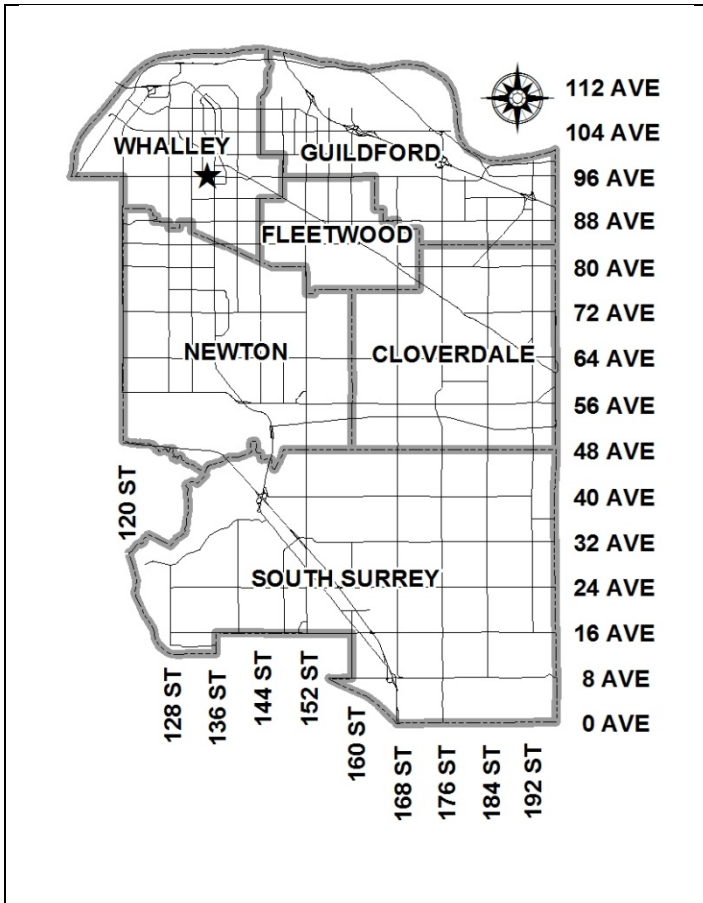


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0094-00

Planning Report Date: September 23, 2013



PROPOSAL:

- Rezoning portions from RF and RM-D to CD (based upon RM-70) and from RM-D to RF
- Development Permit

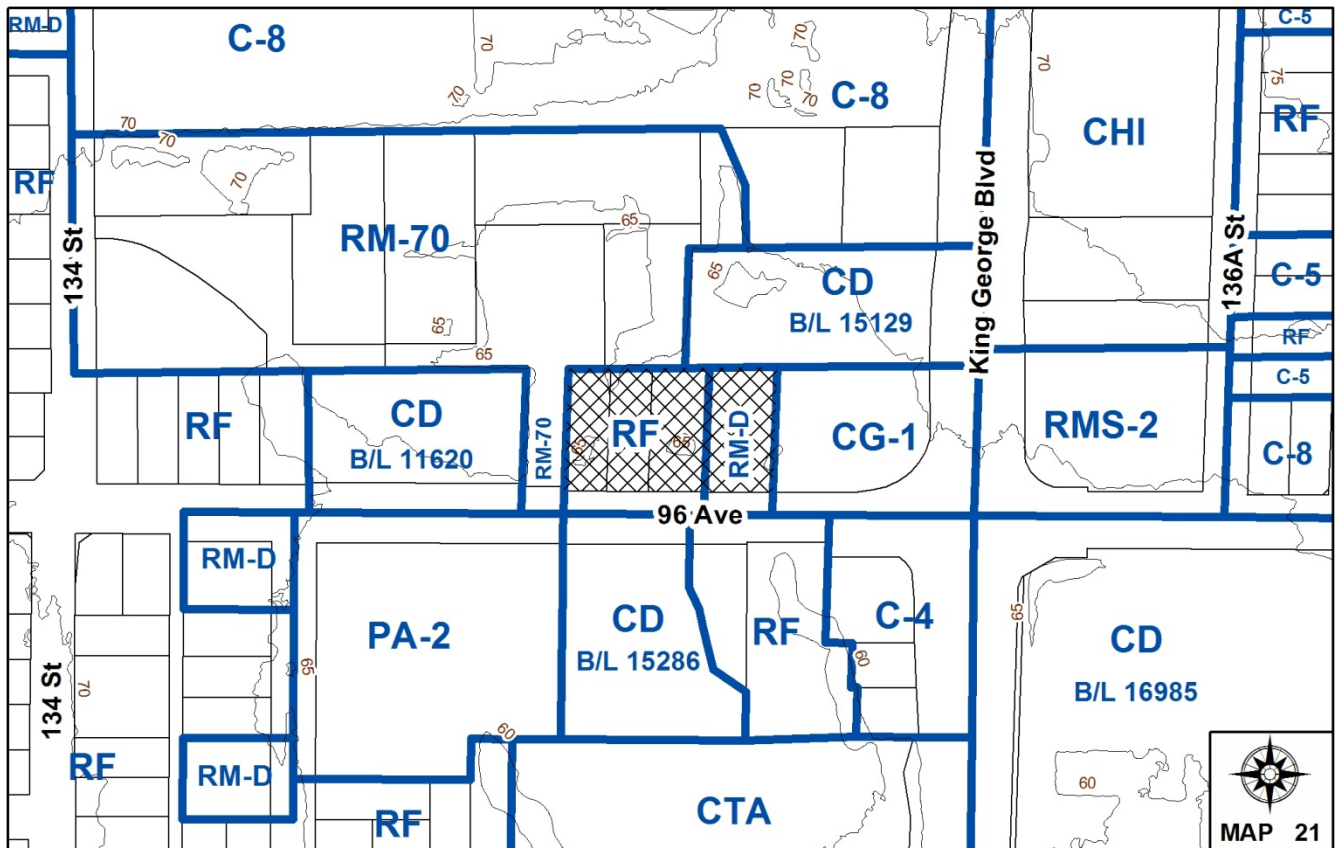
in order to permit the development of 123 dwelling units in a 6-storey building and open space.

LOCATION: 13523, 13509, 13535, 13547 and 13549 - 96 Avenue

OWNER: Dulex Holdings Ltd.

ZONING: RF and RM-D

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with "Multiple Residential" designation in the OCP.
- Complies with the "Low to Mid Rise up to 2.5 FAR" designation of the City Centre Land Use Concept Plan.
- The proposed density and building form are appropriate for this part of City Centre.
- The proposed development, as a rental apartment building, helps achieve the City's goal of creating a wider range of housing options.
- The proposed setbacks achieve a more urban, pedestrian streetscape in compliance with the City Centre Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan (attached as Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and rezone Block B from "Multiple Residential Duplex Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block C of the subject site as shown on the Survey Plan (attached as Appendix I) from "Multiple Residential Duplex Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 369 square metres (3,972 square feet) to 120 square metres (1,290 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0094-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;

- (j) the applicant provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (k) the applicant to address the tree replacement deficiency to the satisfaction of the City Landscape Architect;
- (l) submission of a final environmental report, riparian planting plan and cost estimate to deal with the restoration of the riparian area;
- (m) the applicant to provide an access easement to allow City staff access through the site to maintain the riparian area; and
- (n) registration of a reciprocal access easement with the six neighbouring stratified lots to the west and north to allow the existing driveway to be used as vehicle access to this proposed development.

REFERRALS

Engineering:	Engineering has no objection to the project, subject to the completion of Engineering servicing requirements, as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>7 Elementary students at A.H.P. Matthew Elementary School 3 Secondary students at Queen Elizabeth Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the Fall of 2015.</p>
Parks, Recreation & Culture:	Parks agrees that the applicant should convey the existing watercourse and riparian area to the City, without compensation, for conservation purposes. A P-15 agreement will be required for the monitoring and maintenance of replanting in the conveyed riparian area. Parks has concerns regarding the pressure this project will place on existing Parks facilities.
Surrey Fire Department:	Fire has no concerns related to this proposed development.
Environmental Review Committee (ERC):	The proposed development proceeded to the ERC on March 21, 2012, as a pre-application, to discuss the development parameters of the site, given the proximity of a Class A watercourse (West Quibble Creek). Please refer to Riparian Protection section of the Planning Report.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwellings on 3 western lots, which will be removed, and the eastern lot encumbered by West Quibble Creek.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and Northwest:	Existing apartment complex consisting of 6 stratified buildings.	Multiple Residential.	RM-70
Northeast:	Mixed-use residential and commercial development.	Commercial.	CD By-law No. 15129
East:	Portion of West Quibble Creek and Petro-Canada gas station.	Commercial.	CG-1
South (Across 96 Avenue):	Existing 3-storey townhouse development. Greenbelt and West Quibble Creek.	Multiple Residential. Urban.	CD By-law No. 15286 RF
West:	Driveway leading into 6 stratified apartment buildings.	Multiple Residential.	RM-70
Further West:	Existing 4-storey apartment building.	Multiple Residential.	CD By-law No. 11620

DEVELOPMENT CONSIDERATIONS

- The subject site is located in the Surrey City Centre, along 96 Avenue, just west of King George Boulevard. The application encompasses 4 properties: 13509, 13523 and 13535 - 96 Avenue are zoned "Single Family Residential Zone (RF)" and 13547/49 - 96 Avenue is zoned "Duplex Residential Zone (RM-D)". The subject site is designated "Low to Mid Rise up to 2.5 FAR" in the City Centre Land Use Concept Plan.
- The applicant, Dulex Holdings Ltd., has submitted a development application to rezone the western portion of the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and to rezone the riparian area on the eastern portion from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)", to obtain a Development Permit and to consolidate the site into two (2) lots, in order to permit the development of a 6-storey apartment building consisting of 123 dwelling units and an open space lot.
- The gross site area of the subject site is approximately 0.52 hectare (1.3 acres), with development planned on the western 0.34 hectare (0.84 acre) portion.

- The applicant is intending that the proposed building will be a purpose built market rental building.

Riparian Protection

- A Class A watercourse, West Quibble Creek, is located within the eastern portion of the development site. A 30-metre (100 ft.) riparian protection area from the top of bank, is normally provided along such Class A watercourses.
- As part of the pre-application process, the applicant requested to proceed to the City's Environmental Review Committee (ERC) on March 21, 2012, for consideration of a reduction to the stream protection area.
- The applicant submitted an environmental report, prepared by Libor Michalak of Pieris Ecological Consulting, which proposed a reduced stream protection setback ranging from 7 metres (23 ft.) to 25.1 metres (82.3 ft.), with an average setback of 17.5 metres (57.4 ft.).
- At the time of the ERC meeting, the ERC agreed with the applicant's environmental consultant's recommendation, subject to a number of conditions being met, including:
 - conveyance of approximately 1,294 square metres (13,926 sq.ft.) of land to the City for stream protection purposes;
 - revegetation of areas formerly occupied by houses, driveways and accessory structures, at a ratio of 1:1; and
 - the applicant entering into an agreement with the City, to provide habitat compensation, planting maintenance and bonding, as per the City's Policy No. P-15.
- A geotechnical report was requested by staff, to ensure that the proposed underground parkade was adequately situated away from the watercourse, as well as to ensure that the watercourse would not be further impacted. A report prepared by Geomedia Engineering Ltd. was submitted by the applicant. The findings of the report are that the proposed temporary excavation for the new building will not adversely affect the stability to the existing slope. Furthermore, it is the geotechnical consultant's opinion that the construction of the new building will not adversely affect the water flow of the existing creek.
- An access easement will be provided on the proposed apartment lot to allow for City access to the new riparian lot, which is to be conveyed to the City.

Proposed Vehicular Access

- The access to the site is proposed from the west, from an existing private driveway that services six (6) existing apartment buildings to the north and northwest of the subject site, each of which has a separate strata council. This private driveway provides a connection from 96 Avenue through to 134 Street at the west.
- Preliminary discussions between the applicant and representatives of the 6 strata councils have already taken place, with the purpose of formulating an agreement that would allow the vehicles access to the proposed building to be located along the private driveway. However, staff have not been apprised that a formal agreement has been reached to date.

- Prior to final adoption, a reciprocal access easement will have to be secured between the stratas and the applicant.

Vehicle Parking and Bicycle Storage

- In accordance with the Zoning By-law, the project is required to provide 135 resident parking spaces (79 for studio and 1-bedroom units and 56 for 2-bedroom or more units) and 20 visitor parking spaces, for a total of 155 parking spaces.
- However, the applicant has requested a slight reduction in the number of on-site parking spaces. The applicant proposes to provide 1 resident parking space per dwelling unit, irrespective of the size of the dwelling unit. This parking rate has been supported elsewhere throughout City Centre and is supported for this project. The proposed visitor parking will be based upon a ratio of 0.16 parking space per dwelling unit, in compliance with the Zoning By-law. As a result, 123 resident parking spaces and 20 visitor parking spaces are proposed, for a total of 143 parking spaces for the project.
- Under the requirements of the Zoning By-law, 148 bicycle parking spaces would be required for residents (based upon a ratio of 1.2 bicycle spaces for every dwelling unit) and 6 bicycle spaces be required for visitors, for a total of 154 bicycle parking spaces. The proposed development will include 246 bicycle parking spaces (based upon a ratio of 2 bicycle spaces per dwelling unit) and 6 bicycle spaces for visitors, for a total of 252 bicycle spaces, which exceeds the minimum Zoning By-law requirement.

Proposed CD By-law (Appendix V)

- The applicant is proposing to rezone the portion of the subject site accommodating the proposed 6-storey building to a CD Zone that is based, loosely, on the "Multiple Residential 70 Zone (RM -70)".
- The subject site is designated "Low to Mid-rise 2.5 FAR", which permits a maximum density of 2.5 floor area ratio (FAR).
- The proposed density of the development is 2.83 FAR, based upon the net site land area. The City Centre Plan permits projects conveying land to the City for riparian purposes to calculate density on the gross land area. Therefore, if calculated based upon the gross land area, the proposed density is 2.05 FAR, which falls under the maximum 2.5 FAR.
- The building setbacks will be reduced to be specific to the development, in order to create a more urban, pedestrian-oriented streetscape. The proposed building setbacks are as follows:
 - Front yard setback (96 Avenue) – 4.5 metres (15 ft.);
 - Read yard setback (North) – 6.0 metres (20 ft.);
 - West side yard setback – 4.5 metres (15 ft.); and
 - East side yard setback – 3.0 metres (10 ft.).
- For this development, a reduced parking ratio of 1 stall per dwelling unit is proposed, with visitor parking proposed at a ratio of 0.16 parking stall per dwelling unit.

- Balconies will be required for all dwelling units that are not ground-oriented.

PRE-NOTIFICATION

Pre-notification letters were sent on June 20, 2013. Staff received one telephone call in response to the pre-notification mailout. The resident was generally supportive of the proposed development, but would prefer that the project consist of only townhouses and directed towards older residents (55 years and older).

DESIGN PROPOSAL AND REVIEW

- The proposed development is a 6-storey apartment building that incorporates five (5) 2-storey ground-oriented townhouse units fronting 96 Avenue. The main pedestrian access will be located along 96 Avenue. All five townhouse units will have direct access to the street.
- The main vehicular access to the proposed development will be located on the northwest corner of the building, from an existing private driveway, which currently serves 6 stratified apartment buildings to the north and northwest of the subject site.
- The proposed building will contain a total of 123 residential units. The proposed break down of the 123 dwelling units is as follows:
 - 76, 1-bedroom units;
 - 42, 2-bedroom units; and
 - 5, 2-bedroom and den townhouse units.
- The proposed dwelling units range in size from 53 square metres (575 sq.ft.) for the smallest 1-bedroom unit to 130 square metres (1,402 sq.ft.) for the largest 2-bedroom and den unit, inclusive of townhouse units.
- The exterior finishes have been selected to reinforce the building massing. Brick veneer in light brown is proposed extensively throughout the building, and to anchor corner elements, along 96 Avenue.
- In addition to the brick, the exterior cladding is to consist of hardiplank siding in dark grey and taupe and stained cedar siding. The warm earth tones are proposed to clad vertical panels and accent corners of the building. Cedar tones are proposed at the roof and balcony soffits, as well as window panels and upper balcony guards, which convey the natural warmth of wood.
- Glass and light grey metal railings are to be used for the upper balconies to give a lighter appearance. Floor to ceiling glazing is to be added at feature locations, such as exposed corners, while incorporating vaulted ceilings to emphasize lightness and the connection between indoor and outdoor spaces.
- The use of extended planar elements, found in the expansive roof overhangs and horizontal planes that extend beyond the edge of the balconies are to be clad in dark grey accent trim and intended to give the development a contemporary West Coast character.

Indoor and Outdoor Amenity Space

- As per the proposed CD Zone for the site, 369 square metres (3,972 sq.ft.) of indoor amenity space is required of the proposed development, based upon the standard requirement of 3 square metres (32 sq.ft.) per dwelling unit and based upon a total of 123 dwelling units.
- However, the applicant proposes to provide only 120 square metres (1,290 sq.ft.) of indoor amenity space, which is 249 square metres (2,682 sq.ft.) less than required. The applicant will be required to provide cash-in-lieu to mitigate the shortfall in indoor amenity space in accordance with Council policy.
- The indoor amenity space will include a fitness centre and an entertainment lounge that will be located on the north side of the building, facing the landscaped area along the northern portion of the site.
- As per the proposed CD By-law for the site, 369 square metres (3,972 sq.ft.) of outdoor amenity space is required for the proposed development, based upon the standard requirement of 3 square metres (32 sq.ft.) per dwelling unit, based upon a total of 123 dwelling units. The applicant proposes to provide 369 square metres (3,972 sq.ft.) of outdoor amenity space, which complies with the minimum Zoning By-law requirement.
- The outdoor amenity located adjacent to the indoor amenity space on the north side of the building, includes a children's play area, seating and patio areas.
- The applicant will provide cash-in-lieu of public art, which will be required prior to the issuance of the Building Permit.

Trees

- An arborist report was prepared by Mike Fadum and Associates. The report identifies 47 protected trees on-site. 42 of these trees are proposed to be removed, with 5 to be retained (Appendix VI).
- The trees proposed for removal are listed below:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Deodar Cedar	1	1	0
Western Red Cedar	36	1	35
Cherry	1	1	0
Pacific Dogwood	1	0	1
Douglas Fir	3	1	2
Falsecypress	2	0	2
Western Hemlock	1	0	1
Bigleaf Maple	1	0	1
Norway Spruce	1	1	0
Total	47	5	42

- 84 replacement trees would be required throughout the development site. 44 trees are proposed to be planted throughout the site, which does not comply with the minimum number of trees required. Therefore, the applicant will be required to provide cash-in-lieu of replacement trees.

DISTRICT ENERGY

- The subject site is located within Service Area A, as defined in the "City Centre District Energy System By-law" (see Appendix VII for location). The District Energy 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 A with a build-out density equal to or greater than a floor area ratio (FAR) of 1.0 will be required to provide hydronic thermal energy systems in support of the City's District Energy (DE) system including domestic hot water, make up air units and in-suite hydronic space heating and will be required to connect to the City's DE system prior to occupancy.
- 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".

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 19, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located on 96 Avenue, west of King George Boulevard in the City Centre area. • The proposed development is consistent with the land use designation prescribed in the City Centre Plan for “Low to Mid-Rise up to 2.5 FAR”.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted gross density of the site is 2.5 FAR. However, the proposed gross density of the site is 2.05. The net density of 2.83 FAR is proposed for the development. • Although the development does not propose a range of land uses, it does propose a variety of housing types, including 1-bedroom, 2-bedroom and 2-bedroom and den townhouse units. • The proposed development provides a range of unit sizes. • The proposed development is a purpose built rental project.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will incorporate Low Impact Development Standards (LIDS). A rain garden is proposed at the north side of the building to provide infiltration for the project. At-grade planting is predominantly native species. A low volume irrigation system will be installed for on-slab planting and lawn areas. • The project proposes to compensate for ecology on site. 25% of the site will be green space dedication for the protection of the West Quibble Creek. An existing home will be removed and the area will be revegetated and reestablished as a riparian area for the creek. • The site contains a red coded (Class A watercourse), the West Quibble Creek. • The project development will provide garbage and recycling facilities as per City standards.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The project proposes a residential parking reduction in line with other already approved developments in the City Centre, at 1 space per dwelling unit. • Electric plug-ins will be provided within the visitor parking area. • Bicycle parking will be provided at a rate of 2 spaces per dwelling unit and visitor bicycle parking will be provided.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • CPTED principles have been applied to building access, exiting and parkade design. • One dwelling unit per floor will allow for persons with disabilities (Plan A4). • The project will provide for indoor and outdoor spaces for different age groups.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

ADVISORY DESIGN PANEL (Appendix VIII)

ADP Date: June 27, 2013

- Most of the ADP recommendations have been addressed by the applicant's architect and landscape architect, except for the following, which the applicant has agreed to resolve prior to Final Adoption of the Rezoning By-law:
 - Unresolved landscape issues.
 - Signage details.

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.	Proposed CD By-law
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	District Energy Service A Map
Appendix VIII.	ADP Comments

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geomedia Engineering Ltd., dated June 20, 2013 and September 13, 2013.
- Environmental Report Prepared by Pieris Ecological Consulting, dated March 5, 2012.
- Complete Set of Architectural and Landscape Plans prepared by Integra Architecture Inc. and PD Group Landscape Architect Ltd., dated August 19 and September 5, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD Zone (based upon RM-70)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,218 sq.m.
Road Widening area		523.5 sq.m.
Riparian area to be dedicated to City		1,294 sq.m.
Net Total		3,400 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		50%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (96 Avenue)		4.5 m
Rear (North)		6.0 m
Side #1 (West)		4.5 m*
Side #2 (East)		3.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		20 m
Accessory		4.5 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		76
Two Bedroom		42
Townhouse		5
Total		123
FLOOR AREA: Residential		9,608 sq.m.
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		9,608 sq.m.

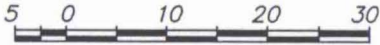
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	2.5	2.05
FAR (net)		2.83
AMENITY SPACE (area in square metres)		
Indoor	369 sq.m.	120 sq.m.
Outdoor	369 sq.m.	650 sq.m.
PARKING (number of stalls)		
Commercial		n/a
Industrial		n/a
Residential Bachelor + 1 Bedroom	79	76
2-Bed	56	47
Residential Visitors	20	20
Institutional		n/a
Total Number of Parking Spaces	155	143
Number of disabled stalls	1	7
Number of small cars	36	0
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 3 AND 4 PLAN 12954, AND LOT 207 PLAN 51457 AND PART OF STRATA LOTS 1 AND 2 STRATA PLAN 652 TOGETHER WITH THE COMMON PROPERTY; ALL OF SEC 34 BK 5 N R 2 W NWD

SCALE 1 : 750

 ALL DISTANCES ARE IN METRES

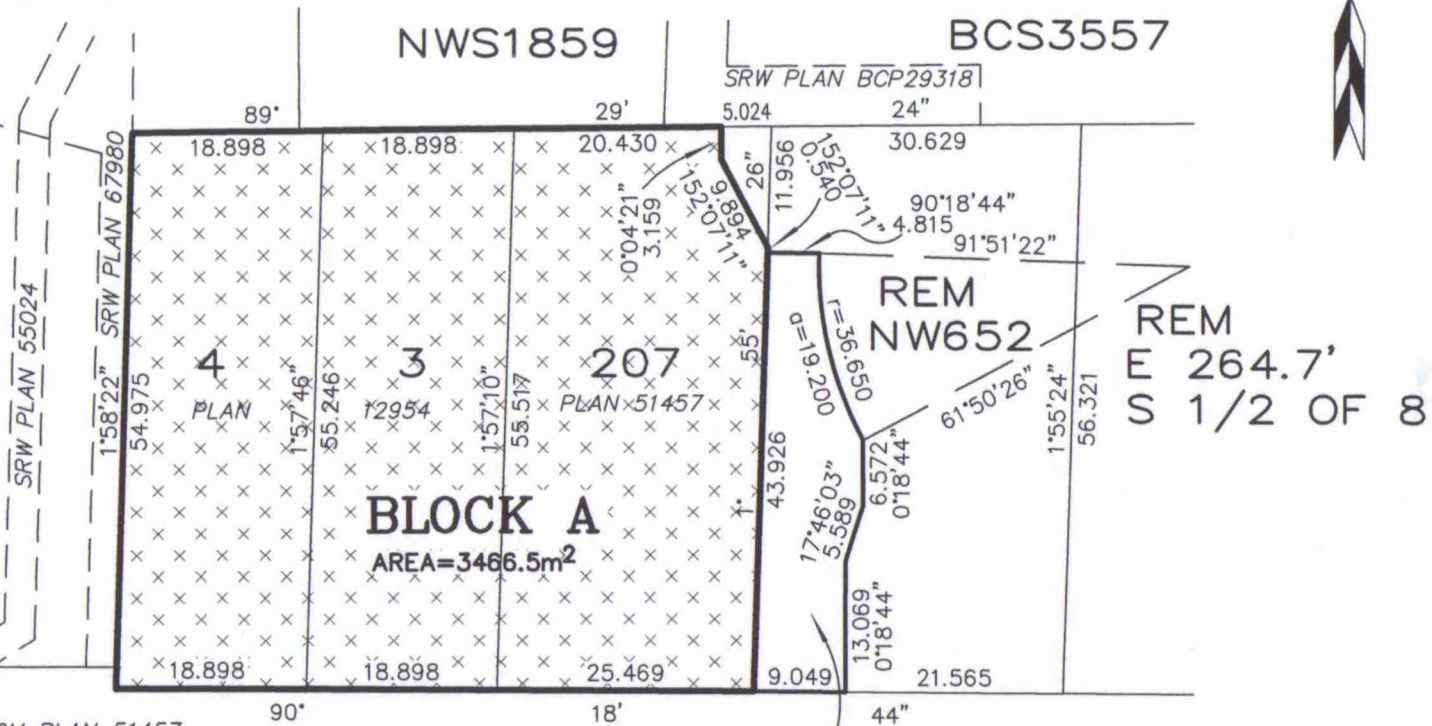


FOR REZONING PURPOSES
 92G.016

BOOK OF REFERENCE

ZONE	AREA
BLOCK A	3466.5m ²
BLOCK B	356.3m ²

244
 PLAN 64510



GRID BEARINGS DERIVED FROM PLAN 51457
 CERTIFIED CORRECT
 DATED THIS 17th DAY OF September, 2013.

M. Adam Fulkerson
 B.C.L.S. 906

This plan is based on the following
 Land Title and Survey Authority of BC records:
 PLAN 12954
 PLAN 51457

96TH AVENUE

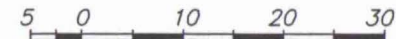
BLOCK B
 AREA=356.3m²

TARGET
 LAND SURVEYING
 SURREY B.C.
 604-583-6161

FILE: 7130-BlockZone-1

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF PART OF STRATA LOTS 1 AND 2 STRATA PLAN 652 TOGETHER WITH THE COMMON PROPERTY; SEC 34 BK 5 N R 2 W NWD

SCALE 1 : 750



ALL DISTANCES ARE IN METRES



FOR REZONING PURPOSES
92G.016

BOOK OF REFERENCE

ZONE	AREA
BLOCK C	1360.5m ²

244
PLAN 64510

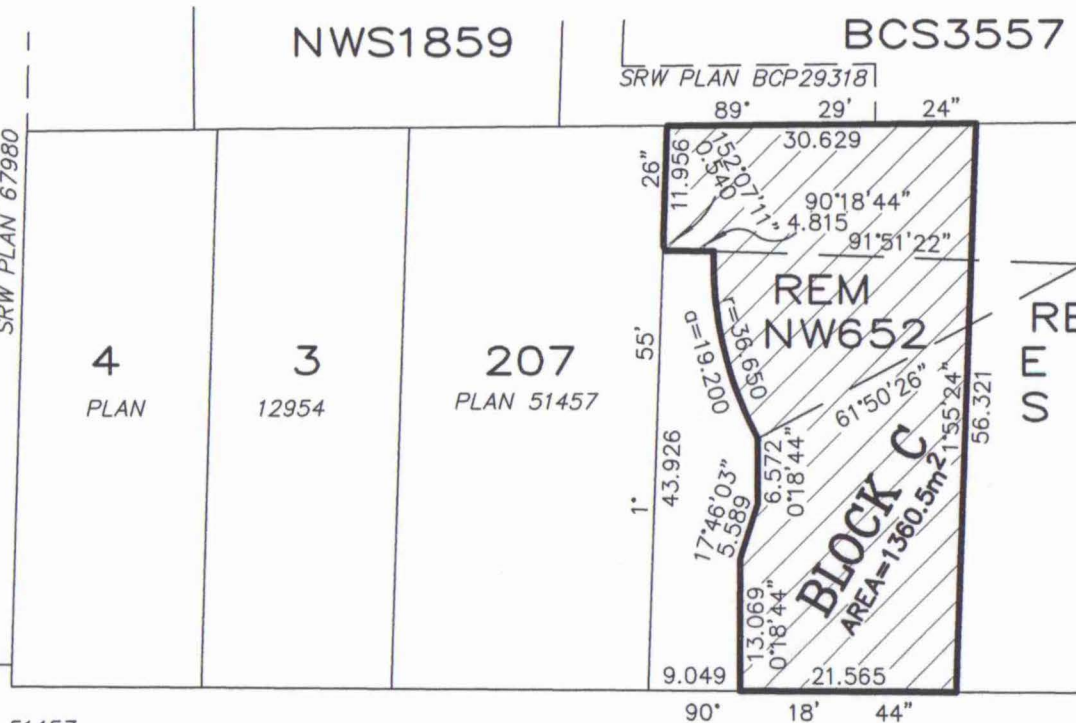
SRW PLAN 55024

SRW PLAN 67980

NWS1859

BCS3557

SRW PLAN BCP293181



REM
E 264.7'
S 1/2 OF 8

GRID BEARINGS DERIVED FROM PLAN 51457

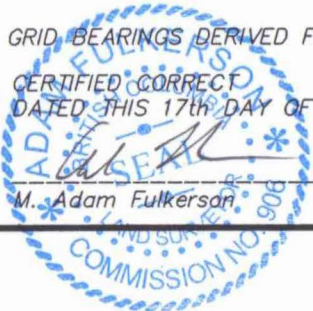
96TH AVENUE

CERTIFIED CORRECT
DATED THIS 17th DAY OF September, 2013.

This plan is based on the following
Land Title and Survey Authority of BC records:
PLAN 12954
PLAN 51457

B.C.L.S. 906

M. Adam Fulkerson





PERSPECTIVE VIEW



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com

PROJECT GEN.

CLIENT:

DULEX HOLDINGS LTD.

PROJECT:

the 5
 1360-1369 95 AVENUE
 SURREY, BC

PHASE:

PERSPECTIVE VIEWS

11287 PROJECT:

NTS SCALE:

August 13/13 DATE:

6 DRAWING:

DATE PLOTTED:



PERSPECTIVE VIEW



INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604 688 4220 F 604 688 4270
 info@integra-arch.com
 www.integra-arch.com

CONSTRUCTION: THE GROUP AND OTHERS
 CONSULTING: THE GROUP AND OTHERS

ARCHITECT: GENL

CLIENT:

DULEX HOLDINGS LTD.

DEVELOPER:

the 5

13829-13649 95 AVENUE
 SURREY, BC

FILE:

PERSPECTIVE
 VIEWS

11287 DEVELOPER:

NTS SCALE:

August 13/13 DATE:

6 DRAWING:

DESIGNER:

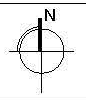


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SCALE 1:500

96TH AVENUE STREETSCAPE

1



SCALE 1:250

96TH AVENUE STREETSCAPE

2

DESIGNED BY

CLIENT

DULEX HOLDINGS LTD.

DEVELOPER

the 5
 13609-13649 96 AVENUE
 SURREY, BC

DATE

STREETSCAPE
 ELEVATIONS

11287

August 13/13

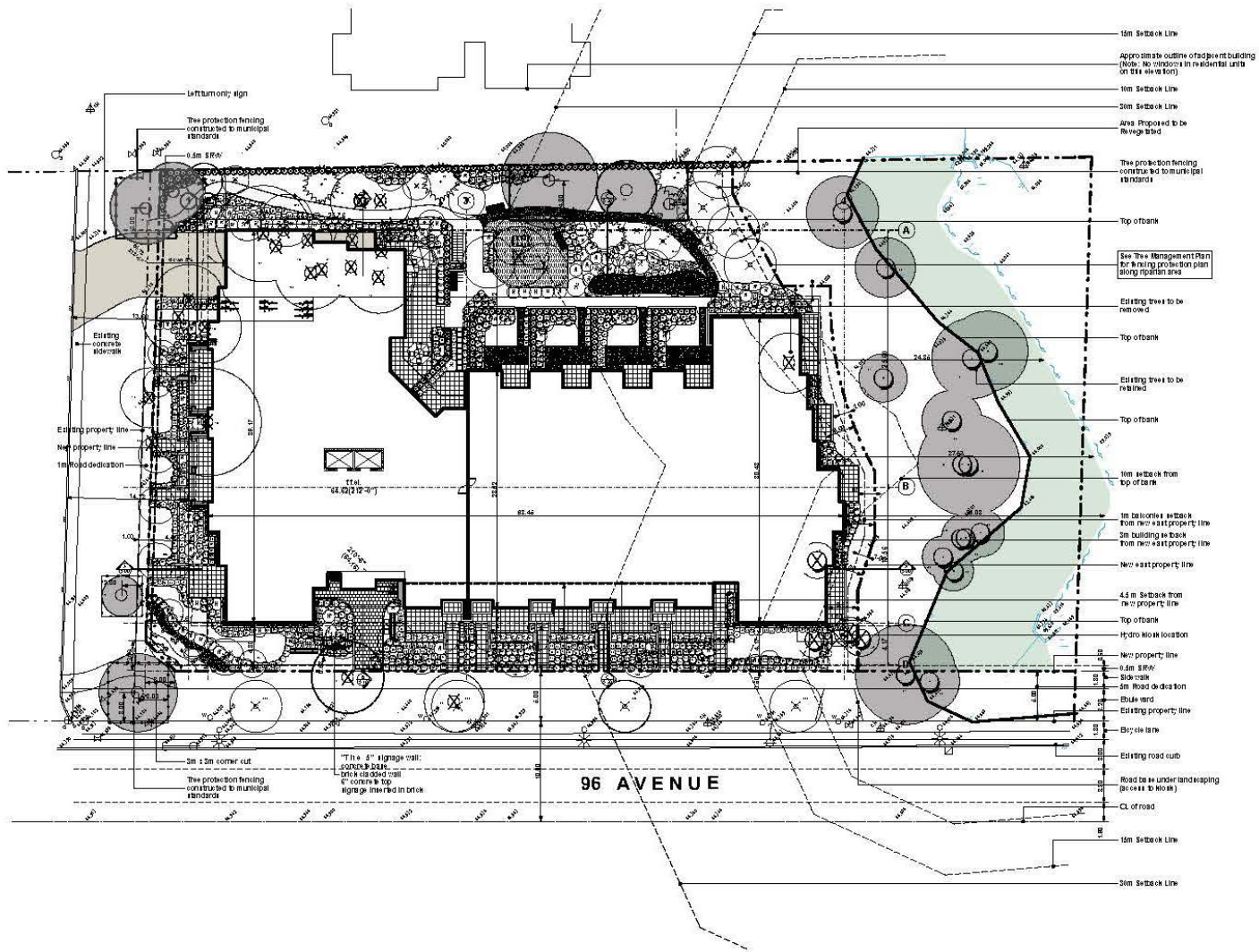
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DESIGNER

DATE

NO. SHEETS

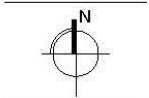
ELEVATIONS



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PROJECT GEN.

CLIENT:

DULEX HOLDINGS LTD.

PREP. BY:

the 5

1309-1356 96 AVENUE
SURREY, BC

TITLE:

SITE PLAN

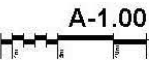
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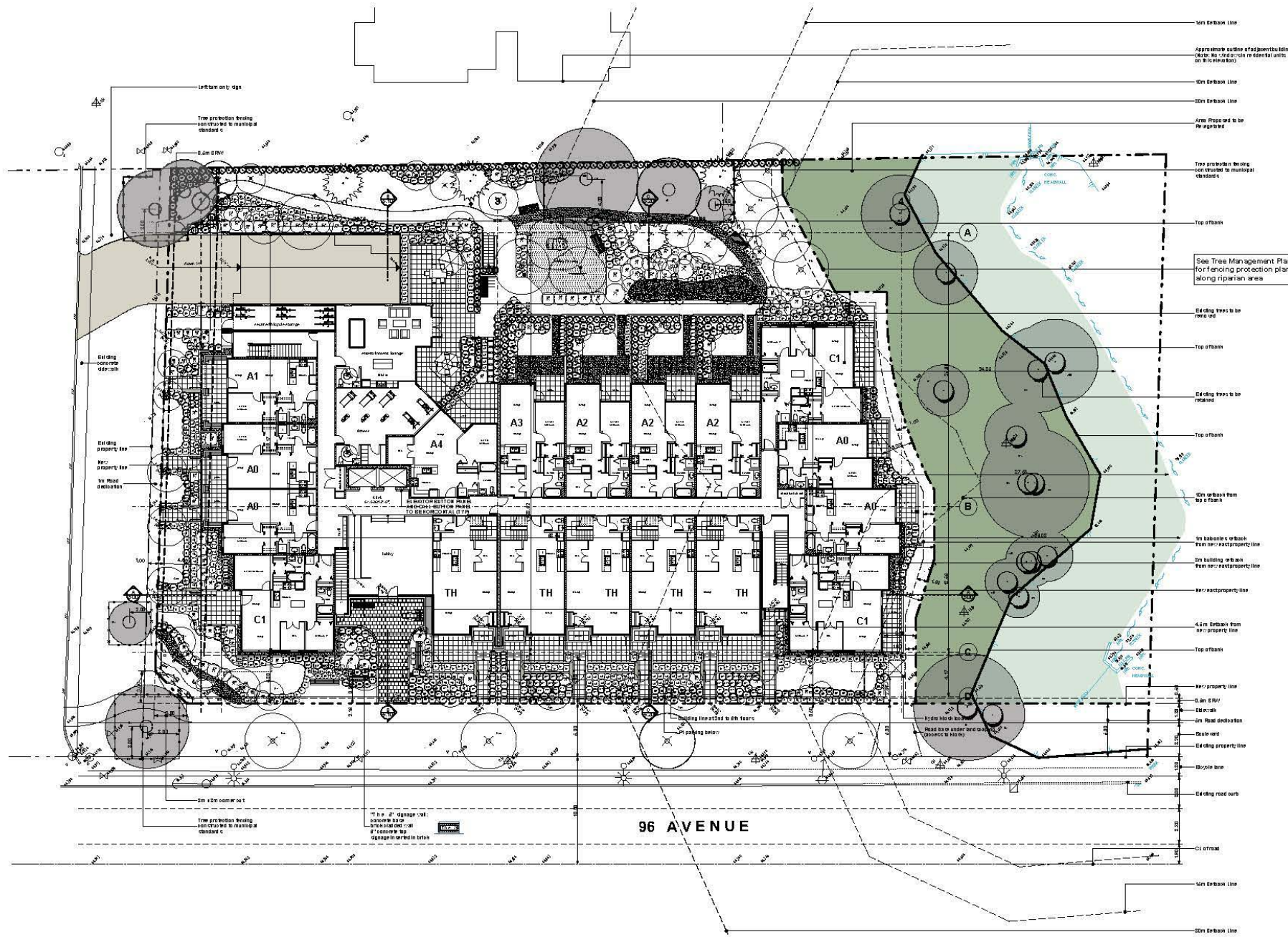
AUGUST 19/13 DATE:

6 DRAWING NO.:

DATE PLOTTED:

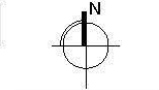


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- 10m Setback Line
- Approximate outline of riparian habitat being used for restoration to riparian status on this plan (see)
- 10m Setback Line
- 20m Setback Line
- Area Proposed to be Re-grassed
- Tree protection fencing - see attached to municipal conditions
- Top of bank
- See Tree Management Plan for fencing protection plan along riparian area
- Existing trees to be retained
- Top of bank
- Existing trees to be retained
- Top of bank
- 10m setback from top of bank
- 1m setback or setback from rear east property line
- 2m building setback from rear east property line
- Rear east property line
- 4.0m setback from rear property line
- Top of bank
- Rear property line
- 0.5m ESW
- 0.5m Road Deduction
- 0.5m Road Deduction
- Existing property line
- 10m setback from rear east property line
- 10m Setback Line
- 20m Setback Line

ARCHITECT: [REDACTED]

CLIENT:

DULEX HOLDINGS LTD.

PROJ. NO.:

the 5
 1309-1350 96 AVENUE
 SURREY, BC

TITLE:

SITE PLAN ADP

11287 [PROJ. NO.]

1:150 [SCALE]

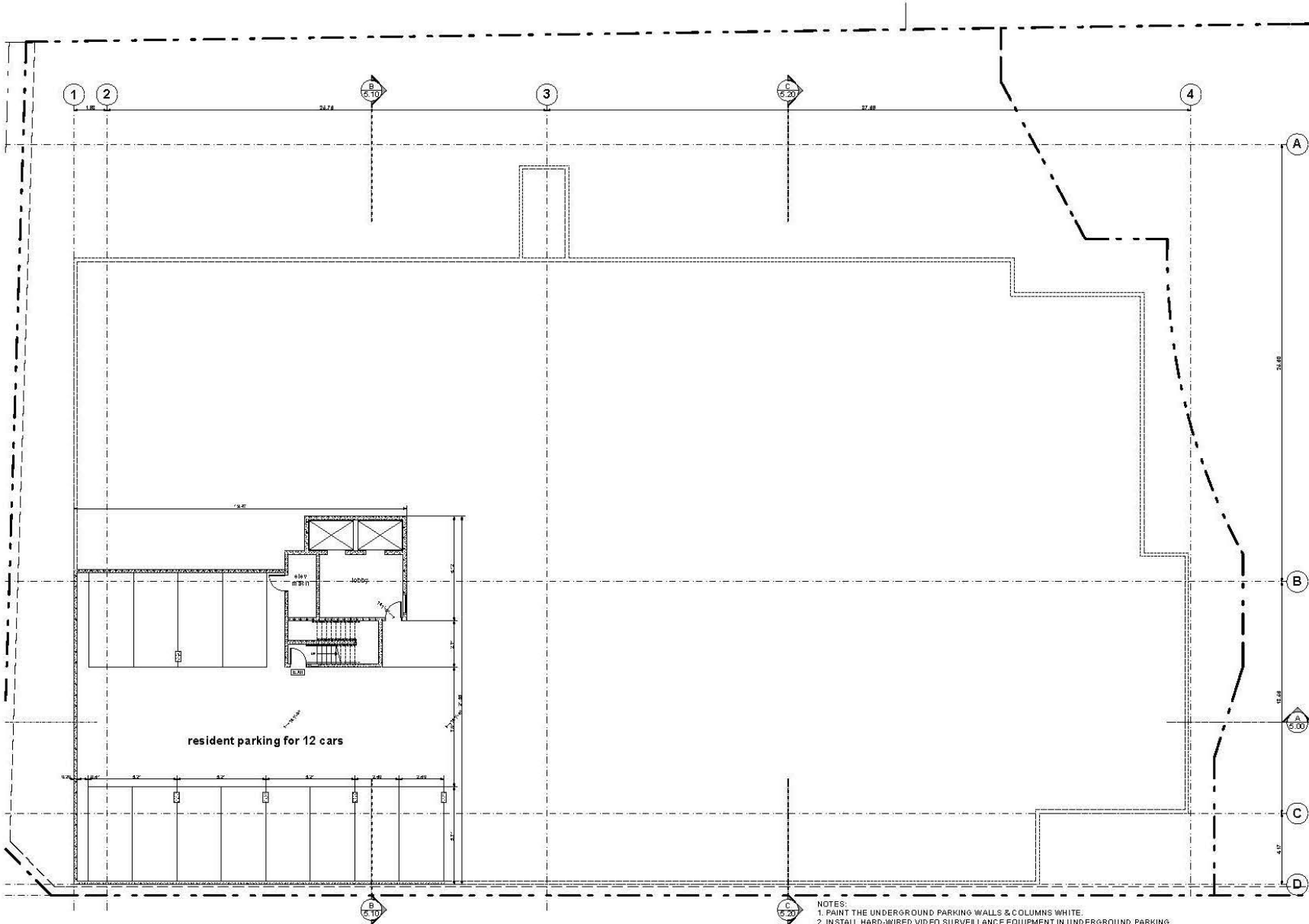
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[DRAWN BY]

A-1.01

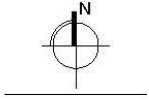




- NOTES:
1. PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 2. INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 3. AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
 4. PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
 5. ELEVATOR LOBBY IN UNDERGROUND PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
 6. ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING.
 7. PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.
 8. PROVIDE AMPLIFICATION SYSTEM WITHIN PARKADE THAT ALLOWS UNINTERRUPTED COMMUNICATION TO THE E-COMM-WIDE AREA 800 MHZ RADIO SYSTEM WITHIN THE CITY, AS PER BY-LAW NO. 15740, PUBLIC SAFETY E-COMM RADIO AMPLIFICATION SYSTEM BY-LAW.



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ARCHITECT GENERAL

CLIENT:

DULEX HOLDINGS LTD.

PROJECT:

the 5

1300-135 G 96 AVENUE
 SURREY, BC

DATE:

PARKING P3

11287 PROJECT:

1:100 SCALE:

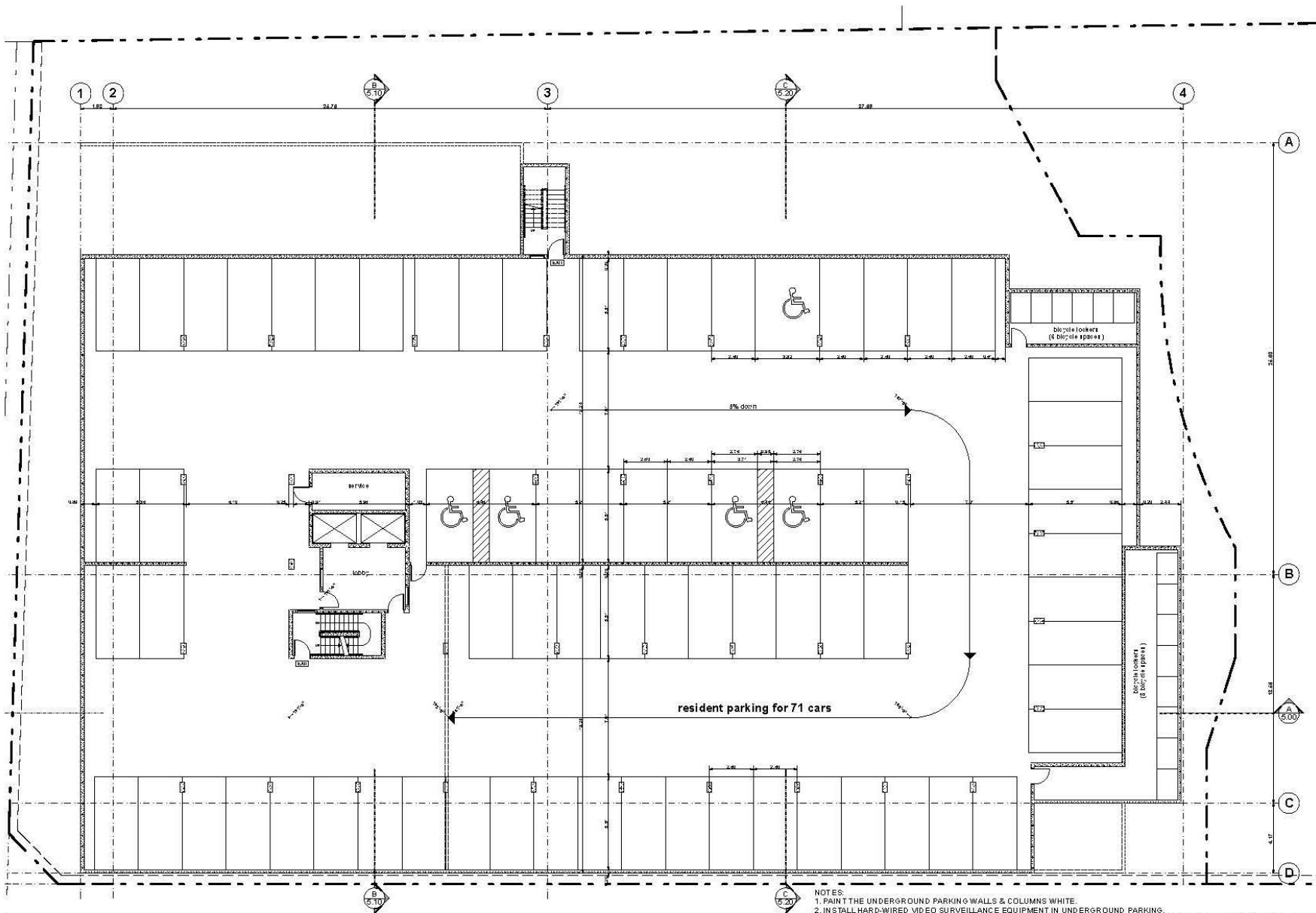
AUGUST 19/13 DATE:

6 DRAWING:

DATE PLOTTED:

A-2.00

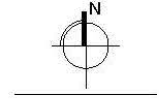




- NOTES:
1. PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 2. INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 3. AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
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ARCHITECT GENERAL

CLIENT

DULEX HOLDINGS LTD.

MEMO. CLIENT

the 5

13009-135th 96 AVENUE
 SURREY, BC

DATE

PARKING P2

11287 MEMO. CLIENT

1:100 SCALE

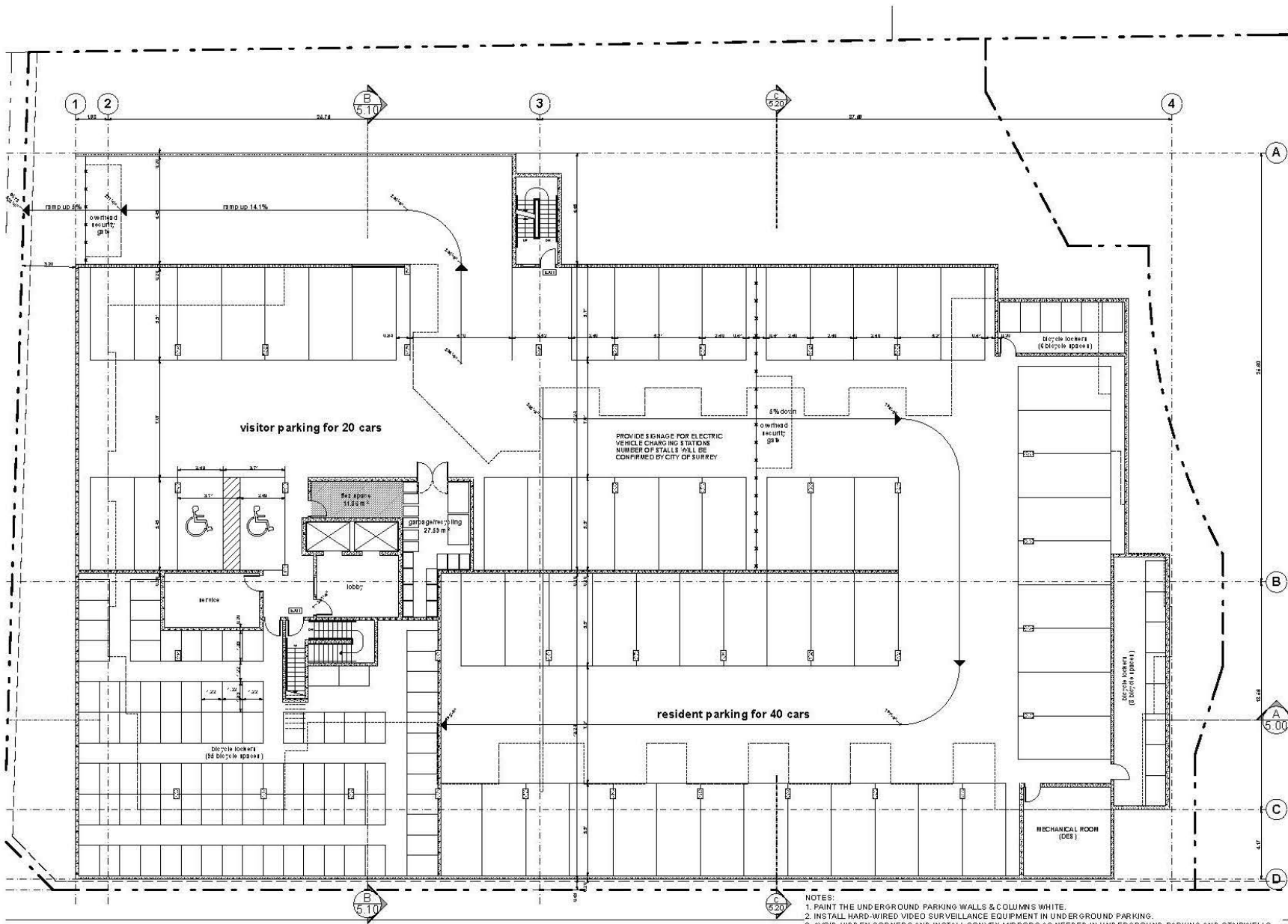
AUGUST 19/13 DATE

6 DRAWING

DATE PLOTTING

A-2.01

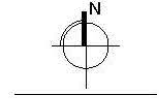




- NOTES:
1. PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 2. INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.
 3. AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS.
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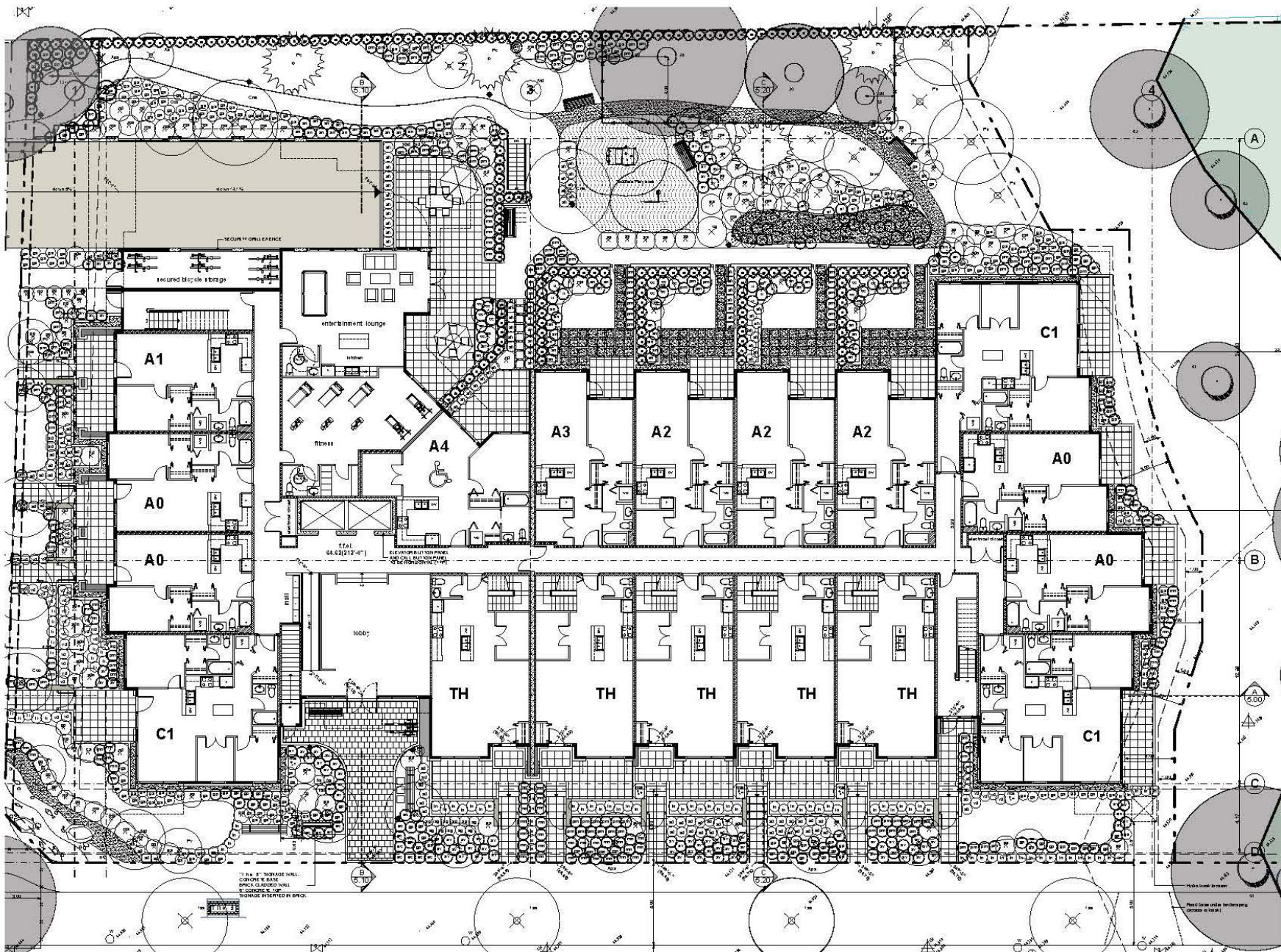
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PROJECT GENL.	
CLIENT:	
DULEX HOLDINGS LTD.	
MECH. ECT.	
the 5	
1300-1350 96 AVENUE SURREY, BC	
TITLE:	
PARKING P1	
11287	MECH. ECT.
1:100	SCALE
AUGUST 19/13	DATE
6	DATE
	DATE

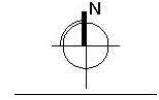
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ARCHITECT: GENL.

CLIENT:

DULEX HOLDINGS LTD.

PROJECT:

the 5

1300-1350 96 AVENUE
 SURREY, BC

DATE:

1st FLOOR

11287 PROJECT: GENL.

1:100 SCALE:

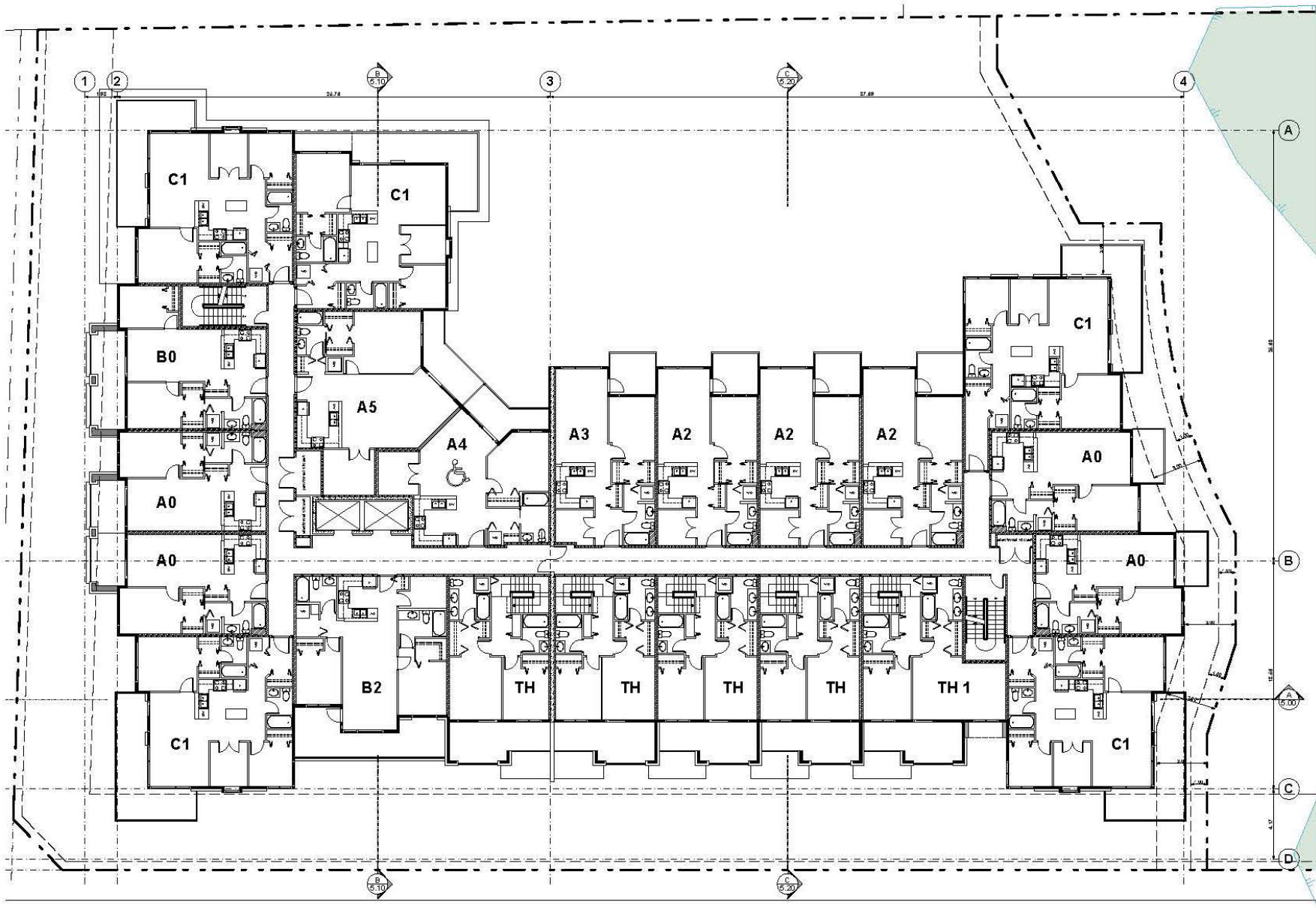
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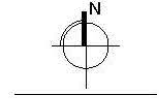
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MECH. ECT.

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1309-1359 96 AVENUE
 SURREY, BC

TITLE:

2nd FLOOR

11287 MECH. ECT.

1:100 SCALE

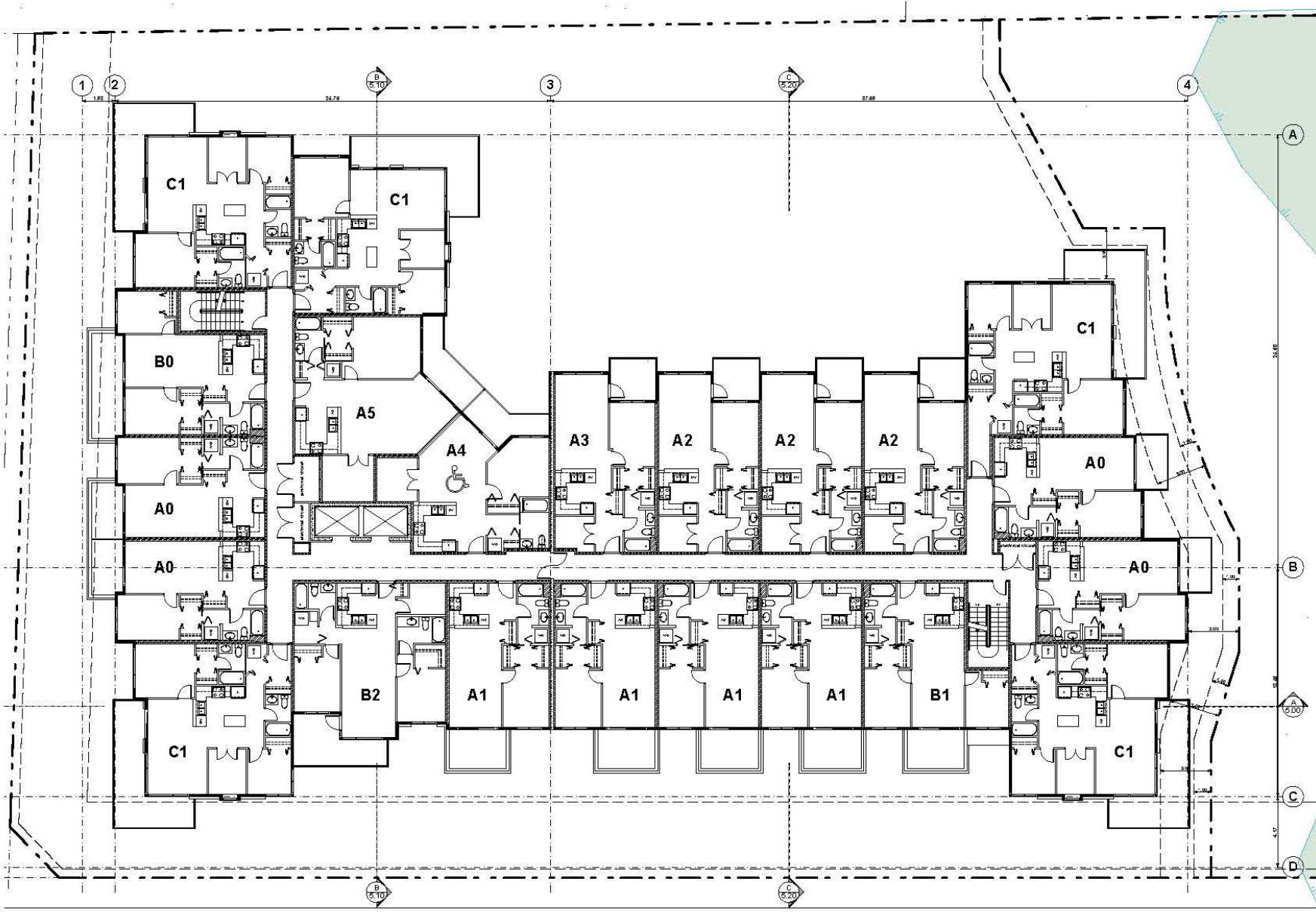
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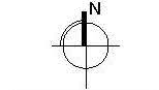
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ARCHITECT GENERAL

CLIENT

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PROJECT

the 5

13009-135th 96th AVENUE
 SURREY, BC

TITLE

3rd FLOOR

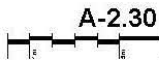
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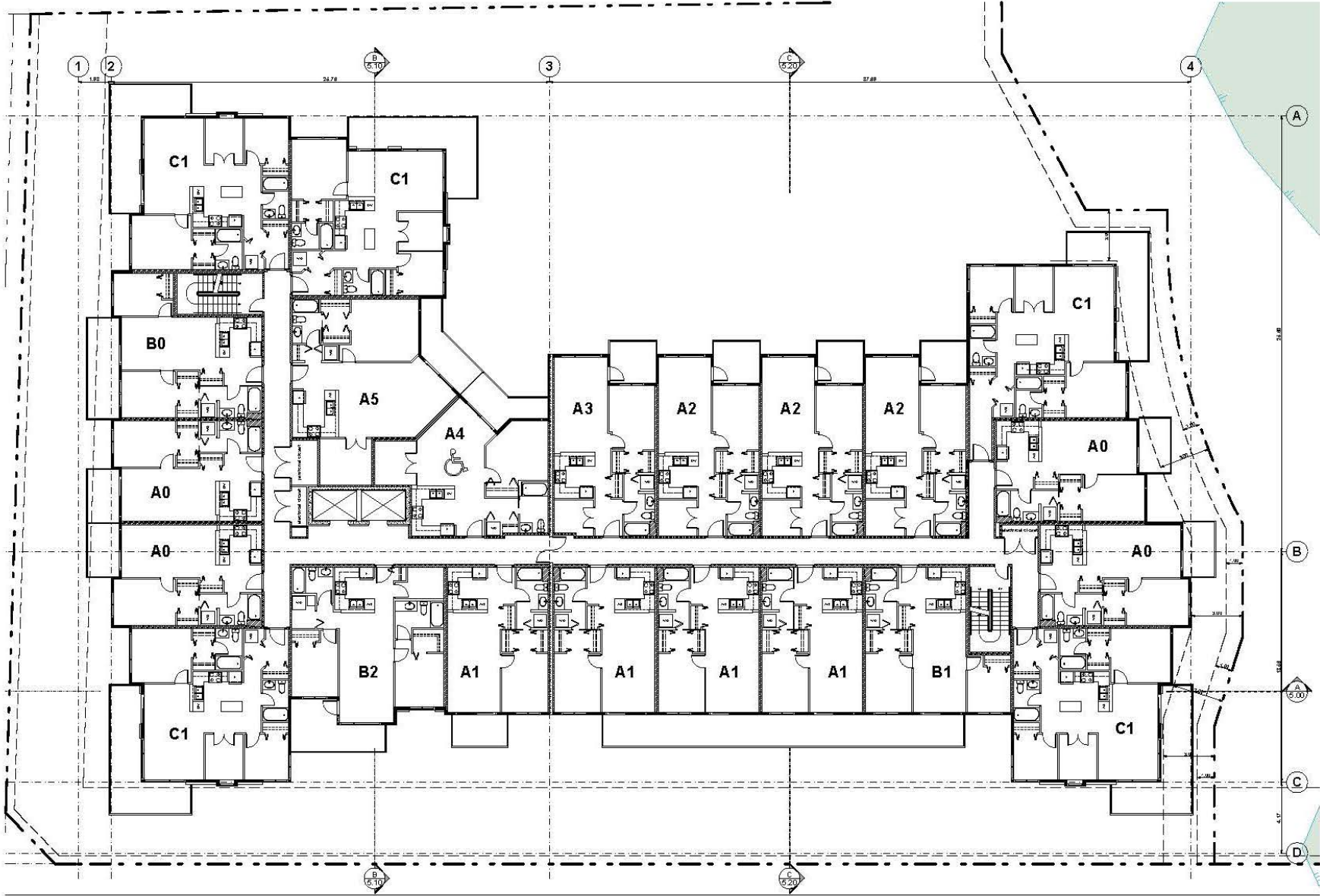
AUGUST 19/13 DATE

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PROJECT

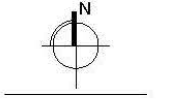


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the 5
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TITLE:

4th-5th FLOOR

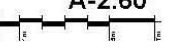
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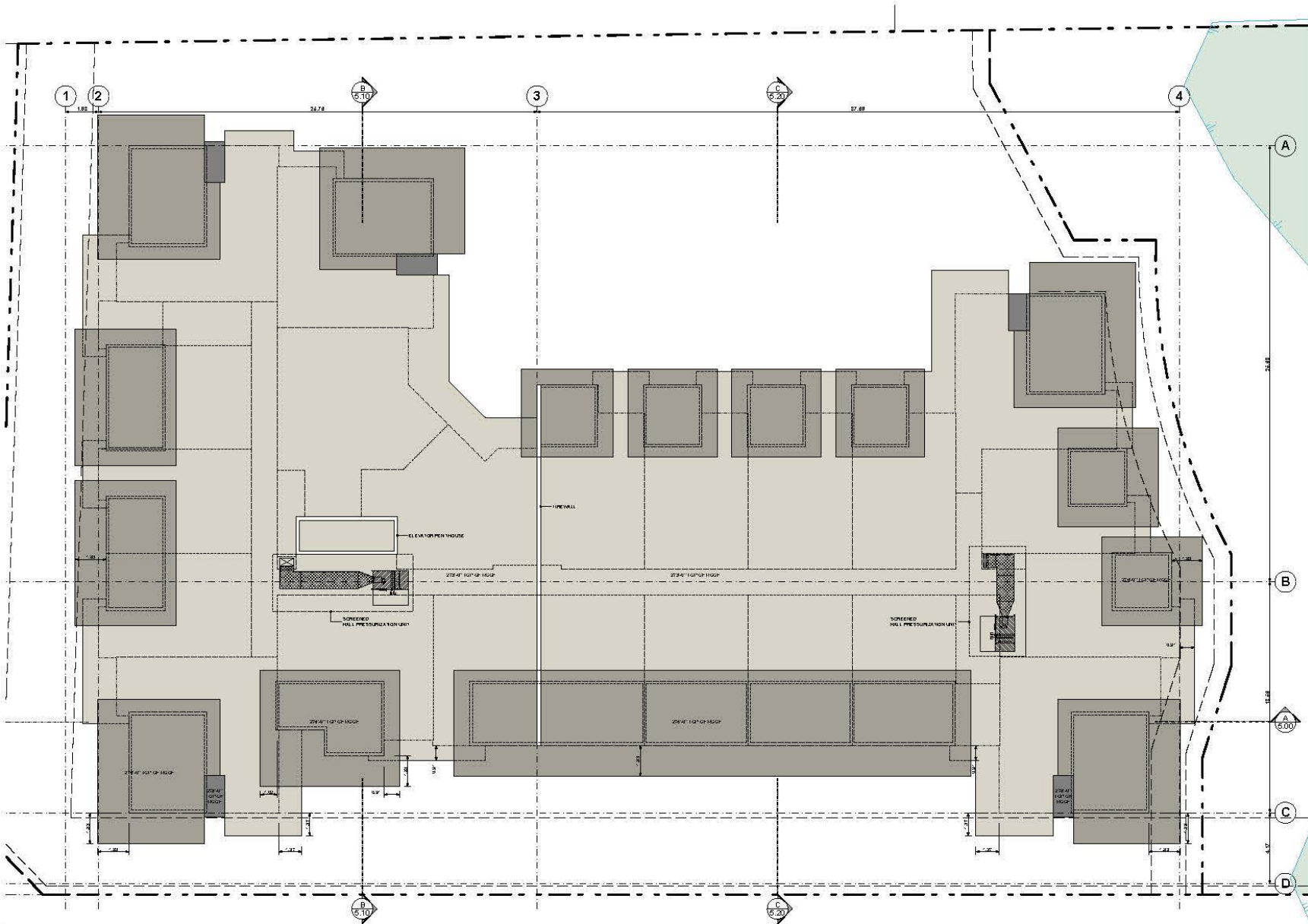
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6 DRAWING

EG. VERIFYING



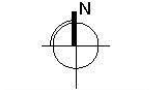
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DATE: 19/13

CLIENT:

DULEX HOLDINGS LTD.

PROJECT:

the 5

1309-1350 96 AVENUE
SURREY, BC

SCALE:

ROOF PLAN

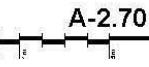
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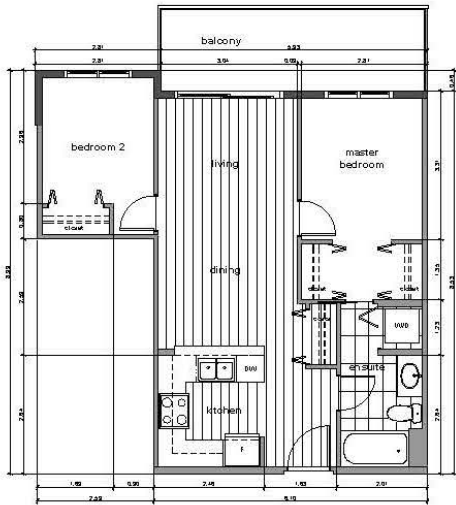
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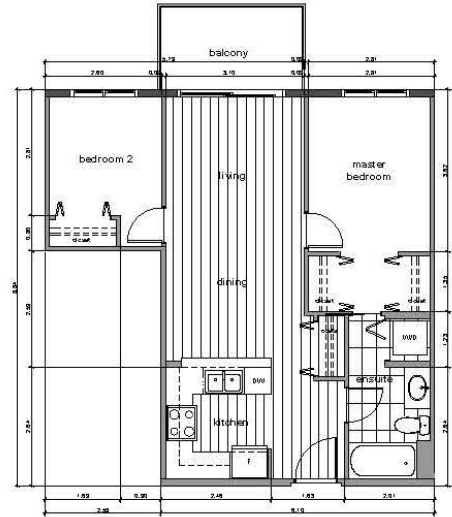
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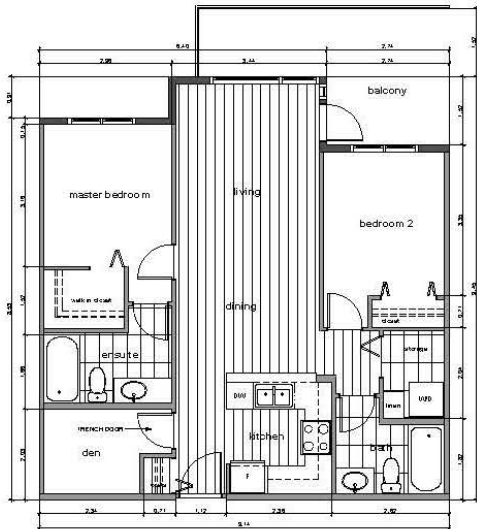
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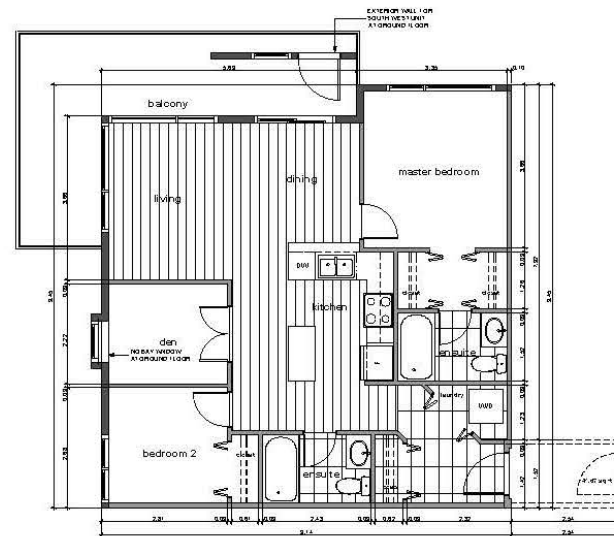
UNIT B0
UNIT AREA 665.65 sq ft



UNIT B1
UNIT AREA 680.58 sq ft



UNIT B2
UNIT AREA 856.50 sq ft



UNIT C1
UNIT AREA 890.45 sq ft



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[PROJECT GEN.]

[CLIENT]

DULEX HOLDINGS LTD.

[M.O.C.T.]

the 5

13009-135 G SEAVENUE
SURREY, BC

[TITLE]

UNITS B AND C
LAYOUTS

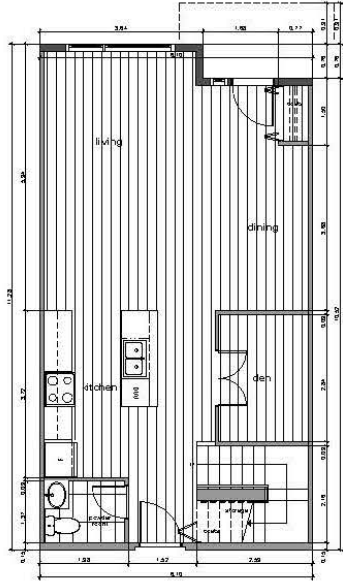
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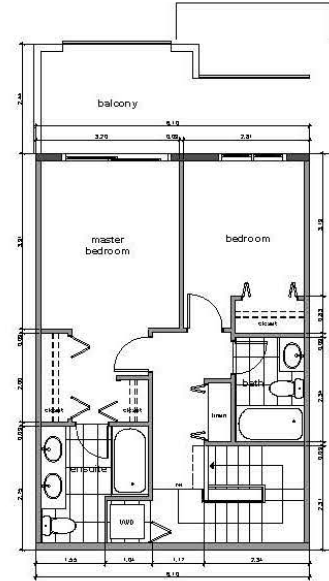
AUGUST 19/13 [DATE]

6 [DRAWING NO.]

[DRAWING TYPE]



TOWNHOUSE
LOWER FLOOR UNIT AREA 720.00 sq ft



TOWNHOUSE
UPPER FLOOR AREA 580.00 sq ft



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[PROJECT NAME]

[CLIENT]

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[M.O.C.T.]

the 5

13009-135 G 96 AVENUE
SURREY, BC

[TITLE]

**TOWNHOUSE
LAYOUTS**

11287 [M.O.C.T.]

1:50 [SCALE]

AUGUST 19/13 [DATE]

6 [SHEET]

[SHEETING]

A-3.30



SOUTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100



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[ARCHITECT GENL.]

[CLIENT]

DULEX HOLDINGS LTD.

[PROJECT]

the 5

13629-13649 95 AVENUE
 SURREY, BC

[TITLE]

ELEVATIONS

11287 [PROJECT]

1:100 [SCALE]

August 13/13 [DATE]

6 [SHEET]

[ELEVATION]

A-4.00



SCALE 1:100



SCALE 1:100



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PROJECT GEN.

CLIENT

DULEX HOLDINGS LTD.

PROJECT

the 5
 13629-13649 95 AVENUE
 SURREY, BC

PHASE

ELEVATIONS

11287 PROJECT

1:100 SCALE

August 13/13 DATE

6 DRAWING

DESCRIPTION

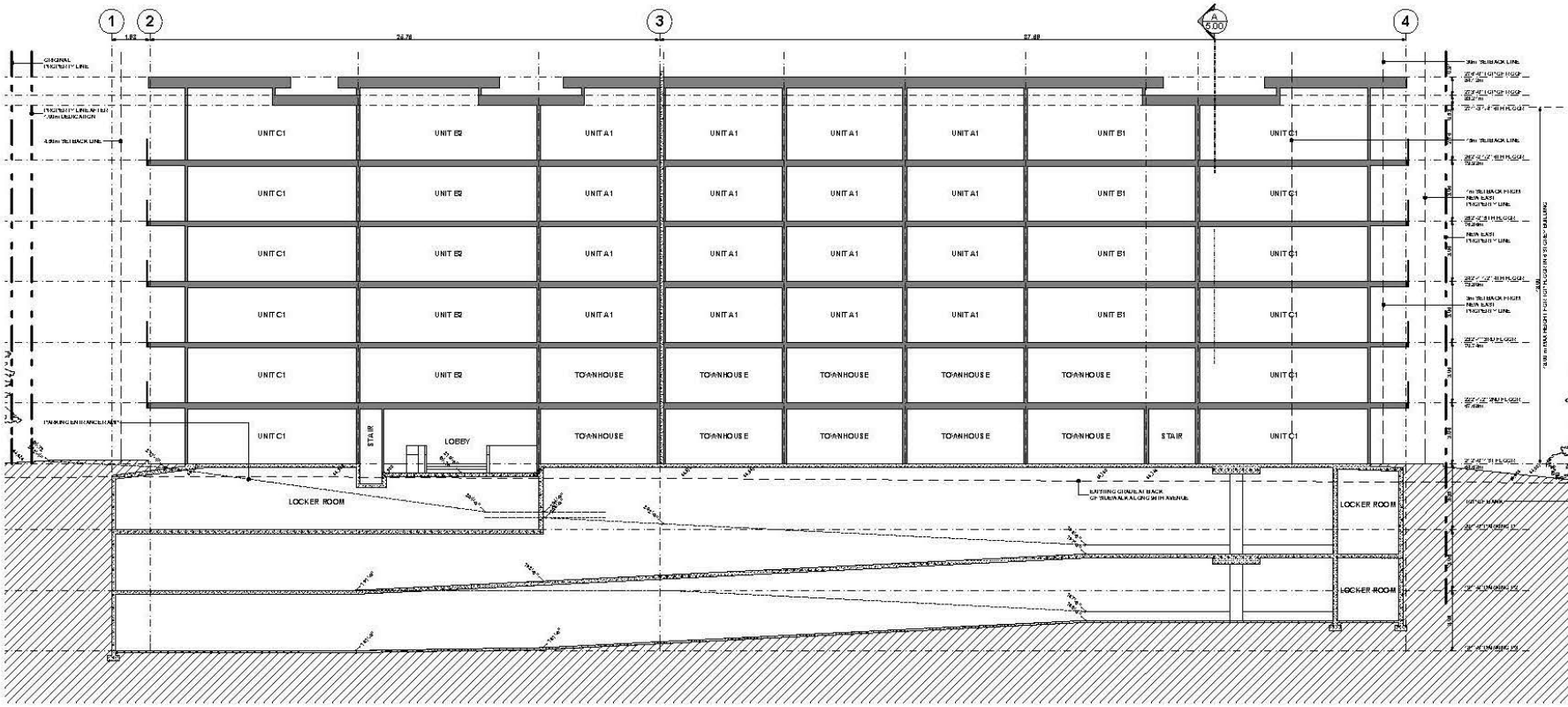
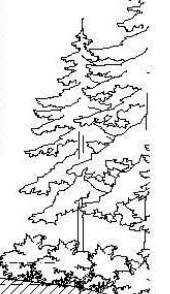
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DATE: 19/11/13
DRAWN BY: [Name]
CHECKED BY: [Name]



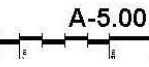
1 SECTION-A-A

BULEX HOLDINGS LTD.
[Name]
[Name]

the 5
1309-135 G 96 AVENUE
SURREY, BC
[Name]
[Name]

SECTIONS

11287	[Name]
1:100	[Name]
AUGUST 19/13	[Name]
6	[Name]



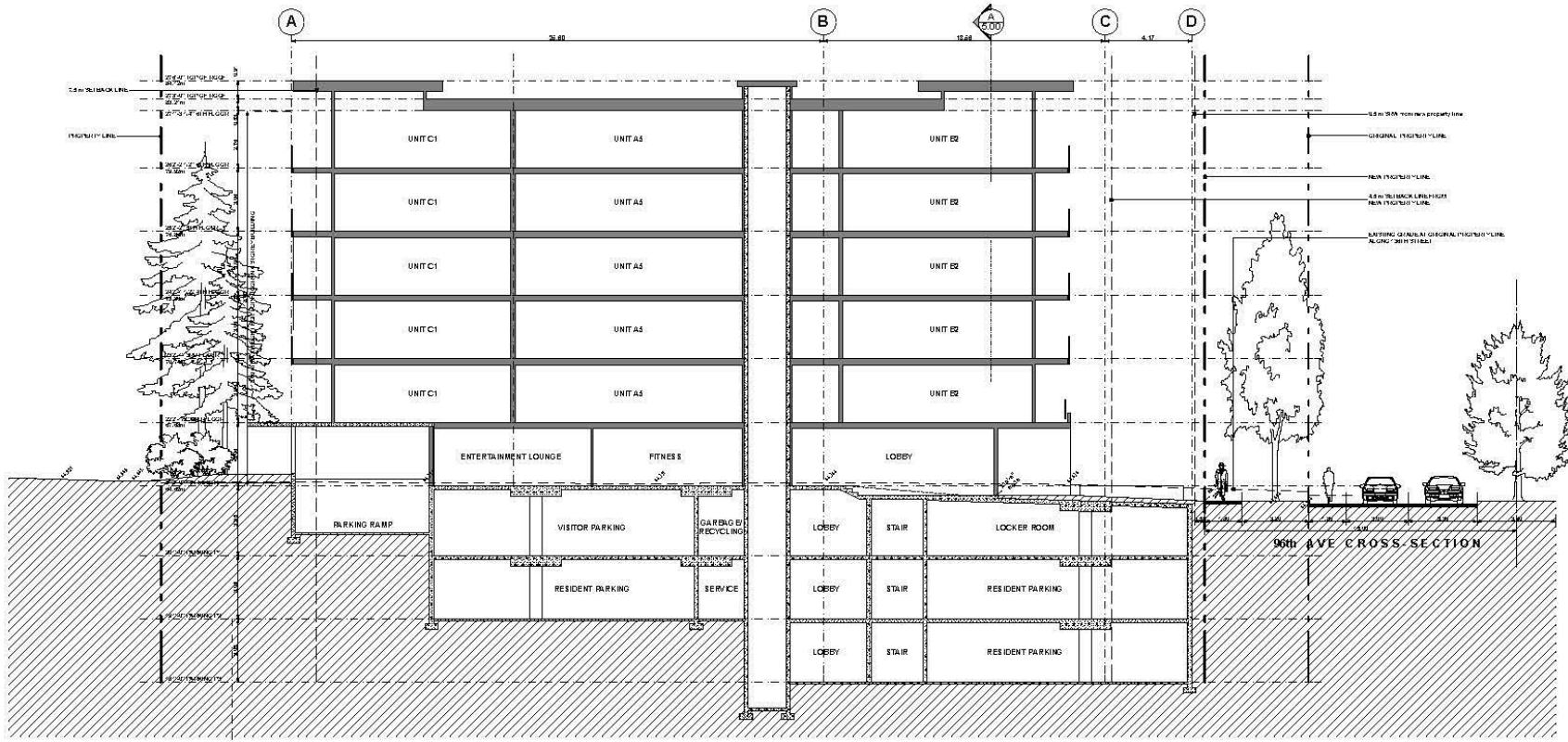
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DATE: 19/11/13
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON



1 SECTION B-B

ARCHITECT: J. WILSON

CLIENT: DULEX HOLDINGS LTD.

MECH. ECT.

the 5

1300-1350 96 AVENUE
SURREY, BC

DATE: 19/11/13

SECTIONS

11287 MECH. ECT.

1:100 SCALE

19/11/13 DATE

6 DWG. NO.

MECH. ECT.

A-5.10

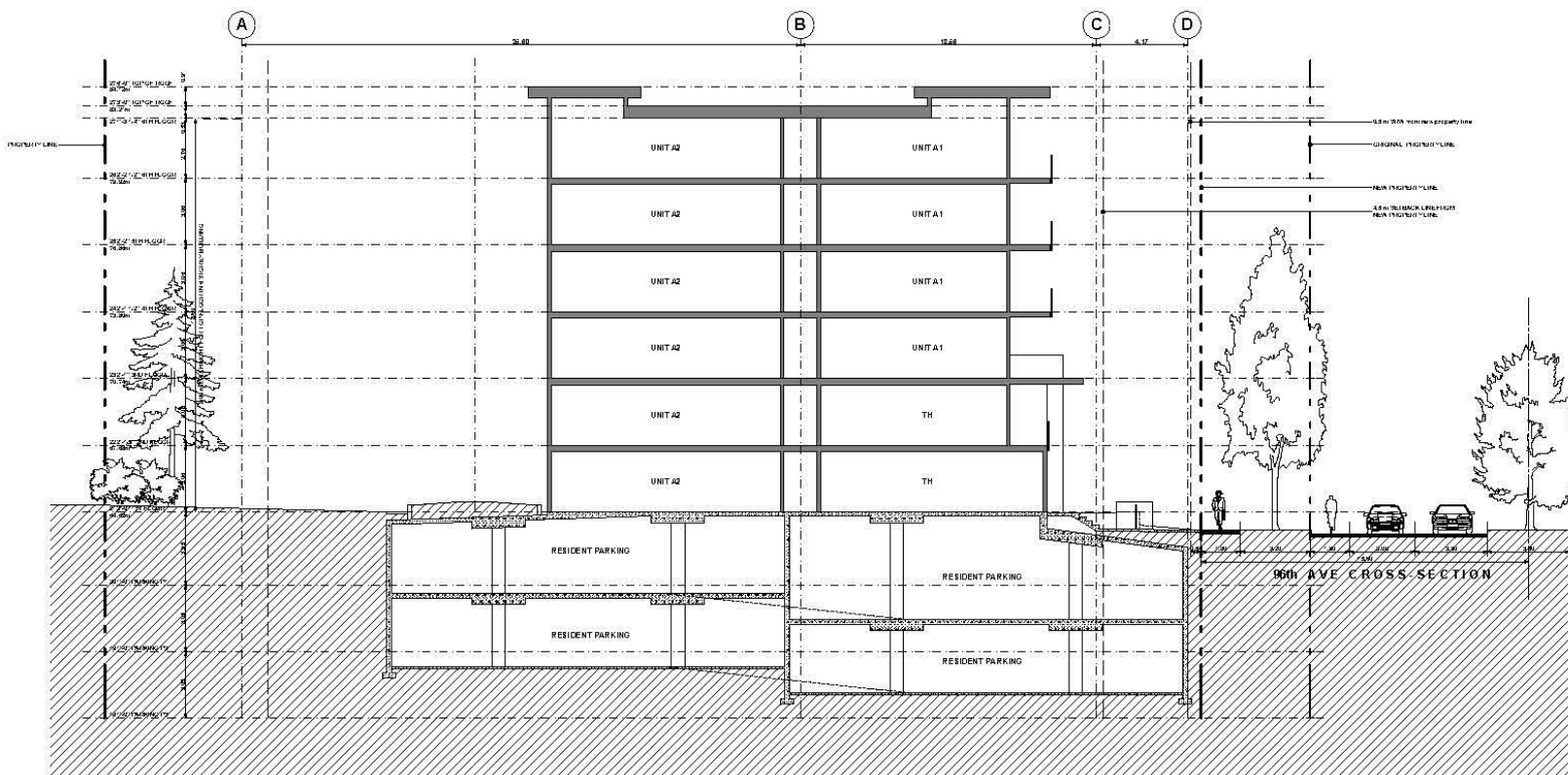




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① SECTION C-C

DATE: 12/12/13

PROJECT:

DULEX HOLDINGS LTD.

PROJECT:

the 5

1300-1350 96 AVENUE
 SURREY, BC

DATE:

SECTIONS C

11287 PROJECT:

1:100 SCALE:

AUGUST 19/13 DATE:

6 DRAWING:

DATE:

A-5.20





PERSPECTIVE VIEW ALONG 96TH AVE

- 1 EXTERIOR WALLS HANDMADE BRICK
- 2 EXTERIOR WALLS PAINTED LIME GREEN
- 3 EXTERIOR WALLS PAINTED LIME GREEN
- 4 METAL PANELS
- 5 BALCONY RAILINGS STAINLESS STEEL
- 6 BALCONY RAILINGS
- 7 BALCONY RAILINGS STAINLESS STEEL
- 8 BALCONY RAILINGS
- 9 BALCONY RAILINGS



SOUTH ELEVATION - BUILDING ENTRANCE

- 1 EXTERIOR WALLS HANDMADE BRICK
- 2 EXTERIOR WALLS PAINTED LIME GREEN
- 3 WINDOWS/DOORS
- 4 METAL DOORS
- 5 ROOF OVERHANG TRIMS
- 6 FLASHING
- 7 BALCONY RAILINGS
- 8 BALCONY RAILINGS
- 9 BALCONY RAILINGS
- 10 BALCONY RAILINGS
- 11 BALCONY RAILINGS
- 12 BALCONY RAILINGS

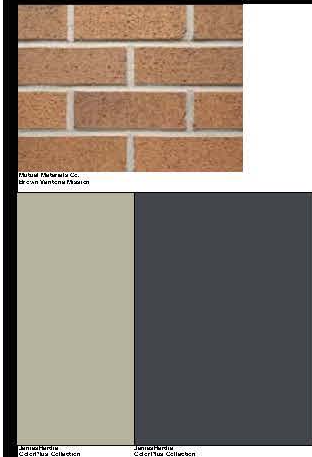


EAST ELEVATION - GLASS CORNER

- 1 EXTERIOR WALLS HANDMADE BRICK
- 2 WINDOW INFILL PANELS
- 3 EXTERIOR WALLS PAINTED LIME GREEN
- 4 ROOF OVERHANG TRIMS
- 5 FLASHING
- 6 BALCONY RAILINGS
- 7 BALCONY RAILINGS
- 8 BALCONY RAILINGS
- 9 BALCONY RAILINGS
- 10 BALCONY RAILINGS
- 11 BALCONY RAILINGS
- 12 BALCONY RAILINGS



INTEGRA ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.688.4220 F 604.688.4270
 info@integra-arch.com
 www.integra-arch.com



MATERIAL AND COLOUR LEGEND

Color	Manufacturer	Colour No. / Material No.	Element
1	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls
2	Painted Lime Green	Handmade Lime Green	Handmade lime green siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
3	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
4	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
5	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
6	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
7	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
8	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
9	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
10	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
11	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
12	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete
13	Handmade Brick	Iron Grey	Handmade brick siding, hand cast metal mesh, 2" x 4" concrete, selected exterior walls, interior concrete



NORTH ELEVATION - VIEW OF THE PARKADE ENTRANCE

- 1 EXTERIOR WALLS HANDMADE BRICK
- 2 EXTERIOR WALLS PAINTED LIME GREEN
- 3 WINDOW INFILL PANELS
- 4 DECORATIVE SCREENS
- 5 WINDOWS/DOORS
- 6 CONCRETE COLUMNS

ARCHITECT: GENL

CLIENT:

DULEX HOLDINGS LTD.

DESIGNER:

the 5

13829-13649 95 AVENUE
 SURREY, BC

DATE:

MATERIALS AND COLOURS

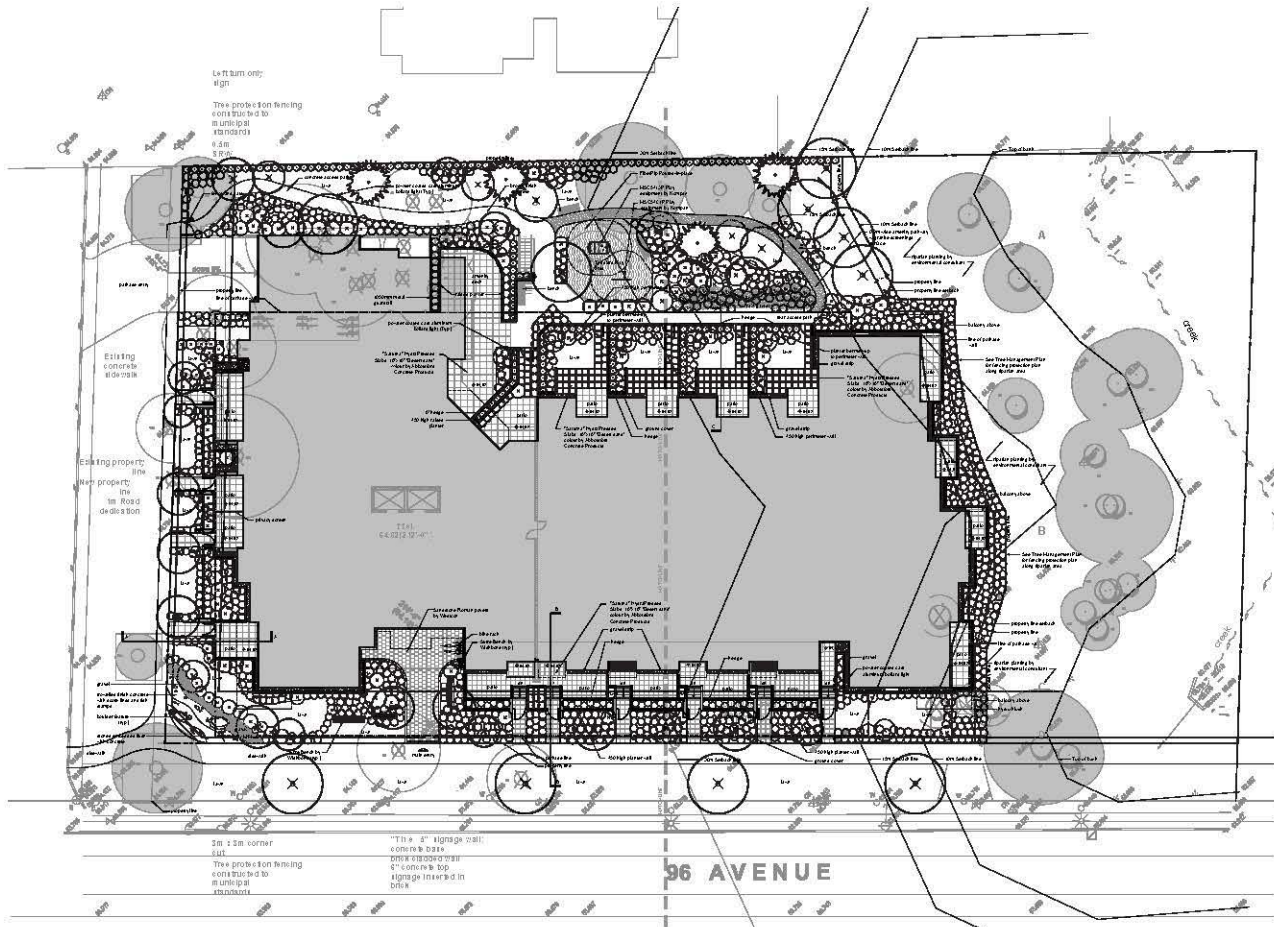
11287 DESIGNER:

NTS SCALE: 1:0.88









August 13/13 DATE:

6 DESIGNER:

DATE:



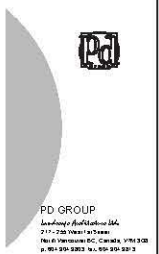
LEGEND

-  Existing trees to be removed
-  Existing trees to be retained
-  Proposed Tree Planting
-  Mixed Plantings of Shrubs, Perennials and Groundcovers
-  Evergreen Hedge
-  Sandstone Roman pavers by Westcon
-  18"x18" HydrAPressed Slabs by Abbotford Concrete Products Desert sand colour
-  powder coated cast aluminum bi-lar light

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLAVBCNTA and the contract specification.
2. Landscape drawings and Civil drawings shall be coordinated.
3. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
Grass Areas - 100 mm (4")
Shrubs, Groundcovers, Vines & Perennials - 400 mm (16")
Trees - Minimum 300 mm (12") of top soil around the rootball compacted to 95% Std. Proctor Density
4. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
5. Tree protection fence shall be installed prior to construction and maintained until project completion.

REVISIONS		
REV.	DATE	DESCRIPTION
1	1/20/13	COORDINATION REVISIONS
2	2/20/13	REVISED PERIODIC REVIEW
3	1/10/13	REVISED PERIODIC REVIEW
4	1/10/13	REVISED PERIODIC REVIEW
5	1/10/13	PLANT PERIODIC REVIEW
ISSUE		
NO.	DATE	DESCRIPTION
1	1/10/13	ISSUED FOR REVIEW
2	2/20/13	ISSUED FOR PERIODIC REVIEW
3	2/20/13	ISSUED FOR PERIODIC REVIEW
4	2/20/13	REVISED FOR PERIODIC REVIEW
5	1/10/13	ISSUED FOR PERIODIC REVIEW
6	1/10/13	REVISED FOR PERIODIC REVIEW
7	1/10/13	REVISED FOR PERIODIC REVIEW



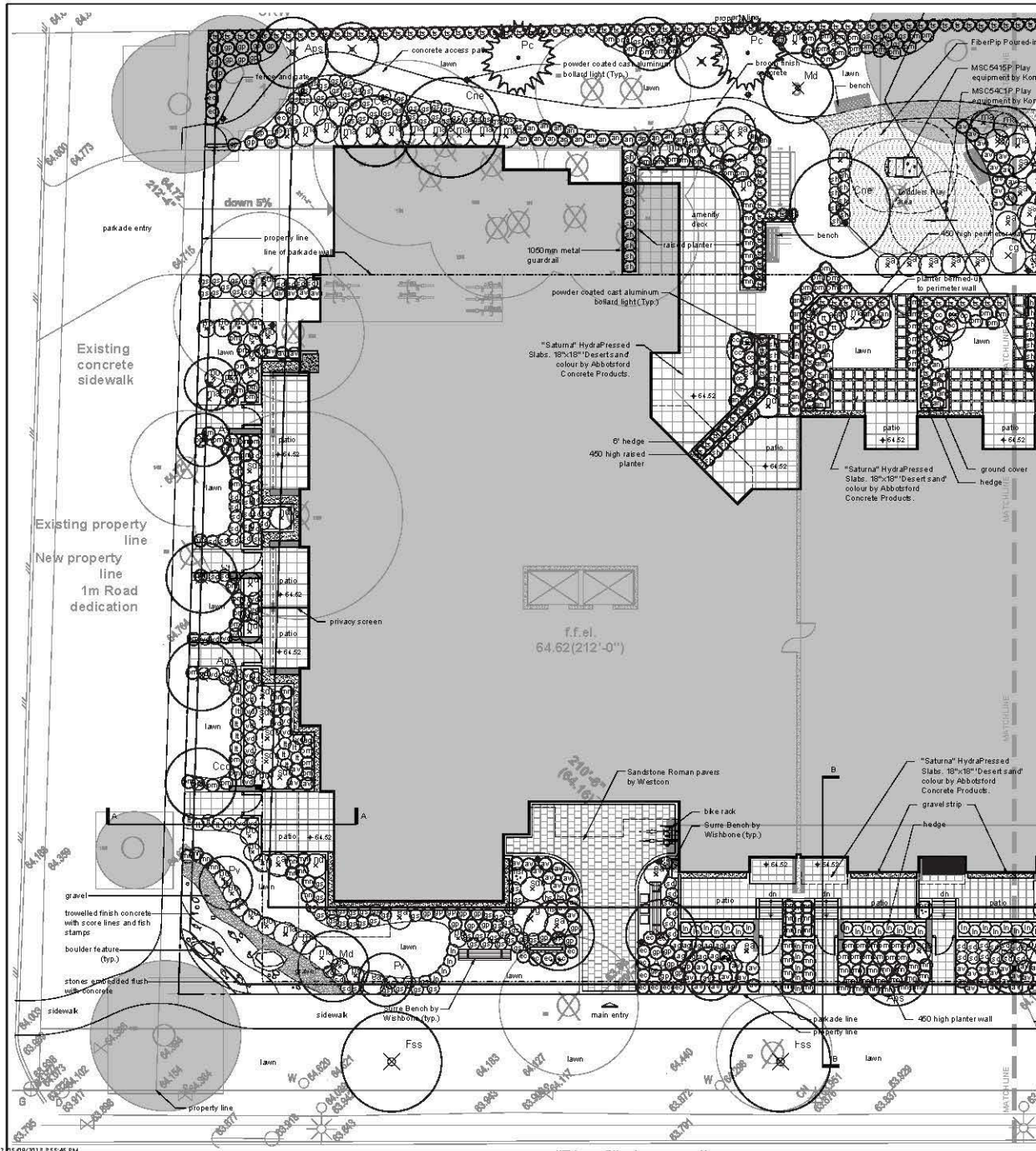
PD GROUP
 Landscape Architects Ltd.
 211 - 208 West 43rd Street
 North Vancouver, B.C. Canada V7S 1S8
 P: 604-990-8822 F: 604-990-8823

CLIENT:
DULEX Holdings Ltd.
 Parkways BC
 13509-49 96 Ave
 Surrey, BC

DWG. TITLE:
Landscape Plan

DESIGNED	BY
DRAWN	BY
CHECKED	BY

SCALE	DATE	PROJECT NO.	DWG. NO.	REV.
1:200	1/20/13	1306	L-1	5



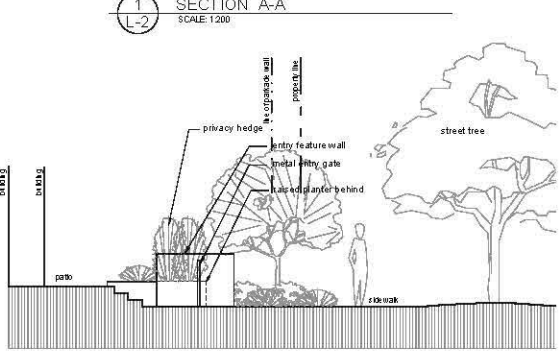
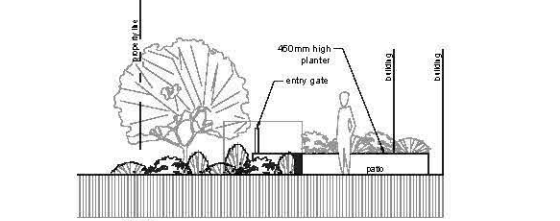
LEGEND

- Existing trees to be removed
- Existing trees to be retained
- Proposed Tree Planting
- Mixed Plantings of Shrub, Perennials and Groundcovers
- Evergreen Hedge
- Sandstone Roman pavers by Weston
- 19"x18" HydraPress Slab by Abbotsford Concrete Products 'Desert sand' colour
- powder coated cast aluminum bollard light

- NOTES:**
1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCLABC/NCA and the contract specification.
 2. Landscape drawings and Civil drawings shall be coordinated.
 3. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
 - Grass Areas - 150 mm (6")
 - Shrubs, Groundcovers, Vines & Perennials - 400 mm (16")
 - Trees - Minimum 300 mm (1') of top soil around the rootball compared to 85% Std. Proctor Density
 4. Ensure excavation or fill adjacent to existing trees does not exceed 6" (150mm) depth.
 5. Tree protection fence shall be installed prior to construction and maintained until project completion.

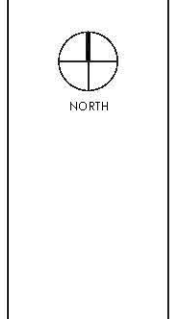
13269-01 96 Rev Plant List

CODE	QTY	SYMBOL	DESCRIPTION	SIZE	SPACING	PLANT	PLANT	PLANT
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002	1		Planting					
003	1		Planting					
004	1		Planting					
005	1		Planting					
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100	1		Planting					



REVISIONS

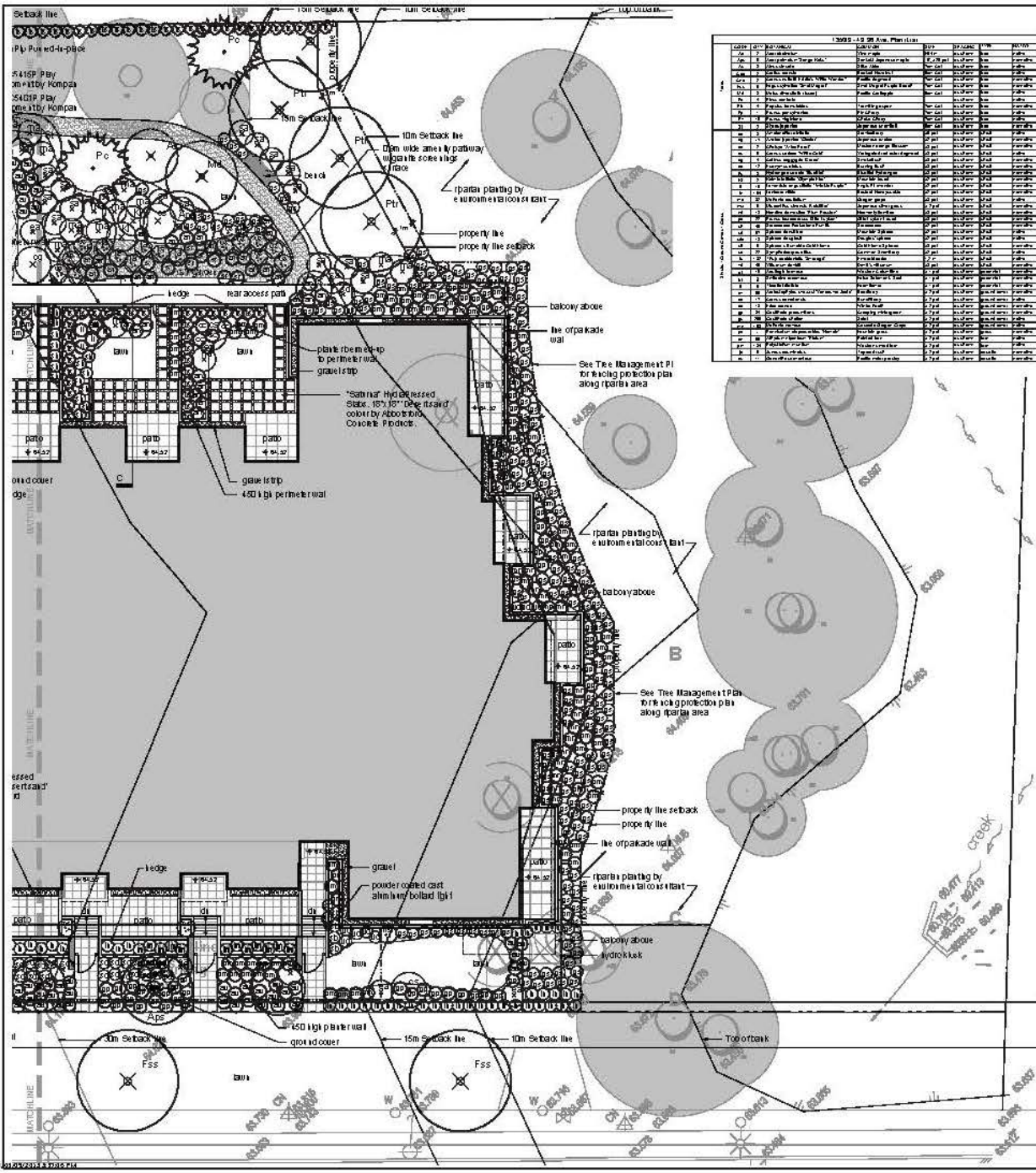
REV.	DATE	DESCRIPTION
1	1/20/23	COORDINATE WITH PERMITS
2	2/20/23	REVISED PERMITS
3	1/20/23	REVISED PERMITS
4	1/20/23	REVISED PERMITS
5	1/20/23	REVISED PERMITS



PD GROUP
 Landscape Architecture Ltd.
 211-228 West 43rd Ave
 North Vancouver, BC, Canada V7S 3S8
 P: 604-993-8833 M: 604-993-9213

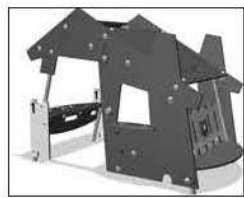
DULEX Holdings Ltd.
 13509-49 96 Ave
 Surrey, BC
 DWS: TWE
Landscape Plan

DESIGNED BY	DATE	
DRAWN BY	DATE	
CHECKED BY	DATE	
SCALE	DATE	
PROJECT NO.	DWG. NO.	REV.
1306	L-2	5

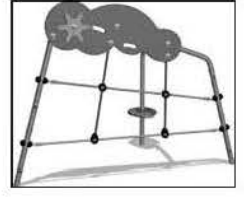


13502-43 96 Area Planting

Code	Plant Name	Quantity	Plant Size	Plant Type	Plant Source
PL-1	Platanus	10	150mm	Tree	Local
PL-2	Platanus	10	150mm	Tree	Local
PL-3	Platanus	10	150mm	Tree	Local
PL-4	Platanus	10	150mm	Tree	Local
PL-5	Platanus	10	150mm	Tree	Local
PL-6	Platanus	10	150mm	Tree	Local
PL-7	Platanus	10	150mm	Tree	Local
PL-8	Platanus	10	150mm	Tree	Local
PL-9	Platanus	10	150mm	Tree	Local
PL-10	Platanus	10	150mm	Tree	Local
PL-11	Platanus	10	150mm	Tree	Local
PL-12	Platanus	10	150mm	Tree	Local
PL-13	Platanus	10	150mm	Tree	Local
PL-14	Platanus	10	150mm	Tree	Local
PL-15	Platanus	10	150mm	Tree	Local
PL-16	Platanus	10	150mm	Tree	Local
PL-17	Platanus	10	150mm	Tree	Local
PL-18	Platanus	10	150mm	Tree	Local
PL-19	Platanus	10	150mm	Tree	Local
PL-20	Platanus	10	150mm	Tree	Local
PL-21	Platanus	10	150mm	Tree	Local
PL-22	Platanus	10	150mm	Tree	Local
PL-23	Platanus	10	150mm	Tree	Local
PL-24	Platanus	10	150mm	Tree	Local
PL-25	Platanus	10	150mm	Tree	Local
PL-26	Platanus	10	150mm	Tree	Local
PL-27	Platanus	10	150mm	Tree	Local
PL-28	Platanus	10	150mm	Tree	Local
PL-29	Platanus	10	150mm	Tree	Local
PL-30	Platanus	10	150mm	Tree	Local
PL-31	Platanus	10	150mm	Tree	Local
PL-32	Platanus	10	150mm	Tree	Local
PL-33	Platanus	10	150mm	Tree	Local
PL-34	Platanus	10	150mm	Tree	Local
PL-35	Platanus	10	150mm	Tree	Local
PL-36	Platanus	10	150mm	Tree	Local
PL-37	Platanus	10	150mm	Tree	Local
PL-38	Platanus	10	150mm	Tree	Local
PL-39	Platanus	10	150mm	Tree	Local
PL-40	Platanus	10	150mm	Tree	Local
PL-41	Platanus	10	150mm	Tree	Local
PL-42	Platanus	10	150mm	Tree	Local
PL-43	Platanus	10	150mm	Tree	Local
PL-44	Platanus	10	150mm	Tree	Local
PL-45	Platanus	10	150mm	Tree	Local
PL-46	Platanus	10	150mm	Tree	Local
PL-47	Platanus	10	150mm	Tree	Local
PL-48	Platanus	10	150mm	Tree	Local
PL-49	Platanus	10	150mm	Tree	Local
PL-50	Platanus	10	150mm	Tree	Local



MSC5415P Play equipment by Kompan



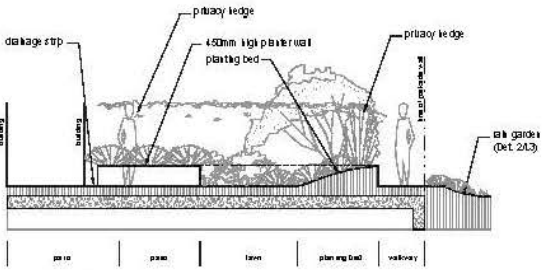
MSC5401P Play equipment by Kompan

LEGEND

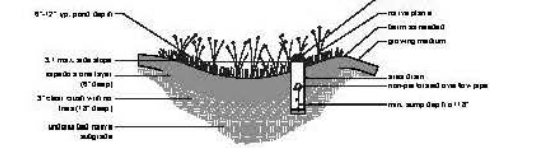
- Existing trees to be removed
- Existing trees to be retained
- Proposed Tree Planting
- Mixed Plantings of Shrubs, Perennials and Groundcovers
- Bergeen Hedge
- Sandstone Roman pavers by Wiles Kon
- 100% 18" precast Slabs by Absorbent Concrete Products 'Eco' sand colour
- powder coated cast aluminium bollard light

NOTES:

1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standards published by BCSLANDSCAPE.
2. Landscape drawings and detail drawings shall be coordinated.
3. Growing medium in accordance with the current edition of the British Columbia Landscape Standards shall be provided to the following minimum specifications:
 - Grass Areas - 150mm (6")
 - Shrubs, Groundcovers, Vines & Perennials - 450mm (18")
 - Trees - Minimum 300mm (12") of topsoil around the root ball compacted to 85% SW, Proctor Density
4. Excavation or fill adjacent to existing trees does not exceed 6" (150mm) deep.
5. The protection fence shall be installed prior to construction and maintained until project completion.



SECTION C-C SCALE: 1:50



RAIN GARDEN (TYP.) SCALE: 1:50

REVISIONS

REV	DATE	DESCRIPTION
1	2024.01.15	COORDINATION/ISSUE
2	2024.01.20	REVISED PER CITY REQUEST
3	2024.01.25	REVISED PER CITY REQUEST
4	2024.02.01	REVISED PER CITY REQUEST
5	2024.02.05	PLANTING PER PLAN REVISED

SCALE

NO.	DATE	DESCRIPTION
1	2024.01.15	ISSUED FOR PERMIT
2	2024.01.20	ISSUED FOR CITY REVIEW
3	2024.01.25	ISSUED FOR APPROVAL
4	2024.02.01	ISSUED FOR PERMIT
5	2024.02.05	ISSUED FOR PERMIT
6	2024.02.10	REVISED FOR PERMIT
7	2024.02.15	REVISED FOR PERMIT

NORTH

P D G GROUP
Landscape Architecture Ltd.
217-28 West 16 Street
North Vancouver, BC V7L 1A6
P: 604-940-1100 F: 604-940-1101

CLIENT:
DULEX Holdings Ltd.
13502-43 96 Ave

PROJECT:
Landscape Plan

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SCALE: 1:50
DATE: 2024.02.15

PROJECT NO: [Number]
DRAWN: [Number]
REV: [Number]

1:50 L-3 5

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

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

DATE: **September 18, 2013** PROJECT FILE: **7813-0094-00**

RE: **Engineering Requirements
Location: 13509/23/35/47 & 49 96 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres along 96 Avenue for a 30.0-metre arterial road standard;
- Provide a 0.5-metre Statutory Right-of-Way along 96 Avenue;
- Dedicate a 3.0 x 3.0-metre corner cut at the 96 Avenue and future local road intersection;
and
- Secure access easement on private lane to the west of site.

Works and Services

- Construct 96 Avenue to a 30.0-metre City Centre arterial road standard; and
- Provide on-site designs and Restrictive Covenants to meet City Centre Drainage standard.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

ssa



Friday, June 21, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7913 0094 00

SUMMARY

The proposed 118 lowrise units and 5 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2012 Enrolment/School Capacity

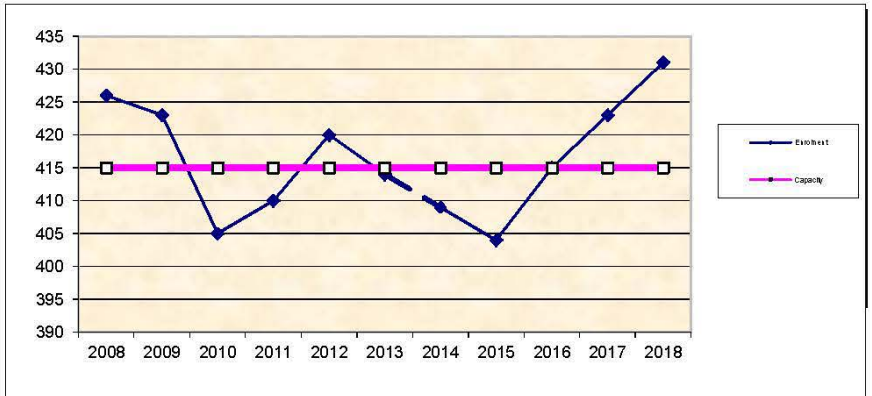
A.H.P. Matthew Elementary	
Enrolment (K/1-7):	51 K + 369
Capacity (K/1-7):	40 K + 375
Queen Elizabeth Secondary	
Enrolment (8-12):	1416
Capacity (8-12):	1600
Functional Capacity*(8-12):	1728

School Enrolment Projections and Planning Update:

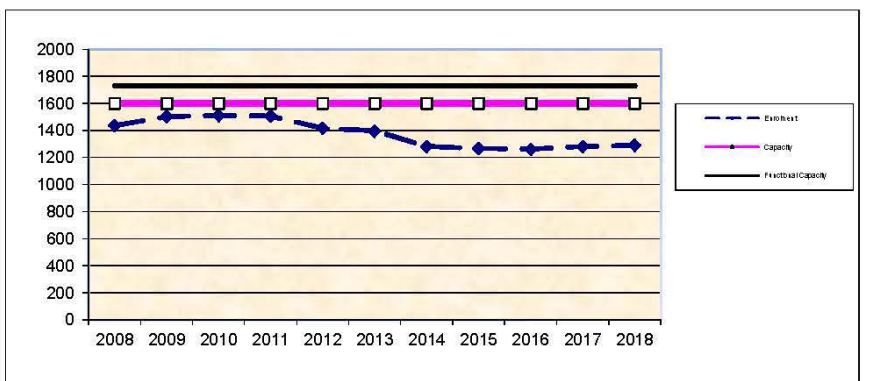
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

AHP Matthew Elementary has recently been seismically upgraded. The Secondary School Capacity in the table below includes a modular complex at Queen Elizabeth with a capacity of 200. The proposed development will not have an impact on these projections.

A.H.P. Matthew Elementary



Queen Elizabeth 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.

CITY OF SURREY

BY-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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-756-256
 Lot 3 Section 34 Block 5 North Range 2 West New Westminster District Plan 12954
 13523 - 96 Avenue

Parcel Identifier: 007-585-756
 Lot 4 Section 34 Block 5 North Range 2 West New Westminster District Plan 12954
 13509 - 96 Avenue

Portion of Parcel Identifier: 004-947-274
 Lot 207 Section 34 Block 5 North Range 2 West New Westminster District Plan 51457
 Portion of 13535 - 96 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 17th day of September, 2013, containing 3,466.5 square metres, called Block A.

- (b) FROM: DUPLEX RESIDENTIAL ZONE (RM-D)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 001-475-649
Strata Lot 1 Section 34 Block 5 North Range 2 West New Westminster District Strata Plan
NW652 Together with an Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown On Form 1

Portion of 13547 - 96 Avenue

Portion of Parcel Identifier: 001-475-657
Strata Lot 2 Section 34 Block 5 North Range 2 West New Westminster District Strata Plan
NW652 Together with an Interest in the Common Property in Proportion to the Unit
Entitlement of the Strata Lot as Shown On Form 1

Portion of 13549 - 96 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule
A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 17th day of September, 2013,
containing 356.3 square metres, called Block B.

(hereinafter both (a) and (b) shall be 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*, high-rise *multiple unit residential buildings*
and related *amenity spaces*, which are to be 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 2.9.
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 (96 Avenue)	Rear Yard (North)	Side Yard (West)	Side Yard (East)
<i>Principal and Accessory Buildings and Structures</i>		4.5 m [15 ft.]	6.0 m [20 ft.]	4.5 m [15 ft.]	3.0 m [10 ft.]

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

3. Notwithstanding Section F.1, columns may be permitted to encroach up to 3.0 metres (10 ft.) from the west *lot* line.
4. Notwithstanding Section F.1, the roof line may extend into the *front yard* (96 Avenue) and west *side yard setback* areas.

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 20 metres [66 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Notwithstanding Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, resident parking for the *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* shall be at 1.0 *parking space* for each *dwelling unit*.
2. Visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000.
3. All required resident and visitor *parking spaces* shall be provided as *underground parking*.

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* or within a *building*.

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. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
3,300 sq. m. [0.82 acre]	58 metres [190 ft.]	38 metres [125 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 the 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, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone in the City Centre.

- 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

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__ .

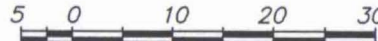
READ A THIRD TIME ON THE _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 3 AND 4 PLAN 12954, AND LOT 207 PLAN 51457 AND PART OF STRATA LOTS 1 AND 2 STRATA PLAN 652 TOGETHER WITH THE COMMON PROPERTY; ALL OF SEC 34 BK 5 N R 2 W NWD

SCALE 1 : 750

 ALL DISTANCES ARE IN METRES

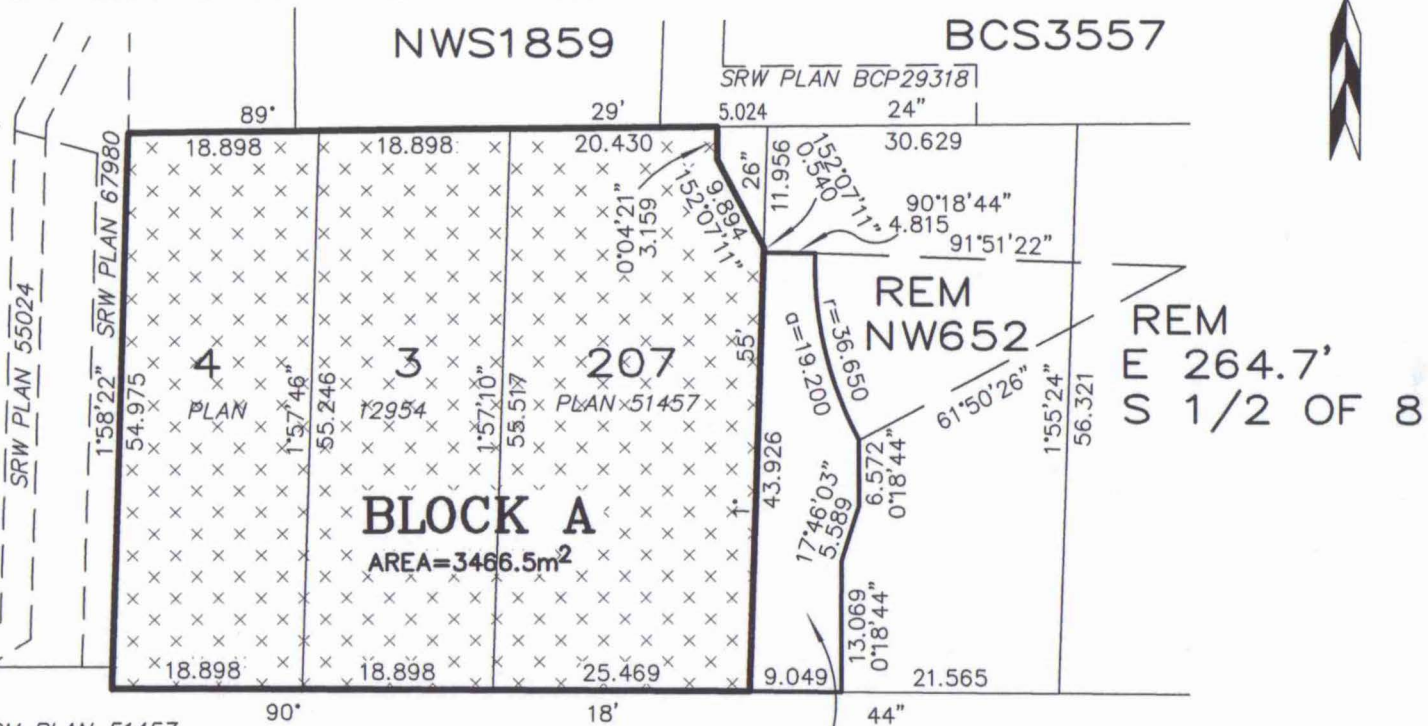


FOR REZONING PURPOSES
 92G.016

BOOK OF REFERENCE

ZONE	AREA
BLOCK A	3466.5m ²
BLOCK B	356.3m ²

244
 PLAN 64510



GRID BEARINGS DERIVED FROM PLAN 51457
 CERTIFIED CORRECT
 DATED THIS 17th DAY OF September, 2013.


 M. Adam Fulkerson
 B.C.L.S. 906

This plan is based on the following
 Land Title and Survey Authority of BC records:
 PLAN 12954
 PLAN 51457

96TH AVENUE
BLOCK B
 AREA=356.3m²

TARGET
 LAND SURVEYING
 SURREY B.C.
 604-583-6161

FILE: 7130-BlockZone-1

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7913-0094-00

Project Location: 13509 / 23 / 35/ 47 / 49 - 96 Avenue, Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Tree cover for the site transitions from small stands of western redcedar (*Thuja plicata*) across the western two lots to a mixture of native and non native species within the riparian zone. Non native species within the riparian zone include a number of poorly conditioned false acacia (*Robinia pseudoacacia*) along its west edge.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 47
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 42
Number of Protected Trees to be retained (A-C)	(D) 5
Number of Replacement Trees required (0 alder and cottonwood X 1 and 41 others X 2)	(E) 84
Number of Replacement Trees proposed	(F) TBD
Number of Replacement Trees in deficit (E-F)	(G) TBD
Total number of Prot. and Rep. Trees on site (D+F)	(H) TBD
Number of lots proposed in the project	(I) NA
Average number of Trees per Lot	(H/I) NA

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: April 11, 2013



FIGURE 1



Produced by GIS Section: May 31, 2012, CS/AW8



**DISTRICT ENERGY SERVICE AREA
(SERVICE AREA A & SERVICE AREA B)**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\Eng-Utilities\AW-DistrictEnergyServiceAreaFig1.mxd



Advisory Design Panel Minutes

PRC1
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JUNE 27, 2013
Time: 4:00 pm

Present:

Chair - L. Mickelson
Panel Members:
T. Wolf
N. Baldwin
B. Shigetomi
S. Vincent
G. McGarva
B. Heaslip
J. Makepeace
Sgt. M. Searle

Guests:

Sameh Guindi, Ionic Architecture
Marlene Messer, PMG Landscape Architects
Fariba Gharaei, Urban Design Group
Architects Ltd.
Stephen Vincent, Durante Kreuk Ltd.
Steve Acres, Integra Architecture Inc.

Staff Present:

M. Rondeau, Acting City Architect -
Planning & Development
H. Bello, Senior Planner - Planning &
Development
H. Dmytriw, Legislative Services

B. NEW SUBMISSION

3. 5:30 PM

File No.:	7913-0094-00 New
Description:	Residential and DP for 123 unit 6-storey rental apartment building
Address:	13509, 13523, 13535 and 13547/13549-96 Avenue City Centre
Developer:	Sasha Rasovic, Dulex Building Corp. Bob Dominic, WestStone Group
Architect:	Steve Acres, Integra Architecture Inc.
Landscape Architect:	David Rose, PD Group Landscape Architecture Inc.
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 at the south end of City Centre with a riparian creek area on the east edge.
- Arrangements have been made to use the existing driveway to the adjacent strata. This is planned to become a street far in the future when the strata redevelops.
- The proposal generally meets the intent for this area for city centre with important townhouse interfaces along the street.
- The Green Network is seeking an urban landscaped environment that will strongly encourage sustainability specifically to support bird populations with features such as food sources and habitats.

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

- The site is located on the west side of King George Blvd. It is a six storey multifamily rental apartment.
- Sample board of materials are browns, tan, white and black; double glazing, brick on the bottom, fibre cement siding; balconies are generous.
- Sustainability –
 - Retention of as many trees as possible.
 - Overhangs and high performance glazing; all wood frame construction.
 - Electric plug-in for cars.
 - The plan is to replant along the creek to regenerate the creek.
 - Site is adjacent to transit, schools, shopping, and Surrey Memorial Hospital.
 - Stormwater tank to re-use the water.
- Townhouses to have patios, be elevated 2 feet, and have gates and landscaping for definition between public and private spaces.
- An alternate front entrance design is proposed for the Panel review.

The Landscape Architect was not in attendance.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

13509, 13523, 13535 and 13547/13549-96 Avenue

City Centre

File No. 7913-0094-00

It was

Moved by B. Shigetomi

Seconded by S. Vincent

That the Advisory Design Panel (ADP)

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

Carried (with N. Baldwin opposed)

STATEMENT OF REVIEW COMMENTS

Site

- Address any privacy overlook. In proximity to the buildings to the north.
The comment was reviewed, but no changes were made to the drawings.

Building Form and Character

- Architecturally well resolved.
- Good sized rental market units; well executed.
- Consider raising the building approximately 30 cm to improve vertical separation from the street.
The comment was considered. There were no changes made to the drawings.
- Reinforce west elevation as a future street with townhouses and two storey expression.
The comment was considered, but it was not imperative to provide townhouses along this edge. The design was not changed.

- Recommend the introduction of a sectional element to breakup the long balcony configuration along the south elevation.
The comment was considered and no changes have been made.
- Ensure brick returns run back all the way.
The architect has determined this is acceptable and there was no change.
- Ensure the soffits remain detailed and finished as they will become primary visual element for the passers-by. This detail should not be negotiated away in lieu of other elements in value engineering.
Notes were added to elevations referencing soffit materials.
- The north elevation has too many elements; should be more like the south elevation.
No changes were made to the drawings.
- There could be more contrasting colour on the elevations.
The comment was considered, but no changes were made to the drawings.
- Generally the Panel preferred the original main entry canopy. Consider a more prominent or a two storey lobby. Prefer wood fascia front entry, not the glass version.
The comment was considered, but no changes were made to the drawings.
- Liveability -
 - The H-shape building makes deep inside corner units that are very compromised. A thinner north/south wing would solve these units.
The comment was considered, but no changes will be made to the drawings.
 - The A4 and A5 units have too little aspect and light to meet minimum liveability standards.
This comment has been considered, but no changes have been made to the design.
 - Consider moving staircase from outside wall to maximize natural light usage.
The applicant's Code consultant will confirm with the Building Division and Fire Department staff that the location of the north stairwell is within acceptable proximity to the main building lobby.
 - Consider using glass doors in dens.
Double French doors were added to internal dens.
 - W/D on top landing may be difficult.
This comment has been reviewed. It was determined to be acceptable as is. However, the Applicant's architect will review this during the working drawing stage to see if it will be possible to eliminate this landing.

Landscaping

- The deck area above the parkade ramp needs landscaping. Ensure patios are not full of plants.
The applicant's landscape architect will review this comment further to determine if the deck area above the parkade ramp can be reduced.

CPTED

- Plans were well resolved. The townhouse interface on the street is working well in other locations in City Centre.
- Bike storage located near the ramp security is an issue: harden the perimeter. *A solid wall was provided at the west side of the enclosure with a return of approximately 1.8 metres (6 ft.). The remainder of the enclosure can be secured with a grill or fence.*

Accessibility

- Consider moving handicapped parking close to elevator.
- Elevator button panels to be horizontal.
- Call button panel at entrance to be horizontal.
- 5% of units to be wheelchair accessible, including access to patios.
- Amenity room to provide wheelchair washroom.
- Call buttons to underground parkade to be height accessible. Card readers to be at no more than 35-42" height.
Accessibility elements will be added as noted. Some of the items are part of the working drawings to be submitted at time of Building Permit.

Sustainability

- This site is on the District Energy System (DES) so will be efficient for heating. *Additional mechanical room space will be provided, as required, for the District Energy requirement.*
- Good design approach including creek rehabilitation.
- Electric car bays to be signage identified.
Signage will be provided to identify the electric car bays.
- The details of the stormwater detention need to be provided, i.e. recharge creek with rain water or through detention tank. Also the size and location of the tank to cover summer dry period.
The applicant's civil engineer will provide detailed design to confirm whether a tank is required. This will be coordinated with the mechanical engineer and landscape architect.
- The passive solar design with large overhangs and not excessive glass is very well done. No cooling should be required due to overhangs and amount of glazing. The best passive designed apartment building done in this area in a long time. Recommend considering the use of improved ventilation systems with heat recovery ventilation for all units.
This comment was considered, but no changes were included in the drawings.

- Roof top for bird habitat - consider extensive green; also acts as a good insulator.
No changes were made to the drawings.