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TO: **City Clerk, Legislative Services Division**

FROM: **Director, Area Planning – North Division**

DATE: **December 4, 2023**

FILE: **7919-0177-00**

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RE: **Agenda Item C.4, December 4, 2023, Regular Council – Land Use Meeting**  
**Development Application No. 7919-0177-00**  
**11037, 11049, 11057 and 11069 Ravine Road, 11054, 11066 and 11080 - 132 Street**

Development Variance Permit No. 7919-0177-00 is on the agenda to be considered by Council at the December 4, 2023, Regular Council – Land Use Meeting under Item C.4.

It has come to the attention of staff that the report omitted a portion of a recommendation requesting that Council approve Development Variance Permit No. 7919-0177-00 to proceed to Public Notification. Page 4 of the Planning Report has been updated to reflect the amendment to this recommendation.

Staff are requesting that Council consider the amended recommendation to approve Development Variance Permit No. 7919-0177-00 to proceed to Public Notification.



Ron Gill  
Director, Area Planning – North Division

Attachments - 7919-0177-00, Page 4 Replacement Page

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0177-00 (Appendix X), to vary the requirement in Sections 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a net floor area ratio of up to 2.87, will not be required to utilize hydronic systems for space heating within individual units, [to proceed to Public Notification](#).

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family and duplex lots.	Low to Mid Rise Residential	RF and RM-D
North:	6-storey apartment building (Ledgeview)	Low to Mid Rise Residential	CD (Bylaw No. 18783)
East (Across Ravine Road):	City-owned park lot (11C-Greenbelt) containing Bolivar Creek and Townhouses (Kinsmen Ravine Estates)	Creek Buffer and Low to Mid Rise Residential	CD (Bylaw No. 15089) and CD (Bylaw No. 13962)
South:	Single family lots.	Low to Mid Rise Residential	RF
West (Across 132 Street):	Single family small urban lots.	Urban Residential, and Urban in the OCP	RF

### Context & Background

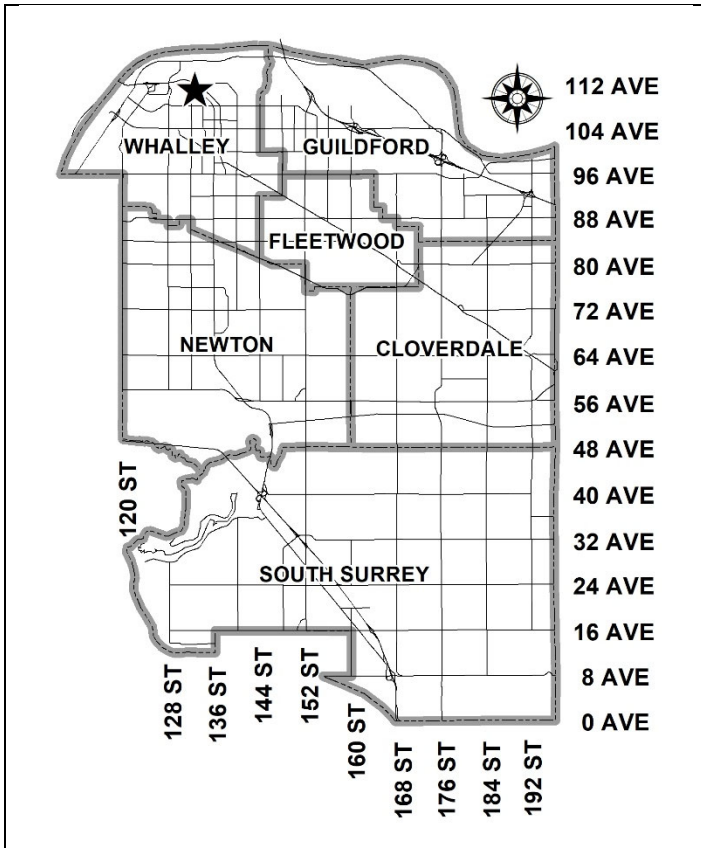
- The 0.922-hectare subject site, comprised of four (4) single family residential lots, one (1) duplex lot and two (2) lots that are split-zoned between single family residential and duplex zoning, between Ravine Road and 132 Street Diversion in the Gateway district of City Centre.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the City Centre Plan and contains seven existing lots that are currently zoned “Single Family Residential Zone (RF)” and “Duplex Residential Zone (RM-D)”.
- At the June 5, 2023 Regular Council – Public Hearing meeting, Council granted Third Reading to OCP Text Amendment By-law No. 20958 (RES. R23-1150) and to Rezoning By-law No. 20959 (RES. R23-1151) to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units over a shared two-level underground parkade, on a consolidated site in City Centre (see Appendix II).



City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7919-0177-00

Planning Report Date: December 4, 2023



**PROPOSAL:**

- **Development Variance Permit**

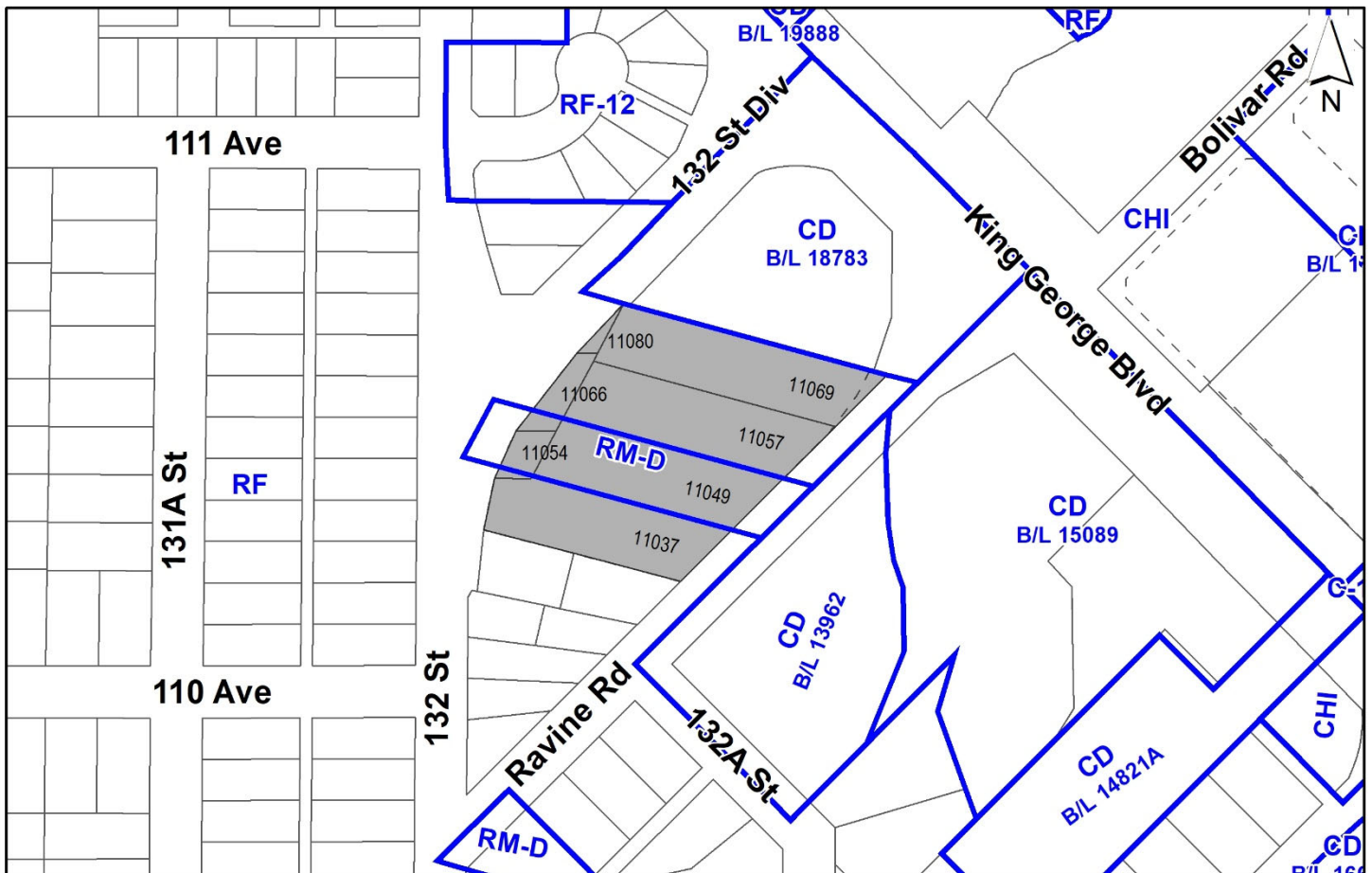
to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

**LOCATION:** 11037/11049/11057/11069 Ravine Road  
 11054/11066/11080 - 132 Street

**ZONING:** RF and RM-D

**OCP DESIGNATION:** Multiple Residential

**CCP DESIGNATION:** Low to Mid Rise Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to waive the District Energy Bylaw requirement for Service Area B to provide hydronic heating for individual units for buildings with a gross Floor Area Ratio (FAR) greater than 2.5.

## RATIONALE OF RECOMMENDATION

- At the June 5, 2023 Regular Council – Public Hearing meeting, Council granted Third Reading to OCP Text Amendment By-law No. 20958 (RES. R23-1150) and to Rezoning By-law No. 20959 (RES. R23-1151) to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units over a shared two-level underground parkade, on a consolidated site in City Centre.
- Subsequently, the applicant has worked with City staff to address compliance with the District Energy System Bylaw as it pertains to the provision of hydronic heating systems within the proposed buildings. As the proposed building is located in Service Area B, it must be able to connect to the system in the future.
- The proposal to waive the requirement for Service Area B to provide hydronic heating of individual units for buildings over 2.5 FAR is supportable given the subject application is for a 6-storey wood frame building. In general, the requirement to provide hydronic heating for individual units is targeting concrete, high-rise developments that would normally be located in areas designated for higher densities within City Centre.
- Engineering supports the variance to not require hydronic systems for space heating within individual units for this application, provided that hydronic heating is provided for all common area space heating and hot water heating in the building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0177-00 (Appendix X), to vary the requirement in Sections 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a gross floor area ratio of up to 2.7, will not be required to utilize hydronic systems for space heating within individual units.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family and duplex lots.	Low to Mid Rise Residential	RF and RM-D
North:	6-storey apartment building (Ledgeview)	Low to Mid Rise Residential	CD (Bylaw No. 18783)
East (Across Ravine Road):	City-owned park lot (11C-Greenbelt) containing Bolivar Creek and Townhouses (Kinsmen Ravine Estates)	Creek Buffer and Low to Mid Rise Residential	CD (Bylaw No. 15089) and CD (Bylaw No. 13962)
South:	Single family lots.	Low to Mid Rise Residential	RF
West (Across 132 Street):	Single family small urban lots.	Urban Residential, and Urban in the OCP	RF

### Context & Background

- The 0.922-hectare subject site, comprised of four (4) single family residential lots, one (1) duplex lot and two (2) lots that are split-zoned between single family residential and duplex zoning, between Ravine Road and 132 Street Diversion in the Gateway district of City Centre.
- The subject site is designated “Multiple Residential” in the Official Community Plan (OCP), “Low to Mid Rise Residential” in the City Centre Plan and contains seven existing lots that are currently zoned “Single Family Residential Zone (RF)” and “Duplex Residential Zone (RM-D)”.
- At the June 5, 2023 Regular Council – Public Hearing meeting, Council granted Third Reading to OCP Text Amendment By-law No. 20958 (RES. R23-1150) and to Rezoning By-law No. 20959 (RES. R23-1151) to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units over a shared two-level underground parkade, on a consolidated site in City Centre (see Appendix II).

## DEVELOPMENT PROPOSAL

### Referrals

Engineering: The Engineering Department has no objection to the proposed variance subject to the completion of Engineering servicing requirements, as outlined in Planning & Development Report No. 7919-0177-00, dated May 15, 2023.

### District Energy Bylaw Variance

- The subject site is located within Service Area B of the District Energy City Centre Service Area. Service Area B is comprised of land primarily designated for low to medium densities such as 4-6 storey apartments. Buildings in this area are not required to connect to the District Energy System at time of construction but are required to be “District Energy Ready” to allow for future connection.
- Proposed developments greater than 2.5 FAR (gross) are required to be fully compatible with the District Energy System, meaning that space and hot water heating for all individual units and common areas is able to be connected to the District Energy System. This requires buildings to utilize hydronic, or water-based, heating system for the entire building.
- The proposed development has a proposed net FAR of 2.87 (2.7 gross FAR), which requires that it be fully compatible with the District Energy System.
- Typically, buildings over 2.5 FAR (gross) that are required to meet the more stringent requirement to utilize hydronic systems are larger, concrete high-rise developments. In this case, the proposed development is a 6-storey building utilizing wood frame construction.
- Additionally, the intent of the District Energy System Bylaw is to ensure that all buildings in City Centre are constructed with systems that can be adapted to low-carbon energy sources, either through a direct connection to Surrey City Energy at the time of construction or through a future connection to Surrey City Energy.
- As Surrey City Energy is unable to provide a connection to this project in time for occupancy, the developer would opt to install gas boilers with a hydronic heating system as an interim solution to meet the full compatibility requirements of the Bylaw. The overall carbon intensity for this building would be increased by enforcing the full requirement for buildings over 2.5 FAR (gross), contrary to the intent of the Bylaw.
- The applicant is requesting to vary the requirement in Section 2.3 of the District Energy System Bylaw, so that the new building will not be required to utilize hydronic systems for space heating within individual units. However, hydronic systems will still be required for all common area space heating and hot water heating in the building to allow compatibility with the District Energy System in the future.
- Engineering supports the variance to not require hydronic systems for space heating within individual units for this application.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Initial Planning Report 7919-0177-00, dated May 15, 2023
- Appendix II. Development Variance Permit No. 7919-0177-00

*approved by Ron Gill*

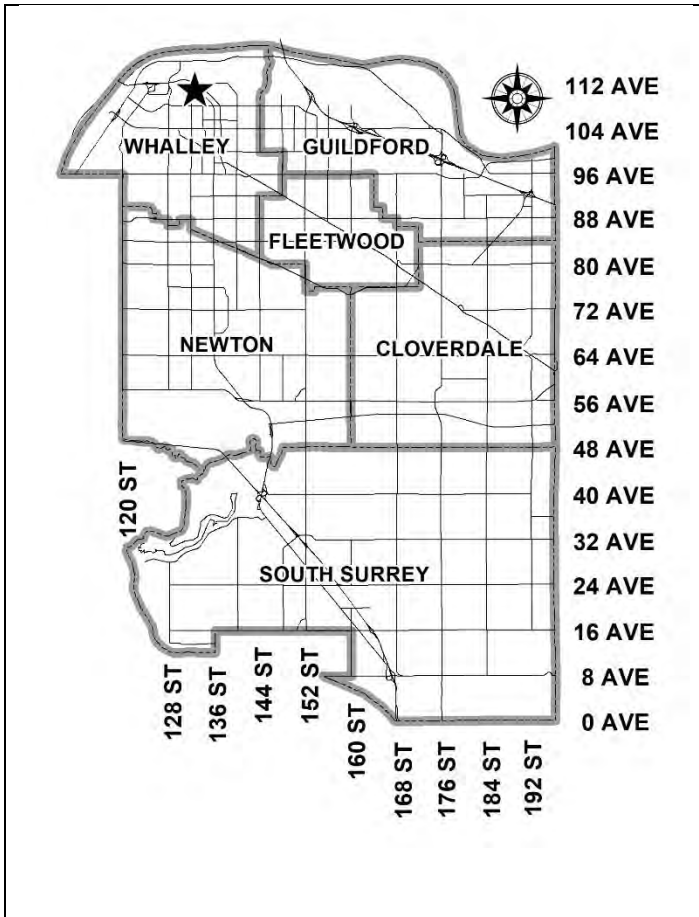
Don Luymes  
General Manager  
Planning and Development

CL/ar

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7919-0177-00

Planning Report Date: May 15, 2023



**PROPOSAL:**

- **OCP Text Amendment** to allow a higher density in the Multiple Residential designation.
- **Rezoning** from RF and RM-D to CD (based on RM-70)
- **Development Permit**

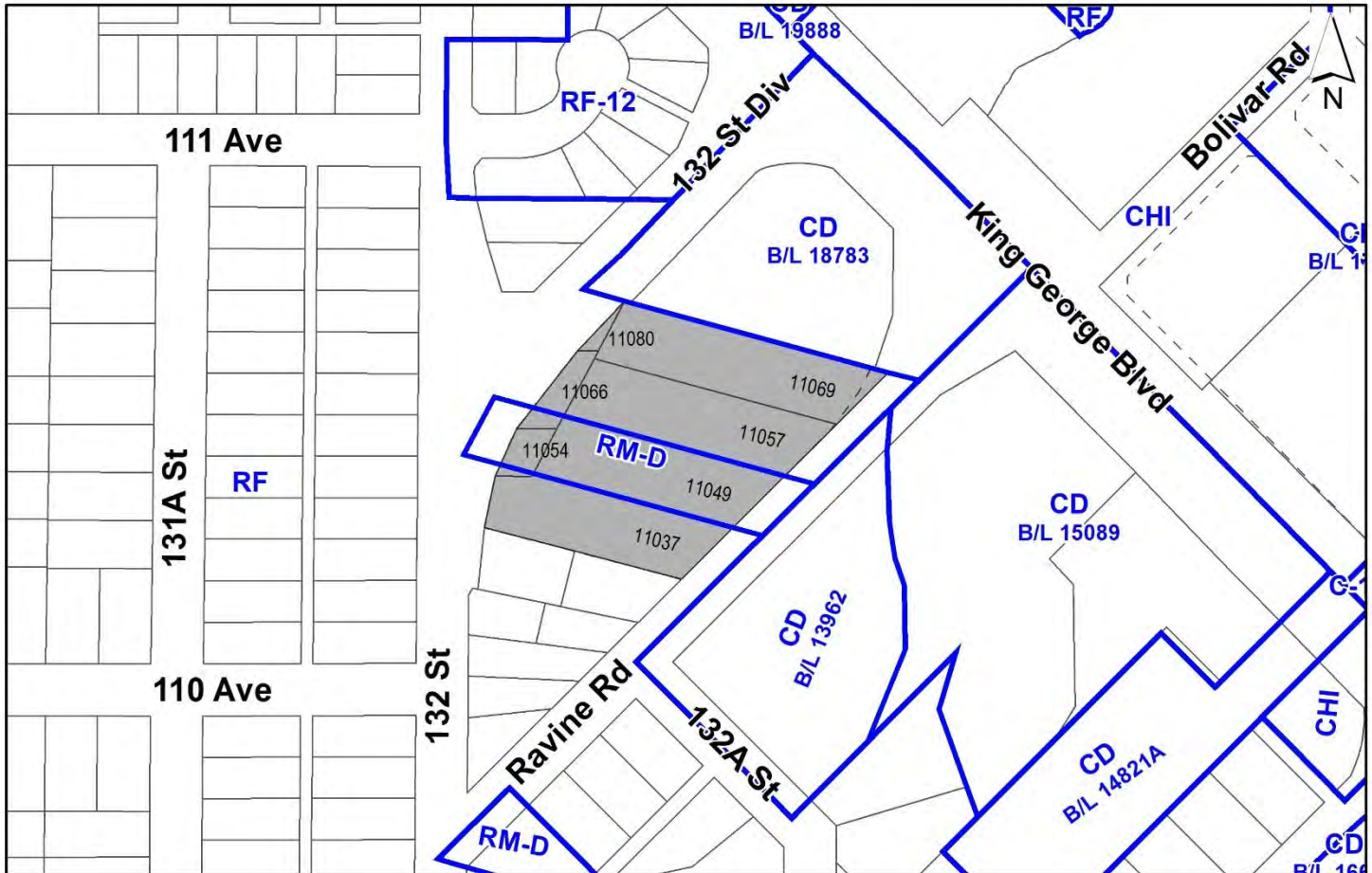
To permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

**LOCATION:** 11037/11049/11057/11069 Ravine Road  
11054/11066/11080 - 132 Street

**ZONING:** RF and RM-D

**OCP DESIGNATION:** Multiple Residential

**CCP DESIGNATION:** Low to Mid Rise Residential (2.5 FAR Gross)



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Text Amendment; and
  - Rezoning.
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a text amendment to “Table 7A: Land Use Designation Exemptions” of the Official Community Plan (OCP) to allow for the proposed density of 2.7 Floor Area Ratio (FAR) within the Multiple Residential designation.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an OCP Text Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.7 FAR. The requested OCP Text Amendment has merit given that the proposed development conforms to the goal of achieving higher density in and around existing SkyTrain stations within Surrey City Centre. The applicant will be required to satisfy Tier 2 Capital Projects Community Amenity Contribution requirements, on a per square foot basis, for proposed density in excess of 2.5 FAR.
- The proposal complies with the “Low to Mid Rise Residential” designation in the Surrey City Centre Plan.
- The proposed density and 6-storey building form are appropriate for this part of Surrey City Centre and serves as an appropriate transition between the higher densities to the south and existing single family to the north. The proposed development is within walking distance (approximately 750 metres) from the Gateway SkyTrain station.
- The proposed buildings have an attractive design with contemporary form and massing, durable material palette and high-quality architectural design features appropriate for Surrey City Centres.
- The proposed setbacks and built form achieve a more urban, pedestrian landscape in compliance with the Surrey City Centre Plan and in compliance with the Development Permit (Form and Character) design guidelines in the OCP.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. A By-law be introduced to amend OCP Table 7A: Land Use Designation Exemptions by adding the following site specific notation:

Bylaw No.	Land Use Designation	Site Specific Property	Site Specific Permission
"Bylaw # xxxxx	Multiple Residential	11054 – 132 Street	Density permitted up to 2.7 FAR"
		11066 – 132 Street	
		11080 – 132 Street	
		11037 Ravine Road	
		11049 Ravine Road	
		11057 Ravine Road	
		11069 Ravine Road	

and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0177-00 generally in accordance with the attached drawings (Appendix I).
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 plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;



- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (h) submission of an acoustical report for units adjacent to 132 Street and 132 Street Diversion and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
- (i) payment of Tier 2 Capital Projects Community Amenity Contributions, on a per square metre basis, for proposed density in excess of 2.5 FAR (Gross); and
- (j) 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 and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Vacant single family and duplex lots.	Low to Mid Rise Residential	RF and RM-D
North:	6-storey apartment building (Ledgeview)	Low to Mid Rise Residential	CD (Bylaw No. 18783)
East (Across Ravine Road):	City-owned park lot (11C- Greenbelt) containing Bolivar Creek and Townhouses (Kinsmen Ravine Estates)	Creek Buffer and Low to Mid Rise Residential	CD (Bylaw No. 15089) and CD (Bylaw No. 13962)
South:	Single family lots.	Low to Mid Rise Residential	RF
West (Across 132 Street):	Single family small urban lots.	Urban Residential	RF-12

### Context & Background

- The 0.922-hectare subject site, comprised of four (4) single family residential lots, one (1) duplex lot and two (2) lots that are split-zoned between single family residential and duplex zoning, between Ravine Road and 132 Street Diversion in the Gateway district of City Centre.
- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Low to Mid Rise Residential" in the City Centre Plan and contains seven existing lots that are currently zoned "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)".

- There are several development applications in to the north-east and south of the subject site, between 109 Avenue and 111 Avenue, including:
  - Development Application No. 7915-0390-00 (11077 Ravine Road) for a 6-storey apartment building containing 156 dwelling units, which was granted Final Adoption by Council on October 23, 2017;
  - Development Application No. 7921-0341-00 (10970 – 132 Street and 10984/10986 Ravine Road) for a 6-storey apartment building containing 76 dwelling units, which was granted Third Reading by Council on March 6, 2023;
- The City’s mapping software (COSMOS) identifies a Class C watercourse within the north portion of Ravine Road, directly adjacent to the subject site. The applicant has retained a Qualified Environmental Professional (QEP) who has confirmed the watercourse classification and that it is not considered a stream under the Water Sustainability Act. As such, no additional setbacks or protection measures are required, and the watercourse is proposed to be infilled as part of the Ravine Road improvements.
- Bolivar Creek, a Class A (red-coded) Natural Stream, runs south-to-north within a naturalized corridor to the east of Ravine Road, approximately 34 metres from the subject site. The project QEP has confirmed that the entirety of the proposed development falls outside of the Provincial RAPR SPEA associated with Bolivar Creek, approximately 10.7 metres as measured from the top of the ravine bank. As Ravine Road provides an effective, permanent barrier against any further encroachment and as the majority of the riparian area associated with Bolivar Creek falls within existing City-owned parkland (11C- Greenbelt) no Sensitive Ecosystem Development Permit is required as part of the subject application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- To permit the development of three, 6-storey apartment buildings containing 319 units over two (2) levels of shared underground parking in City Centre, the applicant has requested the following:
  - **OCP Text Amendment** to allow a higher density of 2.7 FAR in the Multiple Residential designation for the consolidated site;
  - **Rezoning** from RF and RM-D to CD (based on RM-70);
  - **Detailed Development Permit** for Form and Character; and
  - **Subdivision (Consolidation)** from seven (7) lots to one (1) lot.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	9,519.6 sq.m.
Road Dedication:	299.6 sq.m.
Undevelopable Area:	N/A
Net Site Area:	9,220 sq.m.

Proposed	
<b>Number of Lots:</b>	1
<b>Building Height:</b>	Maximum 23.0 m.
<b>Floor Area Ratio (FAR):</b>	2.7 FAR (Gross); 2.7 FAR (Net)
<b>Floor Area</b>	
Residential:	25,026 sq.m.
<b>Residential Units:</b>	
1-Bedroom:	64 dwelling units (20.0% of total units)
1-Bedroom + Den:	183 dwelling units (57.3% of total units)
2-Bedroom:	52 dwelling units (16.3% of total units)
2-Bedroom + Den:	5 dwelling units (1.6% of total units)
3-Bedroom:	15 dwelling units (4.8% of total units)
<b>Total:</b>	<b>319 dwelling units</b>

**Referrals**

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

School District: **The School District has advised that there will be approximately 43 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

26 Elementary students at K.B. Woodward Elementary School  
 10 Secondary students at Kwantlen Park Secondary School

(Appendix III)

**Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.**

Parks, Recreation & Culture: No concerns.

Parks accepts the removal of twelve (12) City trees as recommended by the project Arborist. Tree compensation, at a 2 to 1 ratio, is required and will be administered via Trees and Landscaping through the Green City Program.

The closest active park is Poplar Park and is 250 metres away, and the closest natural area is C – 11 Greenbelt and is directly across Ravine Road from the development site.

- Surrey Fire Department: The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit process.
- Advisory Design Panel: The proposal was considered at the ADP meeting on January 26, 2023, and was conditionally supported. The applicant has resolved most of the outstanding items from the ADP review as outlined in the Development Permit section of this report. Any additional revisions will be completed prior to Council's consideration of Final Adoption of the rezoning by-law, to the satisfaction of the Planning and Development Department.

## Transportation Considerations

### Road Network and Infrastructure:

- The applicant is required to provide the following road dedication and improvements as part of the subject development application:
  - Dedication and construction of 132 Street;
  - Dedication and construction of Ravine Road; and
  - Register a 0.5-metre wide statutory right-of-way along all street frontages for sidewalk maintenance.

### Traffic Impacts:

- The proposed development is anticipated to generate approximately one to two vehicle trips per minute in the peak hour, according to industry standard rates. A site-specific Transportation Impact Analysis (TIA) is not required as the proposal is consistent with the Surrey City Centre Plan and a comprehensive TIA is currently being conducted as part of the Surrey City Centre Plan update process.

### Access

- Access to the two levels of shared underground parking is proposed from Ravine Road on the east side of the subject consolidated site.

### Transit and/or Active Transportation Routes:

- The subject site is within walking distance (approximately 750 metres) from the Gateway SkyTrain station.
- The subject site is located approximately 50 metres (~1 to 2 minute walk) from the following TransLink services routes along King George Boulevard:
  - Route No. 321 (White Rock Centre/Newton Exchange/Surrey Central Station); and
  - Route No. N19 (Downtown/Surrey Central Station Nightbus)

- The subject site is within close proximity (approximately 50 metres) from the BC Parkway greenway which runs along the south side of King George Boulevard.

### **Sustainability Considerations**

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The proposed development complies with the “General Urban” and “Urban Centres (Surrey Metro Centre)” land use designations of the subject site in Metro Vancouver’s Regional Growth Strategy (RGS).

### **Official Community Plan**

#### Land Use Designation and Amendment Rationale

- The subject site is designated “Multiple Residential” in the Official Community Plan.
- In accordance with the OCP, the “Multiple Residential” designation supports a maximum floor area ratio (FAR) of up to 2.5 for sites within the City Centre Plan area. However, bonus densities may be granted in select areas in exchange for the provision of sufficient community amenities in accordance with City Council and Planning & Development Department policies.
- The applicant is requesting an increase in allowable FAR under the “Multiple Residential” designation from 2.5 to 2.7, which is required in order to allow the form of development proposed.
- The requested OCP Amendment has merit given the existing pattern of multiple residential development in this portion of City Centre, the applicants ability to demonstrate an appropriately designed 6-storey residential form on the consolidated site as well as the proximity of the subject site (approximately 650 metres) from the Gateway SkyTrain station.
- In addition, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per sq. m. flat rate for the floor area above the Official Community Plan in order to satisfy the proposed amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption

### Themes/Policies

- The proposed development is compliant with the following OCP themes/policies:
  - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (OCP Policy A1);
  - Accommodate higher density development into Surrey’s City Centre and near Frequent Transit Corridors at densities sufficient to encourage commercial development and transit service expansions (A2);
  - Encourage development in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighborhood character and viability (A3);
  - Encourage development that supports increased transit, pedestrian walkability, and bicycle access (B3);
  - Develop complete, accessible, and walkable green neighbourhoods with sufficient densities to support a high-quality transit system that is accessible to most residents (B4);
  - Encourage the development of accessible and adaptable units (F3); and
  - Promote affordable family housing in City Centre by encouraging a mix of unit types including two-bedroom and three-bedroom apartments in new developments (F3).

### **Secondary Plans**

#### Land Use Designation

- The proposed development complies with the “Low to Mid Rise Residential” designation of the subject site in the City Centre Plan.

#### **CD By-law**

- The applicant proposed to rezone the subject site from “Single Family Residential Zone (RF)” and “Duplex Residential Zone (RM-D)” to “Comprehensive Development Zone (CD)”.
- The applicant is proposing a “Comprehensive Development Zone (CD)” to accommodate the three proposed 6-storey residential buildings on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the “Multiple Residential 70 Zone (RM-70)”
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RM-70 Zone and the proposed CD By-law is illustrated in the following table:

<b>Zoning</b>	<b>RM-70 Zone (Part 24)</b>	<b>Proposed CD Zone</b>
<b>Unit Density:</b>	N/A	N/A
<b>Floor Area Ratio:</b>	1.50	2.7
<b>Lot Coverage:</b>	33.0%	80%
<b>Yards and Setbacks</b>	7.5 metres from all lot lines	North: 3.5 metres East: 4.5 metres South: 6.0 metres West: 4.5 metres
<b>Principal Building Height:</b>	50 metres	

<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> <li>Ground-oriented multiple unit residential buildings.</li> <li>Child care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Multiple unit residential buildings.</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	957 square metres	The proposed 698 m <sup>2</sup> plus \$261,000.00 cash-in-lieu contribution meets the Zoning Bylaw requirement.
Outdoor Amenity:	957 square metres	The proposed 2,150 m <sup>2</sup> meets the Zoning Bylaw requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	287	350
Residential Visitor:	32	45
Total:	319	395
Small-Car (%):		
<b>Bicycle Spaces</b>		
Residential Secure Parking:	383	388
Residential Visitor:	18	18

- The applicant is proposing an OCP Text Amendment to increase the allowable Floor Area Ratio (FAR) under the Multiple Residential designation from 2.5 to 2.7 FAR, when calculated on the gross and net site area. As a result, the FAR for the net site area has been increased from 1.50 under the RM-70 Zone to a maximum of 2.70 (net) in the proposed CD Bylaw.
- The maximum lot coverage has been increased from 33% in the RM-70 Zone to a maximum of 80% in the proposed CD Bylaw in order to accommodate the proposed 6-storey apartment built form.
- The proposal to reduce the minimum building setback requirements along all lot lines, including street frontages, for the proposed development is supported given that it will allow for a more urban, pedestrian-oriented streetscape.
- Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning Bylaw requires that no parking facilities be constructed within 2.0 metres of the front lot line or a lot line along a flanking street. The proposed underground parkade will be located a minimum of 0.5 metres from all street frontages. As a result, the proposed CD Bylaw will include provisions that will allow for the underground parking facility to extend to within 0.5 metres of all lot lines.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136.00 per dwelling unit.
- In addition, the proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation, as described in the Community Amenity Contribution section of this report.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,068 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on March 7, 2023, and the Development Proposal Signs were installed on March 14, 2023. To date, staff have received no written, telephone or email responses from neighbouring residents.

### **DEVELOPMENT PERMITS**

#### **Form and Character Development Permit Requirement**

- The proposed development is subject to a Development Permit for Form and Character as well as the urban design guidelines in the Surrey City Centre Plan.



- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Surrey City Centre Plan.
- The applicant is proposing three, 6-storey apartment buildings, containing 319 market strata dwelling units, located around a central courtyard and over two (2) levels of shared underground parking. The proposal also includes 13 adaptable units located throughout the proposed development.
- The proposed 6-storey apartment complex incorporates both building massing and design aesthetics that are generally in accordance with the vision for this part of Surrey City Centre. This portion of the Gateway neighbourhood is envisioned as a medium-density, medium-height residential neighbourhood of 4- to 6-storey apartments and townhouses to allow for the preservation of views to the Gateway SkyTrain node as well as to ensure an appropriate interface with Bolivar Creek and other naturalized areas.
- The building orientation, following both the curvilinear 132 Street frontage and more linear Ravine Road frontage, ensures that units will provide greater observation of the public realm with active rooms facing toward the street while still providing an adequate mixture of privacy and overlook to the central courtyard.
- The buildings are designed to “step down” the site and incorporate low-slope roofs that are punctuated by inset bays topped with angular dormers that provide for both vertical and horizontal variation as well as visual interest.
- Vertical expression is incorporated into the building elevations to both provide for enhanced visual interest and to break-up the building massing. The two-storey “townhouse expression” incorporates brick cladding (light beige) and inset horizontal fiber cement planks (brown). The middle three storeys are finished with horizontal fiber cement planks (brown) while the top storey is finished with fiber cement panels (light beige). Large wooden columns extend between three to four storeys supporting both the extended balconies and roof dormer elements.
- Entrance lobbies for each of the proposed buildings are further highlighted by two-storey glazing and individual canopies supported by oversized wooden posts which mirror the vertical wooden structural elements noted above.
- Large windows and cantilevered balconies with clear-glass railings provide additional light to the individual dwelling units.
- The proposed indoor and outdoor amenity spaces have been integrated for site functionality and efficiency. For more details, please see the Indoor and Outdoor Amenity Space sections in this report.
- The applicant has worked with staff to:
  - Improve the building siting and site plan concept;
  - Simplify and reduce the proposed massing in strategic locations throughout the subject site;

- Ensure an appropriate building scale and setbacks from adjacent land uses, including both the existing 6-storey apartment building to the north and single family lots to the south and west of the subject site; and
- Refinement of the proposed urban public realm interface and edge treatments, responding to the topography of the subject site.

### Landscaping

- The landscape plans include a mixture of trees, shrubs, and groundcover to be planted throughout the subject site, as well as hardscaping, site lighting, fencing and site furnishings.
- Street-facing, ground-level dwelling units each have access to a semi-private, raised patio space which are screened from the adjacent public sidewalk through a combination of low landscaped retaining walls, low-lying shrubs and individual trees. Each patio can be accessed either through the dwelling unit or via a gated, street-level entrance.
- Extensive landscaping as well as a meandering internal pathway is proposed along the north lot line, adjacent to the existing 6-storey apartment complex at 11077 Ravine Road.
- See the Outdoor Amenity section below regarding landscaping in association with the proposed on-site outdoor amenity spaces.

### Indoor Amenity

- The Surrey Zoning Bylaw requires the applicant to provide a minimum of 3.0 square metres of amenity space per dwelling unit. The Zoning Bylaw also prescribes the minimum indoor amenity space requirement that must be provided on site with a cash-in-lieu option to address the remaining requirement.
- Based upon the Surrey Zoning Bylaw requirement, the proposed development must provide 957 square metres of indoor amenity space to serve the residents of the proposed 319-unit apartment building complex. Of this 957-square metre requirement, a minimum of 74 square metres of indoor amenity space, per building, must be provided on site, and the remaining indoor amenity space requirement can be addressed through a cash-in-lieu contribution.
- The applicant proposed 698 square metres of indoor amenity space thereby requiring cash-in-lieu for the proposed shortfall in accordance with City Council policy.
- The applicant is proposing the following ground floor indoor amenity spaces throughout the project:
  - A 242-square metre games room, multi-purpose lounge, and communal kitchen area as well as a 44.6-square metre meeting room in Building 1;
  - A 129-square metre multi-purpose games room/lounge, 71-square metre fitness/yoga studio and 72-square metre meeting room and office facility in Building 2; and
  - A 81-square metre multi-purpose games room/lounge and 59-square metre fitness and yoga studio.

### Outdoor Amenity

- Based upon the City's Zoning Bylaw requirement of 3.0 square metres per dwelling unit, the proposed development must provide a total of 957 square metres of outdoor amenity space to serve the residents of the proposed 319-unit apartment building complex.
- The applicant is proposing 2,150 square metres of outdoor amenity space, exceeding the minimum requirement.
- All of the proposed outdoor amenity space is proposed within the central courtyard complex which can be accessed through the adjacent indoor amenity spaces, private ground floor patios and access pathways from both 132 Street and Ravine Road. The proposed outdoor amenity space consists of tiered children's play areas, community garden plots, a multi-purpose exterior patio, a central "great lawn" with covered gazebo and extensive planting throughout.

### Advisory Design Panel

ADP Date: January 26, 2023

- The applicant has generally resolved most of the outstanding items from the ADP review (see Appendix VI for details). The following items have now been addressed to the satisfaction of staff:
  - Refinement of the massing and transparency of the "wing" elements of the proposed buildings;
  - Refinement of the interaction between proposed indoor amenity and outdoor amenity spaces as well as the inclusion of additional outdoor covered spaces;
  - Improve privacy between street-facing units and the public realm through the inclusion of additional landscaping; and
  - Improvement of the expression and identifiability of the proposed building entries.
- The applicant and staff will continue to work on the following items:
  - Coordinate and further develop the public realm interface, including grading and edge conditions; and
  - Further refine details of the architectural elevations, material application and roof elements.
- The completion of any additional revisions, to the satisfaction of Planning & Development staff, will be finalized prior to Council consideration of the Final Adoption of the Rezoning Bylaw associated with the subject development application.

**TREES**

- Cody Laschowski, ISA Certified Arborist of Diamond Head 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b>			
American Elm	1	1	0
Black Poplar	1	1	0
Black Walnut	1	1	0
Silver Maple	1	1	0
Sweetgum	2	2	0
Tulip Tree	11	11	0
<b>Coniferous Trees</b>			
Dawn Redwood	2	2	0
Douglas-fir	12	12	0
Western Red Cedar	2	2	0
<b>Total (On-site and within 132 Street Boulevard)</b>	<b>33</b>	<b>33</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>98</b>	
<b>Total Retained and Replacement Trees</b>		<b>98</b>	
<b>Contribution to the Green City Program</b>		<b>Not required</b>	

- The Arborist Assessment states that there are a total of 33 protected trees impacted by the proposed development, twenty-one (21) private on-site trees and twelve (12) City trees along the south side of 132 Street directly adjacent to the subject site. There are no Alder or Cottonwood trees. It was determined that none of the 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.
- Twenty (20) of the 33 protected trees identified by the project Arborist were given a “health and structural rating” of poor, dying or dead.
- Parks accepts the removal of twelve (12) City trees with compensation, at a 2 to 1 replacement ratio, administered through the Planning & Development Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 66 replacement trees on the site. The applicant is proposing 98 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 132 Street Diversion and Ravine Road. This will be determined by the Engineering Department during the servicing design review process.

- The new trees on the site will consist of a variety of trees including Dwarf White Fir, Bloodgood Japanese Maple, Crimson Sentry Maple, Starlight Dogwood, Dawyck Purple European Beech, Emerald Sentinel Sweetgum, Elizabeth Magnolia, Persian Spire Parrotia, Serbian Spruce, Austrian Black Pine, Mountain Sentinel Aspen, Canada Red Cherry and Japanese Stewartia.
- In summary, a total of 98 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program required.

## CITY ENERGY

- The subject site is located within Service Area B, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy (DE) System consists of three primary components:
  - Community energy centres, city operated facilities that generate thermal heat energy for distribution through a piped hot water network;
  - Distribution piping that links the community energy centres with buildings connected to the system; and
  - City-owned Energy Transfer Stations (ETS) located within the building connected to the system. The ETS transfers heat energy from the distribution system to the building's mechanical system, and is used to meter the amount of energy used.
- All new developments within Service Area B with a build-out FAR equal to or greater than 2.5 will be required to incorporate hydronic thermal energy systems for all space heating and hot water heating in the building and to allow for future connection to the City's district energy system.
- It should be noted that heat generation equipment (e.g. boilers) will need to be provided by the developer until such time as the development can be connected to the DE system. Further, the project is required to be compatible for a future connection to the City's DE System.
- There may be an opportunity to connect this building directly to the DE system and avoid the cost of heat generation equipment in the building. Engineering staff will work with the applicant to determine the best strategy for this building.
- In order to avoid conflicts between the DE System and other utilities, the location of the ETS and related service connections are confirmed by Engineering and the applicant at the servicing agreement stage. The Engineering Department also requires the applicant to register a statutory right-of-way and Section 219 Restrictive Covenant over the subject site for City access to, and maintenance and operation of, the ETS and to prevent conflicts with other utilities.
- Prior to the issuance of a building permit, the Engineering Department must confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Surrey City Centre Plan
Appendix VI.	ADP Comments and Response
Appendix VII.	District Energy Map

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

CL/ar

# PROPOSED 319 UNIT APARTMENT DEVELOPMENT

11037/49/57/69 Ravine Rd & 11054/66/80 132 STREET DIVERSION, SURREY B.C.

## RESPONSE SUBMISSION TO ADP COMMENTS

CITY OF SURREY FILE NUMBER 19-0171  
APRIL 04 2023

### CONSULTANTS

ARCHITECT  
BARNETT DEMBEK ARCHITECTS INC.  
135 - 7536 - 130 STREET,  
SURREY, BC V3M 1H8  
TEL. (604) 547-7100 FAX. (604) 547-2099  
EMAIL: ndembek@darkitex.com  
ATT: MAGIEJ DEMBEK

LANDSCAPE  
VAN DER ZALM & ASSOCIATES INC.  
PO Box 461  
102 - 9181 Church Street  
Fort Langley BC VIM 2R8  
TEL. (604) 682-0024  
EMAIL: MARK@VDZGA  
ATT: MARK VAN DER ZALM

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DATE	
ISSUE	
REV#	
DATE	
REV#	



DESIGN: M.D.	DRAWN: M.D.	DATE: Nov 6 2023	SCALE: 1" = 30'-0"
CLIENT: GUADRA HOLDINGS/KING GEORGE/LTD.			
PROJECT: APARTMENT PROJECT 11037/49/57/69 Ravine Rd & 11054/66/80 132 St			
SHEET CONTENTS: COVER SHEET			



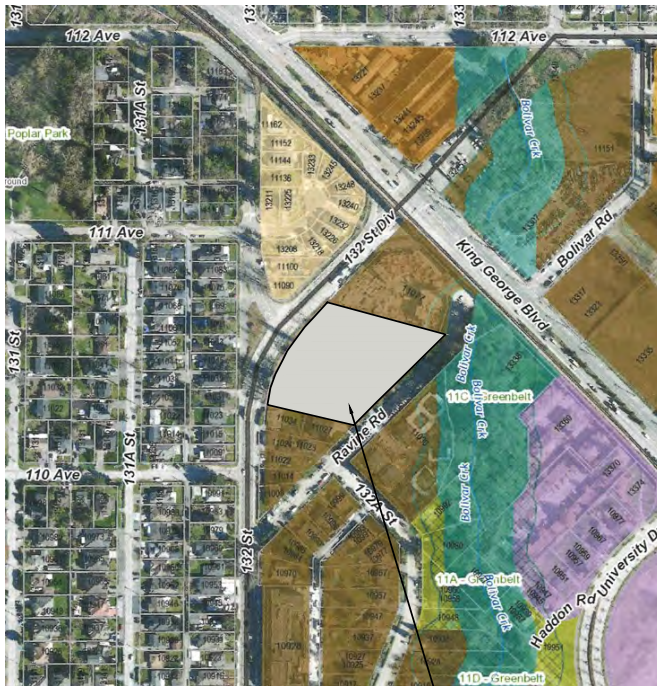
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3M 1H8

PHONE: (604) 547-7100  
FAX: (604) 547-2099  
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
21003	AC-0.0
PROJECT NO.	REV. NO.
21003	

### DEVELOPMENT DATA

SITE AREA :				
GROSS:	102,468 S.F.	2,352 AC	9,514.6 M2	0.952 Ha
ROAD DEDICATION:	3,225 S.F.	0.074 AC	249.6 M2	0.030 Ha
NET:	99,243 S.F.	2,278 AC	9,220.0 M2	0.922 Ha
F.A.R. :				
GROSS:	2.63	264,378 S.F.	25,026 M2	
NET:	2.68	264,378 S.F.	25,026 M2	
DENSITY: 140 U.P.A. 346 U.P.H.A. (319 UNITS)				
SITE COVERAGE :				
GROSS:	76.5%	78,335 S.F.	7,271.6 M2	
NET:	74.0%	78,335 S.F.	7,271.6 M2	
BUILDING HEIGHT :				
BUILDING #1	6 STOREY	22.29m		
BUILDING #2	6 STOREY	22.80m		
BUILDING #3	6 STOREY	21.00m		
SETBACKS				
BUILDING #1	BUILDING #2	BUILDING #3		
SOUTH 6.1m	SOUTH 6.1m	NORTH 4.9m		
EAST 4.8m	WEST 4.5m	WEST 5.1m		
		EAST 4.6m		
AMENITY :				
REQUIRED :				
INDOOR :	10,301 S.F.	457 m2		
OUTDOOR :	10,301 S.F.	457 m2		
PROVIDED :				
INDOOR :	7,518 S.F.	648 M2		
OUTDOOR :	23,552 S.F.	2,150.9 M2		
PARKING:				
MAXIMUM ALLOWED :				
319 UNITS x 1.1 =	350.9			
VISITOR 0.2 x 319 UNITS =	63.8			
TOTAL	414.7	PARKING STALLS		
MINIMUM ALLOWED :				
319 UNITS x 0.9 =	287.1			
VISITOR 0.1 x 319 UNITS =	31.9			
TOTAL	319.0	PARKING STALLS		
PROVIDED :				
44	VISITOR PARKING STALLS			
321	RESIDENTIAL PARKING STALLS			
371	PARKING STALLS			
TOTAL		SMALL CAR : 88 (28%)		
BICYCLE LOCKERS:				
REQUIRED :	1.2 LOCKERS PER UNIT = 319 x 1.2 =	382.8	LOCKERS	
PROVIDED :				
125	LOCKERS			
263	STORAGE BAY			
TOTAL		388		



SUBJECT SITE







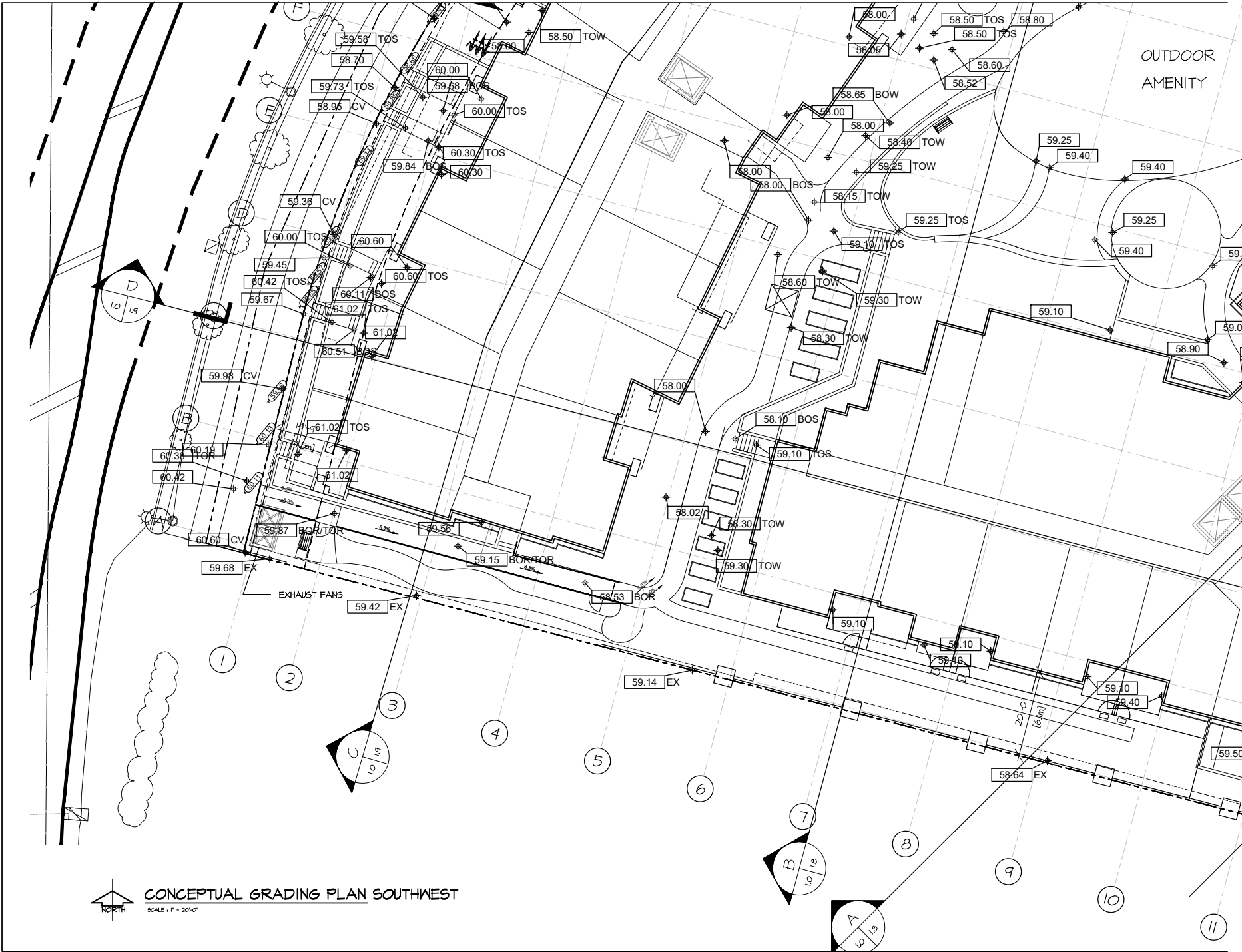












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ISSUED FOR	BY	DATE	ISSUE	REV'D	DATE	REV'D



DESIGNER: H.O.	DRAWN:	DATE:	SCALE:
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CLIENT: GNADRA HOLDINGS/CKING GEORGE/LLTD.			
PROJECT: APARTMENT PROJECT 11057/4470/164 RAYNE RD # 11054/66/00 192 54			
SHEET CONTENTS: CONCEPTUAL SITE PLAN			

**barnett dembek**

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21003	AC-1.00c

**CONCEPTUAL GRADING PLAN SOUTHWEST**  
SCALE: 1" = 20'-0"























NOTES:  
 THE CITY OF SURREY BYLAW NO.1408 FOR PUBLIC SAFETY RADIO AMPLIFICATION APPLIES TO THIS BUILDING. A COMPLETED LETTER OF UNDERTAKING BI-DIRECTIONAL AMPLIFICATION (BDA) SYSTEM INSTALLATION WILL BE SUBMITTED TO THE PLAN CHECKER AT THE BUILDING DIVISION.

ALL FLOORING NUMBERING, WAYFINDING, LABELING, IDENTIFICATION, ETC. IS REQUIRED TO BE CONSISTENT BETWEEN THE ELEVATOR, FIRE ALARM PANEL, ANNUNCIATOR GRAPHIC, AND FIRE SAFETY PLAN. STAIRWELL DOORS ARE TO BE LABELED WITH LETTERS (I.E., A,B,C,D) ON BOTH SIDES TO INDICATE STAIRWELL IDENTITY.

SUBMIT FIRE SAFETY PLAN TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO OCCUPANCY INSPECTION.

FIRE SAFETY PLAN SHALL BE STORED IN A FIRE SAFETY PLAN BOX NEXT TO FIRE ALARM ANNUNCIATOR PANEL. CONSULT WITH THE FIRE DEPARTMENT FOR THE APPROVED BOX.

STORAGE LOCKERS ARE TO BE DESIGNED IN CONFORMANCE WITH NFPA 13.



PRIMARY RESPONSE  
 TO BE B I FOR PARKING LEVELS

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
REV. NO.	



DESIGN :	H.D.	DRAWN :		DATE :	MAY 9 23	SCALE :	1" = 30'-0"
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PROJECT :	APARTMENT PROJECT						
SHEET NUMBER :	11037148/57164 Ravine Rd & 11025/166/80 152 St						
	FIRE DEPARTMENT SITE PLAN						

**barnett dembek**

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

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

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.





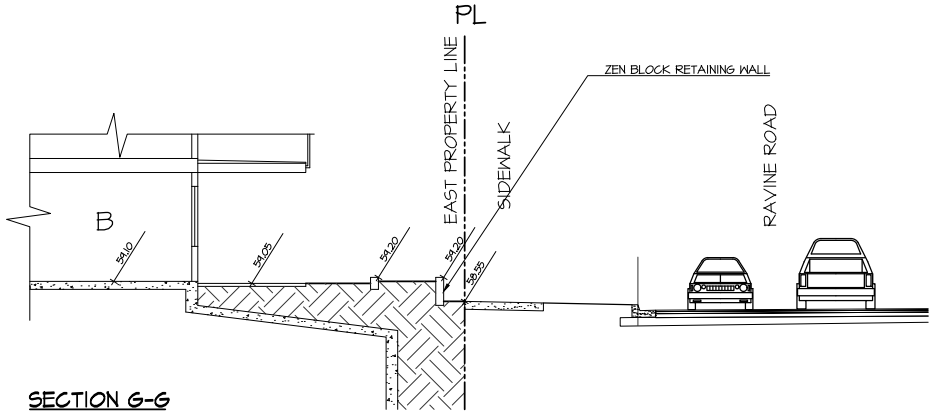






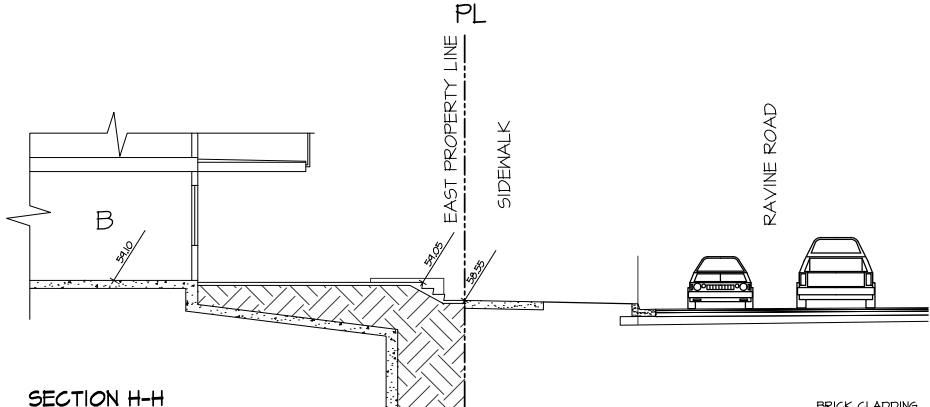
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2ND FLOOR LEVEL  
 U/S OF FLOOR JOISTS  
 6'-0.314" (2x4)  
 MAIN FLOOR LEVEL  
 T.O. CONCRETE SLAB



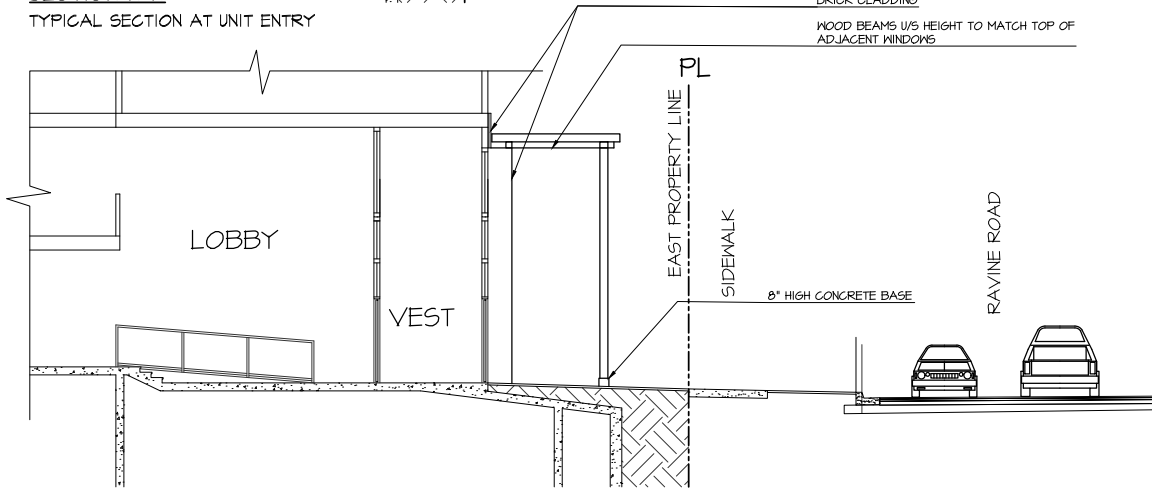
**SECTION G-G**  
 TYPICAL SECTION AT UNIT FRONT YARD

2ND FLOOR LEVEL  
 U/S OF FLOOR JOISTS  
 6'-0.314" (2x4)  
 MAIN FLOOR LEVEL  
 T.O. CONCRETE SLAB



**SECTION H-H**  
 TYPICAL SECTION AT UNIT ENTRY

3RD FLOOR LEVEL  
 U/S OF FLOOR JOISTS  
 6'-0.314" (2x4)  
 2ND FLOOR LEVEL  
 U/S OF FLOOR JOISTS  
 6'-0.314" (2x4)  
 MAIN FLOOR LEVEL  
 T.O. CONCRETE SLAB



**SECTION J-J**  
 TYPICAL SECTION AT BUILDING LOBBY ENTRY

REV	DATE	BY	ISSUED FOR



CO-site sections per drawing

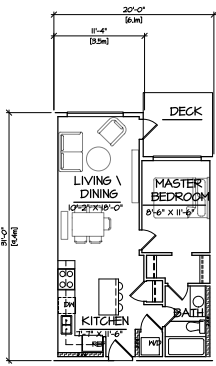
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DATE :	Apr. 4 23
SCALE :	3/8" = 1'-0"
PROJECT :	APARTMENT PROJECT 11037/41/57/64 Ravine Rd & 11024/166/00 B2 54
SHEET CONTENTS :	PARTIAL SECTIONS

**barnett dembek**

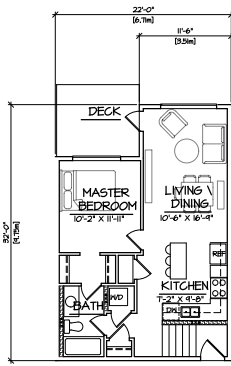
UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

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

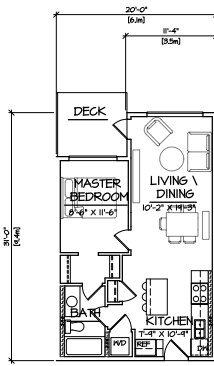
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PROJECT NO.	REV. NO.
21003	AC-1.10a



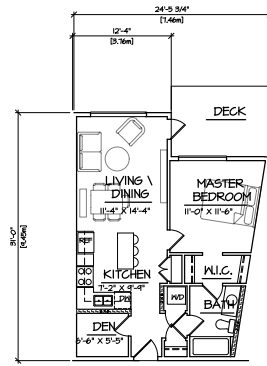
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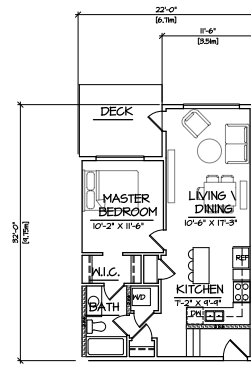
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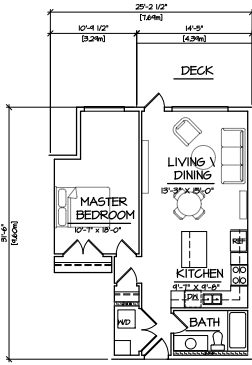
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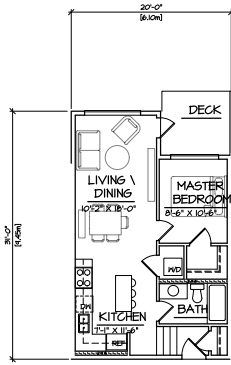
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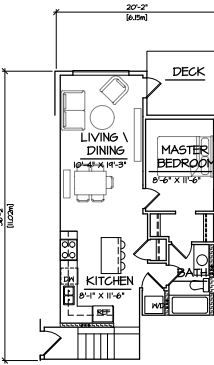
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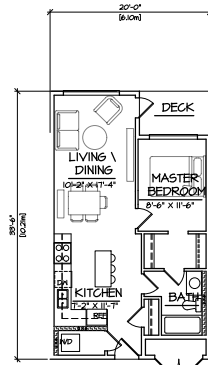
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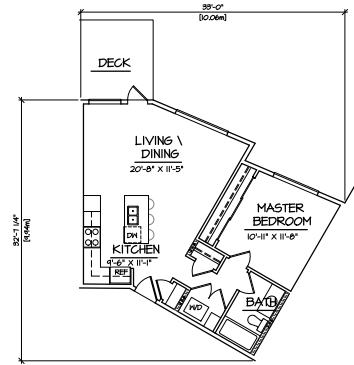
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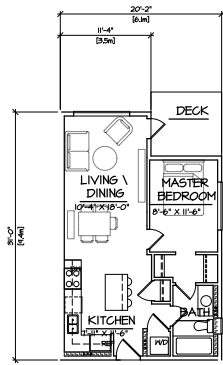
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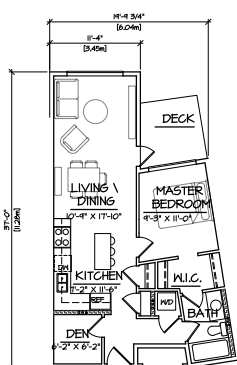
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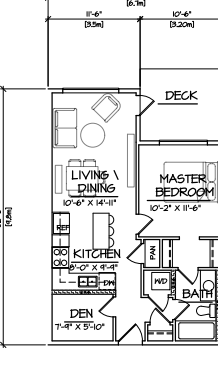
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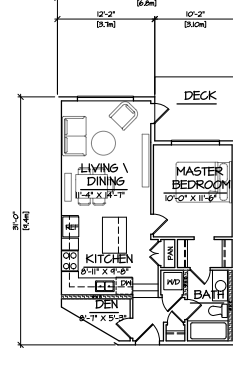
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SCALE: 1/8" = 1'-0" 572 S.F.



UNIT 'A11'  
SCALE: 1/8" = 1'-0" 664 S.F.



UNIT 'B'  
SCALE: 1/8" = 1'-0" 630 S.F.



UNIT 'B1'  
SCALE: 1/8" = 1'-0" 614 S.F.

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ISSUED FOR	BY	DATE	ISSUE

CONTRACT

DESIGN	DRAWN	DATE	SCALE
M.D.		Apr 17 23	1/8" = 1'-0"

CLIENT: QUADRA HOLDINGS/KING GEORGE/LLTD.  
PROJECT: APARTMENT PROJECT  
11037/4157/64 Rowan Rd + 11054/166/00 B22 54  
SHEET CONTENTS: UNIT PLANS

**barnett dembok**

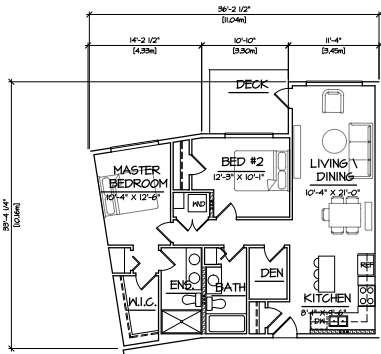
UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@barnettex.com

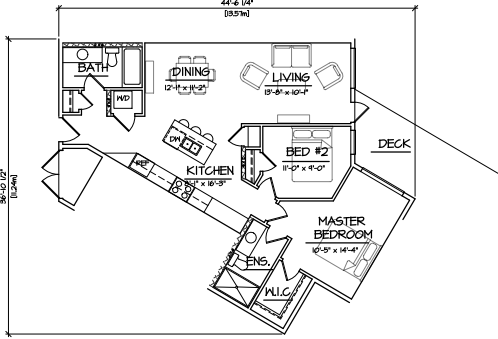
CLIENT NO.	SHEET NO.
21003	AC-2.1
PROJECT NO.	REV. NO.
21003	

Note: Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the area of the dwelling unit or 4.6 sq.m. per dwelling unit, whichever is greater.

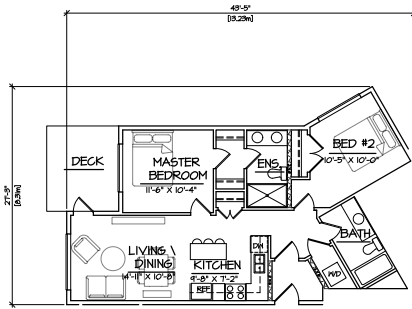




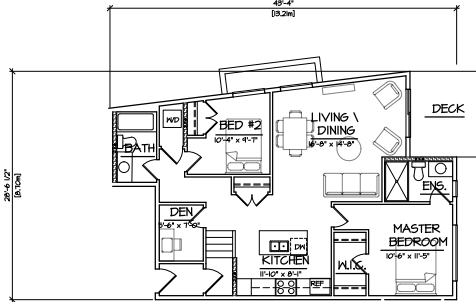
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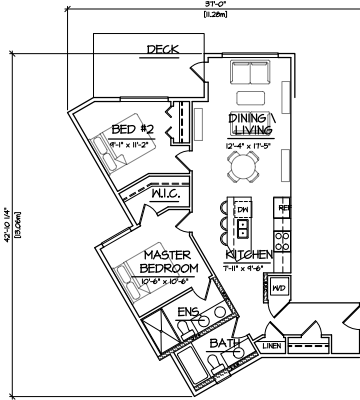
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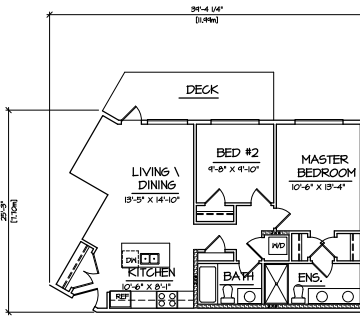
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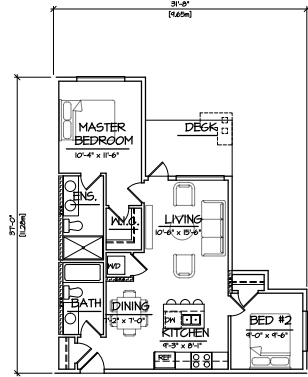
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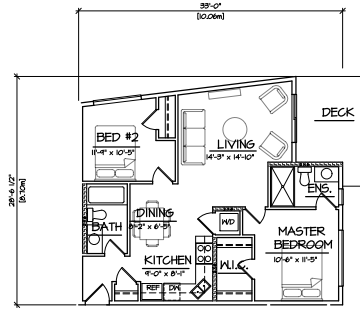
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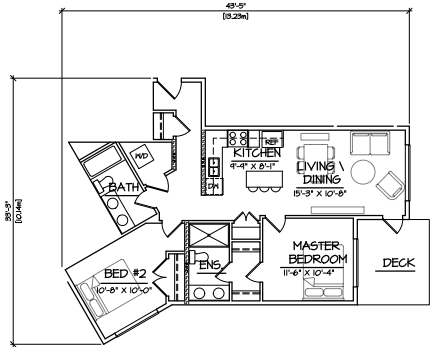
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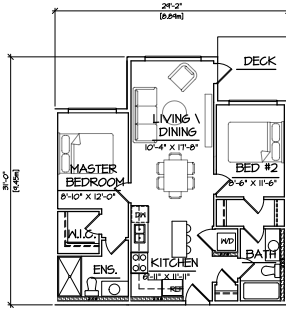
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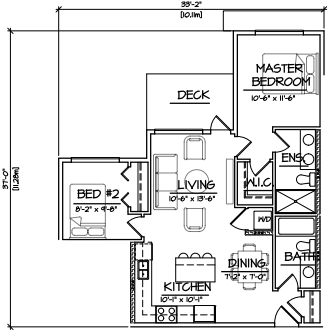
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826 S.F.



**UNIT 'D12'**  
SCALE: 1/8" = 1'-0"  
866 S.F.



**UNIT 'D13'**  
SCALE: 1/8" = 1'-0"  
744 S.F.



**UNIT 'D14'**  
SCALE: 1/8" = 1'-0"  
819 S.F.

Note: Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the area of the dwelling unit or 4.6 sq.m. per dwelling unit, whichever is greater.

ISSUED FOR	
BY	
DATE	
ISSUE	
REV. NO.	
DATE	
BY	
DATE	
BY	
DATE	

DESIGN :	
M.D.	
DATE :	Apr. 17, 20
SCALE :	1/8" = 1'-0"

CLIENT :	QUADRA HOLDINGS/GENE GEORGE/LLTD.
PROJECT :	APARTMENT PROJECT 11037/4157/64 Rowan Rd + 11024/166/00 B2 54
SHEET CONTENTS :	UNIT PLANS

**barnett dembek**

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

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@darkitex.com](mailto:mail@darkitex.com)

CLIENT NO.	SHEET NO.
PROJECT NO.	AC-23
21003	REV. NO.











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REV#	DATE	BY	ISSUE

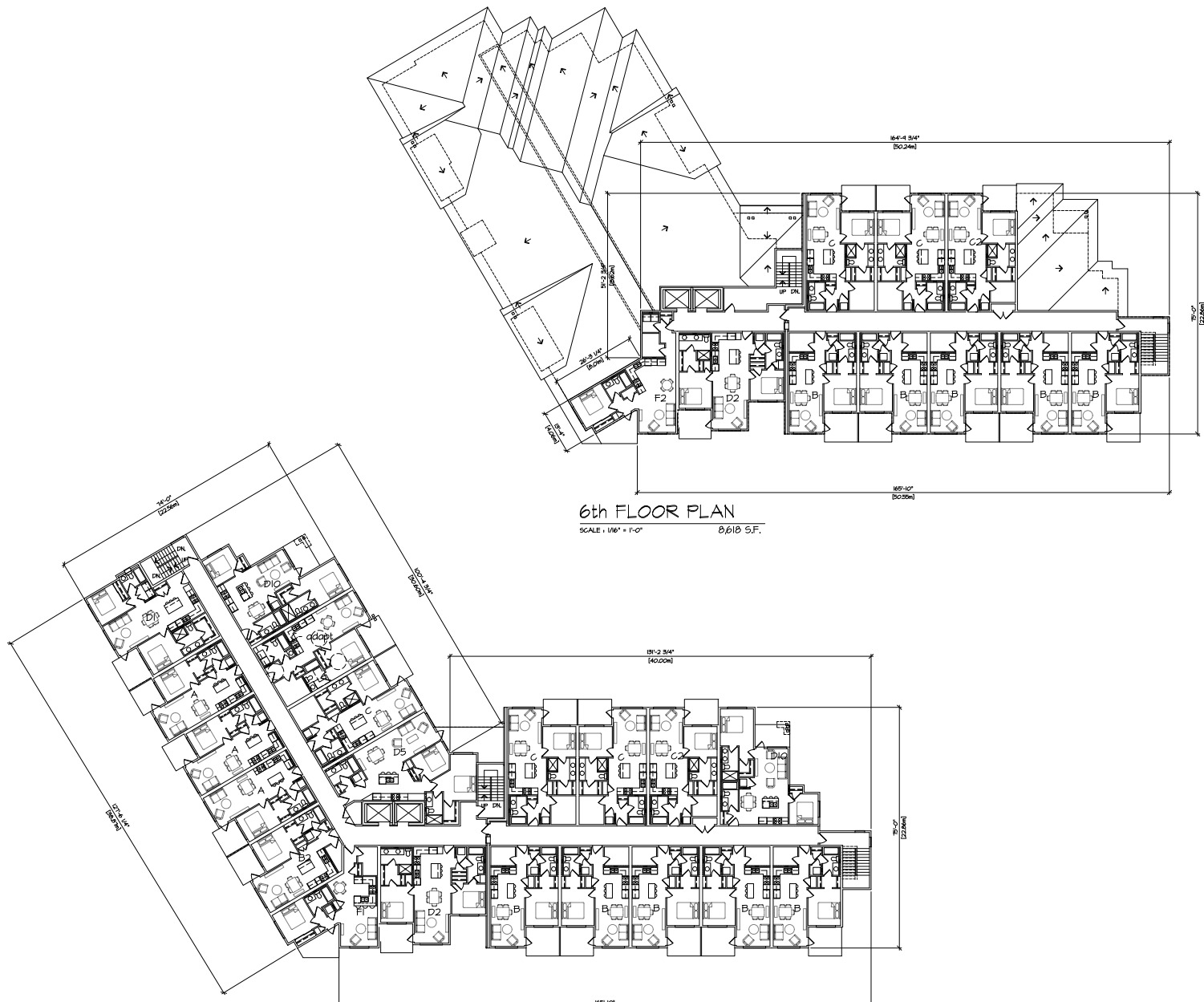


DESIGN :	MD :	DATE :	SCALE :
CLIENT : QUADRA HOLDINGS/KING GEORGE/LLTD.		Apr. 29, 20	1/8" = 1'-0"
PROJECT : APARTMENT PROJECT			
SHEET CONTAINS :			
BUILDING PLAN			
BUILDING 1			

**barnett dembek**

UNIT 135,  
 7536 130 STREET,  
 SURREY, B.C.  
 V3W 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: [mail@barnettitek.com](mailto:mail@barnettitek.com)

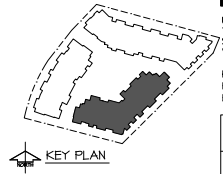
CLIENT NO.	SHEET NO.
	AC-4.1b
PROJECT NO.	REV. NO.
21003	



**6th FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"      8118 S.F.

**3rd~5th FLOOR PLAN**  
 SCALE : 1/8" = 1'-0"      16508 S.F.

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



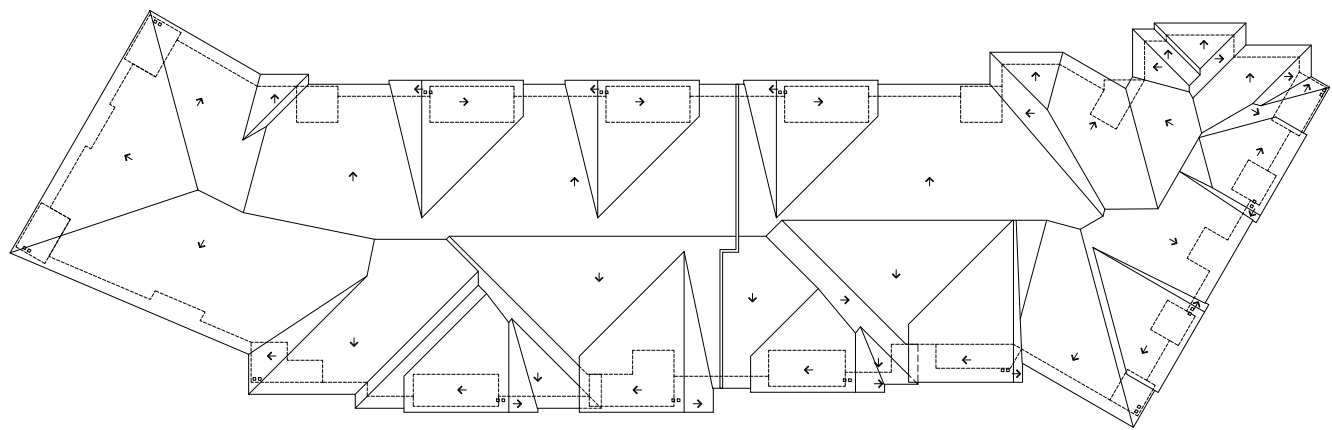




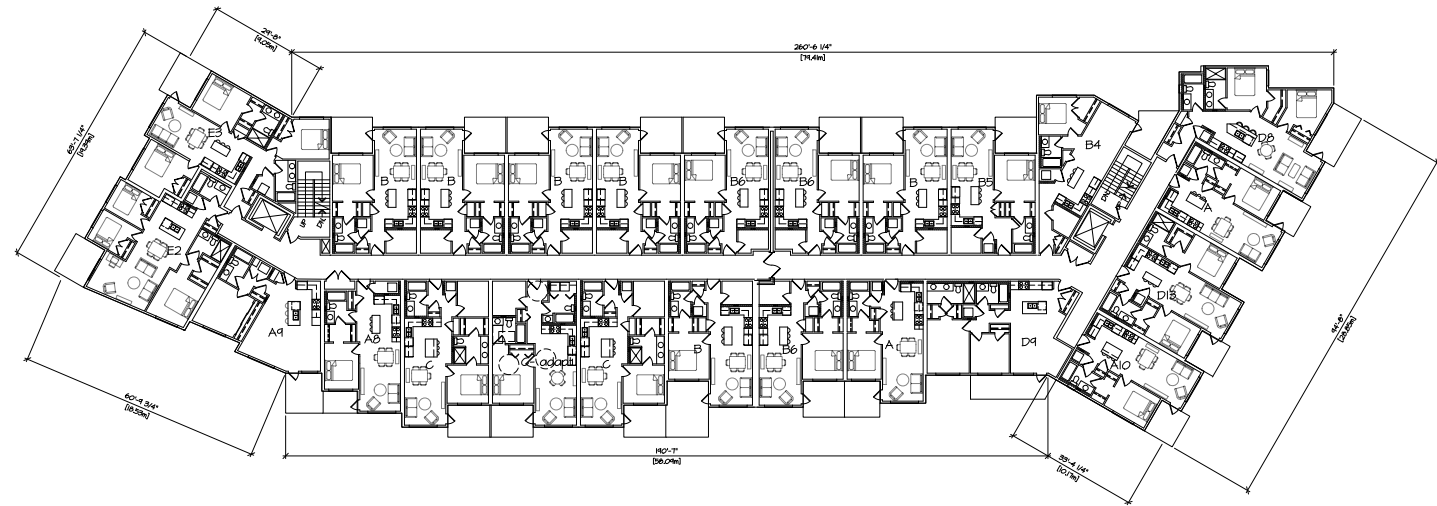




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**ROOF PLAN**  
SCALE: 1/16" = 1'-0" 14128 S.F.



**6th FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**BUILDING 3**  
SCALE: 1/16" = 1'-0"

REV#	DATE	DRN	OXD	ISSUE	DATE	BY	ISSUED FOR

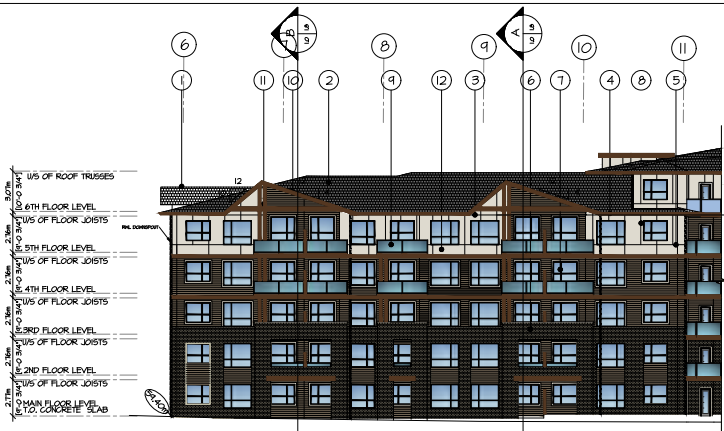
DESIGN :	MD :	DRAWN :	DATE :	SCALE :
CLIENT :	QUADRA HOLDINGS(KING GEORGE) LTD.	PROJECT :	APARTMENT PROJECT	11037/49157/64 Rowhe Rd & 11024/166/00 B2 54
SHEET CONTAINS :	BUILDING PLAN	BUILDING PLAN	BUILDING 3	

**barnett dembek**

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

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mol@barnett-dempek.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
21003	AC-4.3b



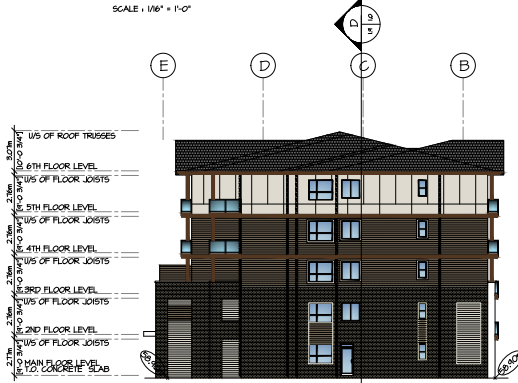
**SOUTHWEST ELEVATION**

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



**SOUTHEAST ELEVATION - RAVINE ROAD**

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

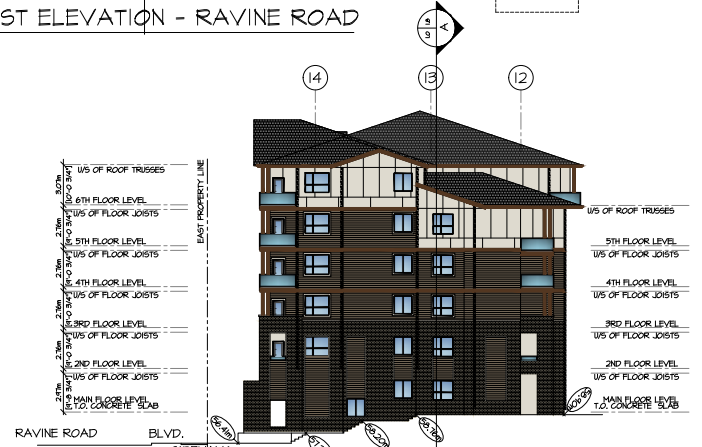


**WEST ELEVATION**

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

**SCHEDULE OF FINISHES**

- ① STANDING SEAM METAL ROOF
- ② HIGH PROFILE LAMINATED ASPHALT SHINGLE ROOFING
- ③ LONGBOARD SOFFIT C/M VENT STRIPS
- ④ 2 X 8 HARDIE FASCIA & FLASHING C/M PREFINISHED GUTTER
- ⑤ HARDI SIDING - TIMBER BARK
- ⑥ BRICK VENEER CLADDING
- ⑦ VINYL FRAMED WINDOWS - BLACK
- ⑧ 2 X 6 HARDI WINDOW TRIMS
- ⑨ POWDER COATED ALUMINUM RAIL C/M FROSTED GLASS INFILL PANELS
- ⑩ 2 X 10 HARDIE FASCIA & FLASHING
- ⑪ WOOD BEAMS
- ⑫ HARDI PANEL C/M REVEAL



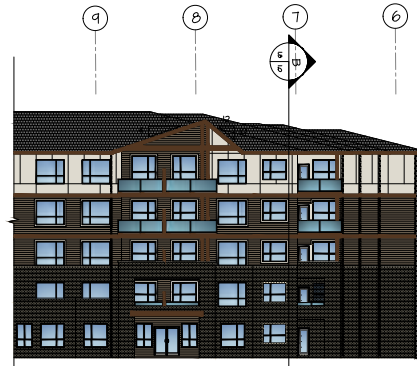
**NORTHEAST ELEVATION**

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



**NORTHWEST ELEVATION**

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

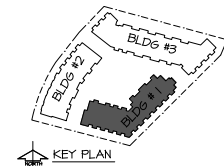


**NORTH ELEVATION**

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

**BUILDING 1**

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



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BY	
DATE	
BY	
DATE	



DESIGN :	MD.	DRAWN :	DATE :	PROJECT :	SHEET CONTENTS :
			May 4 22	APARTMENT PROJECT	ELEVATIONS
				10371/4157/64 Ravine Rd & 10254/166/00 B2 54	BUILDING 1

**barnett dembek**

UNIT 135,  
1156 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: [mail@barnett-dempek.com](mailto:mail@barnett-dempek.com)

CLIENT NO.	SHEET NO.
21003	AC-5.1
PROJECT NO.	REV. NO.













































# Ledgeview 2

Issued for Development Permit

<b>Contact Information</b>	<b>Other Key Contacts:</b>	
<b>VDZ+A</b> Project Landscape Architecture Fort Langley Studio 100 - 9181 Church Street Fort Langley, British Columbia, V1M 2R8 Mount Pleasant Studio 102-355 Kingsway Vancouver, British Columbia, V5T 3J7 Primary project contact: Andrew Danielson andrew@vdz.ca o. 604 546 0931 Alternate contacts (in case away): Mark van der Zalm Principal Landscape Architect mark@vdz.ca o. 604 546 0920	<b>Quadra Homes</b> Project Owner 201-3550 Mt. Lehman Road Abbotsford, BC V4X 2M9 p. 604 825 7333	<b>Barnett Dembek</b> Project Building Architecture Unit 135, 7536 130 Street Surrey, BC V3W 1H8 p. 604 597 7100
<b>Legal Address and Description:</b>		
LOTS 3, 4, 5, PLAN 8739, AND LOTS 1, 2, 3, EXCEPT PART DEDICATED ROAD ON PLAN LMP41027, PLAN 8751; AND LOT 80 EXCEPT: PARCEL H (BYPLAN PLAN 87021) PLAN 34840; ALL OF SEC 15 BLOCK 5 NORTH RANGE 2 W NWD		

## Sheet List Table

Sheet Number	Sheet Title
L-01	COVER PAGE
L-02A	SITE PLAN
L-02B	SITE PLAN - NORTH WEST
L-02C	SITE PLAN - NORTH EAST
L-02D	SITE PLAN - SOUTH WEST
L-02E	SITE PLAN - SOUTH EAST
L-03A	PLANTING PLAN - NORTH WEST
L-03B	PLANTING PLAN - NORTH EAST
L-03C	PLANTING PLAN - SOUTH WEST
L-03D	PLANTING PLAN - SOUTH EAST
L-04A	GRADING PLAN - NORTH WEST
L-04B	GRADING PLAN - NORTH EAST
L-04C	GRADING PLAN - SOUTH WEST
L-04D	GRADING PLAN - SOUTH EAST
L-05A	SECTIONS
L-05B	SECTIONS
L-05C	SECTIONS
L-05D	SECTIONS

L-06	SOIL VOLUME PLAN
LD-01A	HARDSCAPE DETAILS
LD-01B	HARDSCAPE DETAILS
LD-02A	FENCING DETAILS
LD-02B	FENCING DETAILS
LD-03A	STRUCTURE DETAILS
LD-04A	SITE FURNITURE DETAILS
LD-05A	PLAYGROUND DETAILS
LD-05B	PLAYGROUND DETAILS
LD-06	PLANTING DETAILS



1 SITE PLAN OVERVIEW  
 Scale: 1:500



2 LOCATION MAP  
 N.T.S.

No.	By	Description	Date
6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
1	AD	Issued for Review	Nov 25, 2021

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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
**LEDGEVIEW 2**  
 Location:  
 11037/49/57/69 Ravine Road  
 11054/66/60 132 Street  
 Surrey, B.C.

Drawn: AD	Stamp: 
Checked: AD	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCY TO THE CONSULTANT AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES FOR CONSTRUCTION (IF ANY) SHALL BE LABELLED ISSUED FOR TRADES/CONSTRUCTION.

Drawing Title:  
COVER PAGE



VDZ Project #:  
DP2021-68

Drawing #:  
L-01



**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY			
	Abies concolor 'Compacta' / Dwarf White Fir	B&B		3.0m ht	3		Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B&B 3.0m ht 8
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B&B	6cm		5		Pinus nigra / Austrian Black Pine	B&B 3.0m ht 7
	Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	B&B	6cm		7		Populus tremuloides Mountain Sentinel / Mountain Sentinel Aspen	B&B 6cm 10
	Cornus x 'Starlight' / Starlight Dogwood	B&B	6cm		5		Prunus virginiana 'Shubert' / Canada Red Cherry	B&B 6cm 11
	Fagus sylvatica 'Dawyc Purple' / Dawyc Purple European Beech	B&B	6cm		5		Stewartia pseudocamellia / Japanese Stewartia	B&B 6cm 11
	Liquidambar styraciflua 'Emerald Sentinel' / Emerald Sentinel Sweetgum	B&B	6cm		5			
	Magnolia x 'Elizabeth' / Elizabeth Magnolia	B&B	6cm		6			
	Parrotia persica 'J.L. Columar' / Persian Spire™ Parrotia	B&B	6cm		6			
	Picea omorika / Serbian Spruce	B&B		3.0m ht	9			

No.	By	Description	Date
6	AD	Issued for DP	May 8, 2023
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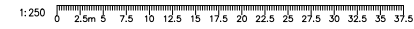
No.	By	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
LEDGEVIEW 2

Location:  
11037/49/57/69 Ravine Road  
11054/66/60 132 Street  
Surrey, B.C.

Drawn: AD	Stamp: 
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:250	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT IMMEDIATELY. THE CONSULTANT AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES TO THE DRAWINGS MUST BE PRINTED FOR CONSTRUCTION (NEEDS LABELLED ISSUED FOR TRADE/CONTRACTOR)



2:\PROJECT\DRAWING\PROJECT\ACTIVE\LEDGEVIEW 2\11054/66/60\132 ST\DP\SITE PLAN.DWG

Drawing Title: **SITE PLAN**  
 Drawing #: **L-02A**  
 Project #: **DP2021-68**  
 Orientation:



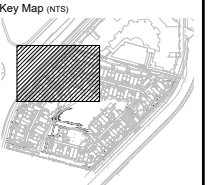
LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4.5 LD-01A	CONCRETE PAVING
	3 LD-01B	ENTRY PAVERS
	4 LD-01B	TERRACE PAVERS
	2 LD-01B	FLAGSTONE PAVERS
	8 LD-01A	PATIO PAVERS
	7 LD-01A	CRUSHED GRANITE PAVING
	1 LD-05A	RUBBER SAFETY SURFACE Colour: TBD
	4.5 LD-01A	STAMPED CONCRETE
	1 LD-02A	WOOD SCREEN FENCE
	2 LD-02B	YARD FENCE
	3 LD-02A	FRONT YARD FENCE
	3 LD-04A	BIKE RACK
	1 LD-04A	BENCH
	2 LD-04A	WASTE RECEPTACLE
	7 LD-04A	BOULDER
	4 LD-04A	BOLLARD LIGHT
	5 LD-04A	PEDESTRIAN LIGHT
	6 LD-04A	WALL LIGHT
		CATCH BASIN
		PROPOSED GRADE
		SOD See landscape notes for specifications
		ARTIFICIAL TURF
		SHRUB PLANTING

Concrete steps typ. 4  
LD-01B

Property line 1  
LD-01A

200mm wide concrete wall typ. 1  
LD-01A



No.	By	Description	Date
6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
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Project:  
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Scale:  
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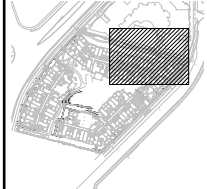
Z:\PROJECTS\LEDGEVIEW 2\PROJECTS\ACTIVE\LEDGEVIEW 2\DRAWINGS\L-02B SITE PLAN - NORTH WEST.DWG



LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION						
	4.5 LD-01A	CONCRETE PAVING		4.5 LD-01A	STAMPED CONCRETE		4 LD-04A	BOLLARD LIGHT
	1 LD-02A	CONCRETE PAVING		1 LD-02A	WOOD SCREEN FENCE		5 LD-04A	PEDESTRIAN LIGHT
	3 LD-01B	ENTRY PAVERS		2 LD-02B	YARD FENCE		6 LD-04A	WALL LIGHT
	4 LD-01B	TERRACE PAVERS		3 LD-02A	FRONT YARD FENCE			CATCH BASIN
	2 LD-01B	FLAGSTONE PAVERS		3 LD-04A	BIKE RACK			PROPOSED GRADE
	8 LD-01A	PATIO PAVERS		3 LD-04A	BENCH			SOD See landscape notes for specifications
	7 LD-01A	CRUSHED GRANITE PAVING		1 LD-04A	WASTE RECEPTACLE			ARTIFICIAL TURF
	1 LD-05A	RUBBER SAFETY SURFACE Colour: TBD		2 LD-04A	BOULDER			SHRUB PLANTING

Key Map (NTS)



No.	By	Description	Date
6	AD	Issued for DP	May 8, 2023
5	AD	Issued for DP	Apr 4, 2023
4	AD	Issued for ADP	Dec 7, 2022
3	AD	Issued for DP	June 16, 2022
2	AD	Issued for DP	Dec 9, 2021
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No.	By	Description	Date

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

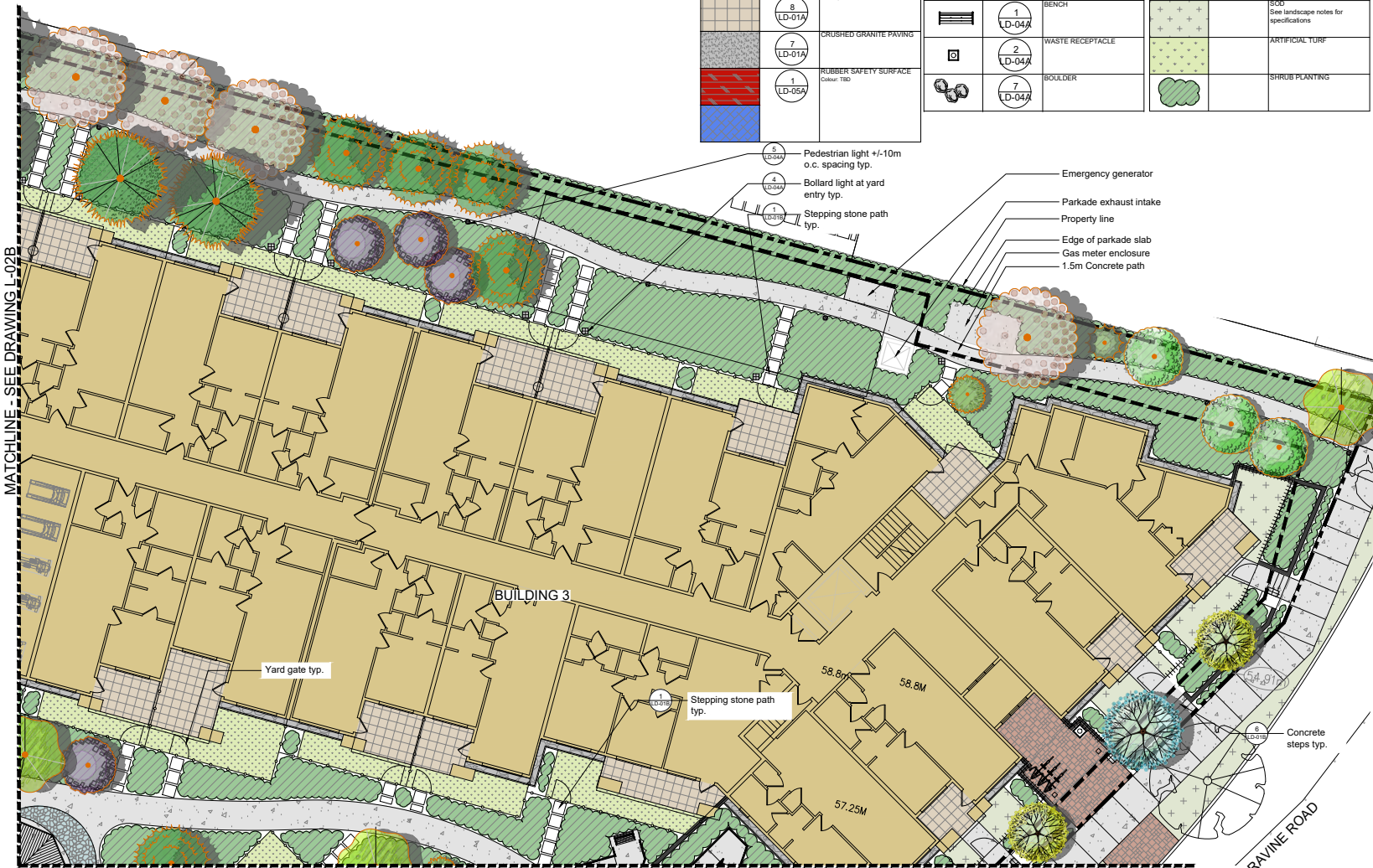
Project:  
LEDGEVIEW 2

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MATCHLINE - SEE DRAWING L-02B

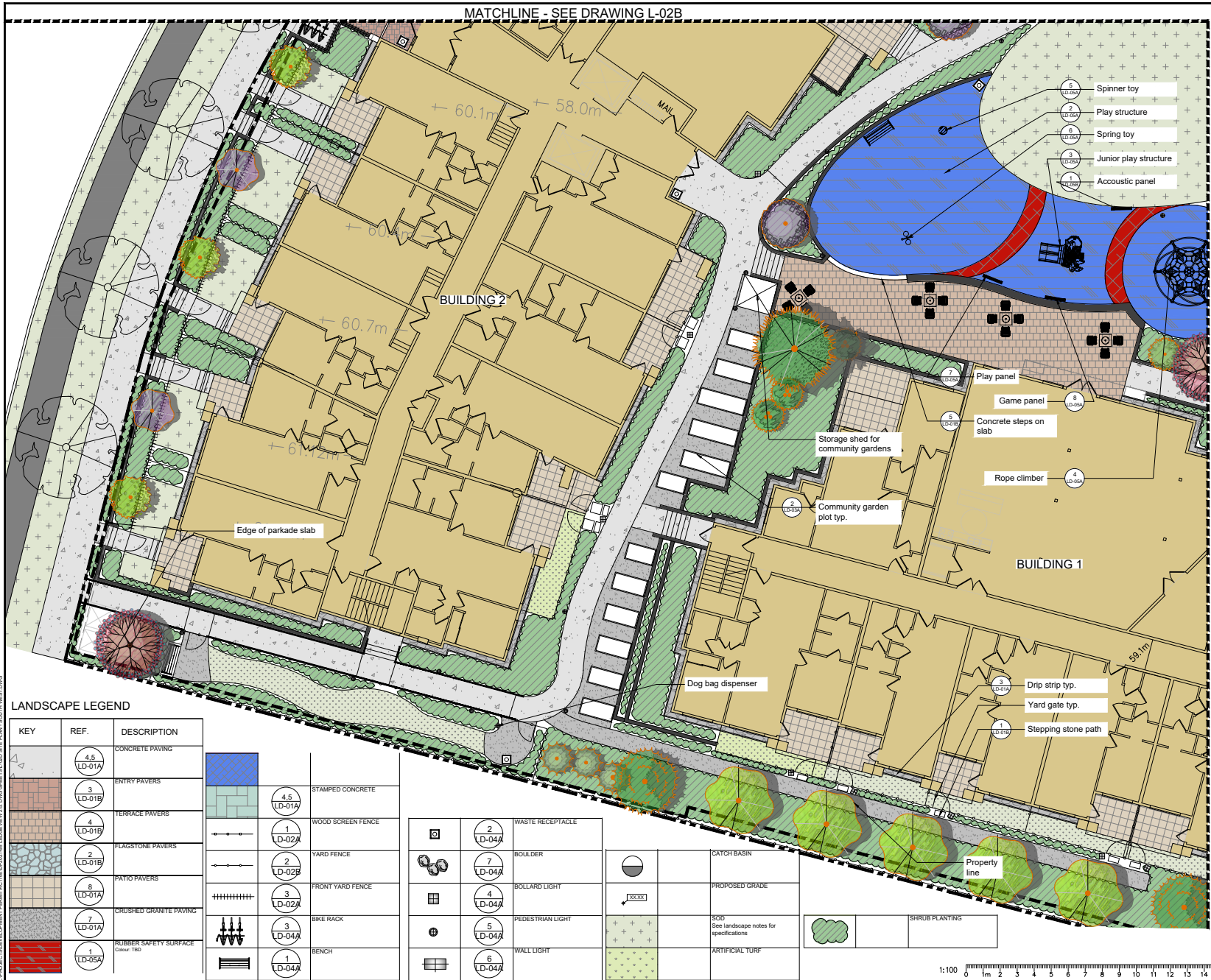


- 5 LD-04A Pedestrian light +/-10m o.c. spacing typ.
- 4 LD-04A Bollard light at yard entry typ.
- 1 LD-01B Stepping stone path typ.

MATCHLINE - SEE DRAWING L-02E

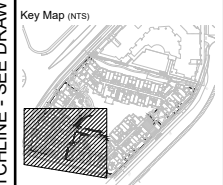


MATCHLINE - SEE DRAWING L-02B



- 5 Spinner toy
- 2 Play structure
- 6 Spring toy
- 3 Junior play structure
- 1 Accoustic panel

MATCHLINE - SEE DRAWING L-02E



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LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4.5 LD-01A	CONCRETE PAVING
	3 LD-01B	ENTRY PAVERS
	4 LD-01B	TERRACE PAVERS
	2 LD-01B	FLAGSTONE PAVERS
	8 LD-01A	PATIO PAVERS
	7 LD-01A	CRUSHED GRANITE PAVING
	1 LD-05A	RUBBER SAFETY SURFACE Colour: TIC
	4.5 LD-01A	STAMPED CONCRETE
	1 LD-02A	WOOD SCREEN FENCE
	2 LD-02B	YARD FENCE
	3 LD-02A	FRONT YARD FENCE
	3 LD-04A	BIKE RACK
	1 LD-04A	BENCH

WASTE RECEPTACLE	BOULDER	BOLLARD LIGHT	PEDESTRIAN LIGHT	WALL LIGHT
	2 LD-04A		7 LD-04A	
			4 LD-04A	
			5 LD-04A	
			6 LD-04A	

CATCH BASIN	PROPOSED GRADE	SHRUB PLANTING

SOIL	ARTIFICIAL TURF

1:100  
0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Drawing Title: **SITE PLAN - SOUTH WEST**  
 Drawing #: **L-02D**  
 DP2021-68

Z:\PROJECTS\04 PMOUNT ACTIVE\LEDGEVIEW 2\DRAWINGS\L-02D SITE PLAN - SOUTH WEST.DWG



MATCHLINE - SEE DRAWING L-02C

BUILDING 3

Yard gate

Stepping stone path typ.

Pergola

Parkade ramp

Edge of parkade slab

RAVINE ROAD

Concrete steps

200mm wide concrete wall

Drip strip

BUILDING 1

MATCHLINE - SEE DRAWING L-02D

LANDSCAPE LEGEND

KEY	REF.	DESCRIPTION
	4.5 LD-01A	CONCRETE PAVING
	3 LD-01B	ENTRY PAVERS
	4 LD-01C	TERRACE PAVERS
	2 LD-01D	FLAGSTONE PAVERS
	6 LD-01A	PATIO PAVERS
	7 LD-01A	CRUSHED GRANITE PAVING
	1 LD-05A	RUBBER SAFETY SURFACE Colour: TBD
	4.5 LD-01A	STAMPED CONCRETE
	1 LD-02A	WOOD SCREEN FENCE
	2 LD-02B	YARD FENCE
	3 LD-02C	FRONT YARD FENCE
	3 LD-04A	BIKE RACK
	1 LD-04A	BENCH
	2 LD-04A	WASTE RECEPTACLE
	7 LD-04A	BOULDER
	4 LD-04A	BOLLARD LIGHT
	5 LD-04A	PEDESTRIAN LIGHT
	6 LD-04A	WALL LIGHT
		CATCH BASIN

Key Map (N/S)



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Scale: 1:100

Stamp: REGISTERED LANDSCAPE ARCHITECT  
Mark van der Zalm  
303  
2023-05-08

Original Sheet Size: 24"x36"

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SYMBOL	DESCRIPTION
	PROPOSED GRADE
	SOD See landscape notes for specifications
	ARTIFICIAL TURF
	SHRUB PLANTING



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Drawing Title: **SITE PLAN - SOUTH EAST**

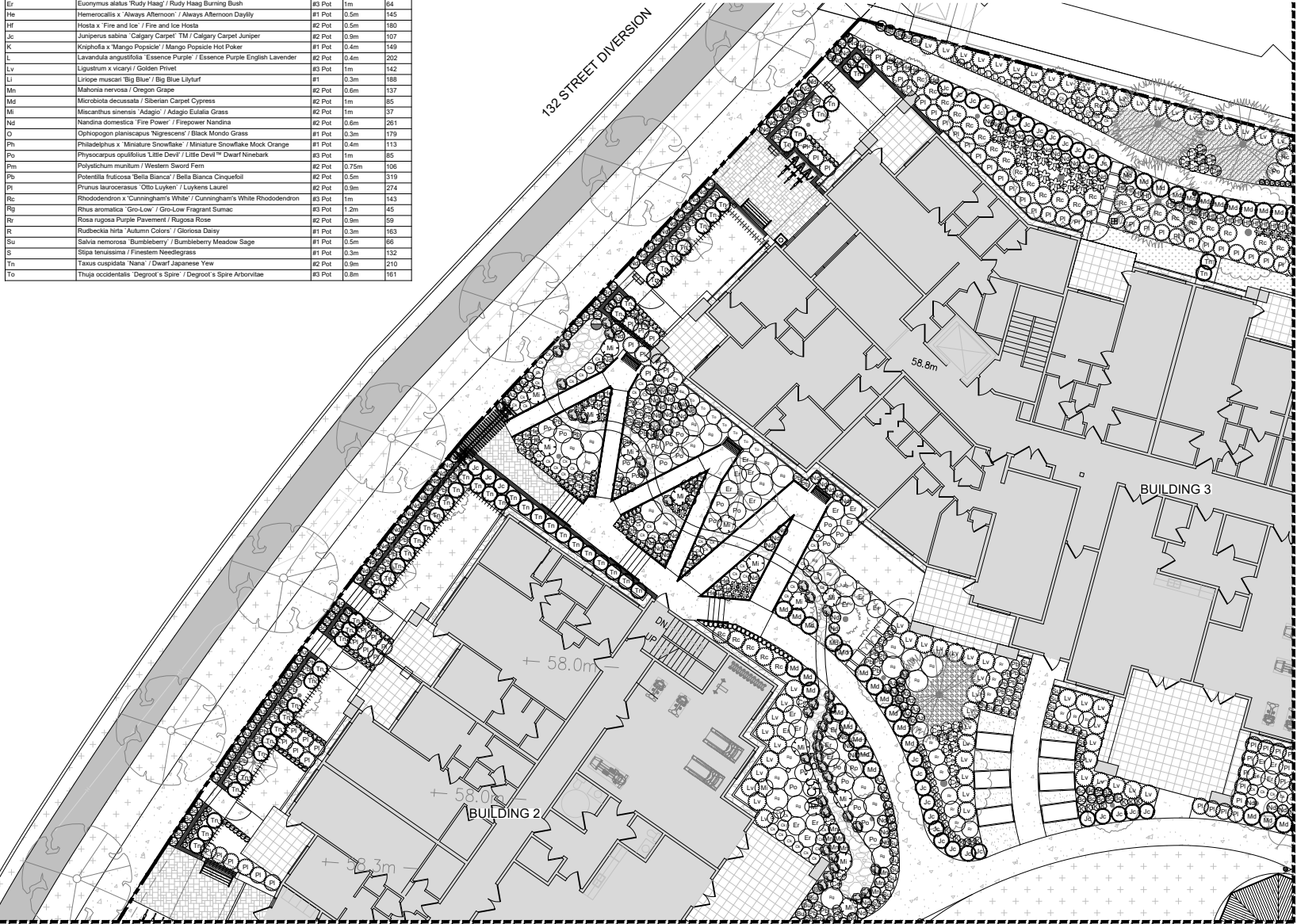
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Drawing #: **L-02E**

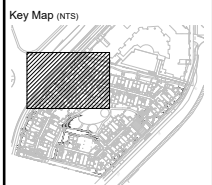
**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Az	Azalea japonica 'Hino White' / Hino White Japanese Azalea	#2 Pot	0.5m	196
Bc	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	#2 Pot	0.5m	184
Bs	Blechnum spicant / Deer Fern	#2 Pot	0.5m	107
Bu	Buxus 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6m	260
Cc	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6m	47
Ck	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2 Pot	0.6m	206
Er	Euonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1m	64
He	Hemerocallis x 'Always Afternoon' / Always Afternoon Daylily	#1 Pot	0.5m	145
Hf	Hosta x 'Fire and Ice' / Fire and Ice Hosta	#2 Pot	0.5m	180
Jc	Juniperus sabina 'Calgary Carpet' TM / Calgary Carpet Juniper	#2 Pot	0.5m	107
K	Krinskyia x 'Mango Popadee' / Mango Popadee Hot Poker	#1 Pot	0.4m	149
L	Lavandula angustifolia 'Essence Purple' / Essence Purple English Lavender	#2 Pot	0.4m	202
Lv	Ligustrum x vicaryi / Golden Privet	#3 Pot	1m	142
Ll	Liriope muscari 'Big Blue' / Big Blue Lilyturf	#1	0.3m	188
Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.6m	137
Md	Microbiota decussata / Siberian Carpet Cypress	#2 Pot	1m	85
Ml	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#2 Pot	1m	37
Nd	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot	0.6m	261
O	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	#1 Pot	0.3m	179
Ph	Philadelphus x 'Miniature Snowflake' / Miniature Snowflake Mock Orange	#1 Pot	0.4m	113
Po	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3 Pot	1m	85
Pm	Polystichum munifolium / Western Sword Fern	#2 Pot	0.75m	106
Pb	Potentilla fruticosa 'Bella Bianca' / Bella Bianca Cinquefoil	#2 Pot	0.5m	319
Pl	Platanus laurococcata 'Olio Luyken' / Luykens Laurel	#2 Pot	0.5m	274
Rh	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1m	143
Rg	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1.2m	45
Rr	Rosa rugosa Purple Pavement / Rugosa Rose	#2 Pot	0.9m	59
Rd	Rudbeckia hirta 'Autumn Colors' / Gloriosa Daisy	#1 Pot	0.3m	163
Ss	Salvia nemorosa 'Bumbleberry' / Bumbleberry Meadow Sage	#1 Pot	0.5m	66
Sf	Stipa tenuissima / Finestem Needlegrass	#1 Pot	0.3m	132
Ts	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#2 Pot	0.5m	210
Td	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	#3 Pot	0.8m	161

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper	#1	450mm	251
	Gaultheria shallon / Salal	#1	500mm	191
	Sedum floriferum 'Weihenstephaner Gold' / Stonecrop	4"	250mm	410



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REVISIONS TABLE FOR DRAWINGS

REVISIONS TABLE FOR SHEET

No.	By	Description	Date

Project:  
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Location:  
11037/49/57/69 Ravine Road  
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Drawing Title: **PLANTING PLAN - NORTH WEST**  
 Drawing #: **L-03A**  
 DP2021-68

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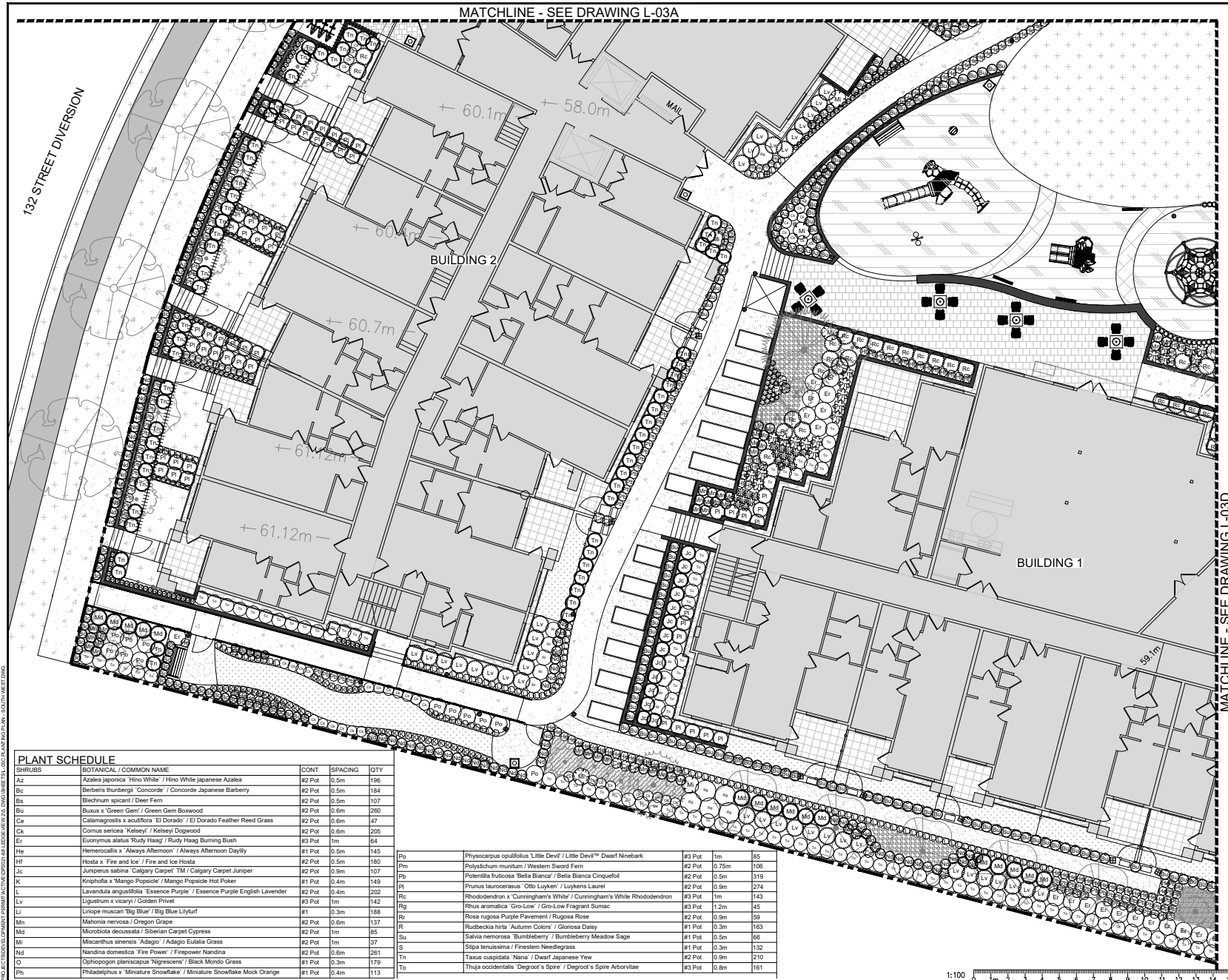


MATCHLINE - SEE DRAWING L-03A

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132 STREET DIVERSION



Key Map (N.T.S.)



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**PLANT SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
Az	Aspid. japonica 'Hino White' / Hino White Japanese Anemone	#2 Pot	0.5m	196
Bz	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	#2 Pot	0.5m	184
Bs	Blechnum spicant / Deer Fern	#2 Pot	0.5m	107
Bu	Buxus x 'Green Gem' / Green Gem Boxwood	#2 Pot	0.6m	260
Ce	Calamagrostis x acutiflora 'El Dorado' / El Dorado Feather Reed Grass	#2 Pot	0.6m	47
Ck	Cornus sericea 'Kelsey' / Kelsey Dogwood	#2 Pot	0.6m	205
Er	Euryonymus alatus 'Rudy Haag' / Rudy Haag Burning Bush	#3 Pot	1m	64
Hc	Hedera japonica 'Always Green' / Always Green Daylily	#1 Pot	0.5m	145
Hf	Hosta x 'Fire and Ice' / Fire and Ice Hosta	#2 Pot	0.5m	180
Jc	Juniperus sabina 'Calgary Carpet' / Calgary Carpet Juniper	#2 Pot	0.9m	107
K	Kriphoxa x 'Mango Popsicle' / Mango Popsicle Hot Poker	#1 Pot	0.4m	149
L	Lavandula angustifolia 'Essence Purple' / Essence Purple English Lavender	#2 Pot	0.4m	202
Lv	Ligustrum x vicaryi / Golden Privet	#3 Pot	1m	142
Ll	Liriodendron muscari 'Big Blue' / Big Blue Lilyturf	#1	0.3m	188
Mh	Malva moschata 'Oregon Grape' / Oregon Grape	#2 Pot	0.6m	137
Md	Microbiota decussata / Siberian Carpet Cypress	#2 Pot	1m	95
Mi	Miscanthus sinensis 'Adagio' / Adagio Eulalia Grass	#2 Pot	1m	37
Nd	Nandina domestica 'Fire Power' / Firepower Nandina	#2 Pot	0.6m	261
Od	Ophiopogon planiscapus 'Nigrescens' / Black Mondo Grass	#1 Pot	0.3m	179
Ph	Phaladephus x 'Miniature Snowflake' / Miniature Snowflake Mock Orange	#1 Pot	0.4m	113

Po	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	#3 Pot	1m	85
Pm	Polystichum munikum / Western Sword Fern	#2 Pot	0.75m	106
Pb	Potentilla fruticosa 'Bella Bianca' / Bella Bianca Chiquefol	#2 Pot	0.5m	319
Pt	Prunus laurocerasus 'Otto Luyken' / Luyken's Laurel	#2 Pot	0.9m	274
Rc	Rhododendron x 'Cunningham's White' / Cunningham's White Rhododendron	#3 Pot	1m	143
Rv	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#3 Pot	1.2m	45
Rg	Rosa rugosa Purple Pavement / Rugosa Rose	#2 Pot	0.9m	59
Ru	Rutbeckia hirta 'Autumn Colors' / Gloriosa Daisy	#1 Pot	0.3m	163
Sa	Salvia nemorosa 'Bumbleberry' / Bumbleberry Meadow Sage	#1 Pot	0.5m	66
S	Stipa tenuissima / Finestem Needlegrass	#1 Pot	0.3m	132
Tn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew	#2 Pot	0.9m	210
To	Thuja occidentalis 'Degroot's Spire' / Degroot's Spire Arborvitae	#3 Pot	0.8m	161



Drawing Title: **PLANTING PLAN - SOUTH WEST**



VDZ Project #: **DP2021-68**

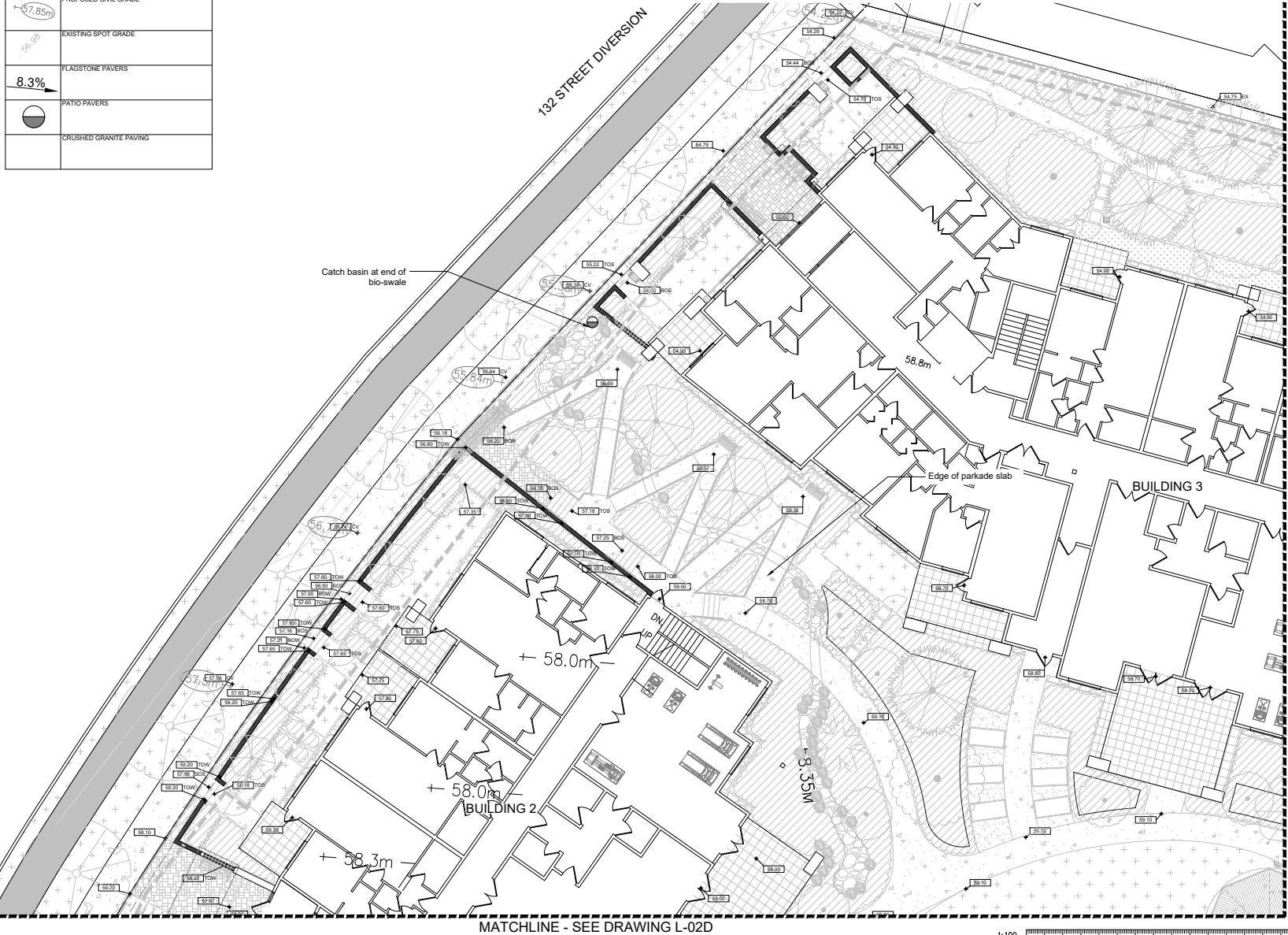
Drawing #: **L-03C**



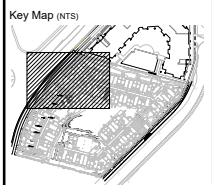


GRADING LEGEND

KEY	DESCRIPTION
	PROPOSED LANDSCAPE GRADE
	PROPOSED CIVIL GRADE
	EXISTING SPOT GRADE
	FLAGSTONE PAVERS
	PATIO PAVERS
	CRUSHED GRANITE PAVING



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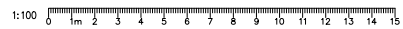
Project:  
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Drawing Title: GRADING PLAN - NORTH WEST  
 Drawing #: L-04A  
 DP2021-68  
 NORTH  
 1:100

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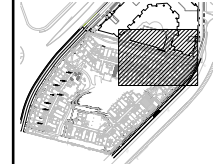


GRADING LEGEND

KEY	DESCRIPTION
	PROPOSED LANDSCAPE GRADE
	PROPOSED CIVIL GRADE
	EXISTING SPOT GRADE
	FLAGSTONE PAVERS
	PATIO PAVERS
	CRUSHED GRANITE PAVING

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Key Map (NTS)



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MATCHLINE - SEE DRAWING L-02B

MATCHLINE - SEE DRAWING L-02E

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Z:\PROJECTS\LEDGEVIEW 2\ACTIVE\LEDGEVIEW 2\LEDGEVIEW 2\040 GRADING PLAN - NORTH EAST.DWG

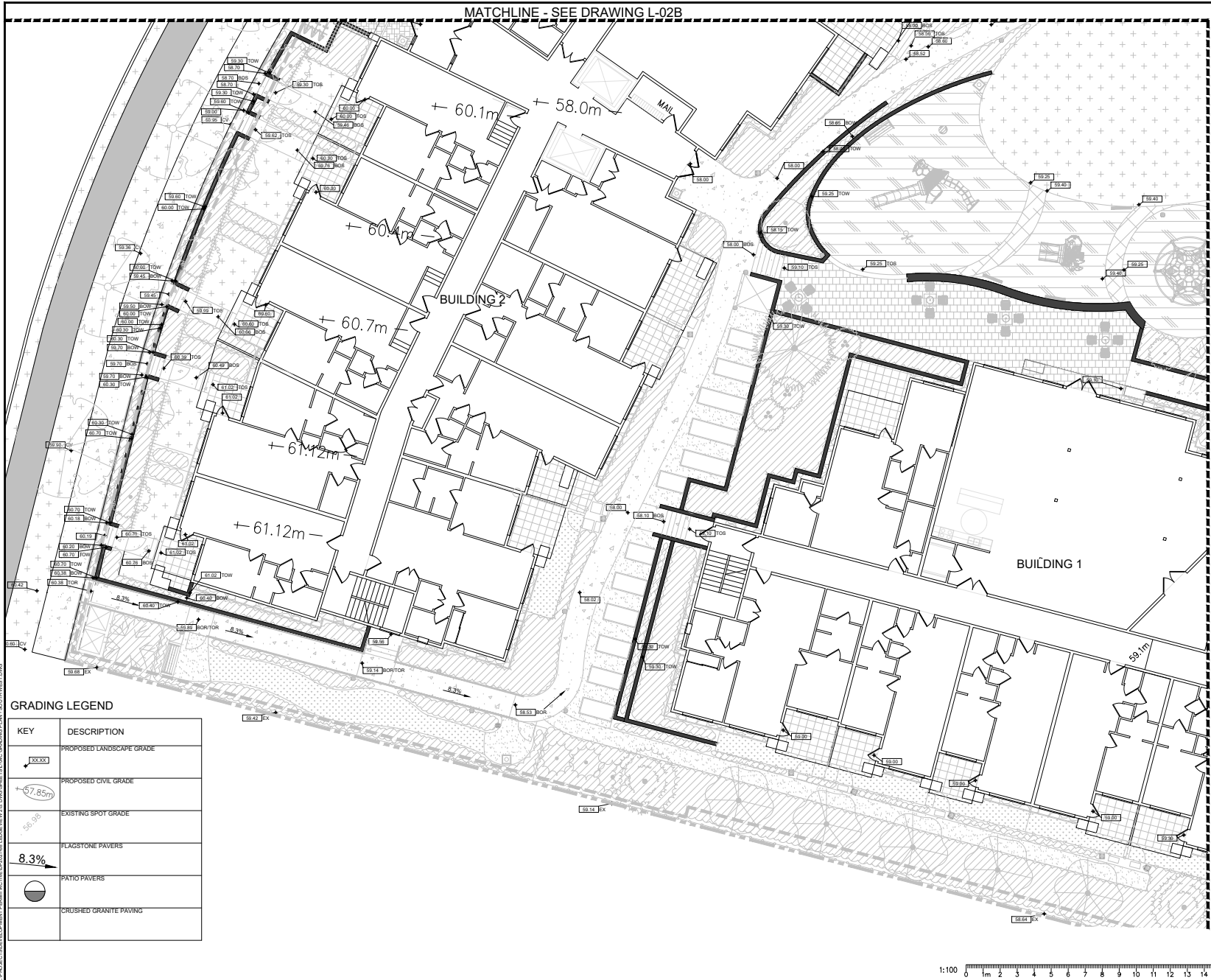
Drawing Title: GRADING PLAN - NORTH EAST  
 Drawing #: L-04B  
 Project #: DP2021-68



MATCHLINE - SEE DRAWING L-02B

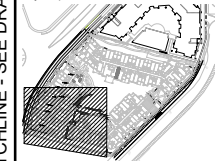
**VDZ+A**

FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO  
 100-9181 Church St | 480-355 Kingsway  
 Fort Langley, BC | Vancouver, BC  
 V4M 2R6 | V5T 3J7  
 www.vdz.ca 604-882-0024



MATCHLINE - SEE DRAWING L-02C

Key Map (NTS)



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6	AD	Issued for DP	May 8, 2023
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Project:  
**LEDGEVIEW 2**

Location:  
 11037/49/57/69 Ravine Road  
 11054/66/80 132 Street  
 Surrey, B.C.

Drawn: AD	Stamp: 
Checked: MVDZ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE DRAWING AND REPORT ANY DISCREPANCIES TO THE CONSULTANT AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND SHALL BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS SHALL BE FOR CONSTRUCTION (PLEASE LABELLED ISSUED FOR TENDER/CONSTRUCTION)

**GRADING LEGEND**

KEY	DESCRIPTION
	PROPOSED LANDSCAPE GRADE
	PROPOSED CIVIL GRADE
	EXISTING SPOT GRADE
	FLAGSTONE PAVERS
	PATIO PAVERS
	CRUSHED GRANITE PAVING

Drawing Title:  
**GRADING PLAN - SOUTH WEST**



VDZ Project #:  
**DP2021-68**

Drawing #:  
**L-04C**



Z:\PROJECTS\COMPONENT FIRM\ACTIVE\DP2021-68 LEDGEVIEW 2A.DWG\SSHEETS\L-04C GRADING PLAN - SOUTH WEST.DWG



MATCHLINE - SEE DRAWING L-02C

MATCHLINE - SEE DRAWING L-02D



GRADING LEGEND

KEY	DESCRIPTION
	PROPOSED LANDSCAPE GRADE
	PROPOSED CIVIL GRADE
	EXISTING SPOT GRADE
	FLAGSTONE PAVERS
	PATIO PAVERS
	CRUSHED GRANITE PAVING

Key Map (NTS)



No.	By	Description	Date
6	AD	Issued for DP	May 8, 2023
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11037/49/57/69 Ravine Road  
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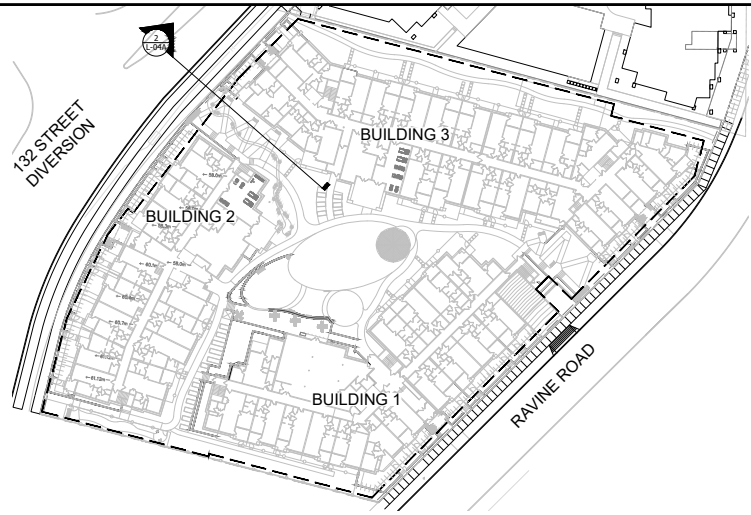


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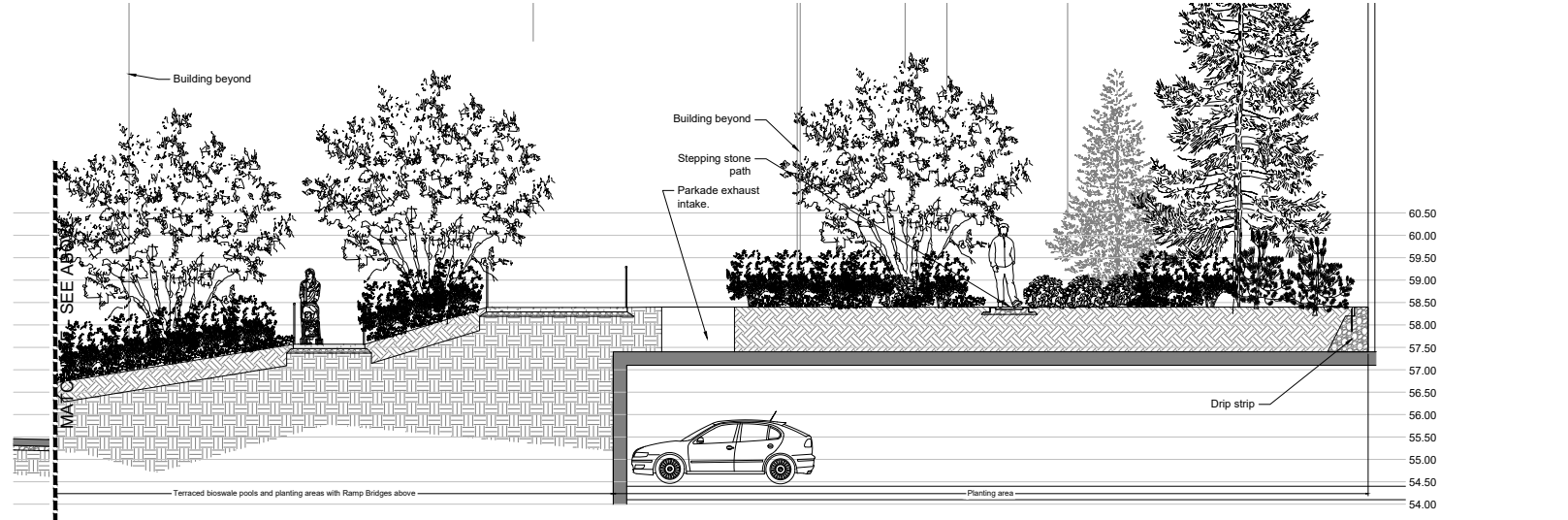
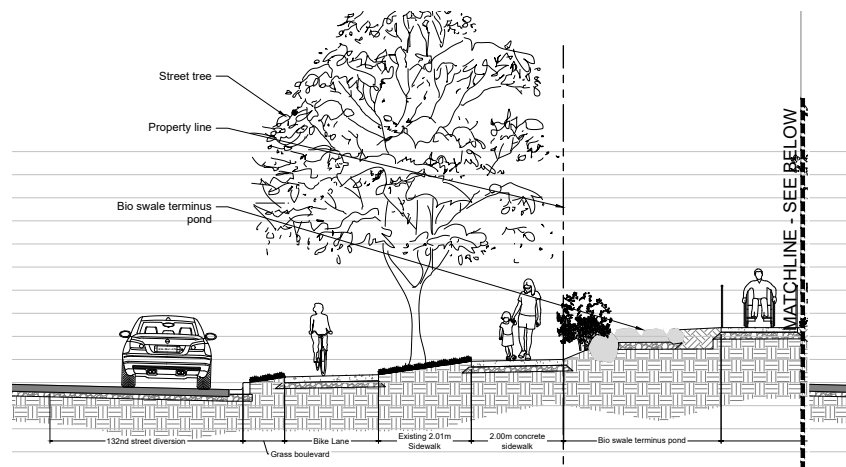
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 Drawing #: L-04D  
 DP2021-68  
 Drawing #: L-04D



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1 KEY MAP  
 Scale 1:500



2 NORTH COURTYARD ENTRY  
 Scale 1:50

No.	By:	Description	Date
6	AD	Issued for DP	May 8, 2023
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Approved: MVDZ	Original Sheet Size: 24"x36"
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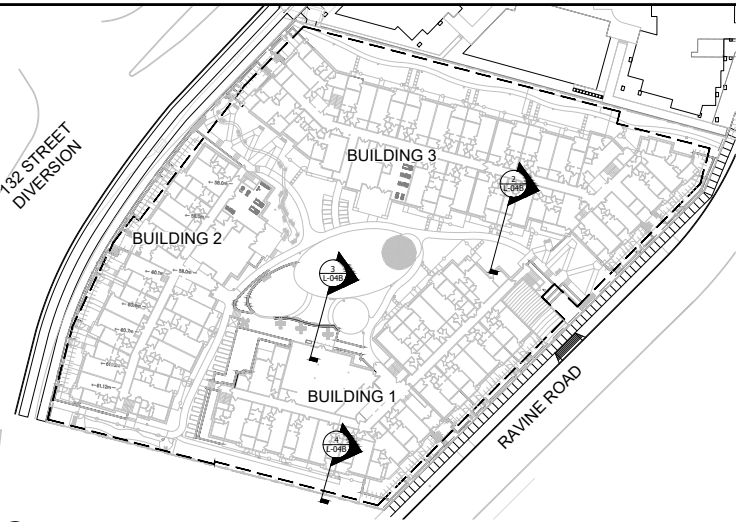
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**SECTIONS**



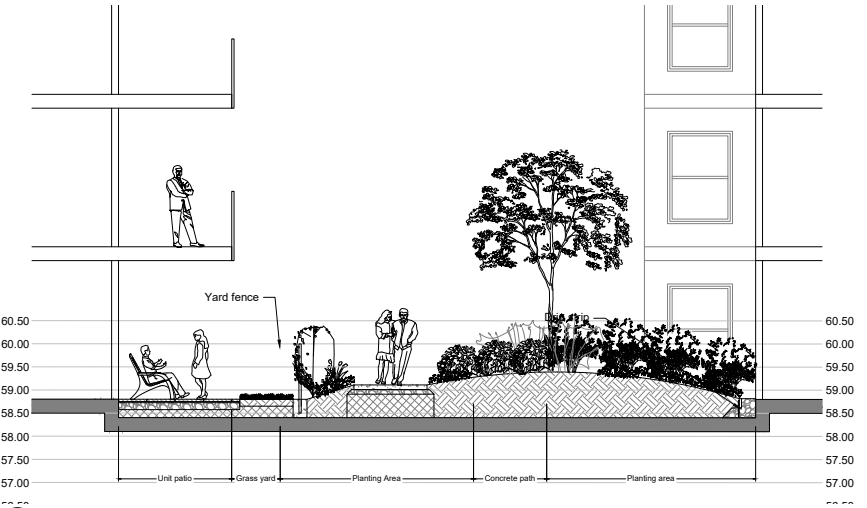
Project #:  
**DP2021-68**

Drawing #:  
**L-05A**

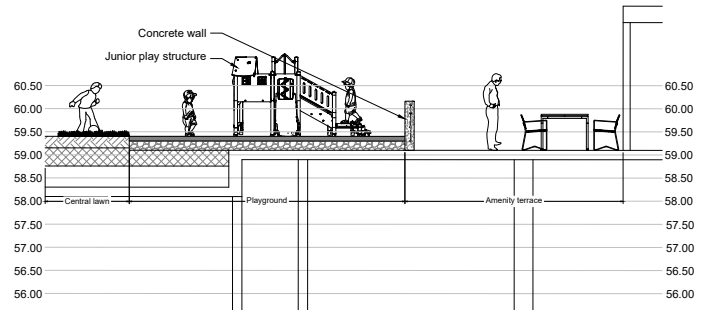
132 STREET DIVERSION



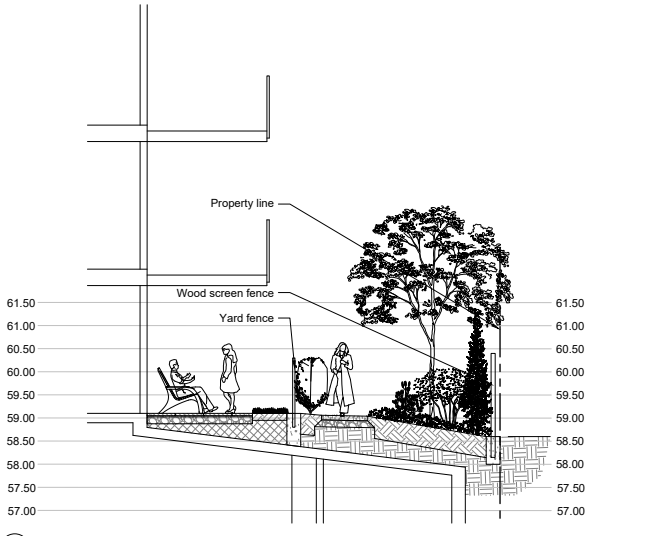
1 KEY MAP  
Scale 1:500



2 EAST BIOSWALE AT BUILDING 1 AND 3  
Scale 1:50



3 BUILDING 1 AMENITY TERRACE AND PLAYGROUND  
Scale 1:50



4 SOUTH PROPERTY LINE AT BUILDING 1  
Scale 1:50

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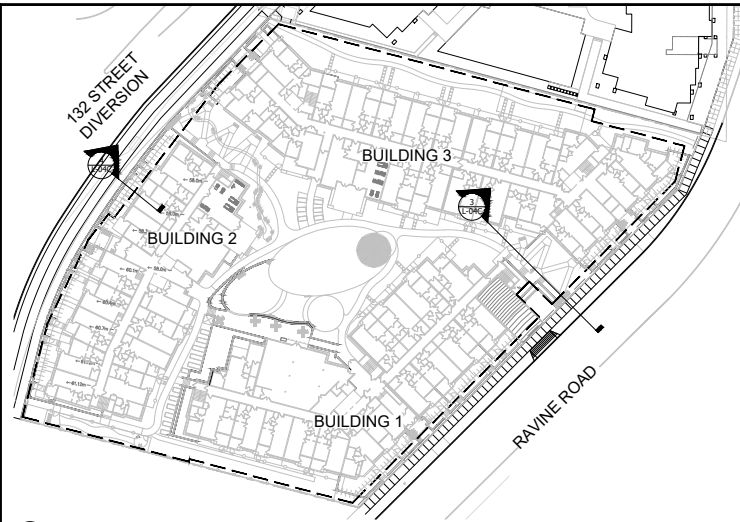
Project:  
LEDGEVIEW 2

Location:  
11037/49/57/69 Ravine Road  
11054/66/60 132 Street  
Surrey, B.C.

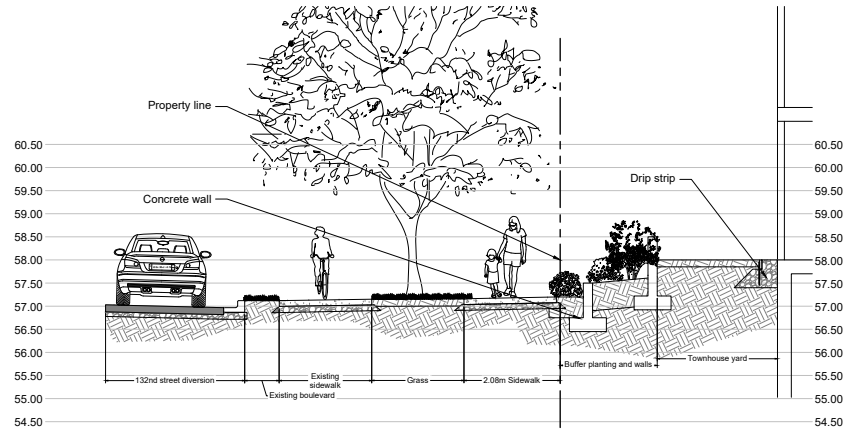
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Approved: MVDZ	Original Sheet Size: 24"x36"
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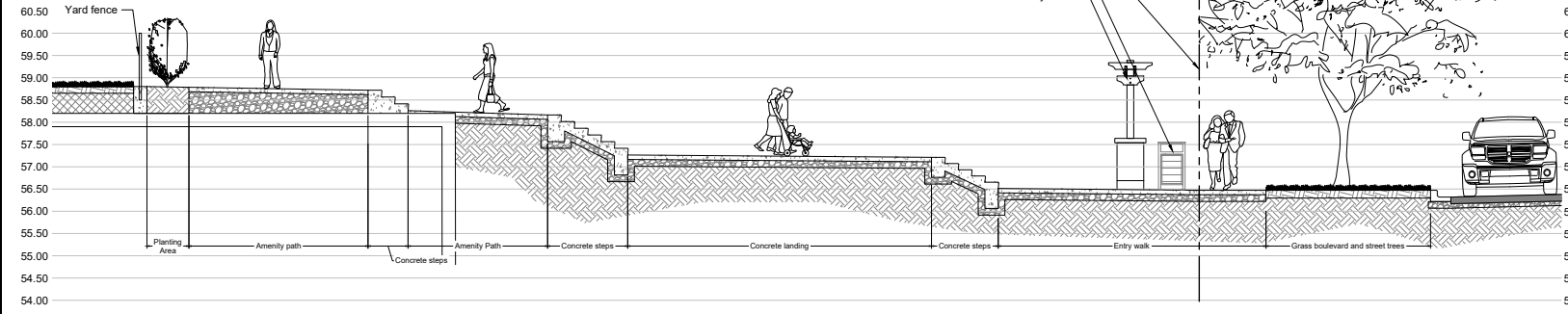




1 KEY MAP  
 Scale 1:500



2 132ND STREET TOWNHOUSE YARD  
 Scale 1:50



3 EAST AMENITY AREA ENTRY  
 Scale 1:50

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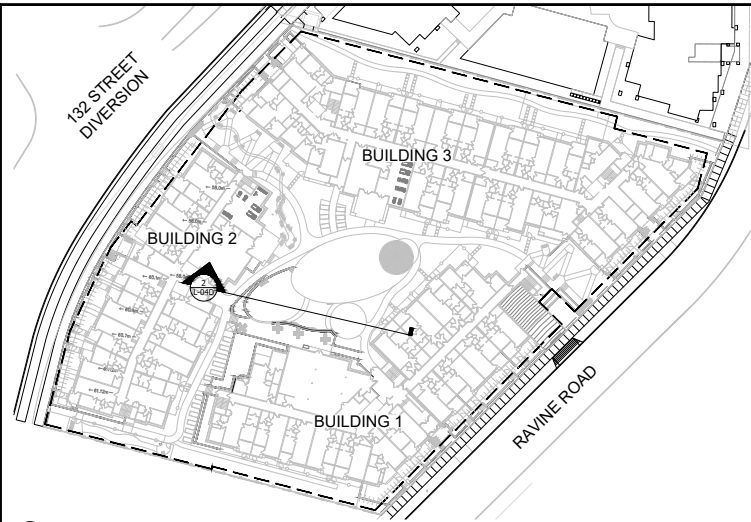
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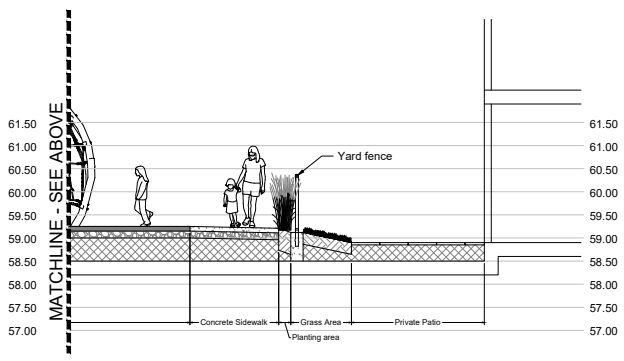
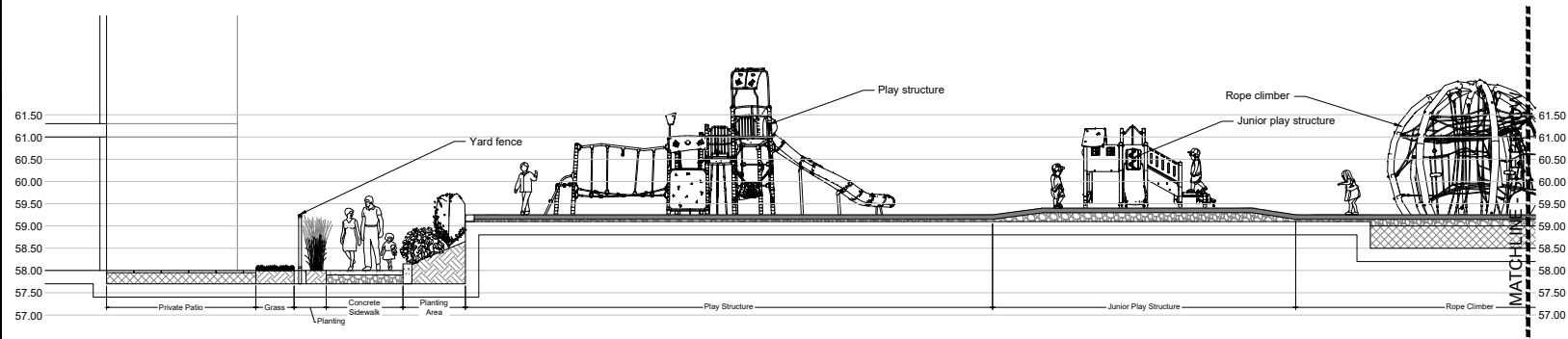
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1 KEY MAP  
 Scale 1:500



2 PLAYGROUND SECTION  
 Scale 1:50

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Approved: MVDZ	Original Sheet Size: 24"x36"
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Drawing Title:  
**SECTIONS**



VDZ Project #:  
**DP2021-68**

Drawing #:  
**L-05D**

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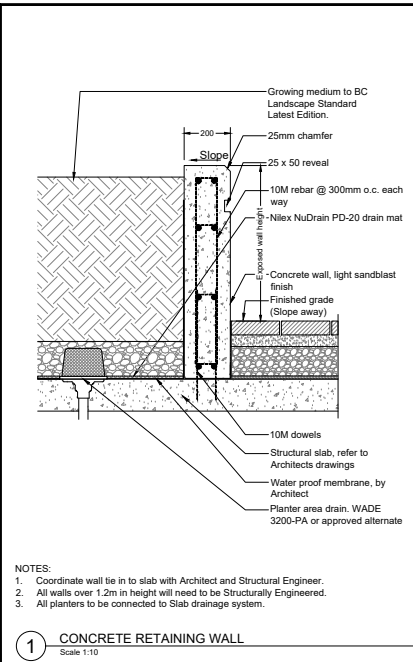
Project:  
LEDGEVIEW 2

Location:  
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11054/66/80 132 Street  
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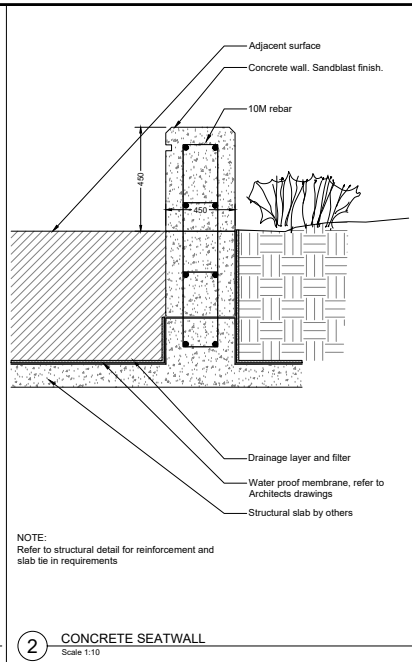
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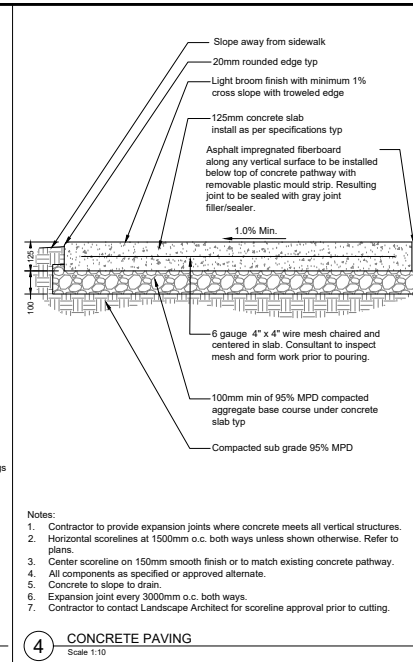
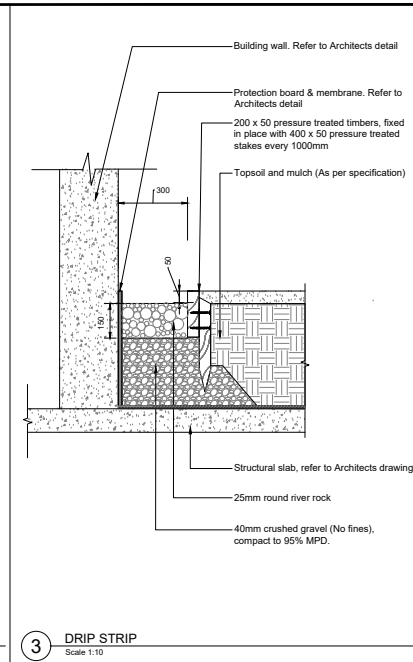
Drawing Title: SOIL VOLUME PLAN  
 Drawing #: DP2021-68  
 Drawing #: L-06



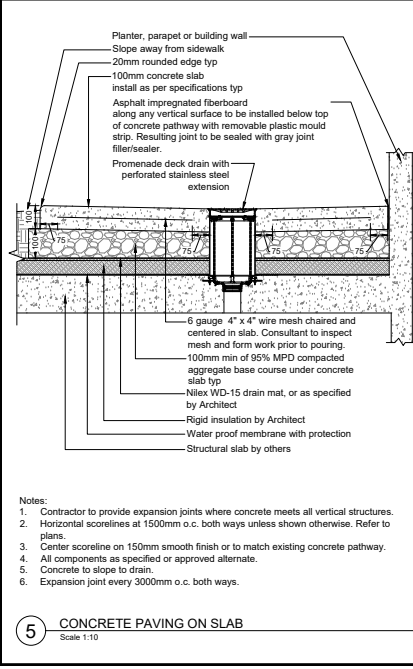
NOTES:  
 1. Coordinate wall tie in to slab with Architect and Structural Engineer.  
 2. All walls over 1.2m in height will need to be Structurally Engineered.  
 3. All planters to be connected to Slab drainage system.



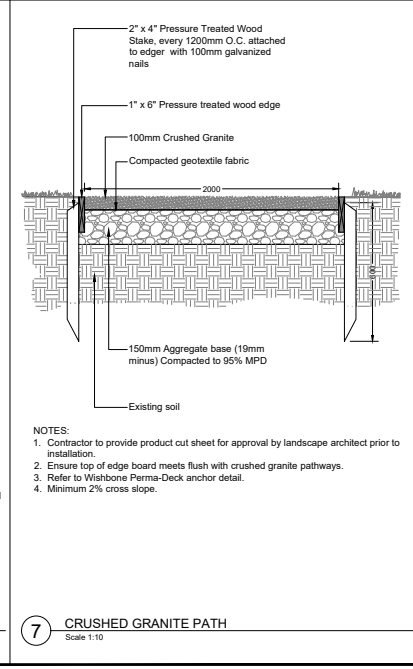
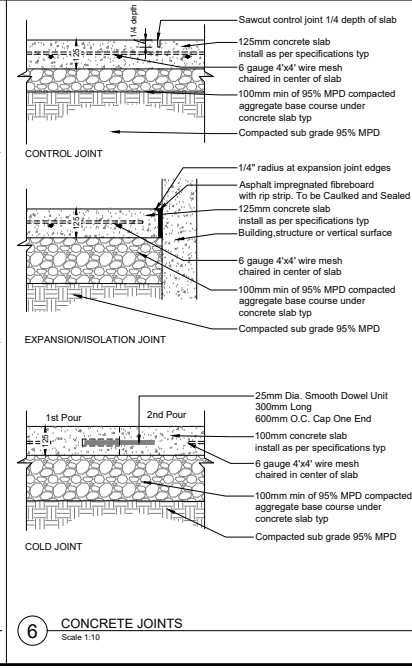
NOTE:  
 Refer to structural detail for reinforcement and slab tie in requirements



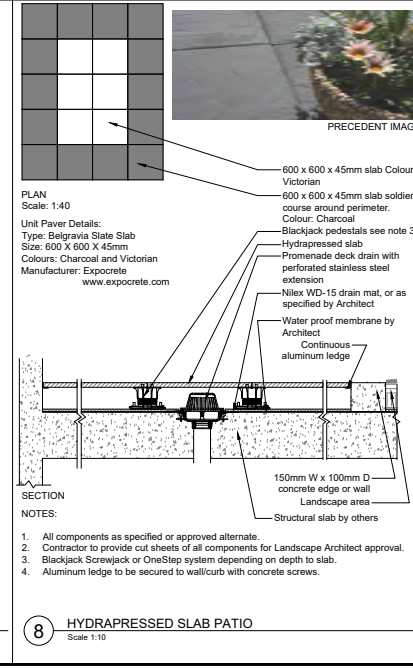
Notes:  
 1. Contractor to provide expansion joints where concrete meets all vertical structures.  
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.  
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.  
 4. All components as specified or approved alternate.  
 5. Concrete to slope to drain.  
 6. Expansion joint every 3000mm o.c. both ways.  
 7. Contractor to contact Landscape Architect for scoreline approval prior to cutting.



Notes:  
 1. Contractor to provide expansion joints where concrete meets all vertical structures.  
 2. Horizontal scorelines at 1500mm o.c. both ways unless shown otherwise. Refer to plans.  
 3. Center scoreline on 150mm smooth finish or to match existing concrete pathway.  
 4. All components as specified or approved alternate.  
 5. Concrete to slope to drain.  
 6. Expansion joint every 3000mm o.c. both ways.



NOTES:  
 1. Contractor to provide product cut sheet for approval by landscape architect prior to installation.  
 2. Ensure top of edge board meets flush with crushed granite pathways.  
 3. Refer to W/ibone Perma-Deck anchor detail.  
 4. Minimum 2% cross slope.



Notes:  
 1. All components as specified or approved alternate.  
 2. Contractor to provide cut sheets of all components for Landscape Architect approval.  
 3. BlackJack Screwjack or OneStep system depending on depth to slab.  
 4. Aluminum ledge to be secured to wall/curb with concrete screws.

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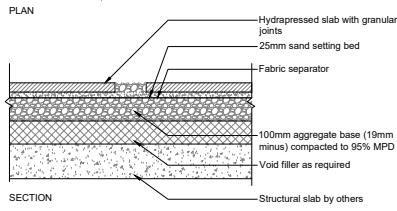
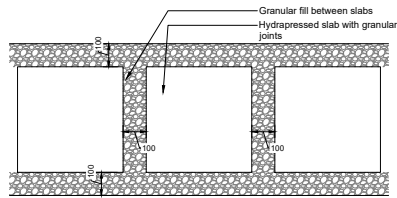
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 Approved: MVDZ  
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Stamp: Mark van der Zalm  
 303  
 2023.05.08

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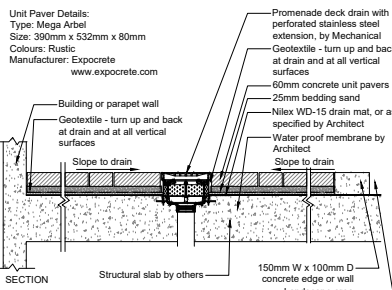
Notes:  
1. Slabs to be spaced equally between adjacent surfaces.



Patio Slab Details:  
Type: Belgravia Smooth Slabs  
Size: 600mm x 600mm x 45mm  
Colours: Torino Grey  
Manufacturer: Expocrete  
www.expocrete.com



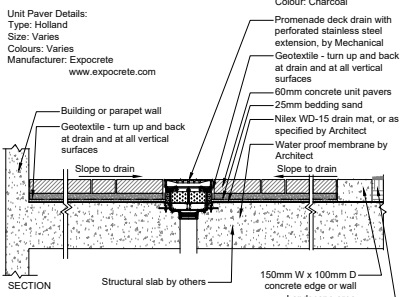
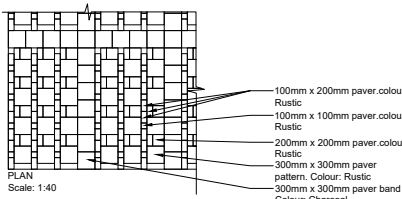
① HYDRAPRESSED SLAB PATH  
Scale: 1:10



Unit Paver Details:  
Type: Mega Arbel  
Size: 300mm x 532mm x 80mm  
Colours: Rustic  
Manufacturer: Expocrete  
www.expocrete.com

Notes:  
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA.1.  
2. All joint sand to meet ASTM C144 or CSA A179.  
3. All components as specified or approved alternate.  
4. Contractor to provide cut sheets of all components for Landscape Architect approval.  
5. Contractor to ensure no visible pooling occurs on paver surface.  
6. All joints to be light fit.  
7. All paver cuts to be minimum  $\frac{1}{2}$  Paver.

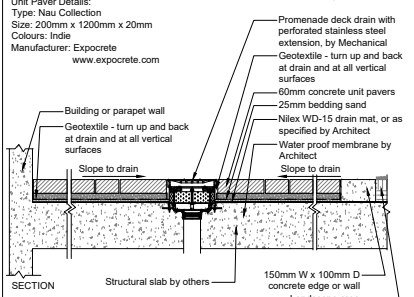
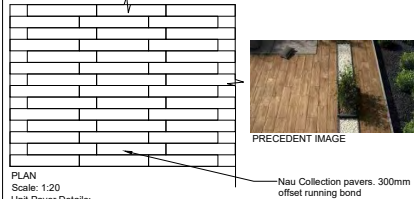
② FLAGSTONE PAVING  
Scale: 1:10



Unit Paver Details:  
Type: Holland  
Size: Varies  
Colours: Varies  
Manufacturer: Expocrete  
www.expocrete.com

Notes:  
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA.1.  
2. All joint sand to meet ASTM C144 or CSA A179.  
3. All components as specified or approved alternate.  
4. Contractor to provide cut sheets of all components for Landscape Architect approval.  
5. Contractor to ensure no visible pooling occurs on paver surface.  
6. All joints to be light fit.  
7. All paver cuts to be minimum  $\frac{1}{2}$  Paver.

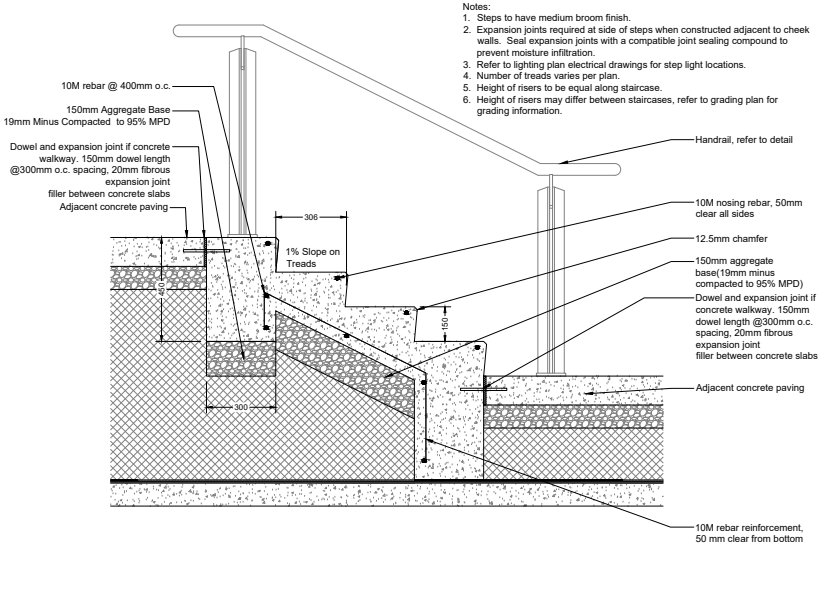
③ ENTRY PAVING  
Scale: 1:10



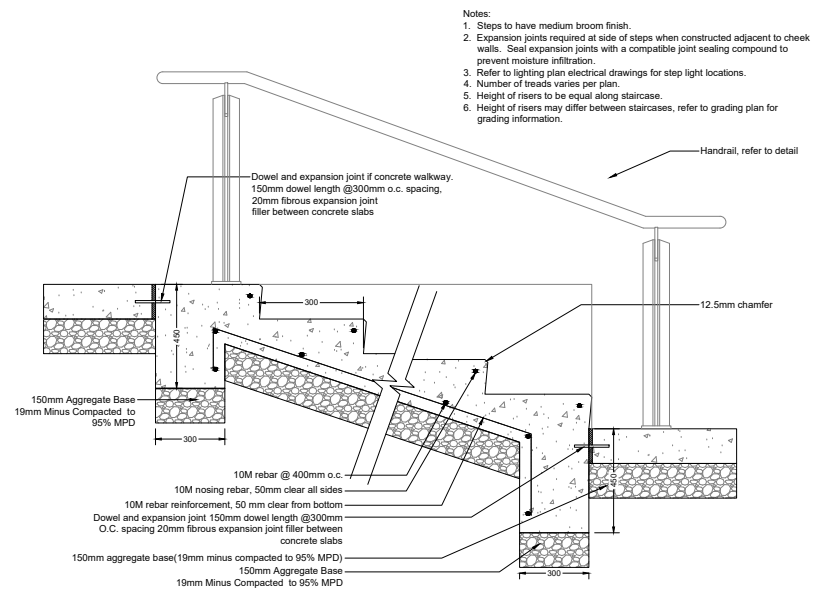
Unit Paver Details:  
Type: Nau Collection  
Size: 200mm x 1200mm x 20mm  
Colours: Indie  
Manufacturer: Expocrete  
www.expocrete.com

Notes:  
1. All bedding sand to meet ASTM C33 or CSA A23.1 FA.1.  
2. All joint sand to meet ASTM C144 or CSA A179.  
3. All components as specified or approved alternate.  
4. Contractor to provide cut sheets of all components for Landscape Architect approval.  
5. Contractor to ensure no visible pooling occurs on paver surface.  
6. All joints to be light fit.  
7. All paver cuts to be minimum  $\frac{1}{2}$  Paver.

④ TERRACE PAVERS  
Scale: 1:10



⑤ CONCRETE STEPS ON SLAB  
Scale: 1:10



⑥ CONCRETE STEPS  
Scale: 1:10

PRECEDENT IMAGE  
Nau Collection pavers, 300mm offset running bond

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11054/66/80 132 Street  
Surrey, B.C.

Drawn: MVDZ  
Checked: AD  
Approved: MVDZ  
Scale: AS SHOWN

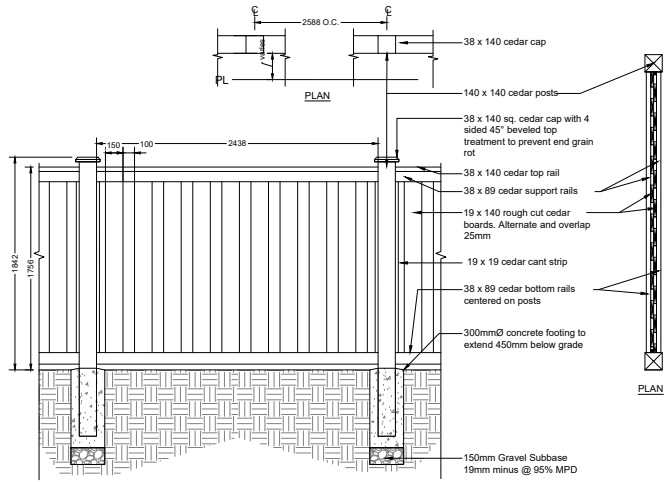
Stamp:

Original Sheet Size: 24"x36"

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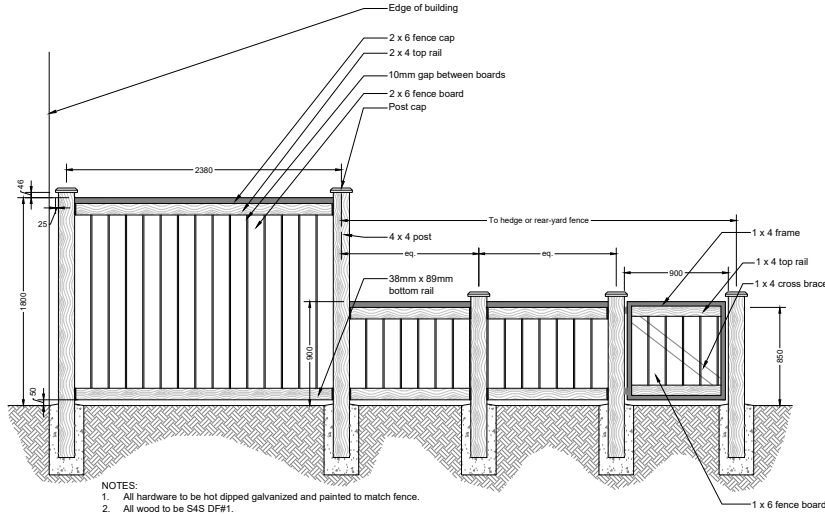
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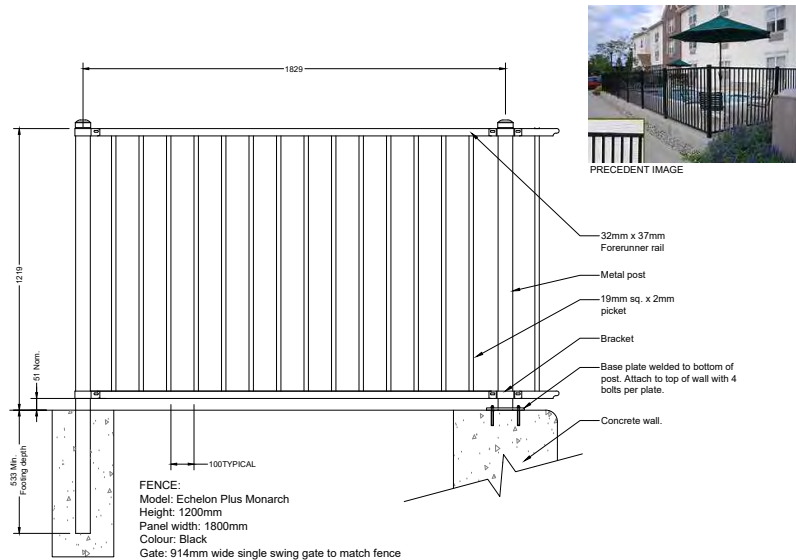
- Note:
1. Fence to be constructed in conformance with the Morgan Creek Design Guidelines part 3.12.
  2. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.

① WOOD SCREEN FENCE  
Scale 1:25



- NOTES:
1. All hardware to be hot dipped galvanized and painted to match fence.
  2. All wood to be S4S DF#1.
  3. Use exterior charcoal colour stain on all Wood elements.

② WOOD PRIVACY FENCE  
Scale 1:25



FENCE:  
Model: Echelon Plus Monarch  
Height: 1200mm  
Panel width: 1800mm  
Colour: Black  
Gate: 914mm wide single swing gate to match fence  
Manufacturer: Ameristar  
Note: or approved alternate, Contractor to submit shop drawings for approval.

③ METAL AMENITY FENCE  
Scale 1:10

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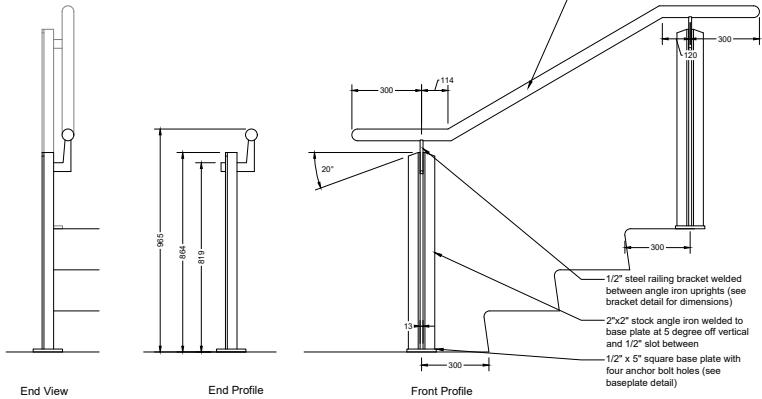
Project:  
LEDGEVIEW 2

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11054/66/80 132 Street  
Surrey, B.C.

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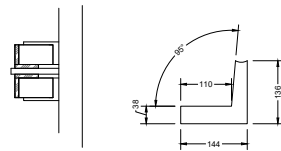
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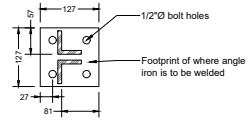
End View                      End Profile                      Front Profile

① HANDRAIL  
Scale 1:10



TOP VIEW  
Scale 1:5

BRACKET DETAIL  
Scale 1:5



BASEPLATE DETAIL  
Scale 1:5

- NOTES:
- All metal components to be primed and painted "cloud" grey to match other metal work.
  - All fasteners to be stainless steel
  - Contractor to provide shop drawings



FENCE:  
Model: Montage Plus Classic  
Height: 1200mm  
Panel width: 1800mm  
Colour: Black  
Gate: 914mm wide single swing gate to match fence  
Manufacturer: Ameristar  
Note: or approved alternate, Contractor to submit shop drawings for approval.

② FRONT YARD FENCE  
N.T.S.

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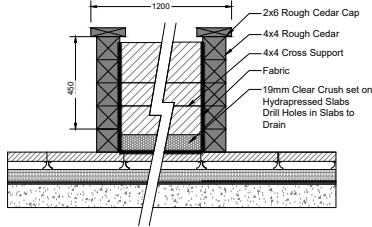
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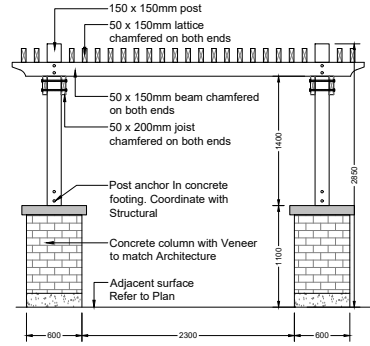
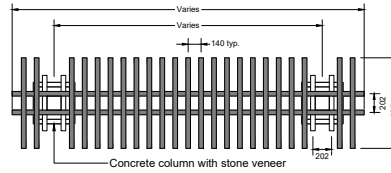
- Notes:
1. Octagon shape.
  2. Wood construction.
  3. 7.5m diameter.

① GAZEBO  
N.T.S.



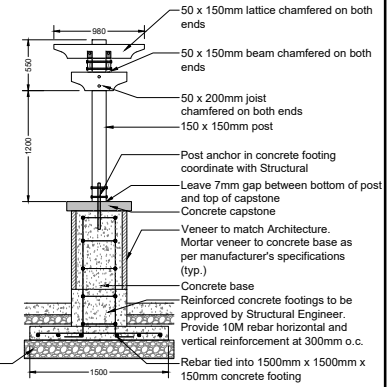
- NOTES:
1. Cap to be sanded smooth.
  2. Cap and exterior of planter to be treated with Sikkers Celot WB SRD, Colour: #077 (Cedar)
  3. All fasteners to be hot dipped galvanized.

② COMMUNITY GARDEN PLOT  
Scale: 1:10



③ PERGOLA  
Scale: 1:25

- Notes:
1. All metal hardware to be hot dip galvanized and painted black.
  2. Use Sikkers oak colour stain on all Wood elements.
  3. All wood to be S4S DF#1.



**VDZ+A**  
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 Fort Langley, BC | Burnaby, BC  
 V3M 2R6 | V5T 3J7  
 www.vdz.ca | 604-832-0024

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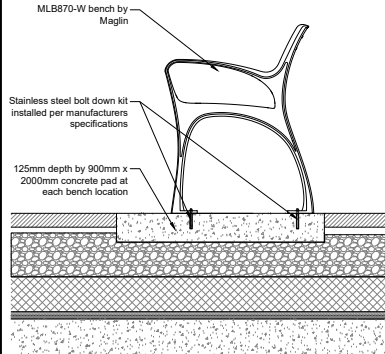
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Drawing Title: STRUCTURE DETAILS  
 Drawing #: LD-03A  
 DP2021-68

- NOTES:
1. Install bench to manufacturers specifications.
  2. Concrete pad to be included at all bench locations.
  3. Size of concrete pad as noted on details unless shown otherwise on plans.
  4. Or approved substitute.
  5. Refer to concrete paving detail for additional information on concrete pad.

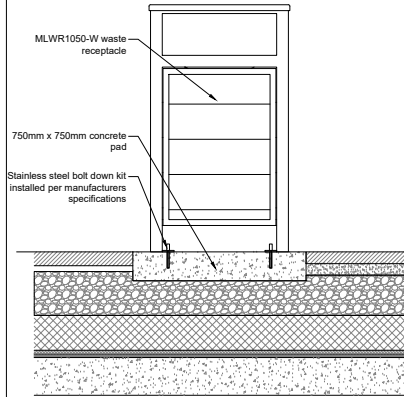


Bench  
Model Number: MLB870-W  
Size: 1765mm  
Options: Center Arm  
Wood Colour: IPE Wood  
Metal Colour: Gloss Black  
Manufacturer: Maglin  
maglin.com  
Note: or approved equal



1 BENCH  
Scale 1:10

- NOTES:
1. Install to manufacturers specifications.
  2. Concrete pad to be included at all waste receptacle locations.
  3. Size of concrete pad as noted on details unless shown otherwise on plans.
  4. Or approved substitute.
  5. Refer to concrete paving detail for additional information on concrete pad.

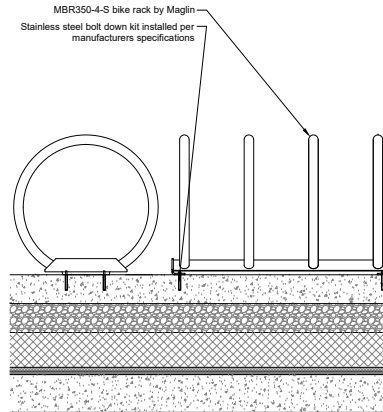


WASTE RECEPTACLE  
Model Number: MLWR1050-W  
Size: 756mm x 537mm x 537mm  
Wood Colour: IPE Wood  
Metal Colour: Gloss Black  
Manufacturer: Maglin  
maglin.com  
Note: or approved equal



2 WASTE RECEPTACLE  
Scale 1:10

- NOTES:
1. Install to manufacturers specifications.
  2. Concrete pad to be included at all waste receptacle locations.
  3. Size of concrete pad as noted on details unless shown otherwise on plans.
  4. Or approved substitute.
  5. Refer to concrete paving detail for additional information on concrete pad.



Bike Rack  
Model Number: MBR350-4-S  
Size: 1565mm x 956mm  
Metal Colour: Gloss Black  
Manufacturer: Maglin  
maglin.com  
Note: or approved equal



3 BIKE RACK  
Scale 1:10

Specification Sheet

Element Bollard

Technical and control

Material: 100mm dia. 316 stainless steel  
Finish: 316 stainless steel  
Height: 1000mm  
Weight: 15kg  
Supplier: Lumenpulse  
330-825 Powell Street  
Vancouver BC, V6A 1H7

BOLLARD LIGHT:  
Type: Element Bollard  
Colour: Black  
Manufacturer: Lumenpulse  
Supplier: Meaghan Boyd  
CD/M2 Lightworks  
330-825 Powell Street  
Vancouver BC, V6A 1H7  
Note: final light fixture to be coordinated with Electrical.

4 BOLLARD LIGHT  
N.T.S.

Specification Sheet

Element Pedestrian Light

Technical and control

Material: 100mm dia. 316 stainless steel  
Finish: 316 stainless steel  
Height: 4645mm  
Weight: 15kg  
Supplier: Lumenpulse  
330-825 Powell Street  
Vancouver BC, V6A 1H7

PEDESTRIAN LIGHT:  
Type: Element Column  
Finish: Black  
Height: 4645mm  
Manufacturer: Lumenpulse  
Supplier: Meaghan Boyd  
CD/M2 Lightworks  
330-825 Powell Street  
Vancouver BC, V6A 1H7  
Note: final light fixture to be coordinated with Electrical.

5 PEDESTRIAN LIGHT  
N.T.S.

CONTINUOUS LINE

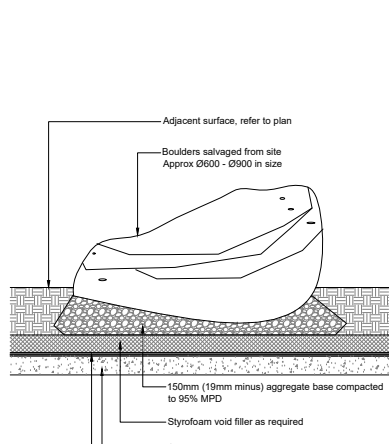
Sistemalux Continuous Line

Technical and control

Material: 100mm dia. 316 stainless steel  
Finish: 316 stainless steel  
Height: 1000mm  
Weight: 15kg  
Supplier: Lumenpulse  
330-825 Powell Street  
Vancouver BC, V6A 1H7

WALL LIGHT:  
Type: Continuous line  
Finish: Black  
Manufacturer: Sistemalux  
Supplier: Meaghan Boyd  
CD/M2 Lightworks  
330-825 Powell Street  
Vancouver BC, V6A 1H7  
Note: final light fixture to be coordinated with Electrical.

6 WALL LIGHT  
N.T.S.



7 LANDSCAPE BOULDER  
Scale 1:20

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11037/49/57/69 Ravine Road  
11054/66/80 132 Street  
Surrey, B.C.

Drawn: AD

Checked: AD

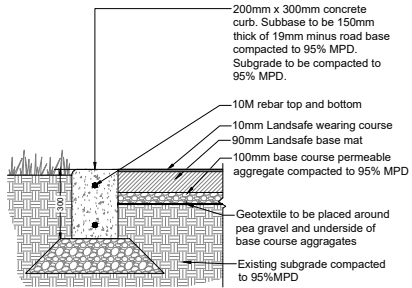
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Stamp: 303  
Mark van der Zalm  
2023.05.08

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Note:  
Rubber colour to be:  
Softline solutions  
Colour: TBD

1 RUBBER SAFETY SURFACE  
Scale: 1:10



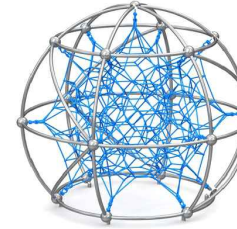
Notes:  
1. Jambette play structure.  
Model: J3-13277-A  
2. Install per manufacturers specifications.  
3. Footing to be coordinated with structural.

2 PLAY STRUCTURE  
N.T.S.



Notes:  
1. Jambette play structure.  
Model: J3-16040-A  
Pole Colour: Spatial Gray 01  
Panel Colour: Irish Green 10  
Moulded elements Colour: Bright Tuquoise 09  
Additional Colours: Egyptian Green 12  
2. Install per manufacturers specifications.  
3. Concrete footing to be coordinated with structural.

3 JUNIOR PLAY STRUCTURE  
N.T.S.



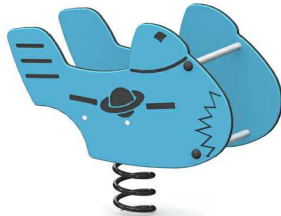
Notes:  
1. Jambette cable structure.  
Model: Merapi (GX-16001)  
2. Install per manufacturers specifications.  
3. Footing to be coordinated with structural.

4 ROPE CLIMBER  
N.T.S.



Notes:  
1. Jambette play structure.  
Model: XYRA-35-L-09001  
Pole Colour: Spatial Grey 01  
Panel Colour: Crow Black 15  
2. Install per manufacturers specifications.  
3. Concrete footing to be coordinated with structural.

5 SPINNER TOY  
N.T.S.



Notes:  
1. Jambette spring rider.  
Model: LA-12007D  
2. Install per manufacturers specifications.  
3. Concrete footing to be coordinated with structural.

6 SPRING TOY  
N.T.S.



Notes:  
1. Jambette play structure.  
Model: L-14001-A  
2. Install per manufacturers specifications.  
3. Footing to be coordinated with structural.

7 GAME PANEL  
N.T.S.



Notes:  
1. Jambette play structure.  
Model: L-130112. Install per manufacturers specifications.  
3. Footing to be coordinated with structural.

8 PLAY PANEL  
N.T.S.

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- Notes:
1. Jambette play structure.  
Model: L-13009-A
  2. Install per manufacturers specifications.
  3. Footing to be coordinated with structural.

① ACCOUSTIC PANEL  
N.T.S.

⑤ DETAIL NAME  
Scale 1:1

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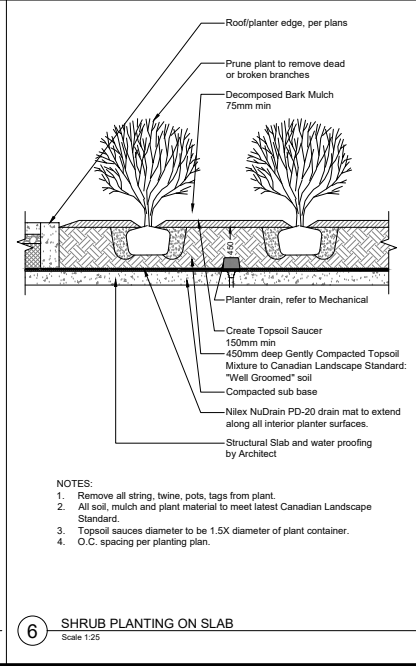
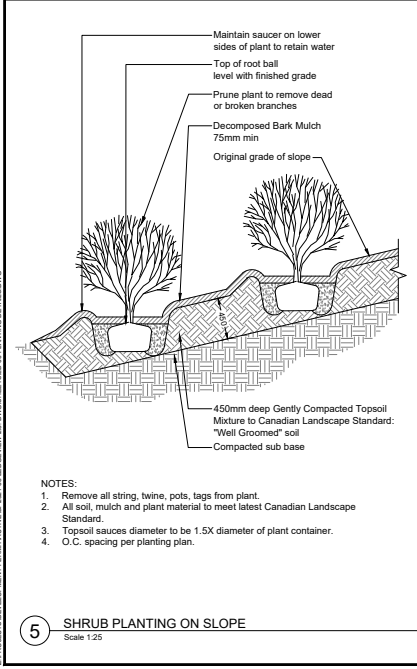
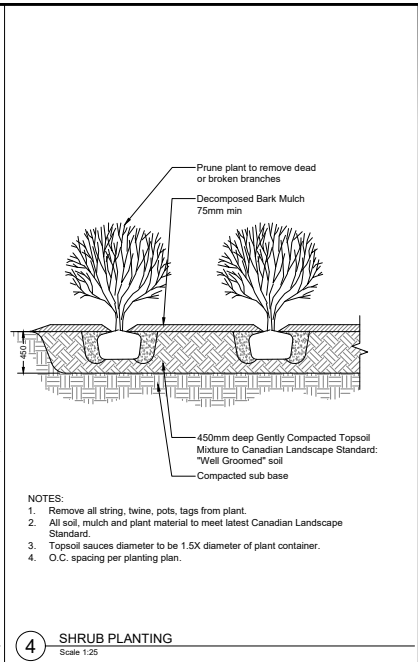
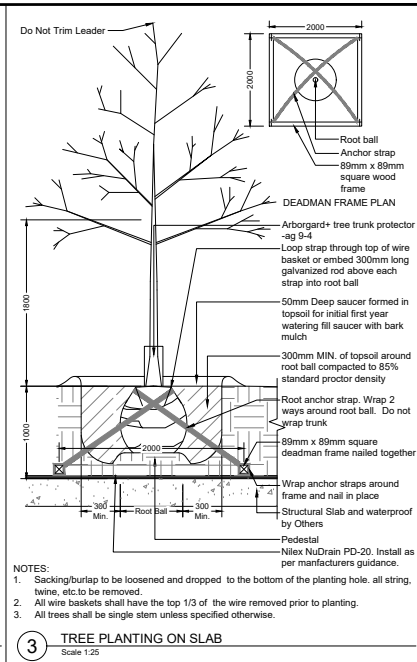
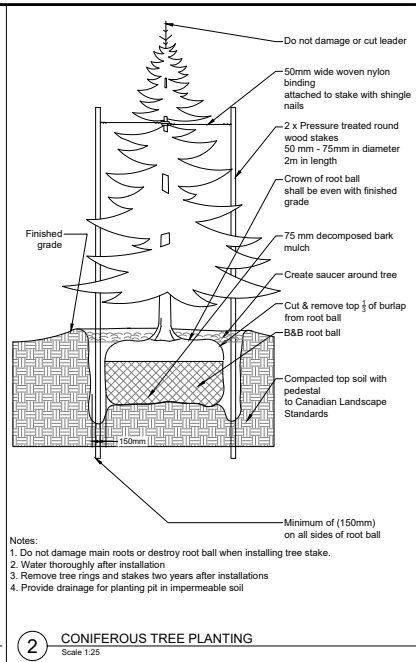
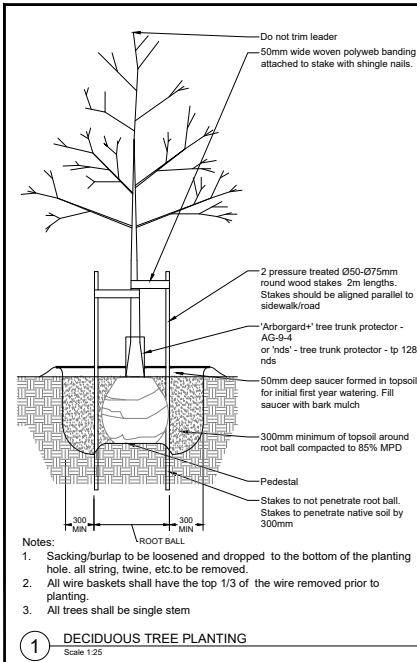
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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

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

DATE: **May 05, 2023** PROJECT FILE: **7819-0177-00**

---

RE: **Engineering Requirements  
Location: 11037/11049/1157/11069 Ravine Road  
11054/11066/11080 - 132 Street Div**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

#### **REZONE/SUBDIVISION**

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

- Dedicate varying widths for ultimate 30.0 m road allowance along 132 Street Diversion;
- Dedicate varying widths to accommodate local road cross section on Ravine Road; and
- Register 0.5 m statutory right-of-way (SRW) along 132 St. Div. and Ravine Road for maintenance.

##### ***Works and Services***

- Construct 132 Street with 2.0 m sidewalk, 2.0 m boulevard, 2.0 m cycle track, and 0.9 m hardscape buffer;
- Construct Ravine Road to CCSD local road standard; and
- Construct an adequately-sized service connections (drainage, water, and sanitary), complete with inspection chambers, backflow preventor, and water meter, to the site.

#### **DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

Jeff Pang, P.Eng.  
Development Services Manager

MS





Department: **Planning and Demographics**  
 Date: **February 28, 2023**  
 Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**  
 Application #: **19 0177 00**

The proposed development of **319** Low Rise Apartment units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	43
---	----

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	26
Secondary School =	10
<b>Total Students =</b>	<b>36</b>

<b>Current Enrolment and Capacities:</b>	
<b>K B Woodward Elementary</b>	
Enrolment	669
Operating Capacity	457
# of Portables	12
<b>Kwantlen Park Secondary</b>	
Enrolment	1498
Operating Capacity	1200
# of Portables	13

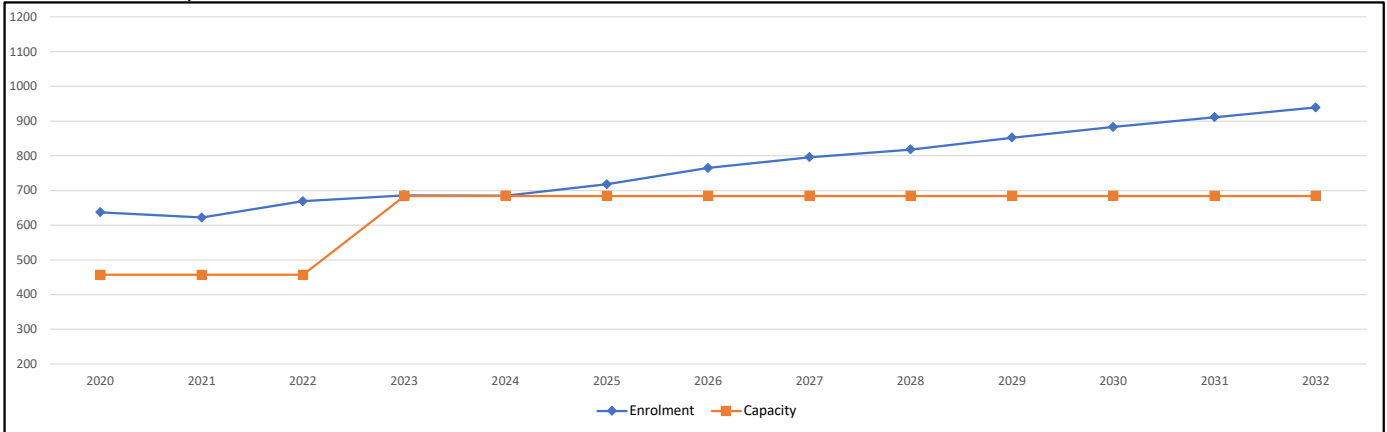
**Summary of Impact and Commentary**  
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

KB Woodward Elementary is operating at 146% capacity. The 10 year enrolment projections indicate that the school will grow as City Centre continues to transform into the new business/commercial/residential center for Surrey. Construction of a 200-capacity addition has started and targeted to open Fall of 2023.

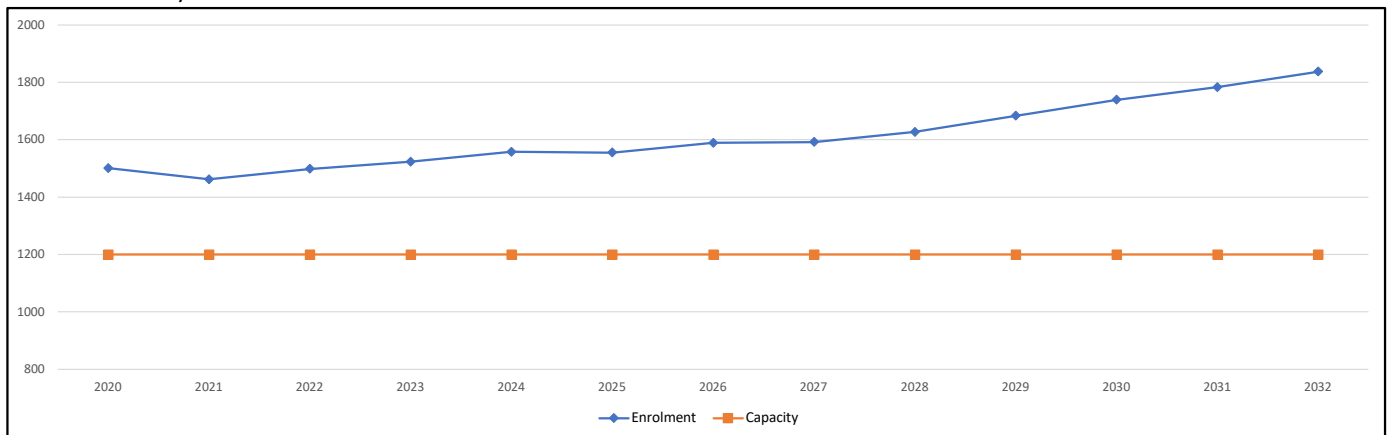
There is potential for significant redevelopment located along King George Boulevard with the current building form changing into high rise residential development and/or mixed use. The timing of these future high rise developments, with good market conditions, will impact the enrolment growth upwards. Along with this development, growth could be further compounded with the densification of 104th Ave between City Centre and Guildford Mall.

As of September 2022, Kwantlen Park Secondary is currently operating at 125% with 13 portables on site used for enrolling classes and is projected to grow by 200 students over the next 10 years. In March 2020, the District started a feasibility report to build a 300-capacity addition, targeted to open 2027.

**K B Woodward Elementary**



**Kwantlen Park Secondary**



**Population:** The projected population of children aged 0-17 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

## 4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number 19-0177  
 Site Address 11069, 11057, 11049, 11037 Ravine Rd; and 11080, 11066, 11054 – 132 Street, Surrey  
 Registered Arborist Cody Laschowski

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>33</b>
<b>Protected Trees to be Removed</b>	<b>33</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0      X    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio 32     X    two (2)    =    64	<b>66</b>
<b>Replacement Trees Proposed</b>	<b>98</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</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 X    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio X    two (2)    =    0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Summary, report and plan prepared and submitted by

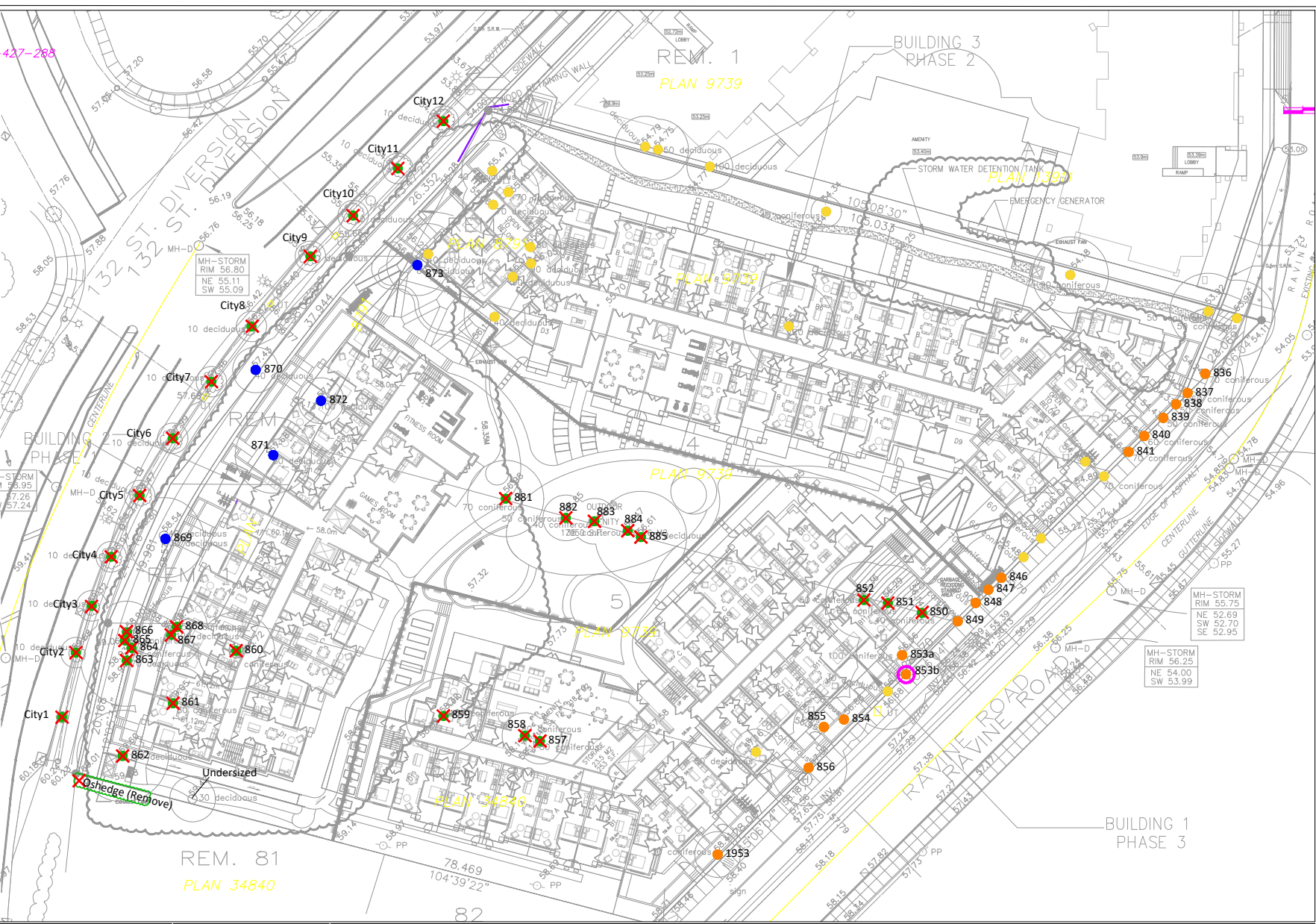


Signature of Arborist

May 3, 2023

Date

427-288



**LEGEND**

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- X TREE PROTECTION ZONE AND FENCING
- SURVEYED EXISTING TREE TO BE RETAINED
- UN-SURVEYED EXISTING TREE TO BE RETAINED (MUST BE SURVEYED)
- X SURVEYED EXISTING TREE TO BE REMOVED
- X UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)
- TREE PREVIOUSLY REMOVED DURING PHASE 1 OF DEVELOPMENT
- TREE PREVIOUSLY REMOVED DURING SERVING CONSTRUCTION PHASE
- TREE PREVIOUSLY REMOVED DURING PHASE 1 WATER MAIN UPGRADING

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 11037-11069 Ravine Road, Surrey; 11054-11080 132nd Street, Surrey  
Client: Quadra Homes

**REFERENCE DRAWINGS**

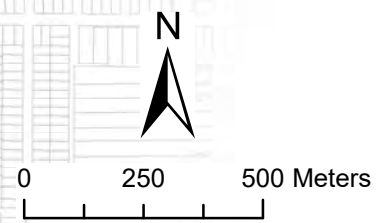
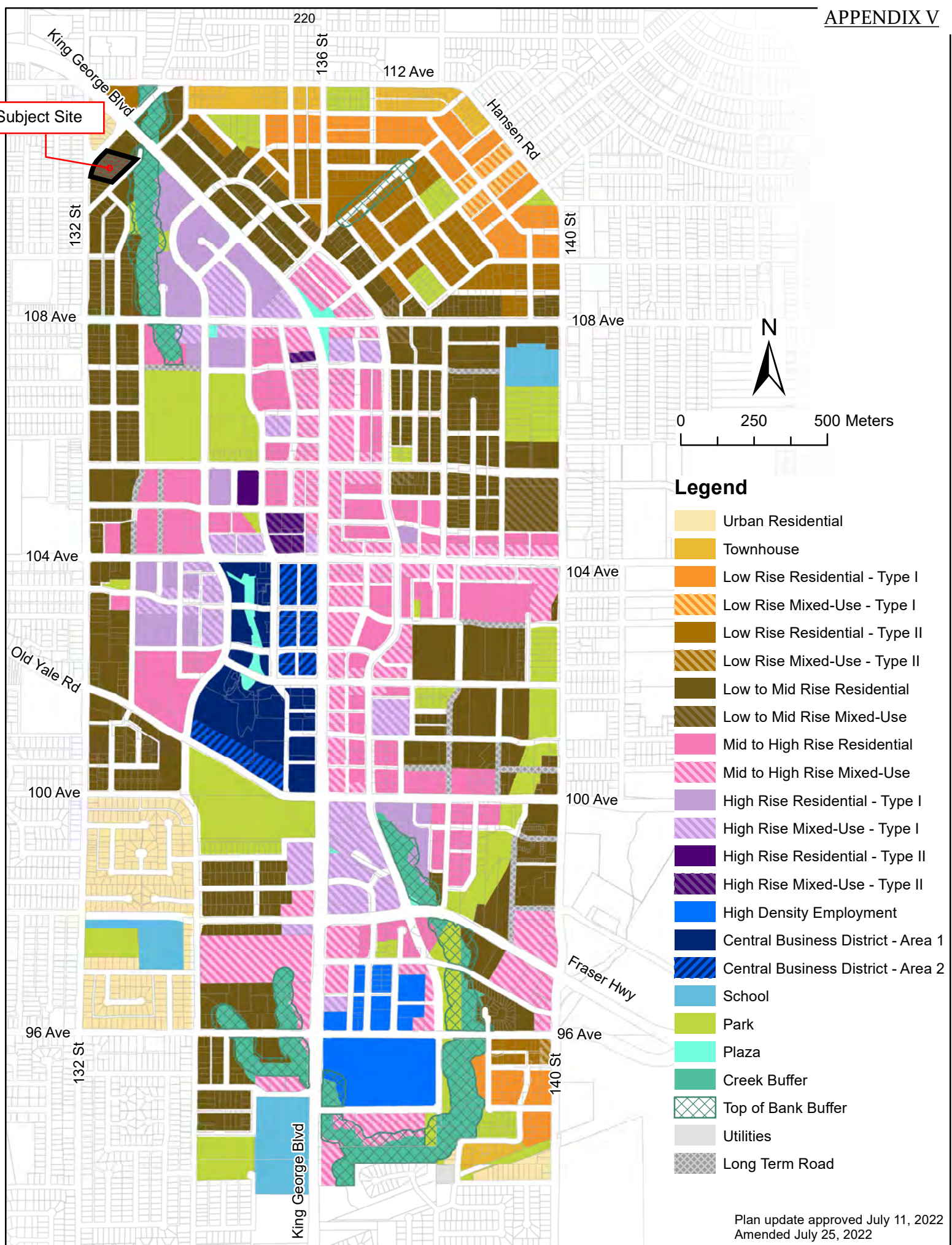
1. Base Survey by: Target Land Surveying dated October 1, 2015

Drawing No: 001  
Date: 2023/04/03  
Drawn by: CL  
Page Size: TABLOID 11"x17"

**Page #**  
1 of 1



Subject Site



**Legend**

- Urban Residential
- Townhouse
- Low Rise Residential - Type I
- Low Rise Mixed-Use - Type I
- Low Rise Residential - Type II
- Low Rise Mixed-Use - Type II
- Low to Mid Rise Residential
- Low to Mid Rise Mixed-Use
- Mid to High Rise Residential
- Mid to High Rise Mixed-Use
- High Rise Residential - Type I
- High Rise Mixed-Use - Type I
- High Rise Residential - Type II
- High Rise Mixed-Use - Type II
- High Density Employment
- Central Business District - Area 1
- Central Business District - Area 2
- School
- Park
- Plaza
- Creek Buffer
- Top of Bank Buffer
- Utilities
- Long Term Road





# Advisory Design Panel Minutes

Location: Virtual  
THURSDAY, JANUARY 26, 2023  
Time: 4:00 p.m.

## Present:

### Panel Members:

E. Kearns, Chair  
J. Azizi  
N. Couttie  
R. Amies  
S. Macrae  
Y. Popovska  
R. Salcido  
M. Mitchell  
K. Deol

## Guests:

Tom Gill, Tangerine Developments  
David Eaton, David Eaton Architect Inc.  
Dylan Chernoff, Durante Kreuk Ltd.  
Maciej Dembek, Barnett Dembek Architects Inc. |  
Group 161  
Andrew Danielson, Van Der Zalm + Associates

## Staff Present:

A. McLean, City Architect  
N. Chow, Urban Design Planner  
S. Maleknia, Urban Design Planner  
S. Gill, Recording Secretary

## A. RECEIPT OF MINUTES

It was Moved by N. Couttie  
Seconded by E. Kearns  
That the minutes of the Advisory Design  
Panel meeting of December 15, 2022 be received.  
Carried

## B. NEW SUBMISSIONS

### K. Deol left the meeting at 5:30pm.

#### 2. 5:45 p.m.

File No.:	7919-0177-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RM-D and RF to CD (based on RM-70) and Development Permit to allow for three residential buildings at 6-storeys in height, with a gross FAR of 2.63. A total of 319 residential units are proposed.
Address:	11049 to 11069 Ravine Road and 11054 to 11080 – 132 Street
Developer:	Quadra Holdings Ltd.
Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
Landscape Architect:	Andrew Danielson, Van Der Zalm + Associates
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the project. However, staff have concerns about the apartment depth and scale, with deeper units. Staff had requested that the northerly apartment be recessed on the upper floors or reduced to 5-stories to allow for more light into the courtyard to the north site.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression (massing and overall design language), overall landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Azizi

Seconded by M. Mitchell

That the Advisory Design Panel (ADP) is in CONDITIONAL support of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and, at the discretion of Planning staff, resubmit the project to the ADP for review.

Carried

#### Key Points

- Consider a more centralized Indoor Amenity to the courtyard, and/or an Indoor Amenity for each building so residents can access within their individual building. *The indoor amenity spaces have been separated so each building has their own allotment. These spaces are located directly adjacent the central open courtyard space.*
- Consider more covered outdoor space that in addition to being very useful in our climate, can help offset the deficiency in Indoor Amenity space. *The outdoor gazebo is increased in size. Outdoor covered patio spaces are also provided outside the newly added indoor amenity spaces of Buildings 2 and 3.*
- Consider stepping back “wings” of Building 3 to reduce overlook to the existing building to the north. *Unit D8 in the north east corner of the site is reworked so that it does not have major windows facing the existing site to the north, and has less projected area to the north internal property line. Bedroom windows are oriented towards the street elevation.*
- Consider some additional relief, corner windows and/or opening up between buildings at entries to courtyard. *The units at the north east of Building 2 – facing Building 3, and at the north west corner of the south wing of Building 1 – facing Building 2, are reworked into a staggered exterior wall arrangement to open up the space at these 2 pinch points, similar to what has been done at the interface between Building 1 at Building 3.*
- Consider landscape elements to increase privacy from units to street

- frontages. Additional trees and shrubs are added.
- Roof form at vaulted areas seems foreign; consider a form that better complements the building's architecture. The vaulted roof form is deleted from the corners of the buildings where they were most 'foreign' and limited to the longer mid spans where they form a vertical counterfoil to the horizontal wall. As discussed with planning, the steep leg of the roof form is now a flatter 10 in 12 roof slope.
- Consider a more robust base material. Brick is added to the 2 storey base materials.
- Consider more identifiable entries w/both landscape and architectural elements. The entry lobbies could be more generous and add to the value of the buildings. The entries are fully glazed from floor to second floor window head height. Entry roofs are more pronounced, extend on wood columns farther into the front yard, and are raised to the upper head of glazing height. Large scale brick wings flank the entries.

#### Site

- Site planning is generally good, with generous space between the buildings and lots of soft landscaping to reduce noise and echoing. Single parking access is acceptable given the likely amount of traffic. Agreed.
- Consider the outdoor amenity at grade as it will be in shadow most of the year. Reconsider the upper floor stepping back strategy to provide some additional natural light into the courtyard and potential for a sunny outdoor amenity at upper levels. The south wing of Building 1 is deliberately dropped to allow more sun exposure into the courtyard. Given the large degree of current outdoor space provided, addition of roof top amenity space is not required or needed. With the addition of the new unit with the staggered exterior wall on the north west corner of the south wing, additional light will be able to penetrate the central court along the west side of the court.
- Consider stepping back Building 3, especially at the north-east (unit D8) to reduce overlook to the existing building to the north. Unit D8 is revised as mentioned earlier.
- Consider the maximum height of retaining walls on street frontage to create a pleasant public realm. All retaining walls are maximum 0.6M high to avoid the need for fencing and are staggered as needed.
- Consider adding some covered outdoor space that, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area. The gazebo has been expanded. Covered patio space is added outside Building 2 and 3 indoor amenity areas.
- Consider relocating the phase line to increase the amount of outdoor amenity space in Phase 1. Done. Most of the courtyard is in Phase 1.

## Form and Character

- Overall buildings form and configuration seem to be reasonable, and the buildings generally work well together. Reconsider building articulation, especially at the interface of the exterior walls and roofs, as they are not well connected. Their forms are not responsive to each other well. The roof appears as an after thought element. A sloped roof cannot easily fit on complicated building mass, and it requires a lot of work and details to make it practical and visually attractive. *The roof is a very simple hipped roof form with the added gables. The gables are removed from corner locations. From a street vantage, we will see a wall with a large wood finish overhang. Simple and effective.*
- Consider simplifying the design development of the vaulted roof elements to make the double height / vaults more symmetrical, with posts at the centre and this would help with the steep form that looks incongruous with the overall low slope roof form. *As stated earlier the gabled form is removed from corners as it will always be 'added' on in that location. Along the midspan of building faces, it integrates fairly simply. We have updated the vaulted roof form to blend into the roof form along the whole sloped roof to blend it in better with the sloped roof. The steep slope on the vault is flattened to a 10 in 12 slope to better integrate it into the roof.*
- Consider adding glazing at the vaulted spaces to also add life up there from the street. *Glazing is added.*
- Make sure downspouts from the vaulted roof elements are carefully located on the elevations. *Downspouts are added.*
- Consider an additional or complementary colour scheme to help differentiate the buildings and provide more variety & visual interest to the development. *Additional colours are added to differentiate one building from another.*
- Review the buildings at entries to courtyard as they are tight; although there is a good approach of limiting the overlook between units in this location, as a pedestrian these interstitial spaces could use some softening/relief. *We have revised the unit on the north east of Building 2 and north west of the south wing of Building 1 into a serrated edge like the one on the north west corner of the north wing of Building 1. The result is an opening of the space between buildings along the courtyard side.*
- Consider the robust base with brick more prominent from the HARDIE panels above or create a reveal between the two materials at the transition between the base and the floors above. *Brick base is added.*
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed. *Black windows are proposed and will be provided.*
- Consider defining the lines between green and white claddings. *Horizontal wood tone trims are added at floors 3, 4, 5 and 6 to add relief to the large expanses of horizontal siding and to add a transition strip between the horizontal siding and the attic storey Hardie panel siding.*
- The indoor amenity in Building 2 (west) does not have a good relation or



connection to the central outdoor amenity. Recommend relocating this amenity to Building 1 (east) on the opposite side of the current amenity. Building 2 indoor amenity is moved out into the courtyard space. Additional indoor amenity space is added into Building 3, so each building has indoor amenity space, and each space is directly connected to the open courtyard itself.

- Consider an indoor amenity space for Building 3 (north) which currently doesn't have one, so residents don't have to go outside to access the amenity spaces in Buildings 1 and 2. Done. Each Building has interior courtyard space.
- Consider having more individual smaller amenity rooms situated off the entrance lobby, so that people have less far to go, and it would allow for more local neighborly interaction. The indoor amenity spaces in buildings 1 and 2 are directly off the lobby. In Building 3 it is off the central corridor, given the lobbies in this building have no connection to the central courtyard amenity spaces.
- The project meets 80% of the indoor amenity space requirements and 173% of the outdoor requirements (good), and all the required and excess outdoor space is at grade (very good). With moving indoor amenity spaces around, we now provide 73% of the full indoor amenity requirement, which is still a large number given the large scale of the development. The outdoor amenity is much larger than that required.

#### Landscape

- Reconsider unit yards on all street frontages for locations of retaining walls, to allow for trees per unit with adequate soil volume. Majority of yards for street frontages have no trees and very little privacy between units or to street. Review of sections show that there is an ability to have trees on grade in yards. Tiered retaining walls replaced with single retaining wall less than 1m in height. 1 tree per townhouse unit facing the street has been added.
- Recommend ensuring enough sunlight for community garden areas to be functional. A minimum of 6 hrs sunlight is needed in growing seasons. Architect's sun shade studies show community garden areas start receiving sunlight late morning and continuing to evening providing 6+ hours through summer months.
- Consider the locations where small strips of sod lawn are shown in unit yards. Narrow strips aren't easily maintained and are not a high traffic material. Recommend review areas where small strips of sod are to alternative material. Some sod strips appear to be under overhang of roof and behind hedges with poor access to sunlight. Building 3 shows narrow strip of sod to fence then granular path with steppingstones, continue the steppingstones to the patio. Small sod strips will be changed to artificial turf in these areas to continue to provide fully usable yards. Stepping stones will not be extended to patios the intention is to have as much usable yard space free of obstacles as possible.
- Sheet L04D section 2 shows narrow strip of sod on a slope with a planting area that appears to be less than 300mm width. Recommend increasing planting bed and soil depth to allow for adequate separation and privacy of private patios at playground. This section is cut through the accessible

pedestrian access point for the playground and shows the adjacent walk. The planting strip has the required soil depth for shrub planting and any enlargement to the planting area would eliminate the yard for this unit. This condition only applies to this single yard.

- Consider artificial turf or alternative material in dog run area. Recommend providing doggy poop bags in dog run. Consider adding tree buffer planting at the dog run to separate from neighbouring property. Dog run changed to artificial turf. Dog bag dispenser added. There is not enough space in this area to accommodate trees while providing required CITY OF SURREY tree setbacks and maintaining the dog run.
- Reconsider providing soil volume sheet for calculating appropriate soil per tree. Soil volume sheet added as L-06.
- Interface with neighbour's courtyard seems to have a lot of overlook, and the trees are provided primarily deciduous. Additional coniferous trees have been added to this area.
- Reconsider the amenity areas; the interior amenity does not relate to the programming space (would be useful to have the room programming labelled in landscape plans). If there is a gym area, or other kitchen area, recommend programming exterior space to relate to this. Building 2 (west) amenity appears to be quite isolated from the central courtyard amenity. Architect has moved building 2 amenity area to north end of building. Patio space has been provided at building 2 and 3 amenity areas which can be used for a variety of activities.
- Consider high efficiency irrigation system to ensure areas on slab in common areas are watered. Proposed plant species are native or adaptive species with a focus on drought tolerance. Temporary irrigation will be provided for plant establishment only.
- All lobby entries don't appear to be prominent from streets; recommend some landscape intervention greater than decorative paving to provide recognition to lobby. Space is extremely limited due to setback requirements and proximity to unit yards and highlighting building entrances will be left to architectural features.
- Recommend providing decorative material for the concrete pad at the underground ramp to separate it from the ramp and provide a letdown at the boulevard. Concrete pad at parkade ramp is the garbage staging area and will remain so for maintenance and accessibility purposes. Textured or decorative paving could make the staging of garbage bins more difficult.

#### CPTED

- Concrete pathway on north property line connects to all north units with walkways and to street frontages, recommend gating this and making less prominent if this is to be used for maintenance only. Gates are added at the street edges and into individual yard spaces.

### Sustainability

- Recommend providing robust stormwater management on site. [A large stormwater detention tank is added.](#)
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades. [The energy consultant has been engaged. All windows are operable and have Low E coatings. We will meet Step Level 3 of the energy code, better accommodating anticipated heat and cold extremes in future.](#)
- Consider integrating rain garden/biofiltration as first flush for storm water and beautification as biophilic design elements. [As the entire site is pretty much covered with the below grade parking structure, space for a raingarden / biofiltration area is not available. In addition, the invert levels of the storm water system in this area on Ravine Road are relatively high, forcing the surface water filtration / storage upstream of the invert farther to the south and inside the site, where the parking garage fills the lands the most. A 'dry stream' element is currently proposed in the landscape design proposed onsite, capturing the requested beautification and biophilic design element.](#)
- Consider inclusion of renewable energy on roof surfaces. [As this project is in the DEU area, inclusion of roof top photovoltaics is redundant. The developer will be pursuing Fortis rebates.](#)

### Accessibility

- Recommend adding bench / seating areas to very long ramp structures into courtyards. [Bench seating areas are added.](#)
- Building 3 (north) lobby entry pedestrian flow is impeded by bike racks and layout does not match Building 1 (east) entry with bench. [Bike racks are moved out of traffic and all entries have an exterior bench under the added canopy.](#)
- Consider adaptable or accessible units to create a more inclusive development. [13 adaptable units are added into the unit mix.](#)

## C. OTHER BUSINESS

This section had no items to consider.

## D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 23, 2023.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:32 p.m.

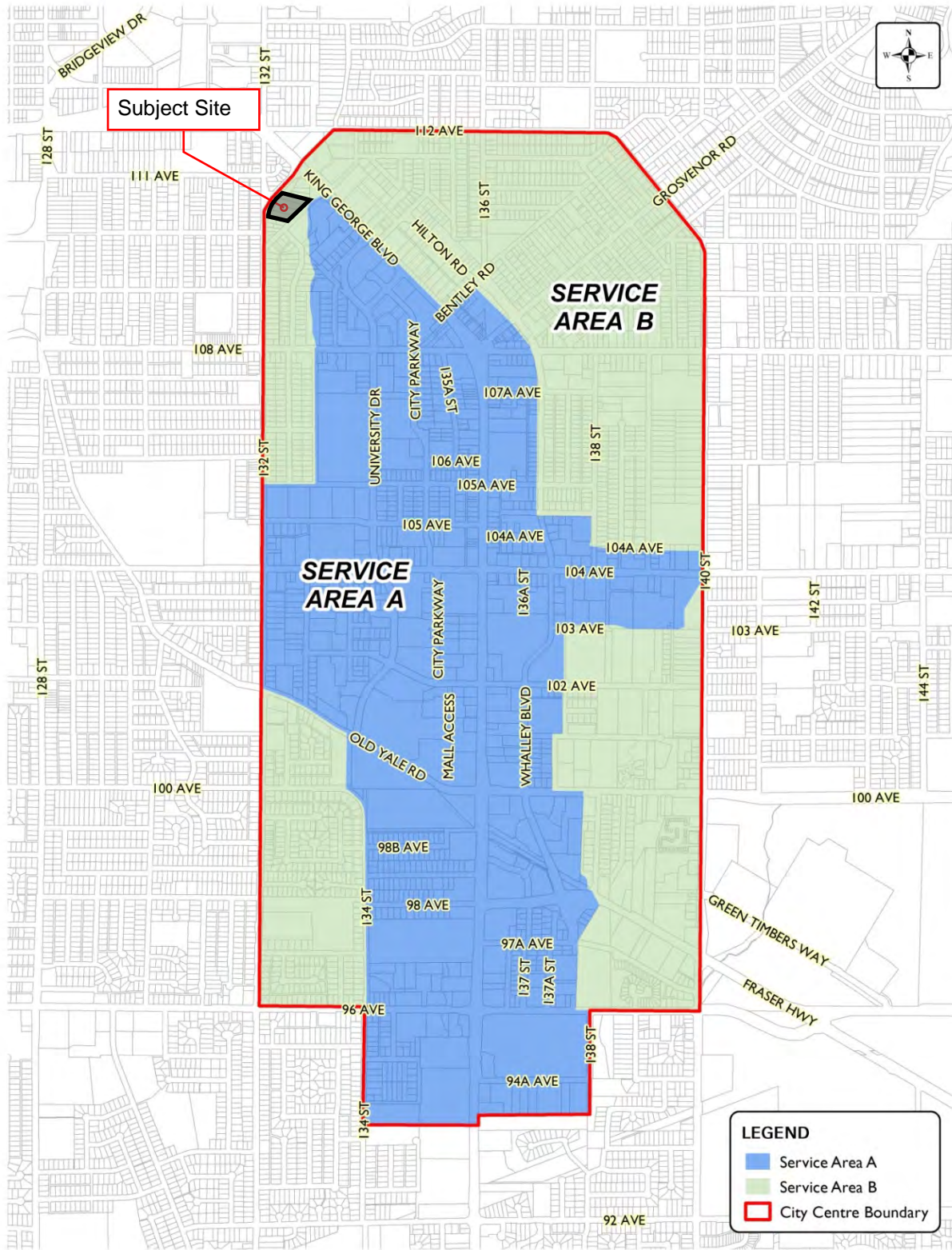
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Jennifer Ficocelli, City Clerk

---

E. Kearns, Chairperson





Map 265 District Energy City Centre Service Areas

**CITY OF SURREY**

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0177-00

**ISSUED TO:**

**("the Owner")**

**ADDRESS OF OWNER:**

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: 007-131-895

Lot 80 Except: Parcel H (Bylaw Plan 87021) Section 15 Block 5 North  
Range 2 West New Westminster District Plan 34840  
11037 Ravine Road

Parcel Identifier: 011-422-220

Lot 5 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739  
11049 Ravine Road

Parcel Identifier: 011-422-203

Lot 4 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739  
11057 Ravine Rd

Parcel Identifier: 001-427-288

Lot 3 Section 15 Block 5 North Range 2 West New Westminster District Plan 9739  
11069 Ravine Road

Parcel Identifier: 000-674-672

Lot 1, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North  
Range 2 West New Westminster District Plan 8791  
11054 - 132 Street

Parcel Identifier: 011-362-588

Lot 2, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North  
Range 2 West New Westminster District Plan 8791  
11066 - 132 Street

Parcel Identifier: 011-362-596  
Lot 3, Except Part Dedicated Road On Plan Lmp41027, Section 15 Block 5 North  
Range 2 West New Westminster District Plan 8791  
11080 - 132 Street

(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 District Energy By-law, 2012, No. 17667, as amended, is varied as follows:
- (a) In Section 2 Application, Sub-section 2.3 the owner of a new building within Service Area B, with a gross floor area ratio (FAR) up to 2.7 will not be required to utilize hydronic systems for space heating within individual units, but hydronic systems will be required for all other space heating and hot water in the building.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

City Clerk – Jennifer Ficocelli



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ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
DRN	
DATE	



DESIGN :	QUADRA HOLDINGS/KINGS GEORGETOWN LTD.
DRAWN :	
DATE :	MAY 09 2023
SCALE :	1" = 30'-0"
PROJECT :	APARTMENT PROJECT 10237/41/51/61 Rowing Bld & 10254/66/00 B22 54
SHEET CONTENTS :	CONCEPTUAL SITE PLAN



UNIT 135,  
7836 130 STREET,  
SURREY, B.C.



UNIT TYPE	NUMBER OF BEDROOMS	S.F.	M2	NUMBER OF UNITS	TOTAL M2	TOTAL S.F.
A	1	567	52.7	27	1423.3	15309
A1	1	630	58.5	1	58.5	630
A2	1	567	52.7	5	263.4	2835
A3	1& DEN	641	59.6	5	297.8	3205
A4	1	630	58.5	2	117.1	1260
A5	1	693	64.4	2	128.8	1386
A6	1	567	52.7	1	52.7	567
A7	1	644	59.8	1	59.8	644
A8	1	600	55.7	4	223.0	2400
A9	1	685	63.6	4	254.6	2740
A10	1	572	53.1	4	212.6	2288
A11	1& DEN	664	61.7	6	370.1	3994
B	1& DEN	630	58.5	88	4817.9	52290
B1	1& DEN	614	57.0	1	57.0	614
B2	1& DEN	614	57.0	4	228.2	2456
B3	1& DEN	845	78.5	4	314.0	3380
B4	1& DEN	645	59.9	6	359.5	3870
B5	1& DEN	630	58.5	6	351.2	3780
B6	1& DEN	626	58.2	17	988.7	10642
B11	1& DEN	630	58.5	3	175.6	1890
C	1& DEN	750	69.7	30	2290.8	22500
C-ADAPT	1& DEN	750	69.7	13	905.8	9750
C1	1& DEN	716	66.5	6	399.1	4296
C2	1& DEN	728	67.6	3	405.8	4368
D1	2	850	78.0	11	866.6	9360
D2	2	864	80.3	4	321.1	3456
D3	2	1024	95.1	1	95.1	1024
D4	2& DEN	973	90.4	4	361.6	3892
D5	2	996	92.5	4	370.1	3984
D6	2	827	76.8	1	76.8	827
D7	2& DEN	994	92.3	1	92.3	994
D8	2	894	83.1	6	498.3	5364
D9	2	848	78.8	5	393.9	4240
D10	2	788	73.2	10	732.1	7880
D11	2	826	76.7	1	76.7	826
D12	2	866	80.5	1	80.5	866
D13	2	795	73.9	4	295.4	3180

In Section 2 Application, Sub-section 2.3 the owner of a new building within Service Area B, with a gross floor area ratio (FAR) up to 2.7 will not be required to utilize hydronic systems for space heating within individual units, but hydronic systems will be required for all other space heating and hot water in the building.