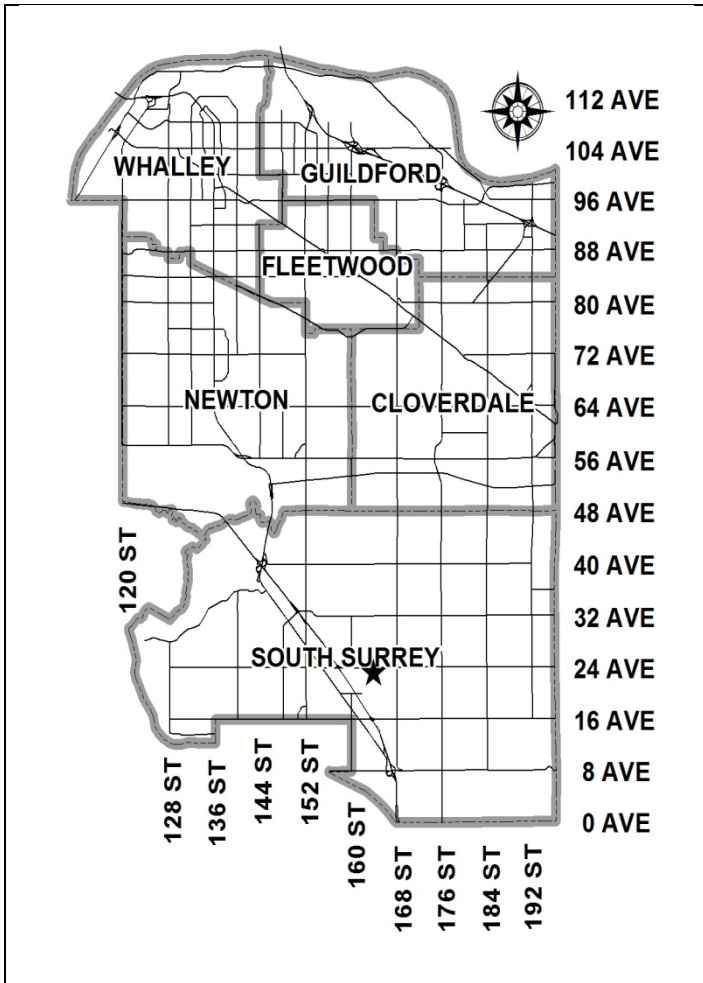


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0087-00

Planning Report Date: February 1, 2016



**PROPOSAL:**

- **NCP Amendment**
- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 66 townhouse units.

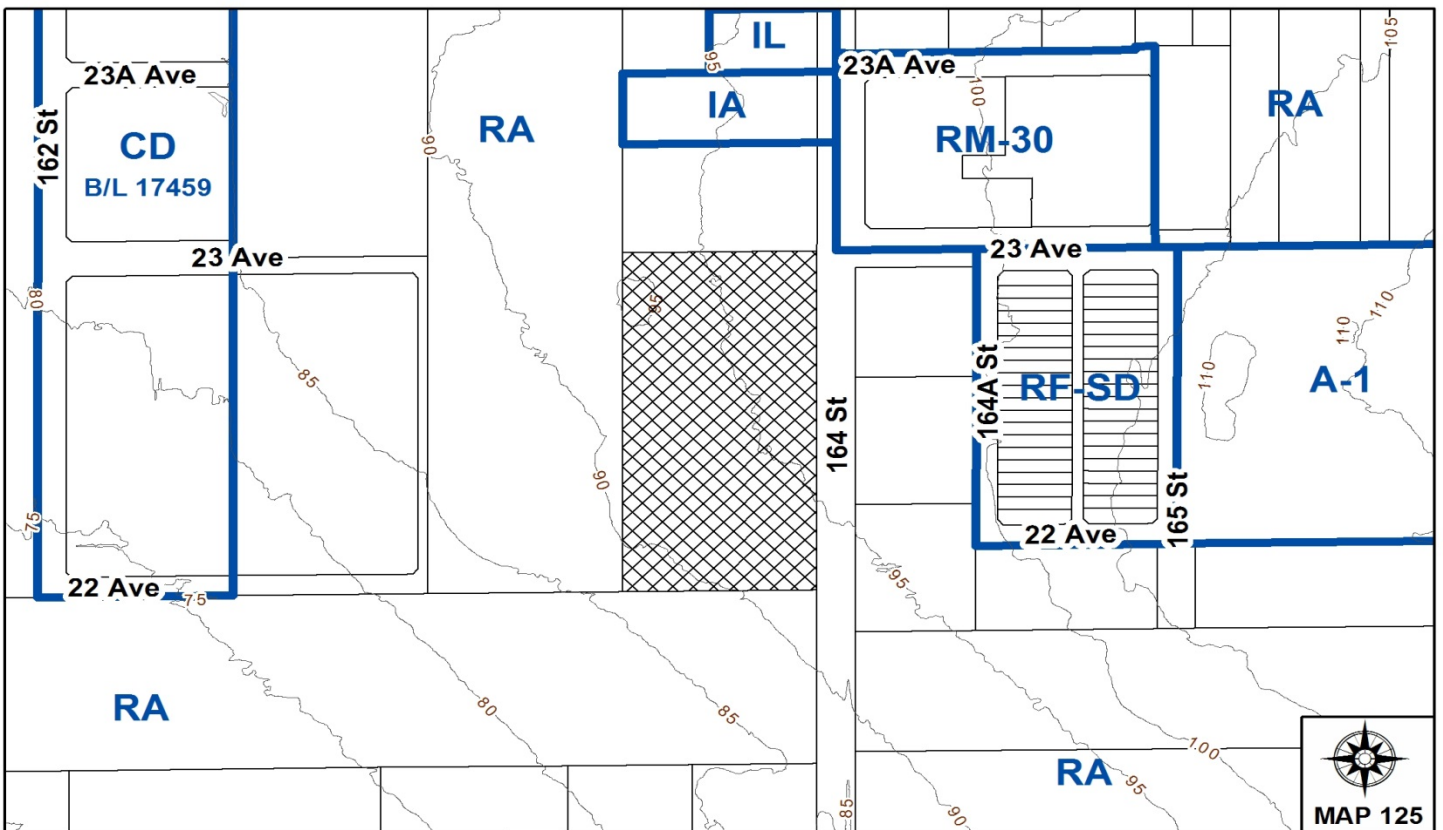
**LOCATION:** 2215 - 164 Street

**OWNER:** Pamela and William Bray

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Multiple Residential 15-25 upa & Cluster Residential 10-15 upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP amendment from “Cluster Housing 10-15 upa” to “Multiple Residential 15-25 upa” for a portion of the site, and to delete an east-west flex road through the site and the associated drainage corridor.
- The applicant is proposing to eliminate the required indoor amenity space on the subject site.
- The applicant is proposing a Development Variance Permit to reduce setbacks.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s OCP Designation.
- The proposed development partially complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives by conserving a 5 metre (16 feet) wide BCS corridor and 10 metre (33 feet) wide dedication for the Grandview Ridge Trail on the southern portion of the site. The combined 15 metre (50 feet) wide dedicated area accounts for 75% of the target GIN area which is considered acceptable.
- The proposed NCP amendment is for a small portion of the site in the southeast corner. This portion of the site was anticipated to be consolidated with the 164 Street road allowance and the parcels to the east. However, 164 Street is no longer proposed to be closed and disposed of, and as such the cluster designation is less applicable as the assembly proposed in the NCP will not be achieved. The applicant is proposing to retain 3 significant trees in this portion of the site, and is also proposing to convey a 5 metre (16 feet) wide BCS corridor and a 10 metre (33 feet) wide corridor for the Grandview Ridge Trail on this portion of the site.
- Despite the proposed elimination of the east-west flex road, the applicant’s proposal still provides a reasonable level of connectivity in the area, and drainage will be addressed on-site. In addition, to enhance neighbourhood connectivity, the applicant is providing a significant 10 metre (33 feet) wide dedication along the southern portion of the site for the Grandview Ridge Trail.

- 
- The proposed elimination of indoor amenity space on the subject site is supportable given the applicant's proposal that the indoor amenity space on the neighbouring project to the west (16330 - 24 Avenue; Application No. 7914-0257-00 at 3<sup>rd</sup> Reading), which is being developed by the same applicant, be shared between the two sites. The shared indoor amenity space arrangement will be secured via a shared access and maintenance easement. The applicant is proposing to address the shortfall in indoor amenity space on the subject site with a cash-in-lieu contribution in accordance with City policy.
  - The proposed setbacks achieve a more urban, pedestrian streetscape, and are generally consistent with the setbacks proposed in the townhouse development to the west (Application No. 7914-0257-00), which is currently at 3<sup>rd</sup> Reading.
  - The proposed density and building form are appropriate for this part of Sunnyside Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space (ie. 198 square metres/2,130 square feet) on the subject site.
3. Council authorize staff to draft Development Permit No. 7915-0087-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0087-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue;
  - (b) reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along the proposed new 164 Street alignment and to 3.7 metres (12 feet) along the existing 164 Street alignment;
  - (c) reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet); and
  - (d) reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for proposed Buildings 6, 7 and 9, and to 4.5 metres (15 feet) for Building 11; and to 4.5 metres (15 feet) along the proposed new 164 Street alignment.
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 and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



- (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (g) registration of a shared access and maintenance easement between the subject site and 16330 – 24 Avenue (File No. 7914-0257-00) for shared use of the proposed indoor amenity building located at 16330 – 24 Avenue; and
  - (h) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate a portion of the site from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa", and to delete the east-west flex road through the site and the associated drainage corridor, when the project is considered for final adoption.

### REFERRALS

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

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

13 Elementary students at Pacific Heights Elementary School  
7 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 2017.

Parks, Recreation & Culture: No concerns.

Surrey Fire Department: No concerns.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential acreage with some outbuildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 23 Avenue):	Vacant site, with an application for townhouses at 3 <sup>rd</sup> Reading (File No. 7912-0224-00).	Urban/ Multiple Residential 15-25 upa	RA
East (Across 164 Street):	Three single family residential acreages, with an application for townhouses at 3 <sup>rd</sup> Reading (File No. 7915-0031-00) on two of the parcels. The third parcel is vacant.	Urban/ Cluster Residential 10-15 upa	RA
South (Across 22 Avenue):	Large single family acreage with some farming activities.	Urban/ Multiple Residential 15-25 upa	RA
West:	Single family residential acreage with some outbuildings, with an application for townhouses at 3 <sup>rd</sup> Reading (File No. 7914-0257-00).	Urban/ Multiple Residential 15-25 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing a Neighbourhood Concept Plan (NCP) amendment from “Cluster Housing 10-15 upa” to “Multiple Residential 15-25 upa” for a portion of the site, and to delete an east-west flex road through the site and the associated drainage corridor.
- The applicant’s proposed NCP designation amendment is for a small portion of the site in the southeast corner. This portion of the site was anticipated to be consolidated with the 164 Street road allowance and the parcels to the east. However, 164 Street is no longer proposed to be closed and disposed of, and thus the cluster designation is less applicable as the assembly proposed in the NCP will not be achieved. The applicant is proposing to retain 3 significant trees in this portion of the site, and is also proposing to convey a 5 metre (16 feet) wide BCS corridor and a 10 metre (33 feet) wide corridor for the Grandview Ridge Trail on this portion of the site.
- The applicant’s proposal to delete an east-west flex road through the site and the associated drainage corridor reflects a similar NCP amendment (Application No. 7915-0087-00, at 3<sup>rd</sup> Reading) proposed on the property to the west (16330 – 24 Avenue), which is also owned by the applicant.
- Despite the proposed elimination of the east-west flex road, the applicant’s proposal provides a reasonable level of connectivity in the area, and drainage will be addressed on-site. In addition, the applicant is providing a 10-metre (33-foot) wide dedication along the southern boundary of the site for the Grandview Ridge Trail, which will provide additional neighbourhood connectivity.
- No concerns were expressed by residents in the vicinity regarding the proposed NCP amendment and rezoning.

## DEVELOPMENT CONSIDERATIONS

- The subject 2.0 hectare (5.0 acre) site consists of one parcel located in the Sunnyside Heights NCP at 2215 - 164 Street. The site is zoned "One-Acre Residential Zone" (RA) and is designated "Urban" in the Official Community Plan (OCP) and "Multiple Residential 15-25 upa" and "Cluster Residential 10-15 upa" in the Sunnyside Heights NCP.
- The applicant is proposing:
  - an NCP amendment from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa" for a small portion of the site, and to delete the east-west flex road through the site and the associated drainage corridor;
  - to rezone the site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30); and
  - a Development Permit to allow the development of 66 townhouse units. A Development Variance Permit to reduce building setbacks is also proposed as part of the proposal.
- A subdivision plan is required as the proposed realignment for 164 Street will bisect the site. Sixty (60) townhouse units are proposed on the west side of the proposed new 164 Street alignment with 6 townhouse units proposed on the east side. The parcel will be a "hooked" lot, however with one strata for all 66 proposed townhouse units. The applicant is also conveying a 10-metre (30 feet) wide corridor for the Grandview Ridge Trail and a 5-metre (16 feet) wide Biodiversity Conservation Strategy (BCS) corridor along the southern portion of the site adjacent to 22 Avenue.

## TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd. 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
<b>Alder and Cottonwood Trees</b>			
Alder	53	53	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cascara	2	2	0
Cherry/Plum	1	1	0
Maple (Bigleaf)	9	9	0
Paper Birch	34	34	0
Pacific Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Redcedar	3	3	0
Deodar cedar	1	0	1
Western Hemlock	2	2	0

Tree Species	Existing	Remove	Retain
Douglas-fir	31	26	5
Monkey puzzle	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>86</b>	<b>78</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>			
		<b>209</b>	
<b>Total Retained and Replacement Trees</b>			
		<b>217</b>	

- The Arborist Assessment states that there are a total of 86 mature trees on the site, excluding Alder and Cottonwood trees. Fifty-three (53) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 209 replacement trees on the site. The applicant is proposing 209 replacement trees, meeting City requirements.
- The new trees on the site will consist of a variety of trees including maple, beech, pine, Douglas-fir, Katsura and cypress.
- In summary, a total of 217 trees are proposed to be retained or replaced on the site.

#### BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the southern portion of the subject site, in the Redwood BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 metres (66 feet) and target area of 2,050 square metres (0.51 acre), which is 10% of the subject property.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub F, and is located in an area roughly bounded by 16 Avenue, 168 Street, 8 Avenue and Highway 99, centered on the Fergus Watershed Biodiversity Preserve. The BCS Management Area Objectives that the proposed corridor dedication helps to achieve are:
  - increased landscape permeability (amount of natural and semi-natural habitat) on public and private land; and
  - increased tree canopy cover.
- The development proposal conserves a 5-metre (16-foot) wide BCS corridor dedication and a 10-metre (33 feet) wide dedication for the Grandview Ridge Trail on the southern portion of the site. The combined 15 metre (50 feet) wide dedicated area is 1,540 square metres (0.38 acre) or 7.6% of the total gross area of subject site, or 75% of the target GIN area, which is considered acceptable.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 510 square metres (0.13 acre) of the GIN area would be required on the subject site.
- The proposed parkland and trail dedication will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

#### DESIGN PROPOSAL AND REVIEW

- The proposed development contains 66 three-storey and partial three-storey townhouse units that are contained within 13 buildings. All of the units are proposed to have side-by-side double-car garages. No tandem parking unit types are proposed.
- All of the street-fronting units contain active living space on the ground floor which will promote interaction with the public realm. These units have entries facing the street, a walkway connecting each residence to the street, and windows that provide casual surveillance of the street.
- The number of units within individual buildings ranges from two to eight units. Units range in size from 154 square metres (1,660 square feet) to 226 square metres (2,430 square feet), excluding the garage area.
- The proposed exterior materials include fibre cement siding (grey, green, blue, off-white or red colour), wood trim (dark grey or off-white) and stained natural wood siding, and some vinyl on interior elevations. Articulation is provided along the elevations, including various projections that add to the visual interest of the facades.
- The applicant is proposing roof decks for each unit which will provide significant private outdoor amenity space for the residents.

### Amenity Space

- The Zoning By-law requires that 198 square metres (2,130 square feet) of indoor amenity area and 198 square metres (2,130 square feet) of outdoor amenity area be provided for this project, based on 3 square metres (32 square feet) per dwelling unit.
- The applicant is proposing not to provide any indoor amenity space on the subject site, but rather to provide a shared indoor amenity space on the neighbouring project to the west (16330 – 24 Avenue; Application No. 7914-0257-00 at 3<sup>rd</sup> Reading), which is being developed by the same applicant. The shared indoor amenity space arrangement will be secured via a shared access and maintenance easement. The applicant is proposing to address the shortfall in indoor amenity space on the subject site with a cash-in-lieu contribution in accordance with City policy.
- The applicant is proposing to provide approximately 375 square metres (4,040 square feet) of outdoor amenity space. The applicant is proposing children's play equipment, outdoor seating, lawn areas and retention of a large tree within the outdoor amenity area.

### Access, Pedestrian Circulation and Parking

- Vehicular access to the site is proposed from 164 Street, which is proposed to be realigned to follow the NCP as part of this application. Street-fronting units are proposed to have individual pedestrian access to the street. The applicant is proposing a series of paths throughout the site, providing good pedestrian connectivity throughout the site and also to adjacent sidewalks and the Grandview Ridge Trail.
- The applicant is proposing to provide 132 resident parking spaces and 14 visitor parking spaces, which exceeds the minimum parking requirements of 13 visitor parking spaces in the Zoning By-law. The applicant is not proposing any tandem parking spaces.

### Landscaping

- Landscaping plans have been received and found to be generally acceptable. The landscaping includes a mix of trees, shrubs, ground cover and open lawn areas. A corner plaza is proposed in the northeast corner of the site to enhance the public realm. The corner plaza will contain stamped concrete and benches. A 1 metre (3 feet) high wall signage identifying the name of the development is also located adjacent to both vehicular entries along 164 Street.
- A 1.1 metre (3.5 feet) high transparent aluminum picket fence with cultured stone posts is proposed along portions of the street frontage. The fence will be set back from the property line to allow for planting in front of the fence. Decorative scored and stamped concrete are proposed at the two vehicular entrances and pervious pavers are proposed for the visitor parking spaces.

### ADVISORY DESIGN PANEL

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

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 5, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The site is located within the Sunnyside Heights NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposal includes rooftop patio areas which may be used for gardening.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>Absorbent soils greater than 0.3 metres (1 foot) in depth, infiltration trenches or sub-surface chambers, and natural landscaping (including climate-appropriate and drought tolerant plants).</li> <li>The applicant is proposing to retain 8 on-site trees, and plant 209 replacement trees.</li> <li>Recycling pick-up will be made available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The site will be connected via walkways to surrounding sidewalks and the Grandview Ridge Trail. Pedestrian-specific lighting is proposed.</li> <li>Bike parking will be provided.</li> <li>Each unit will have a roughed-in electrical outlet for vehicle charging stations. A conduit will be extended to the visitor parking spaces for future charging stations.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>Street-fronting townhouses will be oriented to the street, to provide surveillance of the public realm.</li> <li>Playground equipment and an outdoor gathering area are proposed.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification to area residents occurred, in the form of a development proposal sign being erected on the property and pre-notification letters being mailed out.</li> </ul>

PRE-NOTIFICATION

Pre-notification letters were sent on August 10, 2015. To date, staff have received no correspondence or phone calls.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue.

## Staff Comments:

- The proposed setback will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage surveillance over the public realm. Setbacks of 2.0 metres (7 feet) to porches and 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.
- These setbacks are consistent with the setbacks approved in the proposed townhouse development to the west (Application No. 7914-0257-00), which is currently at 3<sup>rd</sup> Reading.

## (b) Requested Variance:

- Reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along the proposed new 164 Street alignment and to 3.7 metres (12 feet) along the existing 164 Street alignment.

## Staff Comments:

- The proposed setback will bring the units closer to the proposed 164 Street alignment which will allow the units to better engage the street and enliven the public realm.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage surveillance over the public realm. Setbacks of 2.0 metres (7 feet) to porches and 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.
- The proposed setback along the existing 164 Street alignment is a side yard condition as this portion of 164 Street is to remain an unopened, vegetated road allowance containing a small riparian area on the eastern portion of the road allowance.

## (c) Requested Variance:

- Reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet).

## Staff Comments:

- The applicant is proposing a substantial 15 metre (50 feet) wide dedication for the purposes of providing a 10 metre (33 feet) wide Grandview Ridge Trail greenway and a 5 metre (16 feet) BCS corridor.



- The townhouse units' interface will be with the 10-metre (33 feet) wide greenway and the 5 metre (16 feet) wide BCS corridor, as such the proposed townhouse units will be set much farther back from the street than the typical setback. A 3 metre (10 feet) setback allows for some separation of the private and public realms, but still allows the buildings to engage the adjacent public realm.
- These setbacks are consistent with the setbacks approved in the proposed townhouse development to the west (Application No. 7914-0257-00), which is currently at 3<sup>rd</sup> Reading.

(d) Requested Variance:

- Reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for proposed Buildings 6, 7 and 9, and to 4.5 metres (15 feet) for Building 11, and to 4.5 metres (15 feet) along the proposed new 164 Street alignment.

Staff Comments:

- The proposed 6.0 metre (20 feet) setback from the adjacent parcel to the west matches the 6.0 metre (20 feet) setback on that neighbouring parcel. The two sites are both being developed by the same applicant.
- The proposed 4.5 metre (15 feet) setback for Building 11 is a side yard condition and mirrors the side yard condition at this location on the neighbouring westerly parcel.
- The proposed setback along the proposed new 164 Street alignment will bring the units closer to the street which will allow the units to better engage the street and enliven the public realm.
- The Sunnyside Heights NCP encourages reduced setbacks along streets to encourage surveillance over the public realm. Setbacks of 2.0 metres (7 feet) to porches and 4.0 metres (13 feet) to the front door of units are encouraged for street-fronting units.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. NCP Amendment Map
- Appendix VII. Development Variance Permit No. 7915-0087-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DH/dk



# DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		20,197 sq.m.
Road Widening area		5,449 sq.m.
Grandview Ridge Trail and BCS corridor		1,158 sq.m.
Net Total		13,590 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	34%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
North	7.5m	See report
South	7.5m	See report
East	7.5m	See report
West	7.5m	See report
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13m	11.2m to 13.0m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		66
Total		
<b>FLOOR AREA: Residential</b>		11,710 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		11,710 sq.m.

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (net)	75 uph/30 upa	49 uph/20 upa
FAR (net)	0.90	0.86
AMENITY SPACE (area in square metres)		
Indoor	198 sq.m.	0
Outdoor	198 sq.m.	375 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	132	132
Residential Visitors	13	14
Institutional		
Total Number of Parking Spaces	145	146
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	33/50%	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTEXT AERIAL PHOTO



**PROJECT DATA**

CIVIC ADDRESS: 2215 164TH, SURREY, BC  
 LEGAL DESCRIPTION: SECTION 13 TOWNSHIP 1 PLAN 5024 NHD PARCEL A OF LOT 7, PART N 1/2 OF 1/4 1/4, P.C. A. 168120EJ  
 LOT AREA: 60255 AREA:  
 27441 SF (20236.1 m<sup>2</sup>)  
 5.00 ACRES (2.02 HA)  
 ROAD HOLDING:  
 50.641 SF (3440.5 m<sup>2</sup>)  
 39 ACRES (0.54 HA)  
 DEDICATED AREA (GRANDVIEW RIDGE TRAIL & BIODIVERSITY CONSERVATION STUDY CORRIDOR):  
 2,460 SF (226.3 m<sup>2</sup>)  
 0.24 ACRES (0.12 HA)  
 NET AREA: 146,496 SF (3,604.8 m<sup>2</sup>)  
 3.36 ACRES (1.36 HA)  
 LOT COVERAGE:  
 BUILDINGS: 4,870.8 m<sup>2</sup> (52.4%)  
 PAVED/HARD SURFACE: 4,083.0 m<sup>2</sup> (50.0%)  
 TOTAL: 8,953.8 m<sup>2</sup> (64.4%)  
 ZONING: CD  
 BUILDING TYPES:  
 2 TWO UNIT BLDGS. = 4 UNITS  
 3 FOUR UNIT BLDGS. = 12 UNITS  
 1 SIX UNIT BLDG. = 42 UNITS  
 1 EIGHT UNIT BLDG. = 8 UNITS  
 TOTAL = 66 UNITS  
 BUILDING SETBACKS:  
 NORTH: 14.76 FT (4.5m)  
 EAST: 14.76 FT (4.5m) / 12.14 FT (3.7m)  
 WEST: 14.7 FT (4.5m) / 14.76 FT (4.5m)  
 SOUTH: 19.65 FT (6.0m)  
 - INCLUDES 32.0 FT (9.8m) GRANDVIEW RIDGE TRAIL & 16.4 FT (5.0m) BIODIVERSITY CONSERVATION STUDY CORRIDOR  
 BUILDING HEIGHT: VARIES - SEE MULTIPLE BLDGS. DATA SHEETS  
 DENSITY - NET: 118 UNITS/ACRE (46.5 UNITS/HA)  
 DENSITY - GROSS: 13.2 UNITS/ACRE (52.1 UNITS/HA)  
 TOTAL BUILDING FLOOR AREA: 126,248 SF (11,704.5 m<sup>2</sup>)  
 FAR - NET: 0.26  
 - GROSS: 0.58  
 AMENITY: INDOOR: 140 m<sup>2</sup> REQUIRED, 0 m<sup>2</sup> PROVIDED  
 OUTDOOR: 140 m<sup>2</sup> REQUIRED, 375 m<sup>2</sup> PROVIDED  
 RESIDENT PARKING: 2.0 UNIT = 132 SPACES  
 VISITOR PARKING: 0.2 UNIT = 13 SPACES  
 TOTAL = 145 SPACES REQUIRED, 146 PROVIDED

**DRAWING LIST**

- ARCHITECTURAL:**  
 A-0.0 COVER SHEET, CONTEXT AERIAL PHOTO, PROJECT DATA  
 A-1.0 CONTEXT SITE PLAN  
 A-1.1 SITE PLAN  
 A-1.2 FIREFIGHTING ACCESS SITE PLAN  
 A-1.3 SITE SECTION  
 A-1.4 STREETSCAPES  
 A-2.1 TYPE 'A' BUILDING PLANS - BLDG. 1  
 A-2.2 TYPE 'B' BUILDING PLANS - BLDGS. 2, 6, 7 & 8  
 A-2.3 TYPE 'C' BUILDING PLANS - BLDG. 3  
 A-2.4 TYPE 'D' BUILDING PLANS - BLDG. 4  
 A-2.5 TYPE 'E' BUILDING PLANS - BLDG. 5  
 A-2.6 TYPE 'F' BUILDING PLANS - BLDG. 6  
 A-2.7 TYPE 'G' BUILDING PLANS - BLDG. 10  
 A-2.8 TYPE 'H' LEVEL 3 & 2 PLANS - BLDG. 11  
 A-2.9 TYPE 'I' LEVEL 3 & 2 ROOF PLANS - BLDG. 11  
 A-2.10 TYPE 'J' BUILDING PLANS - BLDG. 12  
 A-2.11 TYPE 'K' BUILDING PLANS - BLDG. 13  
 A-4.1 TYPE 'A' BUILDING ELEVATIONS - BLDG. 1  
 A-4.2 TYPE 'B' BUILDING ELEVATIONS - BLDGS. 2, 6, 7 & 8  
 A-4.3 TYPE 'C' BUILDING ELEVATIONS - BLDG. 3  
 A-4.4 TYPE 'D' BUILDING ELEVATIONS - BLDG. 4  
 A-4.5 TYPE 'E' BUILDING ELEVATIONS - BLDG. 5  
 A-4.6 TYPE 'F' BUILDING ELEVATIONS - BLDG. 6  
 A-4.7 TYPE 'G' BUILDING ELEVATIONS - BLDG. 10  
 A-4.8 TYPE 'H' BUILDING ELEVATIONS - BLDG. 11  
 A-4.9 TYPE 'I' BUILDING ELEVATIONS - BLDG. 12  
 A-4.10 TYPE 'J' BUILDING ELEVATIONS - BLDG. 13  
**LANDSCAPE:**  
 L1 LANDSCAPE SITE PLAN  
 L2 LANDSCAPE PLAN - NORTH  
 L3 LANDSCAPE PLAN - SOUTH  
 L4 FENCE LAYOUT  
 L5 LANDSCAPE DETAILS  
 L6 LANDSCAPE DETAILS & IMAGES  
 L7 SOFT LANDSCAPE SPECIFICATIONS

**SEAL:**

**DATE:** 07/11/16  
**ISSUE/REVISION:**

DATE	ISSUE/REVISION
12/05/14	MEETING WITH PLANNING DEPT.
03/10/14	MEETING WITH PLANNING DEPT.
2/23/15	APPLICATION FOR REZONING & DEVELOPMENT PERMIT
3/17/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
15/06/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/01/16	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

113 - 119 West Pender St., Vancouver, BC, V6B 1S8  
 Tel: 604 682 2501 Fax: 604 682 1338  
 E-Mail: info@bernard.ca

**PROJECT TITLE:**

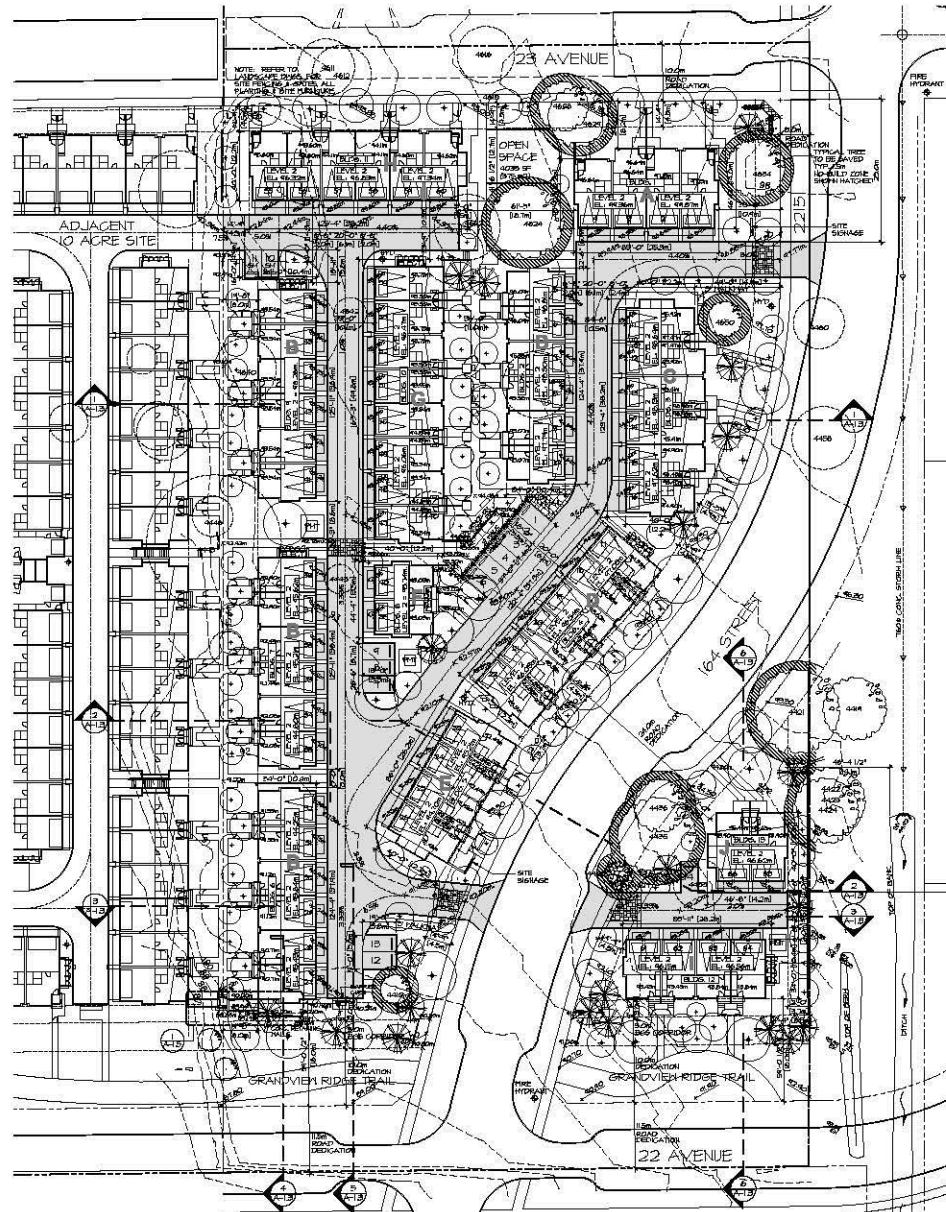
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 2215 164TH STREET  
 SURREY, BC**

**SHEET TITLE:**

**PROJECT DATA  
 DRAWING LIST  
 CONTEXT AERIAL PHOTO**

**PROJECT NO.:** 14-241  
**START DATE:** APRIL 2014  
**SCALE:**  
**REVISION NO.:**  
**SHEET NO.:**

**A-0.0**



2216 - 164TH ST. - 6 ACRE SITE

**SPECIAL NOTES:**  
 THE CONSULTANT HAS REVIEWED THE GENERAL CONCEPTS AND DESIGN OF THIS DEVELOPMENT. THE CONSULTANT HAS CONDUCTED VISUAL ANALYSIS AND HAS PROVIDED COMMENTS TO THE ARCHITECT'S MASSING.  
 THE CONSULTANT HAS REVIEWED THE PRELIMINARY DEVELOPMENT PERMIT APPLICATION AND HAS PROVIDED COMMENTS TO THE ARCHITECT'S MASSING AND DEVELOPMENT PERMIT APPLICATION. THE CONSULTANT HAS PROVIDED COMMENTS TO THE ARCHITECT'S MASSING AND DEVELOPMENT PERMIT APPLICATION.

DATE	ISSUE/REVISION
10/28/14	MEETING WITH PLANNING DEPT.
10/15/14	MEETING WITH PLANNING DEPT.
09/05/14	APPLICATION FOR REZONING
04/07/14	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
03/04/14	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/27/14	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

CONSULTANT:

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
 TEL: 604 683 8221 Fax: 604 687 1284  
 E-Mail: info@bernarddecosse.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 2216 164TH STREET  
 SURREY, BC**

SHEET TITLE:

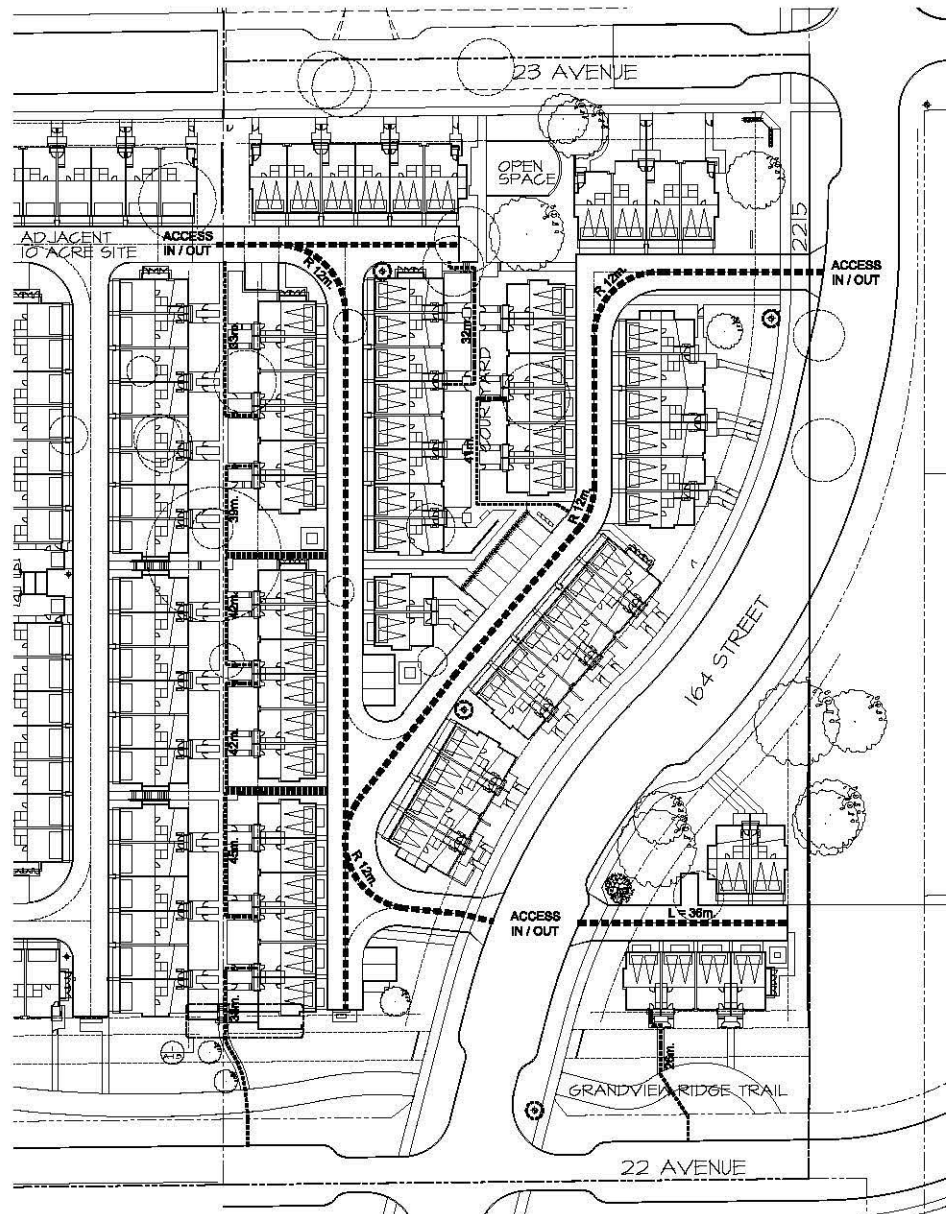
**6 ACRE SITE PLAN**

PROJECT NO.: 14-541  
 START DATE: APRIL 2014  
 SCALE: 1/8"=1'-0"  
 REVISION NO.:  
 SHEET NO.:



**A-1.1**  
 07 JAN/15 DATE LAST REVISED





2215 - 164TH ST. - 6 ACRE SITE

**DATE:**  
 12/05/14  
 02/10/14  
 02/05/15  
 04/07/15  
 02/04/15  
 02/27/15

DATE	DESCRIPTION
12/05/14	MEETING WITH PLANNING DEPT.
02/10/14	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/04/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/27/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

**LEGEND:**  
 FIRE TRUCK ACCESS ROUTE  
 FIREFIGHTER PATH OF TRAVEL  
 HYDRANT PROPOSED HYDRANT LOCATIONS

**CONSULTANT:**  
 BERNARD DECOSE ARCHITECT INC.  
 110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
 TEL: 604 681 8221 FAX: 604 681 1244  
 E: info@bernarddecose.com

**PROJECT TITLE:**  
 MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 2215 164TH STREET  
 SURREY, BC

**PROJECT TITLE:**  
 FIREFIGHTING ACCESS  
 SITE PLAN

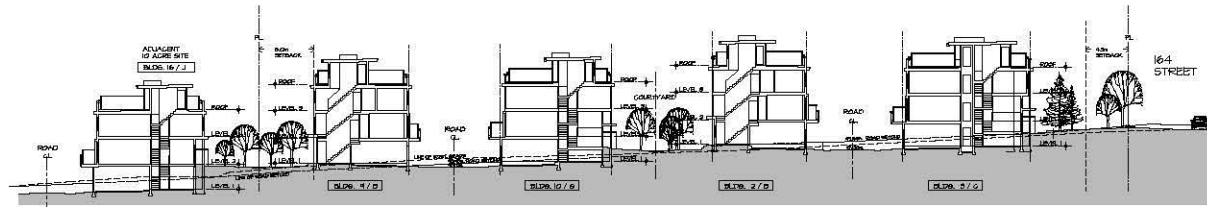
**PROJECT NO.:** 14-541  
**START DATE:** APRIL 2014  
**SCALE:** 1/8"=1'-0"  
**REVISION NO.:**  
**PROJECT NO.:**



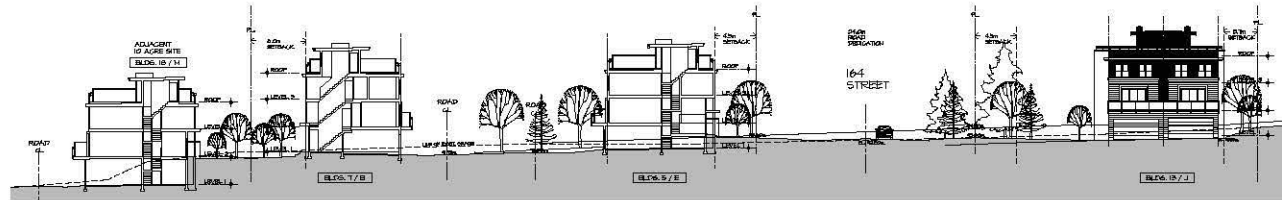
PROJECT NORTH

**A-1.2**  
 07 JAN/15 DATE LAST REVISED

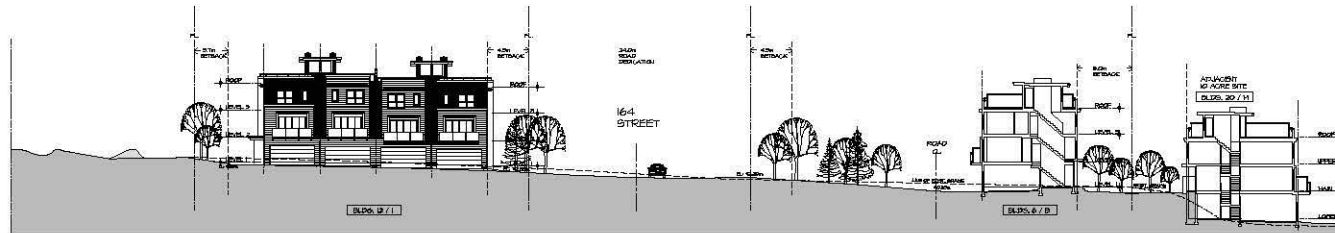




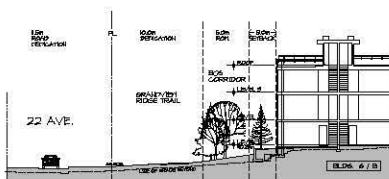
1 SITE SECTION 1  
A-1.3 SCALE: 1" = 20'



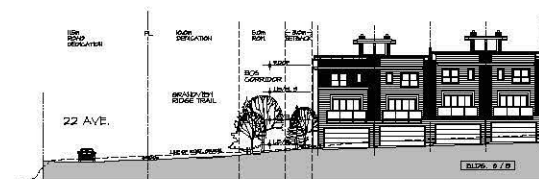
2 SITE SECTION 2  
A-1.3 SCALE: 1" = 20'



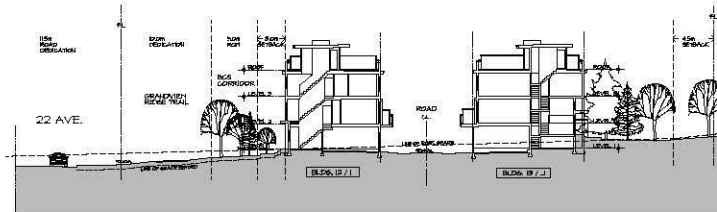
3 SITE SECTION 3  
A-1.3 SCALE: 1" = 20'



4 SITE SECTION 4  
A-1.3 SCALE: 1" = 20'



5 SITE SECTION 5  
A-1.3 SCALE: 1" = 20'



6 SITE SECTION 6  
A-1.3 SCALE: 1" = 20'

DATE: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_  
 PROJECT TITLE: \_\_\_\_\_

DATE	SUPERVISION
10/28/14	MEETING WITH PLANNING DEPT.
10/10/14	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
05/06/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/27/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

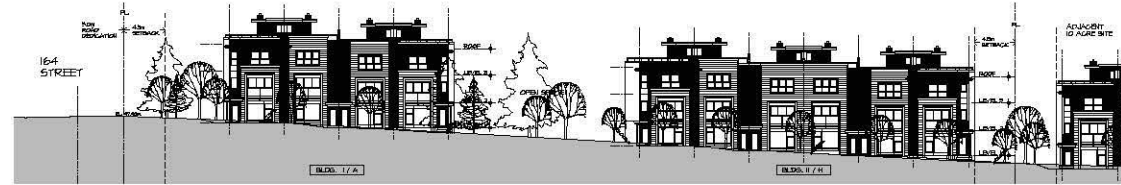
CONSULTANT:  
 \_\_\_\_\_  
 \_\_\_\_\_  
**BERNARD DECOSSE ARCHITECT INC.**  
 110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
 TEL: 604 683 3923 FAX: 604 687 1284  
 B.Deb@berndecosse.com

PROJECT TITLE:  
 \_\_\_\_\_  
**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
**2215 164TH STREET**  
**SURREY, BC**

SHEET TITLE:  
 \_\_\_\_\_  
**SITE SECTIONS**

PROJECT NO.: 14-541  
 START DATE: APRIL 2014  
 SCALE: 1" = 20'  
 REVISION NO.: \_\_\_\_\_

SHEET NO.: **A-1.3**  
 OF 24/14 DATE LAST REVISED: \_\_\_\_\_



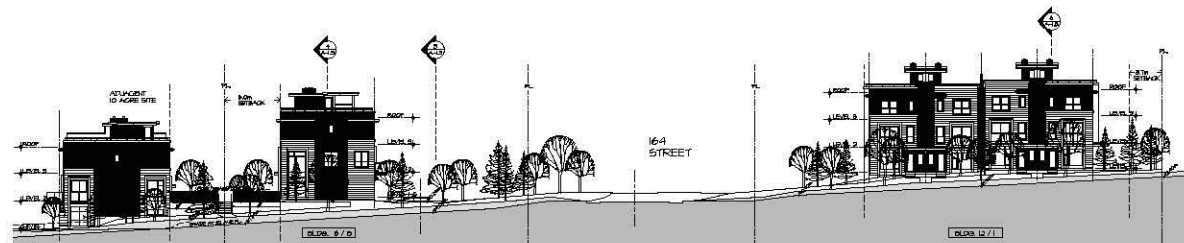
1 STREETSCAPE - 23 AVE. VIEW LOOKING SOUTH  
A-1.4 SCALE: 1" = 20'



2 STREETSCAPE - 164 STREET VIEW LOOKING WEST  
A-1.4 SCALE: 1" = 20'



3 STREETSCAPE - WEST PROPERTY LINE VIEW LOOKING EAST  
A-1.4 SCALE: 1" = 20'



4 STREETSCAPE - 22 AVE. VIEW LOOKING NORTH  
A-1.4 SCALE: 1" = 20'

**SUB:**

THE CONSULTANT HAS REVIEWED THE GENERAL CONCEPTS AND DESIGN DEVELOPMENT FOR THIS PROJECT AND HAS PROVIDED COMMENTS TO THE ARCHITECT FOR HIS REVIEW AND REVISION. THE CONSULTANT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT ASSESSMENT. THE CONSULTANT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT ASSESSMENT. THE CONSULTANT HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OR VISUAL IMPACT ASSESSMENT.

DATE	ISSUE/REVISION
10/26/14	MEETING WITH PLANNING DEPT.
10/10/14	MEETING WITH PLANNING DEPT.
10/05/14	APPLICATION FOR REZONING
10/01/14	REVIEWED & REVISIONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
10/01/14	REVIEWED & REVISIONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
09/21/14	REVIEWED & REVISIONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

**CONSULTANT:**

**BERNARD DECOSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC V6E 1S6  
Tel: 604 683 8800 Fax: 604 687 1204  
B.Decosse@bernaarch.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

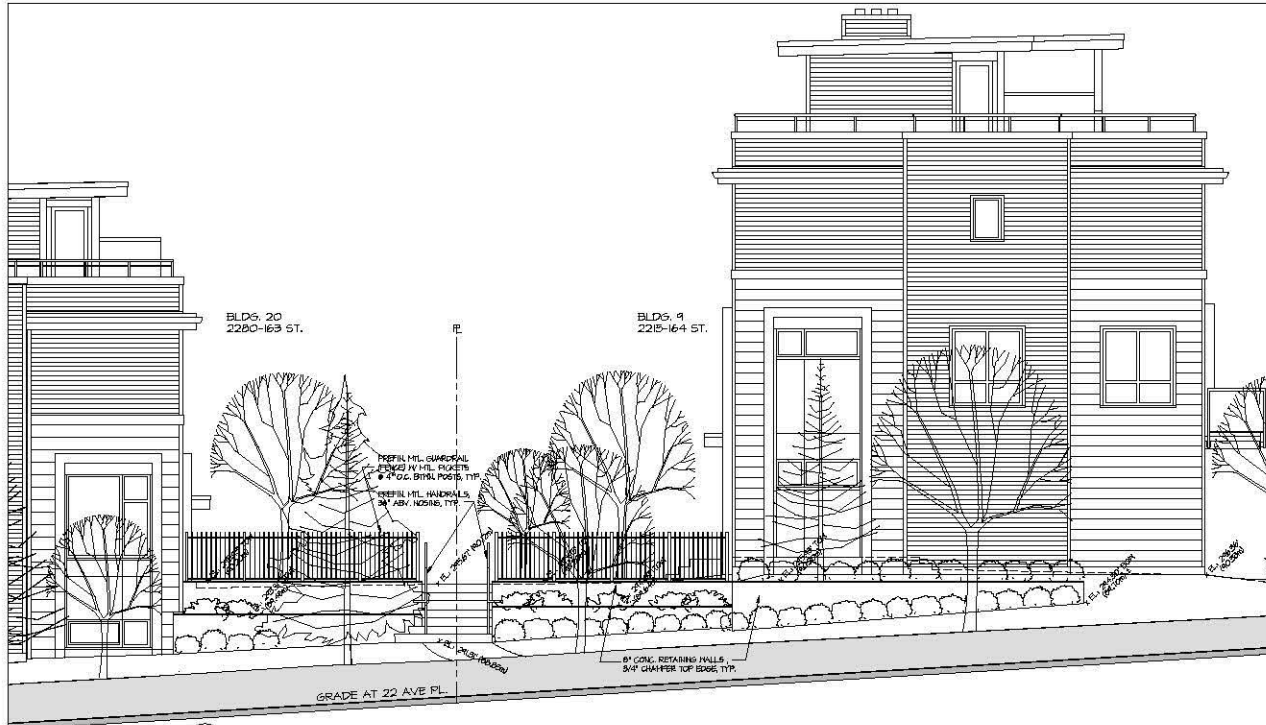
**STREETSCAPES**

**PROJECT NO.:** 14-041  
**START DATE:** APRIL 2014  
**SCALE:** 1" = 20'  
**REVISION NO.:**

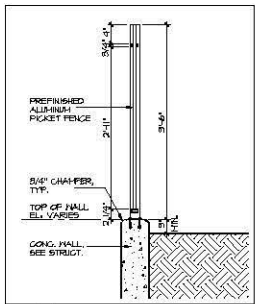
**SHEET NO.:**

**A-1.4**

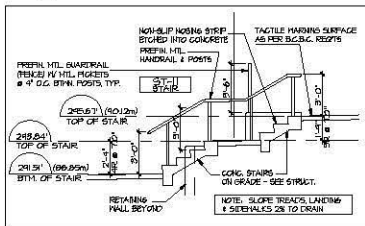
07 JAN/14 DATE LAST REVISED



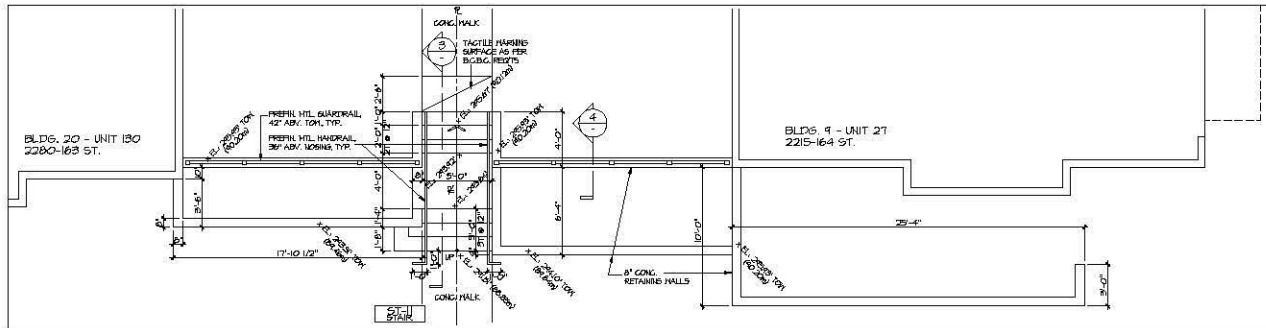
2 STAIR #ST-II ELEVATION  
SCALE 1/4" = 1'-0"



4 GUARDRAIL DETAIL  
SCALE 1" = 1'-0"



3 STAIR #ST-II SECTION  
SCALE 1/4" = 1'-0"



1 PLAN STAIR #ST-II  
SCALE 1/4" = 1'-0"

**DRAWN:**  
THE CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

**DATE:** 02/07/19  
**ISSUE/REVISION:** ISSUED FOR APPLICATION FOR RESORING & DEVELOPMENT PERMIT

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC V6E 1S6  
TEL: 604 681 8821 Fax: 604 681 1284  
E-Mail: info@bernarddecosse.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

**STAIR NO. 11  
PLAN, ELEVATION &  
SECTION DETAILS**

**PROJECT NO.:** 14-241  
**START DATE:** APRIL 2014  
**SCALE:** 1/4" = 1'-0"

**REVISION NO.:**

**SHEET NO.:**

**A-1.5**

07 JAN/14 DATE LAST REVISED



FIBRE CEMENT SIDING - 10.75"  
GP CL-2156A DONATION



FIBRE CEMENT SIDING - 10.75"  
GP CL-1907N OLD MR. TOAD



FIBRE CEMENT SIDING - 10.75"  
GP CL-2267N CAPTAIN MIDNIGHT



FIBRE CEMENT SIDING - 10.75"  
GP CLV-1111N ANTHEM



FIBRE CEMENT SIDING - 10.75"  
GP CL-3174D ABALON



FIBRE CEMENT SIDING - 10.75"  
GP CL-3127N BLACK RUSSIAN



FIBRE CEMENT SIDING - 4"  
GP CH-123 ARCTIC CIRCLE



WINDOW FRAMES  
MANUFACTURERS BLACK



METAL FLASHING - LIGHT /  
RAINWATER LEADER  
MAKIN METALS - WHITE



PAINTED WOOD TRIM - LIGHT  
GP CH-123 ARCTIC CIRCLE



VINYL SIDING - 4"  
MANUFACTURERS WHITE



METAL FLASHING - DARK  
MAKIN METALS - BLACK



PAINTED WOOD TRIM - DARK  
GP CL-3127N BLACK RUSSIAN



FIBRE CEMENT PANEL  
GP CL-3127N BLACK RUSSIAN



STAINED WOOD SIDING /  
SOFFITS / POSTS & BEAMS  
SIKKENS NATURAL STAIN



DOUBLE GARAGE UNIT FRONT ELEVATION



DOUBLE GARAGE UNIT END ELEVATION



FLEX UNIT FRONT ELEVATION

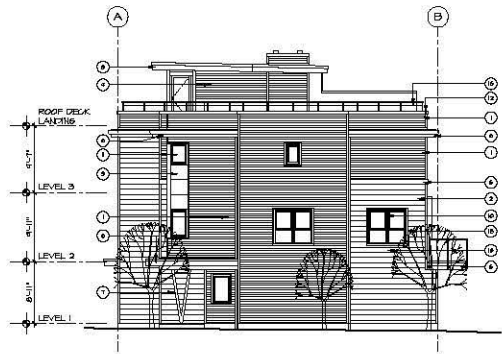


FLEX UNIT END ELEVATION



**MATERIAL KEY**

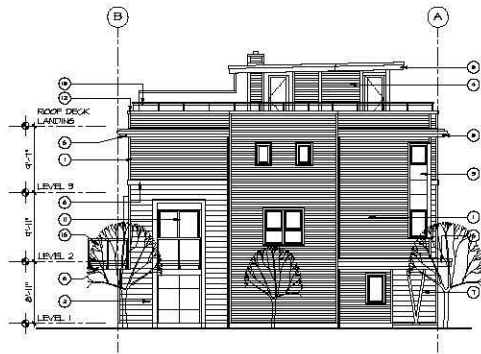
- |  |  |
|--|--|
| ① FIBER-CEMENT BOARD HORIZ. SIDING<br>5/8" (2" EXPOSURE) - PAINTED     | ⑥ INSULATED FIBERGLASS DOOR - PAINTED            |
| ② FIBER-CEMENT BOARD HORIZ. SIDING<br>TEXTURED (2" EXPOSURE) - PAINTED | ⑦ VINYL FRAMED SLIDING DOORS                     |
| ③ FIBER-CEMENT BOARD PANEL IV RESULTS<br>COLOUR TO MATCH PANELS        | ⑧ VINYL FRAMED WINDOWS W/ HOOD TRIM              |
| ④ V-JOINT WOOD SOFFIT (4" EXPOSURE)                                    | ⑨ PREFINISHED METAL FLASHING                     |
| ⑤ WOOD FASCIA 4" WATERTABLES - PAINTED                                 | ⑩ PREFINISHED METAL CLADDING                     |
| ⑥ WOOD POSTS 4" BEAM - STAINED   | ⑪ PREFINISHED METAL PICKET RAILING               |
| ⑦ SOLID CORE WOOD DOOR - STAINED                                       | ⑫ THRU WALL FLASHING COLOUR TO MATCH FIBL COLOUR |
|  | ⑬ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS    |
|  | ⑭ PREFINISHED OVERHEAD GARAGE DOOR               |



**4 BUILDING TYPE 'A' - SIDE (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING TYPE 'A' - REAR (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING TYPE 'A' - SIDE (EAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING TYPE 'A' - FRONT (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"

**SITE:**  
THE CONSULTANT HAS REVIEWED THE DEVELOPER'S SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE DEVELOPER'S SITE PLAN AND THE REQUIREMENTS OF THE MUNICIPAL COMPLEXION ZONING BY-LAW AND THE DEVELOPER'S SITE PLAN. THE CONSULTANT HAS REVIEWED THE DEVELOPER'S SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE DEVELOPER'S SITE PLAN AND THE REQUIREMENTS OF THE MUNICIPAL COMPLEXION ZONING BY-LAW AND THE DEVELOPER'S SITE PLAN.

DATE	SUPERVISION
10/25/14	MEETING WITH PLANNING DEPT.
10/10/14	MEETING WITH PLANNING DEPT.
10/25/14	APPLICATION FOR REZONING
11/07/14	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
10/24/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/27/16	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
Tel: 604 681 2000 Fax: 604 681 1204  
E-Mail: info@bernarddecosse.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

**TYPE 'A'  
BUILDING ELEVATIONS  
BUILDING 1**

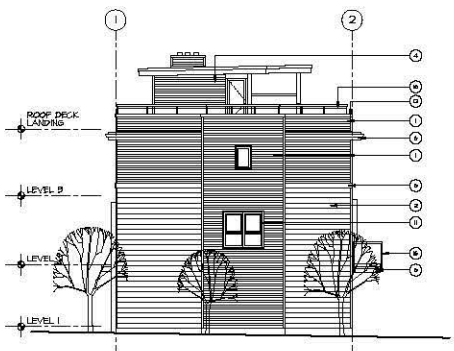
**PROJECT NO.:** 14-241  
**START DATE:** APRIL 2014  
**SCALE:** 1/8"=1'-0"  
**REVISION NO.:**  
**SHEET NO.:**

**A-4.1**

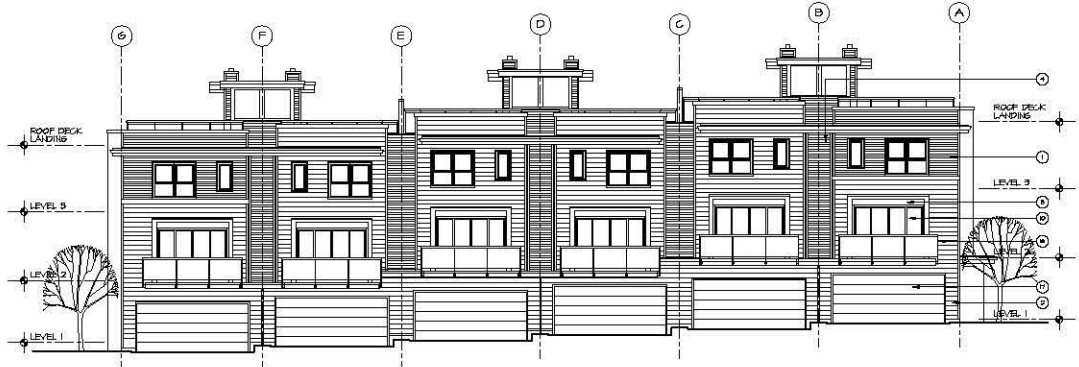
27 JAN/16 DATE LAST REVISED

**MATERIAL KEY**

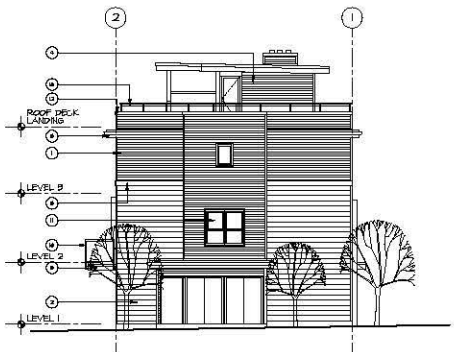
- |   |   |
|---|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING<br>SMOOTH (4" EXPOSURE) - PAINTED        | ④ INSULATED FIBERGLASS DOOR - PAINTED             |
| ② FIBER-CEMENT BOARD HORIZ. SIDING<br>TEXTURED (20 3/4" EXPOSURE) - PAINTED | ⑤ VINYL FRAMED SLIDING DOORS                      |
| ③ FIBER-CEMENT BOARD PANEL IV REGLETS<br>COLOUR TO MATCH PANELS             | ⑥ VINYL FRAMED WINDOWS IV HOOD TRIM               |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE)   | ⑦ PREFINISHED METAL FLASHING                      |
| ⑤ V-JOINT HOOD SOFFIT - STAINED   | ⑧ PREFINISHED METAL GLAZING                       |
| ⑥ HOOD FASCIA & WATERTABLES - PAINTED                                       | ⑨ PREFINISHED METAL PICKET RAILING                |
| ⑦ HOOD POSTS & BEAM - STAINED   | ⑩ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ SOLID CORE HOOD DOOR - STAINED  | ⑪ PREFINISHED METAL GUARDRAIL IV SAFETY GLASS     |
|   | ⑫ PREFINISHED OVERHEAD GARAGE DOOR                |



**4 BUILDING TYPE 'B' - SIDE (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING TYPE 'B' - REAR (EAST) ELEVATION**  
SCALE: 1/8" = 1'-0"



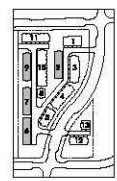
**3 BUILDING TYPE 'B' - SIDE (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING TYPE 'B' - FRONT (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"

**DEAL:**  
THE CONSULTANT HAS REVIEWED THE DEVELOPER'S SUBMITTALS FOR THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE REGULATIONS OF THE MUNICIPALITY OF SURREY AND THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT PERMIT. THE CONSULTANT HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE REGULATIONS OF THE MUNICIPALITY OF SURREY AND THE DEVELOPER'S OBLIGATIONS UNDER THE DEVELOPMENT PERMIT.

DATE	SUPERVISION
12/28/14	MEETING WITH PLANNING DEPT.
01/12/14	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	APPROVED & REZONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
05/26/15	REVIEWED & REZONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/17/15	APPROVED & REZONED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

119 - 119 West Pender St. Vancouver, BC, V6E 1A6  
Tel: 604 683 9922 Fax: 604 687 1284  
B.Decosse@bernaarch.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**DATE TITLE:**

**TYPE 'B'  
BUILDING ELEVATIONS  
BUILDINGS 2, 4, 7 & 9**

**PROJECT NO.:** 14-241

**START DATE:** APRIL 2014

**SCALE:** 1/8"=1'-0"

**REVISION NO.:**

**DATE NO.:**

**BY:** JAN/16 **DATE LAST REVISED:**

**A-4.2**

**MATERIAL KEY**

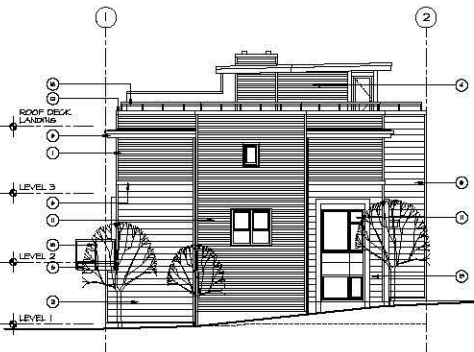
- ① FIBER-CEMENT BOARD HORIZL SIDING
- ② SMOOTH 4" EXPOSURE - PAINTED
- ③ FIBER-CEMENT BOARD HORIZL SIDING TEXTURED TO 24" EXPOSURE - PAINTED
- ④ FIBER-CEMENT BOARD PANEL 1/4" RISBLITS COLOUR TO MATCH PANELS
- ⑤ HORIZL VINYL SIDING (4" EXPOSURE)
- ⑥ V-JOINT HOOP SCOFFIT - STAINED
- ⑦ HOOD FASCIA'S & HANGERS - PAINTED
- ⑧ HOOD POSTS & BEAM - STAINED
- ⑨ SOLID CORE HOOD DOOR - STAINED
- ⑩ INSULATED FIBREGLASS DOOR - PAINTED
- ⑪ VINYL FRAMED SLIDING DOORS
- ⑫ VINYL FRAMED WINDOWS W/ HOOD TRIM
- ⑬ PREFINISHED METAL FLASHING
- ⑭ PREFINISHED METAL CLADDING
- ⑮ PREFINISHED METAL PICKET RAILING
- ⑯ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR
- ⑰ PREFINISHED METAL SHARDORAL W/ SAFETY GLASS
- ⑱ PREFINISHED OVERHEAD GARAGE DOOR



4 BUILDING TYPE 'C' - SIDE (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"



2 BUILDING TYPE 'C' - REAR (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



3 BUILDING TYPE 'C' - SIDE (SOUTH) ELEVATION  
SCALE: 1/8" = 1'-0"



1 BUILDING TYPE 'C' - FRONT (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"

**SEAL:**  
I am a registered professional architect in the Province of British Columbia, Canada. I am a member of the Architectural Institute of British Columbia. I am a member of the Royal Architectural Institute of Canada. I am a member of the American Institute of Architects. I am a member of the International Brotherhood of Architects and Engineers. I am a member of the International Association of Professional Engineers. I am a member of the International Association of Bridge, Structural, and Mechanical Engineers. I am a member of the International Association of Agricultural Engineers. I am a member of the International Association of Mechanical Engineers. I am a member of the International Association of Electrical Engineers. I am a member of the International Association of Chemical Engineers. I am a member of the International Association of Civil Engineers. I am a member of the International Association of Environmental Engineers. I am a member of the International Association of Industrial Engineers. I am a member of the International Association of Mining Engineers. I am a member of the International Association of Metallurgical Engineers. I am a member of the International Association of Petroleum Engineers. I am a member of the International Association of Safety Engineers. I am a member of the International Association of Transportation Engineers. I am a member of the International Association of Water Resources Engineers. I am a member of the International Association of Geotechnical Engineers. I am a member of the International Association of Geomatics Engineers. I am a member of the International Association of Surveyors. I am a member of the International Association of Cartographers. I am a member of the International Association of Urban and Regional Planners. I am a member of the International Association of Landscape Architects. I am a member of the International Association of Interior Designers. I am a member of the International Association of Fashion Designers. I am a member of the International Association of Graphic Designers. I am a member of the International Association of Photographers. I am a member of the International Association of Film and Television Producers. I am a member of the International Association of Music Industry Professionals. I am a member of the International Association of Writers. I am a member of the International Association of Journalists. I am a member of the International Association of Public Relations Specialists. I am a member of the International Association of Marketing Professionals. I am a member of the International Association of Human Resources Professionals. I am a member of the International Association of Management Consultants. I am a member of the International Association of Business Development Professionals. I am a member of the International Association of Entrepreneurship Professionals. I am a member of the International Association of Innovation Professionals. I am a member of the International Association of Technology Professionals. I am a member of the International Association of Data Science Professionals. I am a member of the International Association of Artificial Intelligence Professionals. I am a member of the International Association of Cybersecurity Professionals. I am a member of the International Association of Information Systems Professionals. I am a member of the International Association of Software Development Professionals. I am a member of the International Association of Quality Management Professionals. I am a member of the International Association of Project Management Professionals. I am a member of the International Association of Operations Management Professionals. I am a member of the International Association of Supply Chain Management Professionals. I am a member of the International Association of Logistics Management Professionals. I am a member of the International Association of Procurement Management Professionals. I am a member of the International Association of Contract Management Professionals. I am a member of the International Association of Risk Management Professionals. I am a member of the International Association of Compliance Management Professionals. I am a member of the International Association of Sustainability Management Professionals. I am a member of the International Association of Social Responsibility Management Professionals. I am a member of the International Association of Corporate Governance Professionals. I am a member of the International Association of Ethics Management Professionals. I am a member of the International Association of Diversity and Inclusion Management Professionals. I am a member of the International Association of Employee Relations Management Professionals. I am a member of the International Association of Labor Relations Management Professionals. I am a member of the International Association of Human Resources Management Professionals. I am a member of the International Association of Training and Development Management Professionals. I am a member of the International Association of Performance Management Professionals. I am a member of the International Association of Compensation Management Professionals. I am a member of the International Association of Benefits Management Professionals. I am a member of the International Association of Health and Safety Management Professionals. I am a member of the International Association of Environmental Health and Safety Management Professionals. I am a member of the International Association of Occupational Health and Safety Management Professionals. I am a member of the International Association of Fire and Life Safety Management Professionals. I am a member of the International Association of Security Management Professionals. I am a member of the International Association of Loss Prevention Management Professionals. I am a member of the International Association of Insurance Management Professionals. I am a member of the International Association of Claims Management Professionals. I am a member of the International Association of Litigation Management Professionals. I am a member of the International Association of Arbitration Management Professionals. I am a member of the International Association of Mediation Management Professionals. I am a member of the International Association of Dispute Resolution Management Professionals. I am a member of the International Association of Alternative Dispute Resolution Management Professionals. I am a member of the International Association of Conflict Resolution Management Professionals. I am a member of the International Association of Restorative Justice Management Professionals. I am a member of the International Association of Therapeutic Justice Management Professionals. I am a member of the International Association of Community Justice Management Professionals. I am a member of the International Association of Restorative Justice Management Professionals. I am a member of the International Association of Therapeutic Justice Management Professionals. I am a member of the International Association of Community Justice Management Professionals.

DATE	REVISION
12/28/14	MEETING WITH PLANNING DEPT.
02/10/14	MEETING WITH PLANNING DEPT.
02/05/13	APPLICATION FOR REZONING
04/07/13	APPROVED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/04/13	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/01/13	APPROVED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

119 - 119 West Pender St. Vancouver, BC, V6C 1S8  
Tel: 604 683 3333 Fax: 604 683 1284  
B.Decosse@bernaarch.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

**TYPE 'C'  
BUILDING ELEVATIONS  
BUILDING 3**

PROJECT NO.:	14-241
START DATE:	APRIL 2014
SCALE:	1/8" = 1'-0"
REVISION NO.:	
SHEET NO.:	

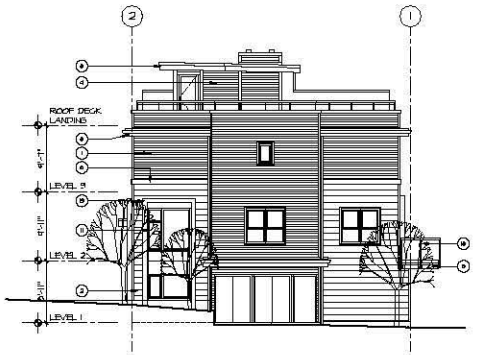
**A-4.3**

27 JAN/14 DATE LAST REVISED



**MATERIAL KEY**

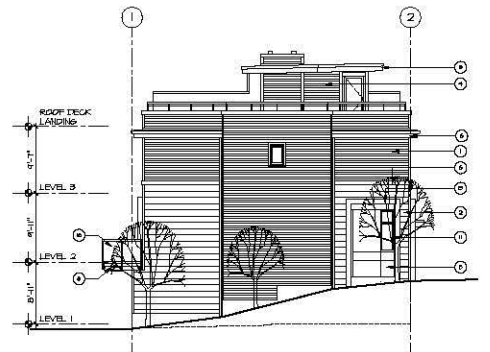
- ① FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED
- ② FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED
- ③ FIBER-CEMENT BOARD HORIZONTAL SIDING - PAINTED
- ④ FIBER-CEMENT BOARD PANEL IV RESILETS COLOUR TO MATCH PANELS
- ⑤ HORIZONTAL VINYL SIDING (4" EXPOSURE)
- ⑥ V-JOINT WOOD SOFFIT - STAINED
- ⑦ WOOD FASCIAS & MATERIALS - PAINTED
- ⑧ WOOD ROOFING (DECK) - STAINED
- ⑨ SOLID CORE WOOD DOOR - STAINED
- ⑩ INSULATED FIBREGLASS DOOR - PAINTED
- ⑪ VINYL FRAMED SLIDING DOORS
- ⑫ VINYL FRAMED WINDOWS IV HOOD TRIM
- ⑬ PREFINISHED METAL FLASHING
- ⑭ PREFINISHED METAL GLAZINGS
- ⑮ PREFINISHED METAL PICKET RAILING
- ⑯ THRU HALL FLASHING COLOUR TO MATCH FIELD COLOUR
- ⑰ PREFINISHED METAL GUARDRAIL IV SAFETY GLASS
- ⑱ PREFINISHED OVERHEAD GARAGE DOOR



**4 BUILDING TYPE 'D' - SIDE (NORTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING TYPE 'D' - REAR (WEST) ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING TYPE 'D' - SIDE (SOUTH) ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING TYPE 'D' - FRONT (EAST) ELEVATION**  
SCALE: 1/8" = 1'-0"

**DEAL:**  
THE CONSULTANT HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT FOR THE PREPARATION OF THIS SET OF DRAWINGS. THE CONSULTANT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE. THE CONSULTANT HAS NOT CONDUCTED A VISUAL SURVEY OF THE PROJECT SITE.

DATE	SUPERVISION
12/28/14	MEETING WITH PLANNING DEPT.
01/12/15	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
05/26/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/21/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6C 1S6  
Tel: 604 683 2000 Fax: 604 683 1204  
B.Decosse@berndecosse.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

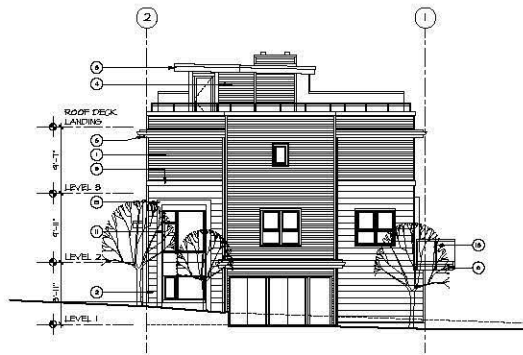
**TYPE 'D'  
BUILDING ELEVATIONS  
BUILDING 4**

PROJECT NO.:	14-241
START DATE:	APRIL 2014
SCALE:	1/8"=1'-0"
REVISION NO.:	
SHEET NO.:	

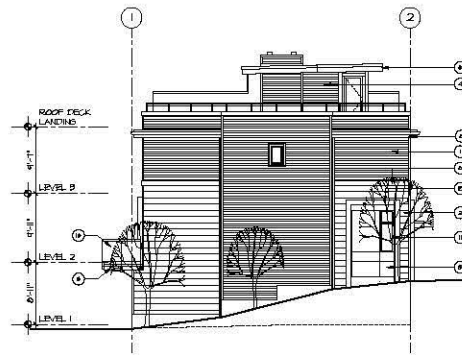
**A-4.4**

27 JAN/15 DATE LAST REVISION





3 BUILDING TYPE '6' - SIDE (NORTH) ELEVATION  
SCALE 1/8" = 1'-0"



4 BUILDING TYPE '6' - SIDE (SOUTH) ELEVATION  
SCALE 1/8" = 1'-0"



2 BUILDING TYPE '6' - REAR (WEST) ELEVATION  
SCALE 1/8" = 1'-0"

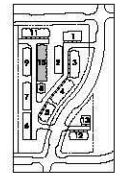


1 BUILDING TYPE '6' - FRONT (EAST) ELEVATION  
SCALE 1/8" = 1'-0"

MATERIAL KEY	
①	FIBER-CEMENT BOARD HORZ'L SIDING (SMOOTH 4" EXPOSURE) - PAINTED
②	FIBER-CEMENT BOARD HORZ'L SIDING (TEXTURED 10 3/4" EXPOSURE) - PAINTED
③	FIBER-CEMENT BOARD PANEL HV REGLETS (COLOUR TO MATCH PANELS)
④	HORZ'L VINYL SIDING (4" EXPOSURE)
⑤	V-JOINT HOOD SOFFIT - STAINED
⑥	HOOD FLASHING & WATERTABLES - PAINTED
⑦	HOOD POSTS & SEAM - STAINED
⑧	SOLID CORE HOOD DOOR - STAINED
⑨	INSULATED FIBERGLASS DOOR - PAINTED
⑩	VINYL FRAMED SLIDING DOORS
⑪	VINYL FRAMED HINGED HV HOOD TRIM
⑫	PREFINISHED METAL FLASHING
⑬	PREFINISHED METAL GLAZING
⑭	PREFINISHED METAL PICKET RAILING
⑮	THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR
⑯	PREFINISHED METAL GUARDRAIL HV SAFETY GLASS
⑰	PREFINISHED OVERHEAD GARAGE DOOR

DATE: 15/05/16  
 DRAWN BY: BERNARD DECOSE  
 CHECKED BY: BERNARD DECOSE  
 PROJECT NO: 14-241

DATE	SUPERVISION
15/05/16	MEETING WITH PLANNING DEPT.
02/07/16	MEETING WITH PLANNING DEPT.
09/07/16	APPLICATION FOR REZONING
14/07/16	APPROVED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
15/08/16	DEVELOPED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/07/16	APPROVED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



SITE KEY

CONSULTANT:

**BERNARD DECOSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
 TEL: 604 683 3923 FAX: 604 683 1284  
 B: bern@bernard.com

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
 2215 164TH STREET  
 SURREY, BC**

SHEET TITLE:

**TYPE '6'  
 BUILDING ELEVATIONS  
 BUILDING 10**

PROJECT NO.: 14-241  
 START DATE: APRIL 2014  
 SCALE: 1/8"=1'-0"  
 REVISION NO.:

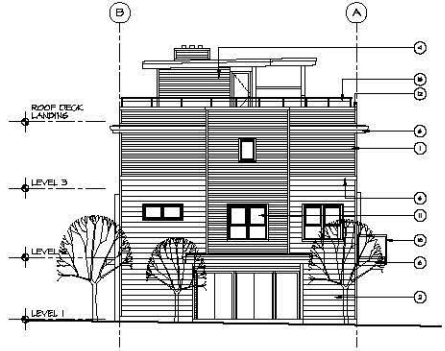
SHEET NO.:

**A-4.7**

BY: JMM/LS DATE: LAST REVISION

**MATERIAL KEY**

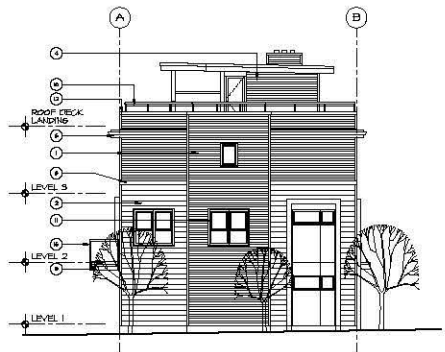
- |   |   |
|---|---|
| ① FIBER-CEMENT BOARD HORIZL SIDING - PAINTED    | ⑩ INSULATED FIBREGLASS DOOR - PAINTED             |
| ② FIBER-CEMENT BOARD HORIZL SIDING - PAINTED    | ⑪ VINYL FRAMED SLIDING DOORS                      |
| ③ FIBER-CEMENT BOARD HORIZL SIDING - PAINTED    | ⑫ VINYL FRAMED WINDOWS W/ HOOD TRIM               |
| ④ FIBER-CEMENT BOARD PANEL W/ REILETS - PAINTED | ⑬ PREFINISHED METAL FLASHING                      |
| ⑤ FIBER-CEMENT BOARD PANEL W/ REILETS - PAINTED | ⑭ PREFINISHED METAL GLAZING                       |
| ⑥ HORIZL VINYL SIDING (4" EXPOSURE)             | ⑮ PREFINISHED METAL PICKET RAILING                |
| ⑦ V-JOINT HOOD SOFFIT - STAINED                 | ⑯ THRU WALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ HOOD PARGLAS & WATERTABLES - PAINTED          | ⑰ PREFINISHED METAL GUARDRAIL W/ SAFETY GLASS     |
| ⑨ HOOD POSTS & BEAM - STAINED                   | ⑱ PREFINISHED OVERHEAD GARAGE DOOR                |
| ⑩ SOLID CORE HOOD DOOR - STAINED                |   |



④ BUILDING TYPE 'B' - SIDE (EAST) ELEVATION  
SCALE: 1/8" = 1'-0"



② BUILDING TYPE 'I' - REAR (NORTH) ELEVATION  
SCALE: 1/8" = 1'-0"



③ BUILDING TYPE 'B' - SIDE (WEST) ELEVATION  
SCALE: 1/8" = 1'-0"



① BUILDING TYPE 'I' - FRONT (SOUTH) ELEVATION  
SCALE: 1/8" = 1'-0"

**SEAL:**  
I am a registered professional architect in the Province of British Columbia, Canada. I am duly licensed to practice my profession in the Province of British Columbia, Canada. I am duly licensed to practice my profession in the Province of British Columbia, Canada. I am duly licensed to practice my profession in the Province of British Columbia, Canada.

DATE	SUBVERSION
10/25/14	MEETING WITH PLANNING DEPT.
10/10/14	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	APPROVED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
10/26/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
02/17/16	APPROVED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
Tel: 604 684 2000 Fax: 604 684 1204  
B.Decosse@bernaarch.com

**PROJECT TITLE:**

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC**

**SHEET TITLE:**

**TYPE T  
BUILDING ELEVATIONS  
BUILDING 12**

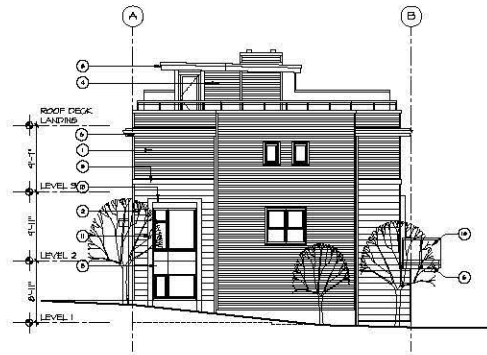
PROJECT NO.:	14-241
START DATE:	APRIL 2014
SCALE:	1/8"=1'-0"
REVISION NO.:	
SHEET NO.:	

**A-4.9**

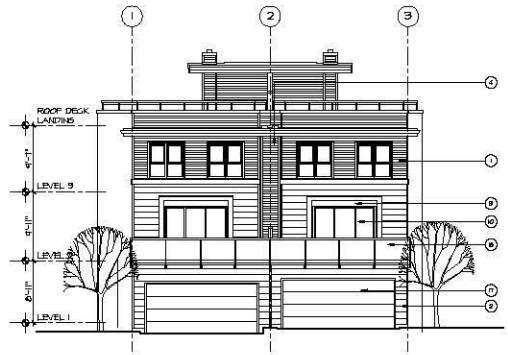
07 JAN/16 DATE LAST REVISED

**MATERIAL KEY**

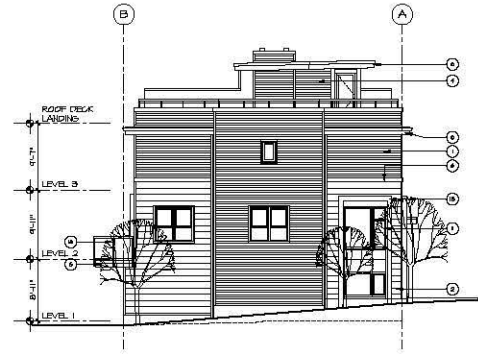
- |   |   |
|---|---|
| ① FIBER-CEMENT BOARD HORIZ. SIDING<br>SMOOTH (4" EXPOSURE) - PAINTED        | ⑩ INSULATED FIBREGLASS DOOR - PAINTED             |
| ② FIBER-CEMENT BOARD HORIZ. SIDING<br>TEXTURED (60 3/4" EXPOSURE) - PAINTED | ⑪ VINYL FRAMED SLIDING DOORS                      |
| ③ FIBER-CEMENT BOARD PANEL PV REGLETS<br>COLOUR TO MATCH PANELS             | ⑫ VINYL FRAMED HINGING IV HOOD TRSH               |
| ④ HORIZ. VINYL SIDING (4" EXPOSURE)   | ⑬ PREFINISHED METAL FLASHING                      |
| ⑤ V-JOINT HOOD SOFFIT - STAINED   | ⑭ PREFINISHED METAL GLAZING                       |
| ⑥ HOOD FASCIA & WATERABLES - PAINTED  | ⑮ PREFINISHED METAL PICKET RAILING                |
| ⑦ HOOD POSTS & BEAM - STAINED   | ⑯ THRU MALL FLASHING COLOUR TO MATCH FIELD COLOUR |
| ⑧ SOLID CORE HOOD DOOR - STAINED  | ⑰ PREFINISHED METAL GUARDRAIL IV SAFETY GLASS     |
|   | ⑱ PREFINISHED OVERHEAD GARAGE DOOR                |



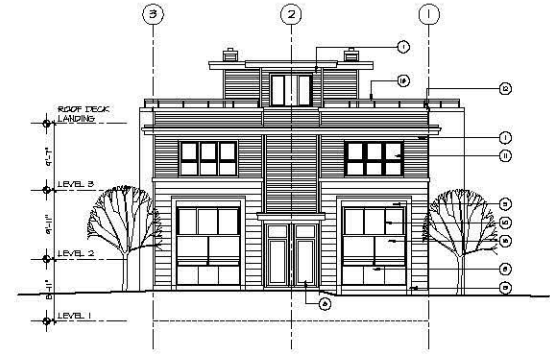
**4 BUILDING TYPE 'J' - SIDE (WEST) ELEVATION**  
SCALE 1/8" = 1'-0"



**2 BUILDING TYPE 'J' - REAR (SOUTH) ELEVATION**  
SCALE 1/8" = 1'-0"



**3 BUILDING TYPE 'J' - SIDE (EAST) ELEVATION**  
SCALE 1/8" = 1'-0"



**1 BUILDING TYPE 'J' - FRONT (NORTH) ELEVATION**  
SCALE 1/8" = 1'-0"

**DRN:**  
THE CONSULTANT HAS REVIEWED THE SUBMITTALS AND HAS NO OBJECTION TO THE SUBMITTALS BEING USED FOR THE PURPOSES OF THE PROJECT. THE CONSULTANT IS NOT PROVIDING ANY WARRANTY OR GUARANTEE FOR THE PROJECT. THE CONSULTANT IS NOT RESPONSIBLE FOR THE PROJECT'S SUCCESS OR FAILURE.

DATE	SUPERVISION
12/28/14	MEETING WITH PLANNING DEPT.
01/12/15	MEETING WITH PLANNING DEPT.
02/05/15	APPLICATION FOR REZONING
04/07/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
05/06/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/21/15	REVISED & RESUBMITTED APPLICATION FOR REZONING & DEVELOPMENT PERMIT



**SITE KEY**

**CONSULTANT:**

**BERNARD DECOSSE ARCHITECT INC.**

110 - 110 West Pender St. Vancouver, BC, V6E 1S6  
Tel: 604 683 8822 Fax: 604 687 1284  
B.Decosse@berndecosse.com

**PROJECT TITLE:**  
MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
2215 164TH STREET  
SURREY, BC

**SHEET TITLE:**  
TYPE 'J'  
BUILDING ELEVATIONS  
BUILDING 13

**PROJECT NO.:** 14-241  
**START DATE:** APRIL 2014  
**SCALE:** 1/8"=1'-0"  
**REVISION NO.:**

**SHEET NO.:** **A-4.10**  
27 JAN/15 DATE LAST REVISED







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Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0911 | f: 604-294-0022

SEAL:  
  
BERNARD DECOSSE ARCHITECT INC.  
113 - 119 W PENDER STREET  
VANCOUVER BC  
T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.JAN.22	CORNER PLAY SPEED	BJ
2	15.FEB.28	RESUBMISSION	BJ
3	15.FEB.28	REV FOR ARCH. SITE PLAN	BJ
4	15.MAR.11	ISSUED FOR REZONING & D. PERMIT APPLIC.	BJ
5	15.MAR.24	CP SUBMISSION	BJ

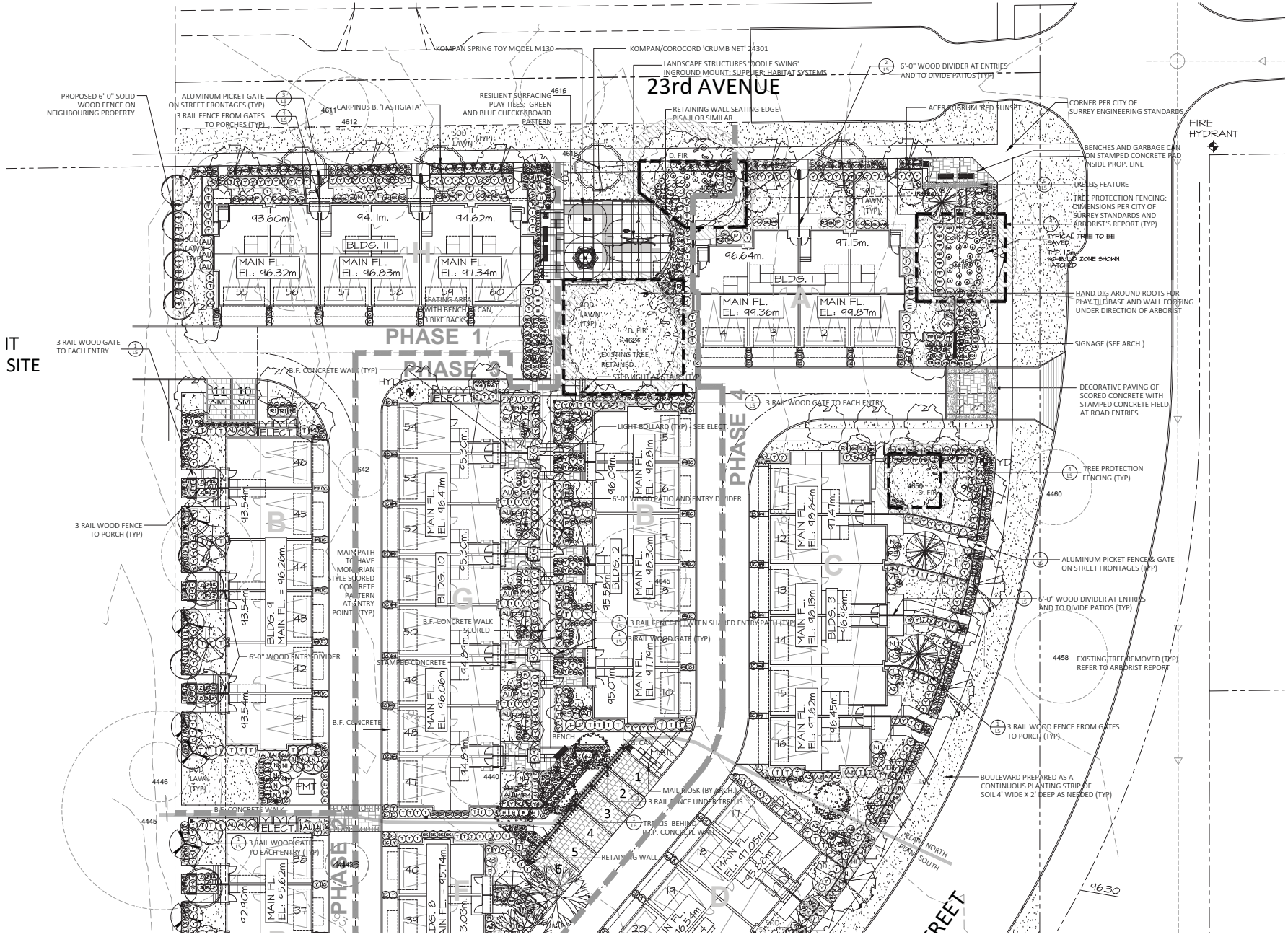
NO. DATE REVISION DESCRIPTION DR.

CLIENT:  
  
PROJECT:  
**Multi-Family Residential Project**  
--- 24th Avenue  
Surrey, BC

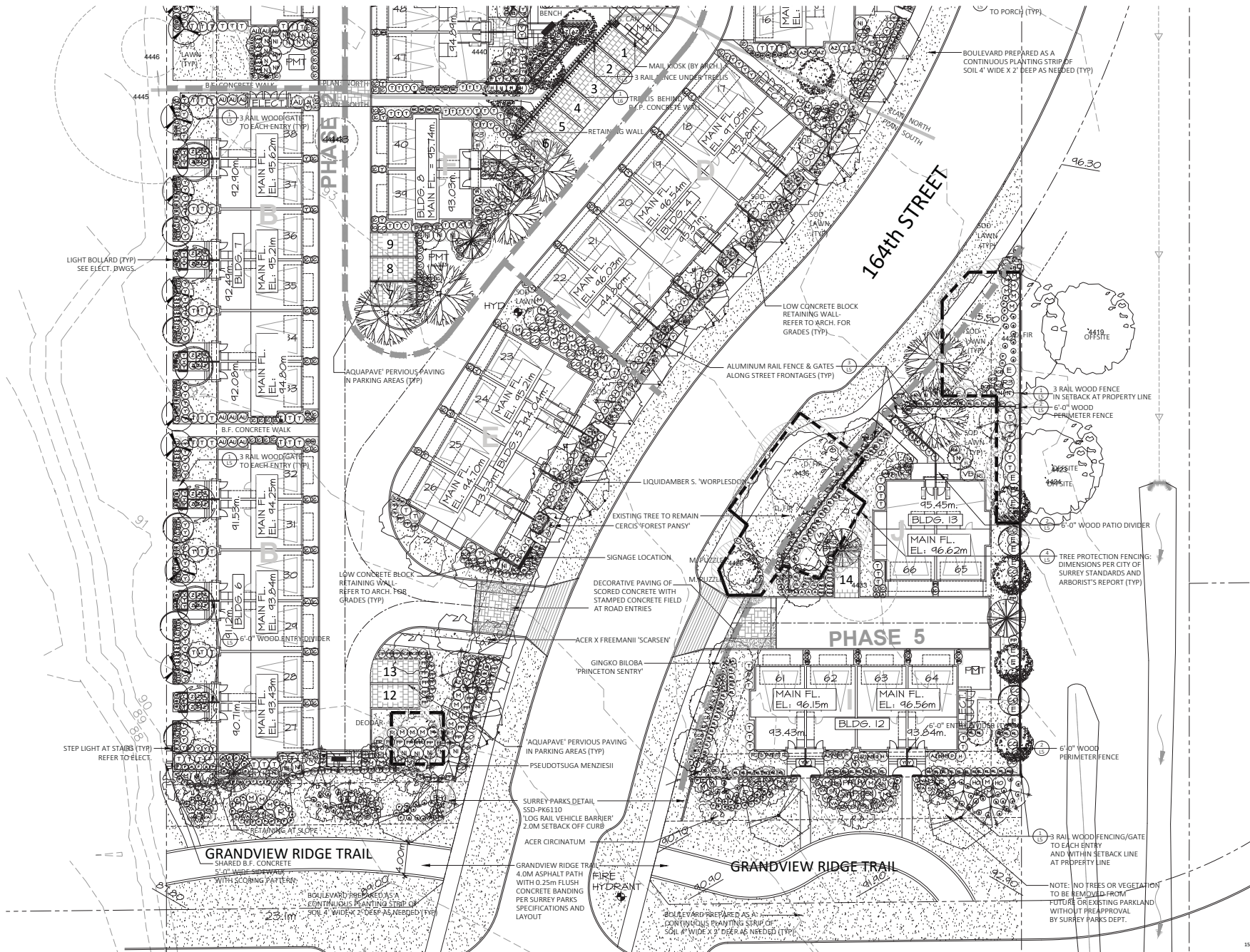
DRAWING TITLE:  
**LANDSCAPE PLAN:  
NORTH**

DATE: 15.APR.27 DRAWING NUMBER:  
SCALE: 1/16"=1'-0"  
DRAWN: BJ  
DESIGN:  
CHKD: PCM OF 7

15047-48.ZIP PMG PROJECT NUMBER: 15-047



IT SITE



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**pmg**  
**LANDSCAPE ARCHITECTS**  
 Suite C100 - 4185 Still Creek Drive  
 Burnaby, British Columbia, V5C 6G9  
 p: 604 294-0011 | f: 604 294-0022

SEAL:  
  
**BERNARD DECOSSE ARCHITECT INC.**  
 113 - 119 W PENDER STREET  
 VANCOUVER BC  
 T: 604 682 3301

NO.	DATE	REVISION DESCRIPTION	DR.
1	15.JAN.22	CORNER PLAN SPEED	BJ
2	15.FEB.26	RESUBMISSION	BJ
3	15.FEB.26	REV PER ARCH. SITE PLAN	BJ
4	15.JUL.11	ISSUED FOR REZONING & D. PERMIT APPLIC.	BJ
5	15.JUL.24	DP SUBMISSION	BJ

PROJECT:  
**Multi-Family Residential Project**  
 24th Avenue  
 Surrey, BC

DRAWING TITLE:  
**LANDSCAPE PLAN: SOUTH**

DATE: 15.APR.21 DRAWING NUMBER:  
 SCALE: 1/16"=1'-0"  
 DRAWN: BJ  
 DESIGN:  
 CHKD: PCM **OF 7**

**L3**









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

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

DATE: **January 28, 2016** PROJECT FILE: **7815-0087-00**

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RE: **Engineering Requirements  
Location: 2215 - 164 Street**

#### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

#### REZONING/SUBDIVISION

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

- dedicate varying widths through the site to accommodate the 30.2 m Collector Road allowance for the realignment of 164 Street.
- dedicate 26.5 m towards the ultimate 35.0 m to accommodate the Local Half Road allowance for 22 Avenue, Biodiversity Conservation Strategy Corridor (BCS) and Grandview Ridge Trail.
- dedicate 10.0 m towards 23 Avenue Local Road allowance.
- provide 0.5 m statutory rights-of-ways fronting 164 Street, 22 Avenue and 23 Avenue.
- Provide a 5.0 m statutory rights-of-way for sanitary sewer.

##### *Works and Services*

- construct 164 Street to a modified Collector Road standard.
- construct the north side of 22 Avenue to a Local Road standard.
- construct the south side of 23 Avenue to a Local Road standard.
- construct water, storm and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezoning and Subdivision.

#### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Robert Cooke, Eng.L.  
Development Project Engineer

LR



Tuesday, August 11, 2015  
 Planning

## THE IMPACT ON SCHOOLS

APPLICATION #: 15 0087 00

### SUMMARY

The proposed 66 townhouse units are estimated to have the following impact on the following schools:

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

Elementary Students:	13
Secondary Students:	7

#### September 2014 Enrolment/School Capacity

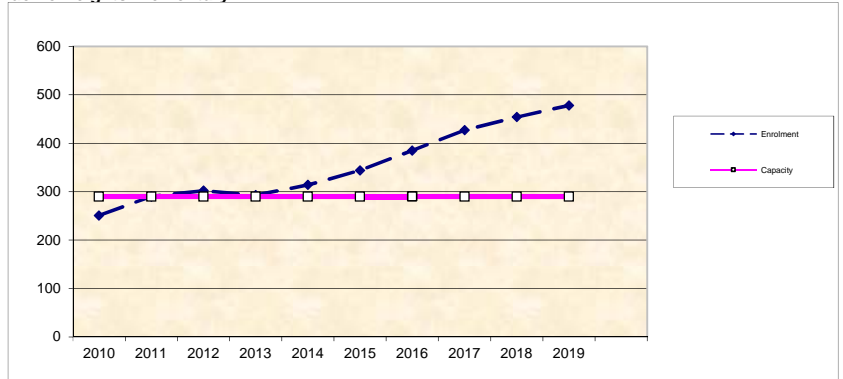
Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

### School Enrolment Projections and Planning Update:

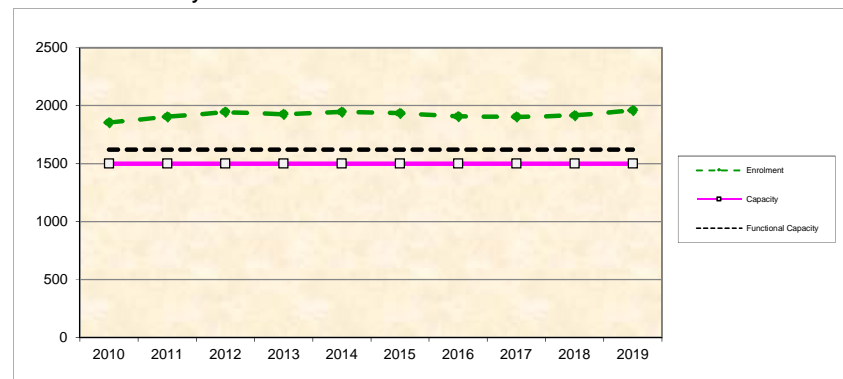
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

#### Pacific Heights 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.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	2215 164 Street Surrey BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>139</b>
<b>Protected Trees to be Removed</b>	<b>131</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>8</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 53 X one (1) = 53	<b>209</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 78 X two (2) = 156	
<b>Replacement Trees Proposed</b>	<b>209</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 15 X one (1) = 15	<b>27</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>27</b>

Summary prepared and  
submitted by:



Arborist

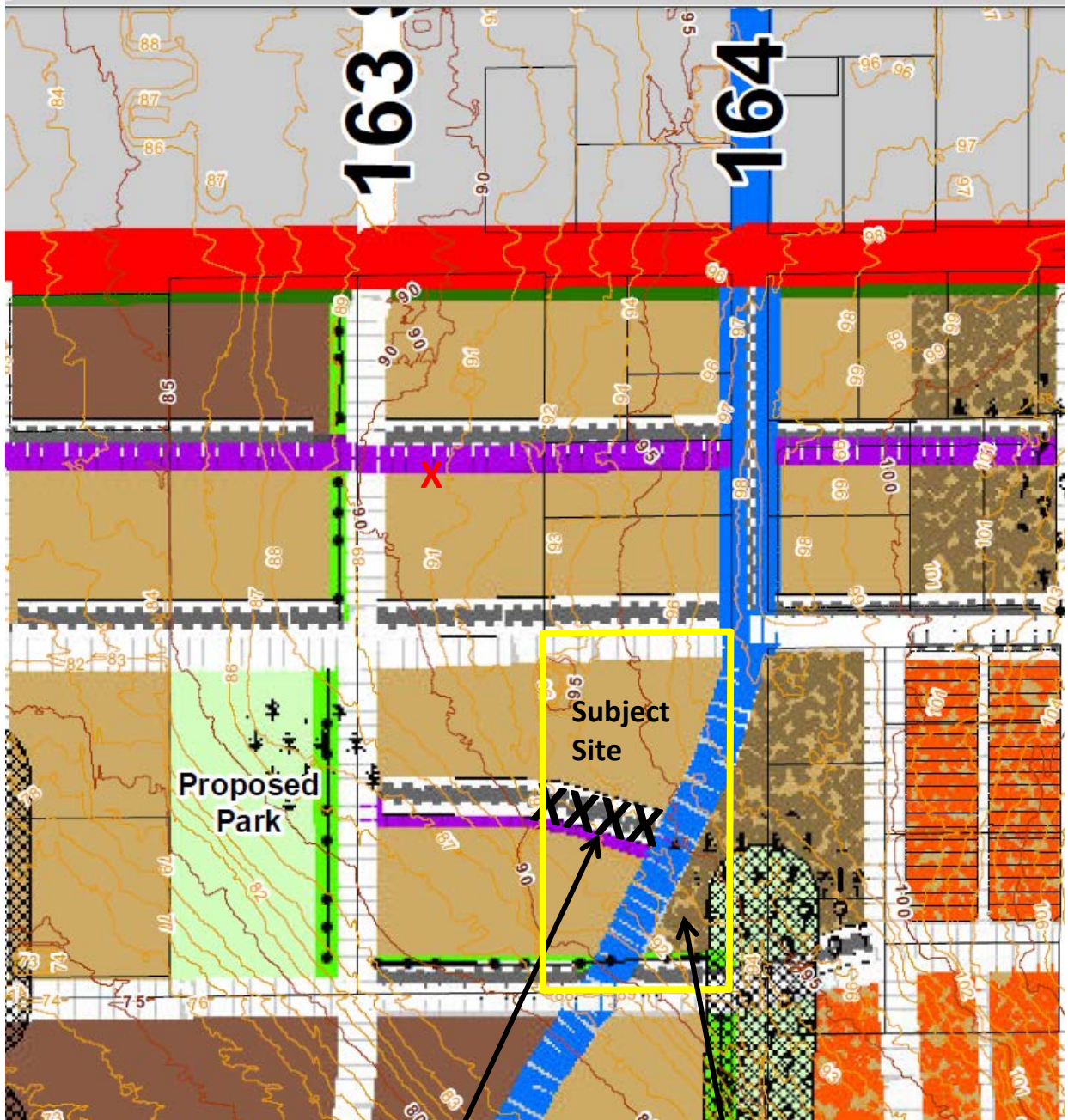
March, 19, 2015

Date



# Proposed NCP amendment

7915-0087-00



Proposed deletion of flex road and associated drainage corridor.

Proposed redesignation from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0087-00

Issued To: Pamela and William Bray  
("the Owner")

Address of Owner: 2215 - 164 Street  
Surrey, BC  
V3S 0L8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-101-831  
Parcel "A" (H68728E) Lot 7 Section 13 Township 1  
New Westminster District Plan 5524  
2215 - 164 St

(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. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) to reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue;



- (b) to reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) along the proposed new 164 Street alignment and to 3.7 metres (12 feet) along the existing 164 Street alignment;
  - (c) to reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 feet); and
  - (d) to reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 feet) adjacent to the neighbouring westerly parcel (with Building 11 permitted to have a 4.5 metre (15 feet) setback), and to 4.5 metres (15 feet) along the proposed new 164 Street alignment.
5. This development variance permit applies to only the 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

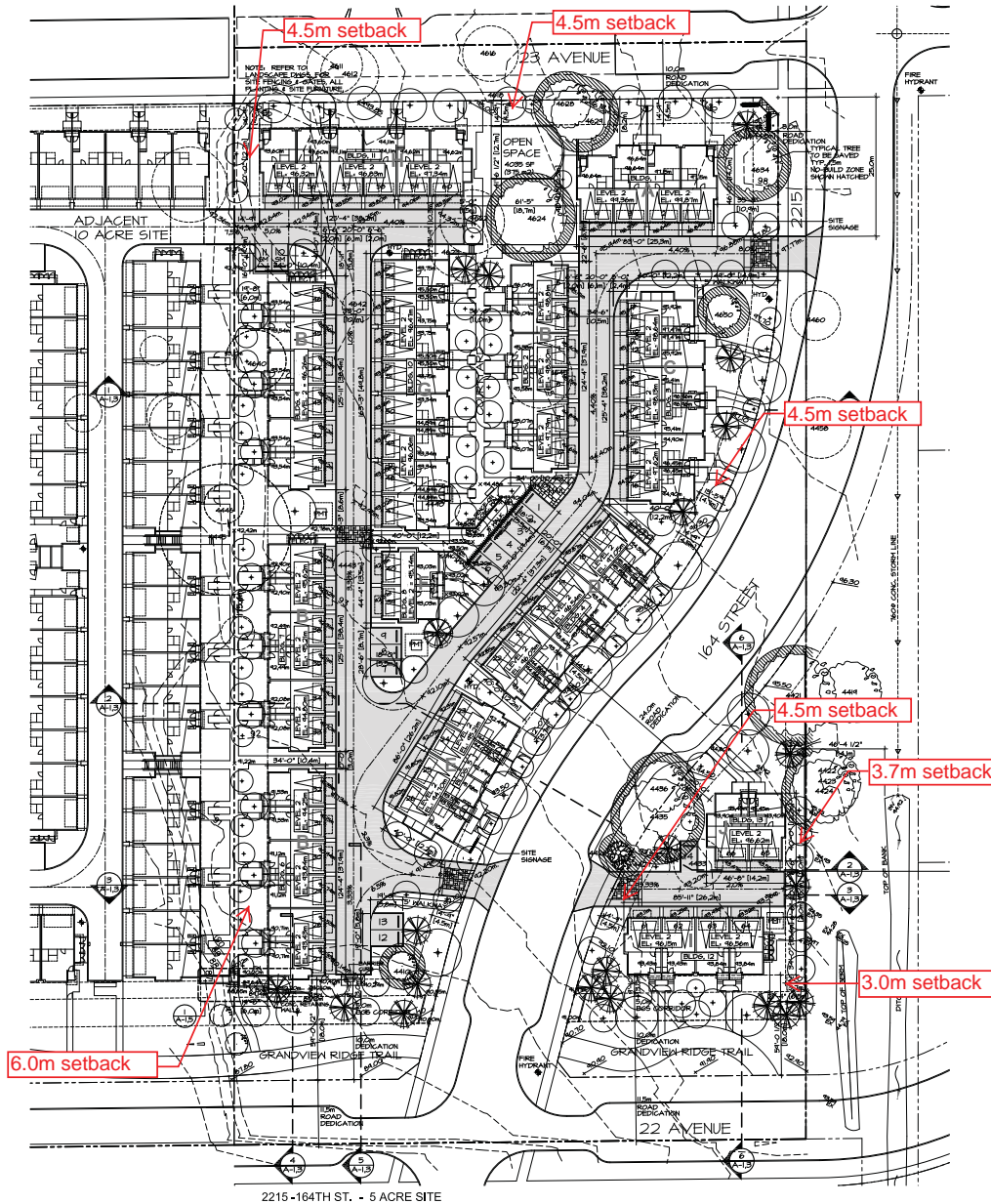
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



SEAL:

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS A REGISTERED ARCHITECT IN THE PROVINCE OF BRITISH COLUMBIA AND THAT HE IS THE AUTHOR OF THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS HEREON AND THAT HE HAS NOT BEEN CONVICTED OF ANY CRIMINAL OFFENSE RELATING TO HIS PROFESSION OR THAT HE IS NOT CURRENTLY UNDER A COURT ORDER OR RESTRICTION RELATING TO HIS PROFESSION.

DATE: 07/01/16

ISSUE/REVISION:

DATE	ISSUE/REVISION
12/05/14	MEETING WITH PLANNING DEPT.
03/10/14	MEETING WITH PLANNING DEPT.
20/03/15	APPLICATION FOR REZONING
31/07/15	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
15/09/15	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT
07/01/16	REVISED & REISSUED APPLICATION FOR REZONING & DEVELOPMENT PERMIT

CONSULTANT:

**BERNARD DECOSSE ARCHITECT INC.**

113 - 119 West Pender St, Vancouver, BC, V6B 1S5  
 TEL: 604-682-3301 Fax: 604-687-1335  
 E-MAIL: info@bdarch.ca

PROJECT TITLE:

**MULTI-FAMILY RESIDENTIAL DEVELOPMENT**  
 2215 164TH STREET  
 SURREY, BC

SHEET TITLE:

**5 ACRE SITE PLAN**

PROJECT NO.: 14-041  
 START DATE: APRIL 2014  
 SCALE: 1/32"=1'-0"  
 REVISION NO.:  
 SHEET NO.:



**A-1.1**

07 JAN/16 DATE LAST REVISED

Schedule A