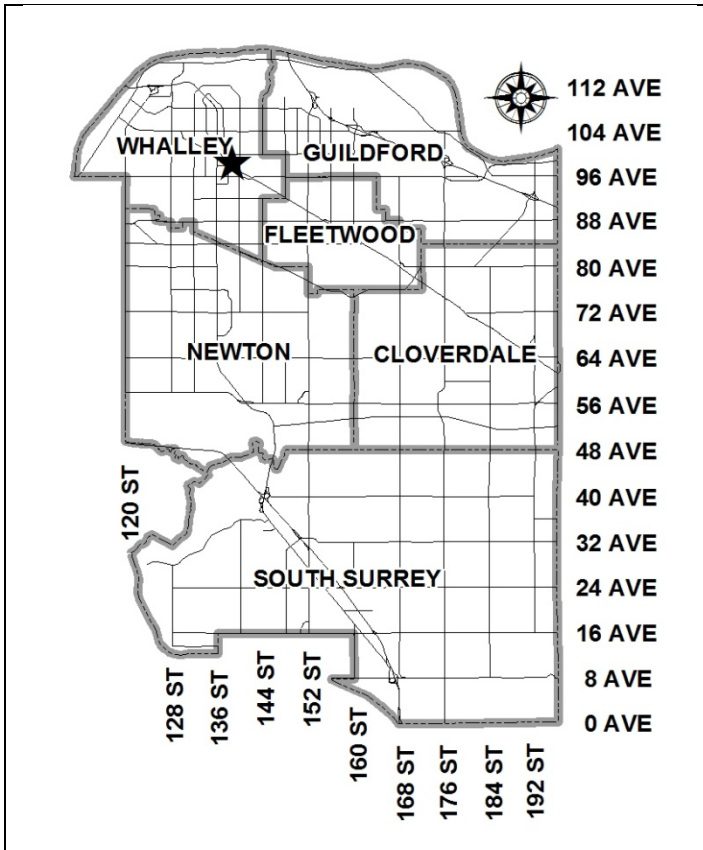


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0228-00

Planning Report Date: May 7, 2012

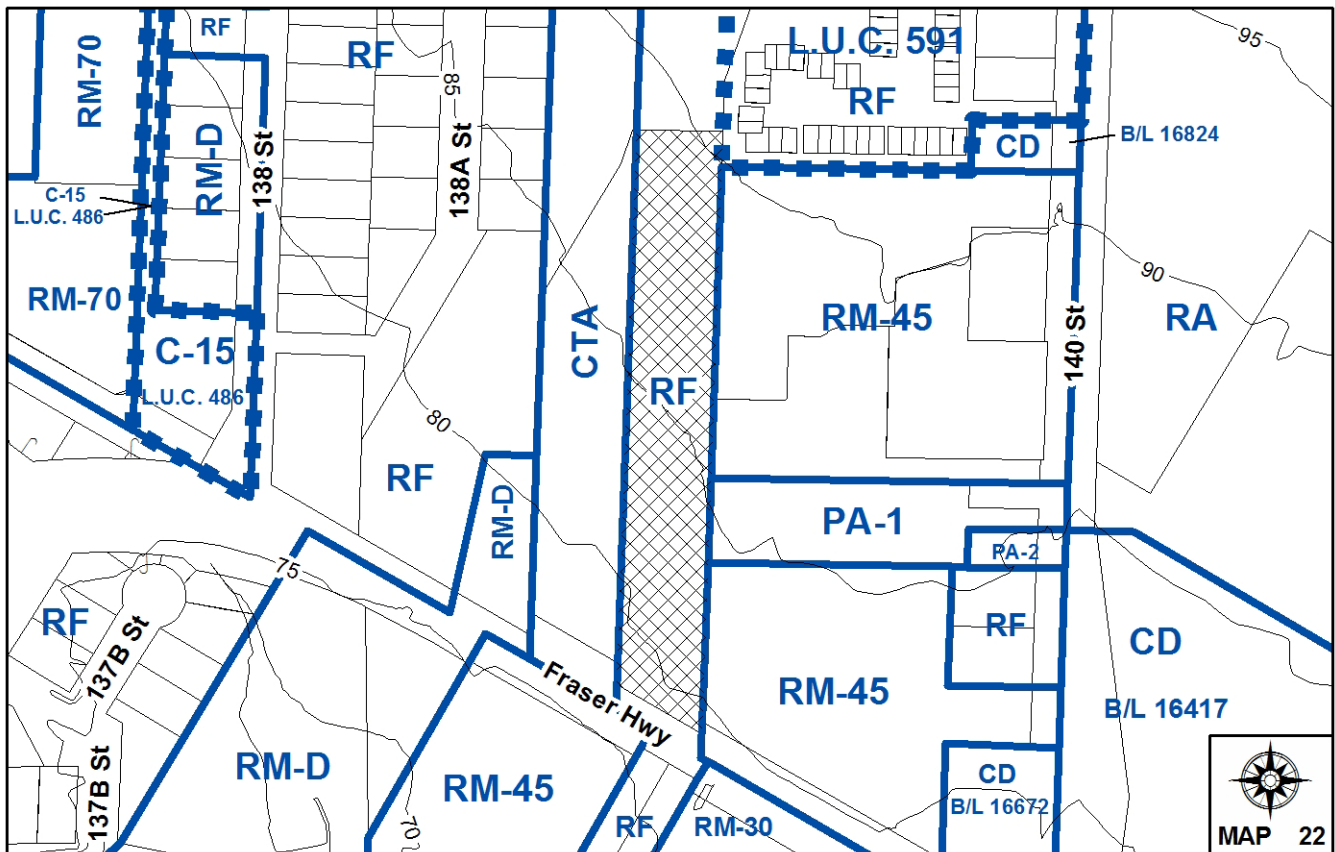


PROPOSAL:

- **Rezoning** from RF to CD (based upon RM-70)
- **Development Permit**

in order to permit the development of 198 apartment units within three buildings.

LOCATION: Portion of 13913 Fraser Highway
OWNER: Porte Development (Verve) Ltd., Inc. No. 0895093
ZONING: RF
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning of a portion of the site from RF to CD (based upon RM-70).
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Multiple Residential OCP Designation.
- Complies with the "Low to Mid Rise up to 2.5 FAR" and "Greenway" designations in the Surrey City Centre Land Use and Density Concept.
- The proposed development supports the intent of the Surrey City Centre Plan to encourage higher residential density near SkyTrain stations. The proposed development is within 600 metres (1,970 sq.ft.) of the King George SkyTrain station.
- The proposed design achieves a more urban, pedestrian streetscape in compliance with the City Centre Plan Update.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site (Block A on the Survey Plan), from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 594 square metres (6,394 sq.ft.) to 514 square metres (5,533 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7911-0228-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) acquisition by the City of approximately 93.3 square metres (1,004 sq.ft.) of land at the northwest corner of the lot for inclusion into the Quibble Creek Greenway network;
 - (d) final approval from BC Hydro;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (i) the applicant to adequately address the impact of reduced indoor amenity space;
 - (j) demolition or removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) 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;

- (l) registration of a statutory right-of-way to allow for public rights-of passage without vehicles through the subject site to the Quibble Creek Greenway; and
- (m) the applicant satisfy the deficiency in tree replacement on the site.

REFERRALS

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

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

10 Elementary students at Lena Shaw Elementary School
6 Secondary students at Guildford Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed in 3 phases and ready for occupancy as follows:

- Phase I: 66 units, construction to start September 2012, with occupancy by December 2013.
- Phase II: 64 units, construction to start June 2013, with occupancy by October 2014.
- Phase III: 68 units, construction to start June 2014, with occupancy by October 2015.

Parks, Recreation & Culture:

Parks has no objection provided the applicant enter into an agreement to sell a corner of the site to the City for inclusion into the Quibble Creek Greenway.

BC Hydro:

BC Hydro has no objection to the proposed vehicle parking and landscaping within the right-of-way, subject to the following:

- Parking is removed around the existing Hydro tower, as BC Hydro must have unrestricted access to their tower for operational and maintenance purposes;
- That certain landscaping species not be planted within the right-of-way;
- That landscaping within the right-of-way is restricted to low-growing trees, shrubs and plants not exceeding 3 metres in height at maturity; and
- Final approval cannot be granted until the applicant's EMF report is submitted with the amended landscape plans for review (Appendix V).

Fortis BC:

Fortis BC has no objection to the proposed development within their right-of-way. A Right-of-Way Crossing Permit is required before any work may begin.

SITE CHARACTERISTICS

Existing Land Use:

The site was formerly occupied by the Horseshoe Mobile Home Park. All former residents have vacated the site and the majority of the structures on the site have now been removed. BC Hydro and Fortis BC rights-of-way diagonally transect the subject site in the northwestern corner of the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	City-owned lot with BC Hydro and Fortis BC rights-of-way, as well as the Quibble Creek Greenway.	Multiple Residential	RF
East:	Existing 3-storey apartment buildings; City-owned property, leased to Surrey Social Services; Existing 3-storey apartment buildings.	Multiple Residential	RM-45 PA-1 RM-45
South (Across Fraser Highway):	Existing two-storey townhouses Proposed 4-storey apartment building (approved under Application 7906-0336-00) at Building Permit.	Multiple Residential	RM-45 CD By-law No. 16635
West	New 4-storey apartment building, (Application No. 7907-0034-00).	Multiple Residential	CD By-law No. 16487

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13913 Fraser Highway in Surrey City Centre. The property is zoned Single Family Residential Zone (RF) and designated Multiple Residential in the Official Community Plan (OCP). The site is approximately 1.136 hectares (2.8 acres) in gross area.
- The subject property is designated "Low to Mid Rise up to 2.5 FAR" and "Greenway" in the Surrey City Centre Plan Update – Stage 2, Status Update Land Use and Density Concept, which was approved by Council on July 25, 2011 (Corporate Report No. R151).
- The application includes a proposed a Rezoning from RF to CD (based upon RM-70) of all, but the northwest corner of the subject site and a Development Permit, in order to permit the development of 198 units within 3-, 4- and 5-storey buildings. One (1) of the proposed 198 dwelling units is proposed to be the caretaker suite.
- The proposal complies with the long term vision for this area of Surrey City Centre in terms of density and land use.
- The subject site is partially encumbered by BC Hydro and Fortis Gas rights-of-way. This area, approximately 1,979 square metres (21,302 sq.ft.) in size, is considered to be undevelopable and is deducted from the development site area in the calculation of density, along with the road dedication area.

- After all non-developable areas have been deducted from the subject site, including road dedication and the utility rights-of-way, the net site area is 8,853.4 square metres (95,297 sq.ft.).
- The proposed development reflects a proposed floor area ratio (FAR) of 1.8.

Tree Preservation and Removal (Appendix VI)

- An arborist report was submitted for staff review, prepared by Michael Mills, Certified Arborist for DMG Landscape Architects.
- The report has identified 32 trees on-site, as described in the table below. Of these 32 trees, no trees are proposed to be retained. The arborist report indicates that due to the proposed construction of the connected underground parkade, no tree preservation is feasible.

Tree Species	No. of Trees	No. to be Retained	No. to be Removed
Locust	13	0	13
Cedar	5	0	5
Cherry	5	0	5
Big Leaf Maple	5	0	5
Dogwood	1	0	1
Birch	1	0	1
Walnut	1	0	1
Chamaecyparis	1	0	1
Total	32	0	32

- 64 trees at a 2:1 ratio are required for replacement. The development proposes only 56 replacement trees, resulting in a replacement shortfall of 8 trees. The applicant will be required to provide cash-in-lieu for this shortfall.

Proposed CD By-law (Appendix VII)

- The proposed development results in a floor area ratio (FAR) of 1.8, which is less than the maximum 2.5 FAR permitted in the Multiple Residential Designation in the OCP for City Centre.
- However, although the proposed buildings are similar to buildings that can be accommodated within the regulations of the RM-70 Zone, the proposed FAR of 1.8 exceeds the maximum 1.5 FAR of the RM-70 Zone.
- Although the proposed density could be accommodated within the RM-135 Zone, the RM-135 Zone is designed to accommodate and regulate high-rise residential development and is, therefore, not appropriate for a four- to five-storey building form.
- As a result of the density proposed, the applicant has applied to rezone the site to a Comprehensive Development Zone (CD).

- The proposed CD By-law will differ from the RM-70 Zone in terms of density, as noted above, and with respect to lot coverage, building setbacks, parking requirements and balcony requirements.

Sustainability

- According to the applicant, the following sustainability principles have been considered for the project:
 - Bicycle storage rooms shall be incorporated to provide residents the option of not using their car.
 - An on-site storm water retention system will be provided to reduce the load on the public sewer system.
 - Most of the exposed parking areas and the internal road will have pervious pavers to reduce storm water runoff.
 - Erosion and sedimentation control throughout the construction period will be implemented.
 - Durable materials of brick, concrete and fiber-cement boards will be used for the building exterior.
 - Collection services for recyclables and organic waste will be provided.
 - Lighting will be designed to reduce light pollution.
 - Residential units will be installed with energy efficient appliances and lighting fixtures, as well as low flush toilets.
 - Roof overhangs are designed to protect the building and help provide longevity to building life and reduce maintenance requirements.

PRE-NOTIFICATION

Pre-notification letters were mailed out on January 25, 2012 to surrounding property owners. Staff have received one e-mail, one letter and phone calls from two (2) previous mobile home owners of the Horseshoe Mobile Home Park. The concerns are listed as follows:

- Concern regarding the removal of trees along the eastern property line of the subject site, which borders the adjoining Fraser Gate 3-storey apartment development at 9763/65/67-140 Street.

(The applicant's arborist report has indicated that the trees within the Fraser Gate development will not be removed. These trees are located above a retaining wall. These walls will serve to protect the existing trees, but the walls are not in good condition and, as such, a geotechnical design will be required to evaluate site grading in conjunction with the need to protect the trees on the neighbouring property.)

- The proposed development may constitute a fire hazard from the perspective of the adjacent multiple residential development (Fraser Gate), given that the proposed development is wood frame construction.

(All development applications for multiple residential developments are referred to the Fire Department for preliminary comments. In addition, the Building Division ensures that all buildings conform to the British Columbia Building Code 2006)

Section 3.2. "Building Fire Safety" which contains requirements to limit the spread of fire.)

- Concern that the residents of the Fraser Gate may not be apprised of the Public Hearing as few residents receive the Surrey Leader or Peach Arch News.

(Should the application proceed to Public Hearing, all owners and residents within 100 metres (300 ft.) of the subject site will be sent a letter by Legislative Services, informing them of the date and time of the Public Hearing.)

- Previous home owners at the mobile home park felt that they were unjustly evicted without compensation by the previous owner.

(For many years, the Horseshoe Mobile Home Park operated on the subject site. In 2010, the then owner of the property is reported to have served eviction notices to the tenants. In early 2011, the current property owner/developer began proceedings to purchase the property and acquisition completed in May 2011. The current owner reportedly did make payment to all residents on the site, as of May 2011, in accordance with the original notices to vacate. The current applicant/developer feels that their actions have been in full compliance with the Tenancy Act and the payments to the tenants were over and above any legal responsibilities they may have had with respect to the previous tenants.)

DESIGN PROPOSAL AND REVIEW

Site Layout and Building Design

- The subject site is long and narrow, 30 metres (33 ft.) wide and 100 metres (328 ft.) long, and extends northward and is sloped upwards from the frontage along Fraser Highway.
- In order to address the narrowness of the lot and the grading of the site, the applicant is proposing to construct 3, separate, 4-storey apartment buildings. As the site slopes up from south to north, portions of these buildings will be 5 storeys in height, as a result of the final grading of the site.
- The proposed development is to be built in three (3) phases, with each building forming a separate phase. Phase 1 consists of the southern building fronting Fraser Highway.
- The proposed unit mix of the development will encompass 37 studio units, 50 1-bedroom units, 58 1-bedroom and den units, 39 2-bedroom units, 10 2-bedroom and den units and 4 3-bedroom units, for a total of 198 units. The units will range in size from 48 square metres (520 sq.ft.) for a studio unit to 131 square metres (1,408 sq.ft.) for a 3-bedroom unit. Two (2) 1-bedroom, four (4) 1-bedroom and den and 1 (1) 2-bedroom units may be adaptable for disabled persons.

- The proposed residential buildings are wood-frame construction on top of a concrete podium that accommodates the parking. The buildings have been sited longitudinally parallel to the site orientation.
- Open spaces between the buildings provide convenient ground-level pedestrian connection through the site and increase light penetration to both the proposed units and to adjacent properties.
- The fourth floors of the buildings overlooking this open area have been set back to allow more light into the open area and to help mitigate the height of the buildings.
- As the site also slopes from east to west, access to residential lobbies and parking is located on the exposed west side of the buildings. This also enables level access to the bicycle storage and building services.
- In response to the Interim Urban Design Guidelines for Surrey City Centre, the first two storeys of Building A, which front Fraser Highway, are designed as ground-oriented two-storey townhouses with front patios and individual entrances.
- The townhouses are identified by brick cladding façades.
- The exterior of the building reflects the urban nature of the project. Contemporary architectural vocabulary is expressed in coherent massing with clear horizontal and vertical lines. Prominent overhangs strengthen the horizontal character of the development and at the same time provide the desired protection for the façade.
- Landscaping is proposed at the edges of the site and within the proposed outdoor amenity space areas. A mixture of trees and shrubs, perennials and grasses are proposed to provide a rich layer of landscaping.
- Trees and shrubs are proposed to be planted in concrete planters which will provide for privacy and screening to the patios along Fraser Highway and the east property line.
- Pervious pavers in a Herringbone pattern are proposed to line the driveway leading in from Fraser Highway. Each building entrance will be marked with a diamond paving pattern encased by a concrete band.

Indoor and Outdoor Amenity Spaces

- Indoor amenity areas are provided in each of the buildings. Building A, the southernmost building, incorporates two amenity lounges. In one, it features seating areas, a kitchen and a washroom. In the other smaller amenity room, it features meeting space with tables and chairs. Building B, the middle building, will have a guest suite. Building C, the northernmost building, will have the largest indoor amenity areas featuring a fitness room, a multi-purpose/games room and a meeting room.
- As per the standard Zoning By-law requirements, the development is required to provide 594 square metres (6,336 sq.ft.) of indoor amenity space based upon 3 square metres (32

sq.ft.) per dwelling unit. The development proposes 514 square metres (5,533 sq.ft.) of indoor amenity, which results in a shortfall of indoor amenity space for 27 units. Based upon the cash-in-lieu of indoor amenity space rate of \$1,050 per dwelling unit, a cash-in-lieu amount of \$28,350.00 will be required.

- One proposed outdoor amenity space is located in the northeastern portion of the subject site and will be connected to the fitness area and multi-purpose games room located within proposed Building C (Phase 3). Two proposed outdoor amenity space courtyards are to be located between Buildings A (Phase 1) and B (Phase 2) and between Buildings B and C (Phase 3). The outdoor courtyards will allow for seating areas for the residents. An outdoor amenity patio is proposed along the eastern edge of Building A.
- As per standard Zoning By-law requirements, the development is required to accommodate 594 square metres (6,336 sq.ft.) of outdoor amenity space as part of the development, based upon 3 square metres (32 sq.ft.) per dwelling unit. The development proposes 672 square metres (7,233 sq.ft.) of outdoor amenity space, which exceeds the minimum required under the Zoning By-law.

Parking and Bicycle Storage

- The proposed development will provide 199 parking spaces for residents, which is based upon a parking rate of 1 stall per dwelling unit, a rate that has been previously supported elsewhere within City Centre, particularly in close proximity to SkyTrain stations. The development will also provide 32 visitor parking stalls which complies with the Zoning By-law requirement. The majority of the proposed residential parking will be enclosed or underground within two levels. Of the proposed 231 stalls, 35 stalls will be located outside at the rear (north) of the development site. These 35 stalls will encompass 15 residential stalls and 20 visitor stalls. The remaining 12 visitor stalls are enclosed within the buildings.
- Some of the two and three-bedroom units will offer tandem parking spaces, one in front of another. These stalls will be tied to the same unit. The tandem parking spaces are considered optional and are not included in the required parking calculations for the project.
- Bicycle storage is proposed at a requirement of 1.2 spaces per dwelling unit for residents and 6 spaces per building for visitors. The development proposes a total of 238 bicycle spaces for residents and 18 bicycle spaces for visitors. The proposed bicycle storage complies with the Zoning By-law requirements.

Quibble Creek Greenway

- As noted previously, a major BC Hydro transmission line corridor traverses the northwest portion of the subject site.
- The partially completed Quibble Creek Greenway is located within this transmission corridor and will run from 94 Avenue to Invergarry Park.

- A small, 93.3 square metre (1,004 sq.ft.) portion of land at the extreme northwest corner of the site is required for the Quibble Creek Greenway. As a result, the applicant has agreed to sell this portion of the site to the City so that it can be included as part of the Quibble Creek Greenway network.
- The long term vision for improved pedestrian circulation in this section of City Centre is to link the Quibble Creek Greenway, located to the northwest of the subject site, to the signalized intersection of 140 Street and Green Timbers Way, thereby creating direct pedestrian access into Green Timbers.
- In order to achieve this connection, the applicant has provided a pedestrian walkway along the northern property line, that will extend along a portion of the eastern property line of the subject site to the adjoining City-owned lot at 9815 – 140 Street.
- The City-owned lot is currently leased to Surrey Social Services and it is anticipated that this pedestrian walkway will eventually be extended through the City-owned lot to the 140 Street and Green Timbers Way intersection when the lease is renewed and/or the City owned lot is redeveloped for other purposes.
- A right-of-way for public passage without vehicles will be required to be registered over the proposed walkway, along the east and north of the subject site.
- Pedestrian access to the balance of the site from the public walkway will be demarcated with a gate and brick wall, and will be signed to advise the public that the remainder of the subject development is private property.

ADVISORY DESIGN PANEL

ADP Date: February 9, 2012

The majority of the design issues have been resolved, except for the following, which the applicant has agreed to finalize prior to final adoption:

- Extension of balconies for the fourth floor units of proposed Building C.
- The outdoor amenity area to the northwest of proposed Building C requires further development. Architectural and landscape plans need to be coordinated.
- All landscape revisions need to be completed to the satisfaction of Trees and Landscape Section staff.
- Details of the development's signage is to be finalized.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	School District Comments

Appendix V.	BC Hydro Comments
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed CD By-law
Appendix VIII.	ADP Comments

INFORMATION AVAILABLE ON FILE

- EMF Study Prepared by Stantec dated January 17, 2012.
- Complete Set of Architectural and Landscape Plans prepared by Studio One Architecture Inc. and PMG Landscape Architects Ltd., respectively, dated March 22, 2012.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based upon RM-70)

Required Development Data	Minimum Required / Maximum Allowed in the RM-70 Zone	Proposed
LOT AREA (in square metres)		
Gross Total		11,360 m ²
Road Widening area		438 m ²
Undevelopable area		1,979 m ²
Park area to be acquired by the City		93.3 m ²
Net Total		8,853 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	45%
Paved & Hard Surfaced Areas		39%
Total Site Coverage		84%
SETBACKS (in metres)		
Front (Fraser Highway)	7.5 m	4.57 m
Rear (North)	7.5 m	7.5 m
Side #1 (W)	7.5 m	7.5 m
Side #2 (E)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	50 m	15.5 m/16 m/17 m
Accessory	4.5 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		37
One Bed		108
Two Bedroom		49
Three Bedroom +		4
Total		198
FLOOR AREA: Residential		15,850 m ²
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	13,281.56 m ²	15,850 m ²

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in the RM-70 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.5	1.8
AMENITY SPACE (area in square metres)		
Indoor	594 m ²	514 m ²
Outdoor	594 m ²	672 m ²
PARKING (number of stalls)		
Commercial		N/A
Industrial		N/A
Residential Bachelor + 1 Bedroom	151	145
2-Bed	59	46
3-Bed	5	8
Residential Visitors	32	32
Institutional		N/A
Total Number of Parking Spaces	247	231
Number of disabled stalls	3	8
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		96 (only counted as 1 = 48)/24%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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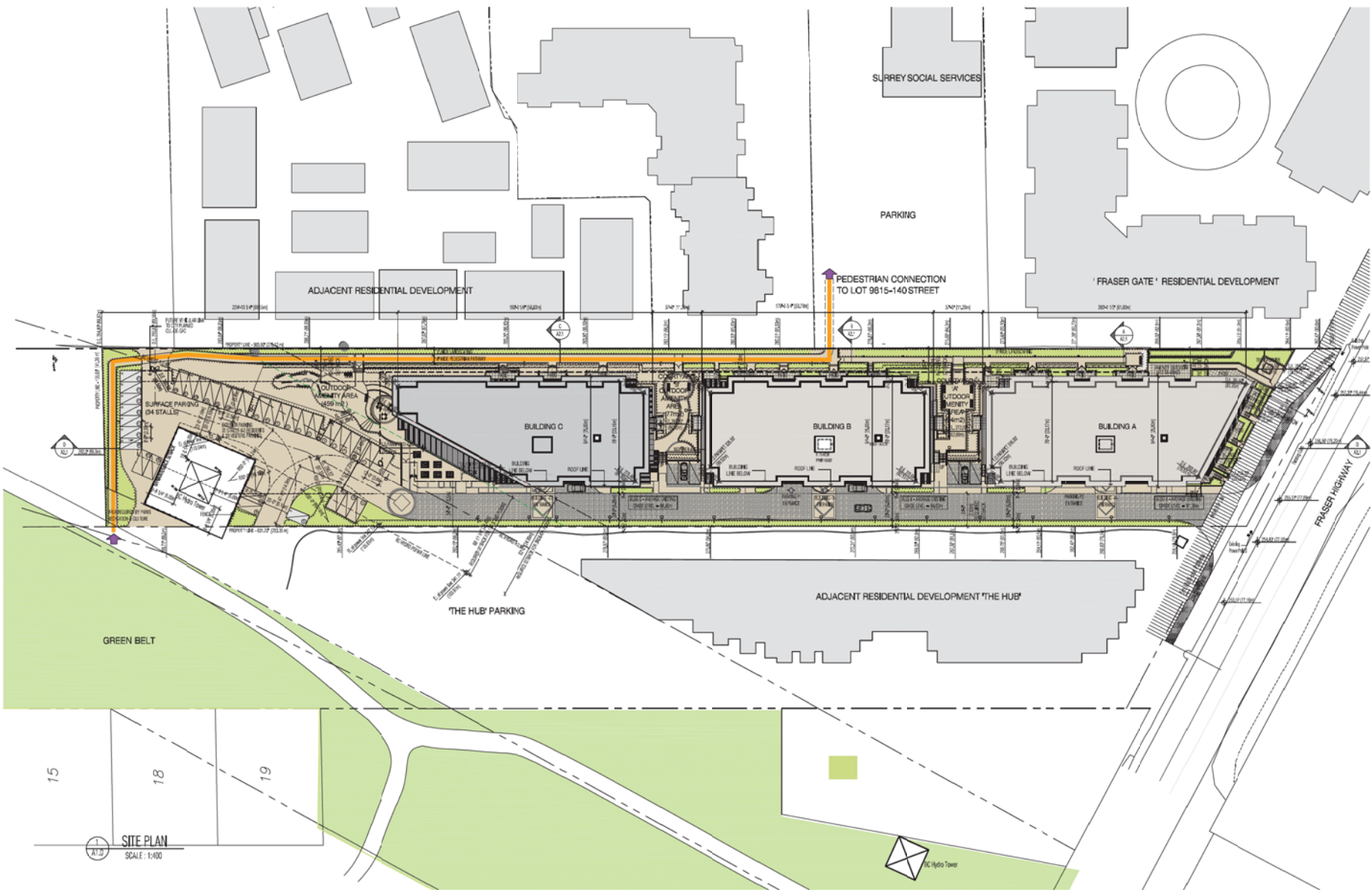


VERVE-RESIDENTIAL DEVELOPMENT | 13913 FRASER HIGHWAY, SURREY, BC

RE-ISSUED FOR DP/RZ
File: 7911-0228-00/ April 27, 2012

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 Tomus Wolf M.A.S.C.

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no.	date	description
9	APR 27 2012	Re-issued DDP/2
8	APR 4 2012	Re-issued DDP/2
7	MAR 22 2012	Re-issued DDP/2
6	MAR 12 2012	Re-issued DDP/2
5	FEB 2 2012	Issued for ADP
4	Dec 21 2011	Issued for Review
3	Sept 14 2011	Issued for DDP/2
2	Aug 31 2011	Issued for Review
1	AUG 2011	Issued for Review

Project Site:
 -VERVE-
 RESIDENTIAL DEVELOPMENT
 13913 Fraser Hwy
 Surrey, BC
 drawing title:
Site Plan

Project no.: 11015
 drawn by: RL
 checked by: RW
 date: AUG 2011
 scales: AS NOTED

drawing no.:
A1.0

NOTES:
 1 - REFER TO ALL DETAILS SEE LINESHAW DRAWINGS
 2 - ALL ADAPTABLE UNITS TO COMPLY WITH THE BC BUILDING CODE ADAPTABLE HOUSING STANDARDS

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-280
2. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - CC-542
3. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-530
4. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-420
5. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - B* REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL3273W OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
9. PRECAST CONCRETE LINTEL, SILL & CAP - COLOR: GP CL3273 OR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - COLOR: GENTEK SLATE
12. PRE-PAINTED METAL FLASHING - COLOR: GENTEK BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



1
A2.2
BUILDING -A- SOUTH ELEVATION
SCALE: 1:200



2
A2.2
BUILDING -A- WEST ELEVATION
SCALE: 1:200

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

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Fax: 604 - 734 - 1171
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Tanya Bick - ARCH

studioone
architecture inc.

As per approved drawings and all other applicable codes and standards.

no.	date	description
1	02/22/2017	Issue for CP & marketing
2	02/22/2017	Issue for CP & marketing
3	02/22/2017	Issue for ADP
4	02/22/2017	Issue for ADP
5	02/22/2017	Issue for CP & marketing
6	02/22/2017	Issue for CP & marketing
7	02/22/2017	Issue for CP & marketing

no.	date	description
1	02/22/2017	Issue for CP & marketing
2	02/22/2017	Issue for CP & marketing
3	02/22/2017	Issue for ADP
4	02/22/2017	Issue for ADP
5	02/22/2017	Issue for CP & marketing
6	02/22/2017	Issue for CP & marketing
7	02/22/2017	Issue for CP & marketing

project title:	-VERVE- RESIDENTIAL DEVELOPMENT 13913 FRASER HWY SURREY, BC
drawing title:	BUILDING -A- WEST & SOUTH ELEVATIONS
project no.:	11015
drawn by:	ST
checked by:	TR
date:	FEB. 2 2017
scale:	1/200

drawing no.:

A2.2

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-280
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3. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-530
4. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-420
5. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - B* REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL3273W OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
9. PRECAST CONCRETE LINTEL SILL & CAP - COLOR: GP CL3273 OR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - COLOR: GENTEX SLATE
12. PRE-PAINTED METAL FLASHING - COLOR: GENTEX BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



1
A2.3
BUILDING -A- NORTH ELEVATION
SCALE: 1:200



2
A2.3
BUILDING -A- EAST ELEVATION
SCALE: 1:200

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Toronto
M4C

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architecture inc.

FOR ALL PROJECTS, THERE IS A 10% DESIGN GUARANTEE
FOR ARCHITECTS, 5% FOR ENGINEERS, 10% FOR CONTRACTORS

7. 03.22.2012 No. Issued (D/12)
6. 03.22.2012 No. Issued for (D/12)
5. 03.12.2012 No. Issued for (D/12)
4. 02.02.2012 Issued for ADP
3. 09.17.2011 Issued for ADP presentation
2. 08.02.2011 No. Issued for (D/12) & release

no.	date	description

Project title:
-VERVE-
RESIDENTIAL DEVELOPMENT
13913 FRASER HWY
SURREY, BC

Drawing title:
**BUILDING -A-
EAST & NORTH
ELEVATIONS**

Project no.	11015
Client No.	
Architect By	
Date	FEB. 2011
Scale	1:200

Drawing no.

A2.3

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-260
2. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - CC-542
3. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF 530
4. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF 420
5. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - 8" REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH - CONCRETE - COLOR: GENERAL PAINTS CL3273W OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - CO. OR: SEA GRAY
9. PRECAST CONCRETE LINTEL, SILL & CAP - COLOR: GP CL3273 OR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - CO. OR: GENTEX SLATE
12. PRE-PAINTED METAL FLASHING - CO. OR: GENTEX BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GLADRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



BUILDING -B- SOUTH ELEVATION
SCALE: 1:200



BUILDING -B- WEST ELEVATION
SCALE: 1:200

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Not for construction. For review only. All dimensions and notes are subject to change without notice.

no.	date	description
7	03.22.2017	Revised (P/R)
6	03.22.2017	Revised (P/R)
5	03.12.2017	Revised (P/R)
4	03.02.2017	Issued for ACP
3	10.17.2016	Issued for ACP presentation
2	08.02.2016	Revised for GP & exterior

project title
**-VERVE-
RESIDENTIAL DEVELOPMENT
13913 FRASER HWY
SURREY, BC**

drawing title
**BUILDING -B-
WEST & SOUTH
ELEVATIONS**

project no.	11875
drawn by	ST
checked by	TW
date	11.08.2011
scale	1:200

drawing no.
A2.4

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-280
2. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - CC-542
3. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-530
4. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-420
5. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - 8" REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL3273W OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
9. PRECAST CONCRETE LINTEL, SILL & CAP - COLOR: GP CL3273 OR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - COLOR: GENTEX SLATE
12. PRE-PAINTED METAL FLASHING - COLOR: GENTEX BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



1
A2.5
BUILDING - B - NORTH ELEVATION
SCALE: 1:200



2
A2.5
BUILDING - B - EAST ELEVATION
SCALE: 1:200

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

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For the purposes of this drawing, the following information is provided:
1. All dimensions are in feet and inches, unless otherwise specified.
2. All dimensions are to the centerline of the element, unless otherwise specified.

- 7. 803.22.2013 - For Issues (CPIC)
- 6. 803.22.2013 - For Issues (CPIC)
- 5. 803.12.2012 - For Issues (CPIC)
- 4. 603.02.2012 - Issued for ADP
- 3. 10.17.2011 - Issued for ADP presentation
- 2. 603.02.2011 - Issued for CP & existing

REV	DATE	DESCRIPTION

PROJECT TITLE:
**VERVE -
RESIDENTIAL DEVELOPMENT
1391 S FRASER HWY
SURREY, BC**

Building Title:
**BUILDING - B -
EAST & NORTH
ELEVATIONS**

PROJECT NO.: 11815
DRAWN BY: JT
CHECKED BY: TWT
DATE: FEB. 2011
SCALE: 1:200

Drawings:
A2.5

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-283
2. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - CC-542
3. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-530
4. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-420
5. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - 8" REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL3273N OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
9. PRECAST CONCRETE LINTEL, SILL & CAP - COLOR: GP CL3273 OR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - COLOR: GENTEK SLATE
12. PRE-PAINTED METAL FLASHING - COLOR: GENTEK BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



1
A2.6 BUILDING -C- SOUTH ELEVATION
SCALE: 1:200



2
A2.6 BUILDING -C- WEST ELEVATION
SCALE: 1:200

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

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For all requests, please refer to the project name and drawing title.

no.	date	description	rev.
7	03/22/2022	Revised CPWC	
6	03/22/2022	Revised CPWC	
5	03/12/2022	Revised CPWC	
4	03/02/2022	Issued for ADP	
3	10/17/2021	Issued for ADP presentation	
2	08/02/2021	Revised for DP & existing	

project title
-VERVE-
RESIDENTIAL DEVELOPMENT
13913 FRASER HWY
SURREY, BC

drawing title
BUILDING -C-
WEST & SOUTH
ELEVATIONS

project no. 11875
drawn by ST
checked by TW
date 11/03/2021
scale 1:200

drawing no.
A2.6

MATERIALS LIST

1. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-280
2. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - CC-542
3. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-533
4. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - SMOOTH FINISH - COLOR: Benjamin Moore - AF-423
5. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - 8" REVEAL - COLOR: BRASS
6. FIBRE CEMENT CLADDING - CERACLAD DR SIMILAR - SMOOTH FINISH - COLOR: GREY
7. ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL3273W OR SIMILAR
8. BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
9. PRECAST CONCRETE LINTEL, SILL & CAP - COLOR: GP C-3273 DR SIMILAR
10. VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
11. PRE-PAINTED METAL FLASHING - COLOR: GENTEK SLATE
12. PRE-PAINTED METAL FLASHING - COLOR: GENTEK BLACK
13. ALUMINUM LOUVERS - COLOR: BLACK
14. PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
15. ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
16. ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
17. ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY



NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

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As shown on this drawing, the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

- 7. 803.22.2043 - Re-issued CP19C
- 8. 803.22.2043 - Re-issued CP19C
- 9. 803.12.2043 - Re-issued CP19C
- 4. 402.02.2042 - Issued for ADP
- 3. 10.17.2041 - Issued for ADP presentation
- 2. 402.02.2041 - Re-issued for CP & screening

Rev. Date Description
Rev. 0/0/0

Project Title:
**-VERVE-
RESIDENTIAL DEVELOPMENT
13913 FRASER HWY
SURREY, BC**

Building Title:
**BUILDING -C-
EAST & NORTH
ELEVATIONS**

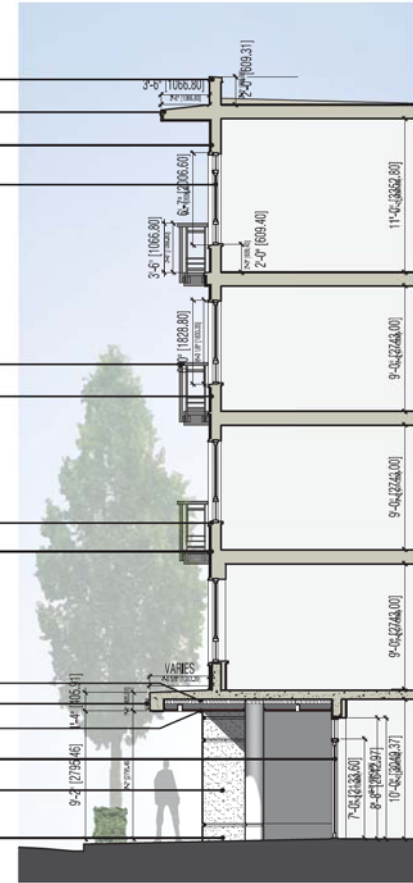
Project No.: 11815
Drawn By: ST
Checked By: TMB
Date: FEB. 2011
Scale: 1:200

Building:
A2.7



2
A2.8
TYPICAL ELEVATION DETAIL
SCALE: 1:100

- PRE-PAINTED METAL FLASHING - COLOR: GENTEK BLACK
- FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - 8" REVEAL - COLOR: BRASS
- FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: GREY
- VINYL WINDOWS - COLOR: BLACK (EXTERIOR), WHITE (INTERIOR)
- ALUMINUM FRAMED FROSTED GLASS PRIVACY SCREEN
- ALUMINUM GUARDRAILS WITH GLASS PANELS - COLOR: BLACK
- FIBRE CEMENT CLADDING - CERACLAD OR SIMILAR - SMOOTH FINISH - COLOR: CINNAMON
- PRE-PAINTED METAL FLASHING - COLOR: GENTEK BLACK
- PRE-PAINTED METAL FLASHING - COLOR: GENTEK SLATE
- INSULATED SOFFIT
- STAINLESS STEEL LETTERS ON PAINTED METAL ARMATURE
- ALUMINUM SOFFIT IN WOOD GRAIN - COLOR: DARK CHERRY
- ALUMINUM STOREFRONT WINDOWS - COLOR: BLACK
- BRICK - MUTUAL MATERIALS - MISSION FINISH - COLOR: SEA GRAY
- PARKING ENTRANCE ALUMINUM OVERHEAD DOOR - COLOR: BLACK
- ARCHITECTURAL FINISH CONCRETE - COLOR: GENERAL PAINTS CL 3273 W OR SIMILAR



2
A2.8
TYPICAL SECTION DETAIL
SCALE: 1:100

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Tomas Wolf MAIA/C

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architecture inc.

6 03 22 2012 Re-issued DPR/2
5 03 12 2012 Re-issued DPR/2
4 02 02 2012 Issued for ADP
3 10 17 2011 Issued for ADP presentation
2 08 02 2011 Re-issued for DP & marketing

no.	date	description
revisions		
project title: - VERVE - RESIDENTIAL DEVELOPMENT 13913 FRASER HWY SURREY, BC		
drawing title: ELEVATION DETAILS		
project no.:	11015	
drawn by:	ST	
checked by:	TR	
date:	FEB. 21/11	
scale:	1/100	
drawing no. A2.8		

NOTE: REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
6	12.APR.24	NEW SITE PLAN	SD
5	12.MAR.21	CITY COMMENTS	SD
4	12.MAR.21	CITY REVISION	SD
3	12.JAN.30	NEW SITE PLAN	SD
2	12.JAN.30	NEW SITE COMMENTS	SD
1	12.OCT.13	NEW SITE PLAN	SD

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

'VERVE'
RESIDENTIAL DEV.
13913 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 11.SEP.23 DRAWING NUMBER:
SCALE: 1"=30'-0"
DRAWN: MM
DESIGN: MM
CHKD: MCY

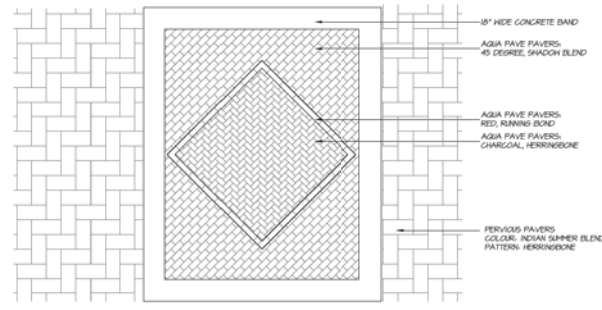
L1
OF 5

PLANT SCHEDULE

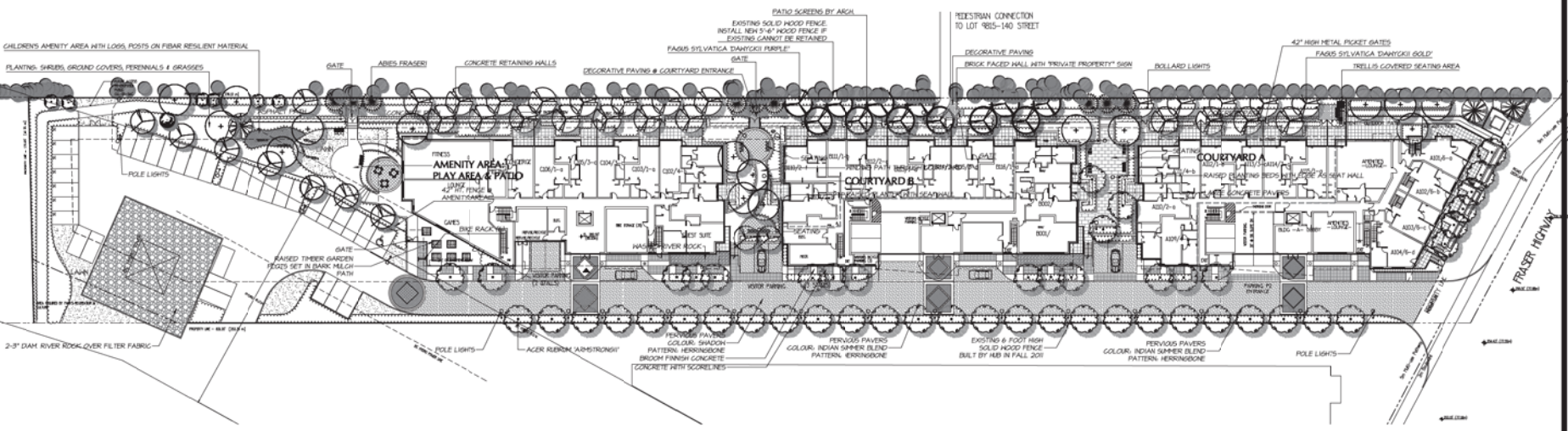
KEY	QTY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER: 11-148	PLANTED SIZE / REMARKS
TREE					
④	4	ABIES FRASERI	FRASER FIR		3H HT, B&B
④	16	ACER GRCINATUM	VINE MAPLE		23H HT, B&B; 5 STDH CLUMP
④	44	ACER RUBRUM 'MINISTRONGI'	ORANGE DREAM JAPANESE MAPLE		2H HT, B&B
④	13	CORNUS FLORIDA 'SUEBIA'	COLLINAIR RED MAPLE		60H CAL, 2H STD, B&B
④	24	FAGUS SYLVATICA 'DANKIGKI GOLD'	PINK FLOERING DOGWOOD		23H HT, B&B
④	12	FAGUS SYLVATICA 'DANKIGKI PEARL'	GOLDEN FASTIGIATE BEECH		60H CAL, B&B
④	5	FAGUS SYLVATICA 'PURPUREA PENDULA'	PEARL FASTIGIATE BEECH		60H CAL, 12H STD, B&B
④	3	THUJA PLICATA 'EXCELSA'	KEEPPING COPPER BEECH		3H HT, B&B
④	540	BUXUS MICROPHYLLA 'WINTERGREEN'	LITTLE-LEAF BOX		#3 POT, 40CM
④	21	CORNUS ALBA 'ELEGANTISSIMA'	VARSIGATED SHRUB DOGWOOD		#2 POT, 50CM
④	8	COTINUS COSSYPIRIA	SMOKE BUSH		12H HT, B&B
④	227	EUCOMMIS ALATA 'COMPACTUS'	COMPACT HINGED BURNING BUSH		#3 POT, 50CM
④	162	HYDRANGEA 'SERRATA BLUEBIRD'	BLUEBIRD HYDRANGEA		#3 POT, 40CM
④	60	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY		#3 POT, 50CM
④	32	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY		#3 POT, 50CM
④	163	RHOODOENDRON 'ANAH KRISCHKE'	RHOODOENDRON BLUE		#3 POT, 50CM
④	212	SPIRAEA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA/PINK		#2 POT, 40CM
④	28	SYMPLOCARPUS DOORENDOSSI 'ARISO'	PURPLE SNOWBERRY		#2 POT, 30CM
④	275	TAXUS X MEDIA 'HICKSII'	HICKS YEW		#5 POT, 30CM
④	22	VACCINIUM OYANUM	EVERGREEN HAZLEBERRY		#2 POT, 50CM
④	266	VIBURNUM DAVIDII	DAVID'S VIBURNUM		#2 POT, 30CM
GRASS					
④	113	CALAMAGROSTIS AGUTIFLORA 'KARL FOKERSTER'	FOKERSTER REED GRASS		#1 POT
④	340	IMPERATA CILINDRICA 'RED BARON'	BLOOD GRASS		#1 POT
④	327	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS		#1 POT
VINE					
④	4	CLEMATIS 'JACKHANI RUBRA'	VIRGINA CREEPER		#1 POT, 50CM, STAKED
④	14	PARTHENOCISSUS QUINQUEFOLIA	VIRGINA CREEPER		#2 POT, 60CM, STAKED
PERENNIAL					
④	17	HOSTA 'BLUE ICE'			#1 POT, 1 EYE, HEAVY SHADE
④	162	ERICA CARNEA 'SPRINGWOOD WHITE'	HEATH		#1 POT
④	12	GALTHERIA SHALLOON	SALAL		#1 POT, 20CM

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

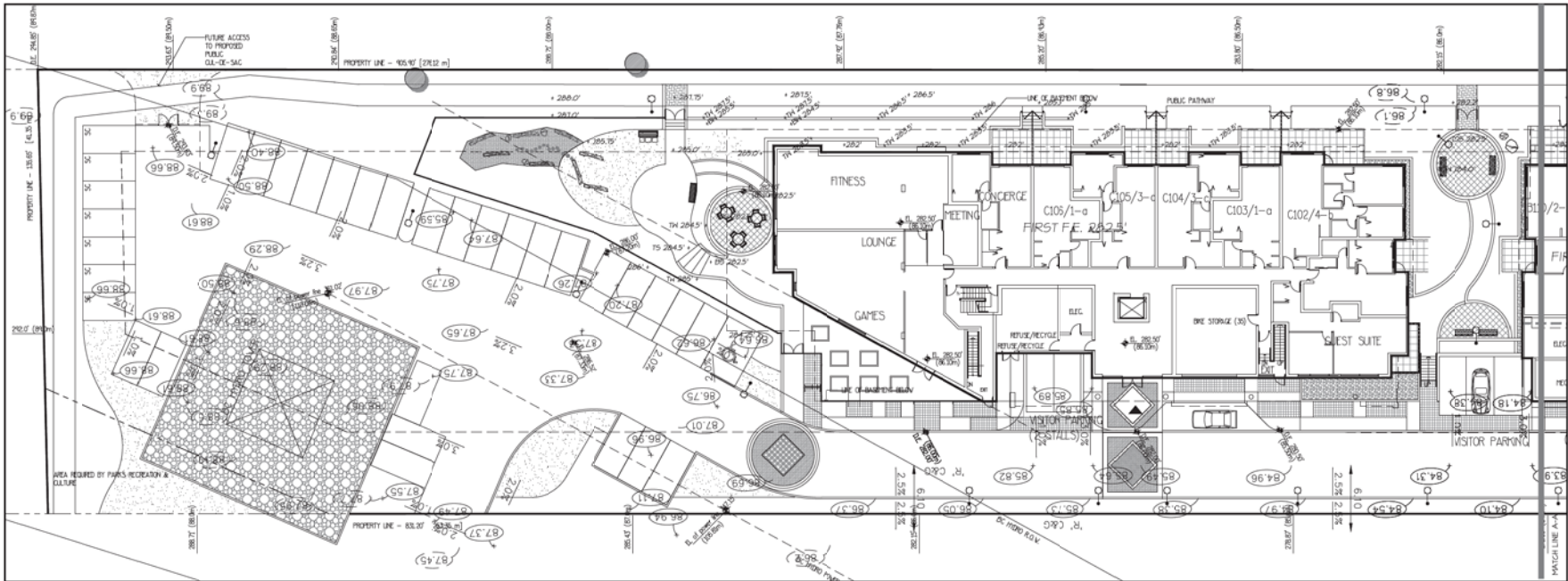
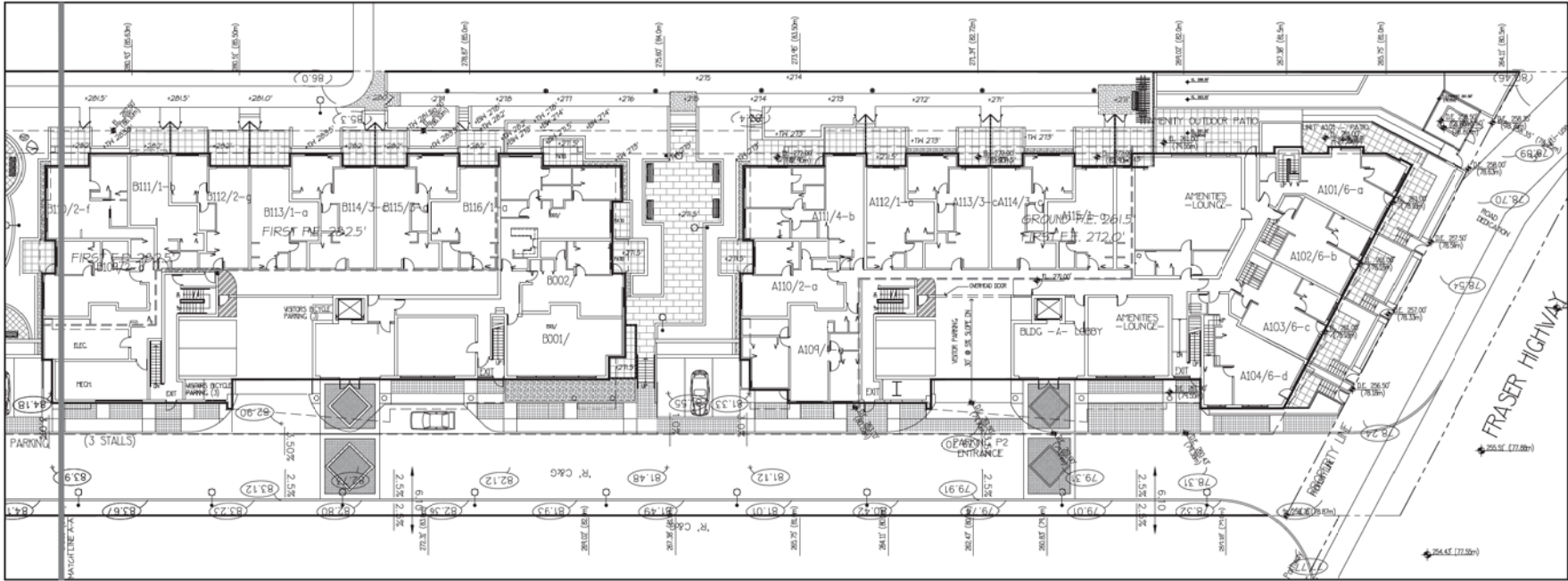
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



DRIVEWAY PAVING DETAIL
SCALE: 1/4"=1'-0"



SCALE: 1"=30'-0"



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Burnaby, British Columbia, V5C 6Z9
p: 604-294-0111, f: 604-294-0122

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15. DEC. 13	NEW SITE PLAN	DR
2	12. JAN. 10	NEW SITE COMMENTS	DR
3	12. JUN. 09	NEW SITE PLAN	DR
4	12. MAR. 11	CITY SUBMISSION	DR
5	12. MAR. 11	CITY COMMENTS	DR
6	12. APR. 14	NEW SITE PLAN	DR

CLIENT:

PROJECT:

'VERVE'
RESIDENTIAL DEV.
13913 FRASER HIGHWAY
SURREY, BC

DRAWING TITLE:
LANDSCAPE GRADING PLAN

DATE: 11SEP23 DRAWING NUMBER:
SCALE: 1/8"=1'-0" L3
DRAWN: MM
DESIGN: MM
CHKD: MCV OF 5

PMG PROJECT NUMBER: 11148-2P 11-148



INTER-OFFICE MEMO

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

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

DATE: **April 30, 2012** PROJECT FILE: **7811-0228-00**

RE: **Engineering Requirements
Location: 13913 Fraser Hwy.**

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

- dedicate 9.340 metres along Fraser Hwy.; and
- dedicate 10.058 m portion along Fraser Hwy, if not already dedicated.

Works and Services

- provide cash-in-lieu for construction of north side of Fraser Hwy;
- construct City Centre Plan specific stormwater management features;
- upgrade existing water network to provide adequate fire flow; and
- provide cash-in-lieu for the ultimate removal of the existing overhead lines along Fraser Hwy.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager

SSA



Monday, March 26, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911 022800

SUMMARY

The proposed 197 lowrise units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	10
Secondary Students:	6

September 2011 Enrolment/School Capacity

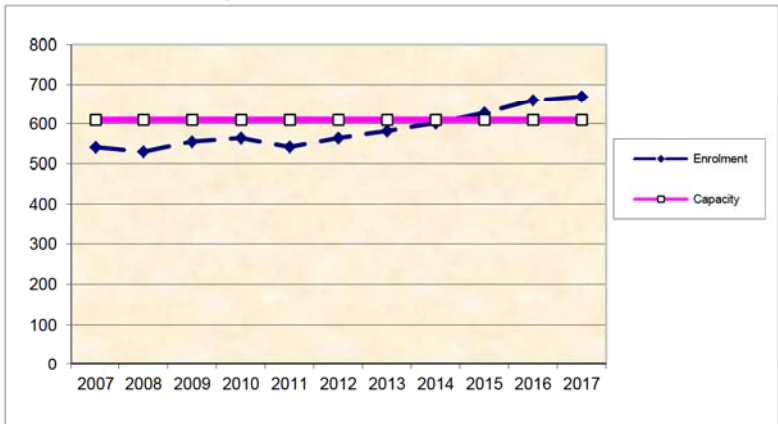
Lena Shaw Elementary	
Enrolment (K/1-7):	67 K + 475
Capacity (K/1-7):	60 K + 550
Guildford Park Secondary	
Enrolment (8-12):	1342
Nominal Capacity (8-12):	1050
Functional Capacity*(8-12);	1134

School Enrolment Projections and Planning Update:

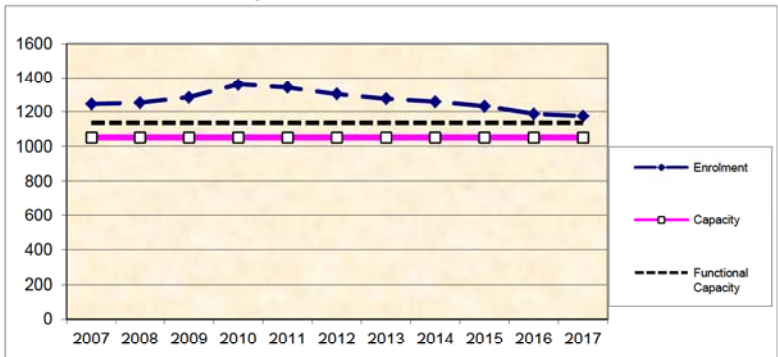
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Lena Shaw Elementary or to Guildford Park Secondary. Enrolment move considerations are being reviewed in the North region of the district to help reduce overcrowding at some schools while reducing surplus space at other schools. Capacity at Lena Shaw Elementary has been adjusted for full day Kindergarten implementation and a "Strongstart" program oriented to preschool children and their parents. The proposed application in this report will not have an impact on these projections.

Lena Shaw Elementary



Guildford Park Secondary



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



Properties & Partnerships
Property Rights Services

Julie Dalla Gassa
 Phone: (604) 543-1592
 Fax: (604) 543-1540
 E-mail: julie.dalla.gassa@bchydro.com

April 30, 2012

Assignment: 1063011
 File: BCE 3016 & BCE 154
 Circuit/Str.: 5L044 Str 545-04
 Your File: 7911 0228 00

VIA FAX: Plau@Surrey.ca

Pat Lau
 City of Surrey
 Planning and Development Department
 14245 – 56 Avenue
 Surrey, BC

Re: Multi Level Development adjacent to 500kV Right of Way; Parking lot, Landscaping and Roadway within Right of Way (“Proposed Use”)

Right of Way Charge No.: 138604C & AB203643 (Assignment of 286471C)

Legal Description: PID: 010-995-030 Pcl B (EP6255) Lot 4 Except.... Sec 35 Blk 5N Rgc 2W NWD Plan 3352

Location: 13913 Fraser Highway, Surrey

Drawing: Figure 1 Electrical Site Plan Prepared by Stantec Consulting

BC Hydro has reviewed the updated setback drawings shown as figure 1 and can advise that the building design is acceptable to BC Hydro. BC Hydro can now give final approval for this development on the condition that if any electrical lighting or buried utilities are planned within the right of way, detail drawings will be submitted to BC Hydro for approval.

The following conditions are BC Hydro’s requirements for personal safety, long-term security and maintenance of the electrical system.

1. The Proposed Use must be completed by April 30, 2013. You (or your agent) must receive a written extension from B C Hydro should the activities not be completed by this date.
2. At least 3 working days prior to commencing activity on the right of way, you will contact Field Operations, Lower Mainland Transmission at 604-590-7644 to arrange an on-site meeting.

The on-site meeting is necessary because activity will take place near high voltage electrical lines and related equipment. Safe working procedures will be explained by the Transmission

ASG#: 1063011 FILE : BCE 154 & BCE 3016

Maintenance Technologist and if regulations require, a WorkSafe BC form 30M33 (governing equipment activity) will be completed. BC Hydro may restrict the maximum height of vehicles permitted on the right of way, including load and reach, to 4.1 metres.

3. The Proposed Use is taking place near a 500,000 volt electrical line. You must ensure compliance with all applicable WorkSafe BC rules and regulations, particularly Part 19: Electrical Safety of the Occupational Health and Safety Regulation (1998).

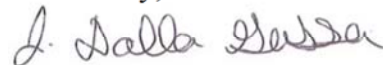
Persons and equipment must not come within 6.0 metres of the electrical transmission line conductor wire at any time.

4. No part of this Proposed Use may come within 10 metres of any BC Hydro's works.
5. Metal fences in the right of way should be grounded.
6. Landscaping within the right of way must be restricted to low-growing trees, shrubs and plants not exceeding 3.0 meters in height at maturity. BC Hydro, its agents and contractors reserve the right to remove tall growing trees from underneath and adjacent to the transmission lines from time to time to assure line security and public safety.
7. You will comply with the schedule of conditions attached to this consent. The schedule of conditions forms part of this consent.

Please ensure that you and others involved adhere to all requirements.

We would be pleased to answer any questions you may have about this or other proposed uses on the right of way. Please call me at 604-543-1592.

Yours truly,



Julie Dalla Gassa
Property Coordinator
Property Rights Services

c: K. Wagner / L. Crowhurt / D. Brodie

cc: Victor Setton, Porte Development Corp.
Via E-Mail: vsetton@porterealty.com

ASG#: 1063011 FILE : BCE 154 & BCE 3016

**Standard Conditions for All Compatible Uses of
BC Hydro Rights of Way**

1. This consent applies to BC Hydro interests only. You must also obtain permits and consents from all other parties (landowners, regulators, etc.) with an interest or jurisdiction and comply with any applicable laws and regulations.
2. These requirements are to be read together with and do not diminish BC Hydro's Statutory Right of Way Agreement registered on the land.
3. BC Hydro shall not be responsible for any damage, interference or hindrance to your activities, equipment or the Proposed Use arising out of BC Hydro's activities anywhere on the right of way. You will indemnify BC Hydro, their agents, employees and contractors against any liability, action, damage, cost or loss to property or persons resulting from any activity or any occurrence on the right of way caused by you or those for whom you are responsible at law. This indemnity will survive the expiry or termination of this Notice and any other agreement entered into pursuant to this Notice.
4. No part of the Proposed Use may be enlarged, moved, or added to without the prior written agreement of BC Hydro. Uses or installations other than those contemplated in this Notice require additional written agreement from BC Hydro.
5. BC Hydro may terminate this Notice if your employees, agents or contractors fail to comply with these requirements.
6. You acknowledge that minor levels of electrical induction may be experienced due to the proximity of electrical lines and will not hold BC Hydro responsible.
7. The following are not permitted in the right of way:
 - log decking
 - blasting
 - burning
 - stock piling of excavated, building or other material
 - building or portions of buildings, including foundations and eaves
 - storage or handling of flammable or explosive material
 - fuelling of vehicles and equipment
8. BC Hydro personnel must be able to access the right of way at all times. Interruption of your activities and operations may be necessary for electrical line maintenance or construction.
9. Other than those specifically approved in this Notice, there must be no changes in ground elevations of more than 0.5 metres from the original grade without the prior written consent of BC Hydro.
10. There must be no deterioration of drainage patterns or soil stability within the right of way.
11. Upon completion of the Proposed Use, the right of way must be restored as closely as is practically possible to the original condition or better at your expense.
12. Safe working procedures will be explained by the BC Hydro Representative on site and if regulations require, a WorkSafe BC form 30M33 (governing equipment activity) will be completed.

APPENDIX _____

TREE PRESERVATION SUMMARY

Surrey Project #
 Project Location: 13913 Fraser Highway, Surrey
 Register Landscape Architect / Arborist Michael Mills DMG Landscape Architects

Detailed Assessment of the existing trees was prepared for this proposal on October 5th 2011.
 The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located on the north side of Fraser Highway in the Surrey Central area..
- b. The site was previously utilized as a mobile home trailer park but has been vacated and is now covered in debris and the remains of the mobile homes..
- c. A BC Hydro ROW. Crosses the north west corner of the site
- d. The site contains only 32 bylaw size trees, the majority of which are not considered to be of good quality.
- e. The proposal involves three apartment buildings with two levels of underground parking. Tree preservation is not feasible given the form of development proposed..

2. Summary of Proposed Tree Removal and Replacement

○	Number of Protected Trees Identified	32	(A)
○	Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○	Number of Protected Trees to be Removed	32	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required @ 2:1	64	(E1)
○	Number of Replacement Trees Required @ 1:1	0	(E2)
○	Total Number of Replacement Trees Required	64	(E3)
○	Number of Replacement Trees Proposed	56	(F)
○	Number of Replacement Trees in Deficit (E – F)	8	(G)
○	Total Number of Protected and Replacement Trees (D+F)	56	(H)
○	Number of Lots Proposed in Project	N/A	(I)
○	Average Number of Trees / Lot (H/I)	N/A	

3. Tree Survey and Preservation Plan

Tree Survey and Replacement Plan is attached.

This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Michael J Mills**
ISA Certified Arborist #PN0392
DMG Landscape Architects
October 5th 2011

CITY OF SURREYBY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

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

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 010-995-030

Parcel B (Explanatory Plan 6255) Lot 3 Except: Firstly: West 6 Feet Secondly: Part Subdivided by Plan 13971; Section 35 Block 5 North Range 2 West New Westminster District Plan 3352, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ray Janzen, B.C.L.S. on the 26th day of April, 2012, containing 1.13 hectares, called Block A.

Portion of 13913 Fraser Highway

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

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

A. Intent

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

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Multiple unit residential buildings and ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 1.8.
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (Fraser Hwy)	Rear Yard (North)	Side Yards (West and East)
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 metres [15 ft.]	7.5 metres [25 ft.]	7.5 metres [25 ft.]

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

2. Notwithstanding the definition of *Setback* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the roof canopy may encroach up to 1.2 metres (4 ft.) into the required *side yard setback*.

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

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 50 metres [164 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, resident parking shall be provided at a rate of 1 *parking space* per *dwelling unit* and visitor parking shall be provided at the rate of 0.16 *parking space* per *dwelling unit*.
3. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
4. Notwithstanding Section H.3, up to 15 resident *parking spaces* may be provided at grade.
5. *Tandem parking* is permitted, but the second *parking space* is not included in the required parking calculation.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within the *underground parking*.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* are required for at least 90% of all *dwelling units* which are not *ground-oriented*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1 hectare [2.5 acres]	32 metres [105 ft.]	164 metres [538 ft.]

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

L. Other Regulations

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

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

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RM-70 Zone in City Centre as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone in City Centre.
10. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

_____ MAYOR

_____ CLERK

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Advisory Design Panel Minutes

Parks Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, FEBRUARY 9, 2012
Time: 4:08 pm

Chair:

L. Mickelson

Panel Members:

B. Heaslip
D. Lee
G. McGarva
J. Makepeace
M. Searle
N. Baldwin
R. Ciccozzi

Guests:

D. Andrew, Creckside Architects
M. C. Yip, DMG Landscape Architects
T. Wolf, Studio One Architecture
A. Scott, PJ Lovick Architect Ltd.
J. Arora, DF Architecture Inc.
B. Stanimipov, Vivid Green
M. Castro, DF Architecture Inc.

Staff Present:

T. Ainscough, City Architect - Planning & Development
H. Bello, Senior Planner - Planning & Development
M. Rondeau, Senior Planner - Planning & Development
T. Mueller, Legislative Services

At the start of the meeting, the City Architect welcomed new members to the Panel and gave an overview of the City of Surrey's Design Review process.

A. RECEIPT OF MINUTES

The minutes of the Advisory Design Panel meeting of January 26, 2012 to be received.

It was

Moved by N. Baldwin
Seconded by M. Searle

That the minutes of the Advisory Design

Panel meeting held on January 26, 2012 be received.

Carried

B. NEW SUBMISSIONS

2. **5:00 pm**

File No.:	7911-0228-00
New or Resubmit:	New
Description:	Proposed 195 apartment units in 3 buildings
Address:	13913 Fraser Highway
Developer	Victor Setton, Porte Realty
Architect -	Tomas Wolf, Studio One Architecture
Landscape Architect:	Mary Chan Yip, DMG Landscape Architects
Planner:	Pat Lau
Urban Design Planner:	Mary Beth Rondeau

The **Urban Design Planner** presented an overview of the proposed project and highlighted the following:

- The site is located in City Centre and the proposal generally meets the intent of the policy for the area.
- The context includes a new 4 storey apartment building on the west.
- This building proposes 5 storey facing Fraser Highway where the adjacent buildings are lower. Staff consider that the 5th floor could be setback to integrate with the 4 storey expression of the new apartment building.
- A pedestrian link is needed along the east side of the site to connect green amenities of Green Timbers Park and the utility right of way. Access will be provided through the adjacent city-owned property to the east. The greenway connection is two meters walkway with one meter landscaping on each side.
- The units are below grade along this pedestrian link and more work needs to be done with the applicant to resolve associated issues with the grade.
- There is tandem parking; however, the second stall is not a required stall.

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

- There is a BC Hydro right-of-way with a tower. Have to conform to regulation for distance from the overhead wires to the buildings which is why the building form is set back. Five meters is dedicated to the multiuse pathway along Fraser Highway. There are two storey townhouses in front from the base of the building facing the Fraser Highway with patio access to the pathway. The building is 2 - 3 feet above the highway.
- In form the height of the buildings are not different from each other. The existing building to the east is 6 - 7 feet above Fraser Highway; the building has been brought down as much as possible. Also, because of the layering, there is a two storey base to preserve the architectural expression.
- The development is divided into three buildings with 197 units. The break between buildings is achieved with courtyards.
- The main outdoor amenity is located at the back with children's play areas.
- The first amenity is a lounge with outdoor space, the second is a gym, and the third is a multipurpose room next to the garden. The development has guest suites and a caretaker building.
- There are 1 - 2 levels of underground parking. The visitor's parking is located close to the entrances and all the lobbies are level.
- All ground floor uses face the pathway; it is a private space. The last units are below grade (below 4 feet) and the last is 2.5. The rest are level.
- Selected a contemporary expression for the buildings, with strong massing, using vertical and horizontal lines.
- There will be 7 accessible units.
- Stormwater management, roof run off will be collected and pavers are permeable.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- Townhouse units on Fraser Highway have individual entrances with stepped planters to provide separation between the multiuse path and the units fronting Fraser Highway.
- Amenity spaces will have multiuse seating, children's play area, and community garden opportunities. Intimate smaller scale seating spaces have been created.
- Tree species change due to hydro guidelines, the trees selected will maintain the colour of the foliage in the fall to provide continuity in colour. On the east side alternated trees to provide separation from semi-private patios and the pathways.
- In terms of sustainability, permeable pavers are a large part of stormwater management, are using shrub materials with low water requirements.
- Along the east edge have a cedar hedge on a neighbouring development. The grade is at 8 inches and will not impact finish grades and the design will be compatible to what already exists on the east edge.
- Propose pole lighting on the driveway and bollard lighting on the pedestrian link.

Questions from the panel were clarified as follows:

- East path was not required to connect to Fraser Highway for reasons of access control.
- The east path cuts through the outdoor amenity area courtyards A & B.
- The extent of surface parking was provided to take advantage of the Hydro ROW.
- There are 7 disabled parking spaces, in the underground, and 2 for visitors.
- Accessible washrooms will be provided for the indoor amenity rooms.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

13913 Fraser Highway

File: 7911-0228-00

It was

Moved by R. Ciccozzi

Seconded by B. Heaslip

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Vehicle Circulation

- The visitor parking along the driveway is breaking up the route pedestrians take. Anything that could be done to give more priority to pedestrians would be good.

The drop-off zone at the entrance to Building A has been deleted. The visitor parking next to the courtyards will have roll over curbs to allow the continuity of the sidewalk (please refer to the landscape drawings).

Pedestrian Circulation

- Like the pedestrian oriented design.
- Wonder if there is not more opportunity where pedestrians can connect to the building directly. All opportunities to create pedestrian connections (including to the south) should be taken.
- Consider extending the pedestrian connection to Fraser Highway at the east.

After further discussions with the Planning and Development Department and in consideration of security concerns, it was decided that this connection not be provided.

Form and Character

- Support overall site organization, building massing and treatment.
- Very well executed presentation and design.
- Like the vibrant colours and the facade modulation.
- The design is a repetition of forms and one colour (red); could be modulated to have one softer or expressed differently. There is a little too much repetition.
- Consider finding some elements (such as the point where the eastern greenway meets the site) to make the middle of the building special.

The pathway was primarily designed to provide a convenient connection between the city property to the east and the greenway to the west. Emphasizing the middle of the building might be misinterpreted as an invitation of the public into the building.

- One suite in the first courtyard is somewhat landlocked. There is a concern regarding screening.

Landscaped screening is provided to ensure privacy.

- One weakness is the differentiation where the building changes with the party.

Further consideration will be given to the detail at construction documents stage.

- Would be nice if the west side, ground floor of the building had more windows and active uses; further design detail should be done to humanize the ground floor.

In proposed Building A, the bicycle storage has been replaced with a lounge for the residents as part of the indoor amenity space and the windows have been enlarged. In proposed Building B, more residential units have been

added at the southwest corner of the building. Proposed Building C has the amenity area directly connected to the ground floor.

- Opportunity to provide sun shading devices that can contribute to the playful nature of the design.
- Should consider eyebrows for the south facing windows to take some of the pressure off solar gain.

On the south elevation, the top floor of proposed Building A has been set back and a large overhang has been added to the floor below which will help to provide shade. Ground level columnar deciduous trees will shade the elevation in summer.

- Consider an acoustical study to reduce traffic noise.

Noise mitigation strategies will be considered.

- Consider revisiting the cap on the brick to help with the foundation.

Precast concrete is proposed for the cap on the brick. The detail will further be studied during the construction documentation phase.

Landscaping

- Every chance to go for pedestrian permeability should be taken.

The extent of permeability throughout the hard surface areas have been maximized where possible.

- The length of the site has been well addressed. What is challenging are the long pedestrian connections, there is a high level of pedestrian permeability.

The long pedestrian connection along the east edge of the site has been visually shortened by introducing a trellis and a gate element where the City's public walkway intersects into the pedestrian pathway. In addition, all of the units facing these pathways and the 3 amenity areas have connections to this pathway to allow for more pedestrian permeability.

- Given the length of the pedestrian connections, there may be an opportunity to shift the courtyard plazas east to create nodes and embrace the pathway from the courtyard environment.

Based on CPTED concerns, we have been asked not to integrate the courtyard plazas east to create nodes within the pathway.

- Concerned that the pathway reaches a decision point (t-intersection) and that if you do make a turn, it dead-ends; way finding should be considered.

Way finding elements have been introduced, via signage and a trellis gate element at the T-intersection.

- With multi-use pathways, there are opportunities for cycling. Can see a lot of people choosing to cycle, if it is part of the future, provisions should be made for bike racks.

Bike racks will be introduced in pedestrian nodes within the multi-use pathways, not in random locations.

- Like the road articulated through permeable paving. Where there are large areas of permeable parking with a lot of landscaping, may elect to do curb breaks. Consider rain gardens in surface parking where permeability is limited.

The applicant's architect will review the ability to introduce rain gardens with the Civil Engineer and with BC Hydro, as it is within the Hydro right-of-way, where permeable pavers have not been introduced. Hydro does not support such infrastructure within their right-of-ways.

- In terms of lighting, it is nice that the strategy is articulated.
- Light bollards are tricky, the moment they are open for public access they are the first things to be vandalized. Might want to consider in-wall lighting, less susceptible to vandalism.

Bollards in the public accessible pedestrian pathway have been changed to lamp poles to be less subject to vandalism.

CPTED

- The pedestrian movement between buildings after hours can be problematic. A public walkway path should be defined through lighting and way finding to clearly delineate public and private space. Mixed use spaces are hard to police.

In response to this concern and further to discussions with the Planning and Development Department, it has been agreed that the public pathway along the west will not continue to Fraser Highway. Furthermore, low gates will be provided at the connection of the path with the courtyards to discourage the public from entering the private spaces. Signs will be provided at the east entrance to the pathway, which will assist pedestrians with way finding.

- The walkway needs to be clearly drawn and limited in size to show it is part of a formalized park system to outline a suggested pathway.

The walkway has now been more clearly defined. Please refer to the site and landscape plans.

- Walkways after hours have a lot of foot traffic. There is a lot of activity in the city centre core make sure it is formalized, and do not provide opportunities to linger.

- The two sunken units on the far north pose concerns, solutions should be considered to protect the units.

One of the units of proposed Building C has been deleted. The second unit is proposed to be the caretaker's unit and will have raised windows and a patio with direct access to the pathway.

- Overall CPTED approach is very sound; encourage working with City Staff to go where they are supposed to go as opposed to getting into the buildings and around the site.

Accessibility

- Disabled parking is fine. Recommend 5% of the units be wheelchair friendly so they can be adapted.

Seven units will be designed to be adaptable.

- Make sure the indoor amenity spaces have fully accessible washrooms.

Accessible washrooms have been added to the amenity areas.

- Use materials for pathways that are wheelchair accessible.
- Ensure pathways are level for wheelchairs and individuals with walkers.
- Suggest the elevator buttons being placed on the side.
- Have accessible call buttons to residents.

All public spaces will be designed to be accessible.

- Because there are so many units, there should be proper signage to show what the unit numbers / projects are.

Further details will be provided at the Building Permit stage.

Sustainability

- Consider alternatives to electric baseboard heating.
- Windows facing the sun will be hot, should have overhangs to reduce solar loading.

On the south elevation, the last floor of proposed building A has been set back and a large overhang has been added to the floor below that will help to provide shade. Ground level columnar deciduous trees will shade the elevation in the summer.

- Might have to introduce alternative to operable windows for ventilation on the Fraser Hwy. side due to traffic noise.

This will be considered.

- Need to reduce southern solar heat by adding solar shading on this side of the building.

An additional 1.2 metre (4 ft.) wide overhang has been provided on the third floor.

- The presentation said there would be rainwater storage / retention on roof to slow down flows and then collection in storage tanks in parkade. This needs more detail to show how it will be incorporated.

Details will be designed by the Civil Engineer and will be shown in the Building Permit submission.

- Much more mechanical space is required in the building to allow for easy access / maintenance of mechanical systems.

The mechanical rooms have been increased and the design has been coordinated with the mechanical consultant for proper sizing and access. Further details will be provided in the Building Permit application.