.

## E. ADJOURNMENT

The Advisory Design Panel meeting	adjourned at 6:30 p.m.	
Jane Sullivan, City Clerk	Leroy Mickelson, Chairman Advisory Design Panel	





## **CITY OF SURREY**

(the "City")

## **DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0255-00

Issued To: MORGAN CREEK HOLDINGS INC.

("the Owner")

Address of Owner: 504, 1367 - West Broadway

Vancouver, BC V6H 4A7

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

Parcel Identifier: 023-803-843 Lot 2 Section 26 Township 1 New Westminster District Plan LMP33686

3375 - Morgan Creek Way

Parcel Identifier: 025-185-039 Lot A Section 26 Township 1 New Westminster District Plan LMP51807

15711 - 32 Avenue

(the "Land")

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

Parcel Identifier:	

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

\_\_\_\_\_

- 4. In Subsection F, Yards and Setbacks, of Part 21, Multiple Residential 15 Zone (RM-15) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) The minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to:
    - 4 metres (13 ft.) for Building 8; and
    - 6 metres (20 ft.) for Building 15.
  - (b) The minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 9;
  - (c) The minimum rear yard (west) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 15;
  - (d) The minimum side yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for Building 16; and
  - (e) The minimum side yard (east) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 2.9 metres (9 ft.) for Building 16.
- 5. In Subsection F, Yards and Setbacks, of Part 22, Multiple Residential 30 Zone (RM-30) of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) The minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Apartment Building 2; and
  - (b) The minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the balcony posts for Apartment Building 2.
- 6. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0255-00(A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
- 7. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 9. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

10.	The terms of this development variance per persons who acquire an interest in the Land	rmit or any amendment to it, are binding on all d.
11.	This development variance permit is not a	building permit.
	HORIZING RESOLUTION PASSED BY THE C ED THIS DAY OF , 20 .	COUNCIL, THE DAY OF , 20 .
		Mayor – Linda Hepner
		City Clerk – Jane Sullivan

